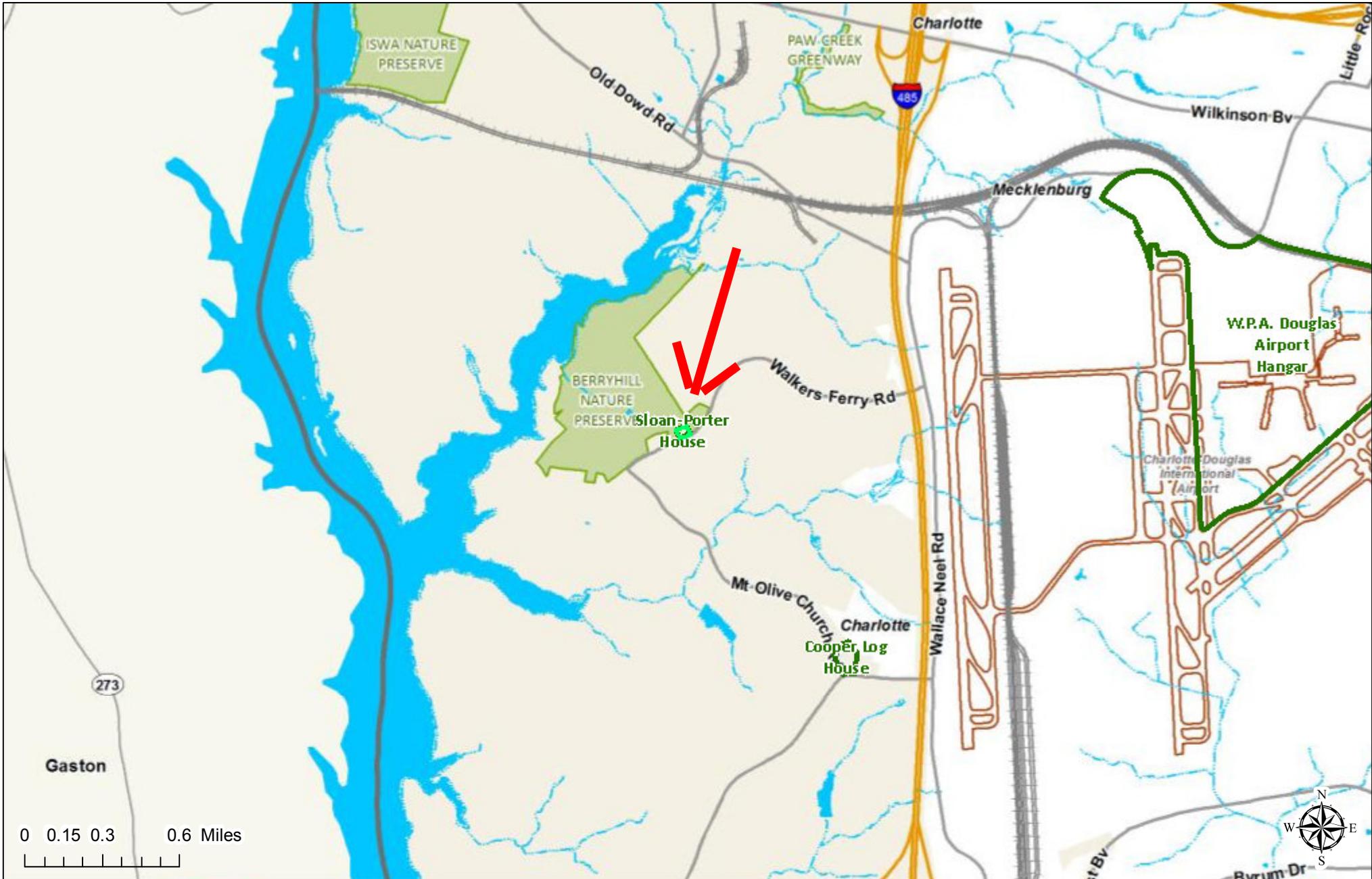




# **The Sloan-Porter House (c. 1810/1890)**

# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 8/3/2016 12:14:54 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

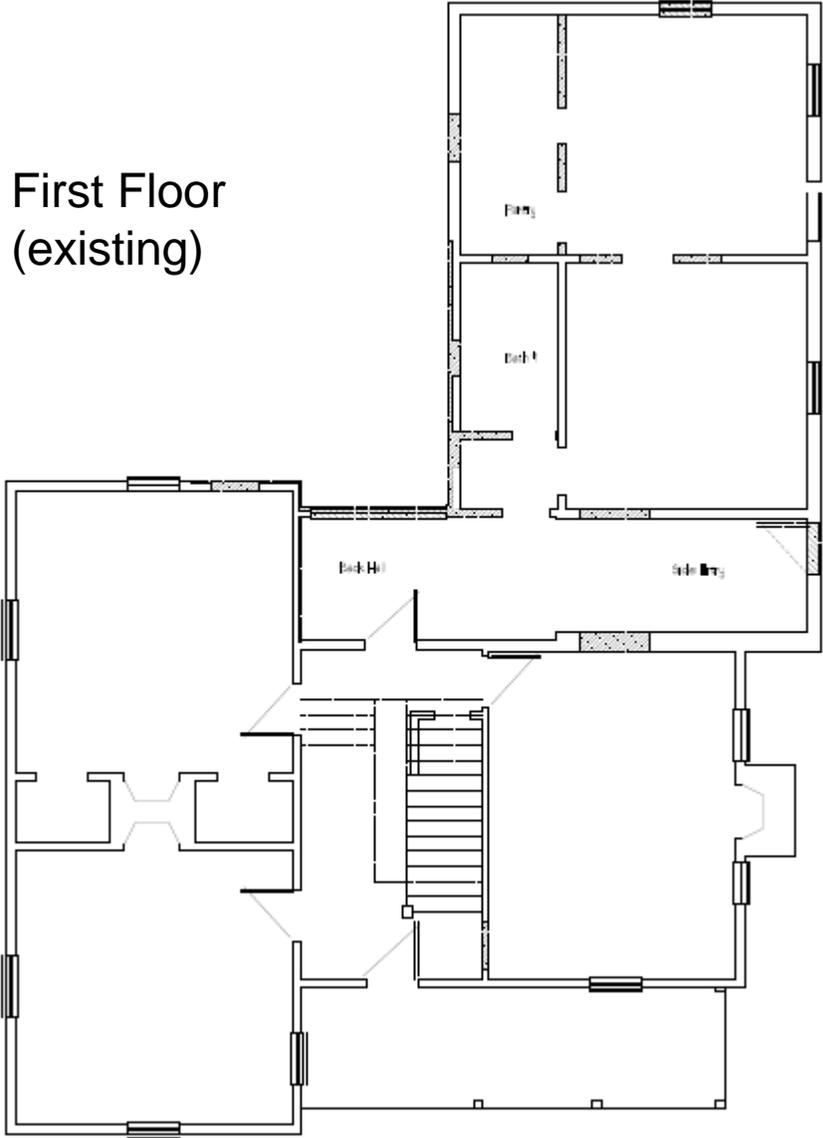
# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 8/3/2016 12:13:36 PM

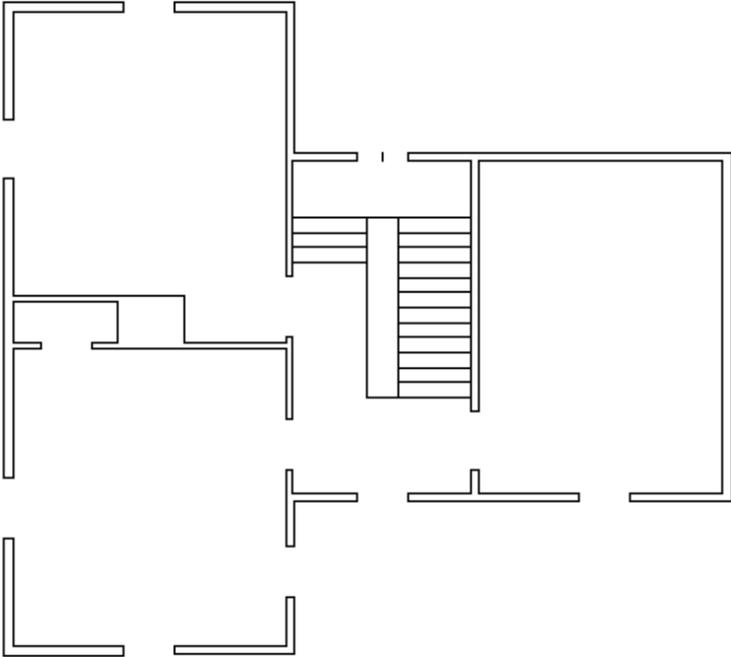


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

First Floor  
(existing)

