The application was continued from November for the following item:

- Provide a cross-section of the entire site with house and garage
- Provide updated elevations with materials deemed appropriate by the guidelines

**Details of Proposed Request**

**Existing Context**
The main building is a 1.5 story Colonial Revival style brick house constructed in 1963. Architectural features include a full-width engaged front porch supported by round columns, and windows with an 8/12 muntin pattern. The addition of the three front dormers and the rear dormer were approved in 2004. The rear addition and sport court were approved in 2013.

**Project**
The project is the demolition of the existing two-vehicle carport constructed c. 2004 and the construction of a 1.5 story detached garage in the rear left corner of the property. The garage footprint measures approximately 24’-8” x 26’-4”. The garage height is approximately 21’-8”. Windows will be wood and exterior material requested is Hardie Artisan smooth lap siding. The front of the garage has a gabled dormer to coordinate with the house. Post-construction, the rear yard will be 59% pervious.

**Revised Proposal – December 12**
1. Cross-section of the entire site with house and garage
2. Streetscape view of house and garage
3. Updated elevations, including revised materials per guidelines and lowering the overall height of the garage from 23’-6” to 21’-8”.
4. Rear yard open space calculations

**Design Guidelines for Accessory Buildings, page 8.9**
1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

---

**Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for accessory buildings.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-00573
HISTORIC DISTRICT: DILWORTH
ACCESSORY BUILDING/ADU

1201 Belgrave Pl
1201 Belgrave Pl
1201 Belgrave Pl
1201 Belgrave Pl
1201 Belgrave Pl
Existing side entry from driveway

Existing carport
Driveway View 2

Existing carport
driveway view
Existing Carport Gable End

Existing Carport Street View

Existing carport – street view 2
MR. & MRS. BRICE TAYLOR
GARAGE & BONUS ROOM
1201 BELGRAVE PLACE
CHARLOTTE, NC 28203

NOVEMBER

PROPERTY INFO:
ADDRESS:
1201 Belgrave Place
Charlotte, NC 28203
PARCEL ID:
12310306
ZONING:
R-4
SETBACKS:
FRONT - 40'-0"
REAR - 40'-0"
SIDES - 5'-0"

SHEET INDEX:
A-1 TITLE SHEET / SITE PLAN
A-2 PROPOSED FLOOR PLAN - GARAGE LEVEL
A-3 PROPOSED FLOOR PLAN - 2ND LEVEL
A-4 BUILDING SECTION AT STAIR
A-5 FRONT ELEVATION
A-6 REAR ELEVATION
A-7 LEFT SIDE ELEVATION
A-8 RIGHT SIDE ELEVATION
A-9 EXTERIOR PERSPECTIVES
A-10 EXTERIOR PERSPECTIVES
S-1 STRUCTURAL - GENERAL NOTES
S-2 STRUCTURAL - FOUNDATION PLAN
S-3 STRUCTURAL - FIRST FLOOR PLAN
S-4 STRUCTURAL - SECOND LEVEL PLAN
S-5 STRUCTURAL - ROOF PLAN
DECEMBER

MR. & MRS. BRICE TAYLOR
GARAGE & BONUS ROOM
1201 BELGRAVE PLACE
CHARLOTTE, NC 28203

PROPERTY INFO:
ADDRESS: 1201 Belgrave Place
Charlotte, NC 28203
PARCEL ID: 12310306
ZONING: R-4
SETBACKS:
FRONT - 40'-0"
REAR - 40'-0"
SIDES - 5'-0"

SHEET INDEX:
A-1 TITLE SHEET / SITE PLAN
A-2 PROPOSED FLOOR PLAN - GARAGE LEVEL
A-3 PROPOSED FLOOR PLAN - 2ND LEVEL
A-4 BUILDING SECTION AT STAIR
A-5 BUILDING SECTION AT GABLE DORMER
A-6 BUILDING SECTION AT SHED DORMER
A-7 FRONT ELEVATION
A-8 REAR ELEVATION
A-9 LEFT SIDE ELEVATION
A-10 RIGHT SIDE ELEVATION
A-11 EXTERIOR PERSPECTIVES
A-12 EXTERIOR PERSPECTIVES
A-13 TOPOGRAPHIC DIAGRAMS

