

CASE SUMMARY • CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission Evidentiary Hearing • September 11, 2025

Project Planner | Hillary Taylor, LEED-AP | 910.765.0862 | hillary.taylor@wilmingonnc.gov

Address:	218 North 5 th Avenue	District:	Historic District Residential (HD-R)
Request:	Install a rear sunroom and ca	rport	
Property	Turid Kaehny		
Owner:	218 N 5 th Avenue		
	Wilmington, NC 28401		



218 North 5th Avenue | Front (West) Façade | 8/2025 (staff)

Case Overview

The applicant is requesting to install a sunroom on an existing wood deck at the rear (east) elevation of the building, and a carport over the driveway located at the northeast corner of the property.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the September 11, 2025 meeting are a part of this request unless otherwise noted.

Property Information

Property Description

The following property description is adapted from the Wilmington Historic District Boundary Expansion and Additional Documentation report, dated 2003 (originally listed 1974).

The one-story building constructed circa 1990 is a contemporary, gable front house with an attached hip roof porch. It was included as a non-contributing resource because of its age at the time it was documented.

Sanborn Fire Insurance Maps

- **1904 Map.** A 2-story dwelling occupied the parcel.
- **1915 Map**. Unchanged.
- **1951 Map.** Three accessory structures have been added to the rear of the dwelling.
- **1955 Map.** Two of the accessory structures at the rear of the dwelling have been demolished, with one remaining at the southeast of the lot.

Current Conditions

- 1. The subject house is a non-contributing resource to the Historic District-Residential (HD-R). Revisions to all facades of a building and the site are subject to design review in this district.
- 2. The subject property is located on North 5th Avenue between Grace Street and Chestnut Street.

Proposed Findings of Fact

Property Information

- 3. The subject property is a contributing resource to the Historic District (HD-R). Revisions to all facades of a building and the site are subject to design review in this district.
- 4. No prior Certificates of Appropriateness have been issued for the property.

Scope of Work

- 5. The applicant proposes to construct a sunroom on the existing deck at the rear (east) elevation of the house.
 - a. The existing wood deck, framing, and wood lattice skirting will be retained. The deck will be modified as needed to accommodate the sunroom installation.
 - b. Three (3) existing columns on the deck will be removed and replaced with three (3) new 6" x 6" wood posts on the east elevation to support the sunroom.
 - c. The sunroom will feature white vinyl framing with non-operable, full-height picture windows on the rear (east) and side (north and south) elevations.
 - d. A full-view outswing glass door will be installed on the rear (east) elevation, and full-view sliding glass doors will be installed on the south elevation.
 - e. The sunroom roof will be a studio-style roof, averaging 9' in height from grade to peak. It will feature insulated roof panels with an integrated gutter and downspout system.
- 6. The applicant proposes to construct a carport 16' L x 18' W over the driveway located at the northeast corner of the lot.
 - a. The proposed carport will have a setback of 20′ 9″ from the front (east) property line and 5′ from the north property line.

- b. The existing fence at the rear of the driveway will be removed and relocated approximately 8' to the west, aligning parallel to the existing fence structure.
- c. The proposed carport will be supported by 6" x 6" wood columns in a Craftsman style with solid wrap details.
- d. The exterior of the carport will be finished with fiber-cement lap siding, matching the color of the siding and trim of the existing house.
- e. The roof of the proposed carport will be constructed with metal-blend material and will be 14' in height from grade level to the peak of the roof. The roof will feature a front slope with a 6/12 pitch.
- f. Footings will be placed at grade level.

Staff Observations

- 7. Staff notes the following:
 - a. The side (north) elevation of the sunroom will be visible from North 5th Avenue.
 - b. A code compliance specification sheet and detailed sunroom installation guidelines are attached to the application.
 - c. While the site plan for the carport notes depicts new drive gates, these are not included within the scope of this application.

Applicable Design Standards

8. The following Wilmington Design Standards for Historic Districts and Landmarks are applicable to this request:

Section	Description	Standards
1.6	Secretary of the Interior's Standards	1-5, 9, 10

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.4 District Setting-Walkways, Driveways and Off-Street Parking

- 1. Retain and preserve the patterns, features and materials of existing walkways, driveways, and off-street parking areas that contribute to the character of the historic district. That includes brick and stone pavers, and poured concrete features predating roughly 1950.
- 12. Design off-street parking to be unobtrusively located in the rear or side yard and visually screened from the street with appropriate fencing, walls and/or landscaping. Parking areas placed directly in front of primary buildings are inappropriate.

2.5 District Setting-Accessory Structures

- 5. New accessory structures should be appropriately located to not visually compete with the property's primary structure. They may not be located in a front or side yard, and garage locations should be based upon their method of vehicular access (termination of a driveway or off an alley). Garages may not be attached to the primary structure if they are visible from a street. Gazebos and playground equipment are not appropriate in front or side yards.
- 6. The scale of all accessory structures should be minimal and subordinate to the property's primary structure. With the exception of Accessory Dwelling Units (ADUs), no accessory structure should feature a building footprint exceeding six hundred and fifty (650) square feet or a height greater than one (1) story.
- 7. The style of an accessory structure may reflect the character of the main building or have a historically compatible, utilitarian appearance. Features and details that create a false sense of history should not be part of new structures.

3.5 General Building-Porches and Entrances

- 1. Retain and preserve original and/or historic porches and entrances, as well as their functional and decorative features that contribute to the significance of the building and the area.
- 8. A false sense of history should not be created by the introduction of inappropriate features and details to a porch or entrance area.
- 10. Rear and side porches may be converted to sunrooms if the new design is compatible with the architectural style of the house and the glass elements can be removed without adversely affecting the structure.

Recommended Conditions

If the commission elects to issue a Certificate of Appropriateness for this request, staff recommends the following conditions be applied.

- 1. No mature trees or historic landscaping shall be removed as a result of this proposed project.
- 2. All construction shall comply with the regulations and requirements imposed by the Land Development Code and other applicable federal, state, or local law, ordinance, or regulation, including the North Carolina Building Code. All required permits shall be obtained.
- 3. Changes to the project from that described in the application and submittals, shall be reviewed by the Historic Preservation Commission, or if minor in nature as specified in the Wilmington Design Standards for Historic Districts and Landmarks, by staff through the administrative bypass process.

Public Hearing Notice

Notification Type	Date	
Signs posted	8/28/25	
Notice mailed to adjacent property owners	8/28/25	
Newspaper advertisement date	9/5/25	

Attachments

- 1. Applications (Received 8/5/2025 and 8/13/2025)
- 2. Case Map (Dated 8/15/2025)
- 3. District Map (Dated 8/15/2025)
- 4. Narrative Photos (Received 8/5/2025 and 8/13/2025)
- 5. Site Plans, Project Plans, and Elevations (Received 8/5/2025 and 8/13/2025)
- 6. Materials (Received 8/5/2025 and 8/13/2025)
- 7. Photos (Received 8/5/2025 and 8/13/2025)



218 North 5th Avenue | Looking southeast from driveway at existing deck on the rear (east) elevation | 8/2025 (staff)



218 North 5th Avenue | Side (North) Façade | 8/2025 (staff)



218 North 5th Avenue | Side (South) Façade | 8/2025 (staff)



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

APPLICATION SUBMITTAL REQUIREMENTS

- Applications are due by 1:00 PM on the submission deadline date and can be dropped off in person, submitted via email to: <u>preservation@wilmingtonnc.gov</u> or mailed to PO Box 1810, Wilmington, NC 28402.
- Do not drop off, email, or mail-in an application for major work prior to scheduling a pre-application meeting. Meetings may be scheduled by calling 910-254-0900.
- Application fees must be paid before the COA can be granted. Invoices for the application fee and the
 neighboring property owner mailing fee (\$0.85 per notice) will be provided by staff after submission and
 will include deadlines and payment instructions. If you wish to pay over the phone, please call 910-2540900 to arrange credit card payments.
- All applicable items listed on the submittal checklist are required for an application to be considered complete.
- Applications will be reviewed for completeness before they are accepted. Incomplete applications will not be scheduled for HPC review.

Historic Preservation Commission Meeting Dates and Submission Deadlines

Meeting Date	Submission Deadline
August 14, 2025	7/9/2025
September 11, 2025	8/5/2025
October 9, 2025	9/2/2025
November 13, 2025	10/7/2025
December 11, 2025	11/4/2025

Application Fees

Check one:	Estimated Project Cost	Application Fee	
	Up to \$ 17,999	None	
	\$ 18,000 - \$ 24,999	\$ 20	
	\$ 25,000 - \$ 49,999	\$ 25	
	\$ 50,000 - \$ 99,000	\$ 35	
	\$ 100,000 - \$ 499,000	\$ 50	
	\$500,000 or more	\$ 100	

Approval of after-the-fact (ATF) work (completed without a COA) requires application submittal and an ATF fee of \$100.

Is this an after-the-fact approval?				
Г	∃ Yes	□No		

For more information:

City of Wilmington • Planning and Development Department • Historic Preservation 929 N. Front Street, 1st Floor PO Box 1810, Wilmington, NC 28402

preservation@wilmingtonnc.gov • 910.254.0900

RECEIVED

By Ben Riggle at 3:07 pm, Aug 05, 2025



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

PLEASE TYPE OR PRINT

Description Change Address	218 N.	5th Ave;	Wilmington	NC 28401
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Property Street Address:

R04817-013-002-000

RECEIVED

Tax Parcel Number:

By Ben Riggle at 3:14 pm, Aug 04, 2025

Property Owner Information

If the applicant is not the property owner, an agent form (below) is required to be signed by the property owner and submitted with an application. Application must be signed by all legal property owners.

Phone: 919-454-7599	Wilmington, NC 28401 Email address: turid.kaehny@gmail.com
Signature:	Date:
AGENT FORM (This section is required	if the applicant is anyone other than the property owner)
Turid Kaehny	the undersigned owner, do hereby appoint
Jeff Serens	
to the property described in the attached	
Submit a property petition and Appear at public meetings to g of the owner	ne city of Wilmington that said person owing acts for or on behalf of the owner: d require supplemental materials give testimony and make commitments on behalf
 Accept conditions or recomme 	endations made for the issue
Act on the owner's behalf with directly or indirectly connecte	d with or arising out of any petition for a certificate of
Act on the owner's behalf with directly or indirectly connecte	s property
Act on the owner's behalf with directly or indirectly connecte appropriate- This appointment agreement shall cont in conjunction with this appointment.	nout limitations with regard to any and all things d with or arising out of any petition for a certificate of inue in effect until final disposition of the petition submitte
Act on the owner's behalf with directly or indirectly connected appropriate- This appointment agreement shall cont in conjunction with this appointment. er(s) name(s): Turid Kaehny	nout limitations with regard to any and all things d with or arising out of any petition for a certificate of



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

SUBMITTAL CHECKLIST

Standards.

If the information is not included with the application, the request cannot be scheduled for review by the Commission. Please check off the items below if completed:

Signed Application Form / Agent Form (as needed)
 Project Narrative Brief detailed description of the project, including a description of how the proposed changes are consistent with the Wilmington Design Standards for Historic Districts
 Tax Map This can be found online at New Hanover County GIS Portal at https://www.nhcgov.com/844/GIS-Maps-Data
 Proposed Building Materials Product sheets for each type of material proposed (including windows, doors, roof, siding, etc.) Material Sheet Checklist if applicable May include brochures or manufacturer's specification sheets
 Digital Photos (all photos may be emailed) A keyed site plan or lot diagram showing existing structures, features and conditions A close-up of the proposed work area. These scopes will require additional information including but not limited to the following:
 New Construction, Major Alterations, Additions Site plan drawn to scale with existing and proposed buildings, setbacks, parking areas, driveways, trees to be removed or preserved, fences and landscaping. Architectural drawings, drawn to scale including elevations and floor plans.
 Additional information that helps determine whether the project is consistent with <u>Design</u>

Three dimensional models (optional)
 The applicant is responsible for supplying all information necessary to enable the Historic Preservation Commission (HPC) to understand the proposal and

Without sufficient information, the Commission may continue or deny the request.

potential impacts on the historic district or overlay.



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

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Is this an after-the-fact approval?				
Г	Yes	□No		

For more information:

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preservation@wilmingtonnc.gov · 910.254.0900



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PLEASE TYPE OR PRINT

Property Owner Information	
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Owner name(s):	
Mailing Address:	
Phone:	Email address:
Signature:	Date:
AGENT FORM (This section	is required if the applicant is anyone other than the property owner)
I	the undersigned owner, do hereby appoint
	to act on my behalf for the purpose of petitioning
to the property described in th I do hereby covenant and ag (agent) has the authority to • Submit a property	gree with the city of Wilmington that said person o do the following acts for or on behalf of the owner: petition and require supplemental materials leetings to give testimony and make commitments on behalf or recommendations made for the issuance of the certificate of
 Accept conditions of appropriateness of Act on the owner's directly or indirect appropriate. This appointment agreement in conjunction with this appropriate. 	pointment.
 Accept conditions of appropriateness of Act on the owner's directly or indirect appropriate. This appointment agreement in conjunction with this appropriate in conjunction with this appropriate. 	s behalf without limitations with regard to any and all things ally connected with or arising out of any petition for a certificate of ant shall continue in effect until final disposition of the petition submitted pointment.
Accept conditions of appropriateness of Act on the owner's directly or indirect appropriate. This appointment agreement in conjunction with this appropriate in conjunction with this appropriate. Therefore, and the condition of the conjunction with the conjunction with this appropriate. Therefore, and the conditions of the conjunction with the conjunction with this appropriate.	s behalf without limitations with regard to any and all things ally connected with or arising out of any petition for a certificate of ant shall continue in effect until final disposition of the petition submitted pointment. Date: Date:
Accept conditions of appropriateness of Act on the owner's directly or indirect appropriate. This appointment agreement in conjunction with this appointment (s) name(s):	s behalf without limitations with regard to any and all things ally connected with or arising out of any petition for a certificate of ant shall continue in effect until final disposition of the petition submitted pointment.

RECEIVEDBy Ben Riggle at 1:55 pm, Aug 13, 2025



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

SUBMITTAL CHECKLIST

Standards.

