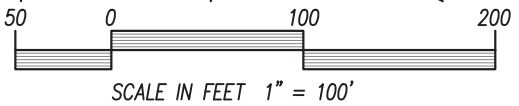


- NOTES:
1. PROPERTY INFO. PER HARNETT COUNTY GIS
 2. HARNETT COUNTY PID: 03958519 0130, PIN: 9585-55-4835.000
 3. ZONING = RA-20R, TOWNSHIP = BARBEQUE
 4. THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP; 3720071300K PANEL 0713 DATED 7/19/2022
 5. TOTAL PROPERTY AREA = 67,430 SF (1.52 AC)
 6. BOUNDARY INFO; DEEDBOOK 2278 PG 999, MAPBOOK 2006 PG 622
 7. SETBACKS: UNKN
 8. BUILDING LOCATIONS ARE TO BE CONSIDERED APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION.



IMPERVIOUS AREA:

EXIST. BUILDING =	2,584 SF
EXIST. DRIVEWAY =	7,276 SF
PROP. 3 SEASON ROOM ADDITION =	151 SF
TOTAL =	±10,011 SF

BUA (BUILT UPON AREA) CALCULATION:

LOT AREA = 67,430 SF
 10,011 / 67,430 = 0.148 (15% IMPERVIOUS)

LOT 130 B CAROLINA LAKES PH 7 BLK S

REVISIONS	
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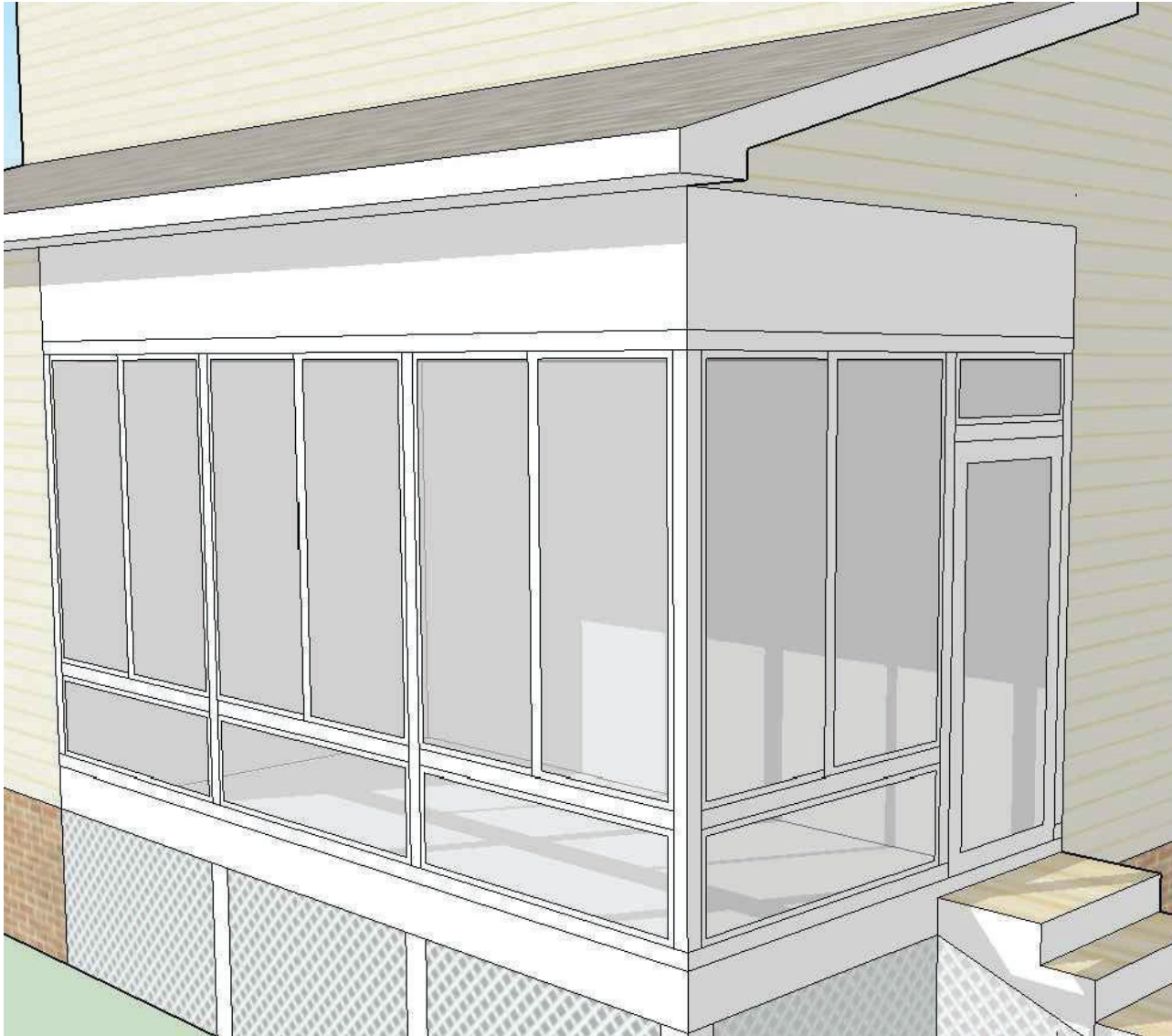
SITE PLAN
for
865 COACHMAN WAY

