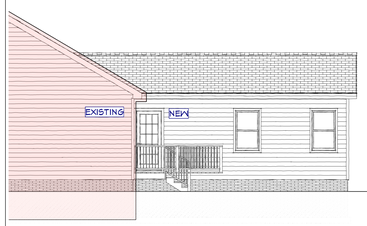
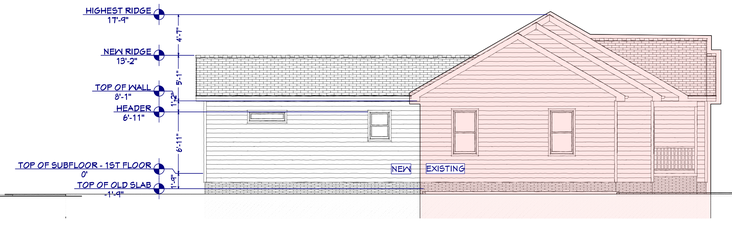
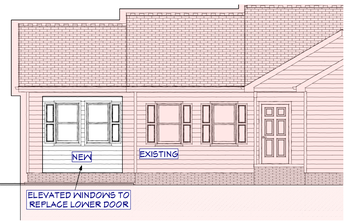


1 RIGHT ELEVATION
E4 1/8" = 1'

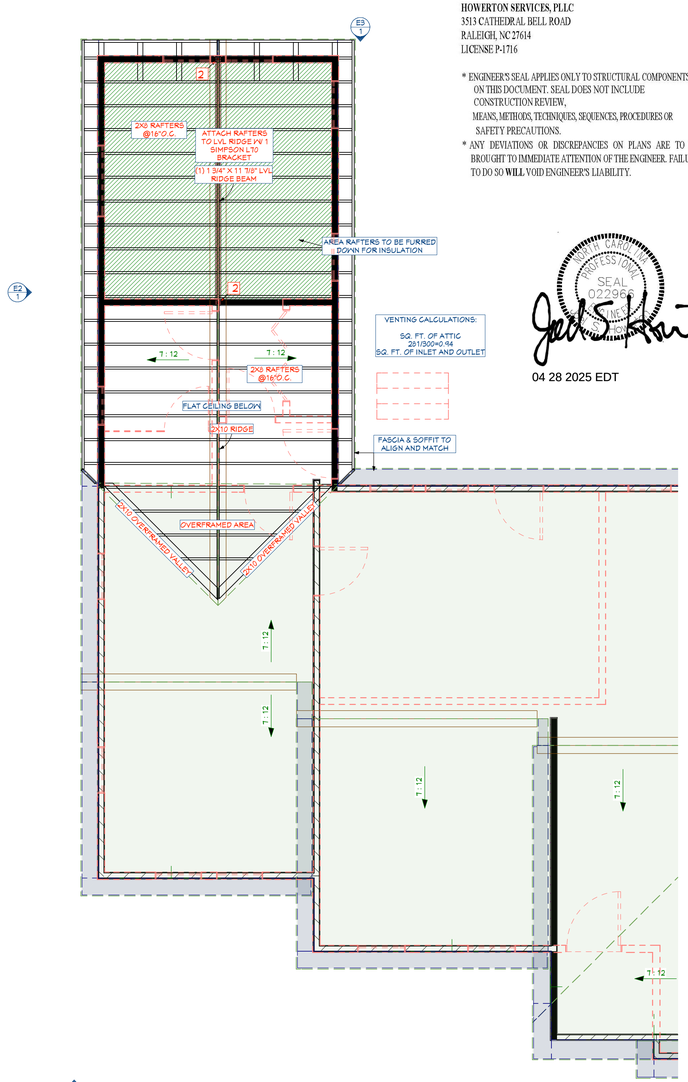
1 REAR ELEVATION
E3 1/8" = 1'