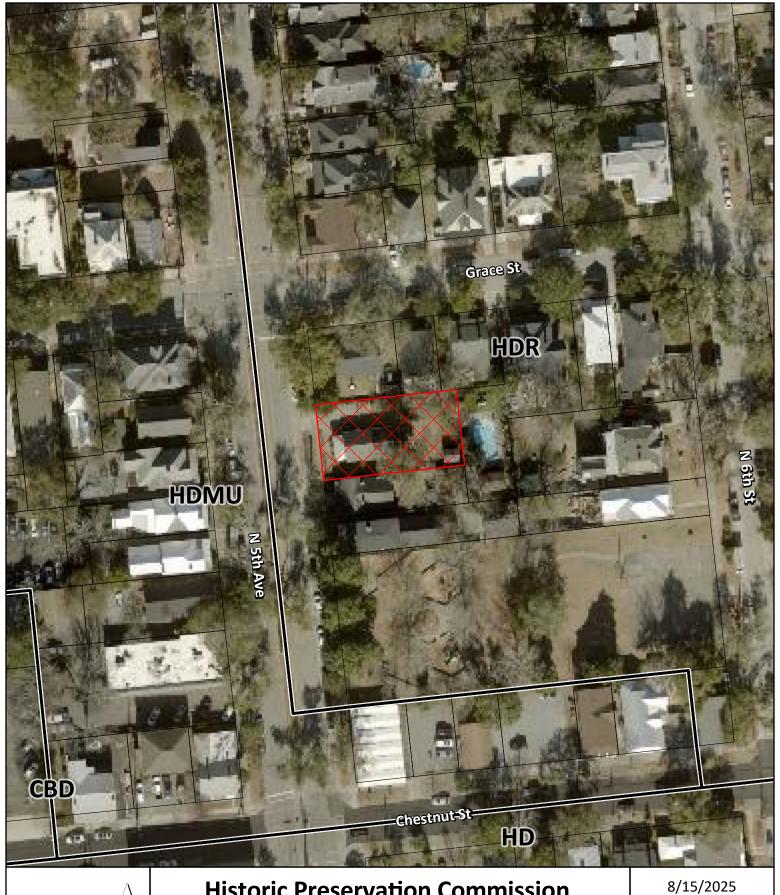
If the information is not included with the application, the request cannot be scheduled for review by the Commission. Please check off the items below if completed:

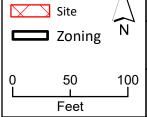
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 Proposed Building Materials Product sheets for each type of material proposed (including windows, doors, roof, siding, etc.) Material Sheet Checklist if applicable May include brochures or manufacturer's specification sheets
 Digital Photos (all photos may be emailed) A keyed site plan or lot diagram showing existing structures, features and conditions A close-up of the proposed work area. These scopes will require additional information including but not limited to the following:
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 Additional information that helps determine whether the project is consistent with <u>Design</u>

Three dimensional models (optional)
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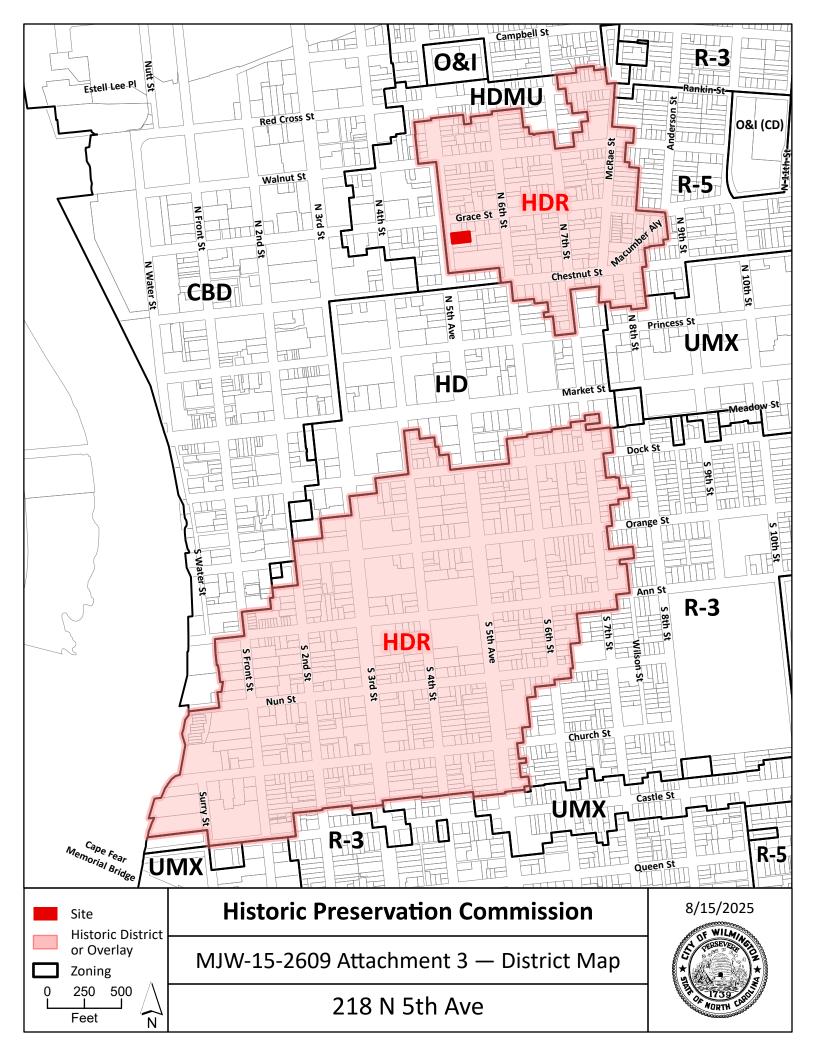


Historic Preservation Commission

MJW-15-2609 Attachment 2 — Case Map

218 N 5th Ave





PROPERTY OF INGRAM BROS INC.

	С	lient Work Order Shee	t	
			Type Lead:	
	_		_	
NAME: Turid Ka	ehny			DATE : 08/13/25
Job # 25116		Cell	919-454-7599	
ADDRESS:	_ 218 N. 5th Ave	Oeii	313-434-7333	
ADDITEOU.	21014. 041740	City, State and Zip: Wilmington,	NC 28401	
		,, <u></u> ,-		
DIRECTIONS:				
Technician:	COA submittal	SALESPER	RSON: Eddie A	lbrecht
LABOR INST	TRUCTIONS:			
1.) Prep area for ne	ew detached stick built	carport approximately 18' width x	16' projection left of	of main home
structure - existing	driveway to remain.			
, .	our footings for new 6	x6 columns and post anchors. Fur	nish and install all ı	required fasteners
and sealants.				
,	•	rport approximately 20' width x 18'		•
		lap siding for gable ends - color Tl xisting front porch metal roof - met		•
•	at roof to blend with e. nt ceiling/trim material	•	and silver color. Ca	arport to have hush
		in home color for siding and trim -	see before photos	of main home.
5.) Electrical package		<u> </u>	<u>'</u>	
6.) Gutters and dow	<u> </u>			
		nd all required inspections.		
8.) Architectural dra	awings by MG Designs	S.		
I.) Manufacturer's V	Varranty Applies.			
		f all work related debris.		

III.) Requested work not listed above will be added by written change order.

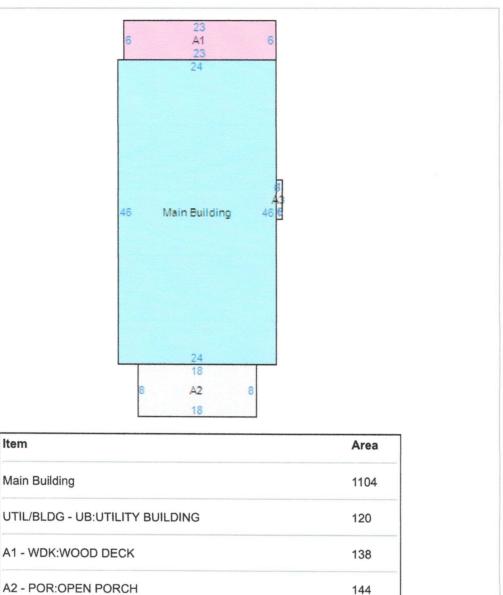
PROPERTY OF INGRAM BROS INC.

	CI	ient Work Order Sheet			
		Тур	oe Lead: _		
NAME: Turid K	aehny			DATE: 08/01/25	5
Job # 25116 ADDRESS:	 218 N 5th Ave	Cell : 919-454	4-7599		
		City, State and Zip: Wimington, NC 284	101		
DIRECTIONS:					
Technician:	COA Submittal	SALESPERSON:	Eddie All	brecht_	
LABOR INS	TRUCTIONS:				
under soffit mount	wall attachment over ex	ection x 18' width white 6" studio style low kisting foundation. Includes electrical fan i	raceway, bu	uilt in fascia, gutter	

- and downspout. Provide required flashing, fasteners, sealants and accessories. Gutter/downspout color black.
- 2.) LivingSpace Deluxe Sunroom: Ingram Bros will install Three wall (14'x16') custom built LivingSpace Elements® year round Sunroom with maximum glass including full length/full view non operable picture windows left, right and front walls. Solid fill on side gable walls throughout room. Comes with (1) heavy duty full view inswing Glass Entry Door with hardware and (1) heavy duty full view Sliding Glass Door. Interior Color (White). Exterior Color (Black). Your room is engineered and built in our state-of-the-art facility and installed on your home by our factory trained installers. Your room comes with our patented interlocking connection system along with internal fiberglass reinforcement wall system. LivingSpace Sunrooms® exceed the strict coastal building codes with the only room in the industry able to achieve a 150/MPH wind rating. Our state-of-the-art insulated glass units are infused with Low-E3 coating, filled with Argon gas and sealed with our high performance XL Edge dual seal system. You can rest assured you will have a lifetime of enjoyment in your custom built LivingSpace sunroom.
- 3.) Electrical Package: Ingram Brothers will have our licensed electrician install electrical wiring for wall outlets for the sunroom wall system. Furnish & install (1) ceiling fan box. Install client supplied ceiling fan. Maintain existing service and panel.
- 4.) Foundation: Framing and footer upgrades TBD. \$2,000.00 allowance included in contract.
- 5.) Permit: Ingram Brothers will provide required building permit and inspections.
- 6.) Drawings by MG Designs.
- 7.) Historic commission COA application by client.
- I.) Manufacturer's Warranty Applies.
- II.) Maintain a clean work site and haul off all work related debris.
- III.) Requested work not listed above will be added by written change order.

PARID: R04817-013-002-000 KAEHNY MICHELLE

218 5TH AVE N



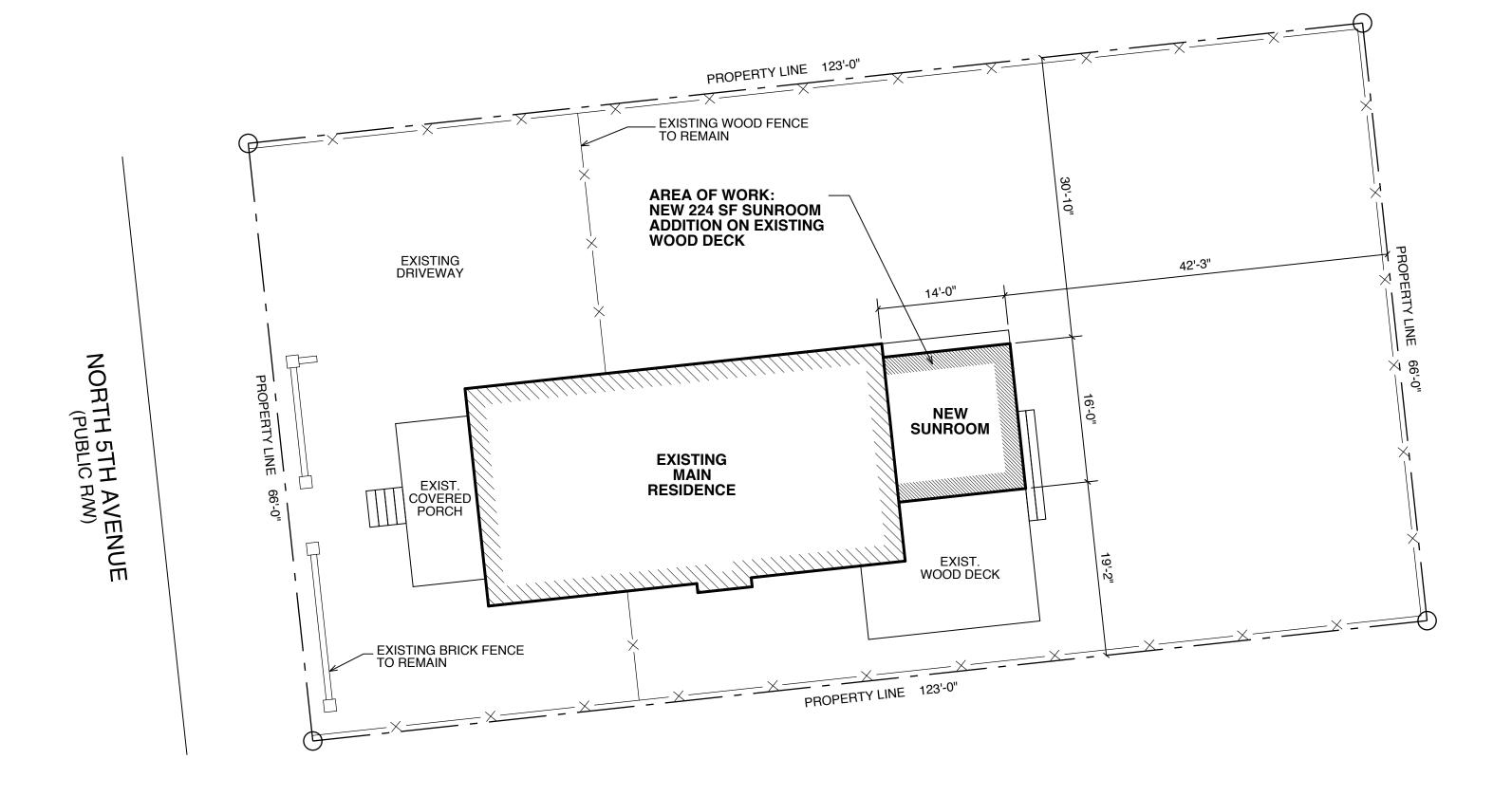
6

A1 - WDK:WOOD DECK A2 - POR:OPEN PORCH A3 - BAY: ONE STORY BAY

Printed on Thursday, July 31, 2025, at 12:32:31 PM EST

Item

Main Building



NOTE:

THIS PLAT IS FOR PLANNING PURPOSES ONLY. IT SHOULD NOT BE USED FOR ANY RECORDATION.

