

NOTES

1. EXISTING PLANS DRAWN FROM AVAILABLE DATA.
2. FIELD VERIFY ALL DIMENSIONS.
3. SEE BELOW FOR WALL ASSEMBLIES.
4. ALL PROPOSED DOORS & WINDOWS ARE MOUNTED AT 6'-8" A.F.F. U.O.N.
5. PROPOSED WALL HEIGHT IS 9'-0" A.F.F.

WALL CONSTRUCTION

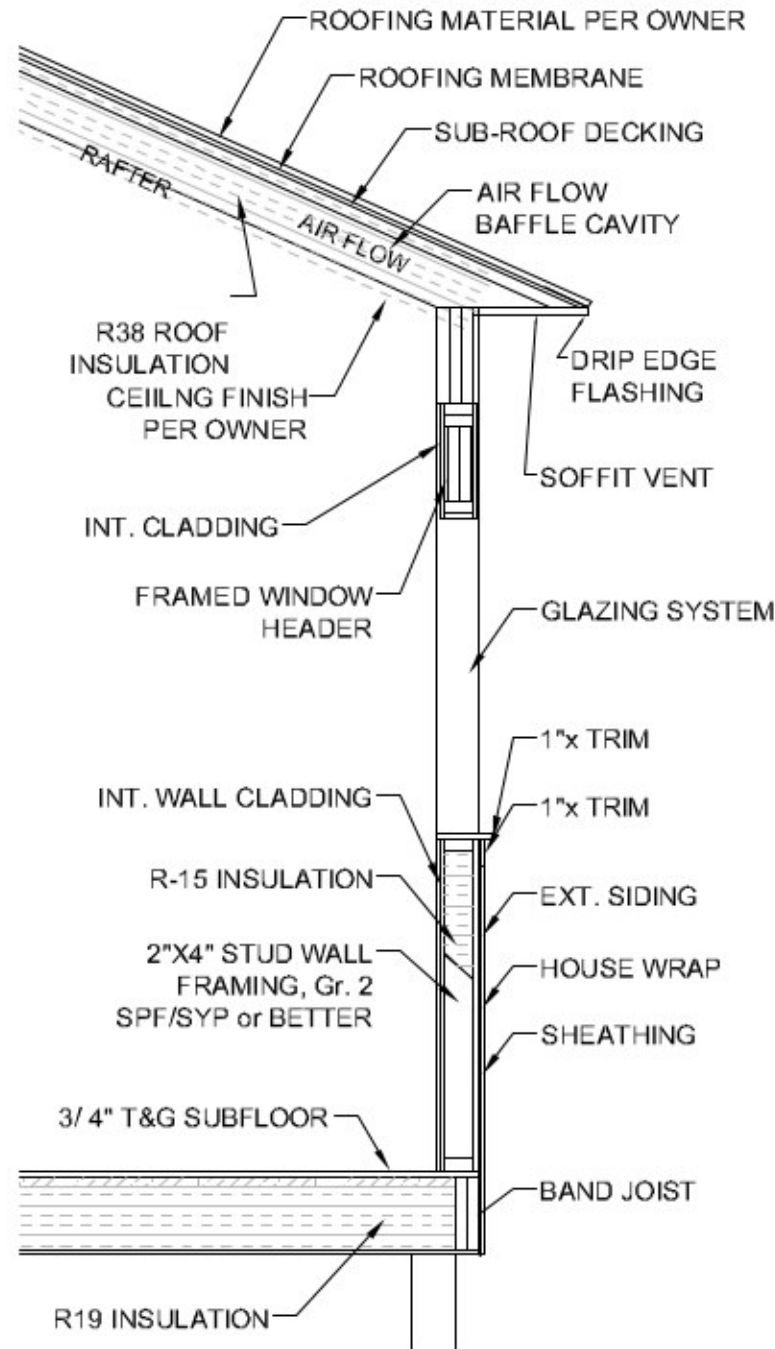
EXISTING INTERIOR: 2X4 (ACTUAL) STUD FRAMING W/ VARIABLE FINISH EITHER SIDE. DRAWN @ 5" NOMINAL.
 EXISTING EXTERIOR: 2X4 (ACTUAL) STUD FRAMING W/ VARIABLE INTERIOR FINISH, SHEATHING, EXT. SIDING. DRAWN @ 5" NOMINAL.