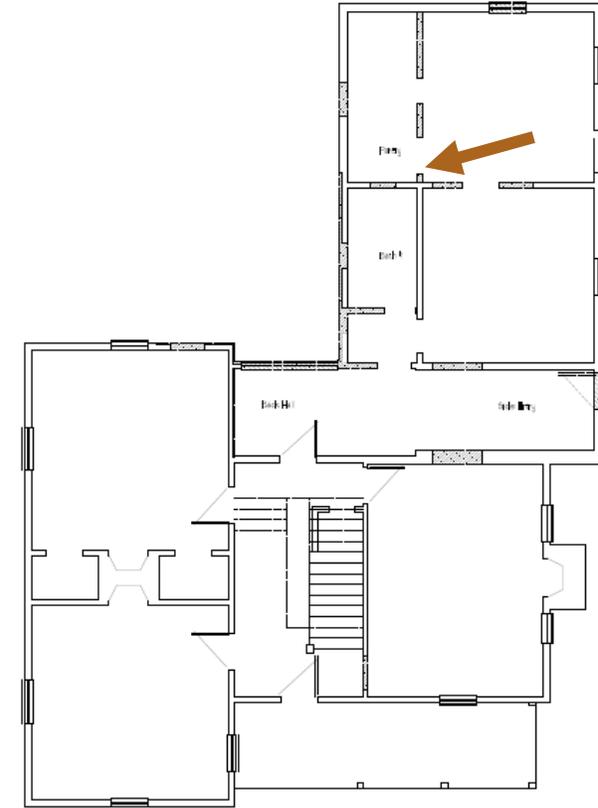


Second Floor  
(existing)



# Structural Renovations

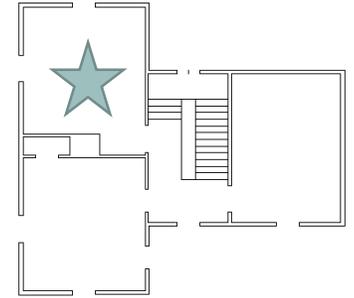
- Structurally, the Sloan-Porter House is in remarkably good shape for its age and neglect.
- However, the 1890 rear ell was built, almost literally, on the ground.
  - At the back porch (the first door on the ell) the floor of the ell is, at most, about 6 inches off the ground.
  - At the kitchen door (the second door on the ell), the floor joists are literally on the ground.
- As a result, there has been substantial deterioration of the flooring system (although it is difficult to determine exactly how bad it is).



# Interior Renovations: Completed

We started a variety of interior renovations before designation.

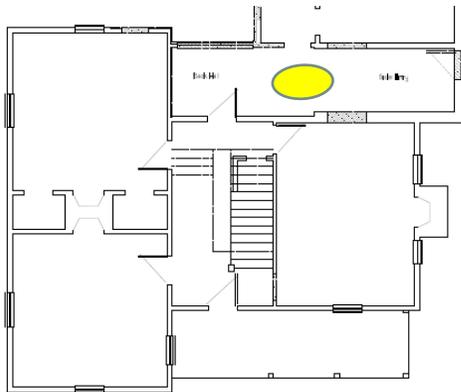
- Some we completed, others are ongoing.
- **These have included ...**
  - Painting and Refinishing Floors in the upstairs 1890 bedrooms.



# Interior Renovations:

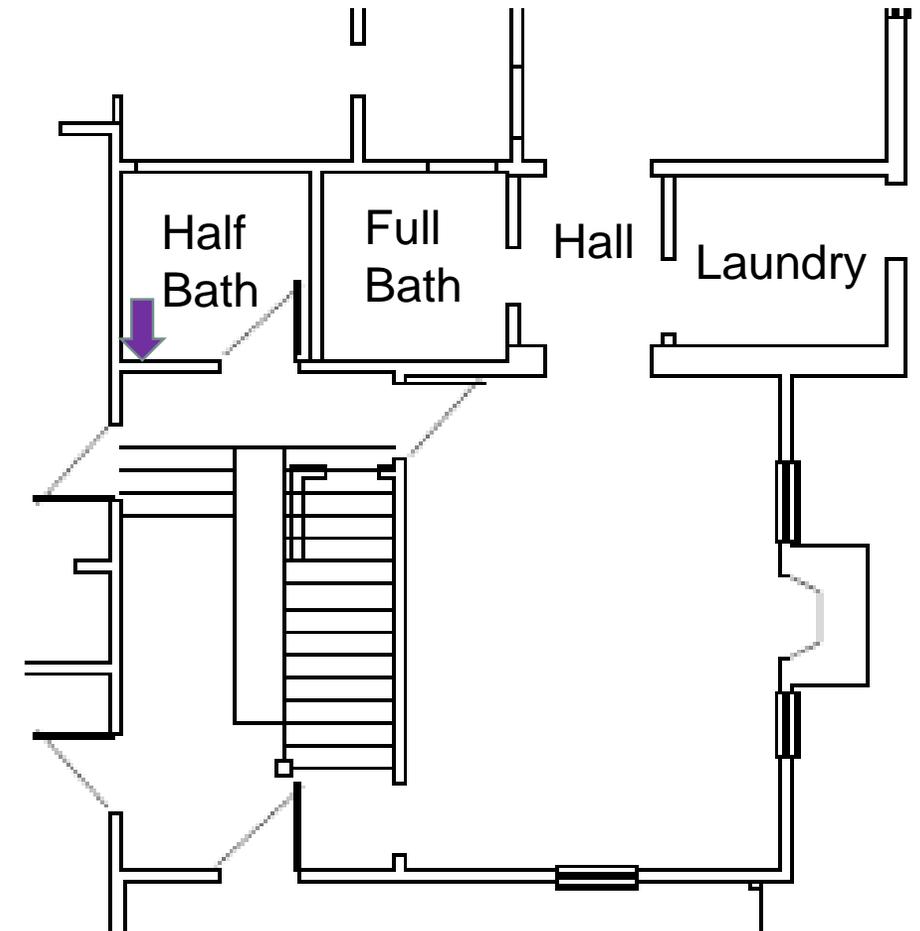
We started a variety of interior renovations before designation.

- Some we completed, others are ongoing.
- **These have included ...**
  - Removal of drywall and ceiling tiles, etc. in back porch/hallway.
  - Underneath, were the original, whitewashed log walls of the c.1810 structure.



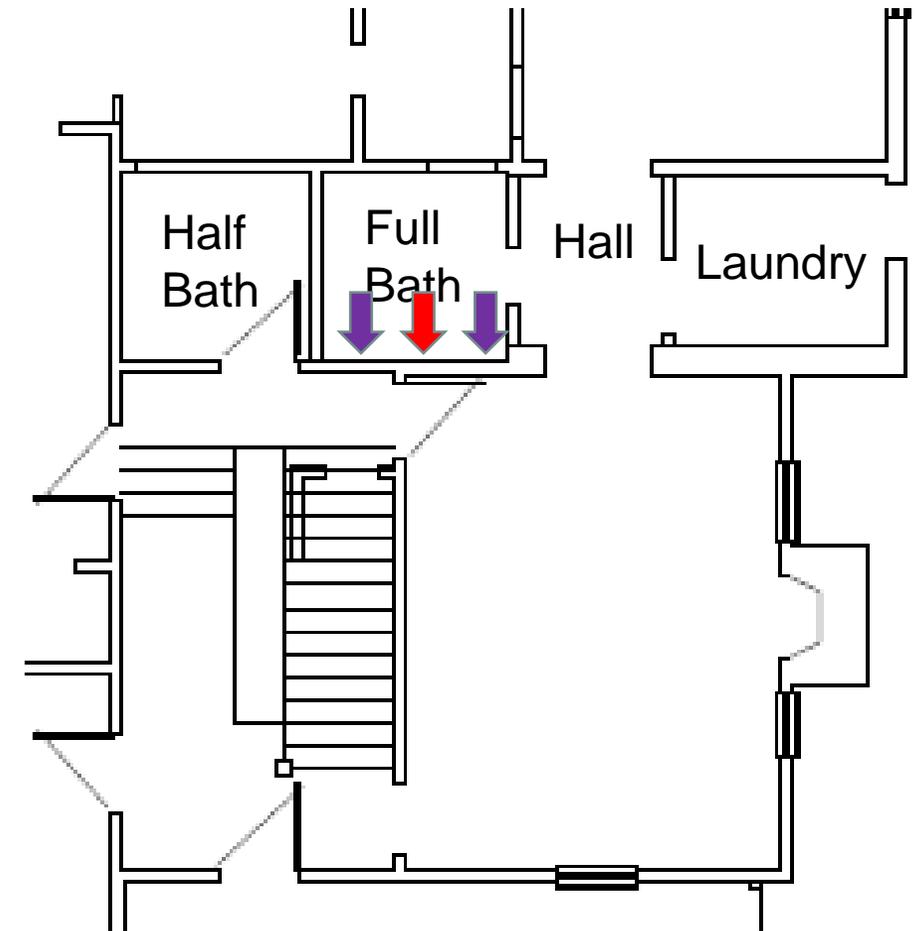
# Interior Renovations: Planned

- **Planned Interior Renovations** (*for which I am seeking a COA*)
  - **Complete Interior Reconstruction of Back Porch**
    - **Half Bath**
      - Entry to the half-bath will be via the door at the back of the entry hall that previously led onto the back porch.
      - We will refinish the original porch flooring and reuse it in the half bath.
      - Ceiling will be bead board.
      - Original log wall will remain exposed (at **ARROW**)
      - Other walls will be drywall to delineate new materials.
      - Fixtures will be antique, including a cast iron sink and vanity made from a 19<sup>th</sup> C. washstand.