ANY PLAT REQUIRED FOR RECORDATION SHOULD BE BY A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA.

ALL PROPERTY LINE INFORMATION SHOWN WAS OBTAINED FROM NEW HANOVER COUNTY GIS MAPS.

RESIDENCE OUTLINE BASED ON NEW HANOVER COUNTY TAX SEARCH.

RESIDENCE LOCATION MEASUREMENTS SHOWN WERE OBTAINED FROM BEST EFFORT FIELD MEASUREMENTS.

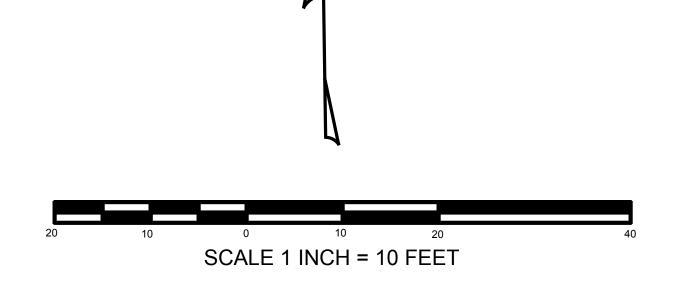
SITE INFORMATION:

TOTAL LOT SIZE: 8,118 SF
EXISTING IMPERVIOUS AREA: 1,253 SF
NEW SUNROOM ADDITION: 224 SF
TOTAL NEW IMPERVIOUS AREA: 1,477 SF
EXISTING % OF IMPERVIOUS: 15.4 %
NEW % OF IMPERVIOUS: 18.2 %

SETBACK LIMITS INFORMATION BASED ON CITY OF WILMINGTON ZONING MAP AND ZONING ORDINANCE, SECTION 18.58: - HDR

PLANNING ZONE: HDR

FRONT SETBACK: SET BY HPC INT. SIDE SETBACK: SET BY HPC REAR SETBACK: SET BY HPC



N



1080 SPRUCE RD. SOUTHPORT, NC 28461

PH. (910) 477-1640 GARIPPME@ICLOUD.COM

THIS DRAWING IS TO BE USED ONLY AS A GUIDE CONSTRUCTING THIS PLAN. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH THE LOCAL BUILDING CODES, ORDINANCES, RESTRICTIONS AND LAWS THAT MAY REQUIRE REVISIONS TO THESE DRAWINGS, SPECS, AND DETAILS. STRUCTURAL ENGINEERING PLANS SHALL TAKE PRECEDENCE OVER ANY DETAILS, NOTES, SPECS OR MATERIALS SHOWN HEREON.

Kaehny Residence 218 North 5th Ave.

Site Plan

JOB NUMBER

DRAWN BY
MEG

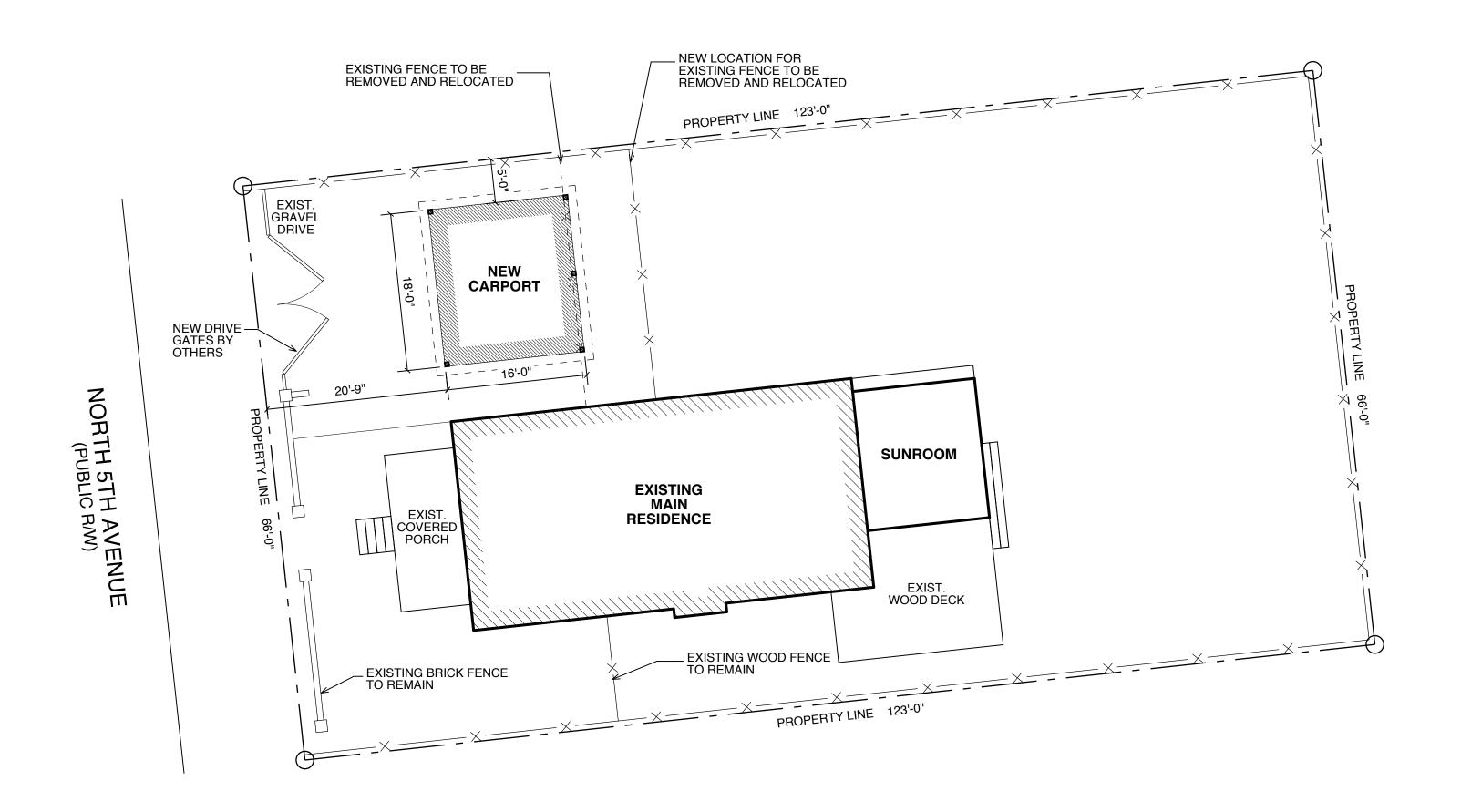
CHECKED BY

MEG

DATE

7/23/25
REVISIONS

SHEET NUMBER



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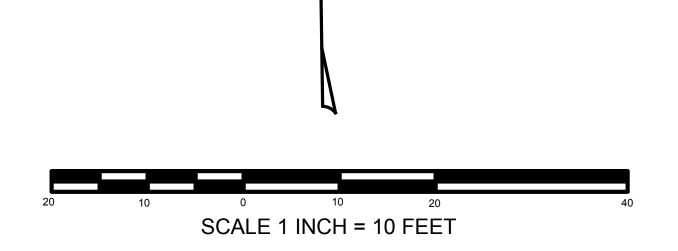
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1080 SPRUCE RD. SOUTHPORT, NC 28461

PH. (910) 477-1640 GARIPPME@ICLOUD.COM

THIS DRAWING IS TO BE USED ONLY AS A GUIDE CONSTRUCTING THIS PLAN. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH THE LOCAL BUILDING CODES, ORDINANCES, RESTRICTIONS AND LAWS THAT MAY REQUIRE REVISIONS TO THESE DRAWINGS, SPECS, AND DETAILS. STRUCTURAL ENGINEERING PLANS SHALL TAKE PRECEDENCE OVER ANY DETAILS, NOTES, SPECS OR MATERIALS SHOWN HEREON.

Kaehny Residence 218 North 5th Ave.

Site Plan

JOB NUMBER

DRAWN BY

MEG

CHECKED BY

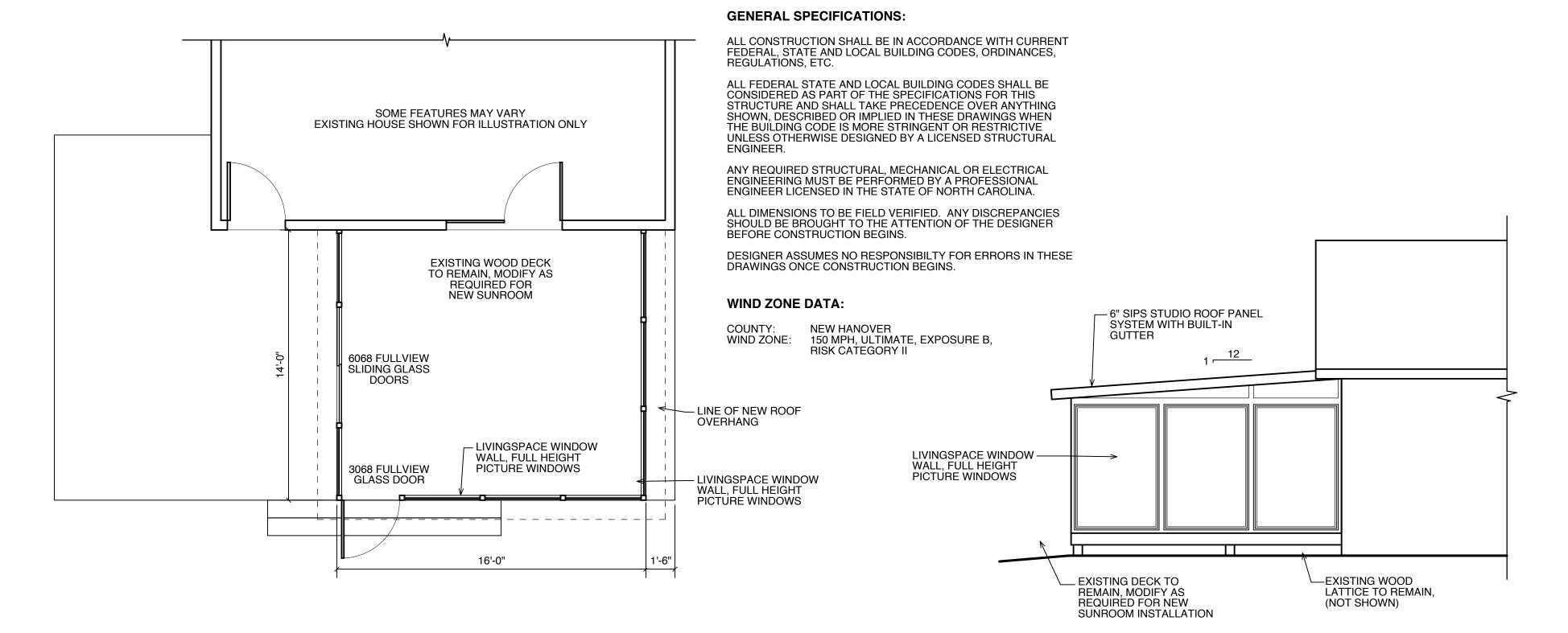
MEG

DATE **7/28/25**

REVISIONS

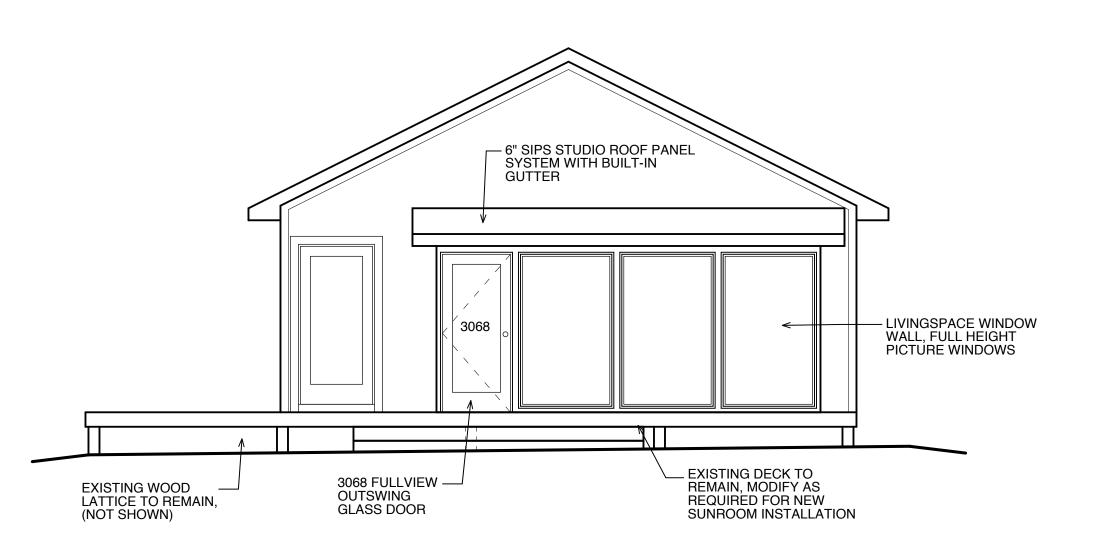
7/31/25 - Revised per Owner 8/5/25 - Revised per Owner 8/6/25 - Revised Location

SHEET NUMBER



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

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

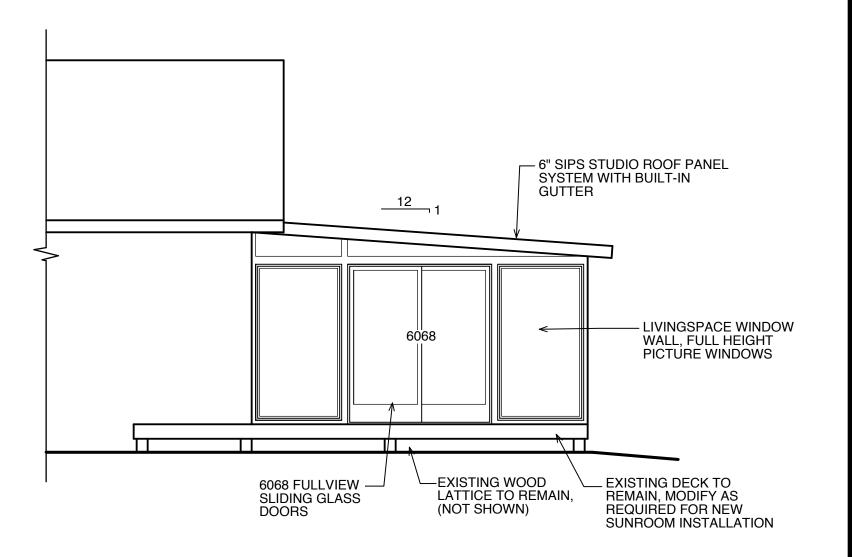


DIMENSION NOTES:

CONTRACTOR

DIMENSIONS BASED ON INFORMATION PROVIDED BY THE

ALL DIMENSIONS TO BE FIELD VERIFIED.



