
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 528 South Summit Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: George Hobel/Aashima Rodkey

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow house constructed in 1925. Architectural features side gable roof, full width front porch, and centered gable dormer. Siding material is wood German lap and brick foundation is parged. Adjacent structures are 1-2 story single family houses. The house height is approximately 21'-5". The lot size is 55' x 197.5'.

Proposal

The proposal is a one-story rear addition that is shorter but slightly wider than the existing house. The addition footprint is approximately 30'-3 1/2" x 24'-10". Materials include wood German lap siding, wood or aluminum clad windows, and parged foundation to match existing. New roof, brackets, and window trim details will match the house. The project also includes the construction of a rear patio measuring 12'-11 1/2" x 12'-11 1/2". There are no impacts to mature trees.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

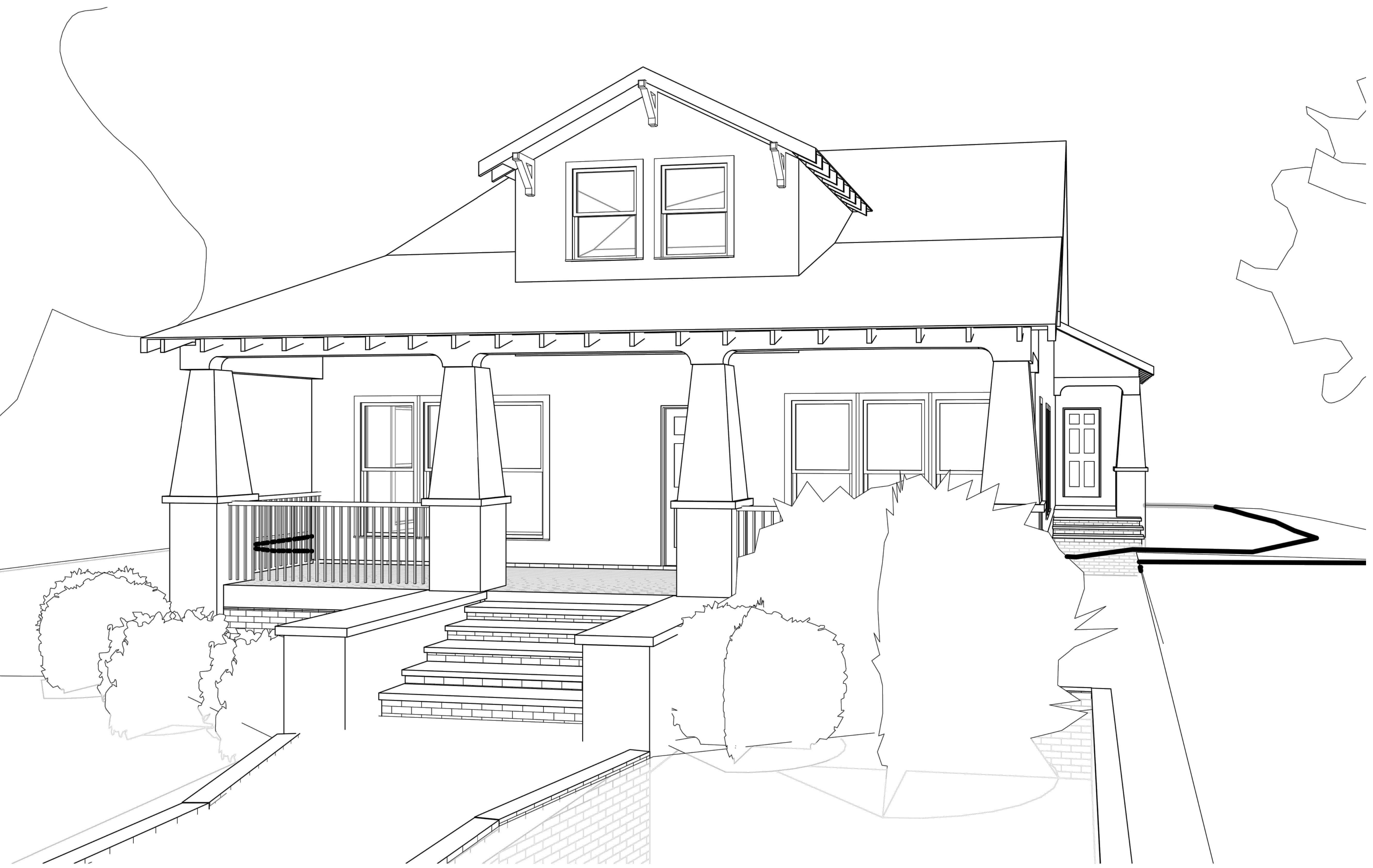
Staff Recommendation

Staff has the following concerns with the application:

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-405
HISTORIC DISTRICT: WESLEY HEIGHTS
ADDITION





SUNROOM ADDITION

528 SOUTH SUMMIT AVE

Project Name and Address

Project _____ Sheet _____
Date JUNE 2013
Scale _____

SUNROOM ADDITION

Project Name and Address

DREW AND AASHIMA RODKEY
528 S. SUMMIT AVE
CHARLOTTE, NC

Project

Sheet

Date JUNE 2018

Scale

A9





SUNROOM ADDITION

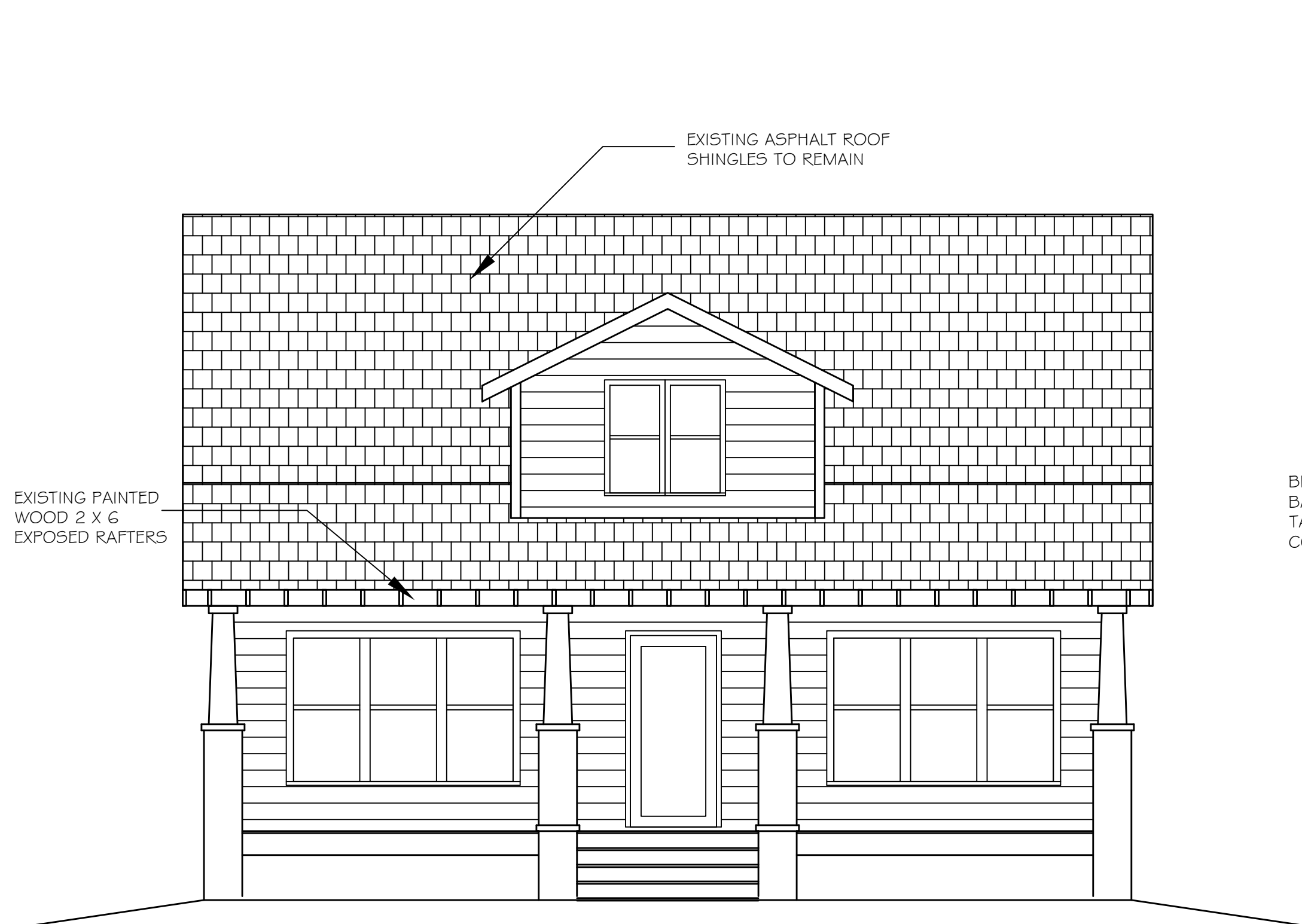
Project Name and Address
DREW AND AASHIMA RODKEY
528 S. SUMMIT AVE
CHARLOTTE, NC

