

**LOCAL HISTORIC DISTRICT:** Fourth Ward  
**PROPERTY ADDRESS:** 220 W. 10<sup>th</sup> Street  
**SUMMARY OF REQUEST:** New Construction  
**APPLICANT:** Chris Scorsone (Hall Johnston, owner)

The application was continued for 1) window details, 2) all materials and dimensions noted, and 3) inclusion of a wall section detail.

**Details of Proposed Request**

*Existing Context*

The existing site is a narrow vacant lot adjacent to a two story Victorian building multi-family buildings of various heights. The setback of the Victorian structure is approximately 35' from back of sidewalk. The adjacent multi-family building is approximately 14-18 feet from back of curb.

*Proposal*

The proposal is a 3 story multi-family building with parking underneath. Materials include brick, wood ship lap siding, metal and stucco. Total height is approximately 40'. The front setback is approximately 23' from the back of curb to the main entrance. New landscaping will be installed around the building.

**Policy & Design Guidelines for New Construction**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

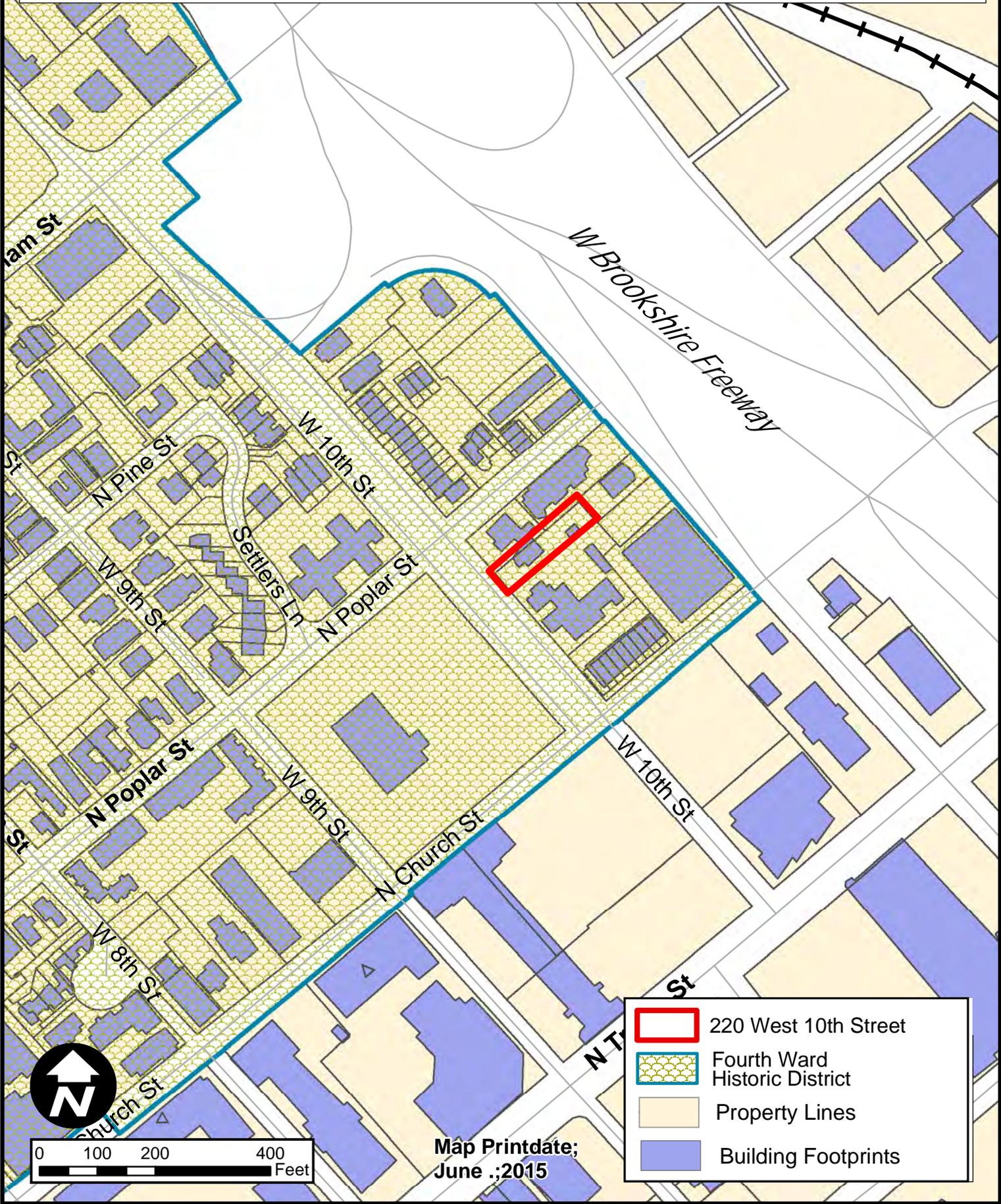
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<i>as a tool to soften and blend the project with the district</i>