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

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



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aehny Residence 218 North 5th Ave.

Floor Plan and Elevations

DRAWN BY

MEG

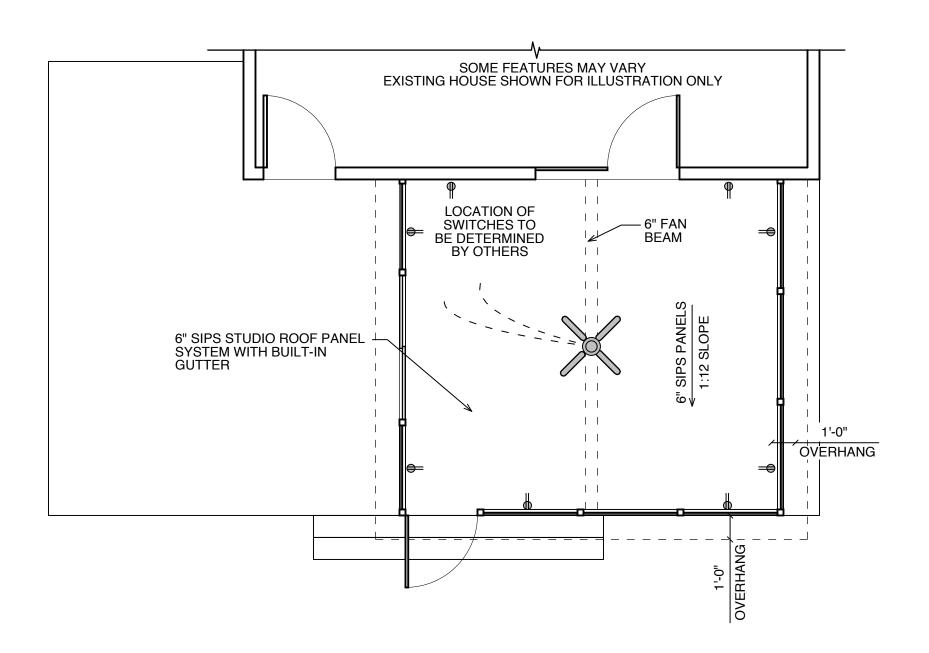
CHECKED BY

MEG

DATE 7/23/25

REVISIONS

SHEET NUMBER



ELECTRICAL SPECIFICATIONS:

ALL ELECTRICAL WORK TO BE PERFORMED BY OR UNDER SUPERVISION OF AN ELECTRICAL CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.

ALL ELECTRICAL WORK TO BE PERFORMED IN ACCORDANCE WITH CURRENT NC BUILDING CODE

ELECTRICAL PLAN SHOWN IS FOR PLANNING PURPOSES ONLY. FINAL PLACEMENT AND NUMBER OF ALL LIGHTS, RECEPTACLES, LIGHT BOXES AND SWITCHES TO BE DETERMINED BY OWNER/GENERAL CONTRACTOR AFTER ADDITION IS FRAMED DURING WALK-THRU WITHELECTRICAL CONTRACTOR.

ROOF / ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

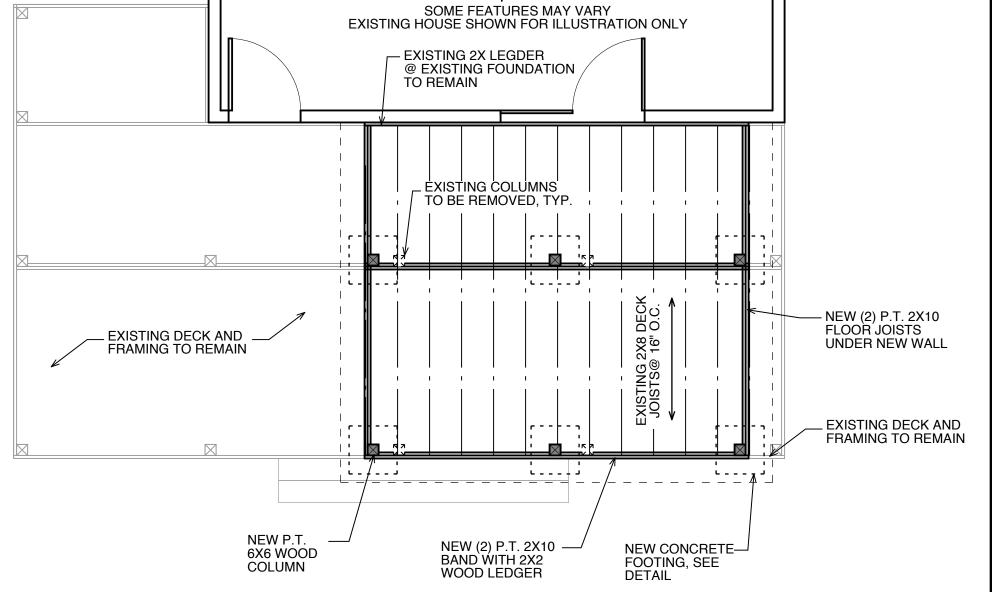
FOUNDATION DIMENSIONS BASED ON INFORMATION SUPPLIED BY CONTRACTOR. CONTRACTOR TO FIELD VERIFY AND MODIFY DIMENSIONS AS NECESSARY.

FOUNDATION SPECIFICATIONS:

ALL SPECIFICATIONS BELOW ARE GENERAL. ANY DESIGN BY A LICENSED PROFESSIONAL ENGINEER WILL TAKE PRECEDENCE OVER THOSE SHOWN BELOW.

FOUNDATION PLAN DOES NOT ACCOUNT FOR ANY UNKNOWN SUBSURFACE CONDITIONS.

ALL CONSTRUCTION MUST MEET THE REQUIREMENTS OF THE CURRENT NC RESIDENTIAL BUILDING CODE.



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

LEGEND:

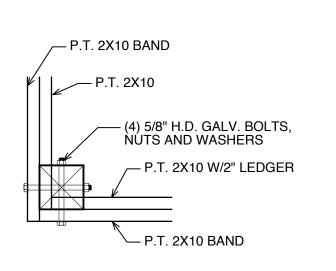
SWITCH DUPLEX OUTLET 16" AFF

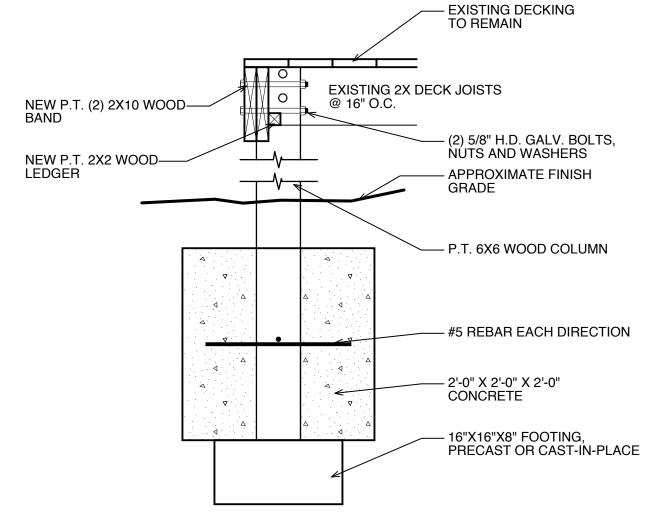
WALL MOUNTED

WEATHER PROOF DUPLEX **OUTLET 16" AFF**

CEILING FAN/LIGHT

LIGHT FIXTURE FLOOD LIGHT





COLUMN CONNECTION DETAIL SCALE: 1" = 1'-0"

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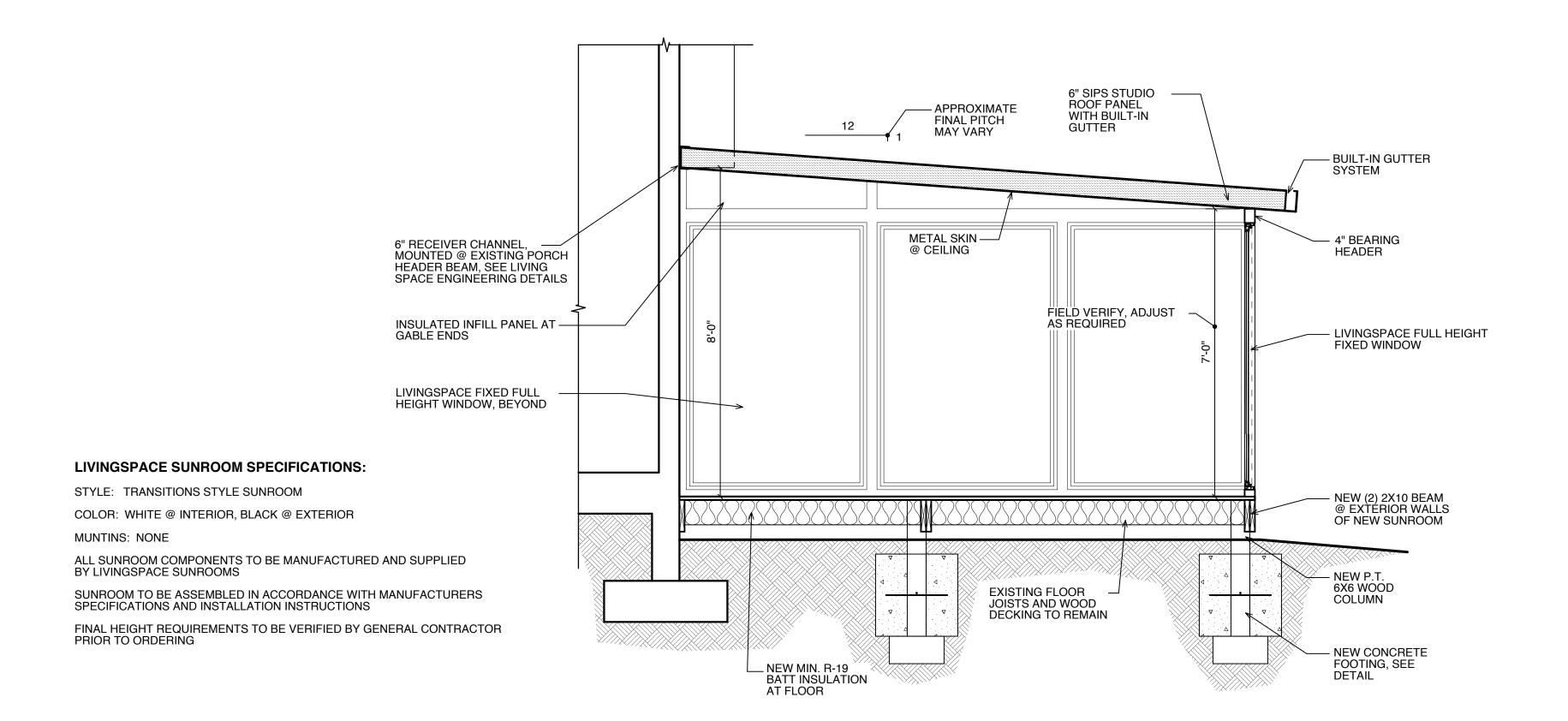
Floor Plans and Details

JOB NUMBER DRAWN BY MEG CHECKED BY

> MEG DATE

7/23/25 **REVISIONS**

SHEET NUMBER



CROSS SECTION

@ SUNROOM

SCALE: 1/2" = 1'-0"



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aehny Residence 218 North 5th Ave.

Cross Section

JOB NUMBER

DRAWN BY

MEG

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MEG

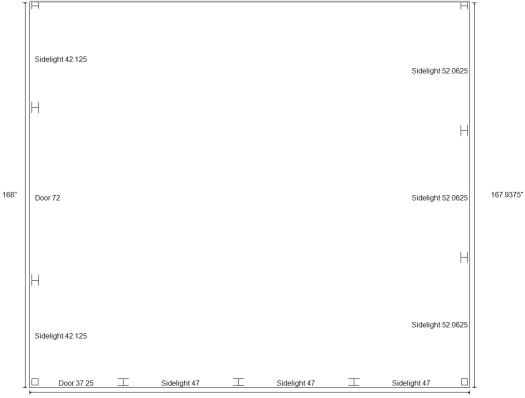
DATE 7/23/25

REVISIONS

SHEET NUMBER

DATE: 6/23/2025

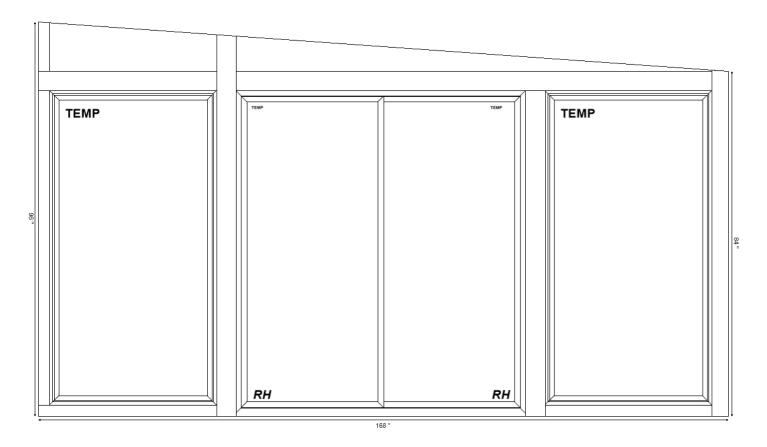
Floor Plan



192"

DATE: 6/23/2025

A Wall



Dimensions

Width: 168" Height: 84"

Pitch: $1.0 / 12 = 4.0^{\circ}$

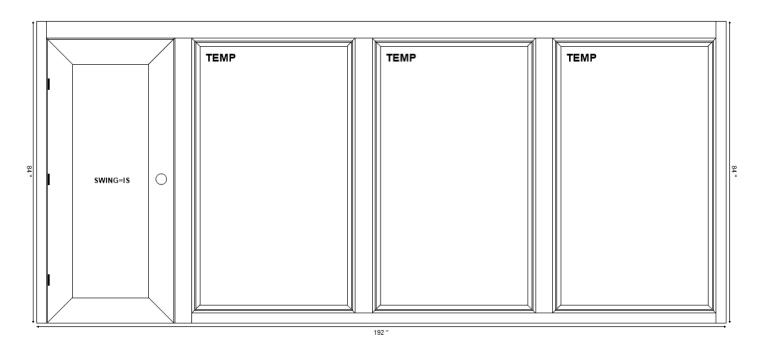
Layout

2" (Wall Starter) + 42.125" (Sidelight) + 3.25" (Door Post) + 72" (Door) + 3.25" (Door Post) + 42.125" (Sidelight) + 3.25" (Corner Post)