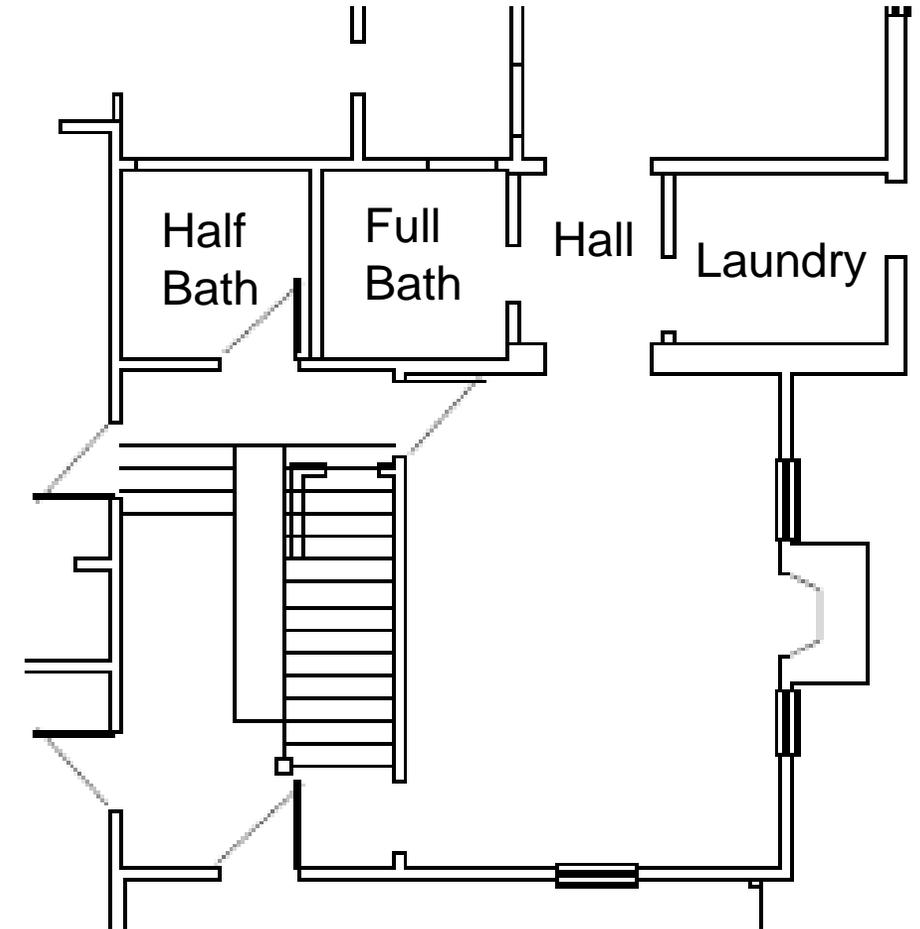
# Interior Renovations: Planned

- **Planned Interior Renovations** (*for which I am seeking a COA*)
  - **Complete Interior Reconstruction of Back Porch**
    - **Full Bath**
      - Entry to the full-bath will be via the new hall.
      - Flooring will be hexagonal marble tile.
      - Ceiling will be bead board.
      - Original log wall will remain exposed (at **ARROW**)
      - Other walls will be drywall to delineate new materials.
      - Fixtures will be antique replicas, including a cast iron claw foot tub and pedestal sink.
      - Sink will be set in niche created by old doorway (and bearing the initials “F.H.S.” in green milk paint – at **ARROW**) .



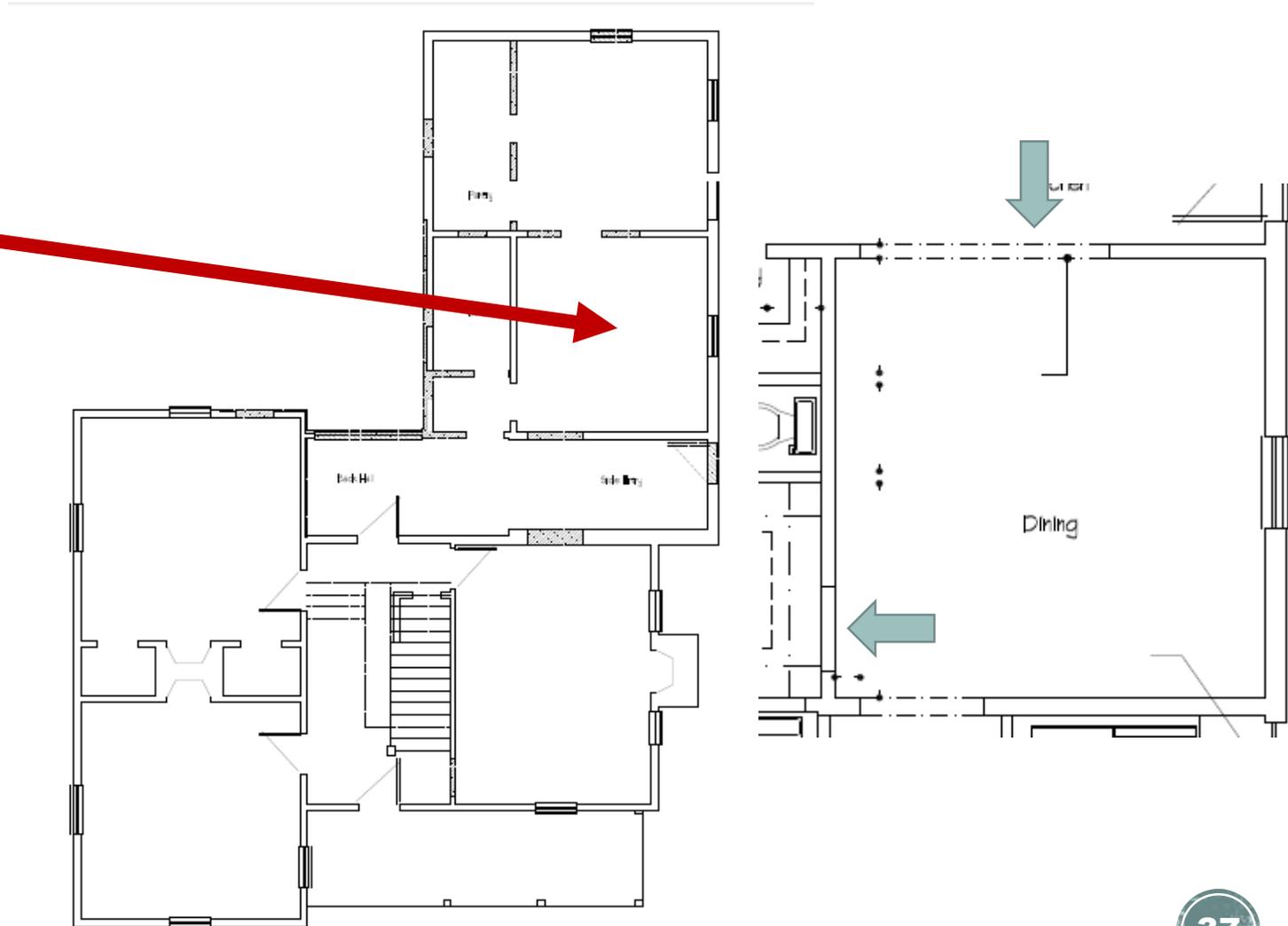
# Interior Renovations: Planned

- **Planned Interior Renovations** (*for which I am seeking a COA*)
  - **Complete Interior Reconstruction of Back Porch**
    - **Hall**
      - Cased openings from log house and into dining room.
      - We will refinish the original porch flooring and reuse it in the hall.
      - Ceiling will be salvaged bead board.
      - Walls will be drywall to delineate new materials.



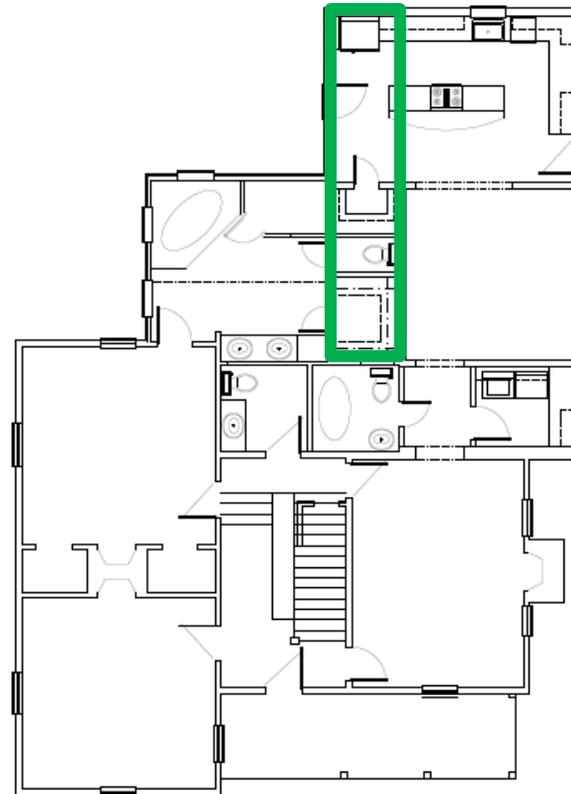
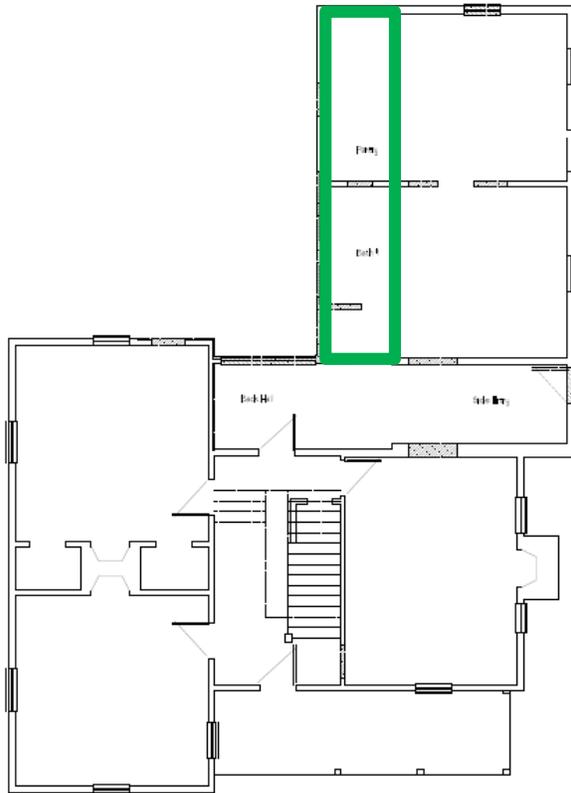
# Interior Renovations: Planned

- **Planned Interior Renovations** *(for which I am seeking a COA)*
  - **Renovation of Dining Room**
    - We plan to restore the dining room to its original appearance.
    - The only alterations to the dining room will be ...
      - 1. To widen the door opening between the dining room and the kitchen to provide a slightly more open plan.
      - 2. Wall up the door opening to the 1930's addition (and cover with salvaged, matching paneling).



# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Demolition of 1930s Shed Roofed Addition to Rear Ell**
    - Accordingly, we propose to demolish this addition. We will reconstruct the 1930s addition and incorporate that area into the renovated kitchen.



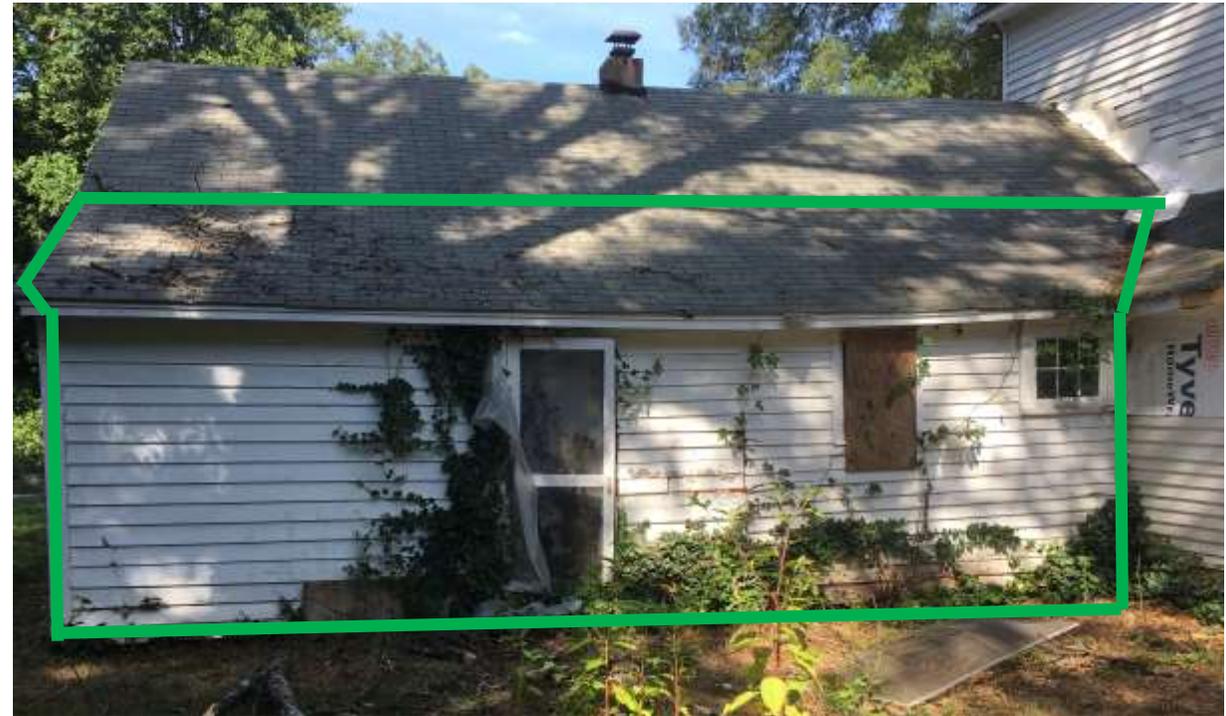
# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Demolition of 1930s Shed Roofed Addition to Rear Ell**
    - At some point in the 1930s, the Sloan Family built a shed roofed addition that runs the length of the west wall of the ell.
    - This addition contains (from the main house) ...
      - A small hall
      - A bathroom
      - A mud room
      - A pantry
    - This addition was poorly constructed and is in very poor condition.



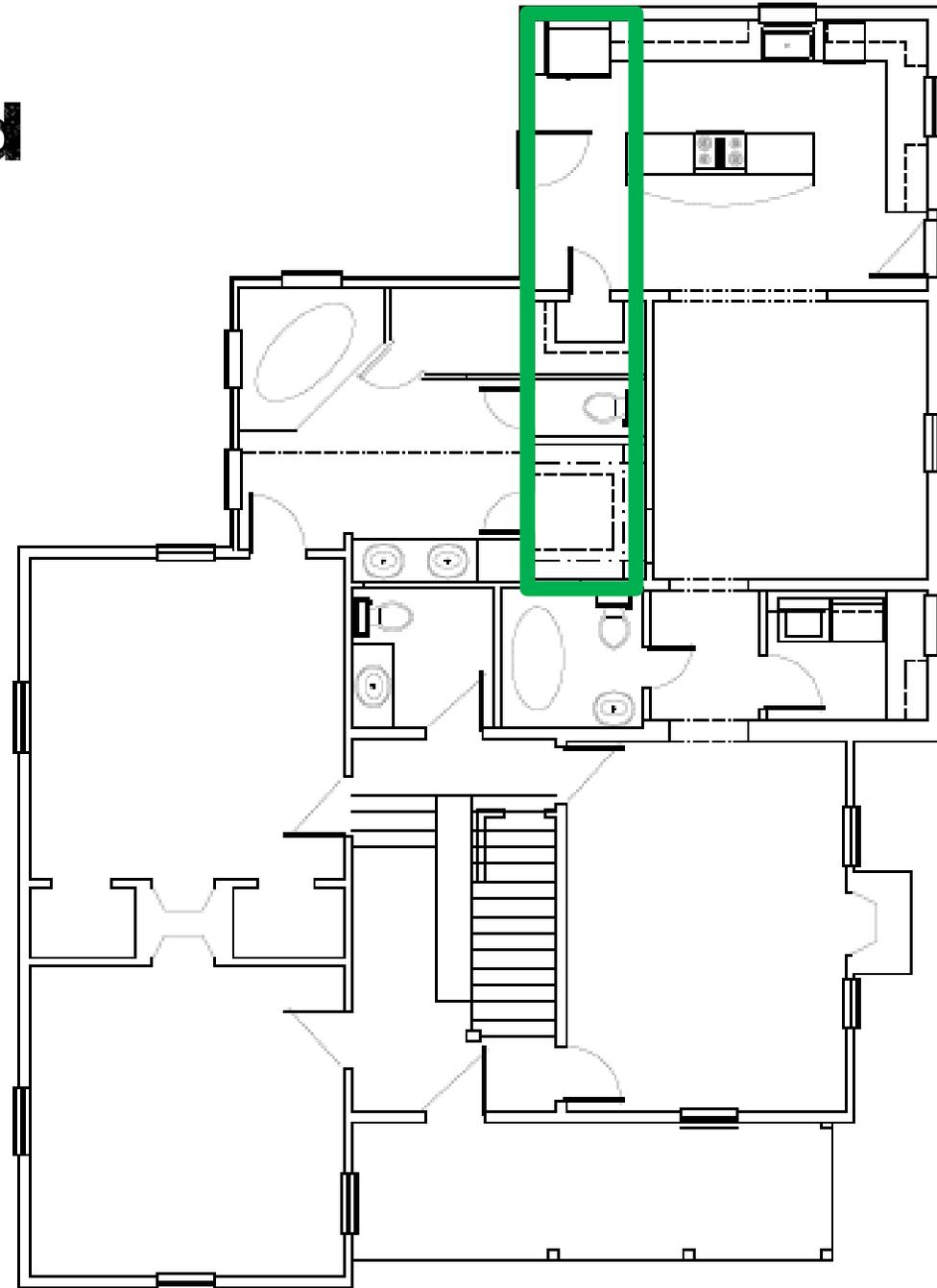
# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Demolition of 1930s Shed Roofed Addition to Rear Ell**
    - At some point in the 1930s, the Sloan Family built a shed roofed addition that runs the length of the west wall of the ell.
    - This addition contains (from the main house) ...
      - A small hall
      - A bathroom
      - A mud room
      - A pantry
    - This addition was poorly constructed and is in very poor condition.