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for new construction.

*Charlotte Historic District Commission - Case 2015-141  
Historic District; Fourth Ward*



# 220 WEST TENTH



SITE PHOTO - FRONT ENTRY (10TH ST.)



SITE PHOTO - LEFT SIDE



SITE PANORAMA - REAR OF SITE TOWARDS 10TH ST.



SITE PANORAMA - RIGHT SIDE

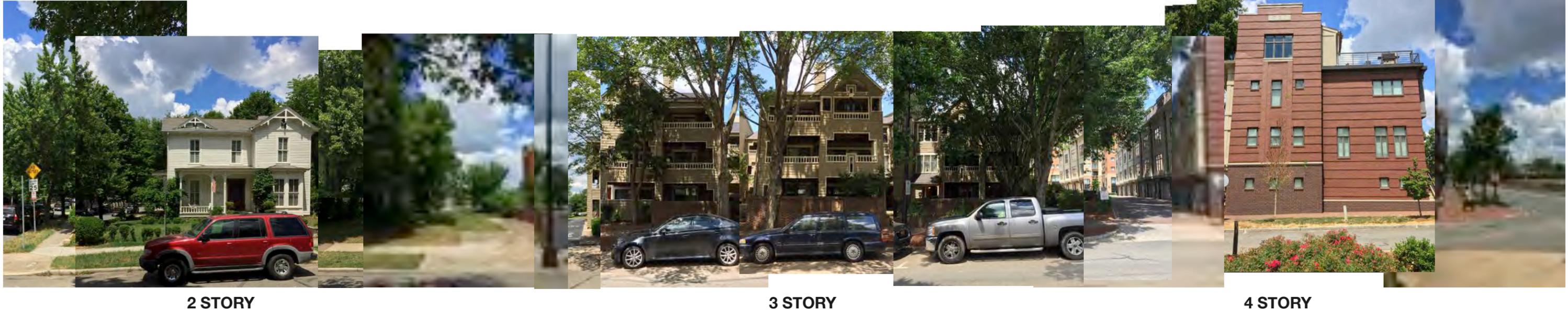


