

- PLANS TO BE DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST (89 FASTEST WIND) , EXPOSURE B
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
- ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER
- WALL BRACING IS REQUIRED . DESIGNER MUST SPECIFY METHOD OF BRACING PER SECTION R602 (NC 2018 RESIDENTIAL BUILDING CODE) AND PROVIDE DETAIL.

MEAN ROOF HEIGHT = < 30'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE:

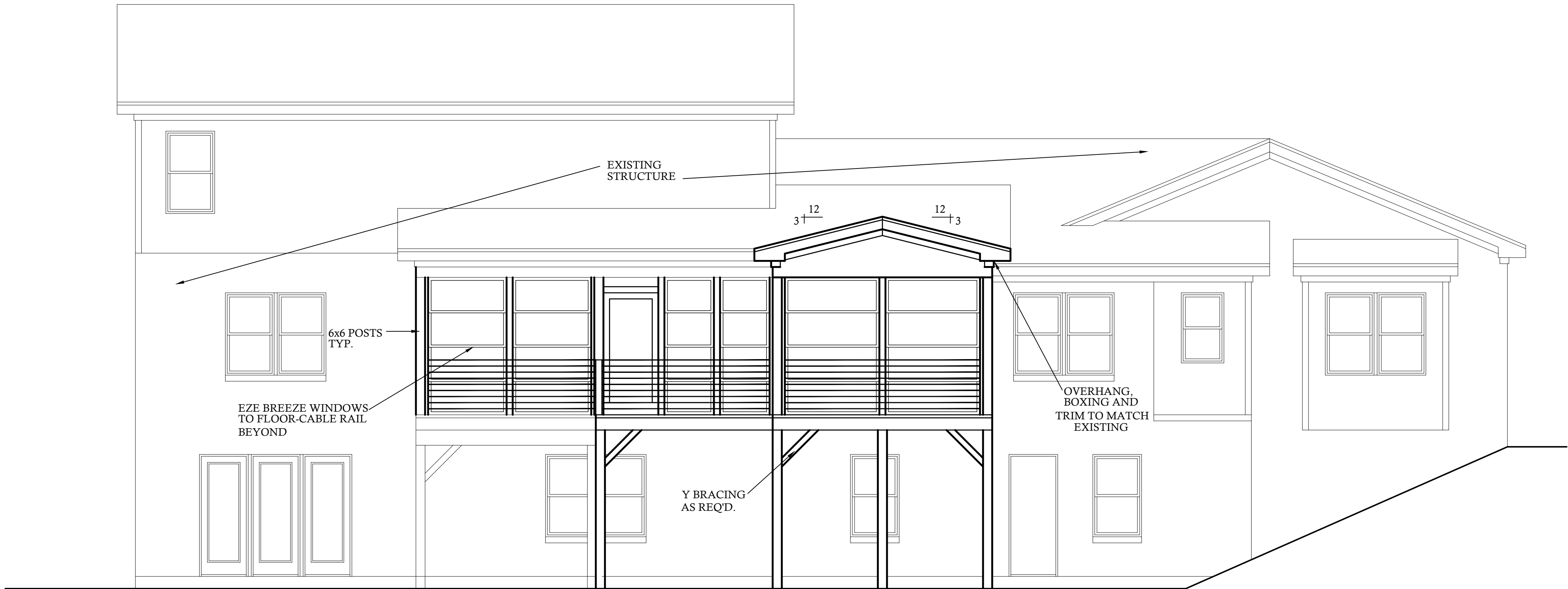
ZONE 4
MAX GLAZING U-FACTOR = 0.35
CEILING R-38 WALLS R-15 FLOORS R-19

REMODELING AND REHABILITATION LIABILITY DISCLAIMER

VERIFICATION OF EXISTING CONDITIONS

INASMUCH AS THE REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPANDING ADDITIONAL SUMS OF MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGN PROFESSIONAL, THE OWNER WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL FROM AND AGAINST ANY AND ALL CLAIMS ARISING OUT OF THE PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT.

NOTE: CRITICAL! CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY DESIGNTECH OF ANY DISCREPANCIES.