CLEAN SLATE CONTRACTING, LLC
 229 CHERRY BARK LOOP
 CLAYTON, NC 27527
 DRAWN BY: J MARTIN
 DATE : 3/04/24
 SCALE : 1" = 100'



CLIENT: MURRAY & HEATHER SIMPKINS
 865 COACHMAN WAY
 SANFORD, NC 27332

JOB NO.
 001795
 SHEET NO.
 SP.1



ELEVATIONS

NOT TO SCALE

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

REVISIONS	
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ELEVATIONS
for
865 COACHMAN WAY

CLEAN SLATE CONTRACTING, LLC
229 CHERRY BARK LOOP
CLAYTON, NC 27527
DRAWN BY: J MARTIN
DATE : 3/04/24
SCALE : NTS

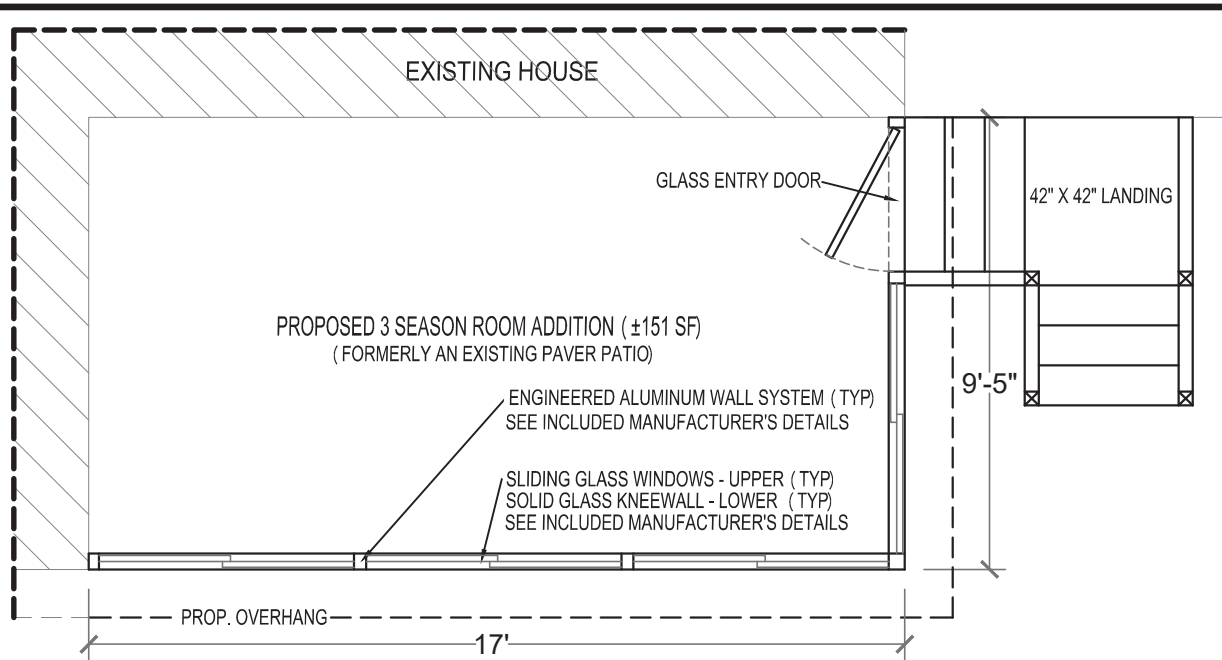


CLEAN SLATE CONTRACTING

info@cleanslaterdu.com (919) 429-0875

CLIENT: MURRAY & HEATHER SIMPKINS
865 COACHMAN WAY
SANFORD, NC 27332

JOB NO. 001795
SHEET NO. EL.1



Proposed 3 Season Room Addition

1/4" = 1'-0" ±151 SF - Thermally Isolated

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.

