

PIN: 0634-81-0761.000

N 34°23'19"W 209.31'

BLDG SETBACK

EXISTING DRIVEWAY

WINDY FARM DRIVE
50 FT PUBLIC R/W

PROPOSED SCREENROOM ADDITION (±240 SF)
(FORMERLY AN EXISTING PATIO)

EXISTING
SINGLE FAMILY
RESIDENCE

PIN: 0634-72-0096.000

N 45°18'30"E

127.76'

108.0

53.9

S 45°14'43"W 120.27'

50.5

N 36°25'26"W

208.23'

PIN: 0634-71-8583.000

NOTES:

1. PROPERTY INFO. PER HARNETT COUNTY GIS
2. HARNETT COUNTY PID: 050634004018; PIN: 0634-71-9682.000
3. ZONING = RA-30, TOWNSHIP = HECTOR'S CREEK
4. THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP; 3720062400J PANEL 0624 DATED 10/3/2006
5. TOTAL PROPERTY AREA = 25,544 SF (0.586 AC)
6. BOUNDARY INFO; DEEDBOOK 4037 PG 844, MAPBOOK 2017 PG 1029
7. SETBACKS: FRONT: 35 FT, SIDE: 10 FT, REAR: 25 FT, (PER MB 2020 PG 381)
8. BUILDING LOCATIONS ARE TO BE CONSIDERED APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION.

LOT 12 GREENMOOR SUB PH 1B BM2017 -01029

IMPERVIOUS AREA:
 EXIST. BUILDING = 1,985 SF
 EXIST. DRIVEWAY = 764 SF
 PROP SCREENROOM ADDITION /EX. PATIO = 240 SF
 TOTAL = ±2,989 SF

BUA (BUILT UPON AREA) CALCULATION:
 LOT AREA = 25,544 SF
 2,989 / 25,544 = 0.117 (12% IMPERVIOUS)

NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED



SCALE IN FEET 1" = 30'

REVISIONS	
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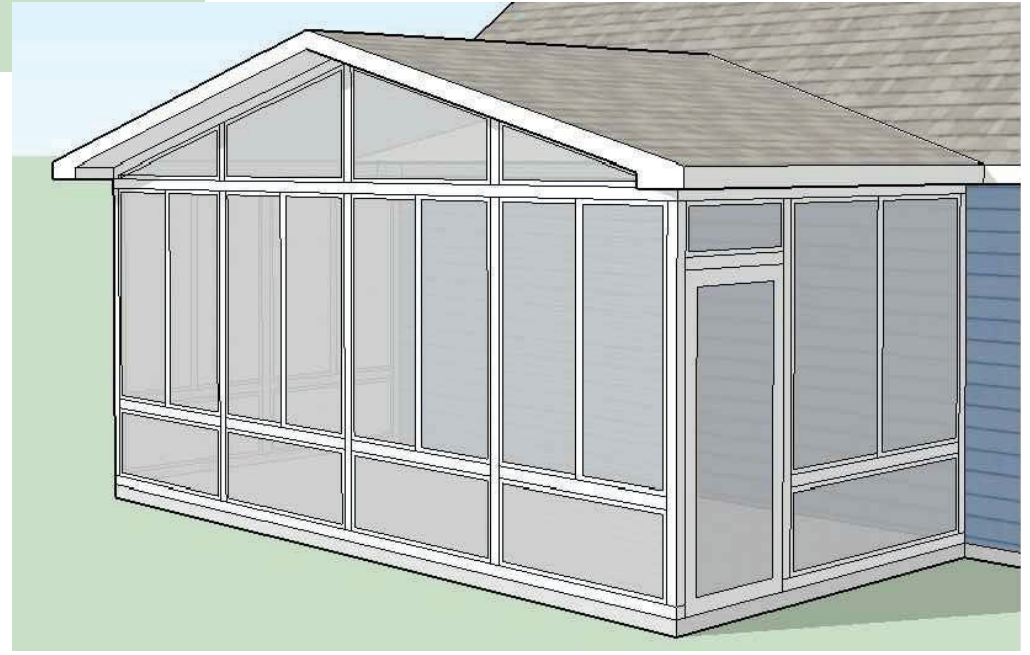
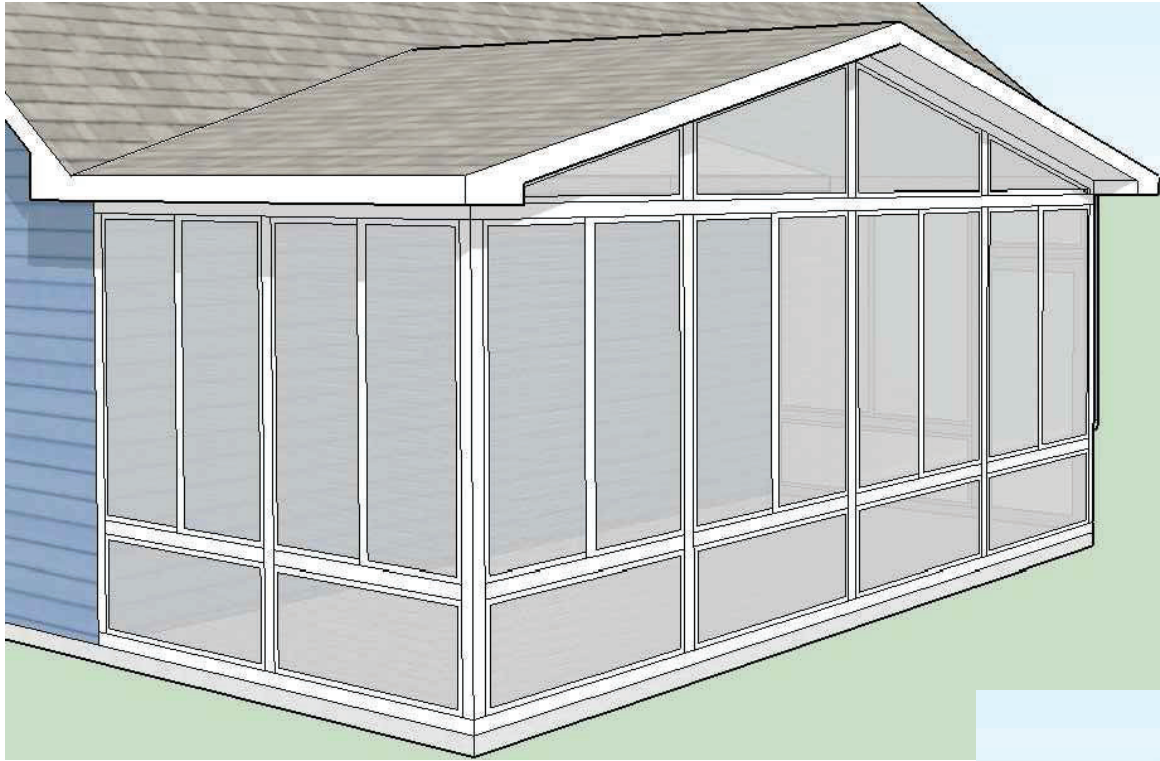
SITE PLAN	
for	
344 WINDY FARM DRIVE	