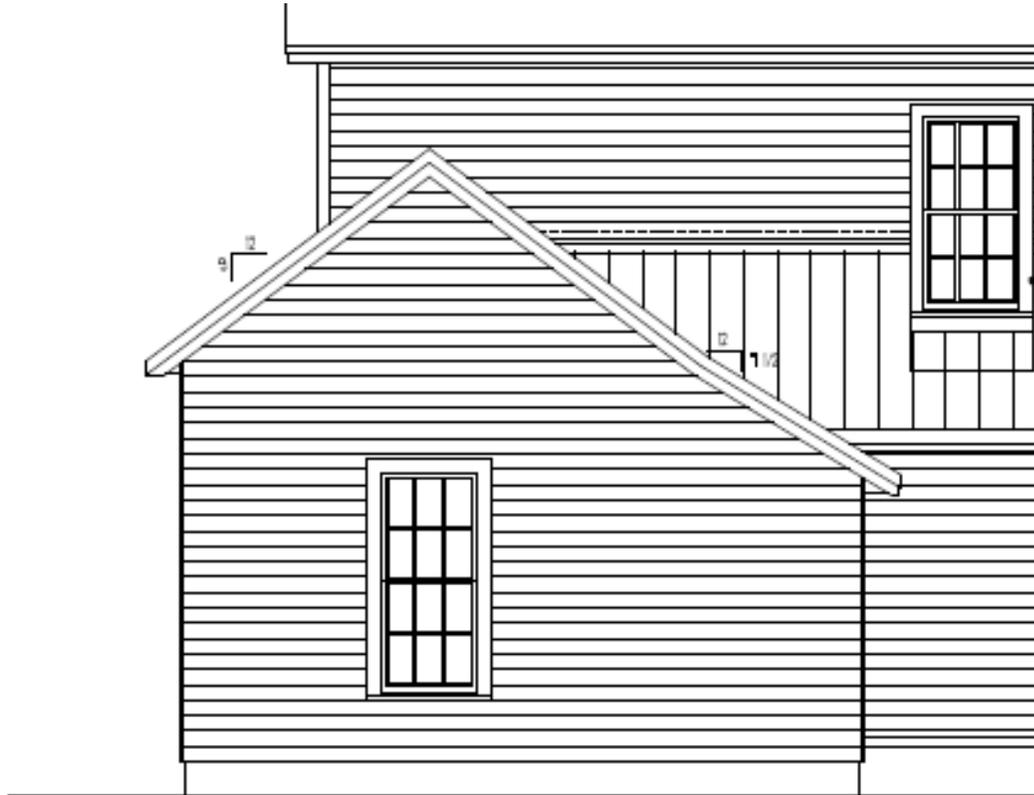
# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Demolition of 1930s Shed Roofed Addition to Rear Ell**
    - Accordingly, we propose to demolish this addition. We will reconstruct the 1930s addition and incorporate that area into the renovated kitchen.
    - The profile of the north elevation of the Rear Ell will, upon completion of the Addition, appear unchanged.



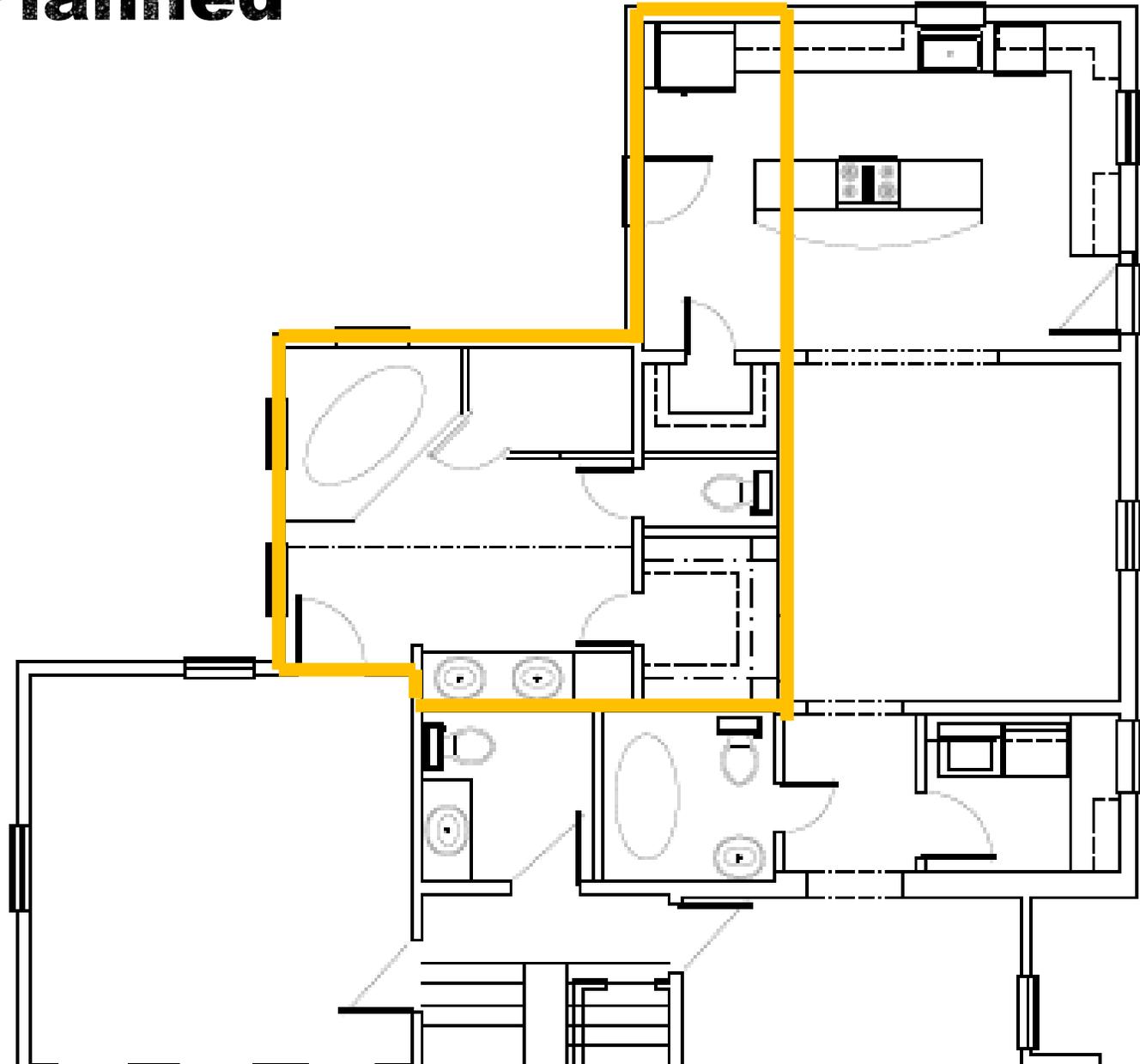
# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Demolition of 1930s Shed Roofed Addition to Rear Ell**
    - The profile of the north elevation of the Rear Ell will, upon completion of the Addition, appear unchanged.



# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Master Bathroom and Kitchen Addition**
    - The Addition would add a modern Master Bathroom, closet space, enable the creation of a larger and more modern Kitchen, and replace the pantry from the 1930s addition.



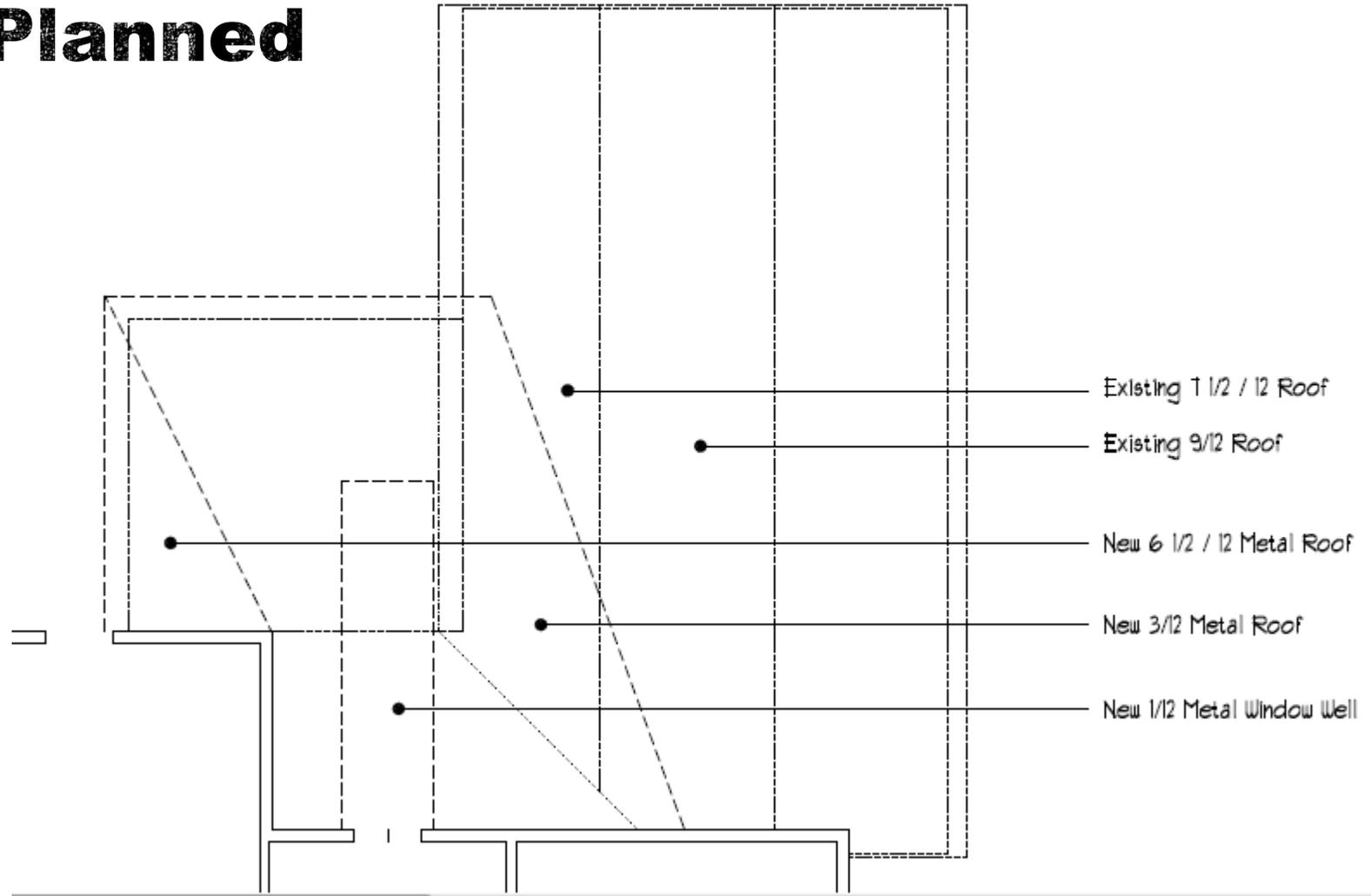
# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Kitchen Addition and Remodel**
    - We will return the walls of the kitchen to horizontal, tongue-and-groove boards (both original and salvaged).
    - The floor will be salvaged hardwood.
    - Cabinets will be solid wood in a traditional style.
    - Countertops will be complementary as well.