INSULATION NOTES:

- ~~- INSULATE CEILING WITH R-30 INSULATION w/ VAPOR BARRIER.~~
- ~~- INSULATE WALLS R-15 FIBERGLASS BATTING w/ VAPOR BARRIER.~~
- INSULATE FLOOR SYST. WITH R-19 FIBERGLASS BATTING w/ VAPOR BARRIER.

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 PROPOROT 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.

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
- EXISTING DECKS, PATIOS AND MISC. FOUNDATIONS TO MEET CURRENT STATE AND LOCAL CODES AT THE TIME OF CONSTRUCTION.

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 NCRS.

REVISIONS

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PLAN VIEW

for

865 COACHMAN WAY

CLEAN SLATE CONTRACTING, LLC
229 CHERRY BARK LOOP
CLAYTON, NC 27527
DRAWN BY: J MARTIN
DATE : 3/04/24
SCALE : AS SHOWN



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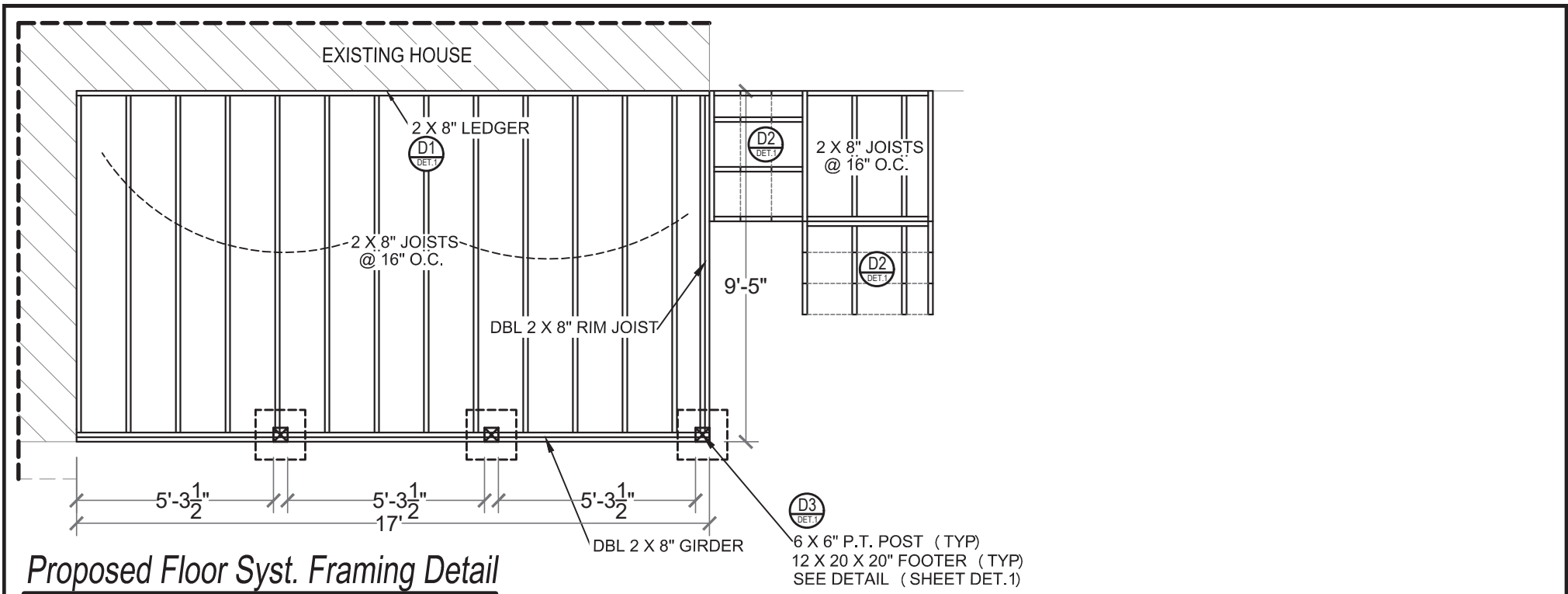
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001795

SHEET NO.