Project Sheet
Date JUNE 2013
Scale

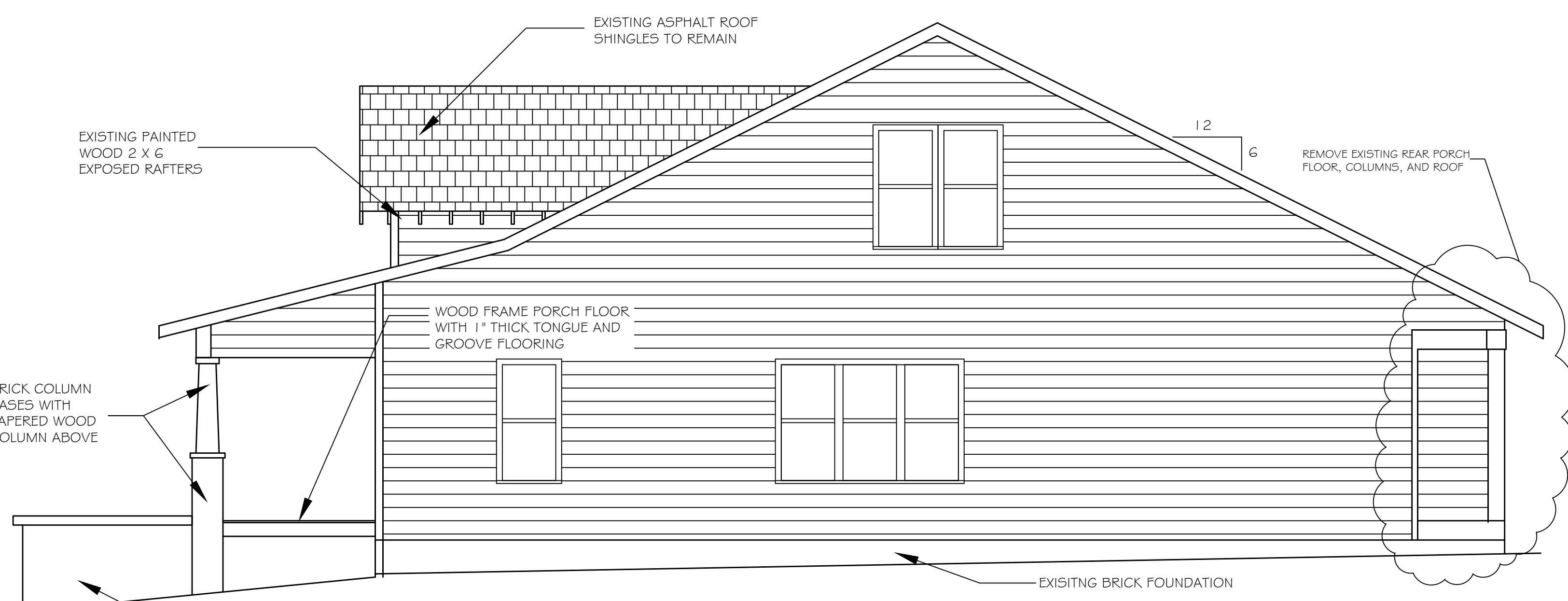
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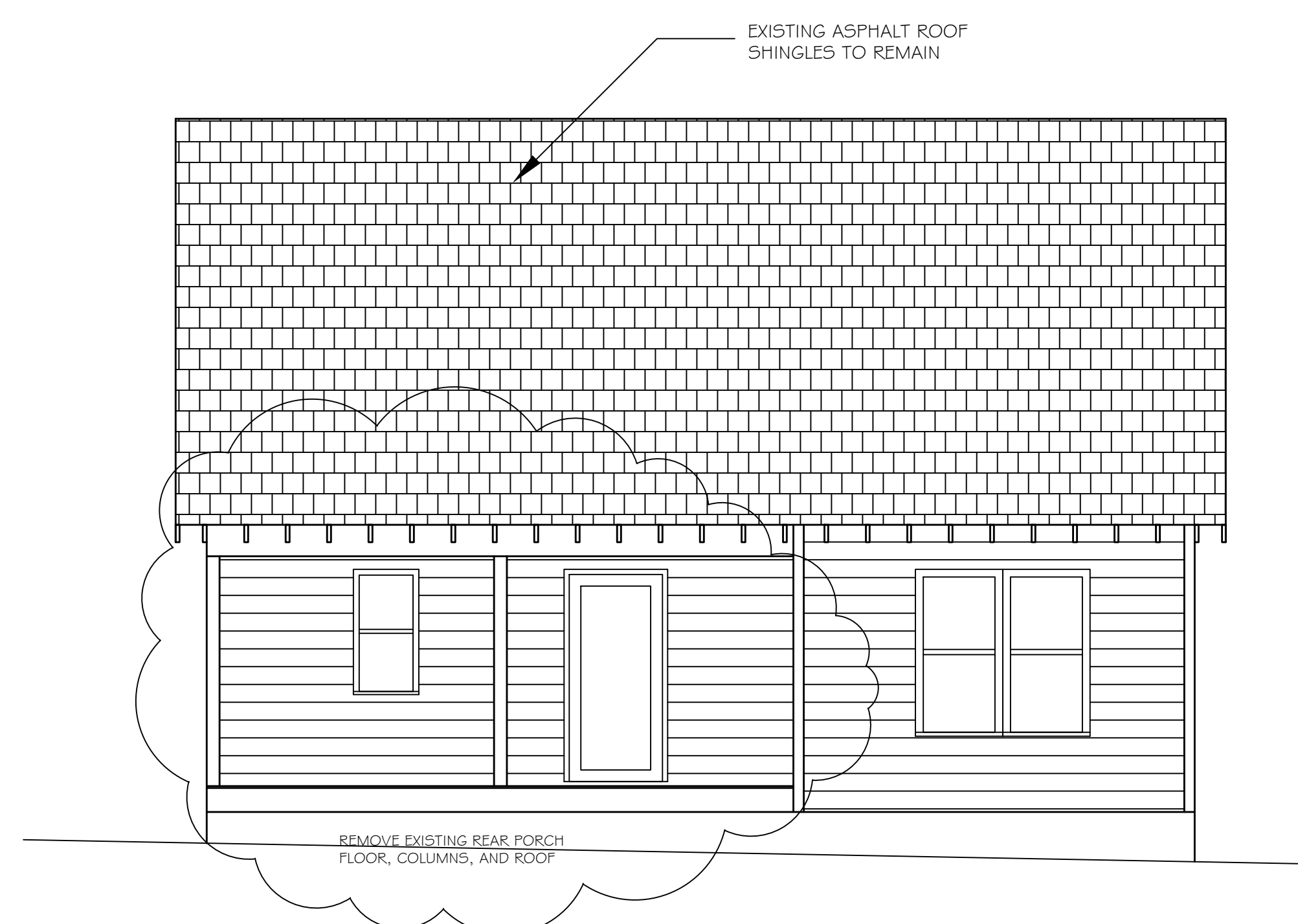
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Date JUNE 2018
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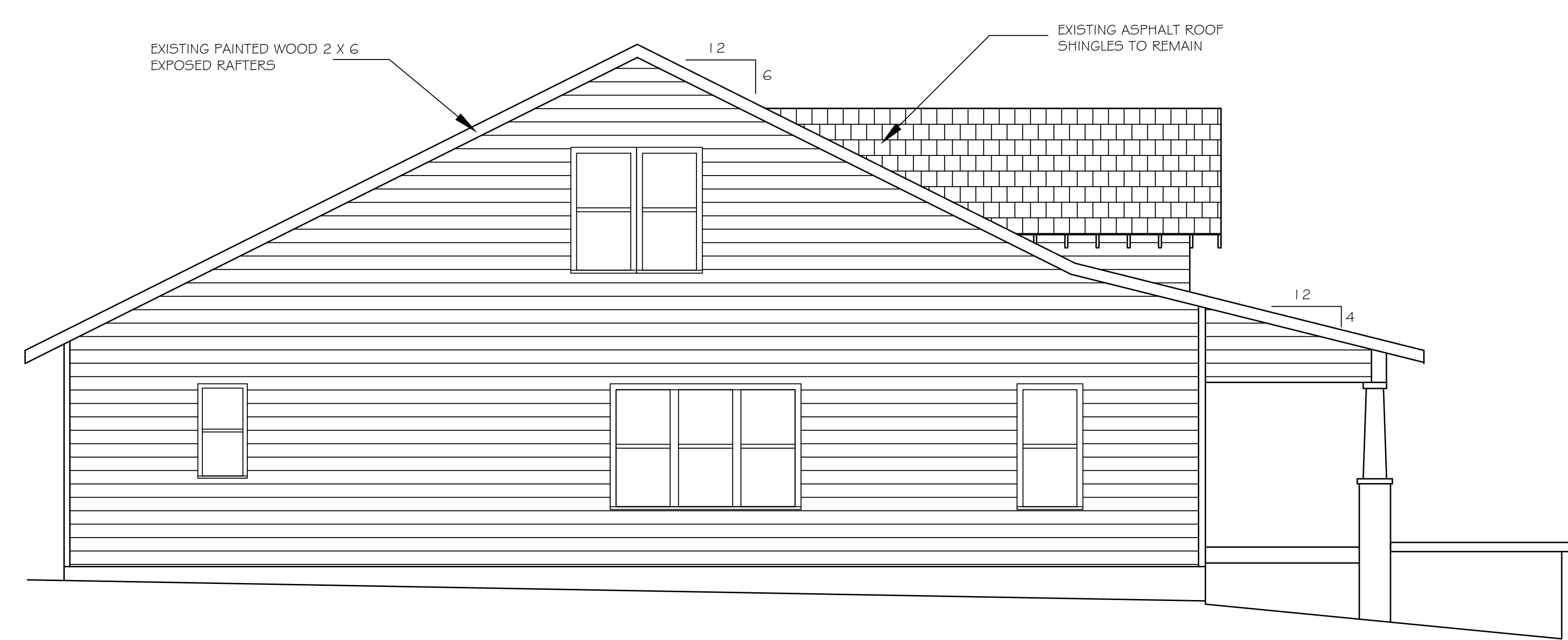
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



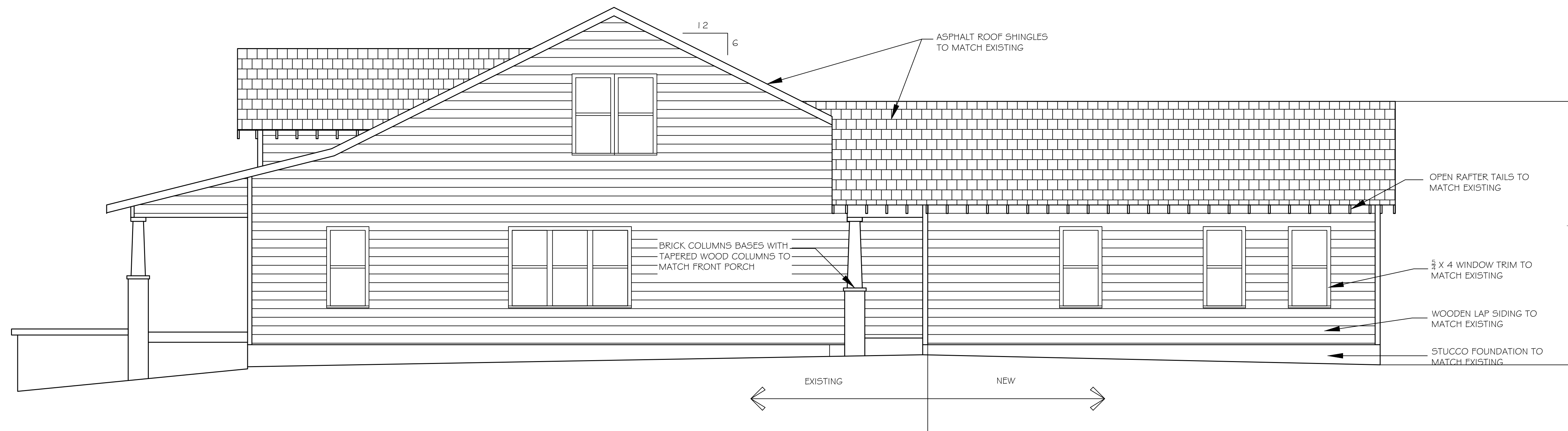
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NEW RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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Project