PORCH CONVERSION OF RALIEGH INC. 110 TRAMWAY CIRCLE ANGIER, NC 27501
DRAWN BY: J MARTIN
DATE : 2/06/22
SCALE : 1" = 30'



CLIENT: LANCE & BARBARA SANDLER
344 WINDY FARM DRIVE
FUQUAY VARINA, NC 27526

JOB NO. 001565
SHEET NO. SP.1



ELEVATIONS

NOT TO SCALE

*** DISCLAIMER - ALL RENDERINGS ARE TO BE CONSIDERED CONCEPTUAL.

REVISIONS	
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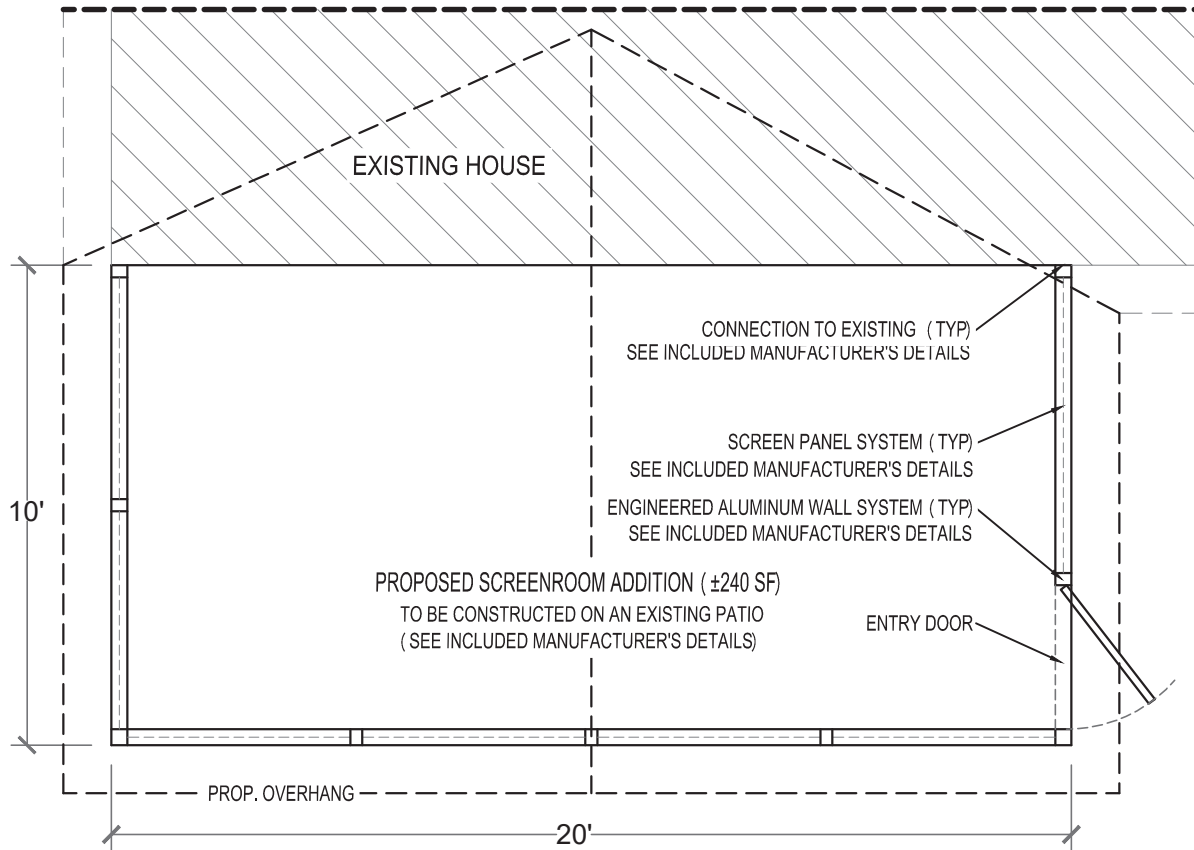
PLAN VIEW
for
344 WINDY FARM DRIVE