PLN.1



Proposed Floor Syst. Framing Detail

1/4" = 1'-0"

JOIST HANGERS REQ'D @ ALL CONNECTIONS
(SINGLE) 2 X 8 - SIMPSON STRONG-TIE LUS28Z

FRAMING NOTE:

- ALL FRAMING TO BE NO.2 SOUTHERN YELLOW PINE.

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REVISIONS

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FRAMING PLAN

for

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CLAYTON, NC 27527
DRAWN BY: J MARTIN
DATE : 3/04/24
SCALE : 1/4" = 1'-0"



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865 COACHMAN WAY

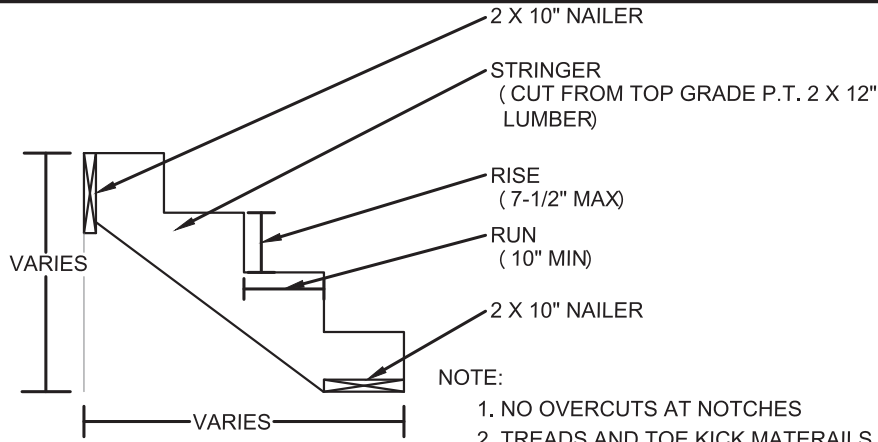
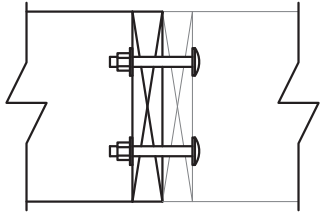
SANFORD, NC 27332

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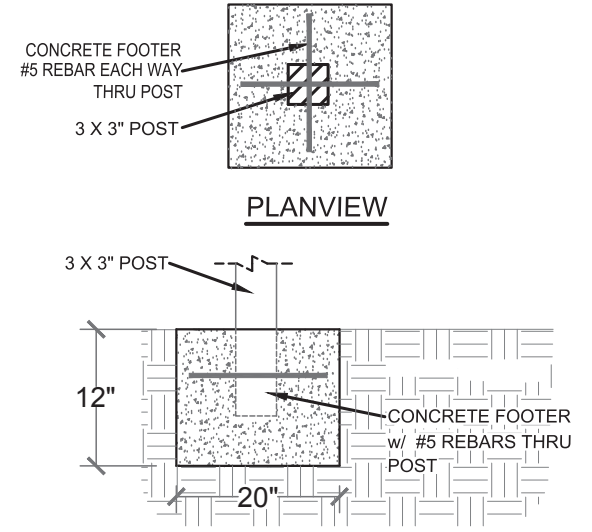
SHEET NO.

FR.1

2 X 8" LEDGER
 - 2 -5/8" CARRIAGE BOLTS @ 24" O.C.
 - 3 -16D NAILS @ 24" O.C.



- NOTE:
1. NO OVERCUTS AT NOTCHES
 2. TREADS AND TOE KICK MATERIALS VARY MUST RESIST ELEMENTS AND NOT CREATE SLIP HAZARD.
 3. STAIRS ABOVE 24" IN HEIGHT REQUIRE HANDRAILS.



D1 LEDGER DETAIL **D2** TYPICAL STAIR DETAIL
 NTS NTS

D3 TYPICAL FOOTER DETAIL
 NTS

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REVISIONS	
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DETAILS
for
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