2" (Floor Starter) + 78" (Sidelight)

DATE: 6/23/2025

B Wall



Dimensions	
Width: 192"	
Height: 84"	

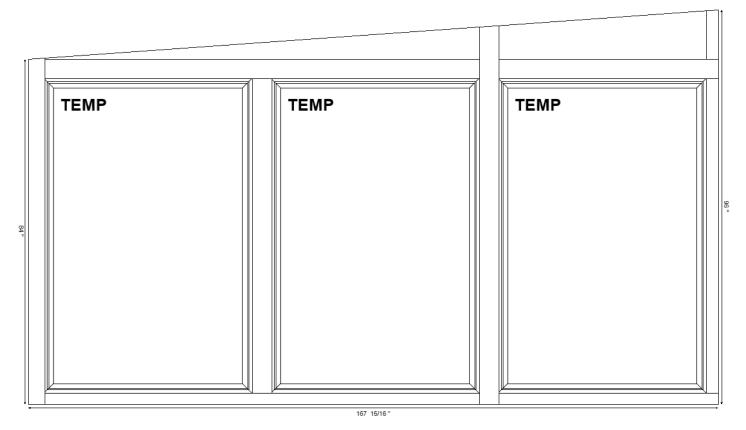
Layout

2" (Corner Post) + 37.25" (Door) + 3.25" (Door Post) + 47" (Sidelight) + 3.25" (Center Post) + 47" (Sidelight) + 3.25" (Center Post) + 47" (Sidelight) + 2" (Corner Post)

2" (Floor Starter) + 78" (Sidelight)

DATE: 6/23/2025

C Wall



Dimensions

Width: 167 15/16"

Height: 84"

Pitch: $1.0 / 12 = 4.0^{\circ}$

Layout

3.25" (Corner Post) + 52.0625" (Sidelight) + 3.25" (Center Post) + 52.0625" (Sidelight) + 3.25" (Center Post) + 52.0625" (Sidelight) + 2" (Wall Starter)

2" (Floor Starter) + 78" (Sidelight)



LIVINGSPACE SUNROOMS

1.0

C

PROJECT INFORMATION:

PRODUCT DESIGN GUIDLINES OVERVIEW

THIS INFORMATION PACK DETAILS THE MAXIMUM SUGGESTED DESIGN PARAMETERS WITHOUT A SITE SPECIFIC, STAMPED ENGINEERING REVIEW. PROJECTS OUTSIDE THESE PARAMETERS SHOULD BE REVIEWED IN DETAIL AND SEPERATE ENGINEERING DATA SHOULD BE PROVIDED.

DECK MATERIALS SUMMARIZATION: Under existing roofline

ACCEPTABLE DECKING / FOUNDATION MATERIALS INCLUDE (BUT ARE NOT LIMITED TO:)

ECO-GREEN DECKING PRODUCTS (SEE ATTACHED CHARTS) TRADITIONAL DECK CONSTRUCTION (BUILD TO LOCAL CODE REQUIREMENTS) CONCRETE FOUNDATION (BUILD TO LOCAL CODE REQUIREMENTS)

ROOF MATERIALS SUMMARIZATION: Under existing roofline

ACCEPTABLE ROOFING MATERIALS INCLUDE

ECO-GREEN ROOFING PRODUCTS (SEE ATTACHED CHARTS) ALUMINUM LAMINATED ROOFING PRODUCTS (SEE ATTACHED CHARTS) K2 POLYCARBONATE ROOFING PRODUCTS (SEE ATTACHED CHARTS) K2 GLASS ROOFING PRODUCTS (SEE ATTACHED CHARTS) TRADITIONAL ROOF CONSTRUCTION (BUILD TO LOCAL CODE REQUIREMENTS) (INCLUDES STICK-BUILT LUMBER SYSTEMS AND ENGINEERED TRUSSES)

DESIGN CRITERIA

DECICIT CITIETTO		
DEAD LOADS		
WEIGHT OF ROOF	VARIES WITH PRO	ODUCT 3 - 12 PSF
WEIGHT OF WALLS		5 PSF
WEIGHT OF FLOOR		10 PSF
SNOW LOADS		
ROOF SNOW LOAD		SEE CHARTS
SNOW EXPOSURE F	ACTOR	1.0
THERMAL FACTOR		1.2
SNOW LOAD IMPOR	TANCE FACTOR	1.0
LIVE LOADS		
ROOF		20 PSF
FLOOR		40 PSF
WIND LOADS		
BASIC WIND SPEED		150 MPH
GUST EFFECT FACT	OR (G)	0.85

WIND EXPOSURE SOILS AND FOUNDATIONS

WIND IMPORTANCE FACTOR

1500 PSF ALLOWABLE FOUNDATION PRESSURE SEE LOCAL CODE REQUIRMENTS FROST DEPTH

DEFLECTION LIMITS

ROOF MEMBERS EXTERIOR WALLS

FLORIDA PRODUCT APPROVAL REFERENCE

PRODUCT	MAX. ALLOWABLE SIZE	MIAMI-DADE NOA	TEST REPORT NO.
HORIZ SLIDER WINDOW OPTION 1	72"x54"	•	FET-T133-07
HORIZ. SLIDER WINDOW OPTION 2	96"x65"	07-0208.07	
FIXED WINDOW OPTION 1	72"x72"	(#)	ATI-69365.041-109-44
FIXED WINDOW OPTION 2	96"x58"	07-02508.07	
SLIDING GLASS DOOR OPTION 1	71"x82"	-	83040.01-501-44
SLIDING GLASS DOOR OPTION 2	71"x82"		AI-02822-E1 REV.1
SLIDING GLASS DOOR OPTION 3	96"x80"	07-7915.1	-
STRUCTURAL INSULATED PANELS			PDM4102
TAPCON CONCRETE ANCHORS	v .	07-315.03	-
ENTRY DOOR	36"X80"	(40)	NI005930
FRAMING REINFORCEMENTS		1 1 1	FL10861 / FL10856

TABLE OF CONTENTS

HEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
SS	STATE SEALS
CL	CODE LISTINGS
1	PLAN VIEWS
2	ELEVATIONS
3	BUILDING SECTION / CONNECTION DETAILS
4	SECTIONS AND DETAILS
5	SECTIONS AND DETAILS
6	SECTIONS AND DETAILS
7	DECK ENGINEERING SPECIFICATIONS
8	ROOF ENGINEERING SPECIFICATIONS
9	PROFILE DETAILS

The Seal and Signature below are not valid for projects requiring Site Specific Engineering



consultants, inc.

p. 810.458.4350 f. 810.458.4592

LIVINGSPACE

1445 Holland Rd, Maumee, OH 43537 p. 419.866,7705 [, 419.866,7702

DRAWN:

TRANSITIONS NO:

CS

COVER SHEET

DESIGN GUIDLINES:

THE PRODUCTS REVIEWED IN THIS DOCUMENT HAVE BEEN DESIGNED IN ACCORDANCE WITH 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE GUIDELINES WHERE APPLICABLE. ALL COMPONENTS SUPPLIED BY LIVINGSPACE SUNROOMS HAVE BEEN TESTED AND CERTIFIED BY THIRD PARTY LABORATORIES IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE GUIDELINES FOR "PRE-ENGINEERED BUILDING PRODUCTS" WHERE SPECIFIC STATE RESIDENTIAL CODE GUIDELINES DO NOT APPLY. ANY AND ALL PRODUCTS COVERED IN THE FOLLOWING ENGINEERING REVIEW THAT ARE DEPLOYED IN THE FIELD MUST MEET OR EXCEED THE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION / CONSTRUCTION AS OUTLINED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND AS INSTALLED BY MANUFACTURER CERTIFIED INSTALLERS. ANY DEVIANCE FROM THESE GUIDELINES RENDERS THIS ENGINEERING DATA NULL AND VOID.



NOTE:

SEALS SHOWN ABOVE ARE AN EXAMPLE OF AVAILABLE STATE SEALS WHERE THE PRODUCT HAS BEEN REVIEWED AND IS CERTIFIED. THE STATE SEALS SHOWN ON THIS PAGE ARE NOT VALID WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER, AND SHOULD NOT BE CONSIDERED FOR PROJECTS THAT REQUIRE A SITE SPECIFIC ENGINEERING REVIEW.

LS-ENG-07 REV 1.1

CHECKED:

STATE SEALS SHEET

Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition as per the 2018 North Carolina State Building Code: Energy Conservation Code. In accordance with the prescriptive provisions of ANSI/ASHRAE/IES Standard 90.2-2018 (Energy-Efficient Design of Low-Rise Residential Buildings)

SUNROOM: A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SECTION R402 BUILDING THERMAL ENVELOPE **TABLE R402.1.2**

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	0.40 (3-5)	0.35 (3-5)	0.28 *
Window SHGC	N/A	0.30 (3-4) N/A (5)	0.21 **
Roof R Value	19 (3-4) 24 (5)	38 (3-5) ***	24 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Wall R Value	13	15 or 13+2.5 (3-4) 19 or 13+5 or 15+3 (5)	13 - 3" Fill ^ 17 - 4" EG ^ 26 - 6" EG ^
Floor R Value	19 (3-5)	19 (3-4) 30 (5)	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	0.75 (3-5)	0.55 (3-5)	0.30 Celsius 0.25 Celsius Plus 0.28 Polycarbonat

(3-5) is reference to Climate Zones as per Section R301

AAMA/NSA 2100-19 Specifications for sunrooms.

All LivingSpace sunroom systems meet or exceed 2100-19

4.1.4 Category IV (thermally isolated) or 4.1.5 Category V (non-thermally isolated) performance specifications.





The Seal and Signature below are not valid for projects requiring Site Specific Engineering



DATE:
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SHEET TITLE :
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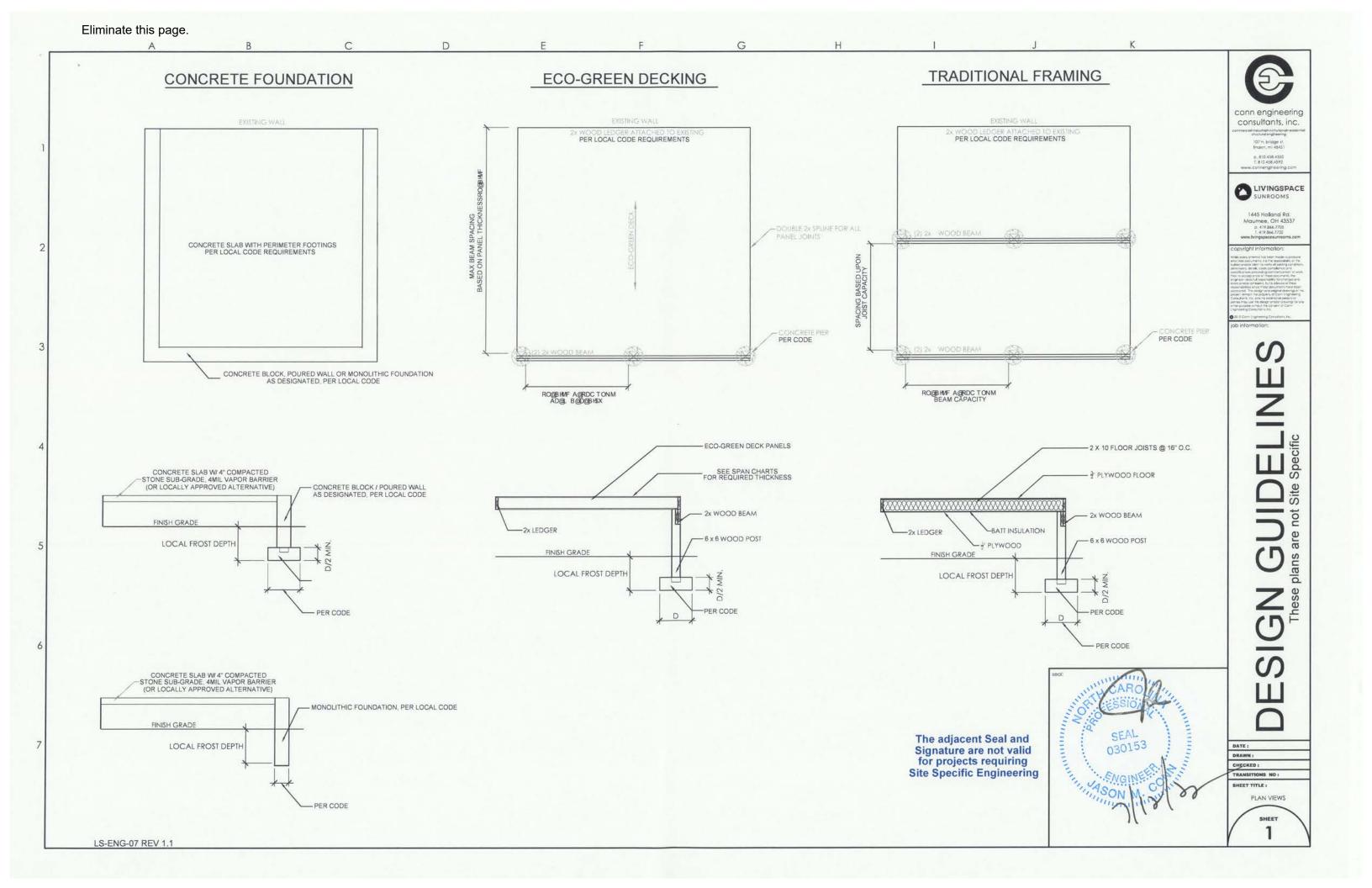
LS-ENG-07 REV 1.1