NEW IMPERVIOUS AREA = 3,915 s/f
ADDITIONAL IMPERVIOUS AREA = + 140 s/f
REAR YARD = 9,470 s/f
TOTAL IMPERVIOUS AREA = 41%

BELGRAVE PLACE
60' Public R/W

REAR YARD IMPERVIOUS AREA CALCULATIONS
REAR YARD = 9,470 s/f
EXISTING IMPERVIOUS AREA = 3,775 s/f
ADDITIONAL IMPERVIOUS AREA = + 140 s/f
TOTAL NEW IMPERVIOUS AREA = 3,915 s/f
TOTAL IMPERVIOUS AREA = 41%

EXISTING CARPORT
PROPOSED GARAGE

SCALE 1" = 20'

J.M. MURCHISON, JR.
DB 5769-803

SURVEYORS

I hereby certify that this schematic drawing was prepared based on a certified survey map prepared by Mr. & Mrs. Brice Taylor
for Charlotte-Mecklenburg Planning Department
1100-1200 BLOCK of BELGRAVE PLACE
This _____ day of ___________, 2018.
1201 BELGRAVE PL.
RIDGE = 710.4'

5/8" DRYWALL
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
3/4" T&G AVANTECH SUBFLOOR
NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM
NEW SPF #2 2X8 RAFTERS @ 16" O.C., TYP.
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW ROOF ASSEMBLY
NEW SPF #2 2X10 RIDGE
NEW ROOF SHEATHING
TIMBERLINE HD ARCHITECTURAL SHINGLES
(16) RISERS @ 7" EA = 112" TOTAL RISE
(15) TREADS @ 11" EA
NEW STAIR:
CONTINUOUS RIDGE VENT
NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

5' ALUM. SEAMLESS GUTTER
FIBER CEMENT FASCIA
SPF #2 2X8 @ 16" O.C. RAFTERS
ROOF SHEATHING
ROOFING FELT
TIMBERLINE HD ARCHITECTURAL SHINGLES
NEW CEILING ASSEMBLY
NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW CEILING ASSEMBLY
NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 RAFTERS @ 16" O.C., TYP.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.

NEW 16" PRI-80 I-JOIST @ 16" O.C.
NEW SPF #2 2X8 CEILING JOISTS @ 16" O.C.
NEW SPF #2 2X10 RIDGE
EXISTING 2X10 @ 16" 0.C. FLOOR SYSTEM TO REMAIN
EXISTING FOUNDATION & FLOOR SYSTEM TO REMAIN UNLESS NOTED ON STRUCTURAL DRAWINGS.
1. **ALL WINDOWS TO HAVE SIMULATED DIVIDED LIGHTS**
2. **ALL TRIM DETAILS TO MATCH EXISTING RESIDENCE**
3. **LAP SIDING TO BE JAMES HARDI SMOOTH ARTISAN**
4. **VENTED SOFFIT DETAIL TO MATCH EXISTING RESIDENCE**

**GENERAL NOTES:**

- 12:12 PITCH ON MAIN ROOF
- 10:12 PITCH ON DORMER
- 3:12 PITCH ON SHED DORMER

**EXISTING WOOD PRIVACY FENCE**

**THERMA-TRU FIBERGLASS 1/2 LITE DOOR**
- PAINTED BENJAMIN MOORE "OXFORD WHITE" 869, TYP.

**JELD WEN AUROLAST PINE DOUBLE HUNG WINDOWS W/ SDL**
- PAINTED BENJAMIN MOORE "OXFORD WHITE" 869, TYP.

**JELD WEN AUROLAST PINE WINDOWS**

**PELLA COLESBURG 4 LITE GARAGE DOOR**
- PAINTED BENJAMIN MOORE "OXFORD WHITE" 869

**JAMES HARDI SMOOTH ARTISAN LAP SIDING**

**1x4 FLAT CASING - PAINTED**

**VENTED FIBER CEMENT FASCIA, BOXING, SOFFIT, ETC...**
- TO MATCH EXISTING MAIN RESIDENCE
- PAINTED BENJAMIN MOORE "CLASSIC GRAY" - 1548