WINDOW NOTES:

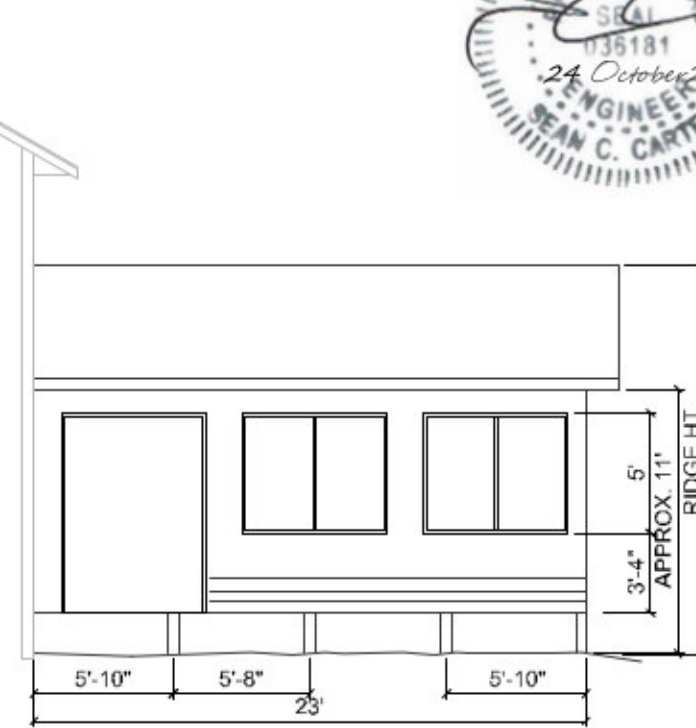
1. ALL NEW WINDOWS TO HAVE A MAX. FENESTRATION UFACTOR OF 0.35 & MAX. GLAZED FENESTRATION FACTOR OF 0.30.
2. ALL BEDROOM WINDOWS SHALL MEET 2018 NC RES CODE 310 FOR EGRESS.
3. WINDOW FALL PROTECTION SHALL BE IN ACCORDANCE WITH 2018 NCRC R312.2, INCLUDING R312.2.2 FOR WINDOW OPENING CONTROL DEVICES.

WINDOW SCHEDULE:

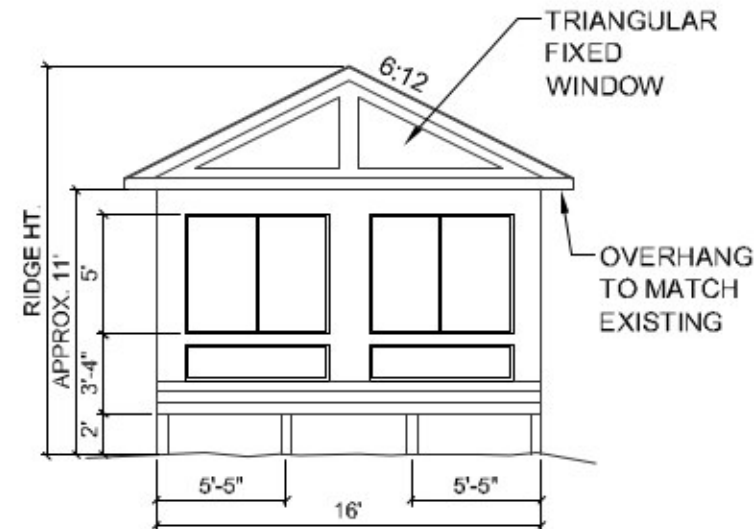
70"x60" SLIDING WINDOWS



GENERAL WALL SECTION
N.T.S.



RIGHT ELEVATION
1/8" = 1'



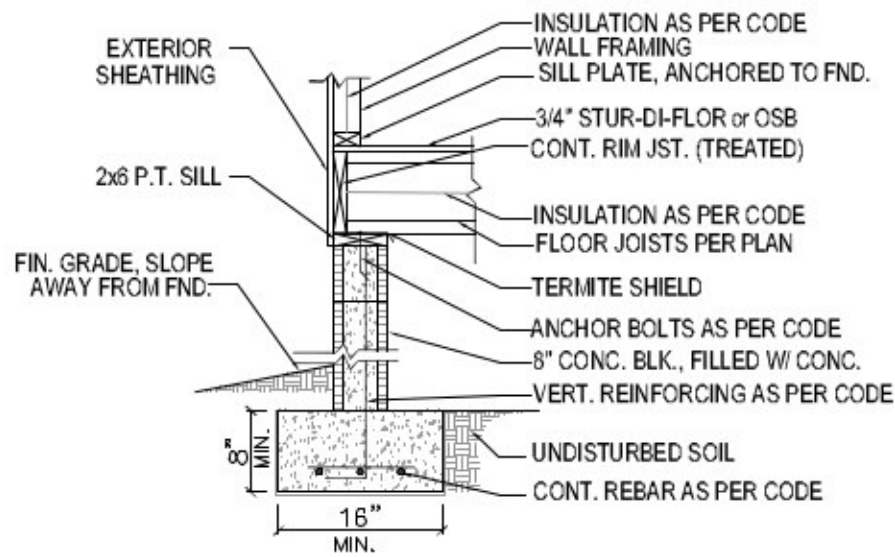
REAR ELEVATION
1/8" = 1'