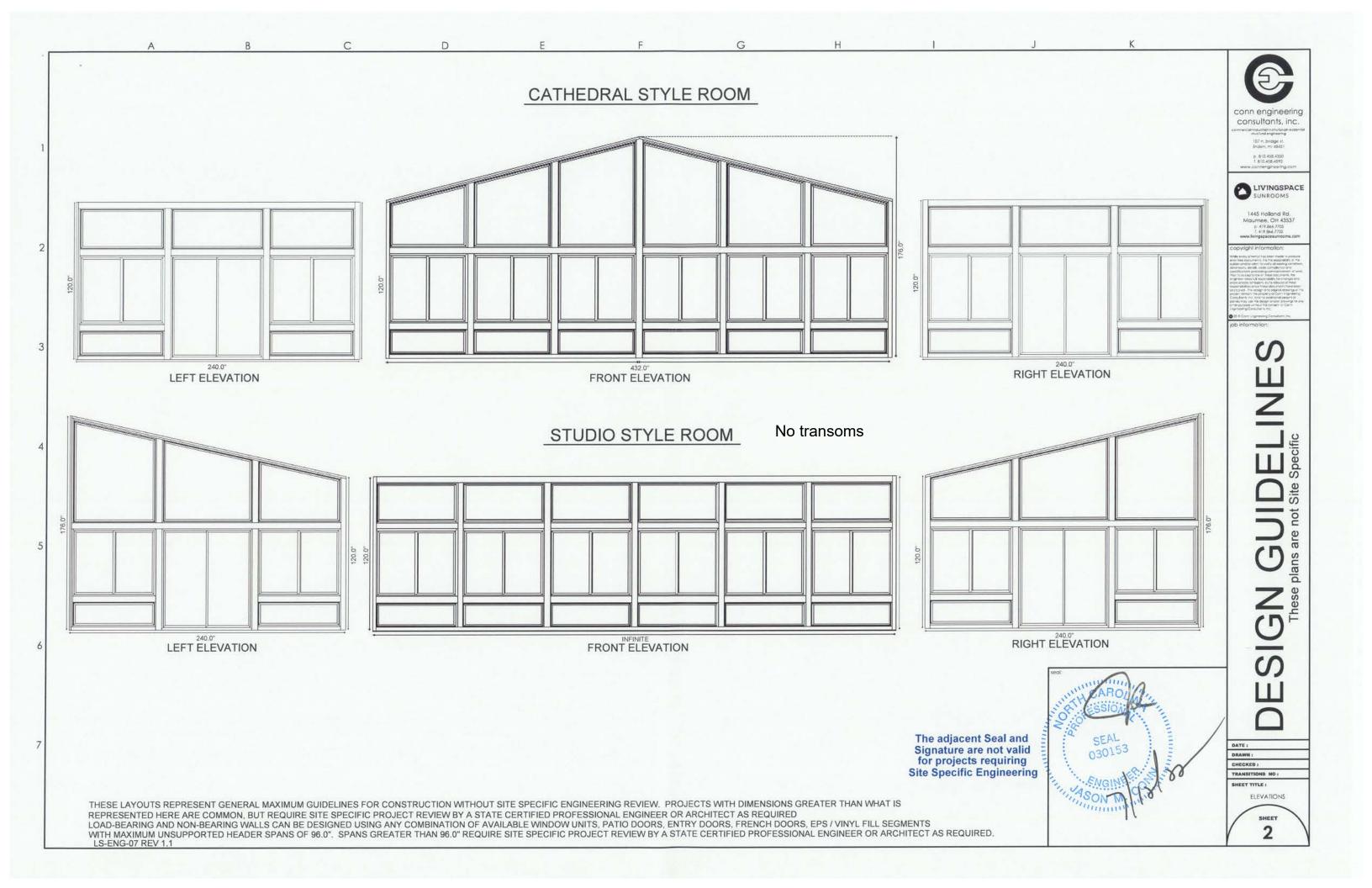
^{*} Section R402.3.1 allows for an area-weighted average to satisfy the U Value requirements.

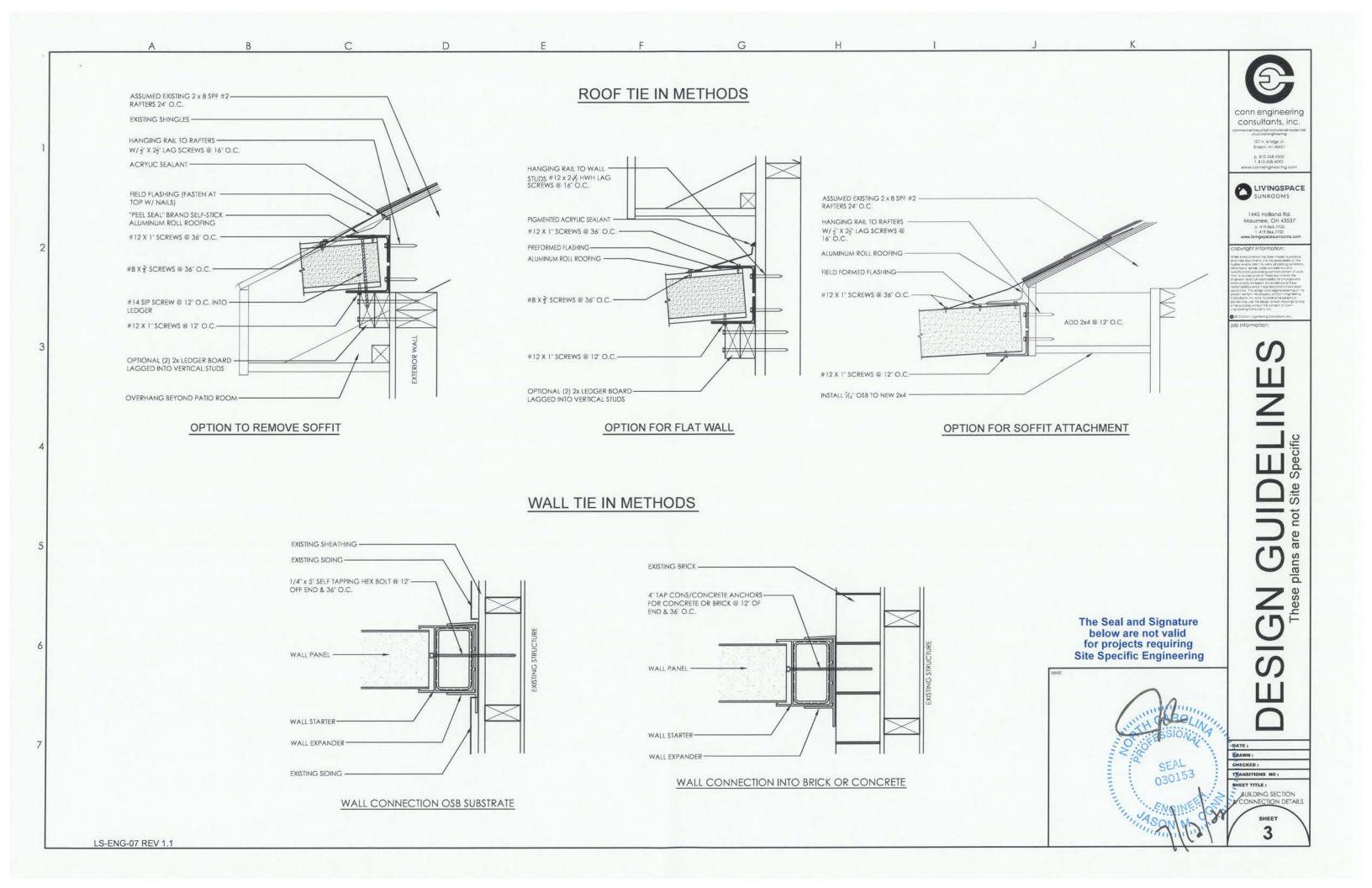
^{**} Section R402.3.2 allows for an area-weighted average to satisfy the SHGC requirements.

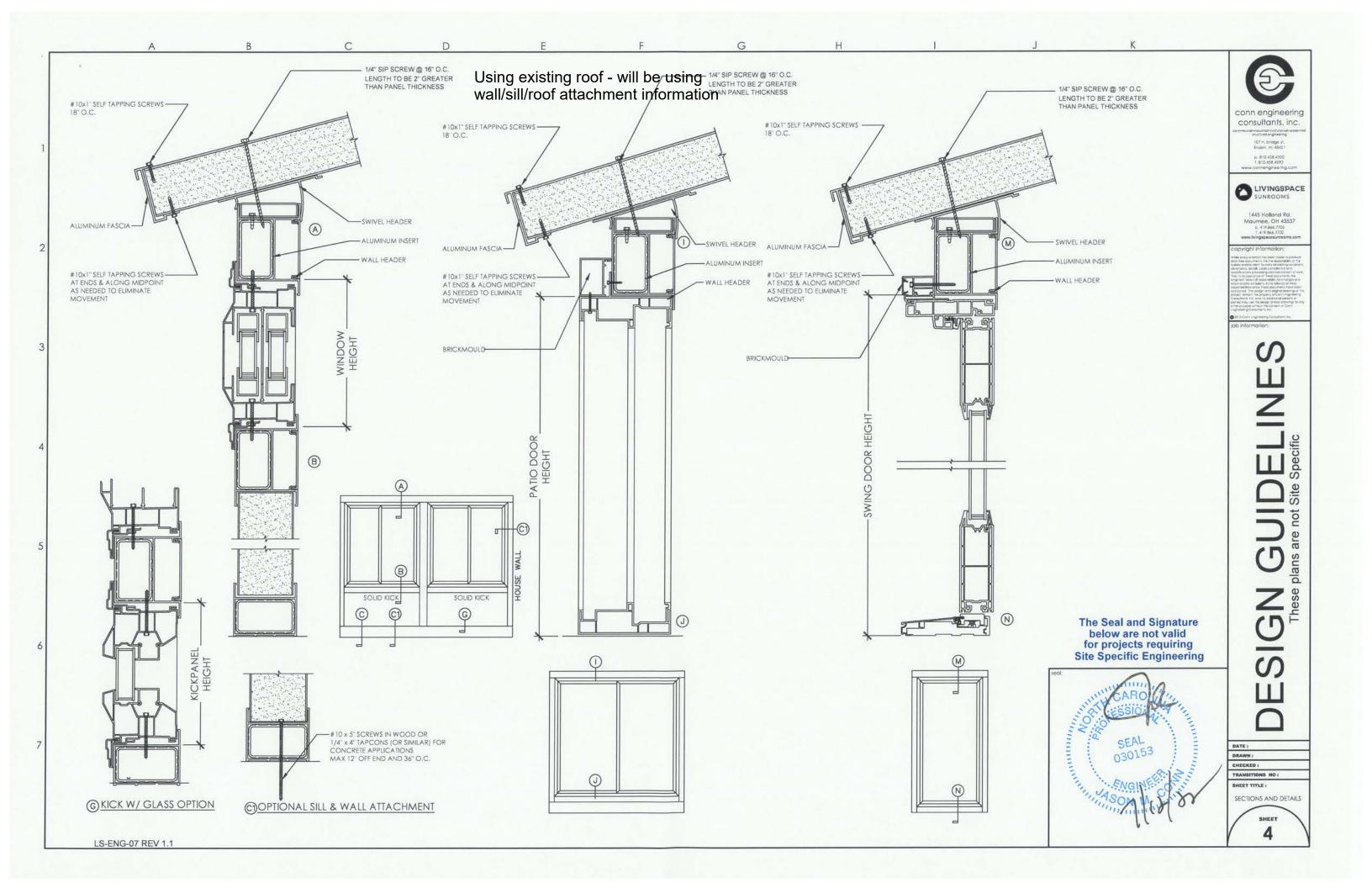
^{***} Section R402.2.2 allows for R-30 for all zones for rooms of less than 500 sq. ft.

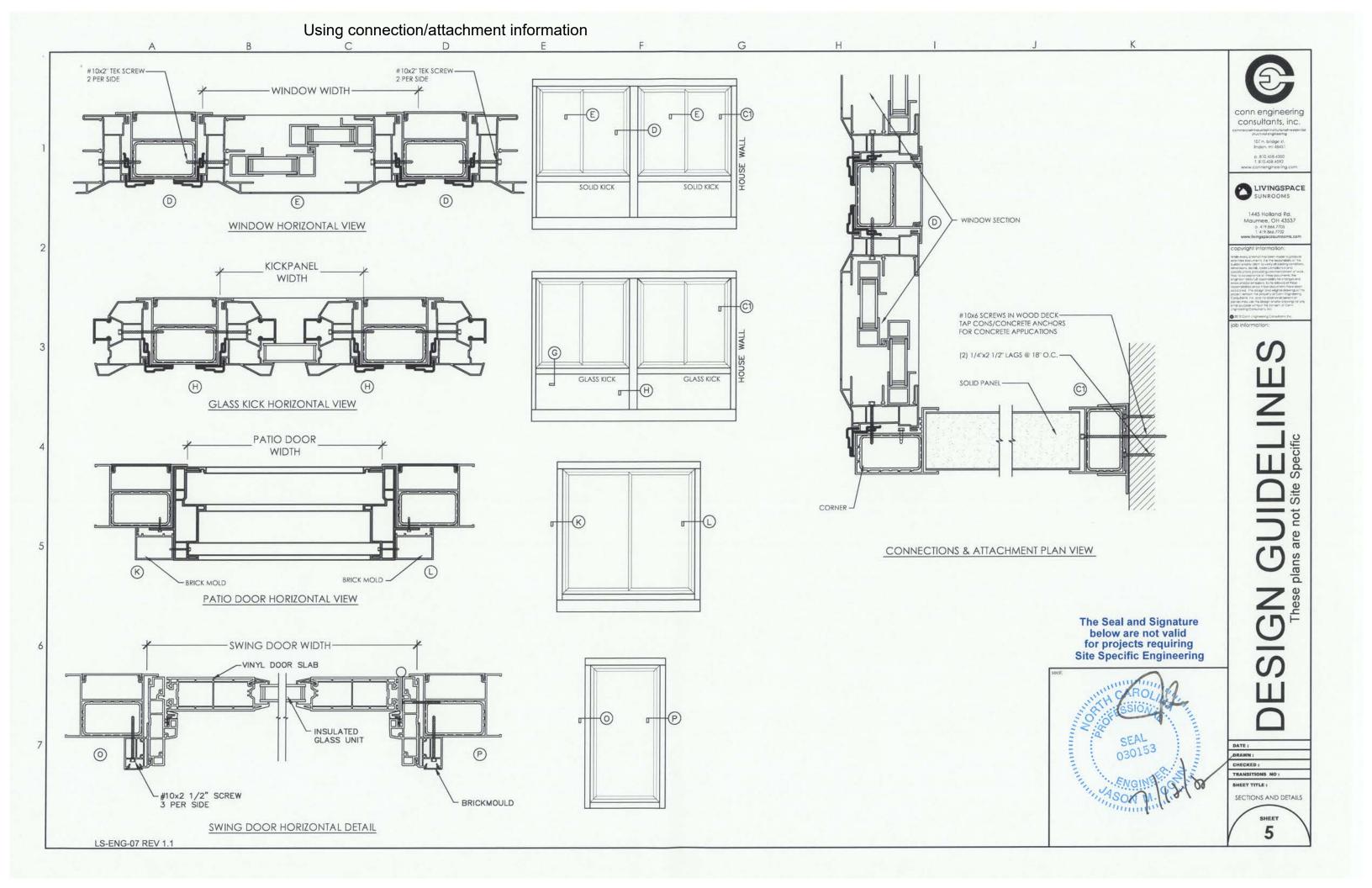
[^] increase R values by 15% when Neopor foam is used

