



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-041

DATE: September 22, 2014

ADDRESS OF PROPERTY: 909 Romany Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309604

OWNER(S): Owen Bugge and Roshean Ham

**DETAILS OF APPROVED PROJECT:** The project is a second floor addition, new front porch and new rear porch. The second floor addition includes window and trim details to match existing structure. Second floor exterior is wood siding and brick. See attached plans.

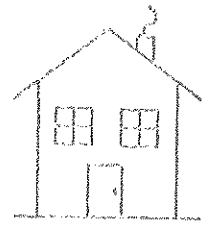
The project was approved by the HDC May 21, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

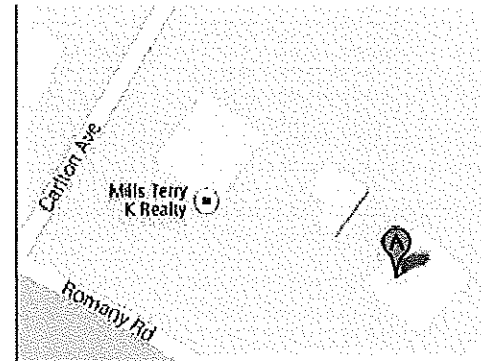


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Commission

Certificate of Appropriateness

# 2014-041



VICINITY MAP



NOTE:  
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

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- SD1 Structural-Standard Details
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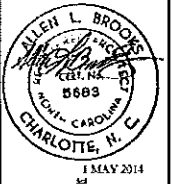
- E-1 Lighting Layout

## SQUARE FOOTAGE CALCULATIONS

|                        | Heated     | Unheated |
|------------------------|------------|----------|
| Existing First Floor:  | 1,449 S.F. | 143 S.F. |
| Existing Second Floor: | 363 S.F.   | 0 S.F.   |
|                        | +          | +        |
| Proposed First Floor:  | 0 S.F.     | 172 S.F. |
| Proposed Second Floor: | 1059 S.F.  | 0 S.F.   |
|                        |            |          |
| Total:                 | 2,871 S.F. | 315 S.F. |
| Total Under Roof:      | 3.186 S.F. |          |



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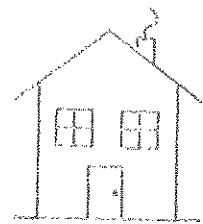
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Addition & Renovation In Historic Dilworth for the:  
**HAM-BUGGE RESIDENCE**  
909 Romany Road, Charlotte, NC 28203

PROJ. NO. - 13012  
ISSUED - 6 MAR 2014  
REVISIONS -  
1 MAY 2014  
2 JUN 2014  
3 SEPT 2014  
COVER SHEET

A-0

OF: TEN

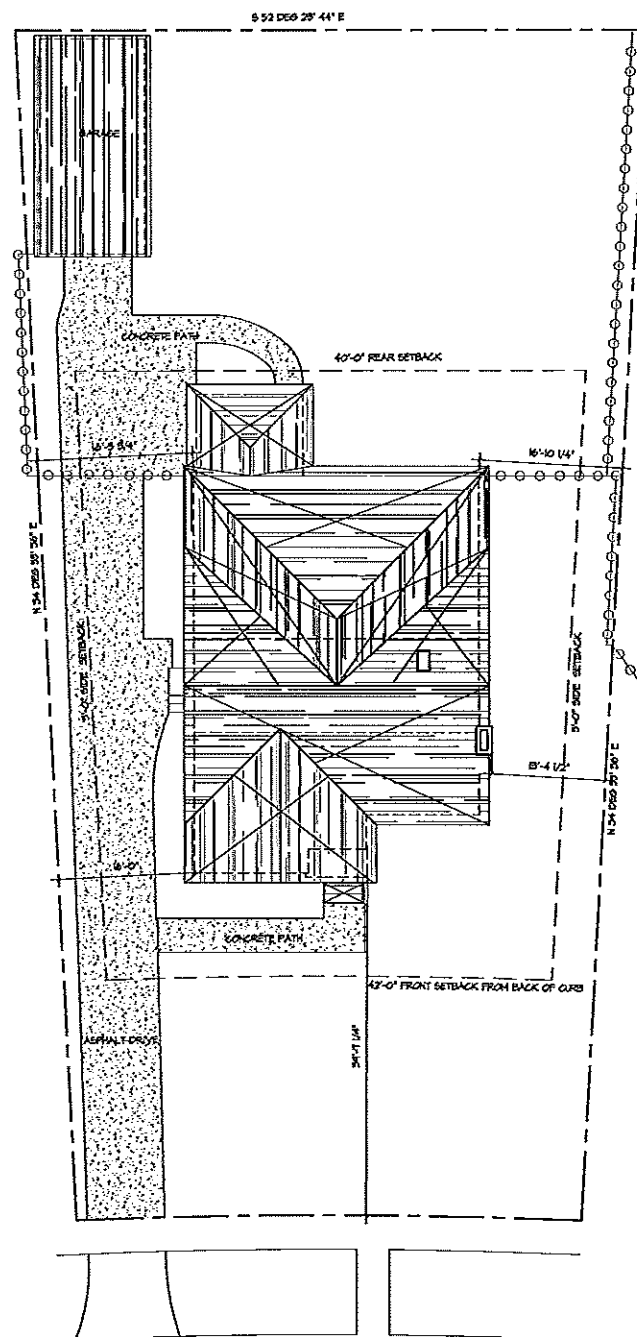


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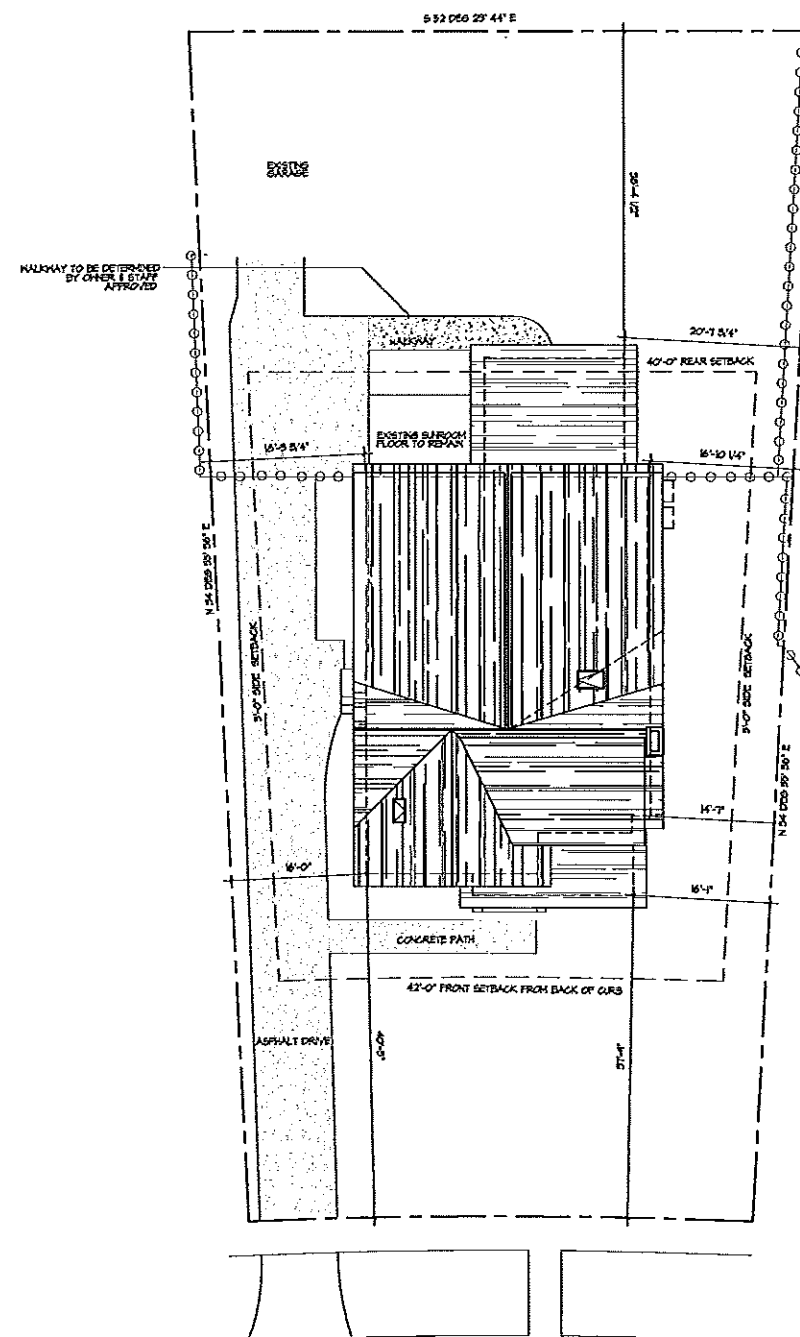
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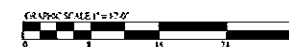
ROMANY ROAD



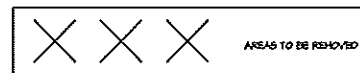
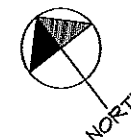
② EXISTING SITE PLAN  
1" = 10'-0"



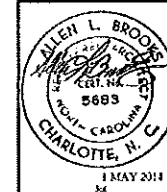
ROMANY ROAD



① PROPOSED SITE PLAN  
1" = 10'-0"



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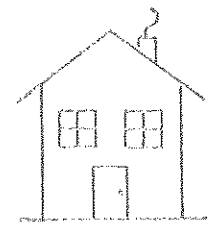
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ISSUED - 6 MAR 2014  
REVISIONS - 1 MAY 2014  
24 JUN 2014  
19 SEPT 2014  
EXISTING & PROPOSED  
SITE PLAN