# Addition: Planned

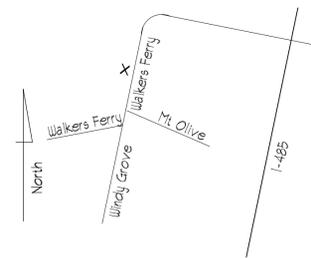
- **Planned Addition** (*for which I am seeking a COA*)
  - **Master Bathroom and Kitchen Addition**
    - The roof of the Master Bath will be standing seam metal.



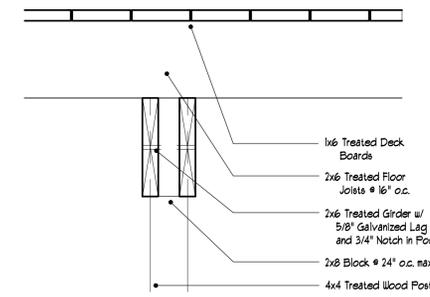


**10124 Walkers Ferry Road  
 Square Footage Summary**

1st Floor = 1431 Sq Ft    1st Floor Addition = 195 Sq Ft  
 Porch = 360 Sq Ft    Total Heated = 1626 Sq Ft

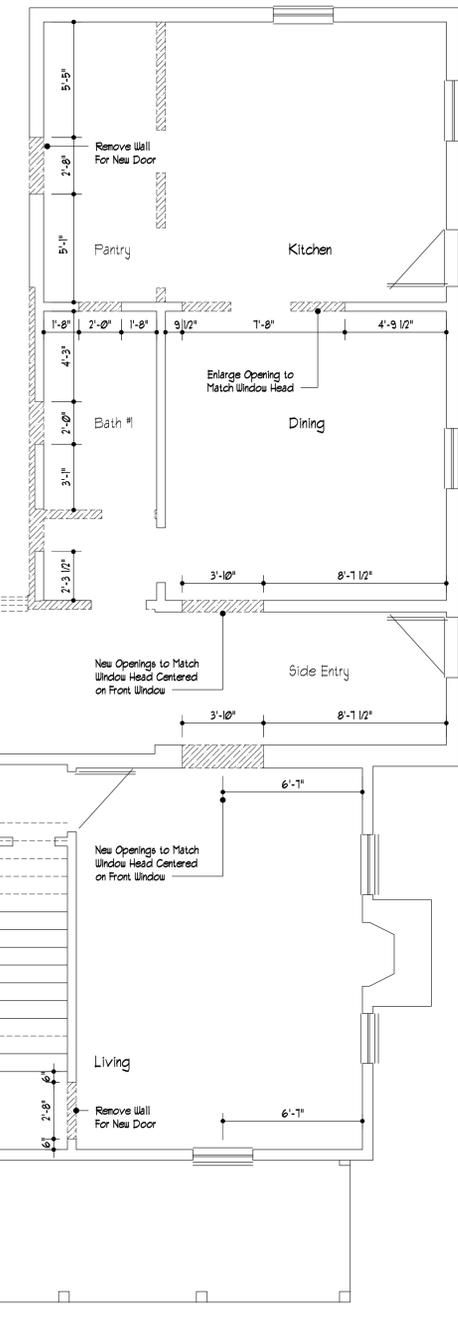


**1 Vicinity Map**  
 No Scale



**1 Alt Deck Detail**  
 1/2" = 1' - 0"

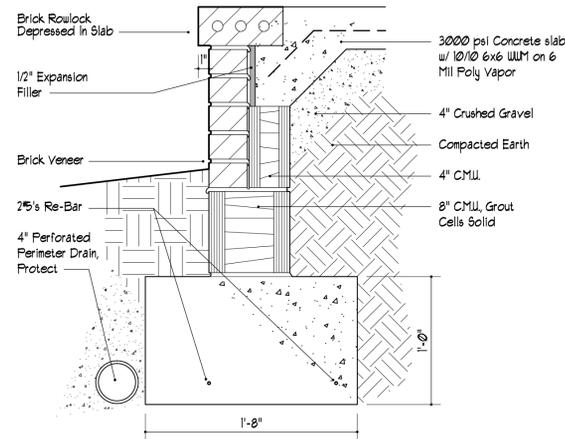
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holdowns Are Required if Sheathed as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.



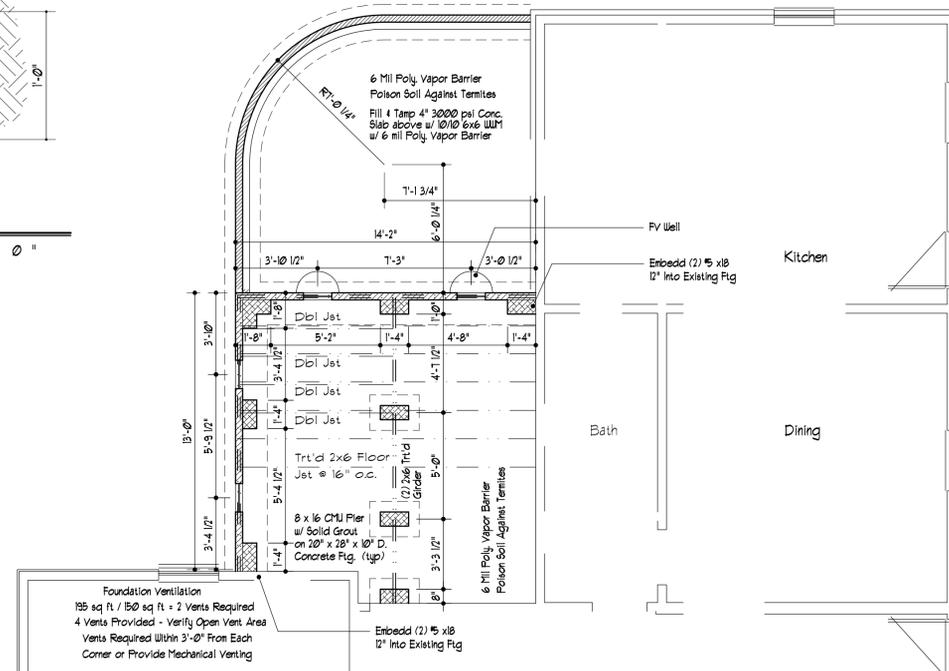
**2 1st Floor Demolition**  
 1/4" = 1' - 0"

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

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 Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support U.N.O.  
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

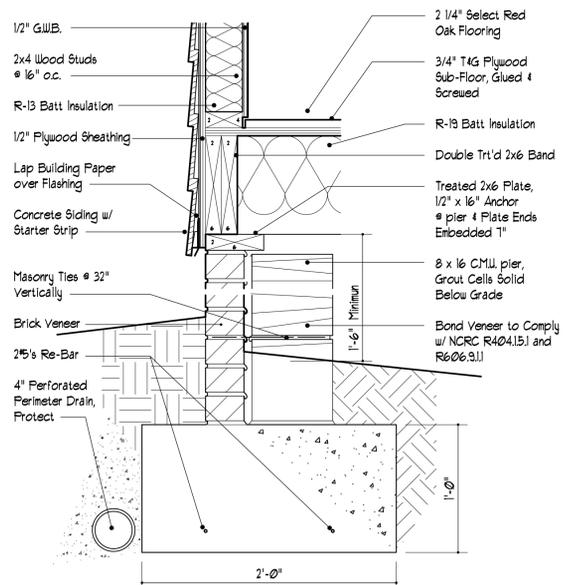


**6 Patio Detail**  
 1/2" = 1' - 0"

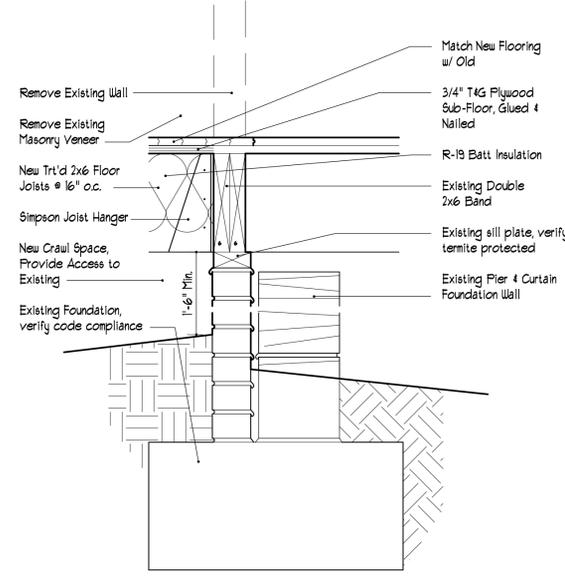


**3 Foundation Plan**  
 1/4" = 1' - 0"

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 5.50/10



**5 Typical Detail**  
 1/2" = 1' - 0"



**4 Addition Detail**  
 1/2" = 1' - 0"

Clarke  
 Renovation/  
 Addition  
 10124  
 Walkers  
 Ferry  
 Road  
 Charlotte  
 NC

