
ADDRESS OF PROPERTY: 1708 Thomas Avenue *HDC 2012-164*

SUMMARY OF REQUEST: New Construction

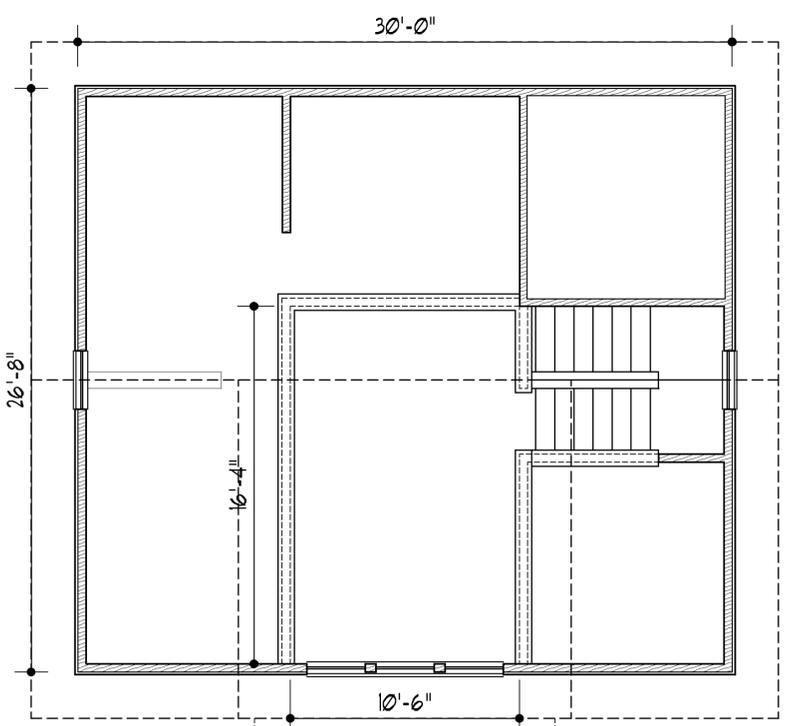
OWNERS: Christopher Keeber

Details of Proposed Request: A one and one half story rear accessory structure is proposed. The gabled roof has a shed dormer to offer head room for the new children's play room. The entire building will be used as living space. Materials and details will match house.

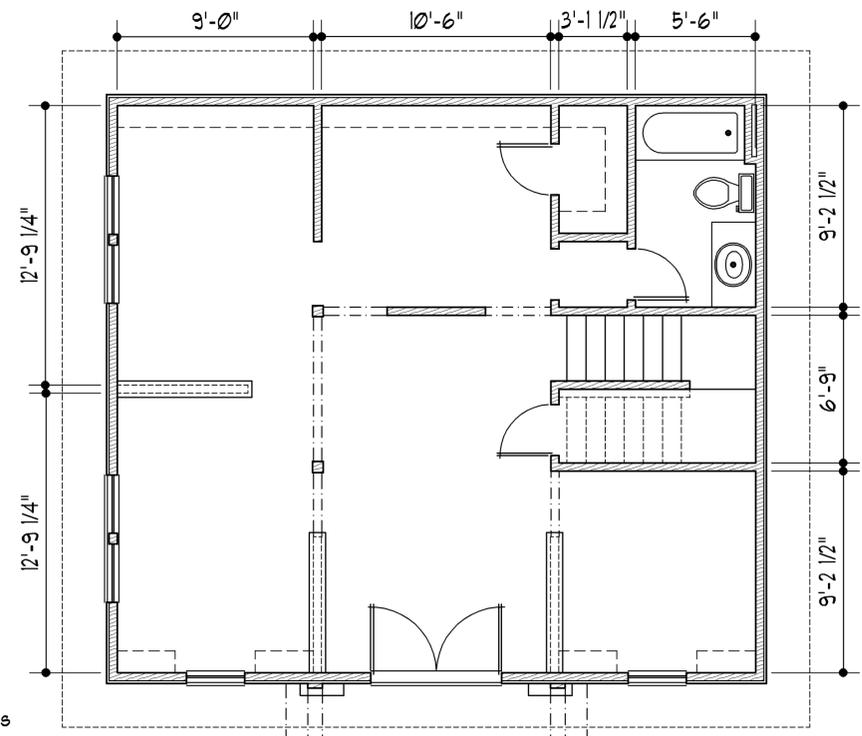
Relevant HDC Design Guidelines:

- Accessory Structures
- Details





3 Garage Loft Plan
 1/4" = 1' - 0"



2 Garage Plan
 1/4" = 1' - 0"

Framing Notes
 All Floor Joists are 2x10 @ 16" o.c. SFF #2 U.N.O.
 All Exterior Headers are 2-2x8 SFF #2 U.N.O. w/ 1 King & 1 Jack @ Each End
 All Interior Headers are 2-2x8 SFF #2 U.N.O.
 Dbl Joists Under All Parallel Walls
 (3) 2x10 SYP #2 Flush Girders U.N.O.
 (2) 2x10 SYP #2 Band Girder U.N.O.
 All Piers are 8x16 CMU w/ 1'-8" x 2'-4" x 10" D Ftg U.N.O.
 F3 3'-0" x 3'-0" x 1'-0" D Ftg w/ (4) #4's Each Way
 NB Indicates Non-Bearing Wall
 K Indicates King Stud
 J Indicates Jack Stud