Sheet

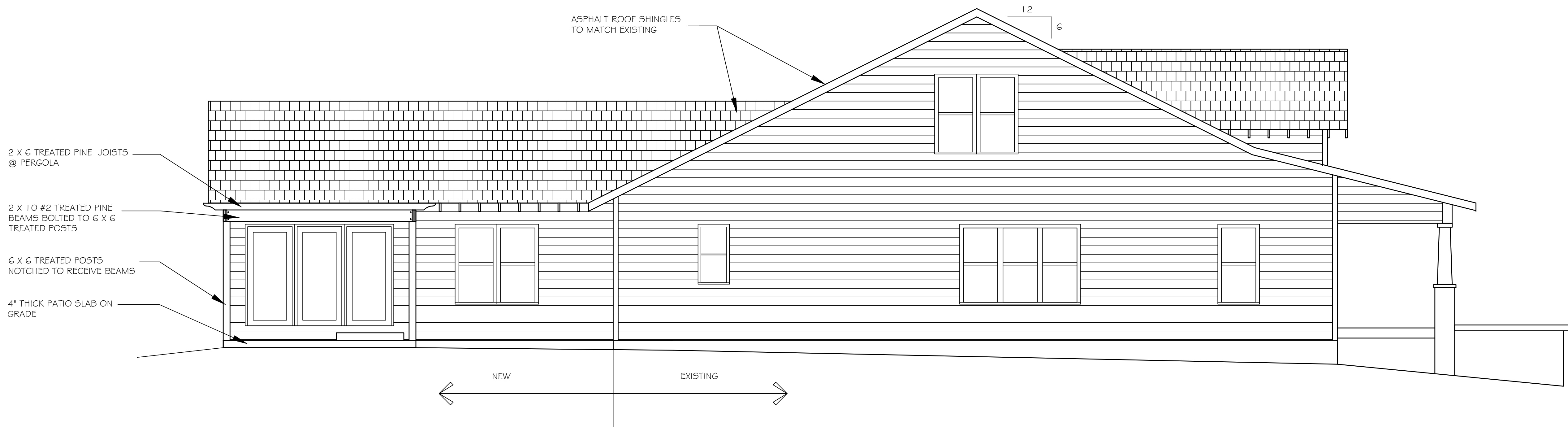
Date JUNE 2018

Scale

A7



NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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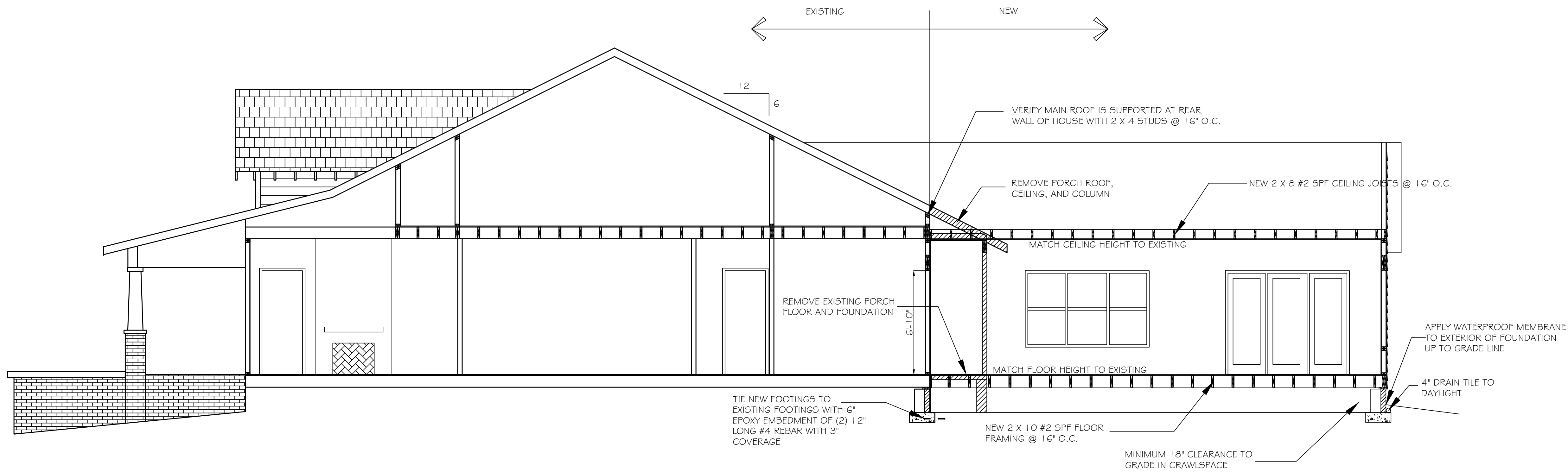
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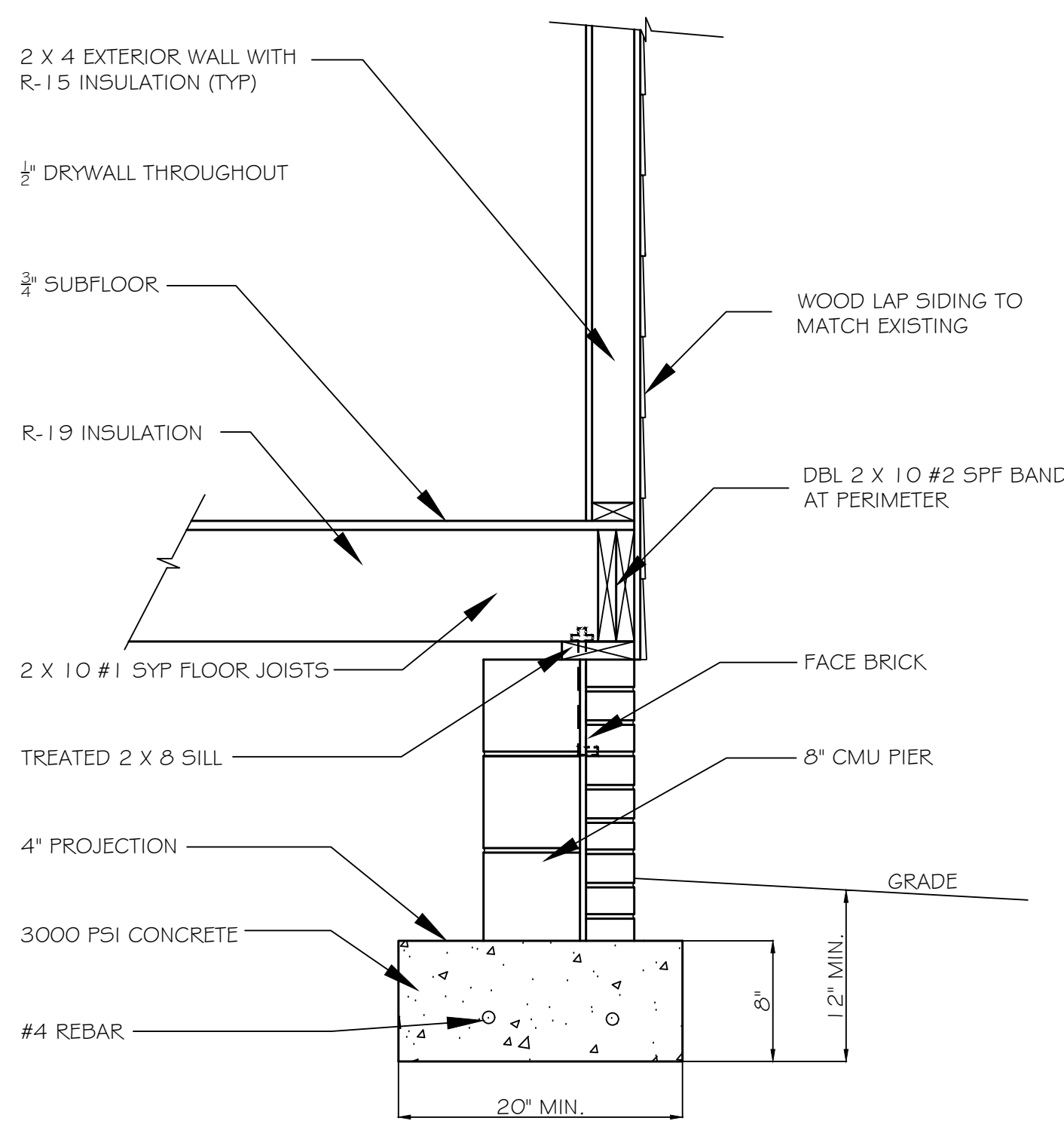
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A8