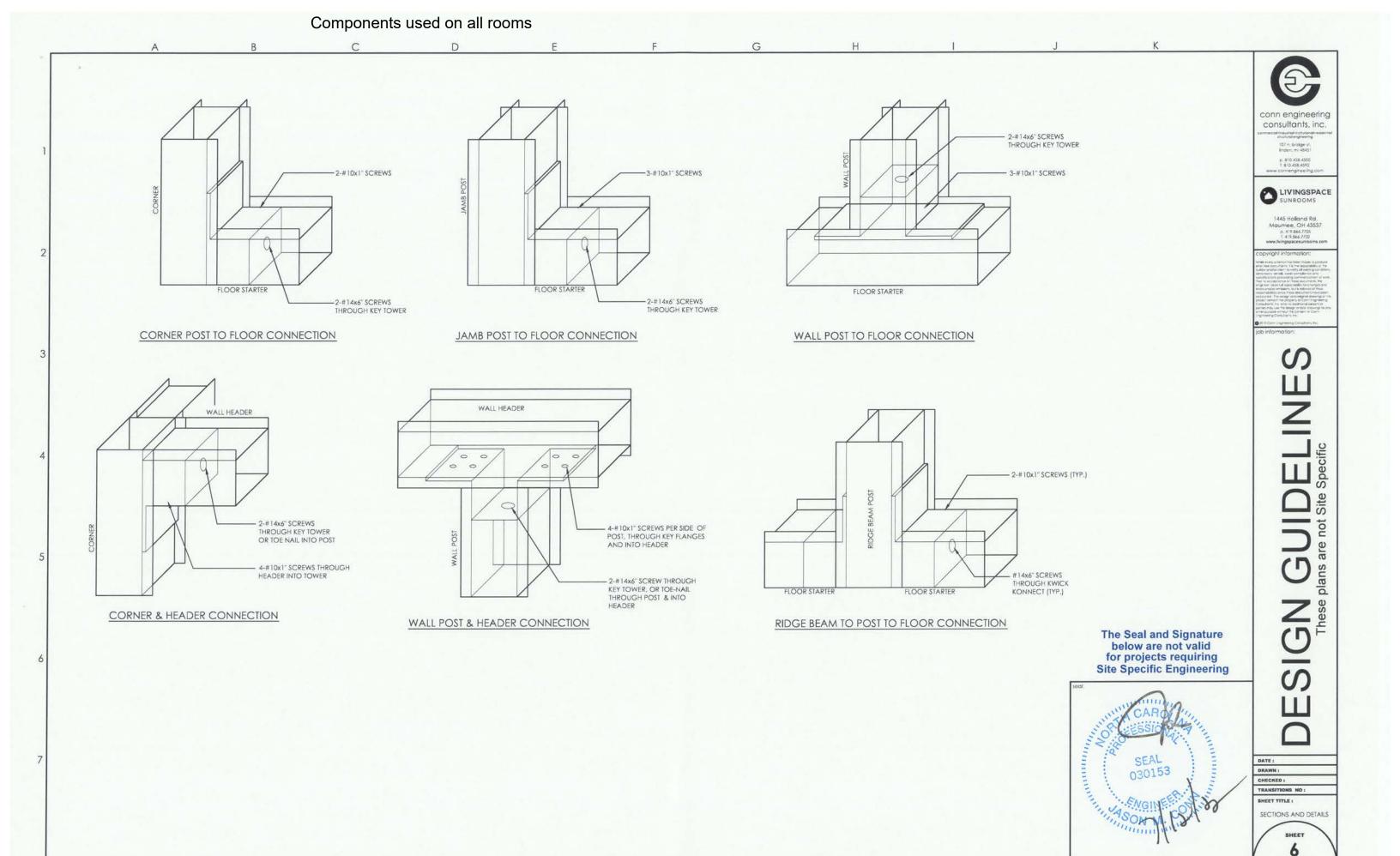


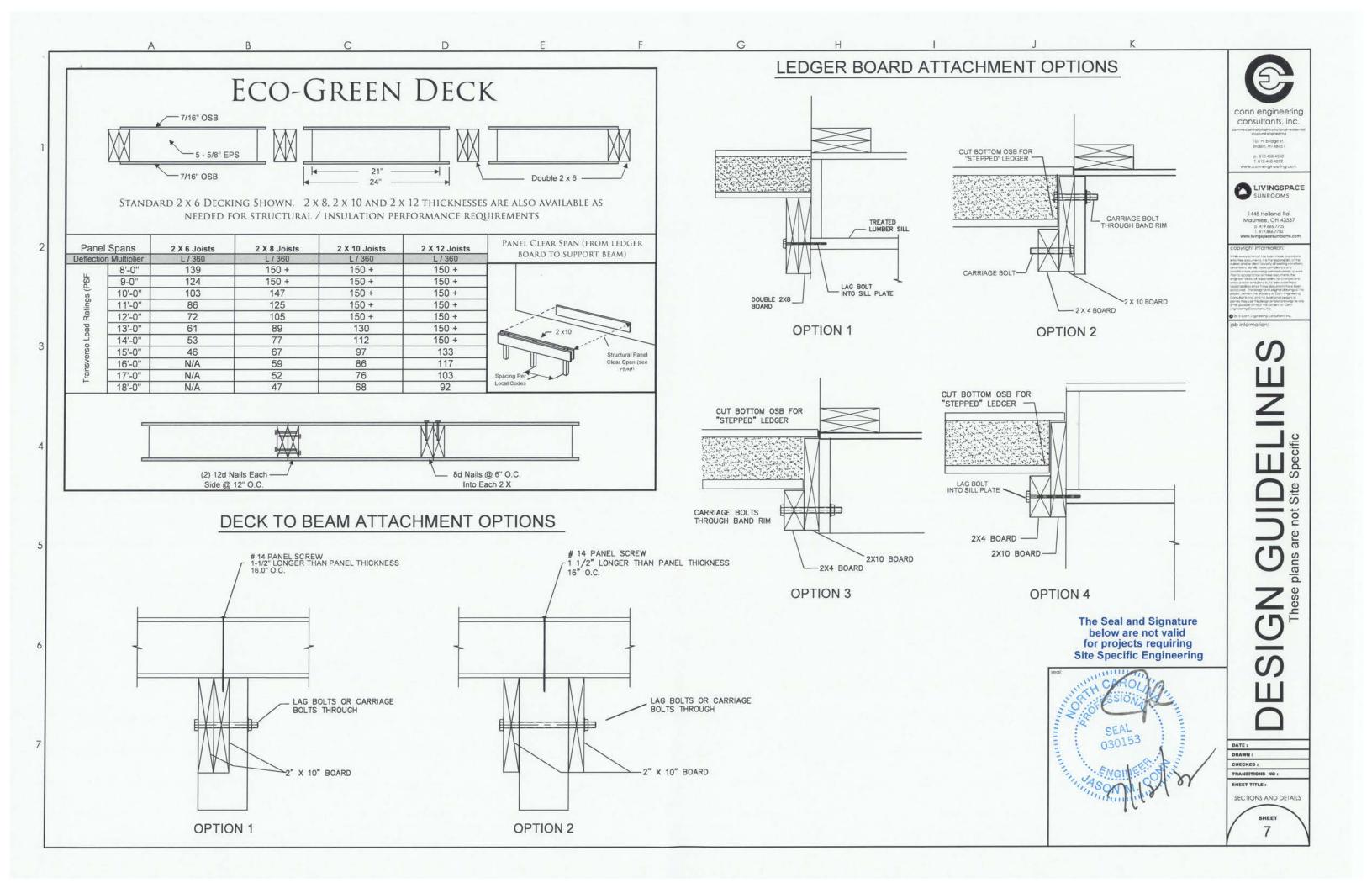






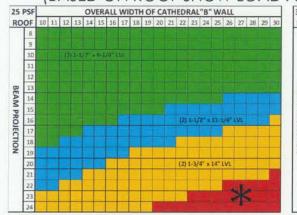


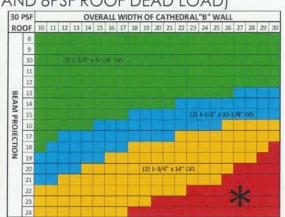


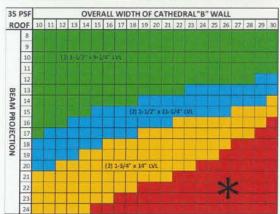


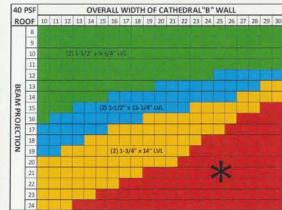
RIDGE BEAM SPAN TABLES

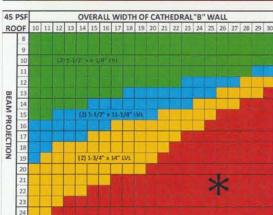
(BASED ON ROOF SNOW LOAD AND 8PSF ROOF DEAD LOAD)

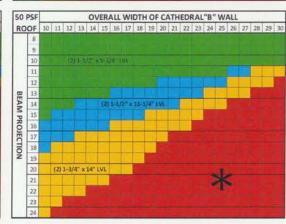












* = EXCEEDS MAXIMUM STRUCTURAL LIMITS FOR SINGLE BEAM CONSTRUCTION

Beam Specs:

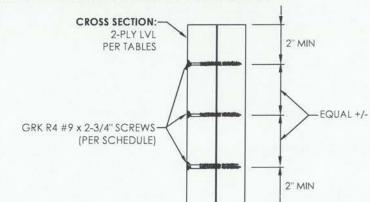
10" Beam = (2) 1-1/2" x 9-1/4" 2.0E DF LVL 12" Beam = (2) 1-3/4" x 11-1/4" 2.0E DF LVL 14" Beam = (2) 1-3/4" x 14" 2.0E DF LVL Refer to ESR-1210 for additional details.

Fastening Schedule for 2 Ply LVL Ridge Beams:

For 10" & 12" beams, fasten plies together with 3 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

For 14" beams, fasten plies together with 4 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

Screws must be a minimum of 3" off end and 3" O.C.



ALUMINUM ROOF PANEL SPAN CHARTS

				SNA	PLOCK					
Panel Thick- ness	ALLOWABLE UNIFORM TRANSVERSE LOAD									
	20#	25#	30#	35#	40#	45#	50#	55#	60#	
3"	12'	11'	10'	N/A	N/A	N/A	N/A	N/A	N/A	
6"	17'	15'	14'	13'	12'	11'	11'	10'	10'	
				SNAPL	OCK OSE	3				
Panel	THE OTHER DELICITION OF THE PERSON OF THE PE									
Thick- ness	20#	25#	30#	35#	40#	45#	50#	55#	60#	
3"	16'	15'	15'	14'	13'	12'	11'	10'	10'	
6"	18'	18'	18'	17'	16'	16'	15'	13'	12'	

ECO-GREEN ROOF PANEL SPAN CHARTS UNIFORM TRANSVERSE LOADS (ROUNDED TO NEAREST WHOLE NUMBER)

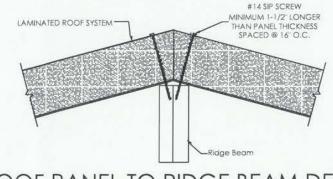
PANEL LENGTH (ft)	6-1/2 Inch Thick SIP Deflection Limit			8-1/4 Inch Thick SIP Deflection Limit		10-1/4 Inch Thick SIP Deflection Limit		12-1/4 Inch Thick SIP Detlection Limit				
	L/180	1./240	L/360	L/180	L/240	L/360	L/180	L/240	L/360	L/180	L/240	1/360
8	68	68	53	75	75	73	79	79	79	83	83	83
9	60	60	43	67	67	60	71	71	71	74	74	74
10	54	52	35	60	60	50	63	63	63	67	67	67
11	46	43	29	55	55	42	58	58	58	61	61	61
12	39	36	24	50	50	36	53	53	51	56	56	56
13	N/A	N/A	N/A	44	44	30	49	49	44	51	51	51
14	N/A	N/A	N/A	38	38	26	43	43	38	48	48	48
15	N/A	N/A	N/A	33	33	22	37	37	33	43	43	43
16	N/A	N/A	N/A	29	29	19	33	33	29	37	37	37
17	N/A	N/A	N/A	26	25	17	29	29	26	33	33	33
18	N/A	N/A	N/A	23	22	15	26	26	23	30	30	30

For St. 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 47.9 Pa.

1 The tabulated values are for panels with single span simply supported conditions with the panels supported each end on minimum 1 1/2-inch wide continuous supports in contact with the face of the panels, such as roof and floor panels.

2 Tabulated values are applicable to panels installed with either block or OSB surface splines installed at the longitudinal panel joints.

3 Tabulated values are applicable to panels installed with the strong axis of the OSB panel facers parallel to the panel spar 4 Values printed in italics are based on panel strength rather than stiffness.



ROOF PANEL TO RIDGE BEAM DETAIL



conn engineering consultants, inc.

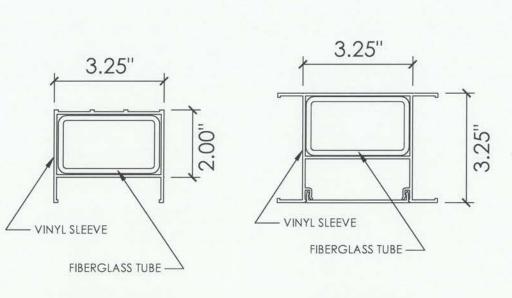


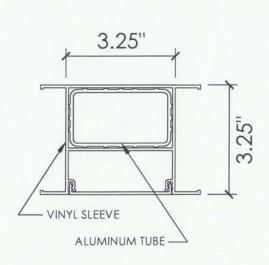
1445 Halland Rd. Maumee, OH 43537 0. 419.866.7705 1. 419.866.7702 www.livingspacesunraams.co

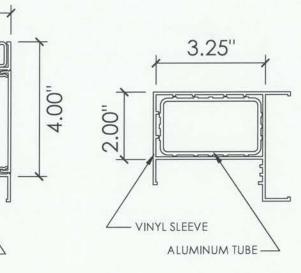
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SHEET TITLE : SECTIONS AND DETAILS SHEET 8

All these components are part of this room.







