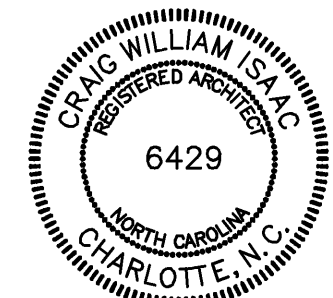

ADDRESS OF PROPERTY:	1708 Thomas Avenue	<i>HDC 2012-164</i>
SUMMARY OF REQUEST:	New Construction	
OWNERS:	Christopher Keeber	

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:

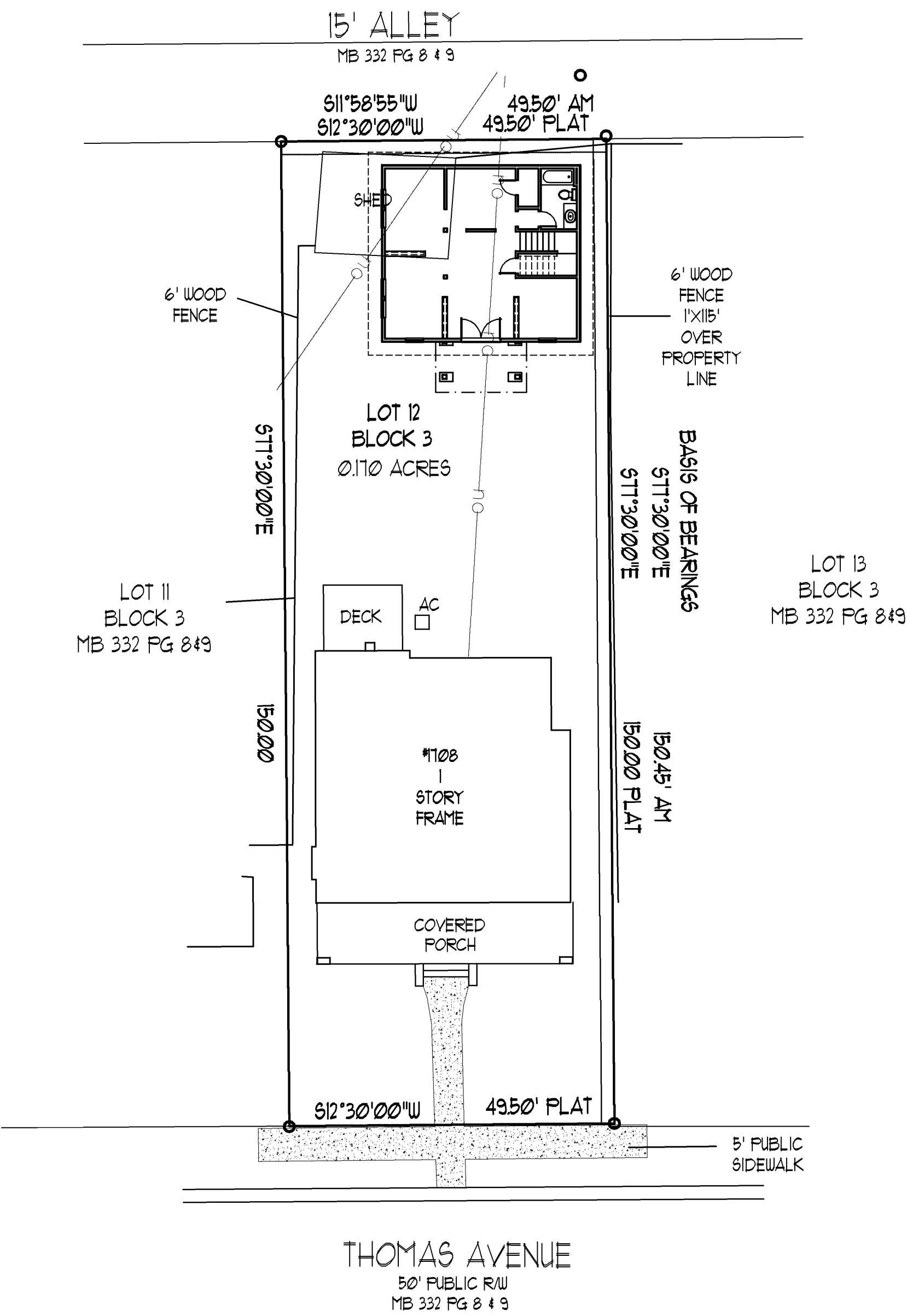
- Accessory Structures
- Details





PHYSICAL SURVEY

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

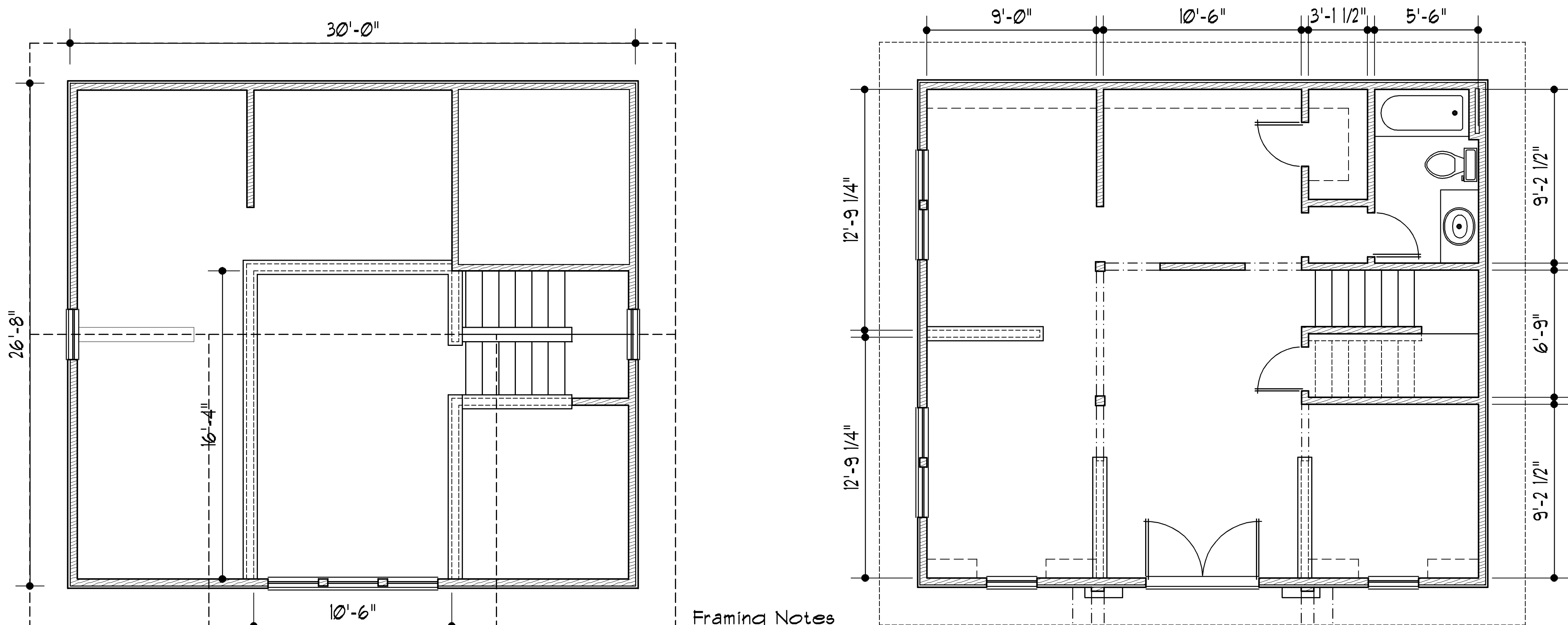


Keeber
Garage

1708
Thomas
Avenue
Charlotte
NC

November 21, 2012

A-1



1st Floor Egress Requirements
20" x 22"H # 40 Sq. Ft. Clear Op'n'g
50 Sq. Ft. Daylight Op'n'g
2nd Floor Egress Requirements
20" x 22"H # 40 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 # 505 Sq. Ft. Clear Op'n'g
1032 Sq. Ft. Daylight Op'n'g