July 23, 2016  
 July 29, 2016



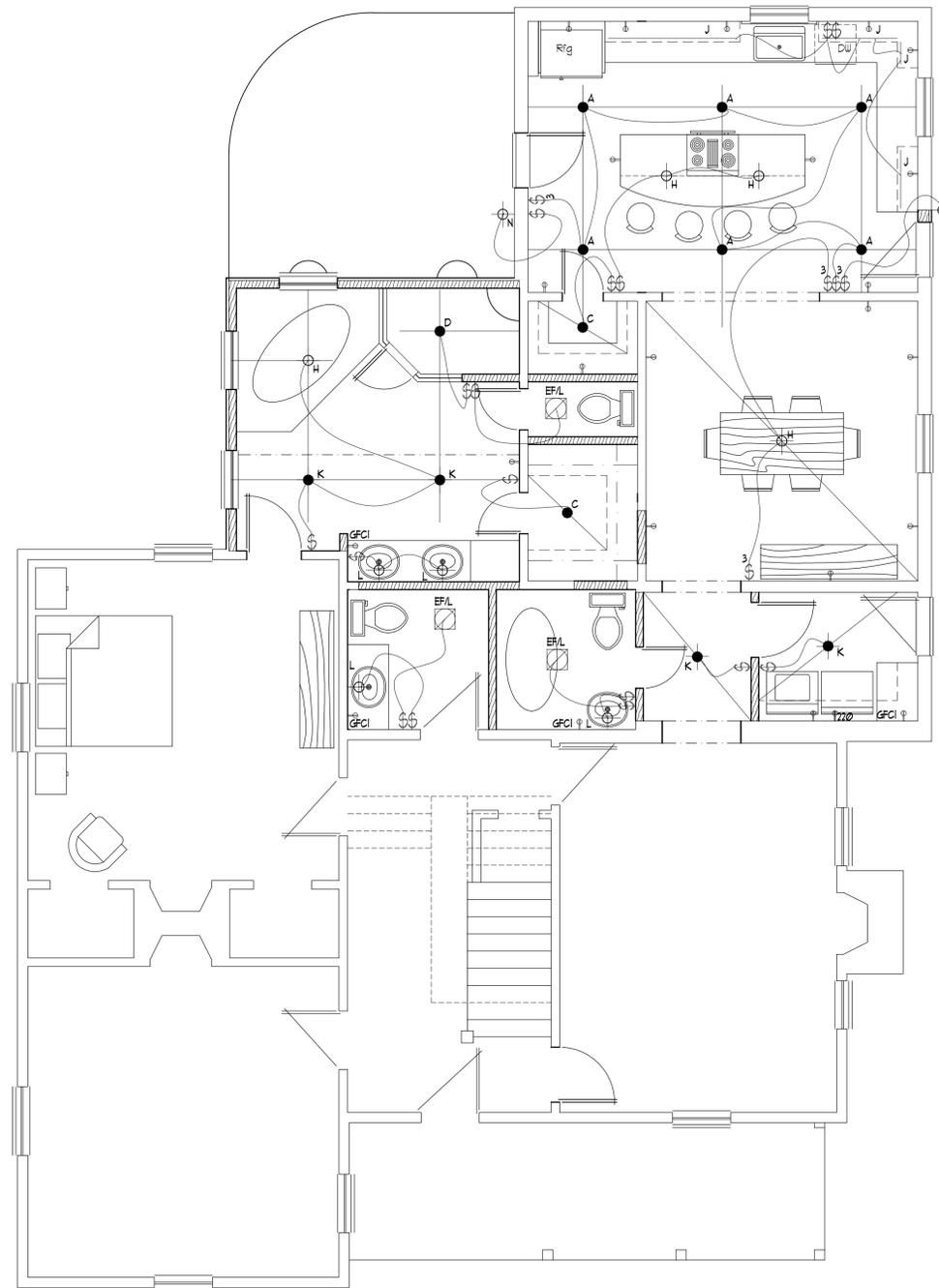
**Hanger Schedule**

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 550/10

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

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 Under 6'-0" require 1 King 1 Jack Stud Under Each End Support U.N.O.  
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

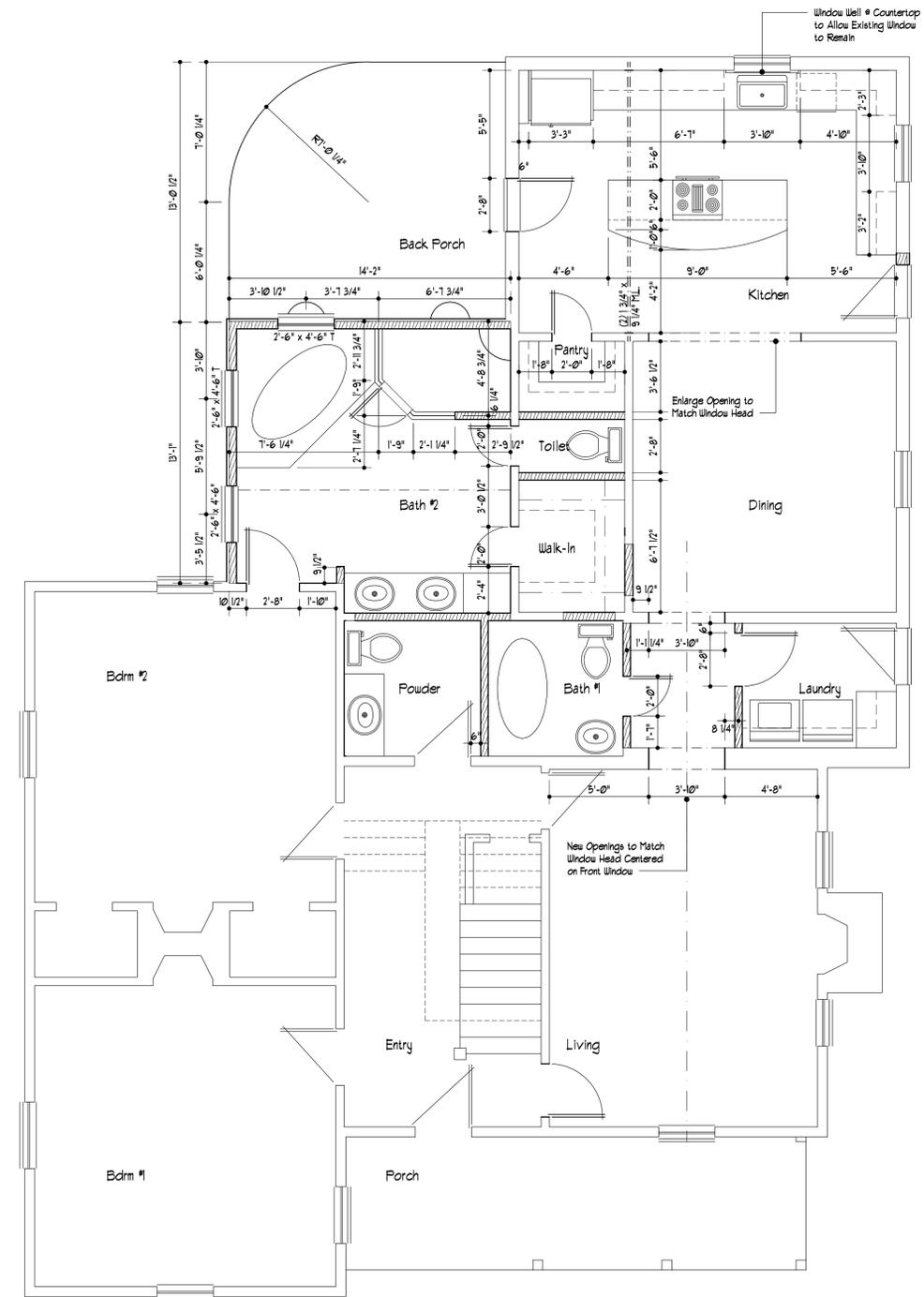
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**2 Electrical Plan**  
 1/4" = 1'-0"

**LIGHTING SCHEDULE**

- A Juno IC2 24W Recessed Incand. 15W R30
- B Juno IC1 14W Small Dia. Incand. 60W R30
- C Juno TC111 Closet Light 15W A-19
- D Juno TC110 Shower Light 15W A-19
- E Juno TC2-22 Exterior Recessed 15W A-19
- F Exterior Flood Lights
- G Casablanca 54" Ceiling Fan
- H By Owner Installed By G.C. Hanging
- I By Owner Installed By G.C. Mini Hanging
- J U.C. Puck Lighting As Required
- K By Owner Installed by G.C. Flush
- L Vanity Fixture
- M Quarter Sphere Wall Sconce
- N Outdoor Wall Sconce
- O Juno 261W Sloped Cig Recessed 100W A-19
- P 4 Ft Fluorescent Shop Light