1st Floor Egress Requirements
 20" x 22"H & 4.0 Sq. Ft. Clear Op'n'g
 5.0 Sq. Ft. Daylight Op'n'g
2nd Floor Egress Requirements
 20" x 22"H & 4.0 Sq. Ft. Clear Op'n'g
 5.1 Sq. Ft. Daylight Op'n'g

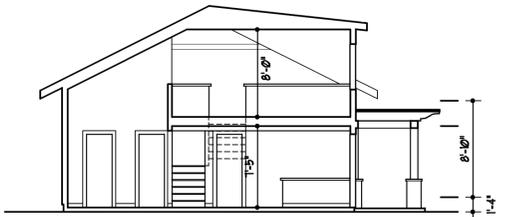
Lincoln Dbl Hung 28 24/ 36
 30" x 24 1/4" H & 5.05 Sq. Ft. Clear Op'n'g
 10.32 Sq. Ft. Daylight Op'n'g

Lincoln Dbl Hung 36/ 24
 38" x 24 1/4" H & 6.04 Sq. Ft. Clear Op'n'g
 11.23 Sq. Ft. Daylight Op'n'g

Roof Notes

Rafters Shall be 2x6 @ 16" o.c., SFF #2 Except as Noted
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted
 All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans
 The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.
 To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted

BB = Beam Below
 All Braces are (2) 2x4 Studs Except as Noted
 Roof Designed For Asphalt Shingles



6 Section
 1/8" = 1' - 0"

Lintel Schedule

L 3 1/2" x 3 1/2" x 1/4"	Not More Than 3'-6"	4" Bearing
L 5" x 3 1/2" x 5/16" LLV	3'-7" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/16" LLV	8'-1" to 10'-0"	8" Bearing

Jack Stud Schedule

Steel Beams require 5- 2x4 Studs Under Each End Support U.N.O.
 LVL Beams require 3- 2x4 Studs Under Each End Support U.N.O.
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

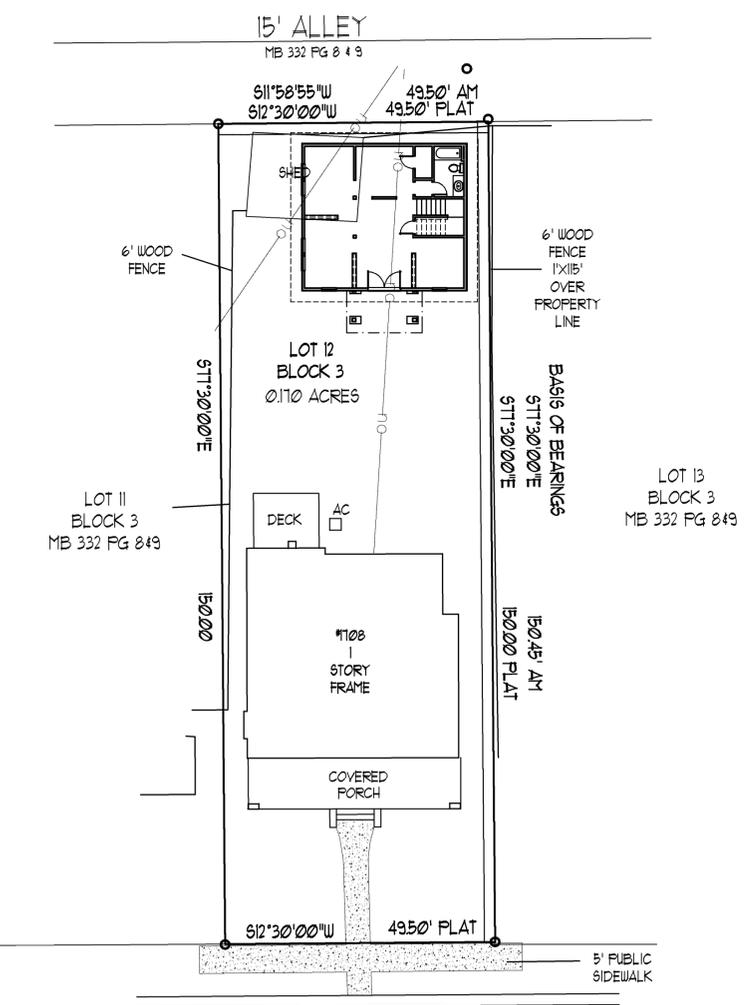


4 Front Elevation
 1/4" = 1' - 0"



5 Side Elevation
 1/4" = 1' - 0"

PHYSICAL SURVEY
 LOT 12, BLOCK 3 CHATHAM ESTATES
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 MAP BOOK 332, PAGES 8 & 9



1 Site Plan
 1/16" = 1' - 0"

Keeber
 Garage
 1708
 Thomas
 Avenue
 Charlotte
 NC

November 21, 2012

Charlotte Historic District Commission - Case 2012-164



-  1708 Thomas Av
-  Property Lines
-  Building Footprints
-  Plaza Midwood Local Historic District

December 2, 2012