REAR ELEVATION

SCALE: 1/4"=1'-0"

LIST OF ABBREVIATIONS

CLG. : CEILING	ABV. : ABOVE
HGT. : HEIGHT	C.O. : CASED OPENING
D.O. : DOUBLE OVEN	REFG. : REFRIGERATOR
WD. : WOOD	D.W. : DISHWASHER
CONT.:CONTINUOUS	T.B.D. : TO BE DETERMINED
CONC. : CONCRETE	W.I.C. : WALK IN CLOSET
COL. : COLUMN	W. : WASHER
ELLIP. : ELLIPSE	D : DRYER
W/ : WITH	SHWR. : SHOWER
TRANS. : TRANSOM	DN. : DOWN
CANT. : CANTILEVER	K.S. : KNEE SPACE
M.O. : MASONRY OPENING	TYP. : TYPICAL
SS= 5 SHELVES	
1R/1S = 1 ROD AND 1 SHELF	
2R/2S =2 RODS AND 2 SHELVES	
SD= SMOKE DETECTOR	
CMD= CARBON MONOXIDE DETECTOR	

GENERAL PLAN NOTES

- 1.) SEE CHAPTER 6 OF 2018 NCRC FOR WALL CONSTRUCTION.
- 2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NCRC SECTION R308.4.
- 3.) DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2018 NCRC.
- 4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NCRC SECTIONS R303.1 AND R310
- 5.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- 6.) VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
- 7.) LOCATE DORMER FACE TO ALLOW 6" MIN. BELOW WINDOW FRAME.
- 8.) FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- 9.) ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.
- 10.) ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.
- 11.) ALL WINDOW GLAZING TO HAVE 0.32 U-FACTOR MIN. SEE TABLE E-4A, E-4B
- 12.) FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ;SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- 13.) FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- 14.) FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING ,OPENING DETAILS ,PASS-THRUS ,WAINSCOTTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:

TB = TOWEL BAR MR = MAGAZINE RACK
TP = TOILET PAPER MC = MEDICINE CABINET
TR = TOWEL RING

NOTE:

SELECTION BY OWNER PER BUILDER CONTRACT SPECIFICATIONS

NOTE:

-SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

-GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

NOTE: PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.



PORCH ADDITION

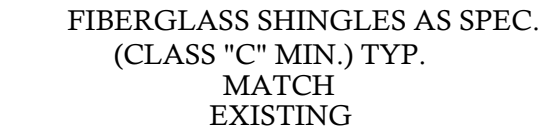
3116 ETON RD
RALEIGH NC

A
B/D

SHEET NO.
1
OF

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NOTIFY DESIGNTech OF ANY DISCREPANCIES.



OVERHANG,
BOXING AND
TRIM TO MATCH
EXISTING

6x6 P
TYP.

EZE BREEZE WINDOWS
ABV. 36" KNEEWALL

Y BRACING
AS REQ'D.

EXISTING —
STRUCTURE

LEFT ELEVATION

SCALE: 1/4"=1'-0"



OVERHANG,
BOXING AND
TRIM TO MATCH
EXISTING

TYP.

EZE BREEZE WINDOWS
TO FLOOR-CABLE RAIL
BEYOND

— Y BRACING
AS REQ'D.

EXISTING —
STRUCTURE

EZE BREEZE WINDOWS
ABV. 36" KNEEWALL

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH. INC. FOR CORRECTIONS OR TO JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL CITY ORDINANCES. IF THE HOME IS TO BE BUILT, IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.

PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NRCR.

REVISIONS:

DATE:	NAME:
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DRAWN BY:

RKR

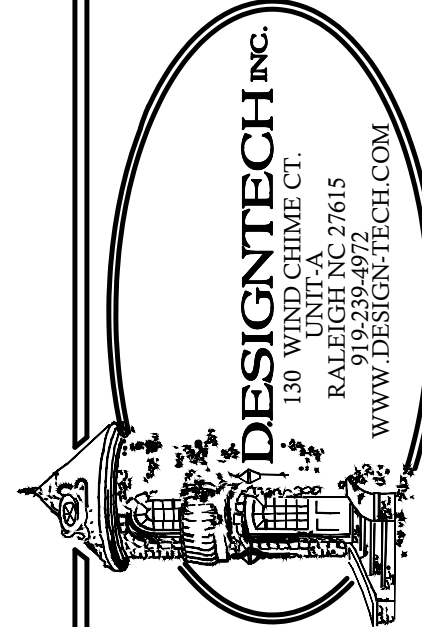
CHECKED BY:

DATE:

7-23-24

PLAN NO.