FLOOR STARTER WALL STARTER

CENTER POST WINDOW SILL RIDGE POST

LOAD-BEARING HEADER

- VINYL SLEEVE

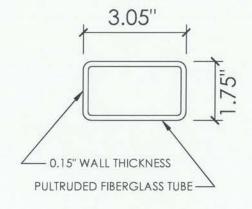
FIBERGLASS TUBE

ALUMINUM ACCESSORY TUBE

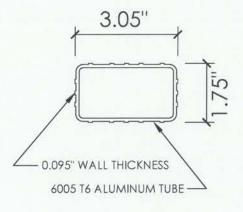
3.25"

3.25"

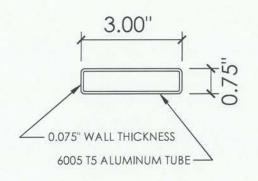
CORNER POST



FIBERGLASS TUBE



ALUMINUM TUBE



ALUMINUM ACCESSORY TUBE



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LIVINGSPACE SUNROOMS

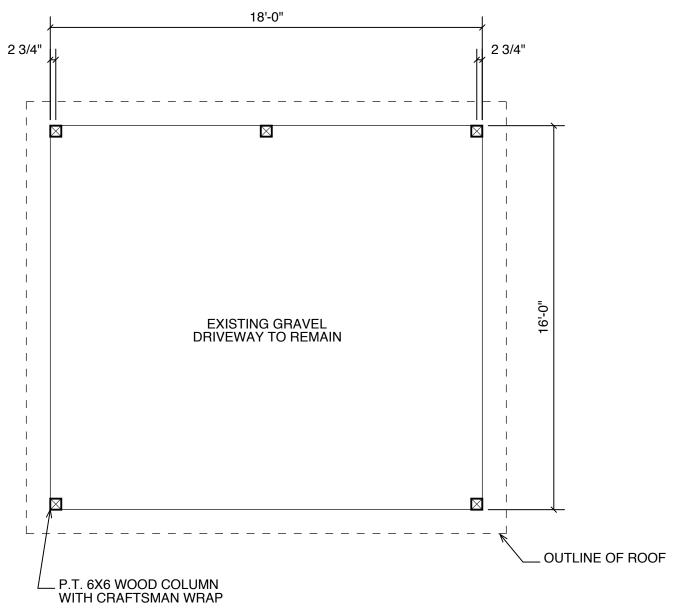
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ESIGN GU

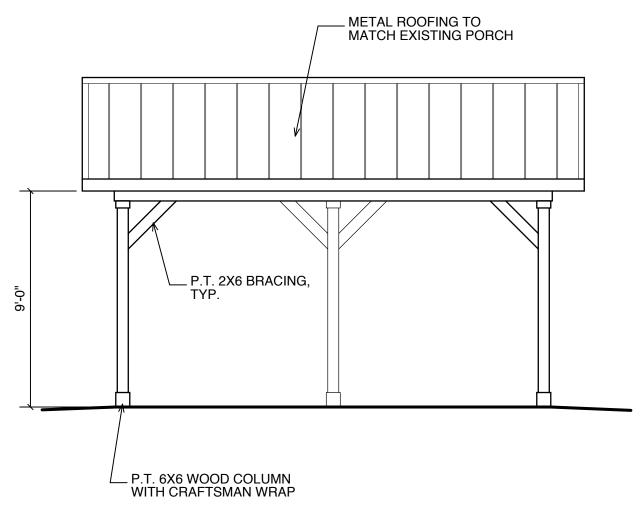
DATE:
DRAWN:
CHECKED:
TRANSITIONS NO:

SHEET TITLE : PROFILE DETAILS

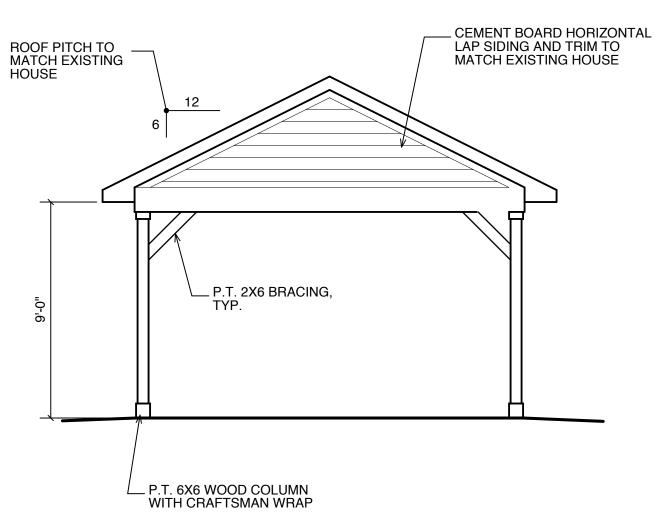
SHEET 9



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



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



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



1080 SPRUCE RD. SOUTHPORT, NC 28461

PH. (910) 477-1640 GARIPPME@ICLOUD.COM

THIS DRAWING IS TO BE USED ONLY AS A GUIDE CONSTRUCTING THIS PLAN. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH THE LOCAL BUILDING CODES, ORDINANCES, RESTRICTIONS AND LAWS THAT MAY REQUIRE REVISIONS TO THESE DRAWINGS, SPECS, AND DETAILS.

STRUCTURAL ENGINEERING PLANS SHALL TAKE PRECEDENCE OVER ANY DETAILS, NOTES, SPECS OR MATERIALS SHOWN HEREON.

aehny Residence 218 North 5th Ave. Wilmington, NC 28401

Floor Plan and Elevations

Job Number

DRAWN BY

MEG CHECKED BY

MEG

DATE

7/28/25

REVISIONS

7/31/25 - Revised per Owner 8/5/25 - Revised per Owner 8/6/25 - Revised Location

SHEET NUMBER

2 of 2



NEW CONSTRUCTION INFORMATION

Complete one sheet for each new building or structure in order to address all of the project components. Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main	
Front Porch / Side Porch / Rear Porch	
Height (avg. grade to peak of roof)	
Cladding	
Body of building	
Additional (Reveal, Finish, Mortar Color)	
Foundation	
Materials (including color and height)	
Porch (Materials & Dimensions)	
Columns (capital and base)	
Stairs and Railing (include dimensions)	
Decking (floorboards)	
Balustrade / railing (top cap and bottom)	
Balustrade - individual balusters	
Ceiling (material, design, dimensions)	
Screens (only on rear)	

Deck (Materials and Dimensions)	
Posts	
Balustrade / railing (top cap and bottom)	
Balustrade - individual balusters	
Foundation (height and materials)	
Entry steps and railings	
Doors (Materials and Dimensions)	
Front entry	
Sides (specify location)	
Rear	
Windows (Materials, Style, Dimensions)	
Front	
Sides	
Rear	
Gutters and Downspouts	
Driveway	
Dimensions	
Curb, Apron and Runner Materials	
Any Additional Materials	



The Sunroom Reinvented

At LivingSpace, we've completely re-engineered the sunroom. Energy efficient. Completely customizable. Built to last. Say hello to your new favorite room.







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You Deserve More

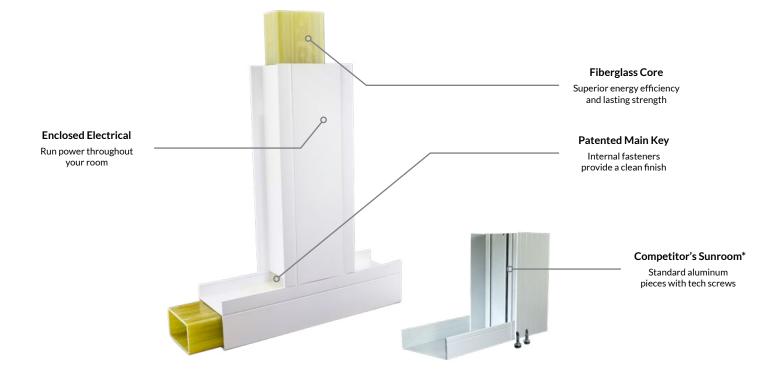
A sunroom designed for you. Built to last.

Unique Patented Design

Our patented key connector system with internal fasteners keeps screws hidden from sight for a clean and beautiful finish. Our unique enclosed electrical raceway comes standard in every room and provides an internal path for running power wherever you may need it.

A Better Material

Our sunrooms are made with fiberglass and vinyl. Which means they are completely energy efficient. Your room will stay cool in the summer and warm in the winter. You can even remove the wall between your home and the sunroom because our rooms meet all energy code requirements.



* Comparison between LivingSpace sunroom components and standard aluminum sunroom components.

There really is no comparison

	LivingSpace Sunroom	Aluminum or Vinyl Aluminum Hybrid		
Design Process	CAD designed, precision cut	Cut on jobsite		
Made from Composite Materials	✓	Aluminum		
No Visible Screws	✓	Х		
Two-Tone Colors Available	✓	Х		
Warranty	LIFE TIME	✓		
Durability	****	*		
Energy Efficiency	****	*		
Customization	Fully customizable	Limited options		
Adds Square Footage*	✓	?		
Open Flow	Can remove wall between sunroom and house*	Х		
Recessed LED Lights Available	√	Х		
Enclosed Electrical Raceway	√	Х		
Shingle Ready Roof	√	Х		

^{*}The energy efficiency of the LivingSpace sunroom system allows you to permit our sunrooms as added square footage to your house in any energy zone, and allows you to remove the wall between the sunroom and the house.



Endless Possibilities

Let your imagination run wild.

LivingSpace Sunrooms designs and manufactures the only sunroom system that is completely customizable. Cathedral, Studio, or an Integrated addition. Any size or shape. Our design consultants will help you build a room that fits perfectly with your home's existing architecture. And because we fabricate custom windows spec'd for every job your imagination is truly the only limit to what we can build.

LivingSpace Premier Partner®



We partner with only the best home remodeling businesses around the country*. All LivingSpace Premier Partners® go through a rigorous certification training course for both design and installation, ensuring that each and every LivingSpace sunroom project is handled with the same care and expert craftsmanship.















*LivingSpace sunrooms are available in most major markets. Check out our website at www.livingspacesunrooms.com to find a dealer near you.























Windows and Doors

Windows



Casement elements collection



Awning elements collection



Double Hung
elements collection



Tilt and Slide
elements collection



Pictureelements collection
transitions collection



Double Slider
elements collection
transitions collection
optimized collection

Doors



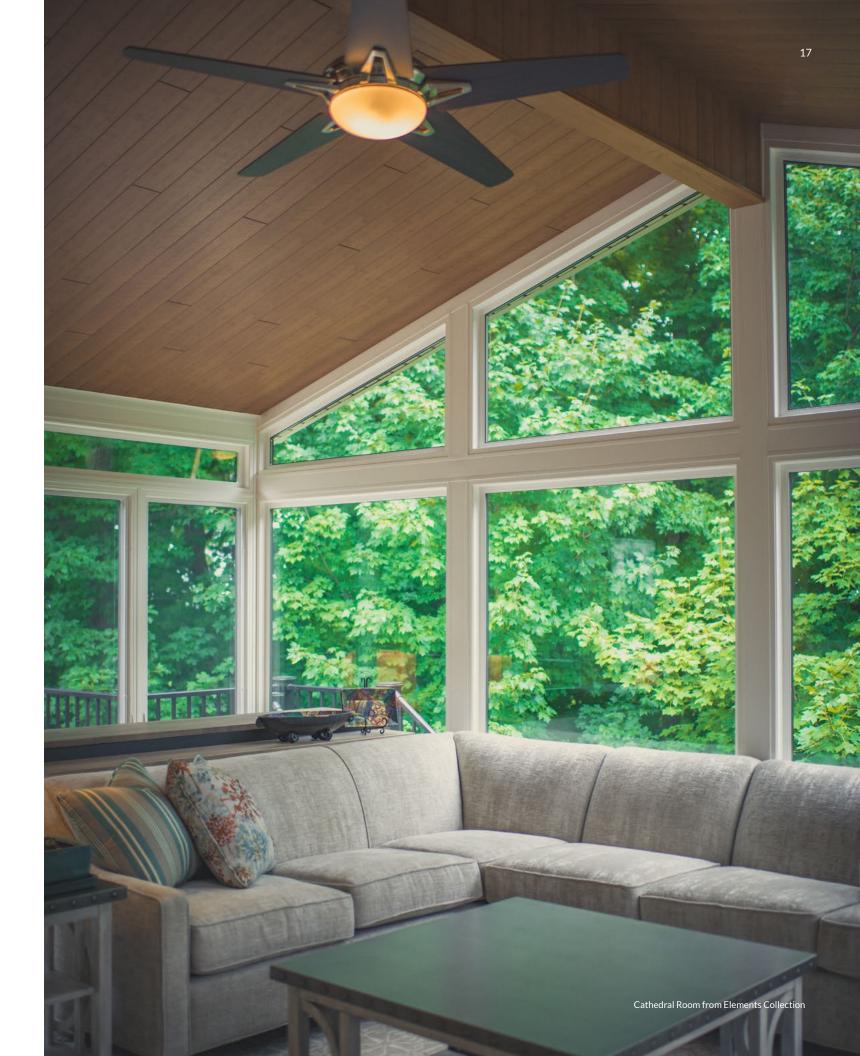
Entryelements collection
transitions collection



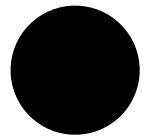
French
elements collection
transitions collection



Sliding
elements collection
transitions collection
optimized collection



Exterior Color Options



Black
elements collection
(white interior)



Earthtone
elements collection
(white interior)



Mystic Grey elements collection (white interior)



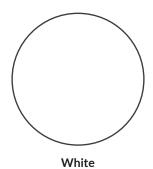
Antique Brown
elements collection
(white interior)



clay
elements collection
(white interior)
transitions collection
(clay interior)



Tan
elements collection
(white/tan interior)
transitions collection
(tan interior)
optimized collection
(tan interior)



elements collection (white interior) transitions collection (white interior) optimized collection (white interior)







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