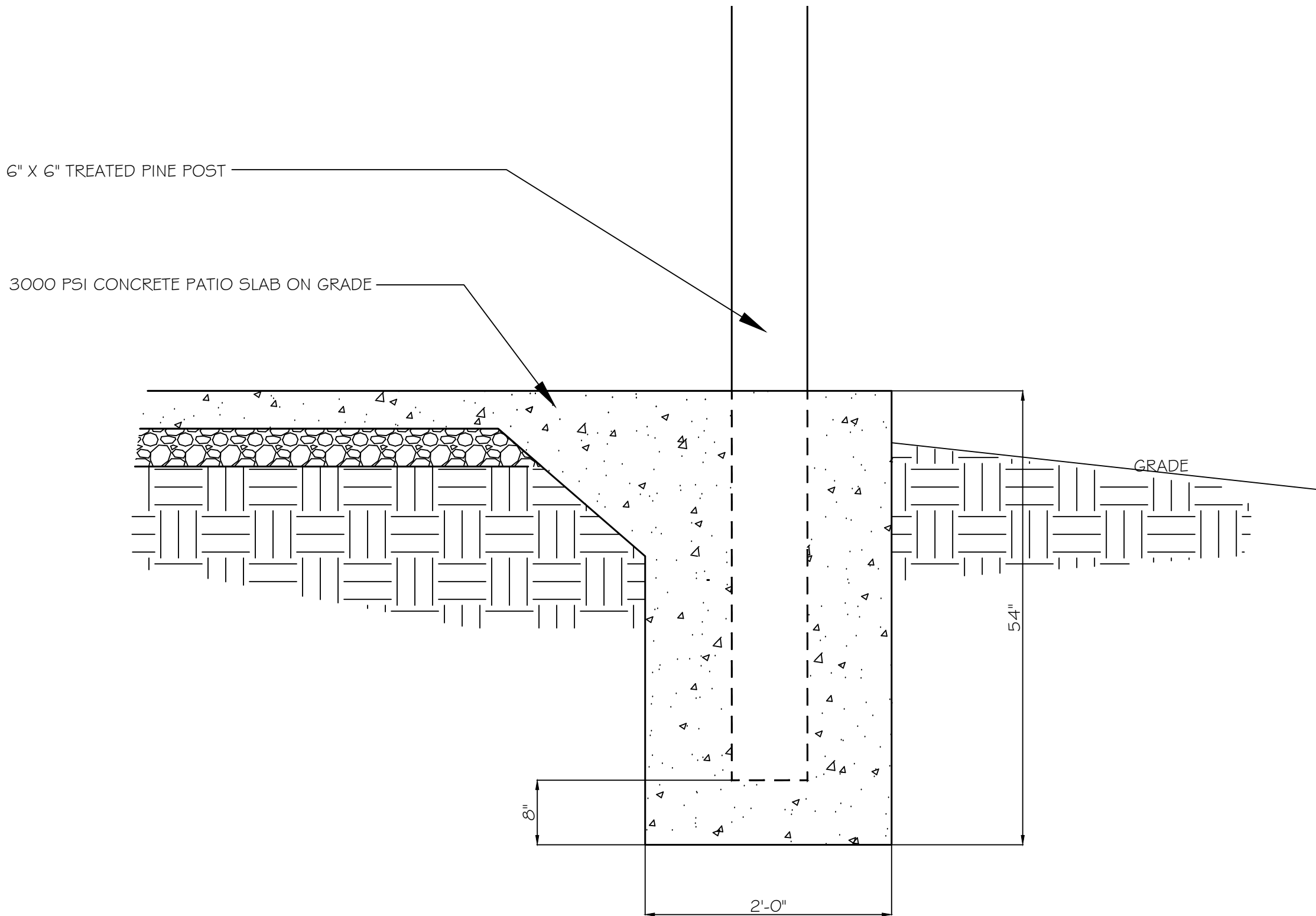
SUNROOM ADDITION



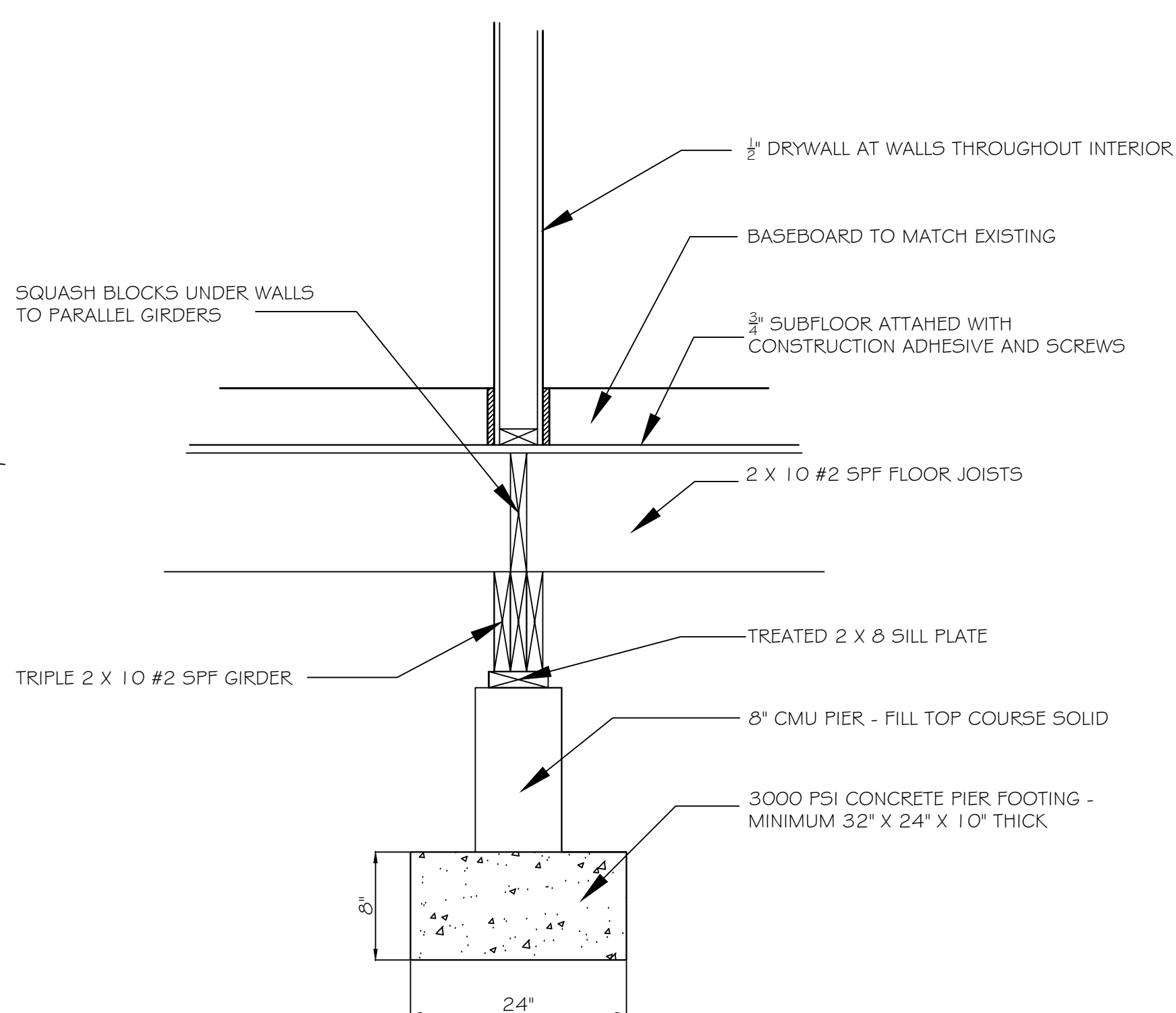
SECTIONED ELEVATION
SCALE: 1/4" = 1'-0"