A-1

OF: TEN

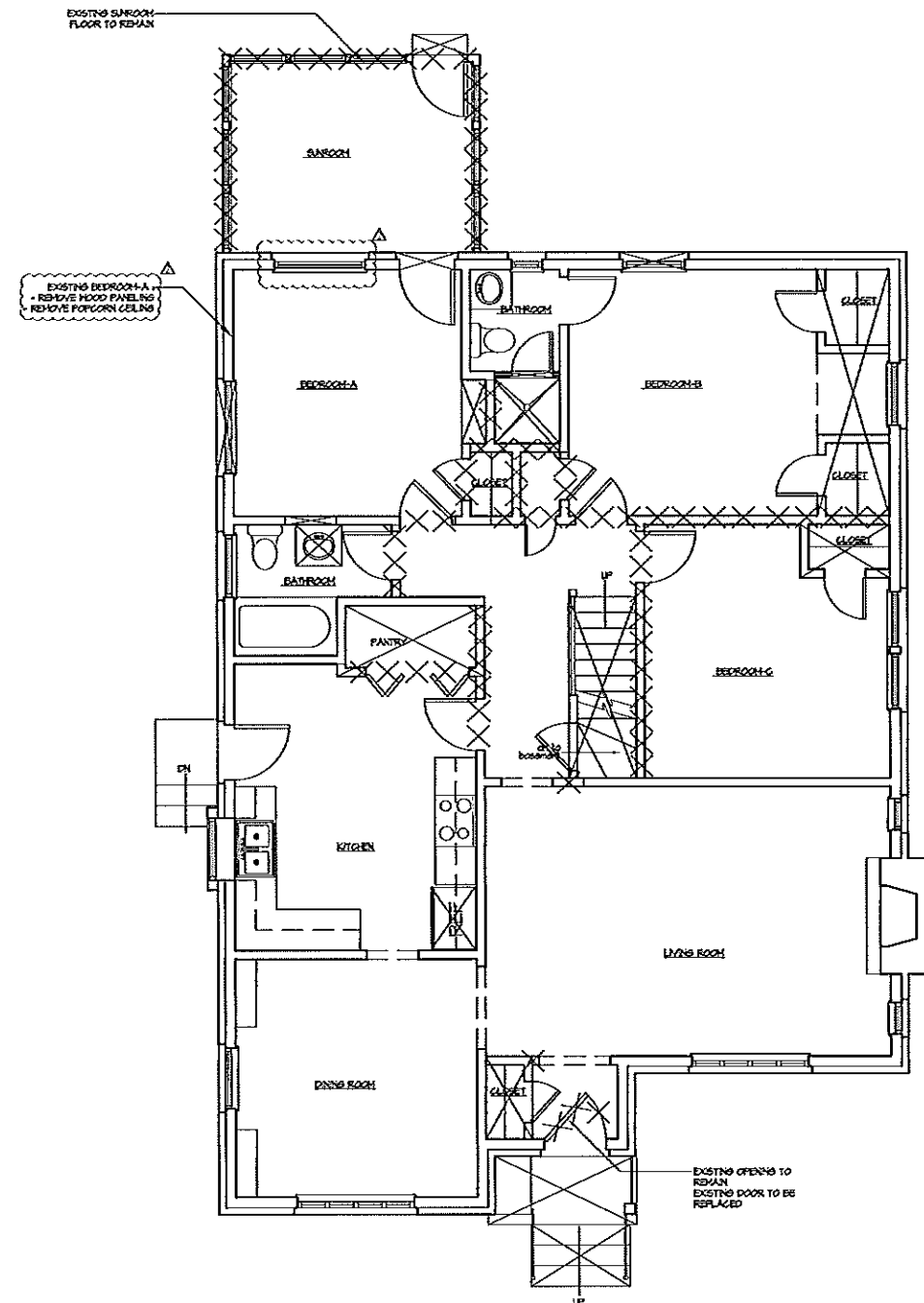


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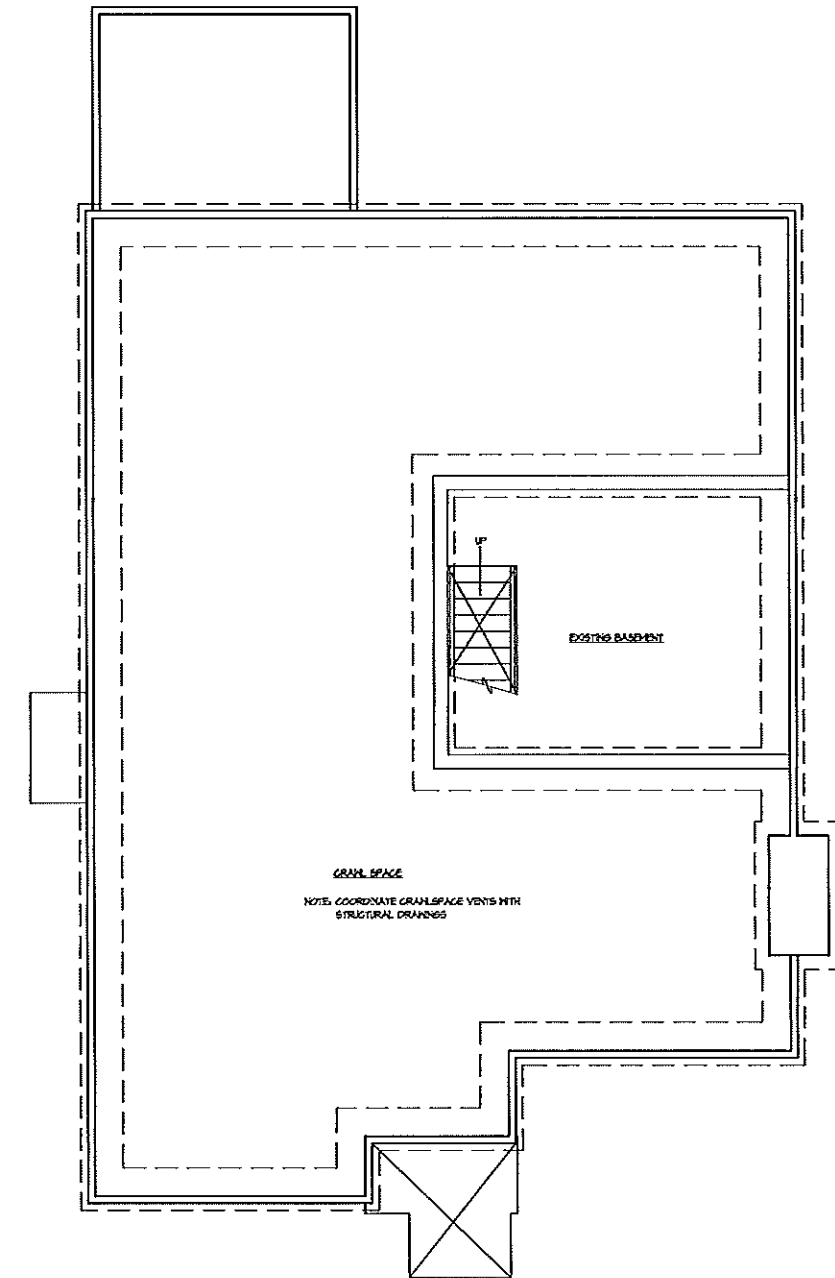
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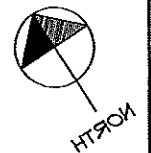
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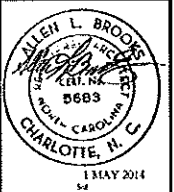
② EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



① EXISTING FOUNDATION/BASEMENT PLAN  
1/4" = 1'-0"



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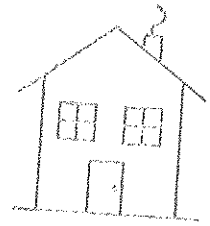
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EXISTING PLANS

A-2

OF: TEN

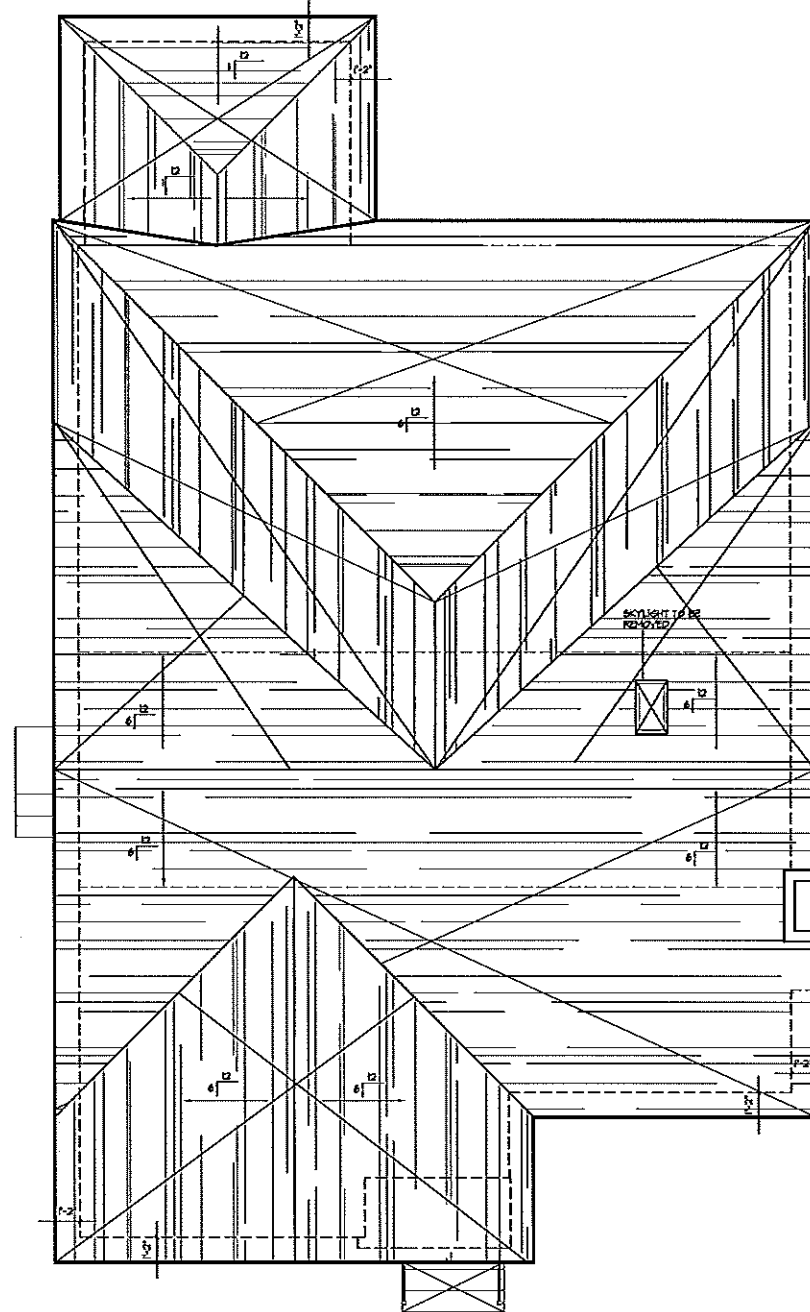


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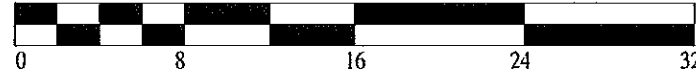
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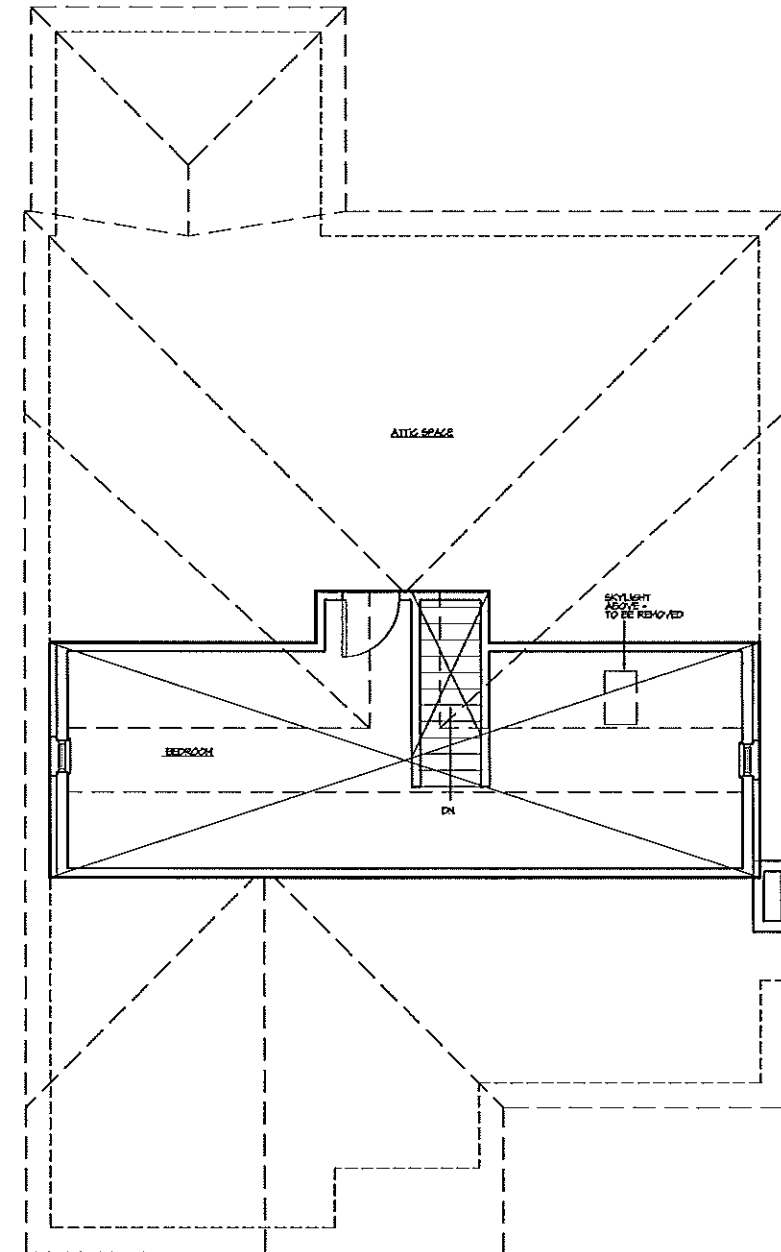
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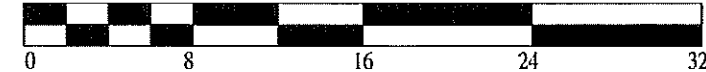
GRAPHIC SCALE 1/4" = 1'-0"



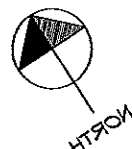
② EXISTING ROOF PLAN  
1/4" = 1'-0"



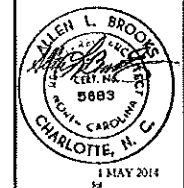
GRAPHIC SCALE 1/4" = 1'-0"



① EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



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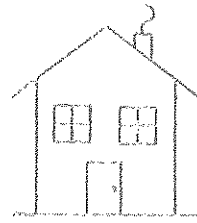
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EXISTING PLANS

A-3

OF: TEN

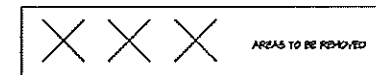


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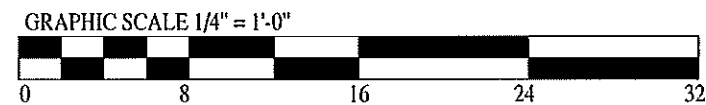
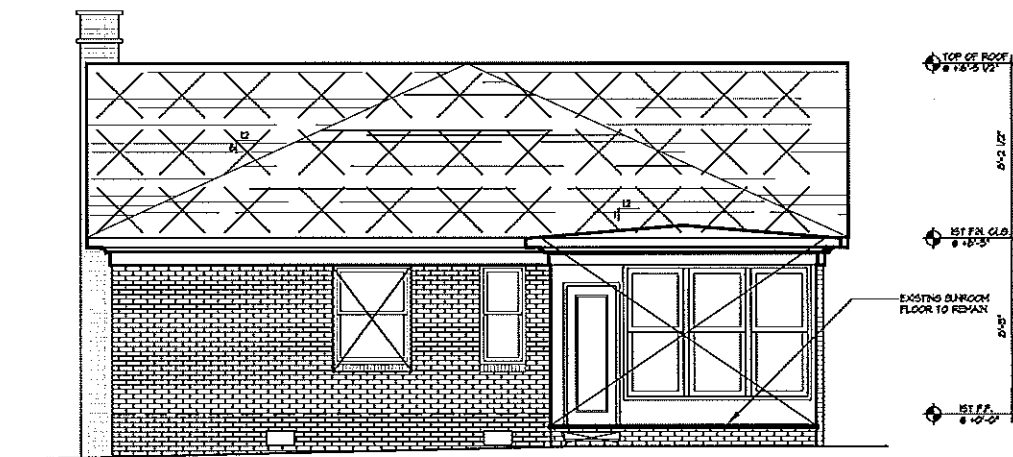
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EXISTING ELEVATIONS

A-4

OF: TEN



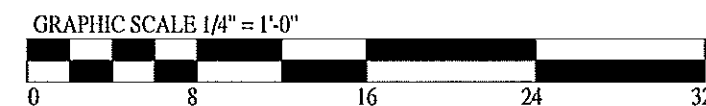
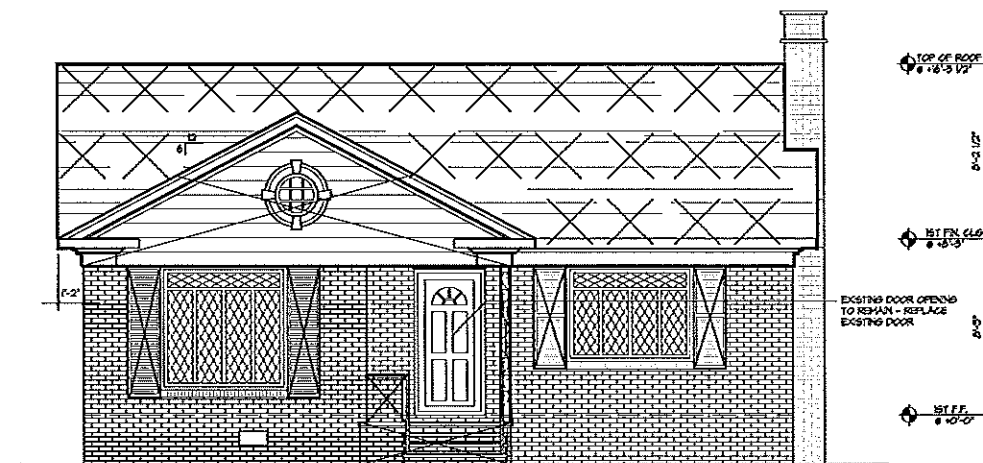
④ EXISTING REAR ELEVATION  
1/4" = 1'-0"



③ EXISTING LEFT ELEVATION  
1/4" = 1'-0"

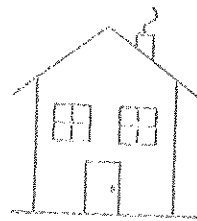


② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"