SITE PANORAMA - REAR OF SITE TOWARDS I-277

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## EXISTING SITE CONDITIONS

# 220 WEST TENTH



**2 STORY**

**3 STORY**

**4 STORY**

10TH STREET - FACING SITE  
*NOT TO SCALE*



**13 STORY**

10TH STREET - OPPOSITE OF SITE  
*NOT TO SCALE*

# 220 WEST TENTH



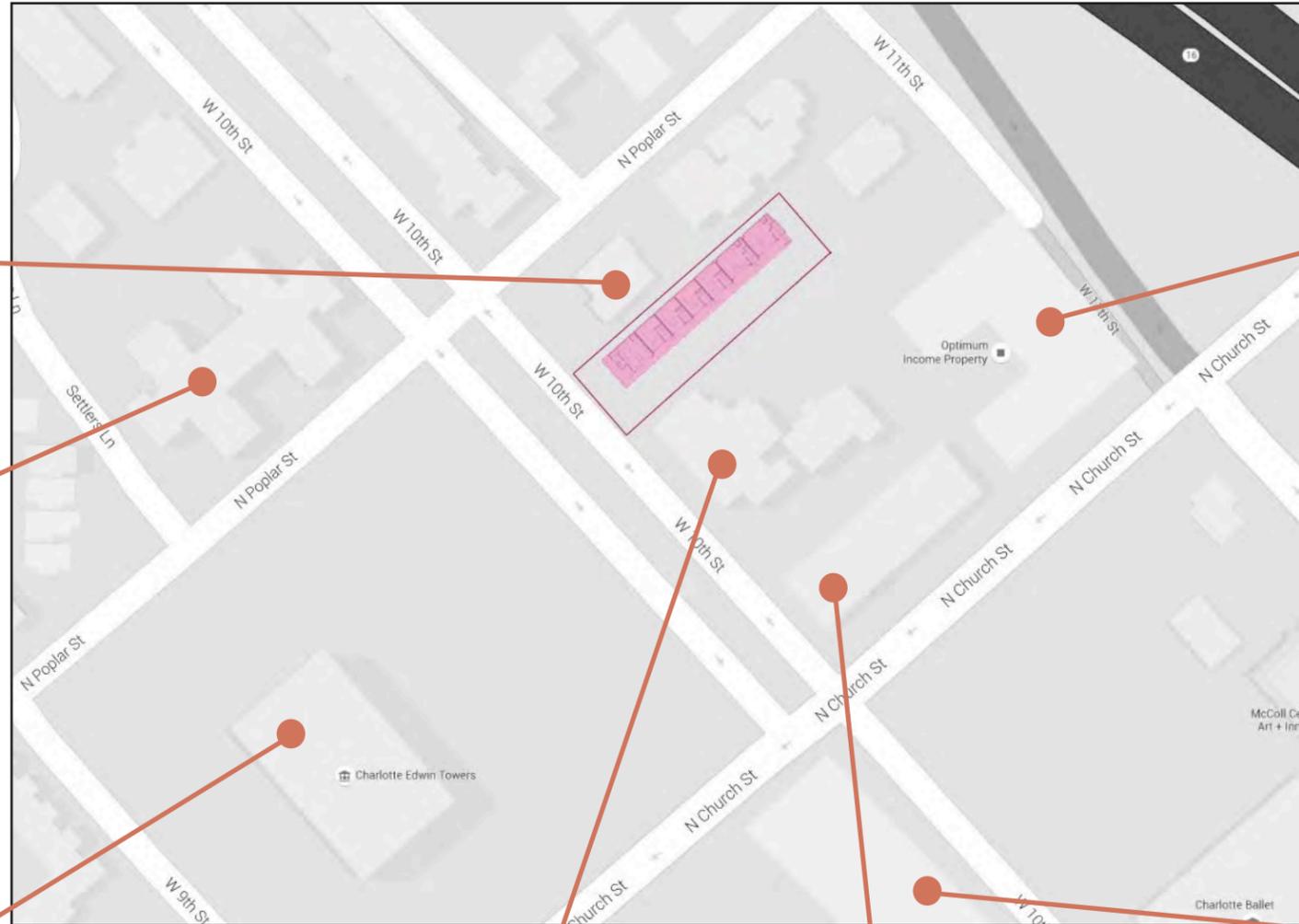