1 LEFT ELEVATION
E2 1/8" = 1'



1 FRONT ELEVATION
E1 1/8" = 1'



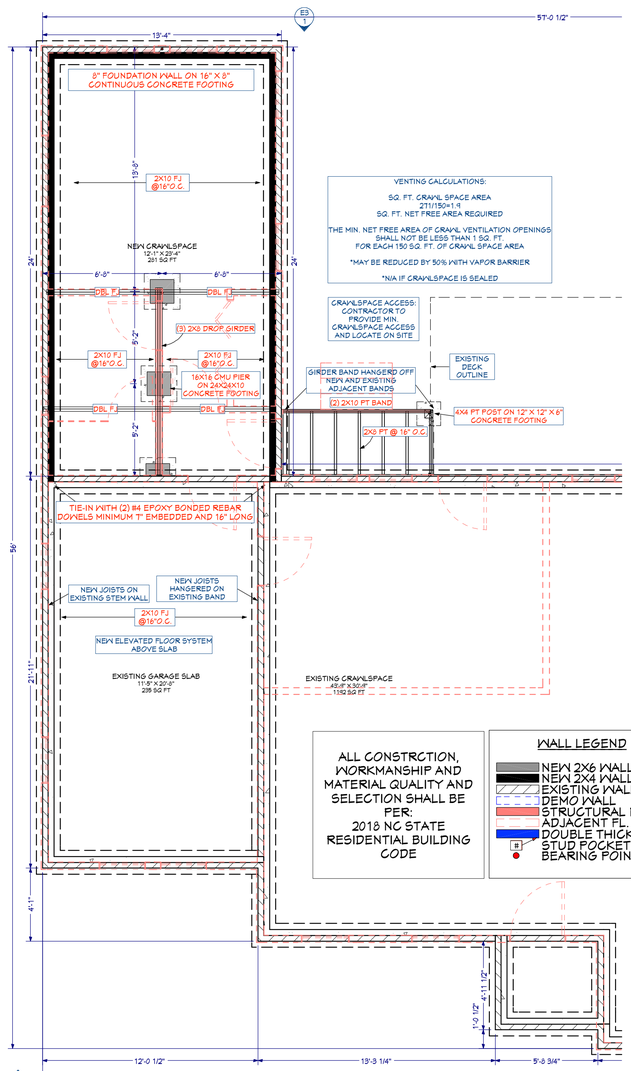
1 ROOF PLAN
3 1/4" = 1'

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
3513 CATHEDRAL BELL ROAD
RALEIGH, NC 27614
LICENSE P-1716

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
* ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO **WILL** VOID ENGINEER'S LIABILITY.