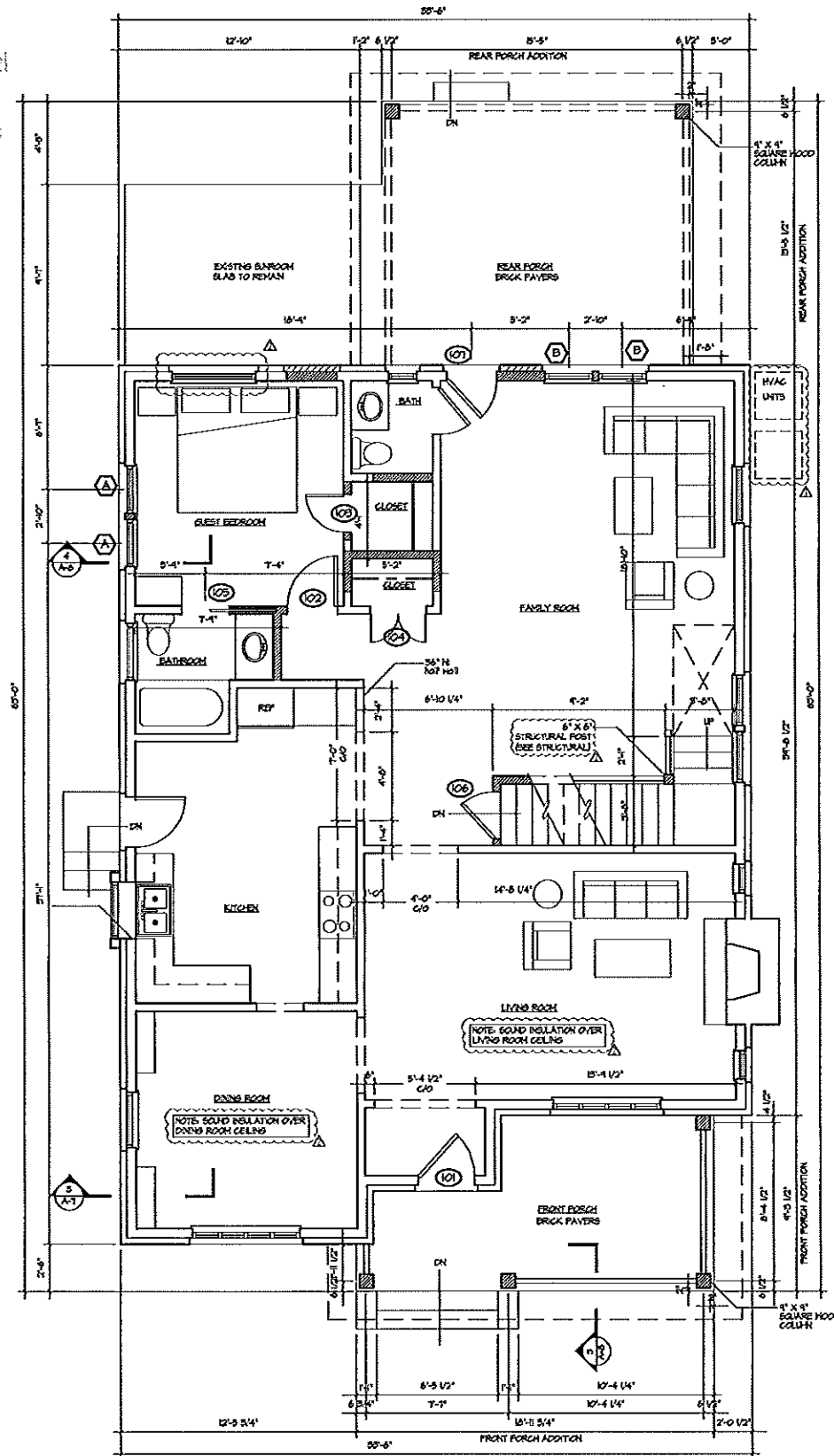


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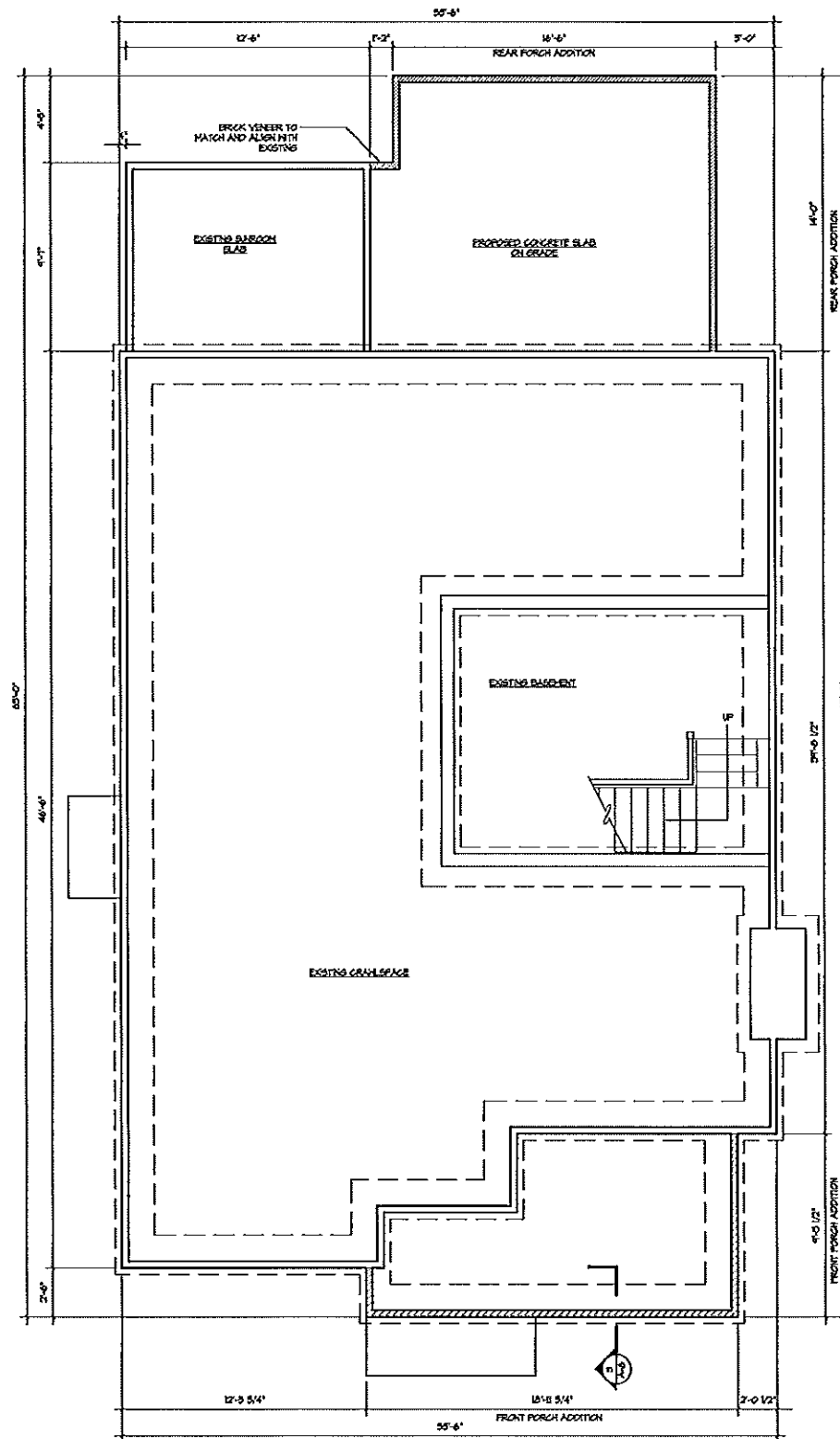
Certificate of Appropriateness

# 2014-041



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

② PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



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

① PROPOSED FOUNDATION/BASEMENT PLAN  
1/4" = 1'-0"

|              |
|--------------|
| NEW WALLS    |
| BRICK VENEER |
| MASONRY      |

| NO. | SIZE          | HEADER HEIGHT                                   | TYPE        |
|-----|---------------|-------------------------------------------------|-------------|
| A   | 2'-0" X 4'-0" | FIRST FLOOR - MATCH EXISTING SECOND FLOOR - T-1 | DOUBLE HUNG |
| B   | 2'-0" X 4'-0" | MATCH EXISTING                                  | DOUBLE HUNG |
| C   | 1'-0" X 5'-0" | 6'-0"                                           | CASEMENT    |
| D   | 2'-0" X 5'-0" | T-1                                             | CASEMENT    |
| E   | 2'-0" X 5'-0" | T-1                                             | DOUBLE HUNG |
| F   | 2'-0" X 4'-0" | T-1                                             | DOUBLE HUNG |
| G   | 2'-0" X 4'-0" | T-1                                             | CASEMENT    |
| H   | 2'-0" X 4'-0" | T-1                                             | CASEMENT    |

NOTE: MATCH EXISTING DETAILS BY WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, ELABORATE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR HPG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR GLASS OR TINTED GLASS.

\* ME = MATCH EXISTING

| NO. | OPENING          | LOCATION                |
|-----|------------------|-------------------------|
| 1   | 5'-0" X 6'-0"    | MAIN ENTRY              |
| 2   | 2'-0" X 6'-0"    | BEDROOM                 |
| 3   | 2'-0" X 6'-0"    | CLOSET                  |
| 4   | PR 1'-0" X 6'-0" | CLOSET                  |
| 5   | 2'-0" X 6'-0"    | BATHROOM                |
| 6   | 2'-0" X 6'-0"    | FIRST FLOOR TO BASEMENT |
| 7   | 2'-0" X 6'-0"    | REAR ENTRY              |

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD.
  - PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER.
  - ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
  - BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS BRICK MOLD DETAIL.
  - GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED.
  - ALUMINUM WHITE GUTTERS & DOWNSPOUTS.



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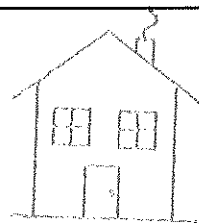
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PROPOSED PLANS

A-5

OF: TEN



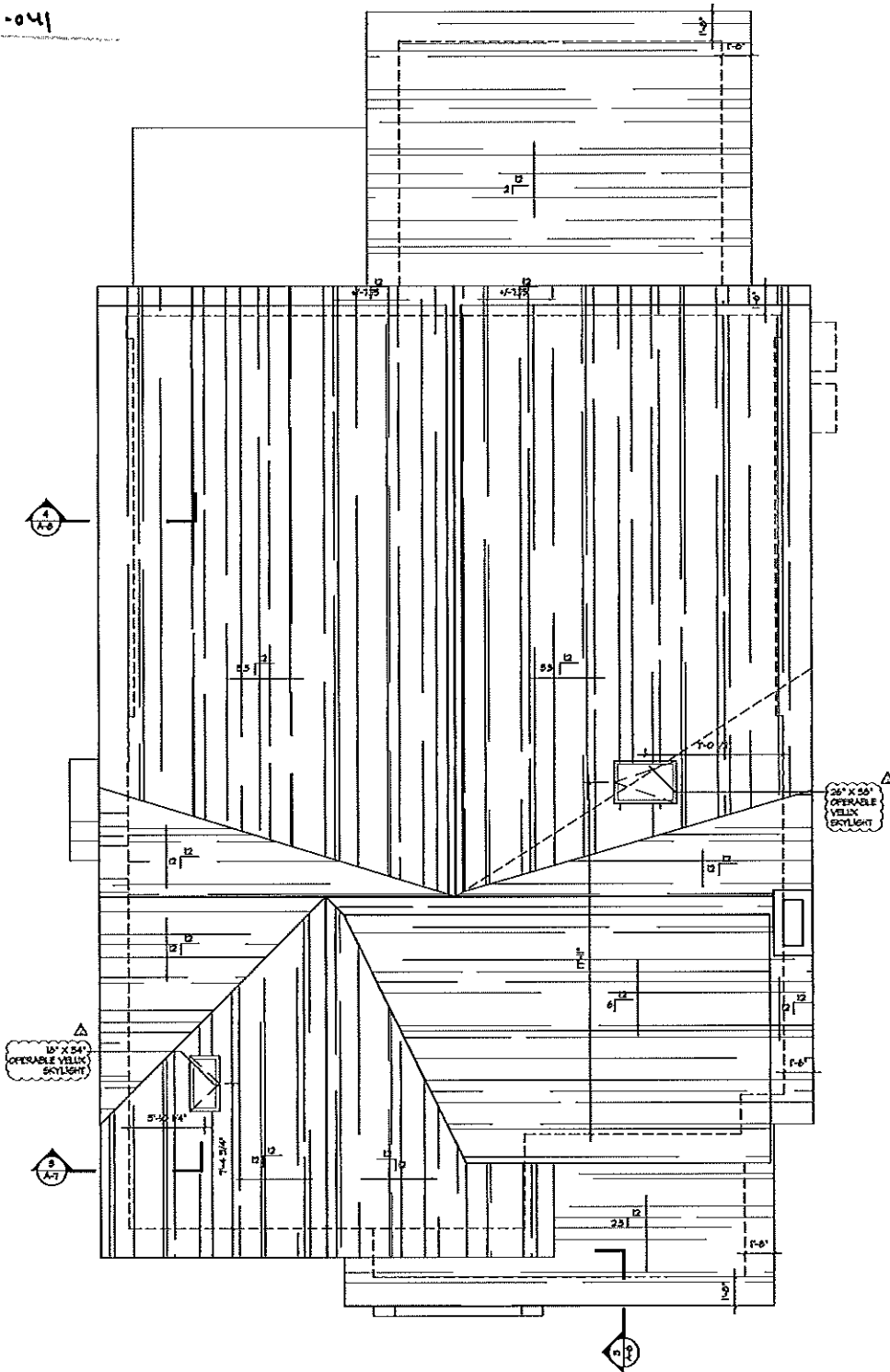
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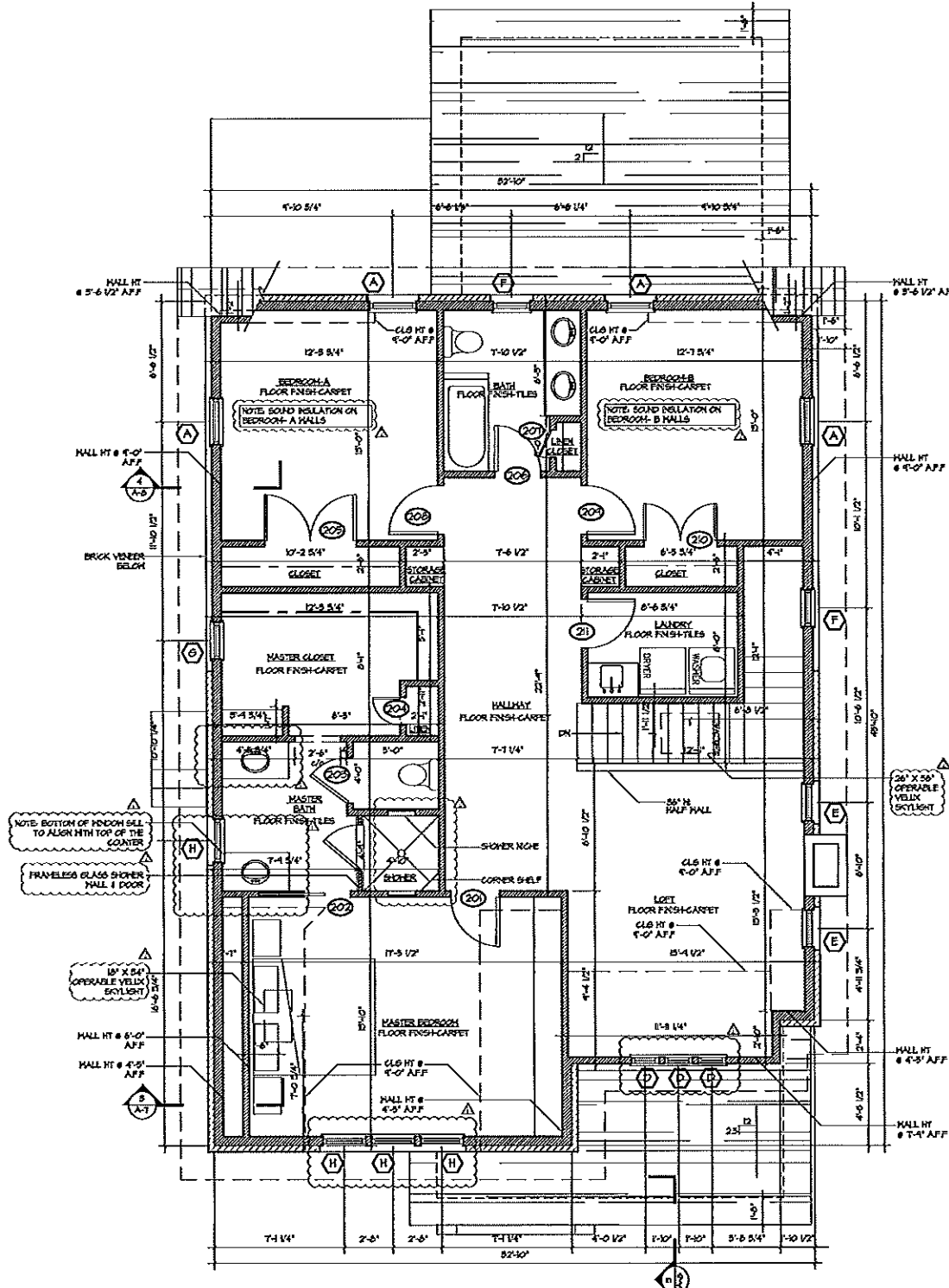
NOTE:  
• DOUBLE FELT ANY  
PORTION OF ROOF LESS  
THAN A 4:12 PITCH  
• USE SNOW & ICE GUARD AS  
REQUIRED