COMMERCIAL BUILDING



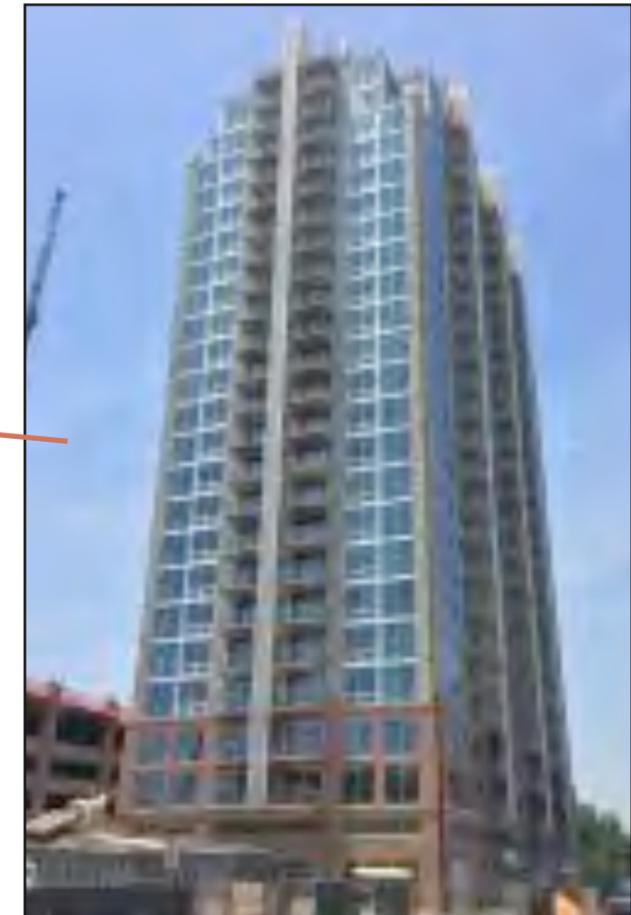
MULTI-FAMILY CONDOS



EDWIN TOWERS



MULTI-FAMILY CONDOS



SKYHOUSE HIGH-RISE CONDOS



MULTI-FAMILY CONDOS



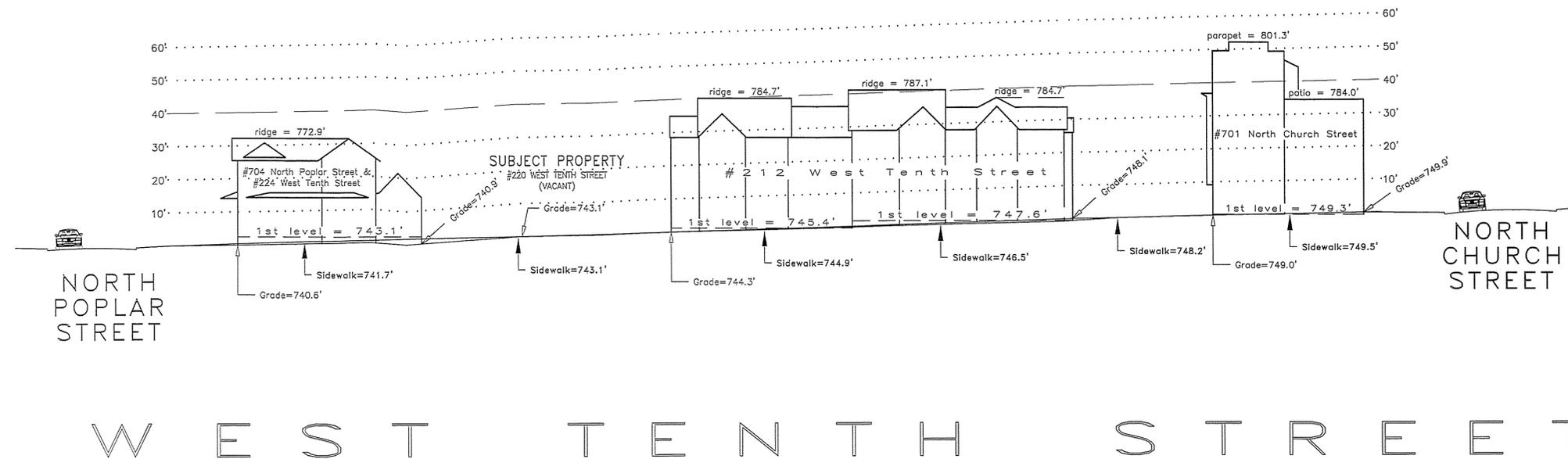
MULTI-FAMILY CONDOS

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 1<sup>st</sup> day of July, 2015.