1 PIER AND CURTAIN FOUNDATION
DI SCALE: 1" = 1'-0"



2 CAISSON FOOTING AT PERGOLA
DI SCALE: 1" = 1'-0"

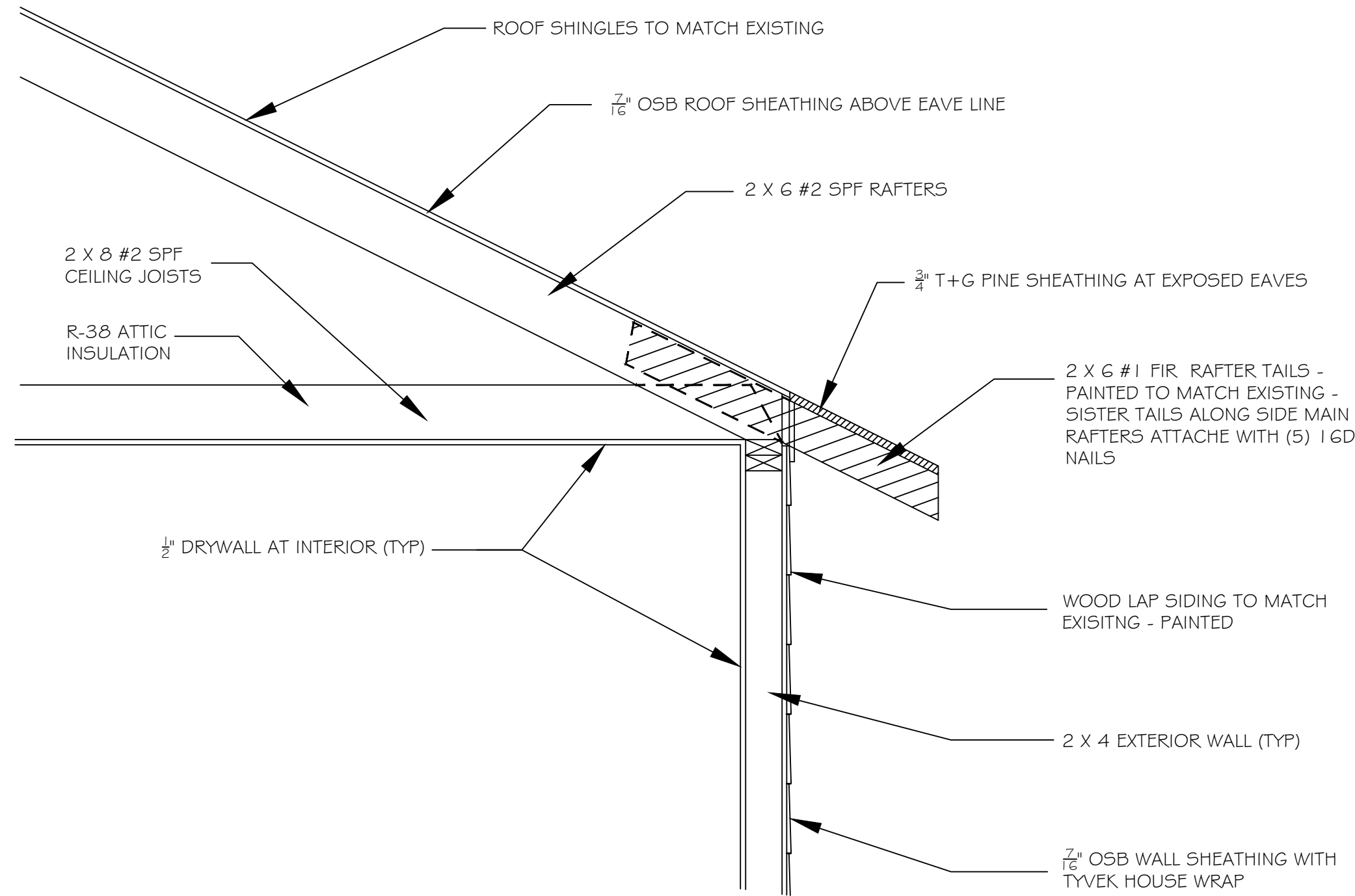


3 PIER IN CRAWLSPACE (TYP)
DI SCALE: 1/4" = 1'-0"

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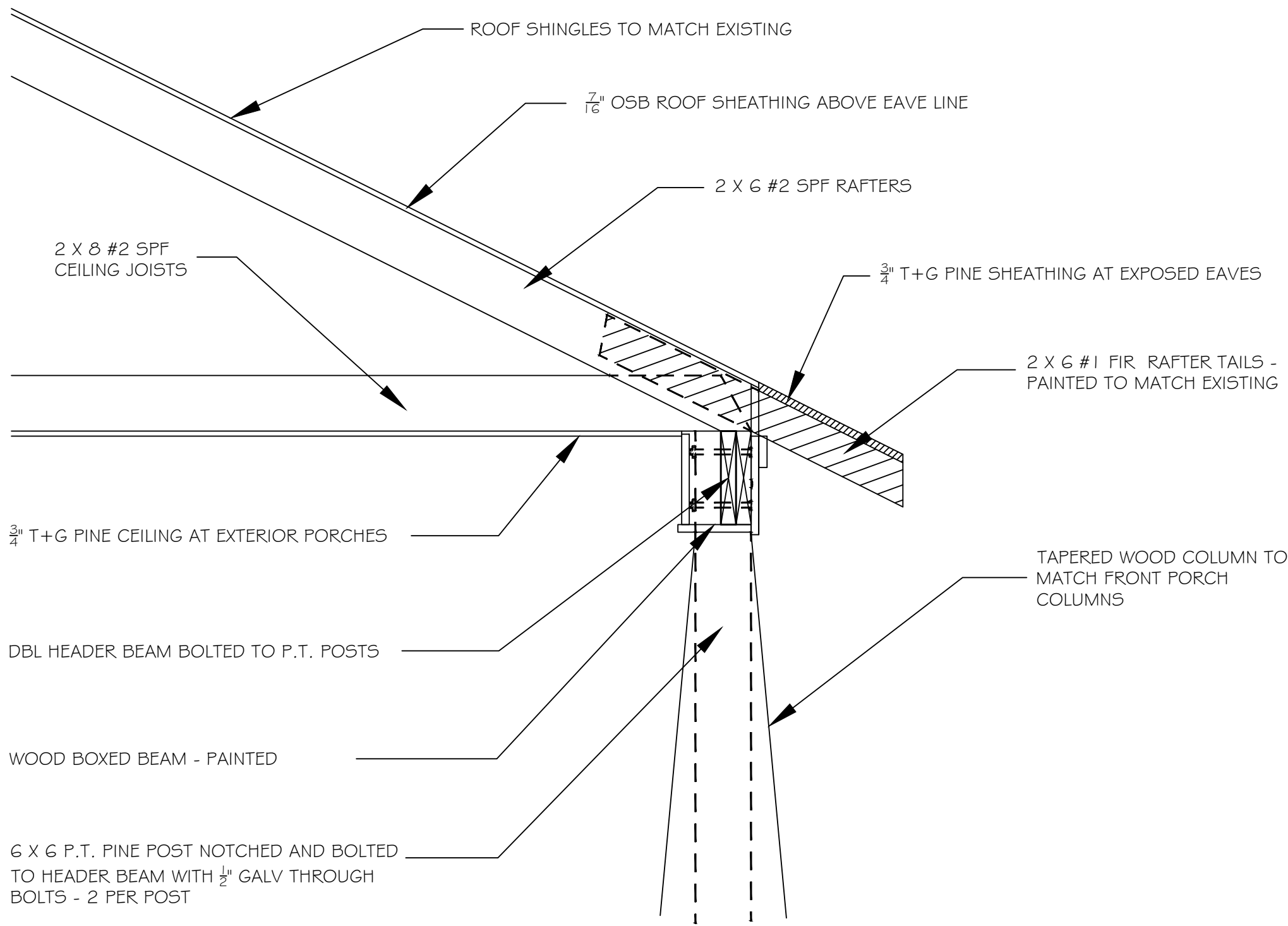
Project Sheet
Date JUNE 2018
Scale

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1
D2

EXTERIOR WALL @ TOP PLATE
SCALE: $\frac{1}{4}" = 1'-0"$



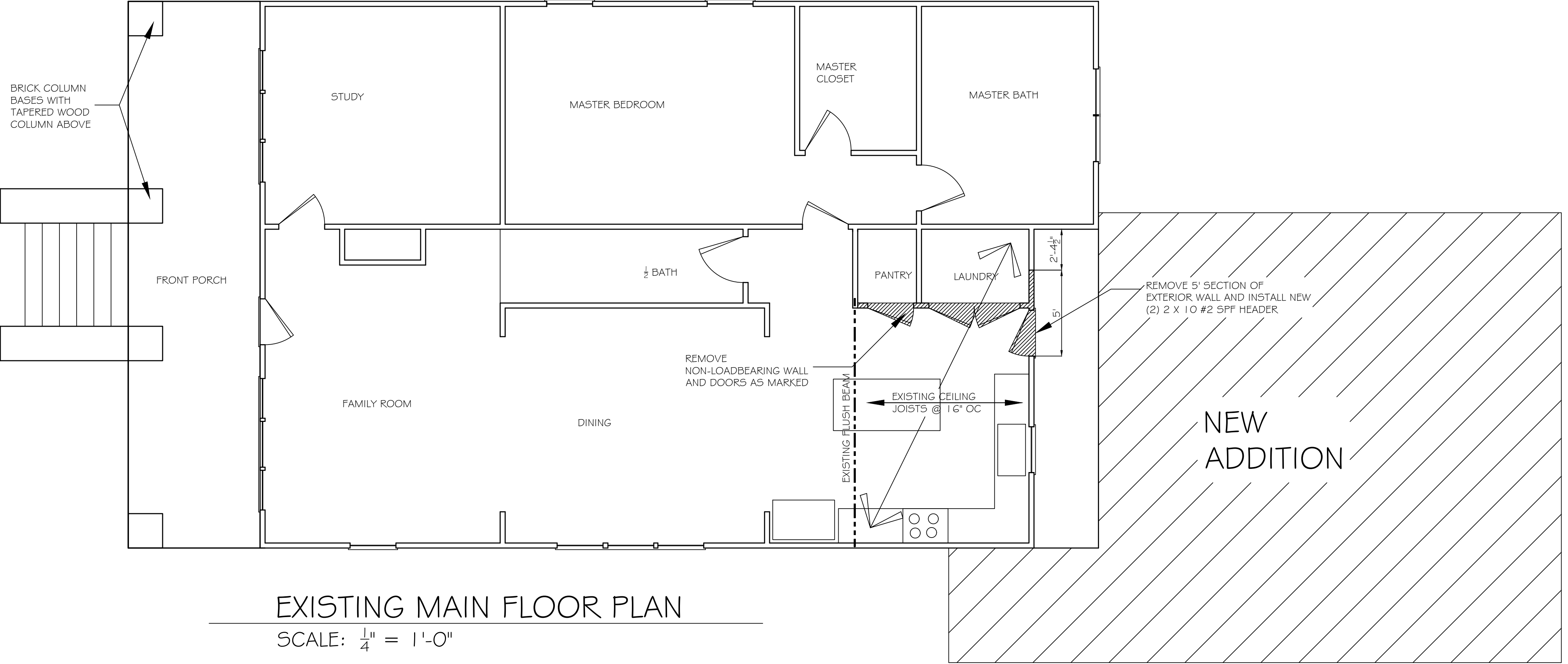
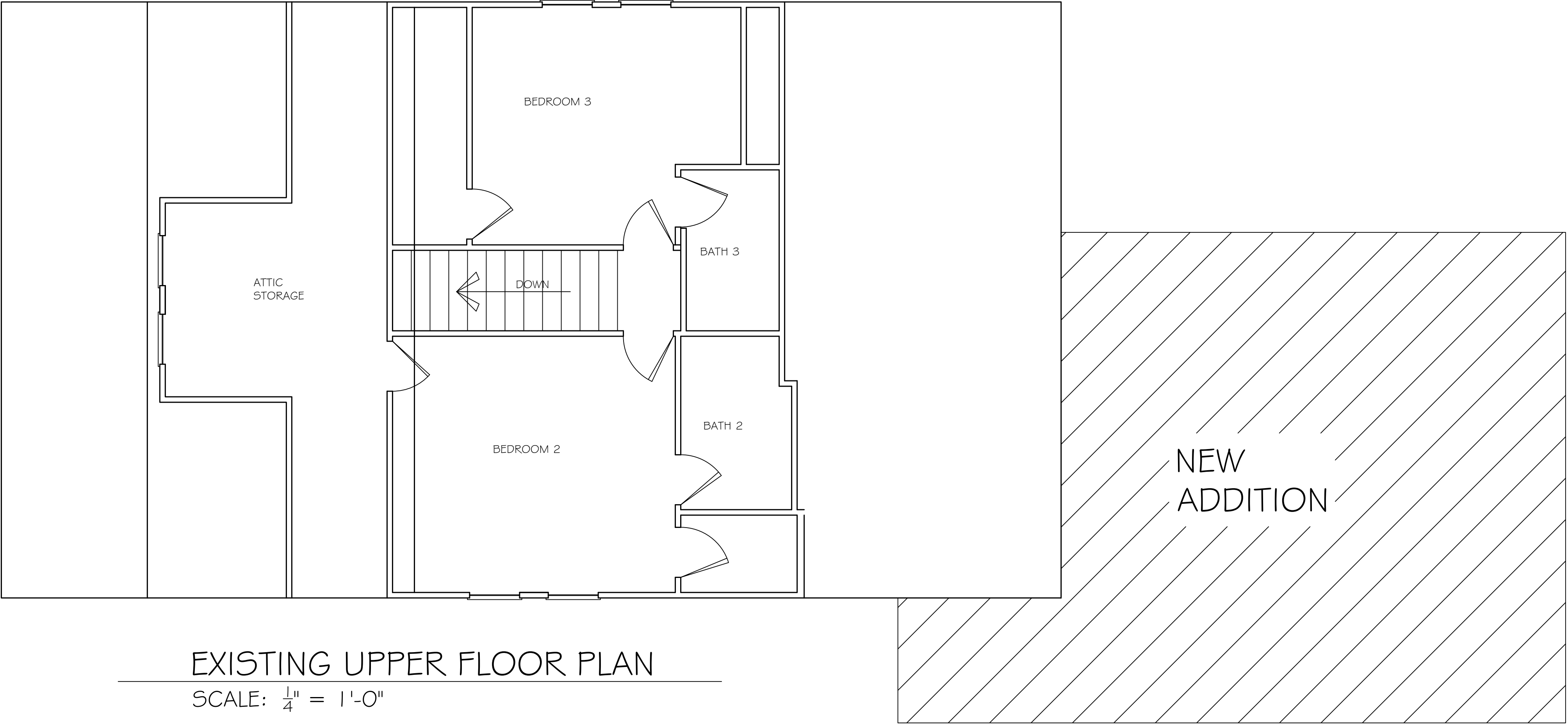
2
D2