ETON



PORCH ADDITION

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RALEIGH NC



SHEET NO.

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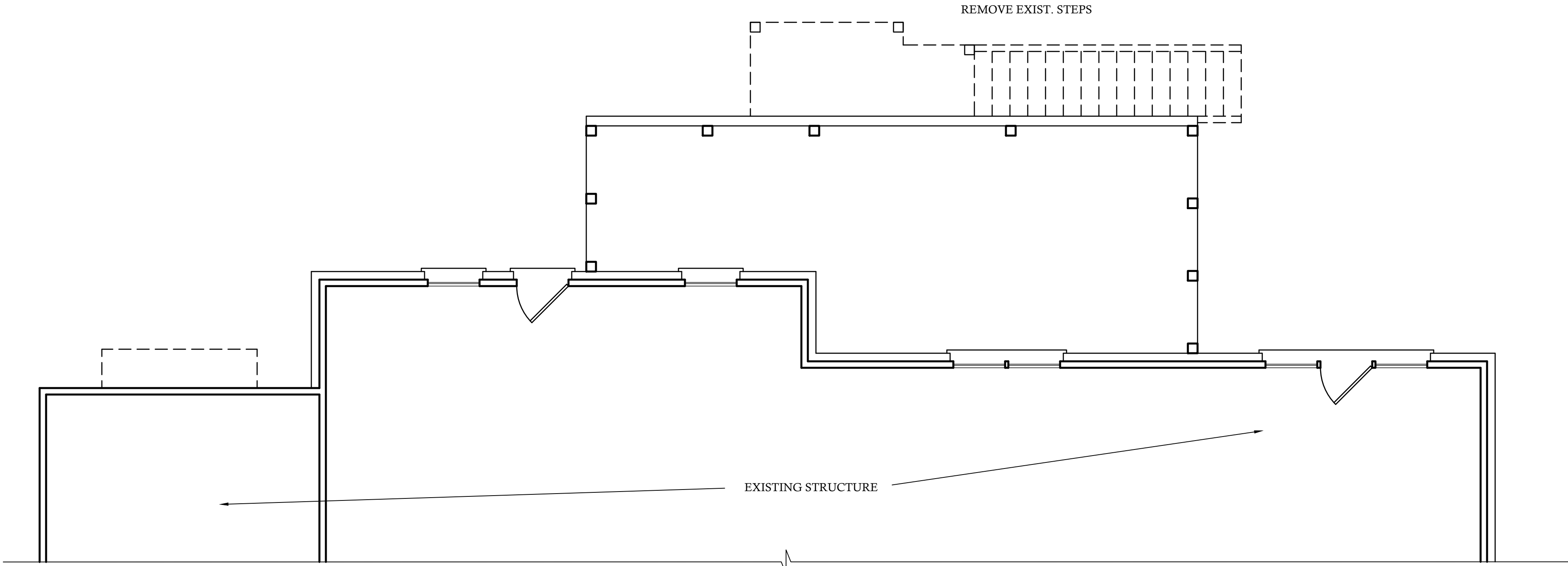
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NOTE:
SEE ROOF PLAN FOR KNEEWALL
HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY
WITH FINAL GRADING PLAN.