**JELD WEN AUROLAST PINE DOUBLE HUNG WINDOWS W/ SDL**
- PAINTED BENJAMIN MOORE "OXFORD WHITE" 869, TYP.

**BRICK STOOP +4"**

**TIMBERLINE ULTRA HD ARCH. SHINGLES - "CHARCOAL"**
- TO MATCH EXISTING HOUSE

**BRICK FOUNDATION**
- BORAL BRICK - VINTAGE MATTE
- TO MATCH EXISTING

**PELLA COLESBURG 4 LITE GARAGE DOOR**
- PAINTED BENJAMIN MOORE "OXFORD WHITE" 869

**NOVEMBER**
GENERAL NOTES:
1. ALL WINDOWS TO HAVE SIMULATED DIVIDED LIGHTS
2. ALL TRIM DETAILS TO MATCH EXISTING RESIDENCE
3. LAP SIDING TO BE JAMES HARDI SMOOTH ARTISAN
4. VENTED SOFFIT DETAIL TO MATCH EXISTING RESIDENCE
3:12 PITCH ON SHED DORMER
12:12 PITCH ON MAIN ROOF

JAMES HARDI SMOOTH
ARTISAN LAP SIDING

EXIST. PRIVACY FENCE

NOVEMBER
3:12 PITCH ON SHED DORMER
11:12 PITCH ON MAIN ROOF

JAMES HARDI SMOOTH
ARTISAN LAP SIDING

EXIST. PRIVACY FENCE

1:1 REAR ELEVATION

SCALE: 1" = 1'-0"
3:12 PITCH ON SHED DORMER
10:12 PITCH ON GABLE DORMER
12:12 PITCH MAIN ROOF

JAMES HARDI SMOOTH ARTISAN LAP SIDING
EXISTING PRIVACY FENCE

NOVEMBER
DECEMBER

ROOF HT. OF EXISTING HOUSE

3:12 PITCH ON SHED DORMER

11:12 PITCH MAIN ROOF

10:12 PITCH ON GABLE DORMER

JAMES HARDI SMOOTH ARTISAN LAP SIDING

EXIST. BRICK LANDSCAPING WALL TO REMAIN ALONG PROPERTY LINE
EXISTING SPORT COURT

10:12 PITCH ON GABLE DORMER

11:12 PITCH MAIN ROOF

3:12 PITCH ON SHED DORMER

JAMES HARDI SMOOTH ARTISAN LAP SIDING

EXISTING PRIVACY FENCE

EXISTING SPORT COURT

DECEMBER

SHEET: A-10

DATE: 12/3/2018

SCALE: 1/4" = 1'-0"
DECEMBER
1. The purpose of this Building Heights Sketch is to show existing and proposed elevations.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (NAVD88).

**General Notes:**

- Elevation measurements are derived from indirect measurements and are not intended for structural design.
- The map is not intended to meet G.S. 47-30 recording requirements.

**1st Street View Diagram**

- 1201 Belgrave Pl.
- 1st level = 689.2'
- Ridge = 710.4'
- Sidewalk = 685.0'

**2nd Property Cross Section Diagram**

- New garage behind house
- Existing foundation and floor system to remain unless noted on structural drawings.
- SPF #2 2x8 @ 16" O.C. rafters
- (15) treads @ 11" ea. (15) treads @ 11" ea.
- 16" Pri-80 I-joist @ 16" O.C. floor system
- Continuous ridge vent
- Existing 2x10 @ 16" O.C. floor system to remain
- 5/8" drywall
- R38 (min) cellulose insulation
- Fiber cement vented soffit
- Fiber cement fascia
- Paint

**November 8, 2018**

Andrew G. Zoutewelle

Dated November 8, 2018

Non-Certified
HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44")

1. ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012. VERTICAL

R15 FIBERGLASS BATT INSULATION PER N402.1.1
2X4 SYP WD STUD @ 16" O.C.