RESIDENTIAL ADDITION
 ELEVATION
 SIDE & REAR
 SHEET: 1 of 3
 CEC Proj. No. 231001FC
 DATE: October 2023

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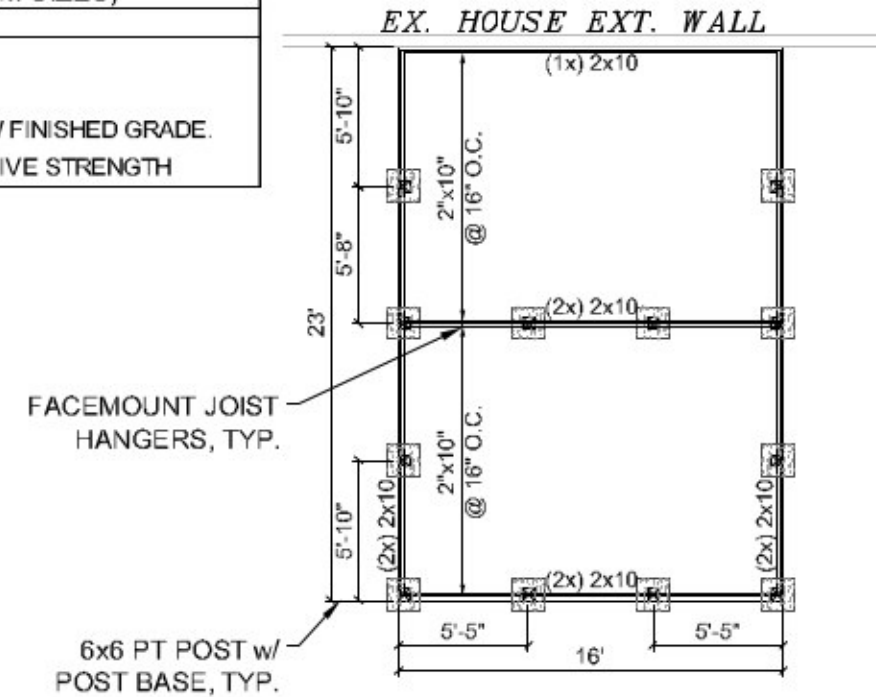
RODAS CONSTRUCTION, LLC
 1100 Logger Ct. Ste. E-100
 Raleigh, NC 27609
 919.926.1488

SUNROOM ADDITION
 485 TYLERSTONE DRIVE, FUQUAY-VARINA, NC 27526



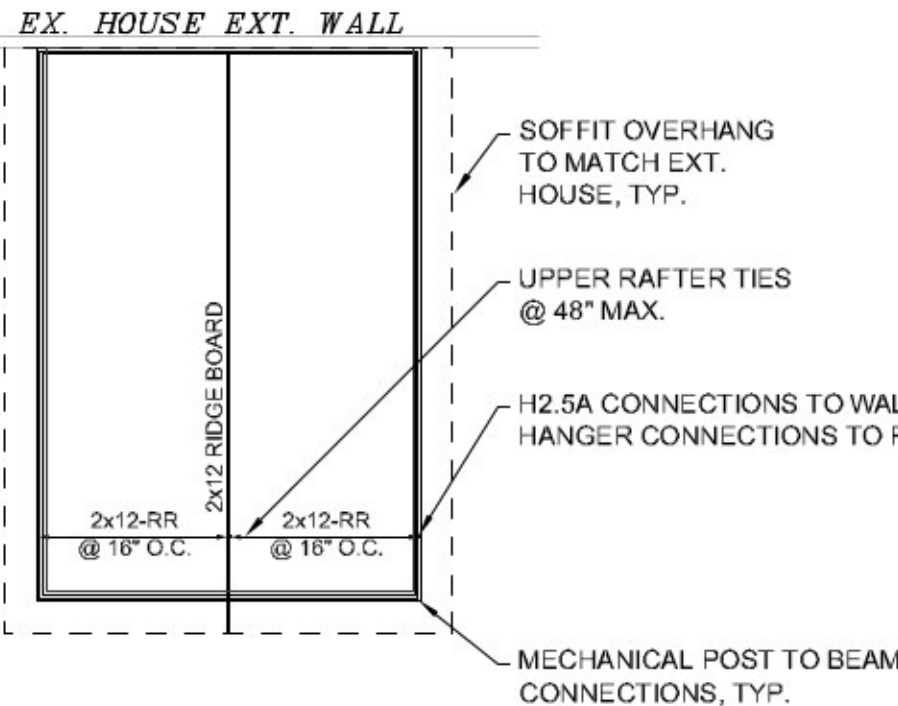
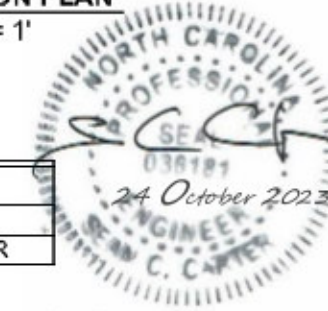
STANDARD FOUNDATION WALL SECTION
N.T.S.