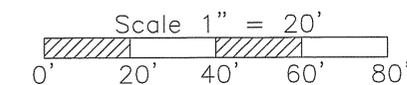
*A.G.Z.*  
 Andrew G. Zoutewelle  
 Professional Land Surveyor  
 NC License No. L-3098



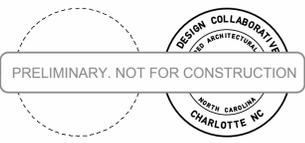
W E S T T E N T H S T R E E T

**A.G. ZOUTEWELLE**  
**SURVEYORS**  
 1418 East Fifth St. Charlotte, NC 28204  
 Phone: 704-372-9444 Fax: 704-372-9555  
 Firm Licensure Number C-1054

Copyright 2015  
 Building Heights Sketch of  
**200 BLOCK of WEST TENTH STREET**  
**EVEN SIDE – FACING NORTHEAST**  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 for Charlotte–Mecklenburg Planning Department  
 June 30, 2015



**General Notes:**  
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



220 W. 10th Street  
Charlotte, NC.

prepared for: HDC Review

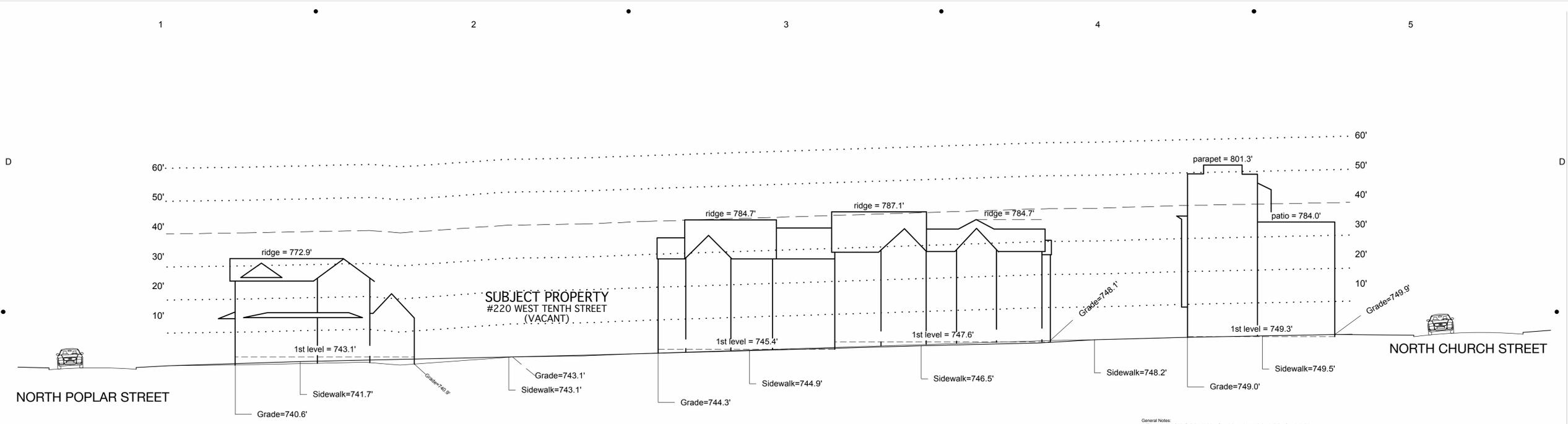
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01	06/27/14	Design Layout
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Project name/ #: 220 West Tenth / 13\_127