NORTH CAROLINA PROFESSIONAL SEAL 022966 ENGINEER

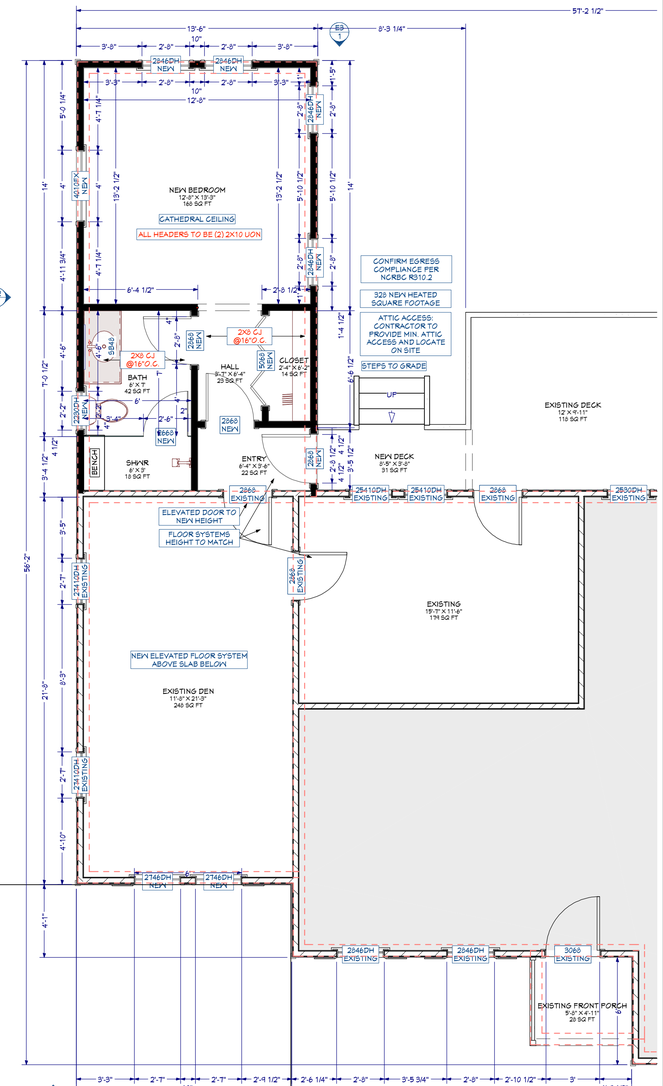
04 28 2025 EDT



ALL CONSTRCTION, WORKMANSHIP AND MATERIAL QUALITY AND SELECTION SHALL BE PER:
2018 NC STATE RESIDENTIAL BUILDING CODE

WALL LEGEND
- NEW 2X6 WALL
- NEW 2X4 WALL
- EXISTING WALL
- DEMO WALL
- STRUCTURAL MEMBER ADJACENT FL. REF.
- DOUBLE THICK WALL
- STUD POCKET
- BEARING POINT

1 FOUNDATION PLAN
2 1/4" = 1'



1 1ST FLOOR PLAN
1 1/4" = 1'

GENERAL CONSTRUCTION NOTES:
- ALL TEMPORARY SHORING, MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- ALL LINE DIMENSIONS ARE TO FRAMING AND ROOM DIMENSIONS ARE TO WALL SERVICE, UNLESS NOTED OTHERWISE.
- DIMENSIONS SUPERCEDE SCALE, CODE SUPERCEDES DIMENSIONS.
- DESIGNERS/ENGINEERS ASSUMES NO RESPONSIBILITY FOR SAFETY OF PROJECT DELIVERY.
- ANY QUESTIONS PERTAINING TO STRUCTURAL COMPONENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- LIMITATIONS: SERVICES PROVIDED ARE IN ACCORDANCE WITH THE STANDARD OF PRACTICE FOR STRUCTURAL ENGINEERING AND WITHIN THE LIMITS IMPOSED BY SCOPE, SCHEDULE AND BUDGET. THE DETERMINATIONS CONTAINED IN THIS REPORT ARE BASED ON CONDITIONS OBSERVED AT THE TIME OF THE EVALUATION. NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, UNDER THIS AGREEMENT OR OTHERWISE, SHALL BE CONSTRUED IN CONNECTION WITH SERVICES PROVIDED. SEQUENCING, SHORING, MEANS AND METHODS OF CONSTRUCTION ARE CONSIDERED BEYOND THE SCOPE OF THIS DESIGN.

MINIMUM VALUES FOR ENERGY COMPLIANCE:
- ZONE 4
- MAX. GLAZING U-FACTOR = 0.35
- CEILING: R-38, WALLS: R-15, FLOORS: R-19, SLABS: R-10

FLOOR FRAMING NOTES:
- ALL STICK FRAMED MEMBERS TO BE SPRUCE PINE FIR NO.2 OR BETTER.
- ALL ENGINEERED LUMBER (LVL, LSL OR PSL) TO HAVE A FB = 2400 PSI, E = 2X10^6 PSI.
- ALL ROOF FRAMING PER NCRC 2018 CHAPTER 8.
- ALL I-JOISTS FRAMING PER SUPPLIER'S SPECIFICATIONS AND LAYOUT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36, FY= 36 KSI.
- ADD DOUBLE JOIST UNDER ALL WALLS PARALLEL WITH JOISTS.