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

② PROPOSED ROOF PLAN  
1/4" = 1'-0"

NOTE:  
• DOUBLE FELT ANY  
PORTION OF ROOF LESS  
THAN A 4:12 PITCH  
• USE SNOW & ICE GUARD AS  
REQUIRED



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

① PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

NOTE:  
• NEW WALLS  
• BRICK VENEER  
• MASONRY

#### WINDOW SCHEDULE

| ID | SIZE          | HEADER HEIGHT                  | TYPE        |
|----|---------------|--------------------------------|-------------|
| A  | 2'-6" X 4'-6" | FIRST FLOOR-<br>MATCH EXISTING | DOUBLE HUNG |
| B  | 2'-6" X 4'-6" | SECOND FLOOR-<br>T-1"          | DOUBLE HUNG |
| D  | 1'-6" X 5'-6" | 6'-0"                          | CASEMENT    |
| E  | 2'-0" X 5'-0" | T-1"                           | CASEMENT    |
| F  | 2'-0" X 5'-0" | T-1"                           | DOUBLE HUNG |
| G  | 2'-0" X 4'-6" | T-1"                           | AWING       |
| H  | 2'-4" X 4'-0" | T-1"                           | CASEMENT    |

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR SIZES. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TINTED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 1/2" OF GLASS OR MORE 1' LESS THAN 12' AFF. MUST BE TINTED PER CODE (TYP)

#### SECOND FLOOR DOOR SCHEDULE

| ID  | OPENING          | LOCATION           |
|-----|------------------|--------------------|
| 201 | 2'-6" X 6'-6"    | MASTER BEDROOM     |
| 202 | 2'-6" X 6'-6"    | MASTER BATH        |
| 203 | 2'-6" X 6'-6"    | MASTER BATH-TOILET |
| 204 | 1'-6" X 6'-6"    | LINEN CLOSET       |
| 205 | PR 2'-6" X 6'-6" | CLOSET             |
| 206 | 2'-6" X 6'-6"    | BATHROOM           |
| 207 | 1'-6" X 6'-6"    | LINEN CLOSET       |
| 208 | 2'-6" X 6'-6"    | BEDROOM-A          |
| 209 | 2'-6" X 6'-6"    | BEDROOM-B          |
| 210 | PR 2'-6" X 6'-6" | CLOSET             |
| 211 | 2'-6" X 6'-6"    | LAUNDRY            |

#### NOTE:

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD.
4. PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER.
5. ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
6. BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS.
7. BRICK MOLD DETAIL.
8. GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED.
9. ALUMINUM WHITE GUTTERS & DOWNSPOUTS.

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laserarch@aol.com

1 MAY 2014

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PROPOSED PLANS

A-6

OF: TEN



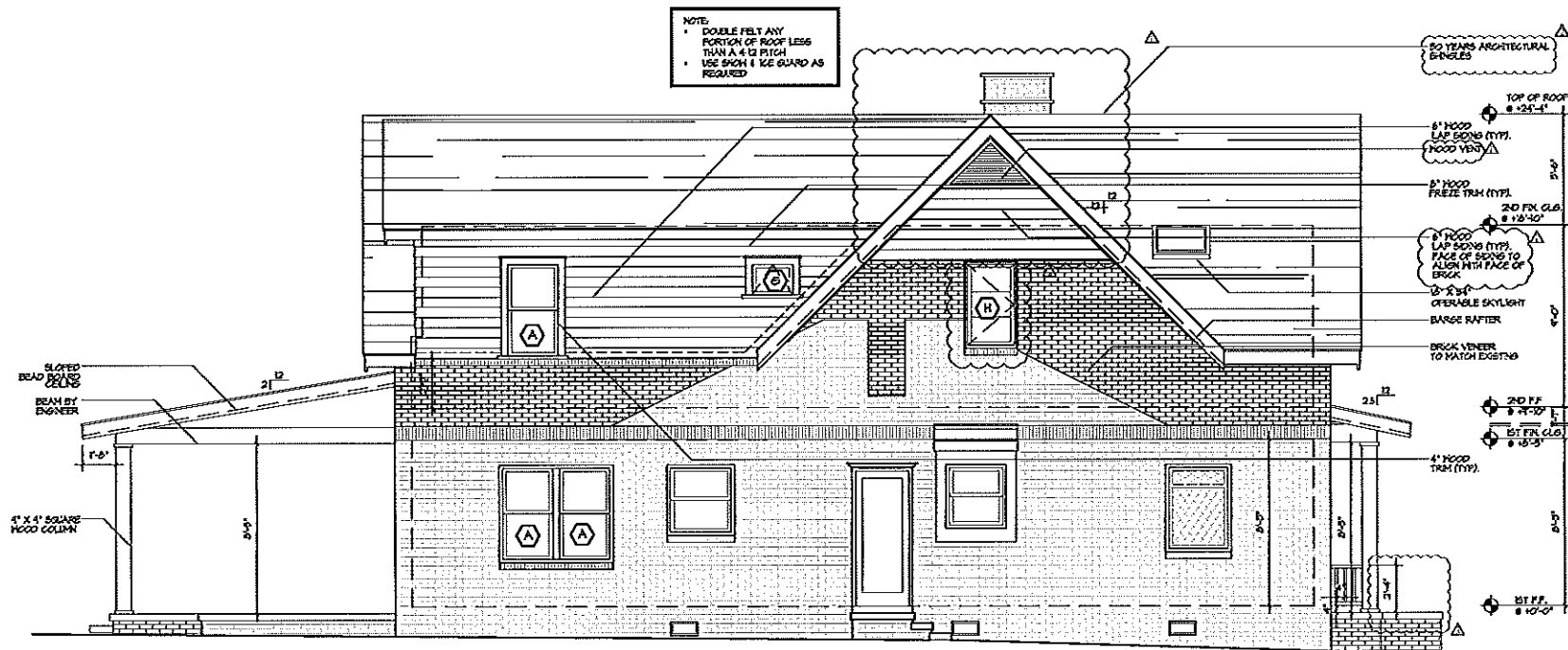


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# 2011-041



| WINDOW SCHEDULE |               |                              |             |
|-----------------|---------------|------------------------------|-------------|
| ID              | SIZE          | HEADER HEIGHT                | TYPE        |
| A               | 2'-0" X 4'-0" | FIRST FLOOR - MATCH EXISTING | DOUBLE HUNG |
| B               | 2'-0" X 4'-0" | SECOND FLOOR - T-1"          | DOUBLE HUNG |
| C               | 1'-0" X 3'-0" | 6'-0"                        | CASEMENT    |
| D               | 2'-0" X 5'-0" | T-1"                         | CASEMENT    |
| E               | 2'-0" X 5'-0" | T-1"                         | DOUBLE HUNG |
| F               | 2'-0" X 5'-0" | T-1"                         | DOUBLE HUNG |
| G               | 2'-0" X 5'-0" | T-1"                         | DOUBLE HUNG |
| H               | 2'-0" X 4'-0" | T-1"                         | CASEMENT    |

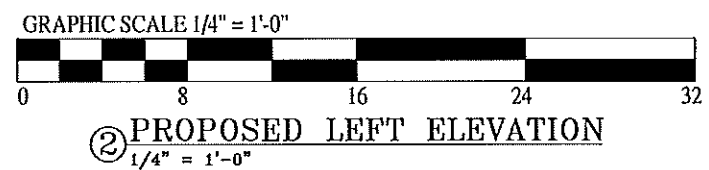
NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP ON FLASHING & BACK BAND TRIM & MOULDING.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.  
NOTE: MATCH EXISTING WINDOW & DOOR MFS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.  
\* N.E. = MATCH EXISTING  
NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 16" A.P.F. MUST BE TEMPERED PER CODE (TYP.)



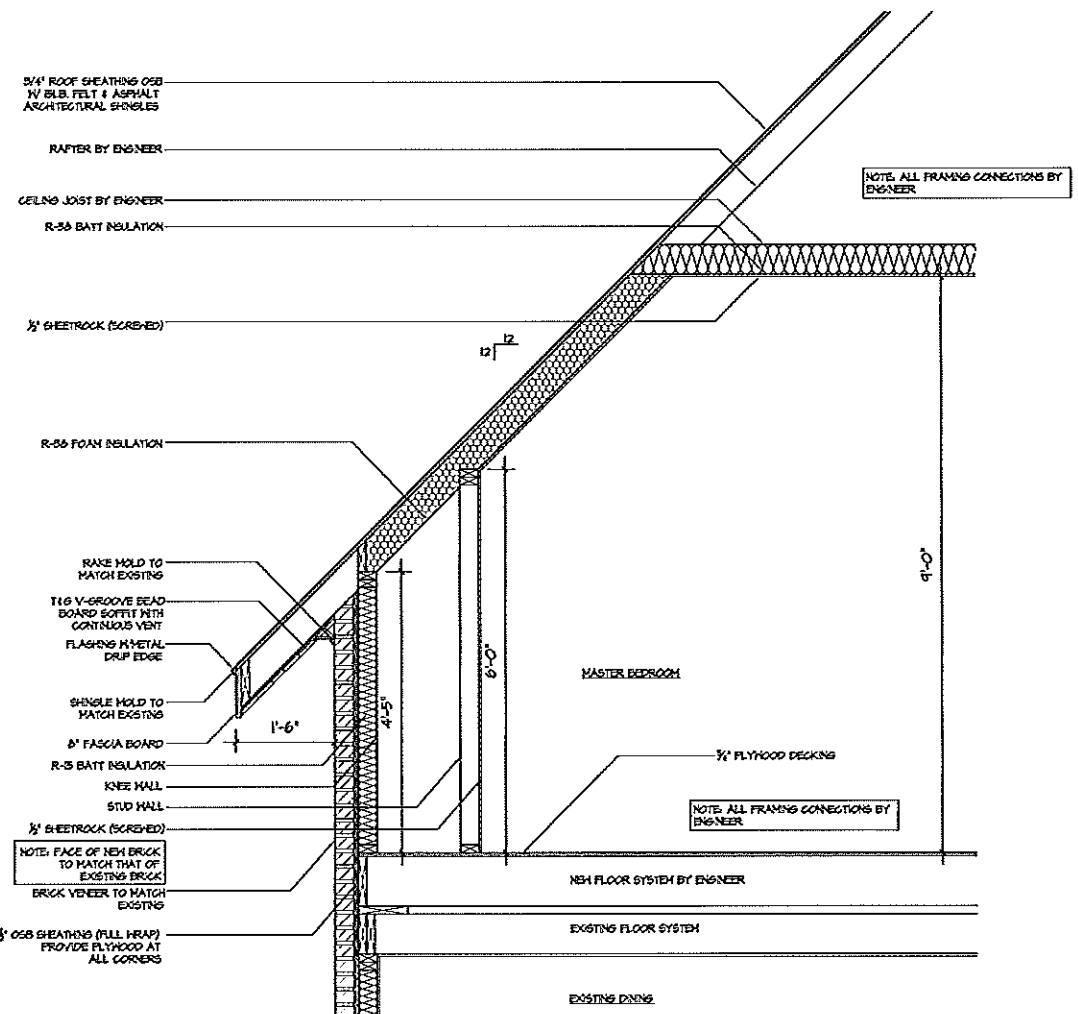
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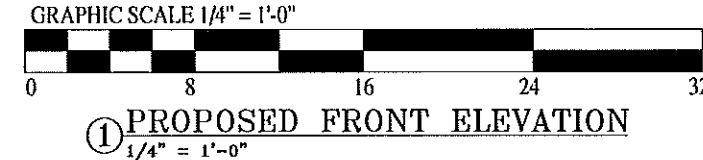
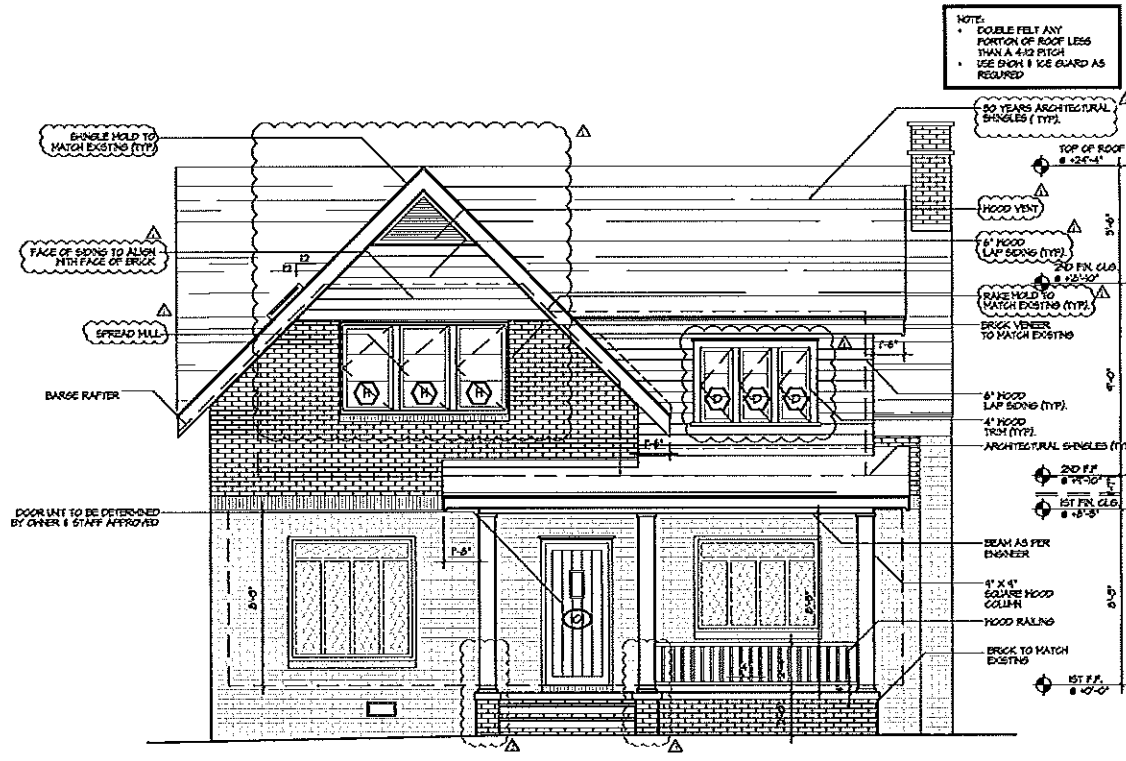
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② PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



③ WALL SECTION  
3/4" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD.
  - PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER.
  - ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
  - BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS. BRICK MOLD DETAIL.
  - GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED.
  - BEAD BOARD FOR ALL ROOF SOFFITS & PORCH CEILINGS.
  - ALUMINUM WHITE GUTTERS & DOWNSPOUTS.