WATER RESISTIVE BARRIER PER R703.2
FIBER CEMENT LAP SIDING
1/2" GYPSUM WALLBOARD

NEW WALL ASSEMBLY (OUT TO IN)
5/8" TYPE X DRYWALL
(OUT TO BOTTOM)
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
16" PRI-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
PAINT

BRICK KNEE WALL TO 18" ABOVE F.F.E.

101'-4" MASONRY
100'-0" T.O.S.

SEE STRUCT. DETAIL 11 1/2" R-48 INSULATION - ICYNENE FOAM
NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM

NEW 16" PRI-80 I-JOIST @ 16" O.C. ROOF SYSTEM
3/4" T&G HARDWOOD FLOORING
5/8" TYPE X DRYWALL
(OUT TO IN)
R-38 INSULATION - ICYNENE FOAM
(1) 18" LVL - FLUSH
TEMPERED GLAZING ON BOTH PANELS OF EACH DOUBLE HUNG WINDOW PER R308.4.7
SEE STRUCTURAL DRAWINGS FOR SLAB AND FOUNDATION SPECIFICATIONS

SEE STRUCT. DETAILS FOR PORTAL FRAME
SEE STRUCT. DETAILS FOR EXIST. HOUSE

2X6 SPF #2 @ 16" O.C. CEILING JOISTS
2X6 SPF #2 @ 16" O.C. ROOF RAFTERS

3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT INSTALLED ACCORDING TO R905.2.7. ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2
NOTE: (3) 11 7/8" LVL - FLUSH
TEMPERED GLAZING ON BOTH PANELS OF EACH DOUBLE HUNG WINDOW PER R308.4.7

NOTE: 5/8" TYPE X DRYWALL
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NOTE: 2X4 SYP WD STUD @ 16" O.C.

NOTE: 2X6 (SPF #2) @ 16" O.C. ROOF RAFTERS
NOTES:
1. ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012. VERTICAL HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

NOTE: NOTE: 3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT INSTALLED ACCORDING TO R303.2. ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2.7.

NOTE: NOTE: TEMPERED GLAZING ON BOTH PANELS OF EACH DOUBLE HUNG WINDOW PER R308.4.7.

NOTE: NOTE: 1: ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012. VERTICAL HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

LATEX PAINT
2X4 SYP WD STUD @ 16" O.C.
1/2" GYPSUM WALLBOARD
WATER RESISTIVE BARRIER PER R703.2
FIBER CEMENT LAP SIDING
LATEX PAINT
NEW WALL ASSEMBLY

R15 ICYNENE FOAM INSULATION PER N402.1.1
UPPER LEVEL WALLS ONLY

R15 FIBERGLASS BATT INSULATION PER N402.1.1
1/2" GYPSUM WALLBOARD
LATEX PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G AVANTECH SUBFLOOR
5/8" GWB (PAINTED)
R-38 INSULATION - ICYNENE FOAM
ROOF SHEATHING
TIMBERLINE HD ARCHITECTURAL SHINGLES
NEW ROOF ASSEMBLY
(OUTSIDE TO INSIDE)

NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM

2X6 SPF #2 @ 16" O.C. CEILING JOISTS
SEE STRUCT. DETAIL 1 / S-5

2X6 SPF #2 @ 16" O.C. ROOF RAFTERS
SEE STRUCT. DETAIL 1 / S-5

3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT

BRICK KNEE WALL TO 16" ABOVE F.F.E.

121'-8" TOP OF RIDGE

3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G AVANTECH SUBFLOOR
5/8" GWB (PAINTED)
R-38 INSULATION - ICYNENE FOAM
ROOF SHEATHING
TIMBERLINE HD ARCHITECTURAL SHINGLES
NEW ROOF ASSEMBLY
(OUTSIDE TO INSIDE)

NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM

2X6 SPF #2 @ 16" O.C. CEILING JOISTS
SEE STRUCT. DETAIL 1 / S-5

2X6 SPF #2 @ 16" O.C. ROOF RAFTERS
SEE STRUCT. DETAIL 1 / S-5

3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT

BRICK KNEE WALL TO 16" ABOVE F.F.E.