Lincoln Dbl Hung 36/ 24
38" x 24 1/4" H # 604 Sq. Ft. Clear Op'n'g
1123 Sq. Ft. Daylight Op'n'g

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

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

Roof Notes

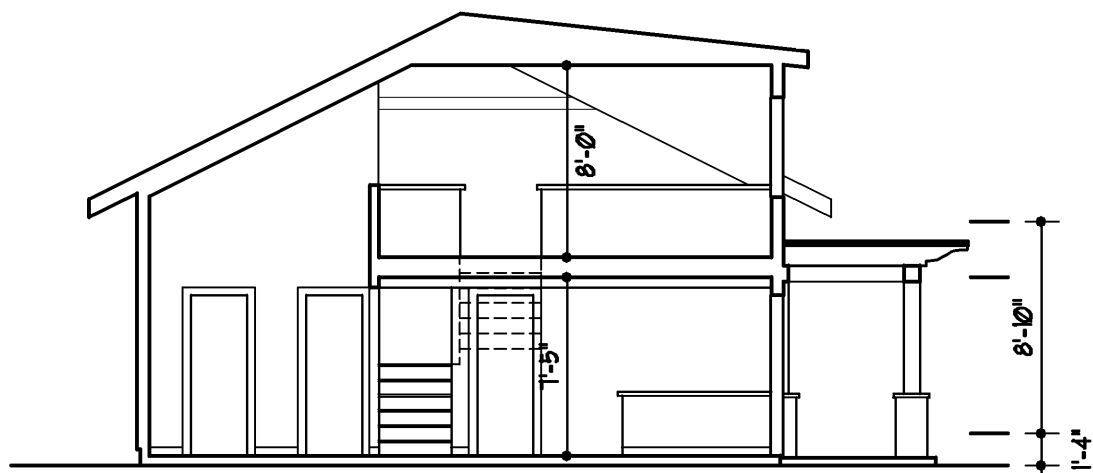
Lintel Schedule

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 UNO.
LVL Beams require 3- 2x4 Studs Under Each End Support UNO.
Headers over 6'-0" require 2- 2x4 Studs Under Each End Support UNO.

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
A-1 1 / 8 " = 1 ' - 0 "



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



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

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

Charlotte Historic District Commission - Case 2012-164