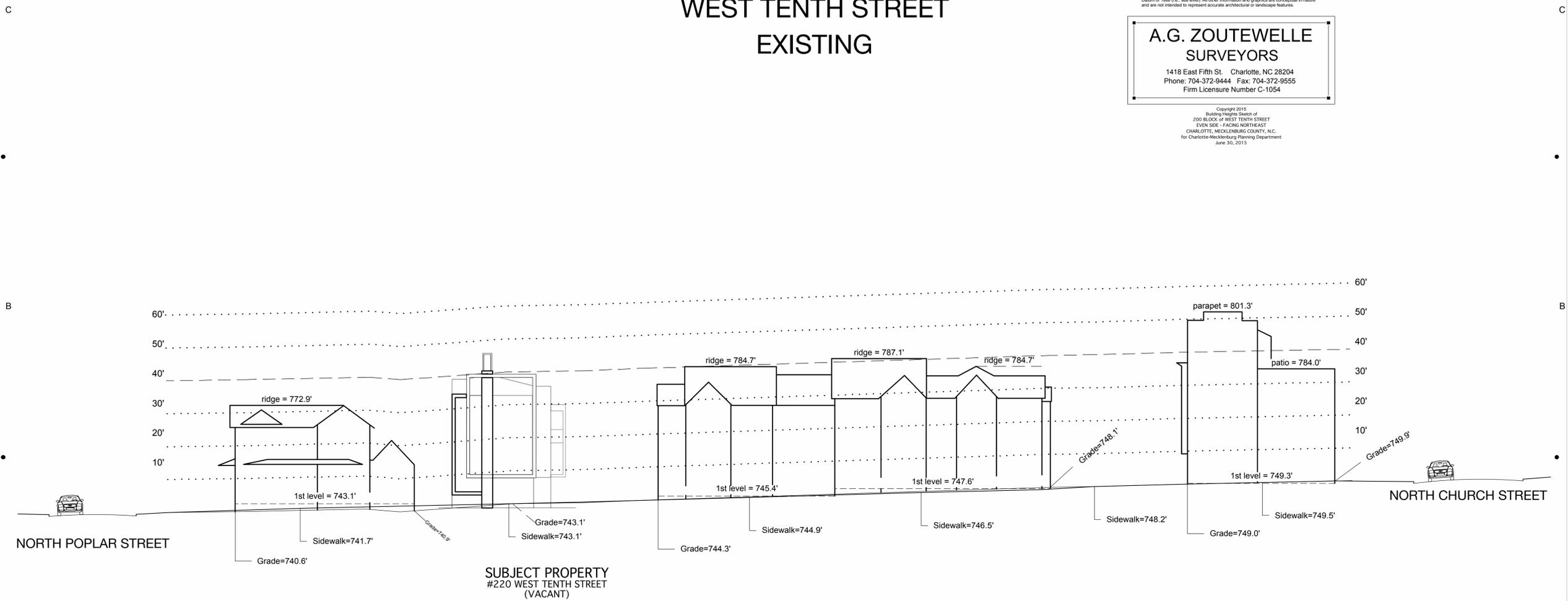
West Tenth Street  
Elevation Survey



**WEST TENTH STREET  
EXISTING**

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SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

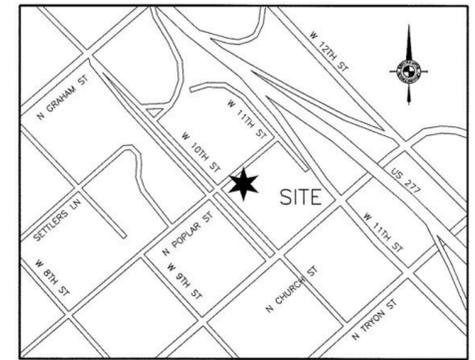
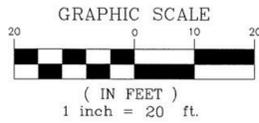
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2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



**WEST TENTH STREET  
WITH PROPOSED BUILDING**

**LINE LEGEND:**

EASEMENT	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
GAS LINE	G
POWER LINE	E
POWER LINE (UNDERGROUND)	UE
SANITARY SEWER PIPE	SS
STORM DRAIN PIPE	SD
TELEPHONE LINE (UNDERGROUND)	UT
WATER LINE	W
CHAIN LINK FENCE	X
WOOD FENCE	□



VICINITY MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N41°47'36"W	0.76'
L2	S41°47'23"E	0.90'
L3	N41°47'23"W	1.10'
L4	N50°51'22"E	80.74'

MARTIN, MARTIN, MARTIN  
& HARRILL, LLC  
DB. 21616, PG. 983  
PIN: 078-046-10

**NOTES:**

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 671.78 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: UR-2

MINIMUM SETBACK: 14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER  
MINIMUM SIDE YARD: 5'  
MINIMUM REAR YARD 10'  
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

AREA  
9,517 SQ. FT. OR 0.2185 ACRES  
(INCLUDES OVERLAP AREA)



**LEGEND:**

C&G - CURB & GUTTER
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
DB - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HYAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
MB - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
RW - RIGHT-OF-WAY
TBM - TEMPORARY BENCHMARK
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

**UTILITIES:**

POWER	DUKE POWER ENERGY	1-800-777-9898
TELEPHONE	BELL SOUTH TELECOMMUNICATIONS	1-888-757-6500
WATER & SEWER	CHAR-MECK. UTILITY DEPT. (CMUD)	(704) 336-2564 WATER (704) 357-6064 SEWER
GAS	PIEDMONT NATURAL GAS CO.	1-800-752-7504
CABLE TELEVISION	TIME WARNER CABLE	1-800-892-2253



Know what's below.  
Call before you dig.