FOOTING SCHEDULE (MINIMUM SIZES)
F1: 16x16x8, TYPICAL
ALL POSTS ACHORED TO FOOTING w/ MECHANICAL POST BASE
ALL FOOTING BASES MIN. 12" BELOW FINISHED GRADE.
CONCRETE MIN. 3500-psi COMPRESSIVE STRENGTH

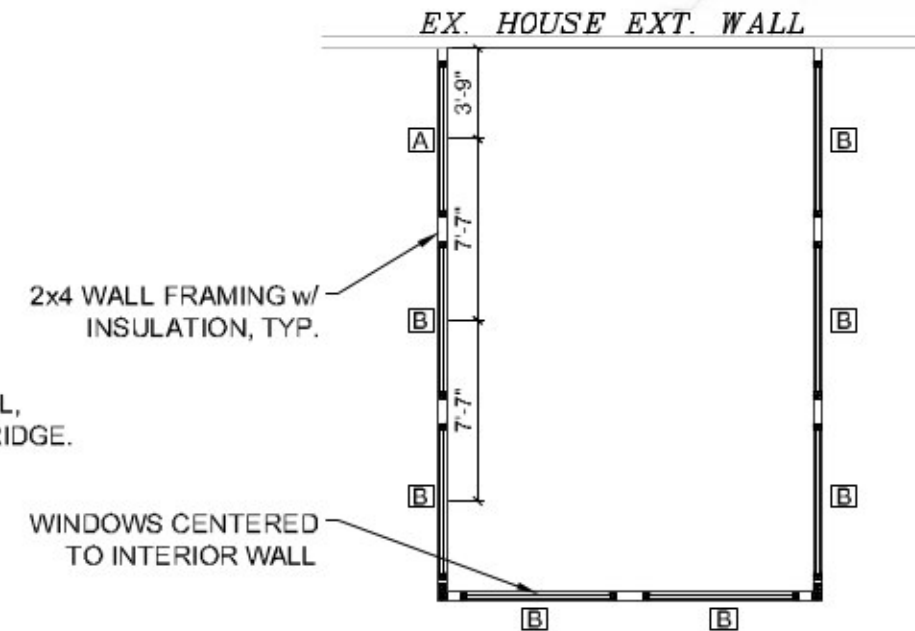


FOUNDATION PLAN
1/8" = 1'

PORTAL SCHEDULE	
A	6-0x7-0 SLIDING DOOR - 2JS/2KS - (2x) 2X8 HEADER
B	6-0x5-8 SLIDING WINDOW - 2JS/2KS - (2x) 2X8 HEADER



ROOF FRAMING PLAN
1/8" = 1'



WALL FRAMING PLAN
1/8" = 1'

RESIDENTIAL ADDITION
STRUCTURAL
FOUNDATION & WALL PLAN
SHEET: 2 of 3
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GENERAL NOTES:

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION PER THE OWNERS SPECIFICATIONS. THE OWNER SHALL THAT THE CONTRACTOR HAS VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. CARTER ENGINEERING AND CONSULTING, PLLC (CEC) IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE OWNER SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION. ANY CHANGES TO THESE DOCUMENTS AFTER THE DATE ON THESE DRAWINGS WILL BE DONE AT THE OWNER'S EXPENCE AND RESPONSIBILITY. IN CASE OF DISCREPANCIES, THE ENGINEERS SHALL BE IMMEDIATELY CONTACTED.
2. THE DESIGN SHOWN ON THIS PLAN BY CEC HAS BEEN PREPARED TO COMPLY WITH THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS, INCLUDING PROVISIONS AND APPROVED METHODS FOR ALL CONSTRUCTION. BEYOND THE DESIGN PROVIDED, CEC DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONSTRUCTION OR FIELD SUPERVISION OF THE PROJECT, FOR ANY INSPECTIONS REQUIRED DURING CONSTRUCTION, FOR SECURING ANY APPROVALS AND PERMITS, OR FOR COORDINATION AND COSTS ASSOCIATED WITH CONSTRUCTION AND INSPECTION.
3. ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE WITH NORTH CAROLINA AMENDMENTS, AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL REFERENCE THESE CODES FOR STANDARD CONSTRUCTION.
4. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND TAKE ALL NECESSARY FIELD MEASUREMENTS.
6. THE CONTRACTOR SHALL VERIFY ALL REINFORCING STEEL, ANCHOR BOLT SIZES, PATTERNS AND LOCATIONS BEFORE SETTING ANY STEEL AND BOLTS.
7. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROVISIONS FOR COMPLIANT CONSTRUCTION.
8. NOTES AND DETAILS MAY NOT BE ON THE SAME SHEET AS THE PLAN. THOROUGHLY REVIEW AND READ THE FULL PLAN [INCLUDING NOTES].

STRUCTURAL CODES AND MANUALS:

INTERNATIONAL BUILDING CODE, 2018 EDITION
 NORTH CAROLINA BUILDING CODE, 2018 EDITION + APPENDIX M
 ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318
 ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 530
 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION

MISC. STRUCTURAL NOTES :

1. DESIGN LOADS (R301.4) LISTED AS LIVE LOAD, DEAD LOAD, DEFLECTION LIMIT:

FLOORS :	40psf / 12psf / L/360
ROOF:	20psf / 20psf / L/240
ROOF (SNOW LOAD):	15psf / 20psf / L/240
GUARDRAILS / HANDRAILS:	200-lbs
WIND SPEED (3-SE GUST) / EXPOSURE:	LOCAL @ 120mph / C
SEISMIC SITE CLASS / DESIGN CAT:	E / B
OCCUPANCY CATEGORY:	A-3
2. THE POSITIVE/NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE MOST RECENT NCRC SHALL BE AS FOLLOWS:

ROOF:	45.4psf - 2.25:12 PITCH OR LESS
	34.8psf - 2.25:12 TO 7:12 PITCH
WALLS:	24.1psf

ROOF/FLOOR FRAMING:

UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. UNO, MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2)10d @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

ROOF FRAMING NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
2. ALL LUMBER TO BE SYP #2 OR BETTER.
3. CONTRACTOR SHALL WATERPROOF, MOISTURE SEAL, FLASH, ETC., PER CODE.
4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
5. THE STRUCTURAL PLAN IS NOT RESPONSIBLE FOR ROOFING MATERIAL.

SITE AND BEARING SURFACE (FOUNDATION SOILS):

SOILS AND FOUNDATION SHALL CONFORM TO IBC CHAPTER 18 SOILS AND FOUNDATIONS AND THE NORTH CAROLINA BUILDING CODE. PLACE ALL STRUCTURAL FILL IN APPROXIMATELY HORIZONTAL LAYERS NOT GREATER THAN 12" IN THICKNESS, MOISTEN TO OPTIMUM MOISTURE CONTENT AND COMPACT TO 95 % DENSITY. CONTACT A GEOTECHNICAL ENGINEER FOR SOIL EVALUATIONS. ASSUMED SOIL BEARING CAPACITY AS 2000-psf. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF ANY UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH APPROPRIATE DRAINAGE MEASURES, AND SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION.

WOOD DECKS AND PORCHES:

WOOD DECK AND PORCH CONSTRUCTION SHALL COMPLY WITH THE NORTH CAROLINA BUILDING CODE, APPENDIX M, WOOD DECKS, AND ALL ADDITIONAL AMENDMENTS, AND MEET OR EXCEED THE MINIMUM REQUIREMENTS INCLUDING BUT NOT LIMITED TO JOIST LOADING, RAIL LOADING, BRACING, LEDGER ATTACHMENTS, AND FLASHING.



RESIDENTIAL ADDITION
 STRUCTURAL
 NOTES & DETAILS
 SHEET: 3 of 3
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