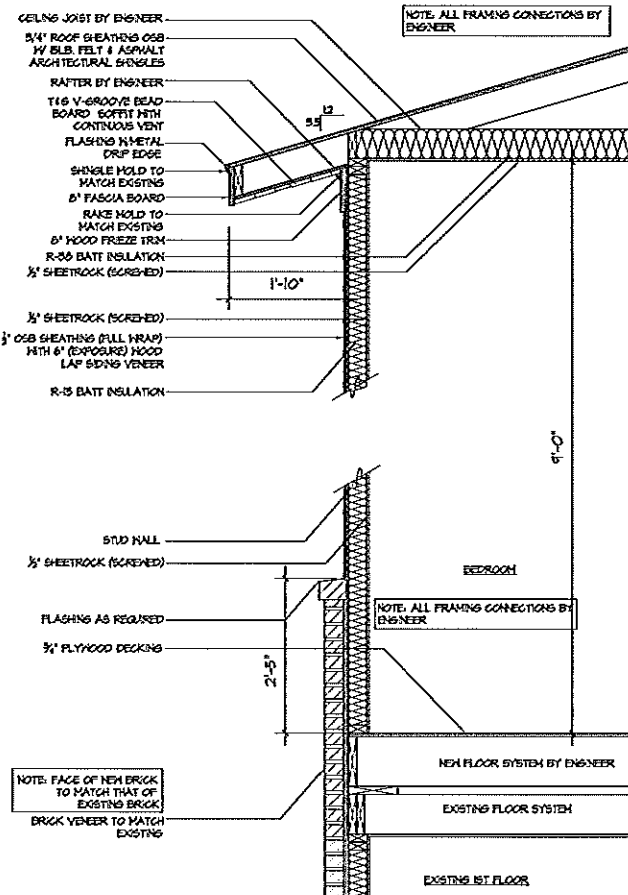
Addition & Renovation In Historic Dilworth for the:  
**HAM-BUGGE RESIDENCE**  
909 Romany Road, Charlotte, NC 28203

PROJ. NO. - 12012  
ISSUED - 6 MAR 2014  
REVISED - 1 MAY 2014  
14 JUN 2014  
19 SEPT 2014

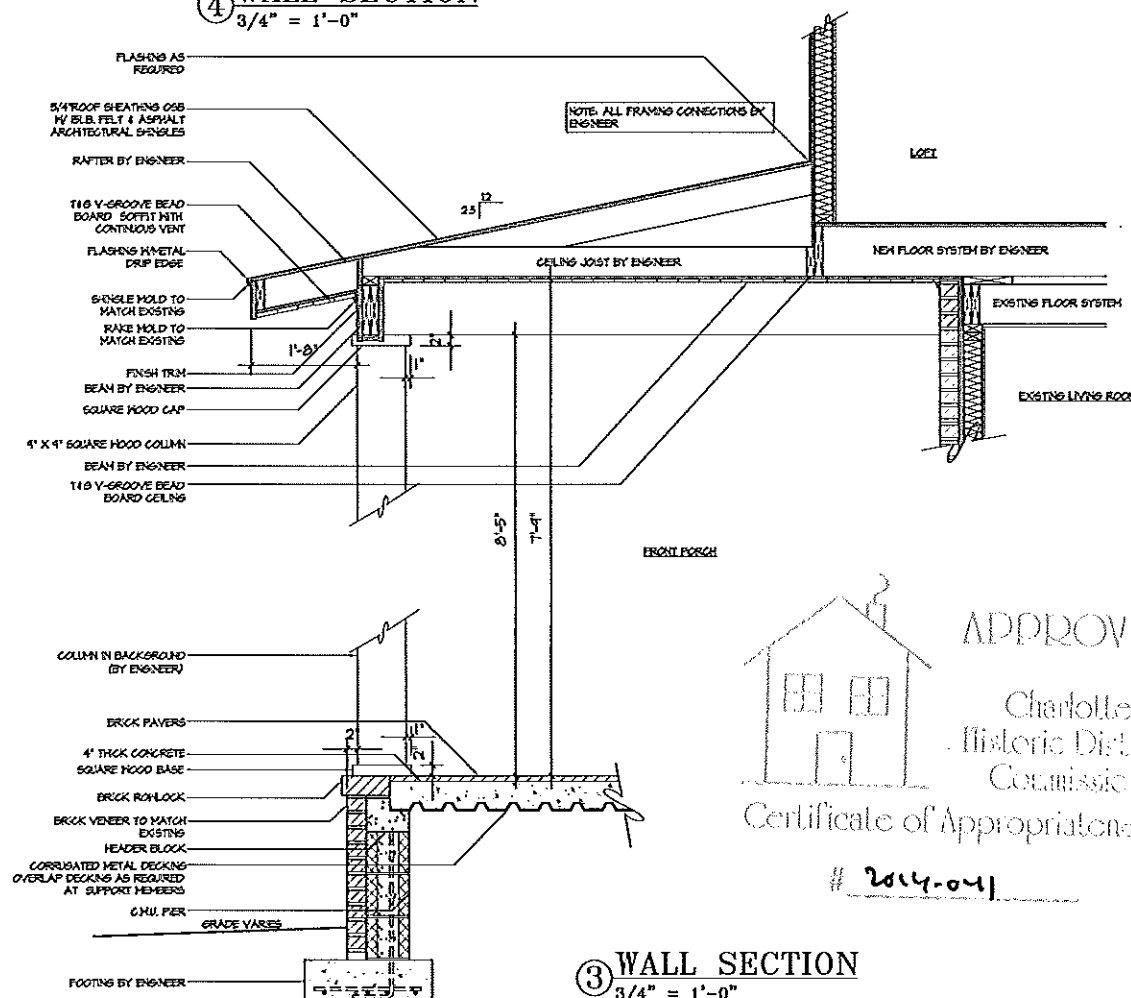
PROPOSED ELEVATIONS

A-7

OF TEN



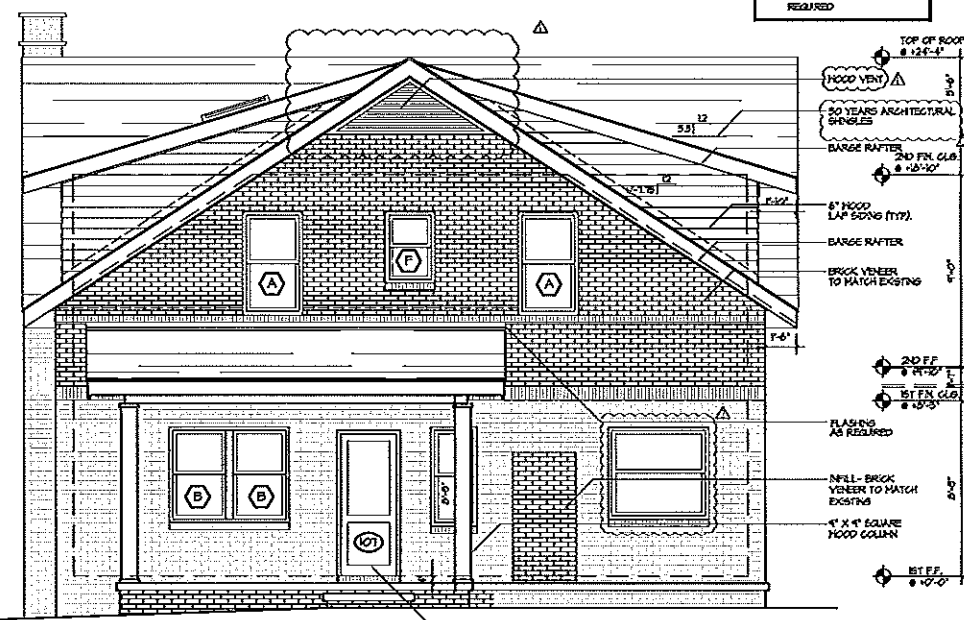
④ WALL SECTION  
3/4" = 1'-0"



③ WALL SECTION  
3/4" = 1'-0"



② PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



① PROPOSED REAR ELEVATION  
1/4" = 1'-0"

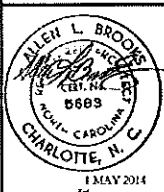
| WINDOW SCHEDULE |               |                             |             |
|-----------------|---------------|-----------------------------|-------------|
| ID              | SIZE          | HEADER HEIGHT               | TYPE        |
| A               | 2'-6" X 4'-6" | FIRST FLOOR MATCH EXISTING  | DOUBLE HUNG |
| B               | 2'-6" X 4'-0" | SECOND FLOOR MATCH EXISTING | DOUBLE HUNG |
| D               | 1'-6" X 5'-6" | 6'-0"                       | CASEMENT    |
| E               | 2'-0" X 5'-0" | 7'-4"                       | CASEMENT    |
| F               | 2'-0" X 5'-0" | 7'-1"                       | DOUBLE HUNG |
| G               | 2'-0" X 1'-6" | 7'-1"                       | AWING       |
| H               | 2'-4" X 4'-0" | 7'-1"                       | CASEMENT    |

NOTE: MATCH TRIM DETAILS W/ MOOD DRIP CAP (V FLASING) & BACK BAND TRIM @ WINDOWS.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.  
NOTE: MATCH EXISTING WINDOW & DOOR HPG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR WINDOW PATTERNS. VERIFY ANY REQUIREMENTS FOR GLASS OR THERMO GLASS.  
\* ME = MATCH EXISTING  
NOTE: ALL WINDOWS WITH 4:12 OF GLASS OR MORE & LESS THAN 16" APF MUST BE THERMO GLASS (TYP)

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
  - PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
  - ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
  - BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS
  - GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED
  - HEAD BOARD FOR ALL ROOF SOFFITS & PORCH CEILINGS
  - ALUMINUM WHITE GUTTERS & DOWNSPOUTS



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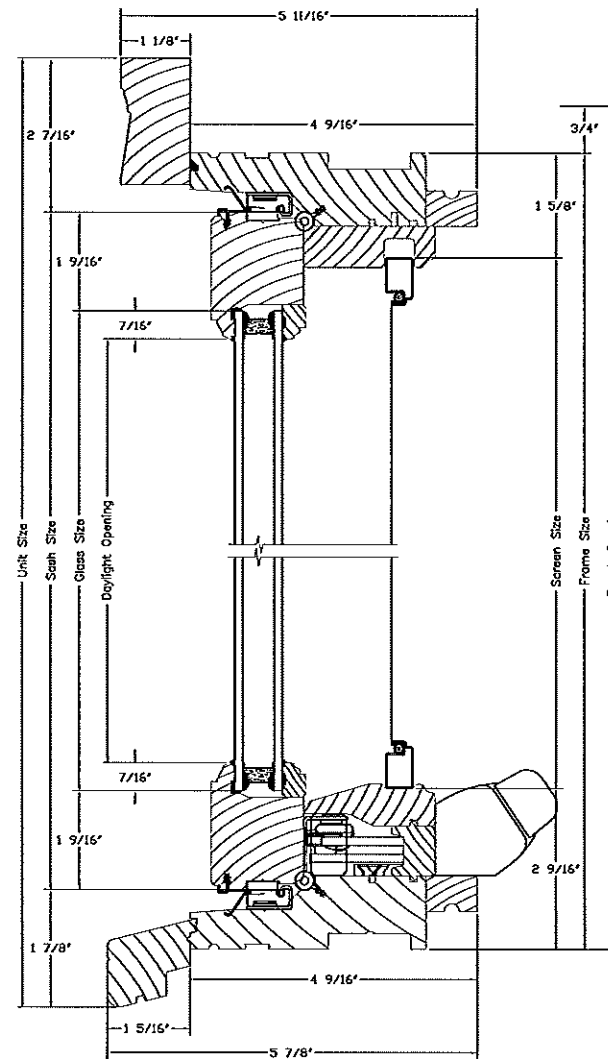
Addition & Renovation In Historic Dilworth for the:  
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909 Romany Road, Charlotte, NC 28203