Design Loads: (Exceeds minimum requirements set forth by code)

	Live Load (PSF)	Dead Load (PSF)	Deflection(DL&L)
All Floors	40	10	L/360
Attic Platforms	25	10	L/360
Ceiling	10	10	L/360
Decks/Balconies	60	10	L/240
Roof	20	15	L/240
Wind Load	115 MPH(UNO)	115 MPH(UNO)	L/240

ROOF FRAMING NOTES:
- ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH NCRC 2018 CHAPTER 9.
- ALL LUMBER TO BE SPRUCE PINE FUR NO.2 OR BETTER.
- ALL FLAT VALLEYS FOR OVER-FRAMED ROOFS SHALL BE ATTACHED USING (3) 3" LONG #9 SCREWS AT EACH MAIN RAFTER.
- KING STUDS SHALL BE IN ACCORDANCE WITH SCHEDULE SHOWN OR R602.3(5) SUBNOTE D.
- ALL COLLAR TIES TO BE INSTALLED NO HIGHER THAN 1/3RD HEIGHT EAVE TO RIDGE UP FROM EAVE NAILED WITH (5) 10D NAILS AT EACH END, UNLESS OTHERWISE NOTED.
- ROOF TRUSSES PER OTHERS; INSTALLATION PER SUPPLIER GUIDELINES.

LATERAL BRACING:
- -UNLESS OTHERWISE NOTED, LATERAL BRACING IS FOUND SUFFICIENT AND COMPLIANT WITH MINIMUM REQUIREMENTS SET FORRTH IN NCRC 2018 TABLE R602.10.2 PROVIDED ALL EXTERIOR WALLS ARE SHEATHED AT THE EXTERIOR PER CS-WSP, R602.10.3 WHICH INCLUDES 2X4 (MIN) STUDS AT 16" O.C. SHEATHED WITH 7/16" OSB W/ (10D NAIL AT 6" O.C. EDGE AND (10D NAIL AT 12" O.C. IEILD.
- ALL NOTED PORTAL FRAME (P-F) SHALL BE COMPLIANT WITH R602.10.1
- ALL LOCATIONS NOTED WITH "HD" SHALL BE 800 LBS MIN CAPACITY. OPTIONS INCLUDE 36" LONG CS16 STRAPS FULLY POPULATED WITH 10D NAILS, CENTERED AT INTERFACE, SIMPSON MSTCM53Z OR SIMPSON LSTA21.
- -MINIMUM CORNER RETURN IN EACH DIRECTION SHALL BE 24" OF WOOD STRUCTURAL PANEL UNLESS OTHERWISE NOTED.
- -WALLS NOTED AS GB2 SHALL BE FRAMED IN ACCORDANCE WITH R602.10.2

FOUNDATION NOTES:
- ASSUMED SOIL LOAD BEARING CAPACITY = 2000 PSF
- MINIMUM 28 DAY FULL CURE OF CONCRETE = 3000 PSI
- FOUNDATIONS TO BE BUILT IN ACCORDANCE WITH NCRC 2018, CHAPTER 4
- "TIE-IN" (IF APPLICABLE) SHALL BE (2) 16" LONG #4 EPOXY BONDED DOWELS HALF EMBEDDED MID-DEPTH INTO EXISTING FOOTINGS.
- ANCHOR BOLTS PER R403.1.6

Remodeling Solutions
WWW.REMODELING-SOLUTIONS-LLC.COM

DRAWINGS PROVIDED BY:
REMODELING SOLUTIONS LLC
DAVE CONNICK
OWNER/DESIGNER
4104 TREYS CT. APEX, NC 27539
919-621-8497
DAVE@REMODELING-SOLUTIONS-LLC.COM

DESIGNER SIGNATURE: *Dave Connick*

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions.
REMODELING SOLUTIONS LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

CONTRACTOR:
BURAKOWSKI ENTERPRISES LLC
KEITH BURAKOWSKI
66 TIM CIRCLE
ANGIER, NC 27501-6097
BURAKOWSKIENTERPRISE@GMAIL.COM
919-369-4171

PROJECT:
WELLS PROJECT
SUZANNE & STUART WELLS
254 MISTYWOOD DRIVE
FUQUAY-VARINA, NC 27526
-

SHEET TITLE:
PROPOSED ADDITION

VERSION: 1.2
DATE: 4/28/25
DRAWN BY: DRC
SHEET #: 1