REAR PORCH BEAM
SCALE: $\frac{1}{4}" = 1'-0"$

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Date	JUNE 2018
Scale	D2



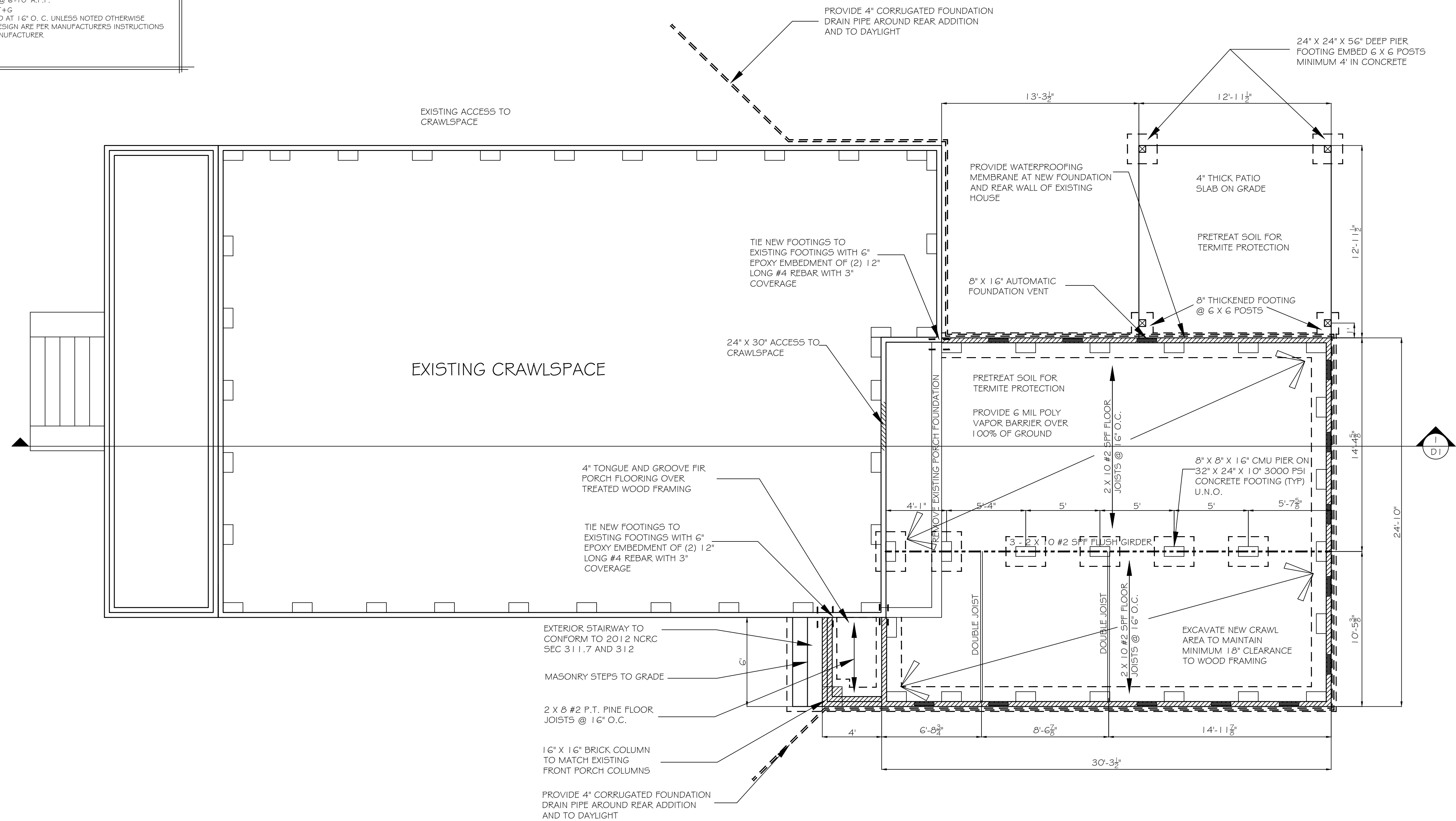
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Date JUNE 2018
Scale

Sheet
A1

FOOTING AND SLAB NOTES: 1. ALL FOOTINGS ARE CONTINUOUS POUR - 3000 PSI CONCRETE. 2. MINIMUM THICKNESS FOR THICKENED SLAB FOOTINGS IS 8" BELOW SLAB. 3. MINIMUM DEPTH OF ALL FOOTINGS IS 12" BELOW GRADE. 4. ALL FOOTINGS BASED ON SOIL CAPACITY OF 2000 PSF. 5. MINIMUM WIDTH FOR PERIMETER TURNDOWN FOOTINGS IS 20". 6. MINIMUM WIDTH FOR THICKENED SLABS IS 16". 7. USE 6 X 6 WELDED WIRE MESH OR FIBER-MESH IN ALL SLABS. 8. PRE-TREAT SLAB AREAS AND CRAWLSPACE FOR TERMITES. 9. INSTALL 6 MIL POLY VAPOR BARRIER IN CRAWLSPACE, BENEATH CONCRETE SLABS. 10. FILL TOP COURSE OF CMU PIERS AND FOUNDATION WALL SOLID. 11. INSTALL 2" X 10" ANCHOR BOLTS IN FOUNDATION WALL @ 6' O.C. 12. ANCHOR BOLTS MUST BE WITHIN 12" FROM CORNERS AND AT LEAST TWO BOLTS PER SECTION OF TREATED PLATE. 13. MINIMUM EMBEDMENT IN CONCRETE FOR ANCHOR BOLTS IS 7". 14. APPLY WATERPROOFING MEMBRANE TO EXTERIOR OF CRAWLSPACE WALLS WHERE EXTERIOR GRADE IS HIGHER THAN INTERIOR GRADE. PROVIDE 4" DRAIN PIPE TO DAYLIGHT. 15. FOR UNBALANCED FILL EXCEEDING 4", FILL CMU BLOCKS SOLID. 16. PROVIDE CRAWLSPACE ACCESS DOOR, MINIMUM SIZE, 24" X 30". 17. F.P. = SLUSH PIER.	WIND BRACING NOTES 1. 90 MPH WIND ZONE WEXP 1B. 2. ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCR. INSTALL CONTINUOUS 2" OSB W 6D NAILS AT 6" O.C. AT PERIMETER AND 12" O.C. AT INTERMEDIATE SUPPORTS.
CRAWLSPACE VENTILATION: 1. PROVIDE 8" X 16" CRAWLSPACE VENTS (35 SQ FT OF VENT AREA EACH). 2. INSTALL ONE VENT WITHIN 3' OF EACH CORNER. 3. INSTALL 6 MIL POLY GROUND COVER OVER 100% OF CRAWLSPACE.	NOTE: SEAL IS FOR NEW STRUCTURE ONLY AS SPECIFIED ON PLAN-SET. WE CANNOT GUARANTEE THE CONDITION OR INTEGRITY OF THE MATERIALS IN THE EXISTING PORTIONS OF THE DWELLING. DUE TO THE DATE OF THE EXISTING CONSTRUCTION, THE EXISTING PORTIONS OF THE HOUSE MAY LIKELY NOT MEET THE 2012 NCR. MINIMUM CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE EXISTING CONDITIONS OF CONSTRUCTION MATERIALS AND REPAIR/REPLACE DAMAGED MATERIAL OR STRUCTURAL COMPONENTS AS NEEDED. IF ADDITIONAL ANALYSIS IS REQUIRED FOR ANY OF THESE AREAS CALL RESIDENTIAL STRUCTURES P.C. AT 704.332.5460 FOR DIRECTIVES PRIOR TO PROCEEDING.
FRAMING NOTES: 1. ALL HEADERS ARE 2 - 2 X 10 #2 SYP UNLESS NOTED OTHERWISE. 2. EXTERIOR SHEATHING IS 2" OSB CONTINUOUS PER I.B.C. 602.10 FOR BRACING. 3. NAILING PATTERN FOR OSB WALL SHEATHING IS EVERY 6" AT PERIMETER, AND EVERY 12" FOR FIELD NAILING. 4. PROVIDE TYVEK HOUSE WRAP OR EQUAL. 5. HURRICANE STRAPS AT EACH ROOF RAFTER/TRUSS TO TOP PLATE. 6. USE TREATED SYP WHERE LUMBER IS IN CONTACT WITH CONCRETE. 7. WINDOW AND DOOR HEADERS @ 6'-10" A.F.F. 8. ALL SUB-FLOOR DECKING IS 2" T+G. 9. ALL FRAMING MEMBERS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE. 10. ROOF TRUSSES LAYOUT AND DESIGN ARE PER MANUFACTURERS INSTRUCTIONS. 11. LVL BEAMS ARE PER TRUSS MANUFACTURER.	NOTE: SOME ASSUMPTIONS WERE MADE PERTAINING TO THE EXISTING STRUCTURE. IF UPON DEMOLITION THE ACTUAL STRUCTURE IS FOUND TO DIFFER FROM SAID ASSUMPTIONS OR IS IN NON-WORKING CONDITION CALL RESIDENTIAL STRUCTURES P.C. AT 704.332.5460 FOR DIRECTIVES PRIOR TO PROCEEDING.



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

SUNROOM ADDITION

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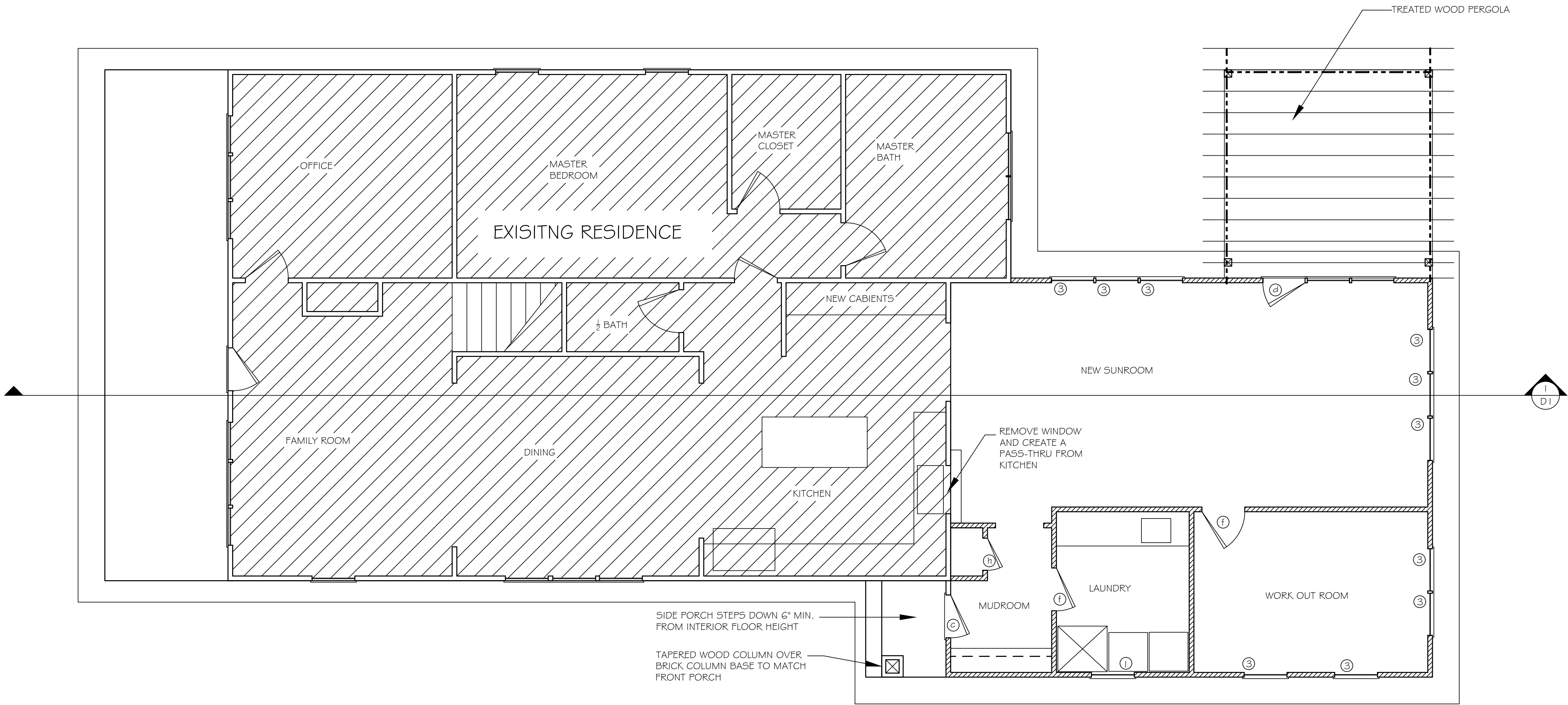
Project Sheet
Date JUNE 2018
Scale