PROJ. NO. - 13012  
ISSUED - 6 MAR 2014  
REVISION - 1 MAY 2014  
14 JUN 2014  
19 SEPT 2014

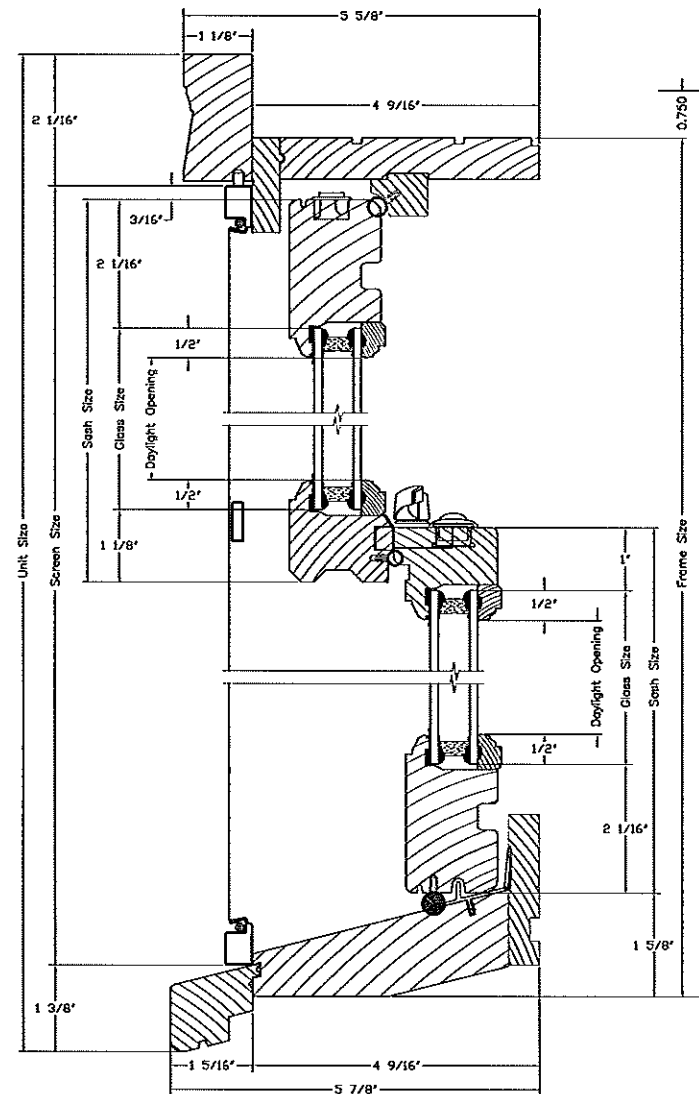
PROPOSED ELEVATIONS

**A-8**

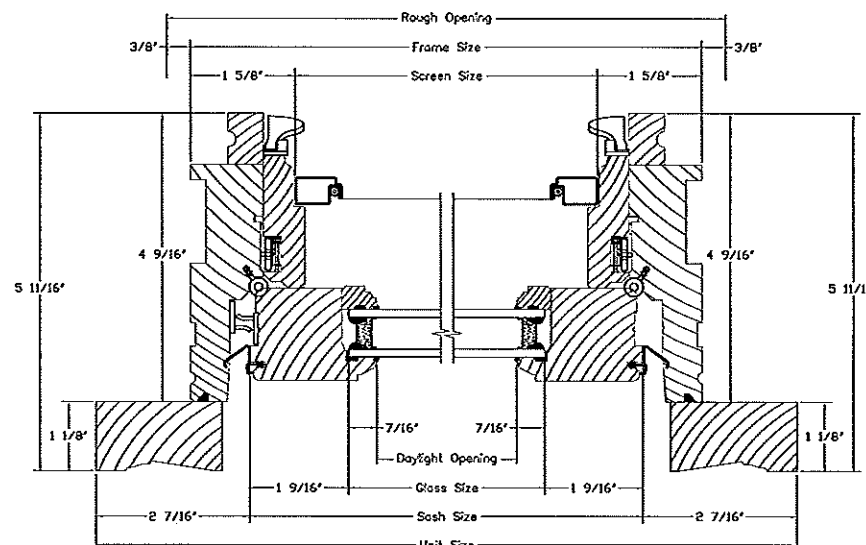
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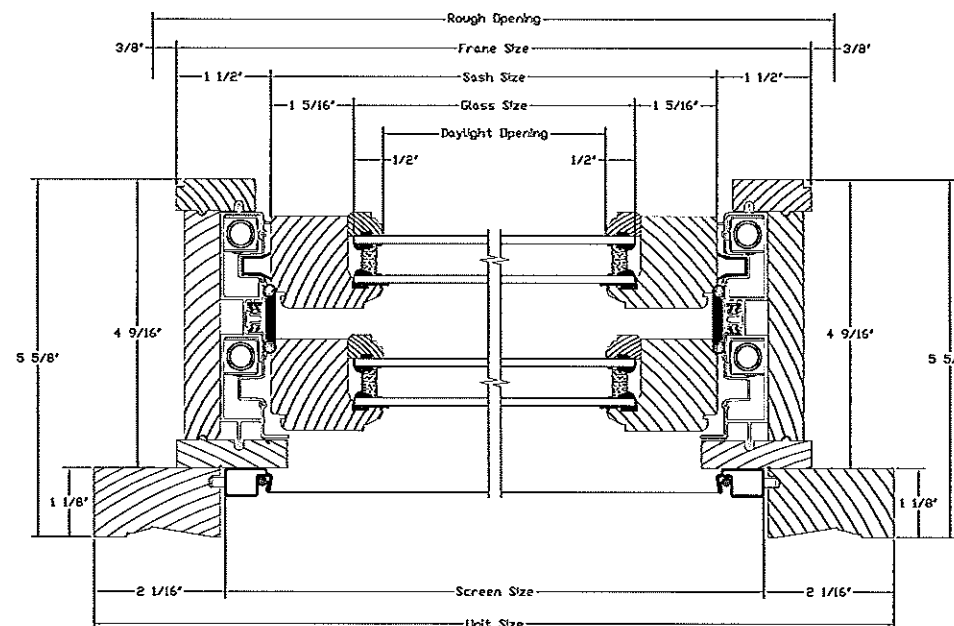
Vertical Section



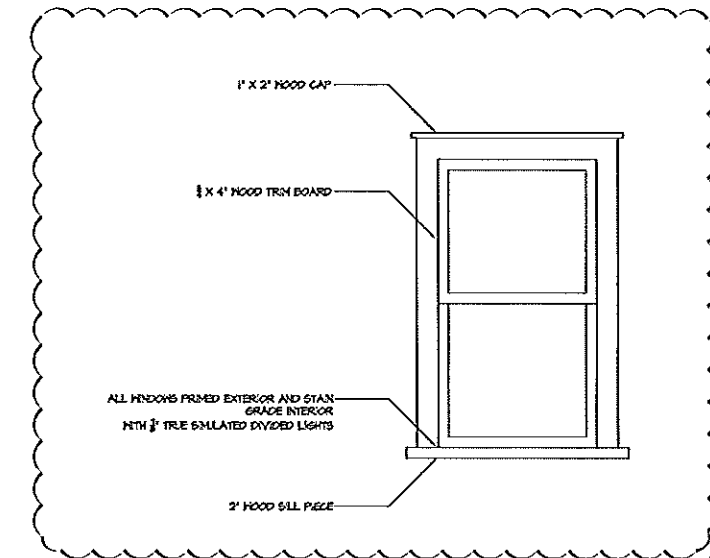
Vertical Section



Horizontal Section



Horizontal Section



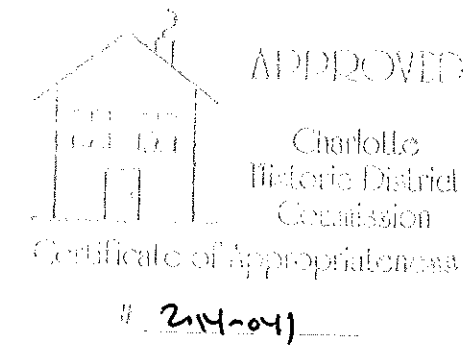
③ TYPICAL EXTERIOR WINDOW DETAIL  
FOR AREAS FACED WITH SIDING

NOTE ON INTERIOR SELECTIONS:

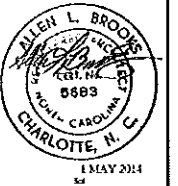
1. ALL INTERIOR DOORS TO BE PREHUNG FIVE HORIZONTAL PANELED DOORS-TRIM TO BE DETERMINED
2. ALL INTERIOR DOORS TO BE SOLID CORE MDF OR PAINTED PINE.
3. 4" CASING FOR ALL NEW WINDOWS WITH STOOL & APRON
4. 6" CROWN MOLD FOR ALL ROOMS ON FIRST FLOOR LEVEL
5. NO CROWN MOLD ON SECOND FLOOR EXCEPT AT LANDING
6. 6" SHOEMOLD
7. RETAIN ALL TRIMS IN LIVING & DINING ROOM - REPLACE TRIM FOR ALL OTHER ROOMS
8. HARDWOOD ON FIRST FLOOR
9. CERAMIC TILE IN ALL BATHROOMS
10. CARPET ON SECOND FLOOR
11. OAK HARDWOOD ON STEPS
12. SHEETROCK ON ALL WALLS
13. SMOOTH SHEETROCK ON ALL CEILINGS
14. REFER PROPOSED ELEVATIONS FOR MULLION PATTERN AND WINDOW TYPE

② TYPICAL DETAIL OF JELDWEN CASEMENT WINDOW  
BRICK MOLD DETAIL FOR BRICK VENEERED SURFACES  
SITELINE EX WOOD CASEMENT, PAINT TO BE SELECTED BY OWNER

① TYPICAL DETAIL OF JELDWEN DOUBLE HUNG WINDOW  
BRICK MOLD DETAIL FOR BRICK VENEERED SURFACES  
SITELINE EX WOOD DOUBLE HUNG, PAINT TO BE SELECTED BY OWNER



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0 1/2" = 1'-0"

Addition & Renovation In Historic Dilworth for the:  
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909 Romany Road, Charlotte, NC 28203

PROJ. NO. - 13012  
ISSUED - 6 MAR 2014  
REVISIONS - 1 MAY 2014  
24 JUN 2014  
19 SEPT 2014

WINDOW DETAILS & GENERAL NOTES

**A-9**

OF: TEN

### 1. DESIGN LOADS:

- 1.1 Design loads are all dead loads plus:
- A. Main floor live loads (kitchen level) .....40 PSF
  - B. All other floors .....40 PSF
  - C. Balconies .....60 PSF
  - D. Decks .....50 PSF
  - E. Suspended Garages .....50 PSF
- and 2000 Pound Point Load at any Location
- F. Attic floor live loading with the following:
- i. Areas accessible by permanent stairs .....30 PSF
  - ii. With Storage .....20 PSF
  - iii. Without Storage .....10 PSF
- G. Roof live load .....20 PSF
- H. Wind load .....90 MPH (3 Second Gust)
- I. Conforms with Seismic Design Criteria for Zone C.
- J. Snow load .....20 PSF
- 1.2 All designs are in accordance with the 2012 North Carolina Residential Building Code, designed using ASD 2301.2.1 for all wood and steel structural elements and LRFD 2301.2.2 for all concrete structural elements..

### 2. FOOTINGS AND FOUNDATIONS:

- 2.1 Soil bearing capacity assumed as 2000 PSF unless noted otherwise or as determined by standard penetrometer test.
- 2.2 All continuous wall footings for one or two-story houses are 10" thick x 20" wide. Reinforcing in footings should be two (2) #4 bars if not noted on the plans. Reinforcement not required by Code, unless footings are on disturbed soil or compacted fill.
- 2.3 All interior piers are 8"x16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8"x16" filled pier is 6'-4". Piers larger than 8"x16" are noted on the plans or as required by height. Pier cap blocks should be 8" of solid masonry.
- 2.4 Footings for 8"x16" piers are 20"x30"x10" unless noted otherwise. Reinforcing to be as noted on plans.
- 2.5 Concrete shall have a compressive strength of 3000 PSI in 28 days unless noted otherwise. No concrete shall be poured in temperatures below 40° Fahrenheit unless heat to be provided during curing for two days. The bottom of all footings must be a minimum of 12" below grade.
- 2.6 All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
- 2.7 Any special foundations for structures shall be designed by a Licensed Professional Engineer upon receiving soil capacity specifications for all soil considered to affect the structure.
- 2.8 Chimney footing sizes are shown on the structural design drawings. Masonry or Isoken style chimney footings must be a minimum of 12" thick with 12" projection on all sides.
- 2.9 Foundation walls back-filled with soil and supporting structural framing shall be constructed as shown on detail sheet.
- 2.10 Special retaining wall designs to be shown on detail sheet.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE SPECIFIED STUDS OR COLUMN PROVIDED FOR POINT LOAD SUPPORT MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

### 3. FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 3.1 Crawlspace girders and band as noted on plans. Maximum clear span to be 4'-8" (6'-0" o/c spacing of piers) unless noted otherwise.

To avoid most cracking in finished hardwood floors over any girders, use the following procedure:

- A. Nailing Patterns
- i. All floor joists must be toe-nailed to their support girders with a minimum of 3-8d nails at each end from each side. Larger nails will split and render the toe-nail ineffective. No end-nailing through the girder or band is permitted except for temporary construction purposes.
  - ii. If dropped girders are used, end-lap all joists 12" minimum and side-nail each with a minimum of 3-16d nails at each end of each joist. Ledger strips should be nailed with 3-16d nails at each joist end, with nails spaced 3" apart.
  - iii. Nail multiple-member built-up girders with three rows of 16d nails staggered at 32" o/c, 2" down from the top, 2" up from the bottom, and at mid-depth. Use 3-16d nails at each end of each piece in the joints through the members making up the multiple-girder. This nailing pattern will insure a tight floor from outside of house to outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor.
- If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
- B. At all girders where the joists change direction, install bridging at 6" o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
- C. There must be wood blocking through-bolted to the steel beam with joist toe-nailed and attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists.