**1 Renovated Plan**  
 1/4" = 1'-0"

Clarke  
 Renovation/  
 Addition

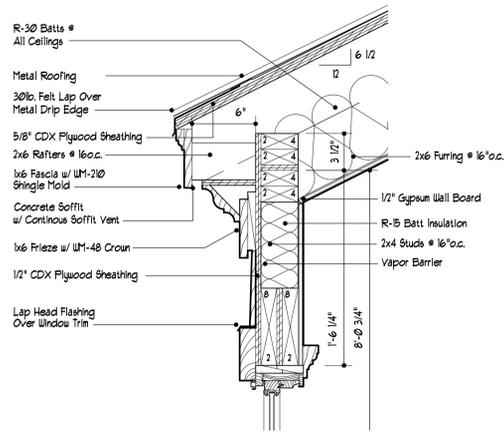
10124  
 Walkers  
 Ferry  
 Road

Charlotte  
 NC

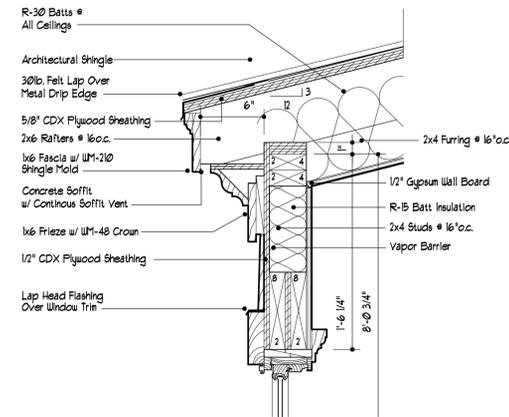
July 23, 2016  
 July 29, 2016

Roof Notes

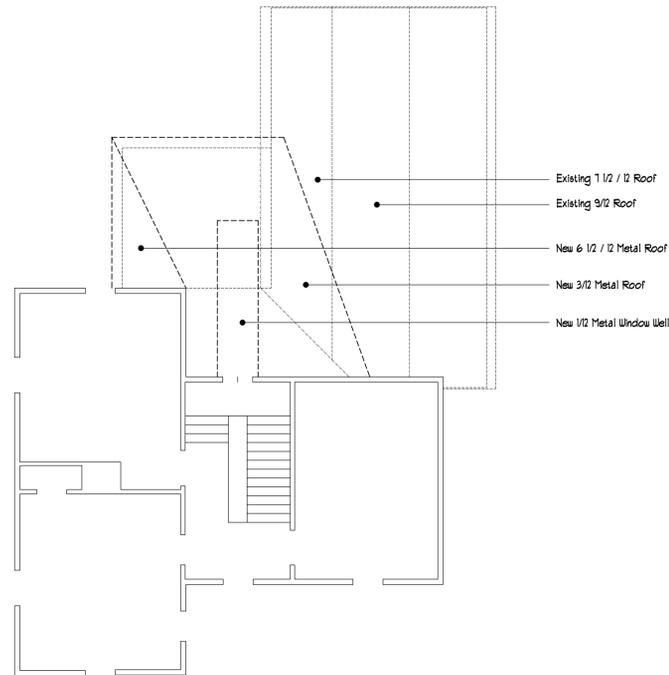
Rafters shall be 2x6 @ 16" o.c., SFF #2 Except as Noted  
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges  
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter  
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted  
 All "Hogs" shall be 2- 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 Stud "T's" up to 10'  
 Braces over 10' are (2) 2x6 Stud "T's" up to 10' Except as Noted  
 Roof Designed For Asphalt Shingles



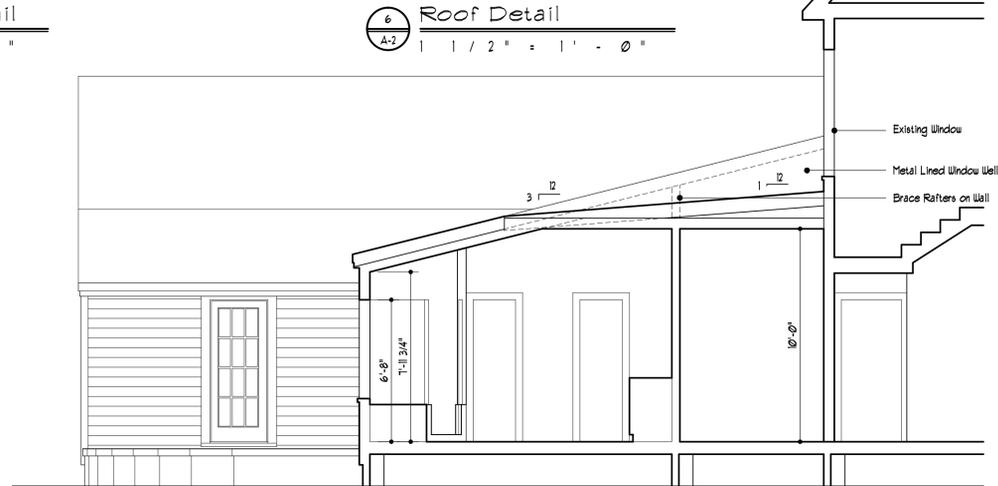
5 Roof Return Detail  
 1/2" = 1' - 0"



6 Roof Detail  
 1/2" = 1' - 0"



4 Ren Roof Plan  
 1/8" = 1' - 0"



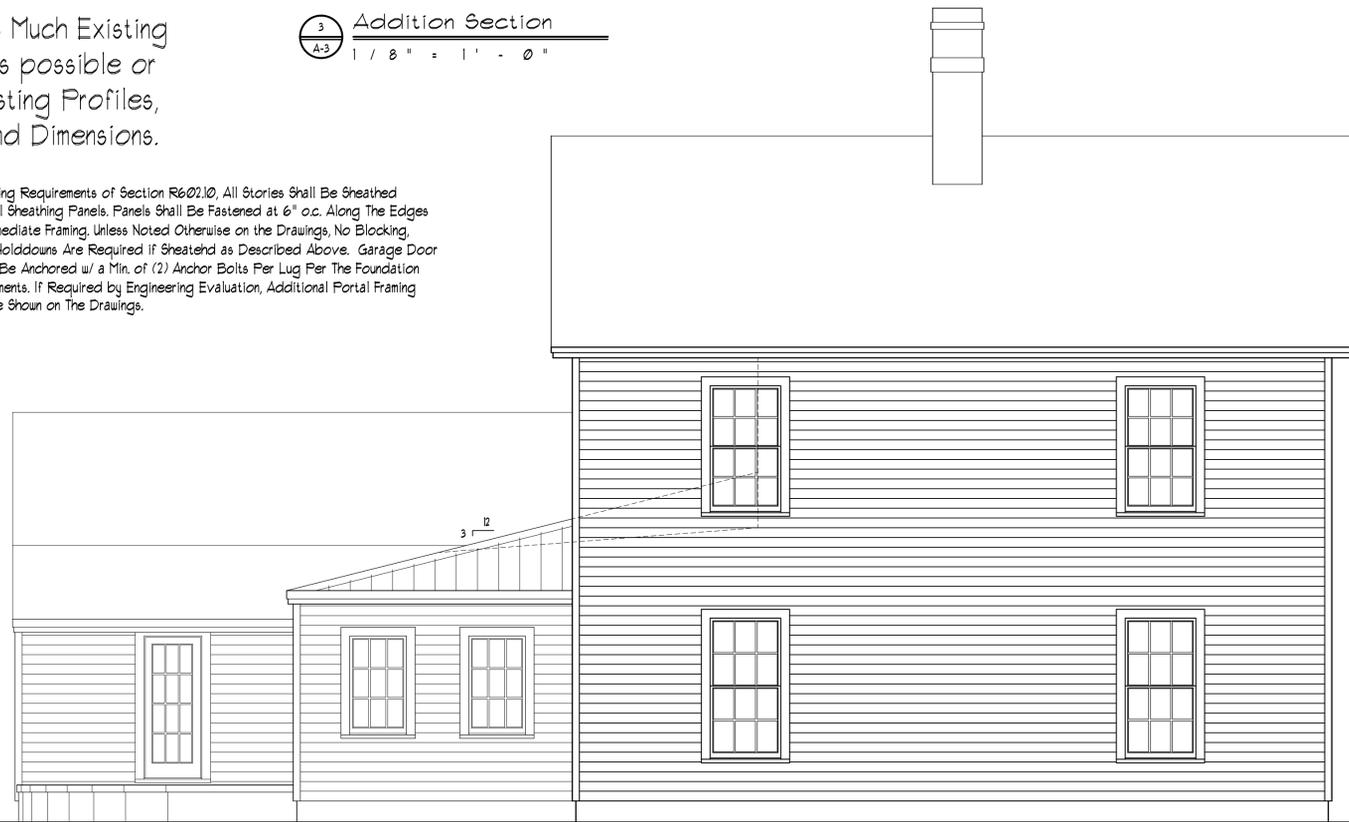
3 Addition Section  
 1/8" = 1' - 0"

Note:  
 Re-use as Much Existing  
 Material as possible or  
 Match Existing Profiles,  
 Finishes and Dimensions.

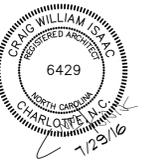
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2 Ren Rear Elevation  
 1/4" = 1' - 0"



1 Ren Left Elevation  
 1/4" = 1' - 0"



Clarke  
 Renovation/  
 Addition

10124  
 Walkers  
 Ferry  
 Road

Charlotte  
 NC

July 23, 2016  
 July 29, 2016

# Addition: Planned

- **Planned Addition** (*for which I am seeking a COA*)
  - **Patio**
    - The last aspect of the addition, is a brick Patio off the kitchen.
    - This patio, which will be at grade, will fill the space between the EII and the Addition.
    - Like the rest of the Addition, the Patio will not be visible from the road.