121'-8" TOP OF RIDGE

3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G AVANTECH SUBFLOOR
5/8" GWB (PAINTED)
R-38 INSULATION - ICYNENE FOAM
ROOF SHEATHING
TIMBERLINE HD ARCHITECTURAL SHINGLES
NEW ROOF ASSEMBLY
(OUTSIDE TO INSIDE)

NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM

2X6 SPF #2 @ 16" O.C. CEILING JOISTS
SEE STRUCT. DETAIL 1 / S-5

2X6 SPF #2 @ 16" O.C. ROOF RAFTERS
SEE STRUCT. DETAIL 1 / S-5

3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT

BRICK KNEE WALL TO 16" ABOVE F.F.E.

121'-8" TOP OF RIDGE

3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G HARDWOOD FLOORING
3/4" T&G AVANTECH SUBFLOOR
18" PR-80 I-JOIST @ 16" O.C.
R-38 INSULATION - ICYNENE FOAM
5/8" TYPE X DRYWALL
PAINT

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)
3/4" T&G AVANTECH SUBFLOOR
5/8" GWB (PAINTED)
R-38 INSULATION - ICYNENE FOAM
ROOF SHEATHING
TIMBERLINE HD ARCHITECTURAL SHINGLES
NEW ROOF ASSEMBLY
(OUTSIDE TO INSIDE)

NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM
**NOTE:**

1. ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012.

**NOTE:**

HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

NEW FLOOR ASSEMBLY (OUTSIDE TO INSIDE)

- TIMBERLINE HD ARCHITECTURAL SHINGLES
- ROOF SHEATHING
- R-38 INSULATION - ICYXENE FOAM
- 5/8" 6X# (PAINTED)

NEW ROOF ASSEMBLY (OUTSIDE TO INSIDE)

- TIMBERLINE HD ARCHITECTURAL SHINGLES
- ROOF SHEATHING
- R-38 INSULATION - ICYXENE FOAM
- 5/8" 6X# (PAINTED)

NOTE:

1. LATEX PAINT
2. FIBER CEMENT LAP SIDING
3. 2X4 SYP WD STUD @ 16" O.C.
4. 1/2" GYPSUM WALLBOARD

NEW WALL ASSEMBLY

- LATEX PAINT
- WATER RESISTIVE BARRIER PER R703.2
- NEW WALL ASSEMBLY

R-15 ICYNENE FOAM INSULATION PER N402.1.1

UPPER LEVEL WALLS ONLY

NOTE:

1. 3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT
2. INSTALLED ACCORDING TO R905.2.7.  ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2
3. STORAGE ROOM UNDER STAIR

STAIR STRUCTURE PER CODE REQ.

- (15) RISERS @ 8" EA = 120" TOTAL RISE
- (14) TREADS @ 17" EA
- TEMPERED GLAZING ON BOTH PANELS OF EACH DOUBLE HUNG WINDOW PER R311.7

TEST STRUCT. DETAILS FOR PORTAL FRAME

- SEE STRUCT. DETAILS FOR EXIST. HOUSE
- VENTED SOFFIT
- DETAILS TO MATCH
- NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM
- EIGHT 10" RISERS @ 10" EA
- TEMPERED GLAZING
- TIMBERLINE HD ARCHITECTURAL SHINGLES
- NEW ROOF ASSEMBLY

STORAGE ROOM UNDER STAIR

- 1/2" GYPSUM WALLBOARD
- LATEX PAINT
- 2X4 SUPPORT EA.
- 2X4 KNEE WALL

NOTE:

1. BRICK KNEE WALL TO 18" ABOVE F.F.E.
2. HANDRAIL PU R311.1.1 OF NCRBC
3. 109-0' HEADER
4. 109-4' HEADER
5. 11-0" LV.
6. 2X10 RIDGE
7. 2X10 FLAT, TYP.
8. 2X4 SUPPORT EA.
9. SEE STRUCT. DETAILS FOR EXIST. HOUSE
10. 2X6 (SPF #2) @ 16" O.C. CEILING JOISTS
11. 3/4" T&G HARDWOOD FLOORING
12. R-38 INSULATION - ICYNENE FOAM
13. PAINT (TOP TO BOTTOM)
14. LATIN PAINT
15. 2X10 FLAT, TYP.