### 3. FRAMING CONSTRUCTION - OTHER THAN ROOF (CONTINUED):

- 3.2 All crawlspace framing lumber must be Southern Yellow Pine. All remaining floors may be Spruce Pine Fir #2 unless noted otherwise.
- 3.3 Steel beams must have 5-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.4 LVL beams must have 3-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.5 Masonry lintels:
- A. For spans up to 6 ft: Use 3/4"x3/4"x3/4" steel angles.
  - B. For spans from 6 ft to 10 ft: Use 5"x3/4"x5/16" steel angles.
  - C. For spans from 9 ft to 18 ft: Use a pair of 9 gauge wires in each of the first 3 courses of brick on a 5"x3/4"x5/16" steel angle. Lap all 9 gauge wire splices 12" minimum and extend wires 12" minimum into jambs. Temporarily support steel angle before laying masonry. Shoring may be removed seven days following the installation of masonry.
  - D. When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
- 3.6 All masonry or stone veneer over lower roofs must have a structural steel angle lag bolted to the adjacent wall studs to prevent sliding of the veneer. A minimum of a triple rafter must be installed below masonry climbs. Thin-set veneer attachments provided by the contractor may supersede this specification. Please verify the alternative attachment procedure with the Engineer of Record.
- 3.7 All rafter braces must have 2 studs from the wall top plate through all floors solid to the foundation or supporting beam below. No braces shall be attached to the top wall plate without studs directly under them.
- 3.8 Where non-bearing parallel partitions fall between floor joists, 2x4 ladders @ 16" o/c must be placed perpendicular to the joists to support the plywood decking or double joist installed directly below wall.
- 3.9 All wood I-joists must be braced in accordance with the manufacturer's directions plus any details shown on the plans. Load bearing partitions, jacks, beams and column supports must be solidly blocked through the floor as the joists and plywood may not be able to carry the concentrated point loads. All point loads must be carried to the foundations with blocking and/or beams. (NOTE: All beams and double joists, etc., have been shown for a load bearing purpose. Placement of the load carrying members shown in the plans in locations other than under the structural element they are intended to carry is the responsibility of the contractor. Exact beam locations are not to be scaled from the framing plans.)
- 3.10 All two-story open rooms with full height openings must be braced to resist pressure resulting from 90 MPH design fastest-mile wind speed or as prescribed for specified wind zones per ASCE 7-98. Any special wall reinforcing shall be shown on the plans provided. Two-story open rooms must be balloon-framed with 2x6s @ 16" o/c as a minimum (no exceptions.)
- 3.11 Stud walls to be listed below unless otherwise noted on the structural plans:
- A. Interior One & Two Story Walls (with intermediate floors)
    - i. Load bearing .....2x4 @ 16" o/c
    - ii. Non load bearing .....2x4 @ 16" o/c
  - B. Interior Three Story Walls
    - i. Load bearing (2nd & 3rd Floor).....2x4 @ 16" o/c
    - ii. Load bearing (1st Floor).....2x4 @ 12" o/c
    - or 2x6 @ 16" o/c
    - iii. Non-load bearing.....2x4 @ 16" o/c
  - C. Basement Walls
    - i. Load bearing.....2x4 @ 12" o/c
    - ii. Non-load bearing.....2x4 @ 16" o/c
  - D. Exterior Walls
    - Exterior walls for three stories shall be 2x6 @ 16" o/c with 1/2"x4"x8" OSB sheathing or C-DX plywood over entire exterior.
- 3.12 Headers shall be as shown on the plans.
- 3.13 When ceiling joists are parallel to an exterior wall and rafters bear on the exterior stud wall's top plate, tie the rafters near the top plate to the ceiling joists with 6' long 2x6 runners at 4' o/c across the top of the ceiling joists.
- 3.14 At all bay windows, each panel shall be nailed to each adjacent panel with 5-16d nails tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails in each panel at each strap. This will help prevent vertical cracking in the panel joints due to horizontal oscillation of the panels.
- 3.15 At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will help prevent cracking between the wallboard and the top of the base molding due to vertical oscillation of the stair stringers.
- 3.16 Steel pipe columns must be in contact with the supported member and continue solid to the supporting masonry or concrete foundation. No intermediate wood blocking should be used as it will crush.

### 4. FOUNDATION WALLS

- 4.1 All full height foundation walls are shown on structural detail sheet.
- 4.2 All masonry or concrete basement wall construction must be inspected by the County Building Official, Architect, or Engineer for compliance with structural specifications.
- 4.3 Where full-height foundation or basement walls run parallel to floor framing, blocking must be provided between joists at 3'-0" o/c for not less than six joist spacings out from wall.
- 4.4 Details of any earth retaining structures not attached to the house structure will be shown on separate details. (These walls may be designed only after grade conditions are known.)

### 5. ROOF CONSTRUCTION

- 5.1 Rafters shall be 2x6 SPF @ 16" o/c for standard weight shingles except as noted. They are to be cut into hips, ridges, etc., unless noted as over-built.
- 5.2 Collar ties shall be 2x6 @ 48" o/c at all ridges unless noted otherwise and located a minimum 3' below the ridge. Collar ties may be closer to ridge if alternate bracing provided. Vaulted ceilings require special collar tie details or structural ridge beam. See plans as required.
- 5.3 A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
- 5.4 All hips and ridges are a size larger than the rafters framing into them unless noted otherwise.
- 5.5 All hogs on ceiling joists or rafters are 8' long 2-2x6 hog troughs unless noted otherwise. Rafters may be spliced over hogs.
- 5.6 Gable end framing must be braced parallel to ridges with a minimum of 2x6 diagonal braces @ 6' o/c along the gable wall to the interior ceiling joists. Braces are to bear on 2-2x6 hogs and to gable wall at approximately mid-height of gable wall. Braces shall be at approximately a 45° angle. Other bracing may be used if it meets the Engineer's approval.
- 5.7 Carry braces to partitions or beams below. Never brace rafter hogs to 2-2x6 hogs on ceiling joists, unless shown on plans.
- 5.8 Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists with 2x4 diagonal rafter ties spaced @ 48" o/c. Reverse collar ties may be used behind kneewalls.

### 5.9 Roof Plan Legend:

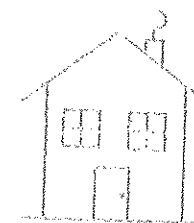
- A.  or  Indicates location of roof brace at rafter level.
- B.  Arrow away from brace point indicates direction of roof brace to partition, beam or other brace point below.
- C.  Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam or other brace point below.
- D. All roof braces are 2-2x4 "T" nailed with 16d nails @ 9" o/c vertically from top to bottom. All braces longer than 10' must be braced horizontally in two directions at mid-height or be increased to 2-2x6s.
- B. Maximum spacing of roof braces is to be as follows:
- i. For 2-2x6 hog ..... 6'-0" o/c
  - ii. For 2-2x8 hog ..... 7'-6" o/c

### 6. WALL BRACING PER R 602.10

This structure has been analyzed by the professional engineer of record for lateral loading. It has been designed using continuous sheathing fastened to the exterior wall framing with 8d nails at 6" on center on edge and 12" on center in the field, to meet and exceed the intent of The 2012 North Carolina Residential Building Code. Where braced wall lines require additional reinforcing, engineered walls sections and hold downs have been provided.

All 800# hold downs are to be Simpson LSTA15 or MST15 vertical straps fastened to a minimum of a two stud pocket and the floor band.

EMF- Engineered Moment Frame

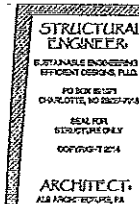


APPROVED:

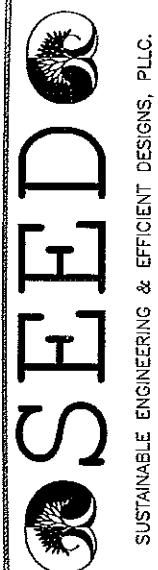
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2014-041



PROJECT NAME AND ADDRESS:  
HAM-BUGGE RESIDENCE  
909 ROMANY RD.  
CHARLOTTE, NC 28203



DRAWING TITLE:  
GENERAL NOTES

DATE:  
JULY 8, 2014

SHEET NO.  
SGN

STRUCTURAL  
ENGINEER  
SUSTAINABLE ENGINEERING &  
EFFICIENT DESIGN, PLLC  
PO BOX 89751  
CHARLOTTE, NC 28220-7513  
SEAL FOR  
STRUCTURAL ONLY  
CONCRETE 12/14  
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AIA AND REGISTERED  
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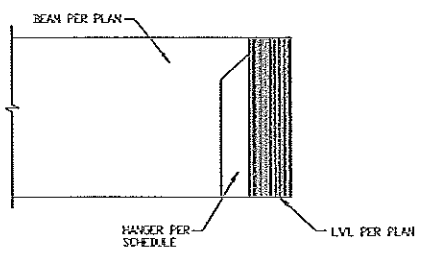
PROJECT NAME AND ADDRESS  
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909 ROMANY RD  
CHARLOTTE, NC 28203

**SEED**  
SUSTAINABLE ENGINEERING & EFFICIENT DESIGN, PLLC.

DRAWING TITLE  
STANDARD DETAILS

DATE  
JULY 8, 2014

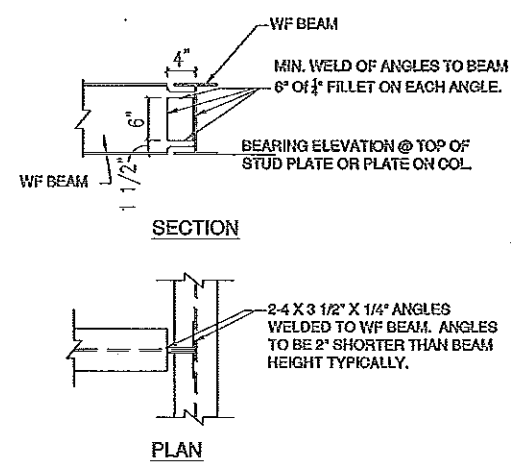
SHEET NO.  
SD1



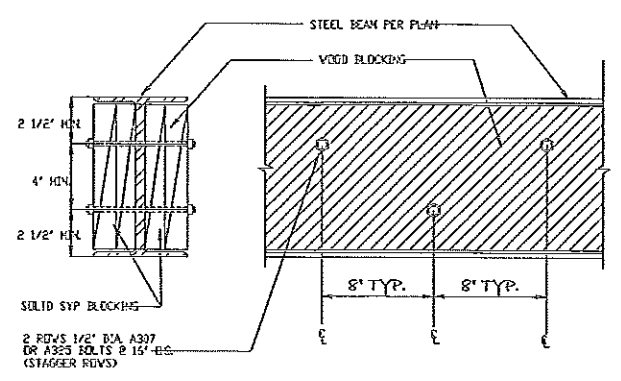
1 BEAM TO LVL CONNECTION DETAIL  
SD1 SCALE=NTS

| TYPICAL HANGERS<br>FOR JOISTS AND BEAMS |             |
|-----------------------------------------|-------------|
| MEMBER                                  | HANGER      |
| 2X8                                     | LUS28       |
| 2X10                                    | LUS210      |
| 2X12                                    | LUS212      |
| 2X10                                    | HUS210-2    |
| 2X12                                    | HUS212-2    |
| 2X12                                    | HUS212-2    |
| 2X12                                    | LUS212-3    |
| 2X10                                    | LUS210-3    |
| 2X12                                    | HUS212-3 MN |
| 2-1/2" x 8" x 10" LVL                   | HGUS410     |
| 2-1/2" x 11 7/8" LVL                    | HGUS412     |
| 2-1/2" x 15" LVL                        | HGUS414     |
| 2-1/2" x 18" LVL                        | HGUS414     |
| 2-1/2" x 18" LVL                        | HGUS414     |
| 2-1/2" x 18" LVL                        | HGUS55210   |
| 2-1/2" x 11 7/8" LVL                    | HGUS55212   |
| 2-1/2" x 15" LVL                        | HGUS55214   |
| 2-1/2" x 18" LVL                        | HGUS55214   |
| 2-1/2" x 18" LVL                        | HGUS55214   |
| 4-1/2" x 9" x 14" LVL                   | HGUS72510   |
| 4-1/2" x 11 7/8" LVL                    | HGUS72512   |
| 4-1/2" x 15" LVL                        | HGUS72514   |
| 4-1/2" x 18" LVL                        | HGUS72514   |
| 4-1/2" x 18" LVL                        | HGUS72514   |

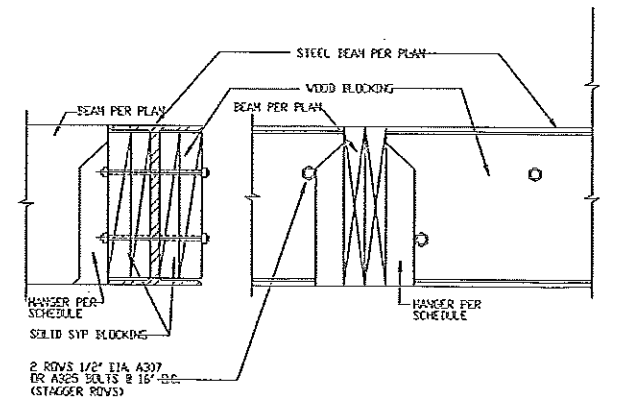
6 HANGER SCHEDULE  
SD1 SCALE=NTS



2 STEEL TO STEEL CONNECTION DETAIL  
SD1 SCALE=NTS N/A



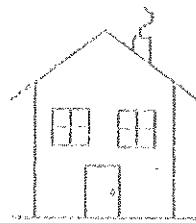
3 STEEL BEAM WEB BLOCKING DETAIL  
SD1 SCALE=NTS



4 BEAM TO STEEL BEAM CONNECTION DETAIL  
SD1 SCALE=NTS



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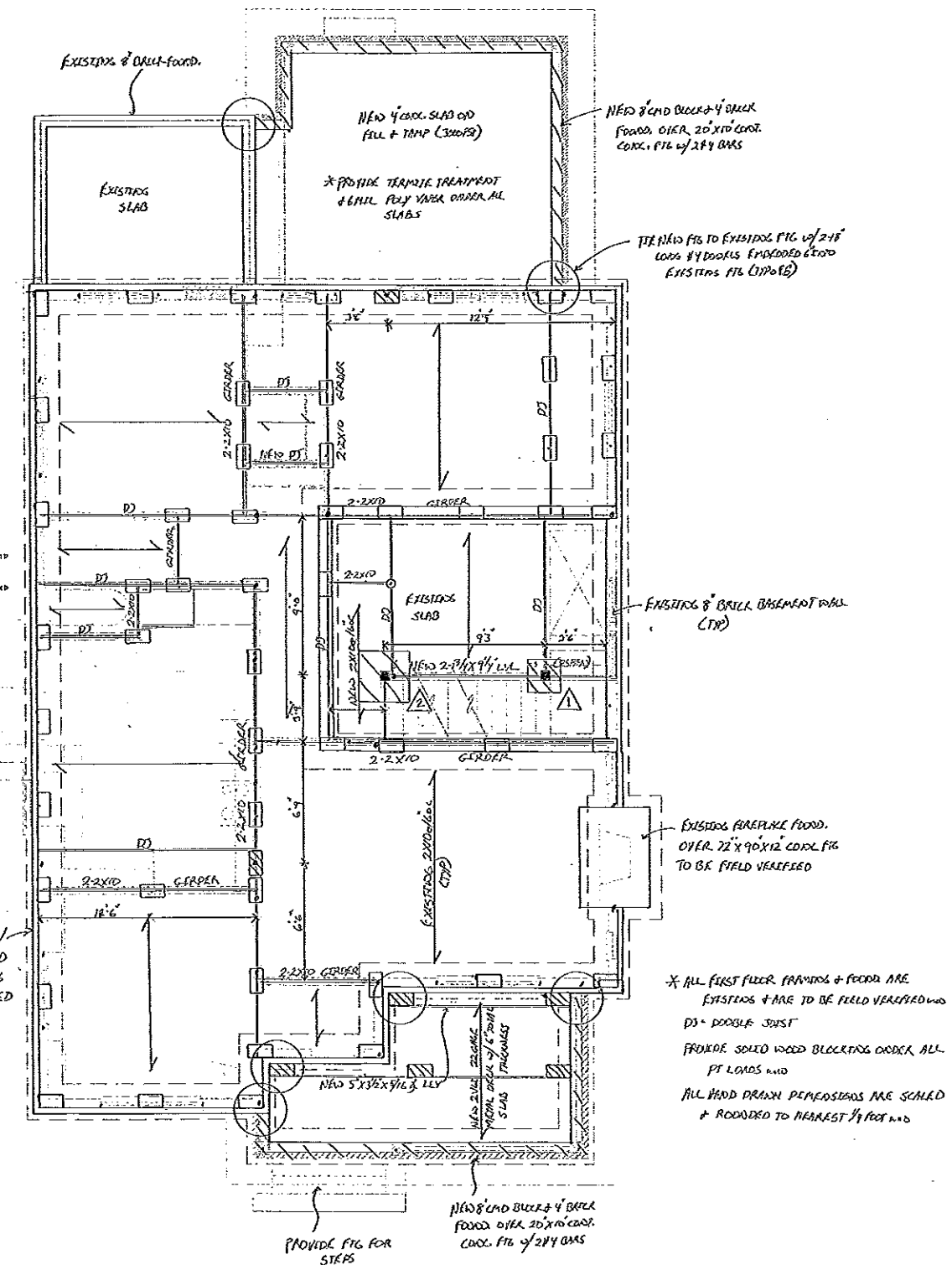
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- FOUNDATION KEY**
- - EXISTING PIER TO BE FIELD VERIFIED
  - - EXISTING PIPE COL. TO BE FIELD VERIFIED
  - ▨ - NEW 8"X16" C&G PIER OVER 24"X36"X10" CONC. FTG
  - - NEW 6"X6" PT POST SET ON SIMPSON ANCH. BASE OR 3/4" Ø PIPE COL.
  - ① - NEW 24"X24"X12" CONC. FTG w/ 3#4 BARS END
  - ② - NEW 36"X36"X12" CONC. FTG w/ 4#4 BARS END