A2

DOOR SCHEDULE			
	SIZE	DESCRIPTION	DETAILS
a	2'-8" x 6'-8"	9 LIGHT STEEL ENTRY	EXTERIOR, ALUM. SILL
b	2'-8" x 6'-8"	6-PANEL STEEL ENTRY	EXTERIOR, ALUM. SILL
c	2'-8" x 6'-8"	15 LIGHT ENTRY	EXTERIOR, ALUM. SILL
d	2'-8" x 6'-8"	15-LIGHT ATRIUM ENTRY	TRIPLE - SINGLE OPERATING W/2 FIXED PANELS
e	2'-6" x 6'-8"	ARCHED PAIR - WOOD	EXTERIOR, ALUM. SILL
f	2'-8" x 6'-8"	INTERIOR PASSAGE	
g	2'-6" x 6'-8"	INTERIOR PASSAGE	BARN DOOR
h	2'-4" x 6'-8"	INTERIOR PASSAGE	
i	3'-0" x 6'-8"	POCKET DOOR	
j	3'-0" x 6'-8"	CASED OPENING	
k	4'-0" x 6'-8"	CASED OPENING	
m	5'-0" x 6'-8"	CASED OPENING	
n	7'-0" x 6'-8"	CASED OPENING	

WINDOW SCHEDULE			
	SIZE	DESCRIPTION	SPECIAL
1	2'-6" x 6'-0"	DOUBLE HUNG TWN	
2	2'-6" x 6'-0"	DOUBLE HUNG QUAD	
3	2'-8" x 5'-4"	DOUBLE HUNG SINGLE - WOOD	MULL ON SITE TO MATCH EXISTING WINDOWS
4	2'-8" x 5'-0"	DOUBLE HUNG TRIPLE	
5	2'-6" x 5'-0"	DOUBLE HUNG TWN	
6	2'-6" x 5'-0"	DOUBLE HUNG SINGLE	
7	2'-6" x 4'-0"	DOUBLE HUNG TRIPLE	
8	2'-6" x 4'-0"	DOUBLE HUNG SINGLE	
9	5'-0" x 4'-0"	FIXED SASH	
10	2'-0" x 4'-0"	FIXED OVAL	

AREA	
EXISTING FIRST FLOOR	1480
EXISTING SECOND FLOOR	651
NEW FIRST FLOOR	756
NEW SECOND FLOOR	0
EXISTING FRONT PORCH	244
NEW SIDE PORCH	24
NEW HEATED	756
TOTAL HEATED	2131



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

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A3

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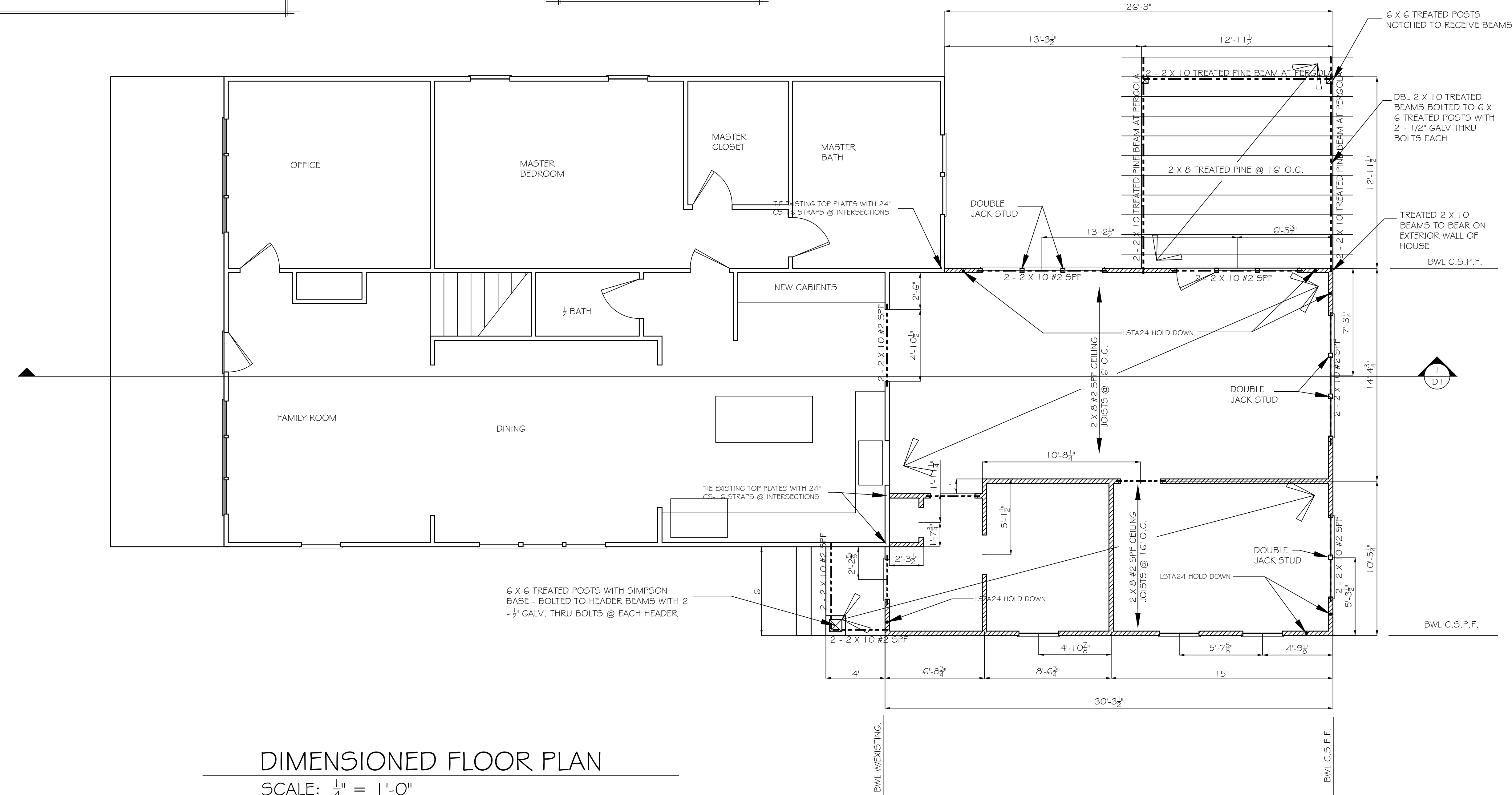
FIRST FLOOR AND CEILING FRAMING NOTES 1. O = # OF JACK STUDS, MATCH WALL THICKNESS 2. ALL INTERIOR / EXTERIOR LOAD BEARING HEADERS SHALL BE (2) - 2 X 10 #2 SYP WITH (1) JACK AND (1) KING STUD AT EACH END U.N.O. (3) 2 X 10 AT 2 X 6 WALLS U.N.O. 3. #J# @ E = # OF JACK STUDS AND # OF KING STUDS AT EACH END OF HEADER 4. MIN 1 L PER 3' OPENING 5. 2 X 6 #2 SYP CEILING JOISTS @ 16" O.C. 6. ROOF TRUSSES PER MANUFACTURER @ 24" O.C.	
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WALL STUD REQUIREMENTS	
EXTERIOR WALL HEIGHT	STUD SIZE / SPACING
h < 10'-0"	2 X 4 @ 16" O.C.
10'-0" < h < 11'-0"	2 X 4 @ 12" O.C.
11'-0" < h < 18'-0"	2 X 6 @ 16" O.C.
h > 18'	CONSULT ENGINEER

WIND BRACING NOTES	
1. 90 MPH WIND ZONE WEXP "B"	
2. ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCRG. INSTALL CONTINUOUS 5/8" OSB W 6D NAILS AT 6" O.C. AT PERIMETER AND 12" O.C. AT INTERMEDIATE SUPPORTS	

TYPICAL HANGERS	
MEMBER	HANGER
2 X 8	LUS28
2 X 10	LUS210
2 X 12	LUS210
(2)2X8	HUS28-2
(2)2 X 10	HUS210-2
(2)2X12	HUS210-2
(2) 9 1/2" / (2) 11 1/4" LVL	HGU5410
(2) 14" / (2) 16" / (2) 18" LVL	HGU5414
(3) 9 1/2" LVL	HGU55.50/10
(2) 11 1/4" LVL	HGU55.50/12
(3) 14" / (2) 16" / (2) 18" LVL	HGU55.50/14
(4) 9 1/2" LVL	HGU57.25/10
(4) 11 1/4" LVL	HGU57.25/12
(4) 14" / (2) 16" / (2) 18" LVL	HGU57.25/14

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DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