PORCH CONVERSION OF RALIEGH INC.
 110 TRAMWAY CIRCLE
 ANGIER, NC 27501
 DRAWN BY: J MARTIN
 DATE : 2/07/22
 SCALE : NTS



CLIENT: LANCE & BARBARA SANDLER
 344 WINDY FARM DRIVE
 FUQUAY VARINA, NC 27526

JOB NO.
 001565
 SHEET NO.
 EL.1



Proposed ScreenRoom Addition - Plan View

1/4" = 1'-0"

± 240 SF Unheated

ELECTRICAL NOTES:

- ELECTRICAL WORK ASSOCIATED w/ THIS PROJECT TO INCLUDE BUT NOT LIMITED TO THE INSTALLATION OF 110V RECEPTACLES, CEILING FANS AND LIGHTS.
- THIS PLAN DOES NOT PROPORT TO SHOW PROPOSED ELECTRICAL WORK TO BE DONE, CONDUIT/ WIRE ROUTING OR FIXTURE LOCATIONS.
- ALL ELECTRICAL WORK TO CONFORM TO 2017 NEC.
- MEANS OF EGRESS LIGHTING TO BE PROVIDED WHERE APPLICABLE.
- ALL RECEPTACLE TO BE ARC FAULT, ALL CIRCUITRY TO BE GROUNDED TO MAIN PANEL.
- A LICENSED ELECTRICIAN WILL BE DISPATCHED TO PERFORM RELATED WORK AND ELECTRICAL PERMITS WILL BE OBTAINED FROM THE INSPECTIONS DEPARTMENT.

EMERGENCY EGRESS NOTES:

- THE PROPOSED ADDITION / PORCH ENCLOSURE DOES NOT INHIBIT THE SOLE MEANS OF EMERGENCY EGRESS VIA GROUND LEVEL WINDOWS FROM AN ADJACENT BEDROOM AS OUTLINED IN NCRC 310.

NOTES :

- FOR REVIEW ONLY, CONSTRUCTION TO COMMENCE AFTER PLAN APPROVAL AND ALL PERMITS ARE OBTAINED.
- CONTRACTOR TO VERIFY ALL STRUCTURAL INFORMATION AND LOADING WITH LICENSED PROFESSIONALS
- CONSTRUCTION TO MEET ALL STATE AND LOCAL BUILDING CODES

NC STATE BUILDING CODE REFERENCE:

- CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE (2018 IRC WITH NORTH CAROLINA AMENDMENTS) . 2018 EDITION, PLUS LOCAL CODES AND REGULATIONS (NCRC) . WORK NOT DETAILED SHALL COMPLY WITH THE REQUIREMENTS OF THE NCRC.

REVISIONS

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PLAN VIEW

for

344 WINDY FARM DRIVE

PORCH CONVERSION OF RALIEGH INC.
110 TRAMWAY CIRCLE
ANGIER, NC 27501
DRAWN BY: J MARTIN
DATE : 2/07/22
SCALE : 1/4" = 1'-0"



CLIENT: LANCE & BARBARA SANDLER

344 WINDY FARM DRIVE

FUQUAY VARINA, NC 27526

JOB NO.
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