EXISTING PIER  
& CORNER FOOTING w/  
2-2X10 EXTENSION DADO  
OVER 20"X10" CONC. FTG  
TO BE FIELD VERIFIED  
(TYP)



① FOUNDATION/FIRST FLOOR FRAMING PLAN  
1/4" = 1'-0"



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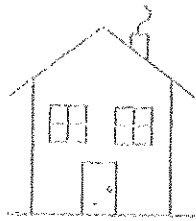
PROJ. NO. 13012  
ISSUED 25 JUN 2014  
REVISIONS

STRUCTURAL PLAN

S-1

OF: FOUR



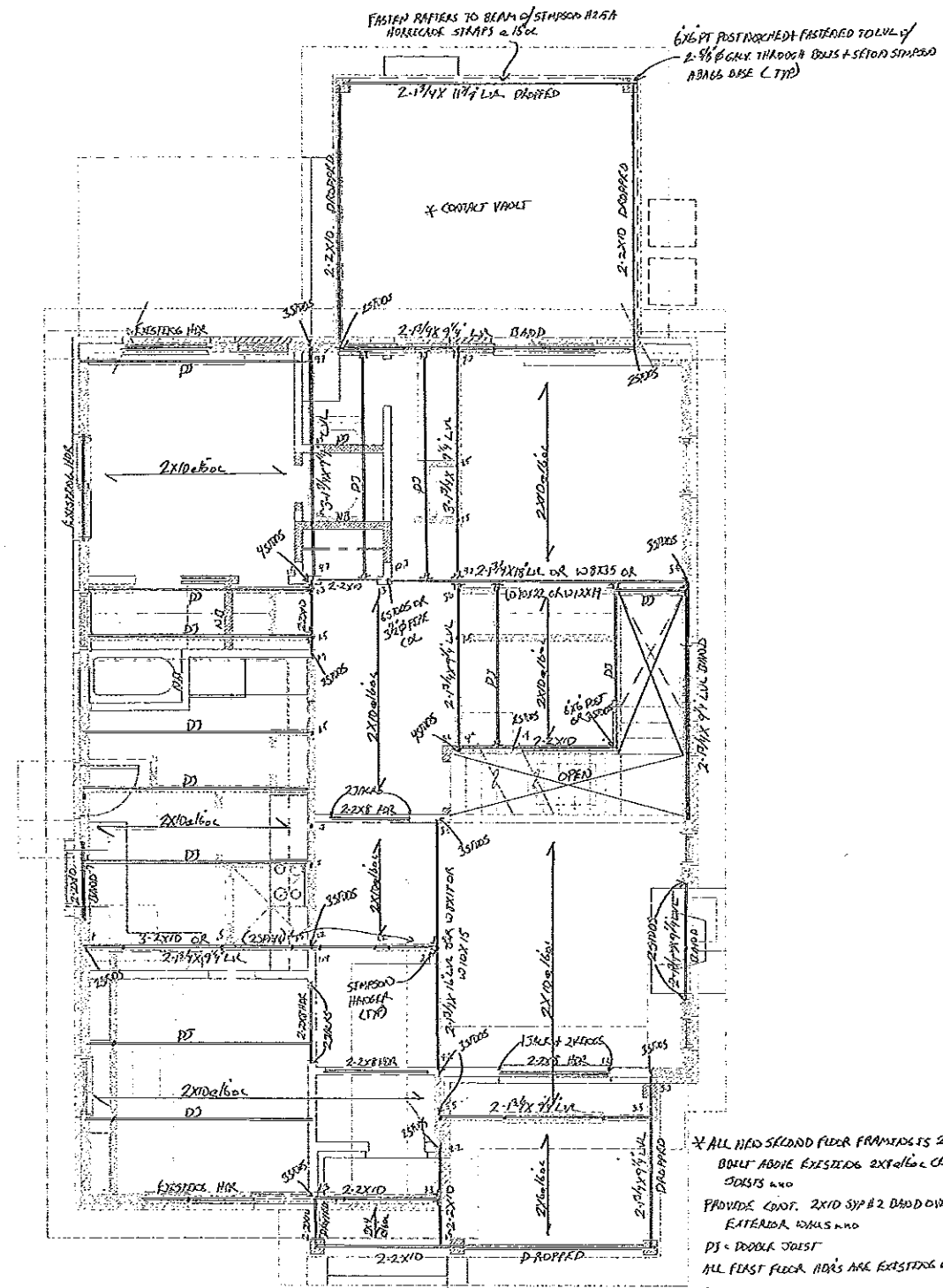


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① FIRST/SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"

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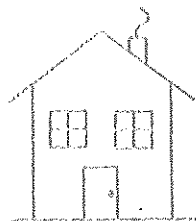
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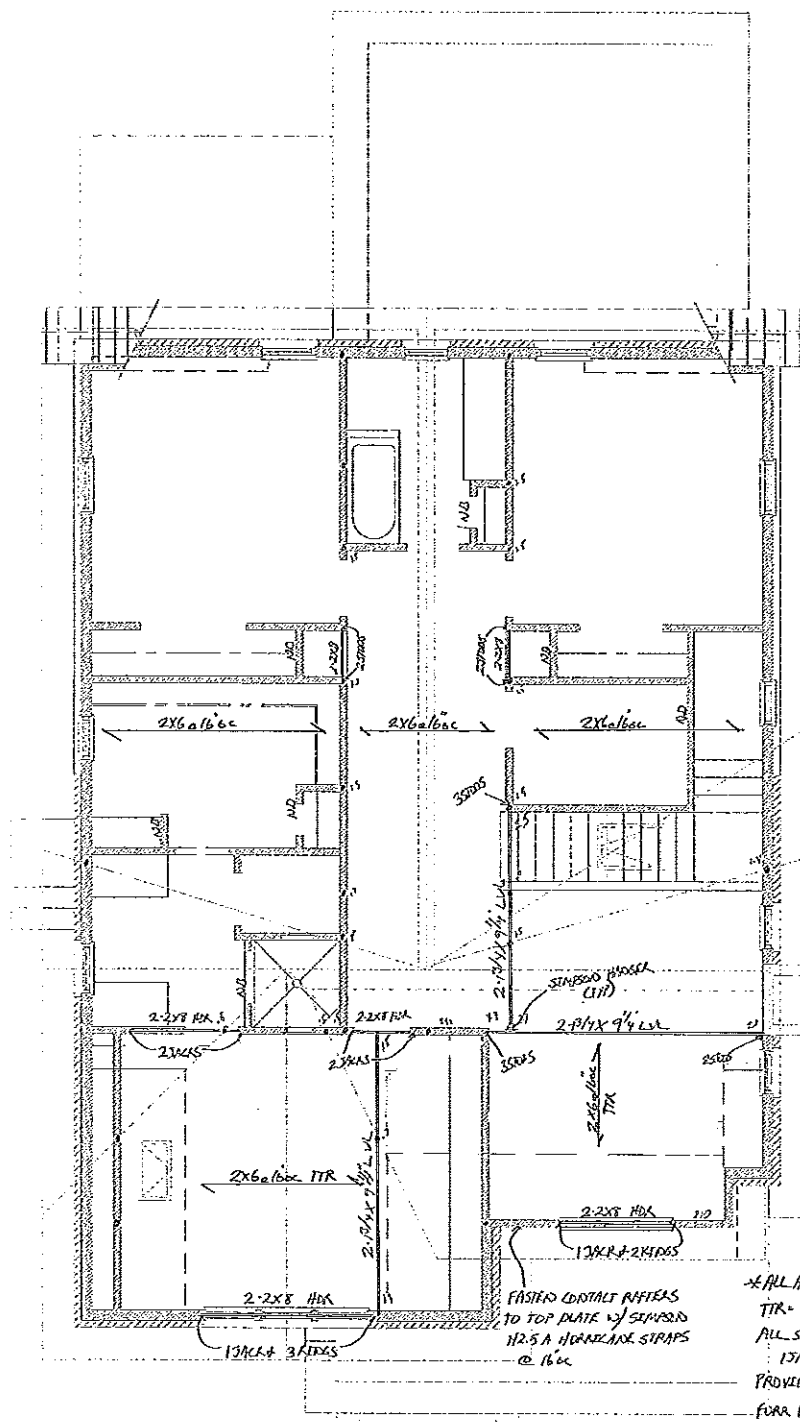


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ALL ATTIC FRAMING IS 2X6 @ 16" OC AND  
TTR - TIED TO RAFTERS  
ALL SECOND FLOOR JOISTS ARE 2X8 w/  
12" OC & 1" DEEP STUDS AND  
PROVIDE 2 STUDS UNDER ALL ROOF BRACKETS  
FOR DOWN CONTACT RAFTERS FOR INSULATION  
OR SPRAY FOAMING  
NO NON-BEARING  
WALL BRACKETS PROVIDED BY CONT.  
SHEATHING FASTENED w/ 8d NAILS @ 6" OC  
ON EDGE & 12" OC TO FIELD TO MEET  
& EXCEED THE INTENT OF SECTION R202.1

① SECOND/ROOF FRAMING PLAN  
1/4" = 1'-0"



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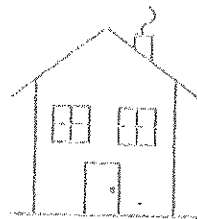
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**S-3**

OF: FOUR



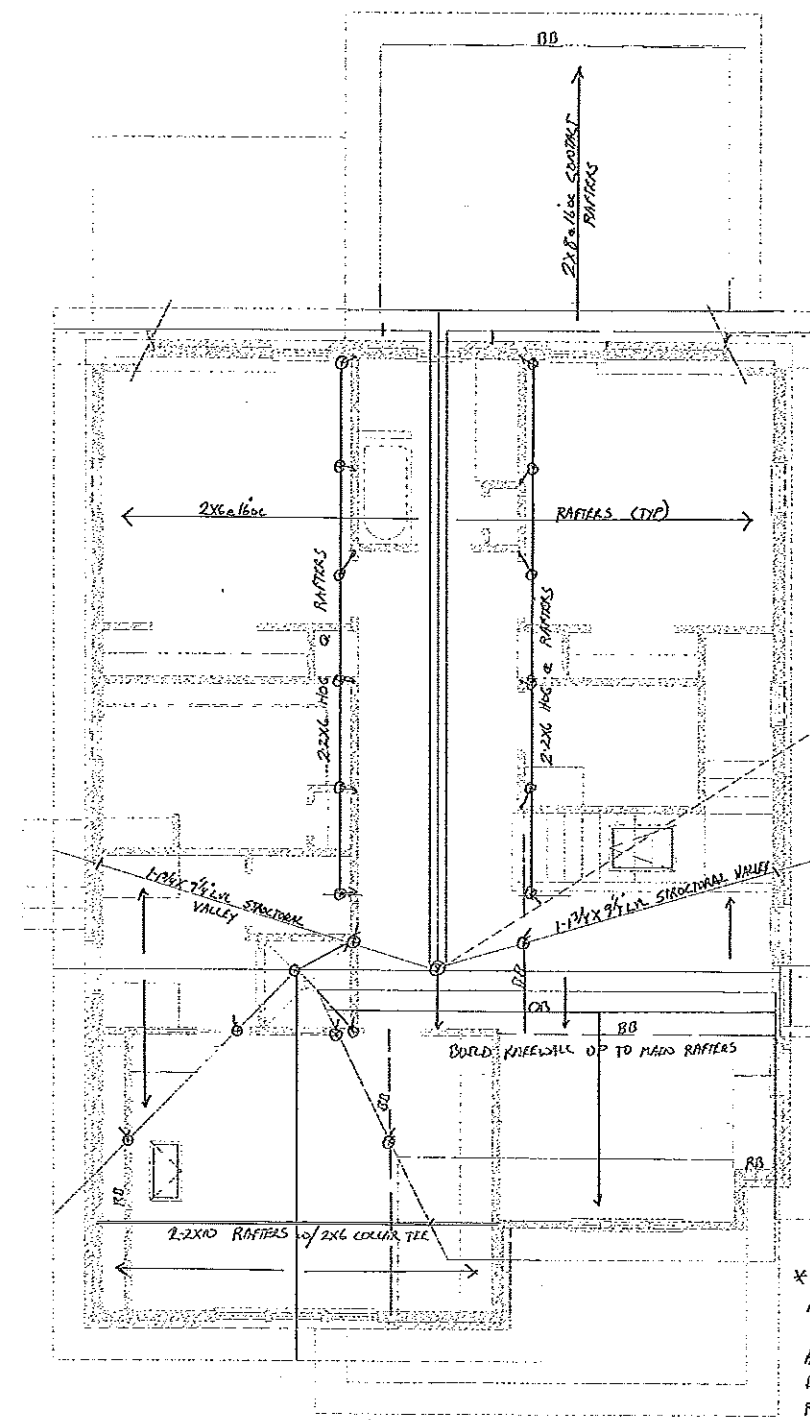


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\* ALL RAFTERS ARE 2X6 @ 16oc AND  
ALL RIDGES ARE 2X10 @ 24\"/>

① SECOND FLOOR CEILING PLAN  
1/4" = 1'-0"



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