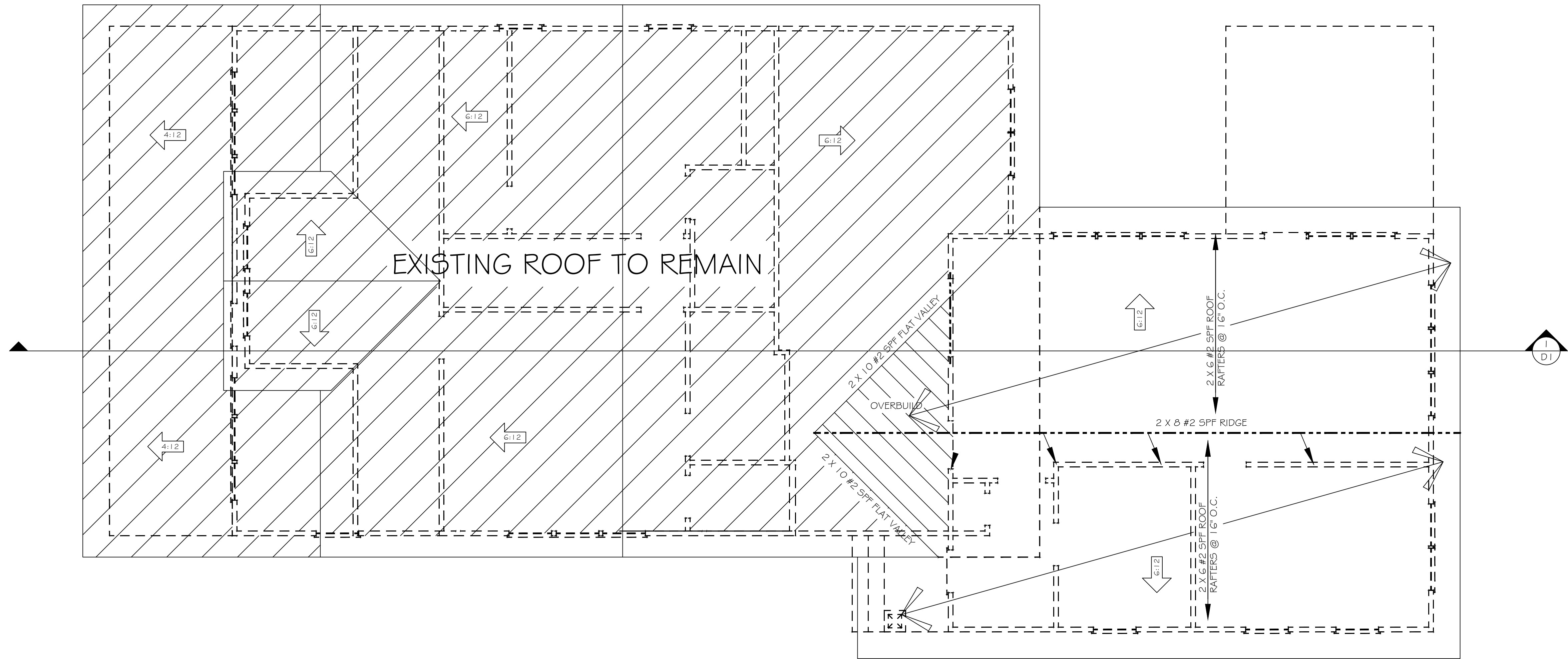
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A4

FOOTING AND SLAB NOTES: 1. ALL FOOTINGS ARE CONTINUOUS POUR - 3000 PSI CONCRETE. 2. MINIMUM THICKNESS FOR THICKENED SLAB FOOTINGS IS 8" BELOW SLAB. 3. MINIMUM DEPTH OF ALL FOOTINGS IS 12" BELOW GRADE. 4. ALL FOOTINGS BASED ON SOIL CAPACITY OF 2000 PSF. 5. MINIMUM WIDTH FOR PERIMETER TURNDOWN FOOTINGS IS 20". 6. MINIMUM WIDTH FOR THICKENED SLABS IS 16". 7. USE 6 X 6 WELDED WIRE MESH OR FIBER-MESH IN ALL SLABS. 8. PRE-TREAT SLAB AREAS AND CRAWLSPACE FOR TERMITES. 9. INSTALL 6 MIL POLY VAPOR BARRIER IN CRAWLSPACE, BENEATH CONCRETE SLABS. 10. FILL TOP COURSE OF CMU PIERS AND FOUNDATION WALL SOLID. 11. INSTALL 2" X 10" ANCHOR BOLTS IN FOUNDATION WALL @ 6' O.C. 12. ANCHOR BOLTS MUST BE WITHIN 12" FROM CORNERS AND AT LEAST TWO BOLTS PER SECTION OF TREATED PLATE. 13. MINIMUM EMBEDMENT IN CONCRETE FOR ANCHOR BOLTS IS 7". 14. APPLY WATERPROOFING MEMBRANE TO EXTERIOR OF CRAWLSPACE WALLS WHERE EXTERIOR GRADE IS HIGHER THAN INTERIOR GRADE. PROVIDE 4" DRAIN PIPE TO DAYLIGHT. 15. FOR UNBALANCED FILL EXCEEDING 4", FILL CMU BLOCKS SOLID. 16. PROVIDE CRAWLSPACE ACCESS DOOR, MINIMUM SIZE, 24" X 30". 17. F.P. = SLUSH PIER.	FIRST FLOOR AND CEILING FRAMING NOTES: 1. O = # OF JACK STUDS, MATCH WALL THICKNESS. 2. ALL INTERIOR / EXTERIOR LOAD BEARING HEADERS SHALL BE (2) - 2 X 10 #2 SYP WITH (1) JACK AND (1) KING STUD AT EACH END U.N.O. (3) 2 X 10 AT 2 X 6 WALLS U.N.O. 3. #J/K@EE = # OF JACK STUDS AND # OF KING STUDS AT EACH END OF HEADER. 4. MIN 1' K PER 3' OPENING. 5. 2 X 8 #2 SYP CEILING JOISTS @ 16" O.C. 6. ROOF TRUSSES PER MANUFACTURER @ 24" O.C.	ROOFING FRAMING NOTES: 1. 2 X 6 #2 SYP RAFTERS U.N.O. 2. B.B. = BEAM BELOW 3. D.R. = DOUBLE RAFTER 4. ALL HIPPS, RIDGES, VALLEYS TO BE 2 X 10 #2 SYP U.N.O. 5. BROW = BRACE ROOF ON WALL. 6. ROOF BRACE POINT AND BRACE TO LOCATION. 7.
	WALL STUD REQUIREMENTS EXTERIOR WALL HEIGHT STUD SIZE / SPACING h < 10'-0" 2 X 4 @ 16" O.C. 10'-0" < h < 11'-0" 2 X 4 @ 12" O.C. 11'-0" < h < 18'-0" 2 X 6 @ 16" O.C. h > 18' CONSULT ENGINEER	WIND BRACING NOTES 1. 90 MPH WIND ZONE W/EXP "B". 2. ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCR. INSTALL CONTINUOUS OSB W 6D NAILS AT 6" O.C. AT PERIMETER AND 12" O.C. AT INTERMEDIATE SUPPORTS.
CRAWLSPACE VENTILATION: 1. PROVIDE 8" X 16" CRAWLSPACE VENTS (.35 SQ FT OF VENT AREA EACH). 2. INSTALL ONE VENT WITHIN 3' OF EACH CORNER. 3. INSTALL 6 MIL POLY GROUND COVER OVER 100% OF CRAWLSPACE.	TYPICAL HANGERS MEMBER HANGER 2 X 8 LU528 2 X 10 LU5210 2 X 12 LU5210 (2)2X8 HUS28-2 (2)2 X 10 HUS210-2 (2)2X12 HUS210-2 (2) 9 1/2" / (2) 11 1/2" LVL HGUS410 (2) 14" / (2) 16" / (2) 18" LVL HGUS414 (3) 9 1/2" LVL HGUS5.50/10 (2) 11 1/2" LVL HGUS5.50/12 (3) 14" / (2) 16" / (2) 18" LVL HGUS5.50/14 (4) 9 1/2" LVL HGUS7.25/10 (4) 11 1/2" LVL HGUS7.25/12 (4) 14" / (2) 16" / (2) 18" LVL HGUS7.25/14	NOTE: SEAL IS FOR NEW STRUCTURE ONLY AS SPECIFIED ON PLAN-SET. WE CANNOT GUARANTEE THE CONDITION OR INTEGRITY OF THE MATERIALS IN THE EXISTING PORTIONS OF THE DWELLING. DUE TO THE DATE OF THE EXISTING CONSTRUCTION, THE EXISTING PORTIONS OF THE HOUSE MAY LIKELY NOT MEET THE 2012 NCR. MINIMUM CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE EXISTING CONDITIONS OF CONSTRUCTION MATERIALS AND REPAIR/REPLACE DAMAGED MATERIAL OR STRUCTURAL COMPONENTS AS NEEDED. IF ADDITIONAL ANALYSIS IS REQUIRED FOR ANY OF THESE AREAS CALL RESIDENTIAL STRUCTURES P.C. AT 704.332.5460 FOR DIRECTIVES PRIOR TO PROCEEDING. NOTE: SOME ASSUMPTIONS WERE MADE PERTAINING TO THE EXISTING STRUCTURE. IF UPON DEMOLITION THE ACTUAL STRUCTURE IS FOUND TO DIFFER FROM SAID ASSUMPTIONS OR IS IN NON-WORKING CONDITION CALL RESIDENTIAL STRUCTURES P.C. AT 704.332.5460 FOR DIRECTIVES PRIOR TO PROCEEDING.
FRAMING NOTES: 1. ALL HEADERS ARE 2 - 2 X 10 #2 SYP UNLESS NOTED OTHERWISE. 2. EXTERIOR SHEATHING IS 5/8" OSB CONTINUOUS PER I.B.C. 602.10 FOR BRACING. 3. NAILING PATTERN FOR OSB WALL SHEATHING IS EVERY 6" AT PERIMETER, AND EVERY 12" FOR FIELD NAILING. 4. PROVIDE TYVEK HOUSE WRAP OR EQUAL. 5. HURRICANE STRAPS AT EACH ROOF RAFTER/TRUSS TO TOP PLATE. 6. USE TREATED SYP WHERE LUMBER IS IN CONTACT WITH CONCRETE. 7. WINDOW AND DOOR HEADERS @ 6'-10" A.F.F. 8. ALL SUB-FLOOR DECKING IS 3/4" T+G. 9. ALL FRAMING MEMBERS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE. 10. ROOF TRUSSES LAYOUT AND DESIGN ARE PER MANUFACTURERS INSTRUCTIONS. 11. LVL BEAMS ARE PER TRUSS MANUFACTURER.		

SUNROOM ADDITION



ROOF PLAN

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

Project Name and Address
DREW AND AASHIMA RODKEY
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CHARLOTTE, NC

Project Sheet
Date JUNE 2018
Scale

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