BASEMENT

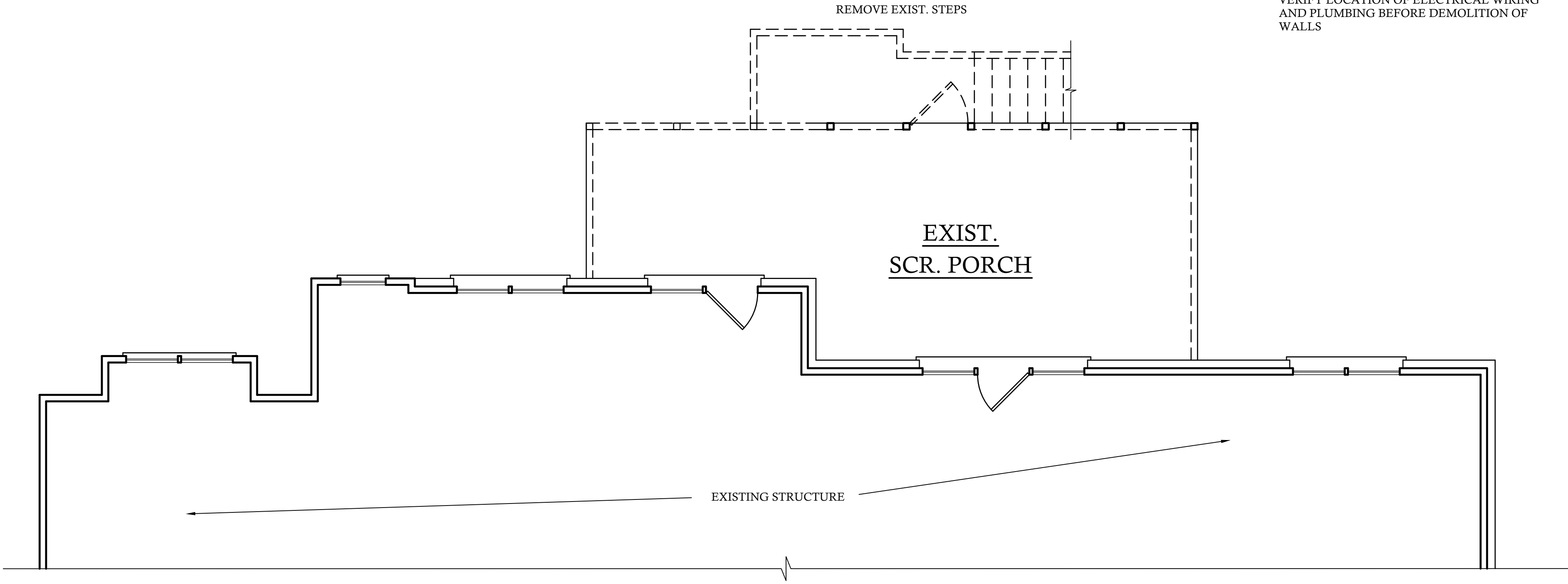
DEMOLITION PLAN AND EXISTING LAYOUT

SCALE: 1/4"=1'-0"

WALL LEGEND

--- -- -TO BE REMOVED
--- -- -WALLS TO REMAIN

VERIFY LOCATION OF ELECTRICAL WIRING
AND PLUMBING BEFORE DEMOLITION OF
WALLS



FIRST FLOOR

DEMOLITION PLAN AND EXISTING LAYOUT

SCALE: 1/4"=1'-0"



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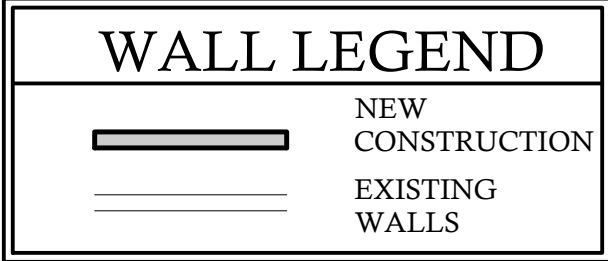
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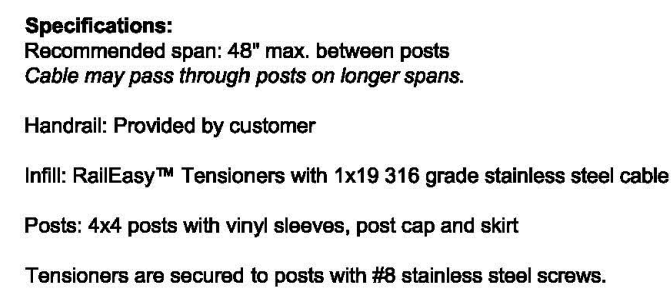
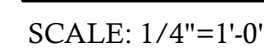
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SCALE: 1/4"=1'-0"



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