CLEMENTI AT PARK ROAD, LLC  
DB. 12940, PG. 892  
UNIT OWNERSHIP FILE 211, PG. 1  
PIN: 078-04C-99

MORRISON HOUSE, LLC  
DB. 19815, PG. 444  
PIN: 078-046-01

MALACHI J GREENE &  
VERA H. HARRISON  
DB. 21075, PG. 302  
PIN: 078-046-02  
9,517 SQ. FT.  
OR 0.2185 ACRES  
(INCLUDES OVERLAP AREA)

MULTIPLE OWNERS  
MULTIPLE DEEDS  
UNIT OWNERSHIP FILE 154, PG. 1  
PIN: 078-04C-98

**GPS CERTIFICATION:**

- I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: A(1:10,000)
  - (2) POSITIONAL ACCURACY: 0.01'
  - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE
  - (4) DATES OF SURVEY: JULY 08, 2011
  - (5) DATUM/EPOCH: NAD 83, NAVD 88
  - (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"
  - (7) GEOID MODEL: GEOID03
  - (8) COMBINED GRID FACTOR(S): 0.99984487
  - (9) UNITS: US SURVEY FEET



NGS MONUMENT "MCDOWELL"  
(PUBLISHED AND USED)  
N=541237.40  
E=1452815.98  
ELEV=681.79  
CGF: 0.99984487

NGS MONUMENT "WAGNER"  
(MEASURED)  
N=539883.88  
E=1454078.60  
ELEV=681.39

**FLOOD CERTIFICATION**

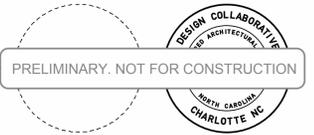
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009  
COMMUNITY PANEL NO: 370159 4554J

THIS IS TO CERTIFY THAT ON THE 18TH DAY OF JUNE 20 13 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: *Justin F. Cloninger*

REVISIONS	CREW:	DRAWN:	REVISED:
6-27-14 correct zoning setback	BM	CW	

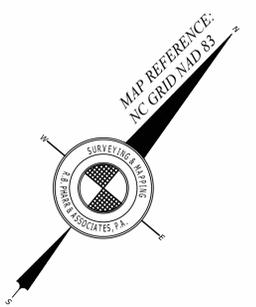
SURVEY PREPARED FOR: <b>RED PARTNERS</b> 220 WEST 10TH STREET CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 21075-302 TAX PARCEL #: 078-046-02		
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO. C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE: 1" = 20'	DATE: JUNE 18, 2013	FILE NO. XX-3805 JOB NO. 79779



**220 W. 10th Street  
Charlotte, NC.**

prepared for: HDC Review

Mark	Date	Description
01	06/27/14	Design Layout
02	07/07/14	Design Rev 01
03	08/28/14	Design Rev 02
04	06/16/15	Design Rev 03
05	10/09/15	Design Rev 04
06	10/27/15	Design Rev 05
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08	11/24/15	Design Development
09	11/30/15	HDC Package
10	12/29/15	HDC Package Updates
11	01/04/16	HDC Package 2



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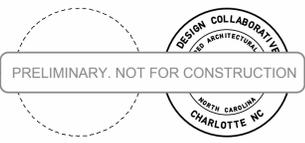
Site Plan

**A100**



**NOTE:**  
SEE PLAN AND ELEVATION SHEETS FOR NOTES REGARDING ALTERATIONS AND UPDATES. (01/04/16)

**A5 SITE PLAN**  
Scale: 3/32" = 1'-0"  
PERCENTAGE OF LOT COVERAGE: APPROX: 45%

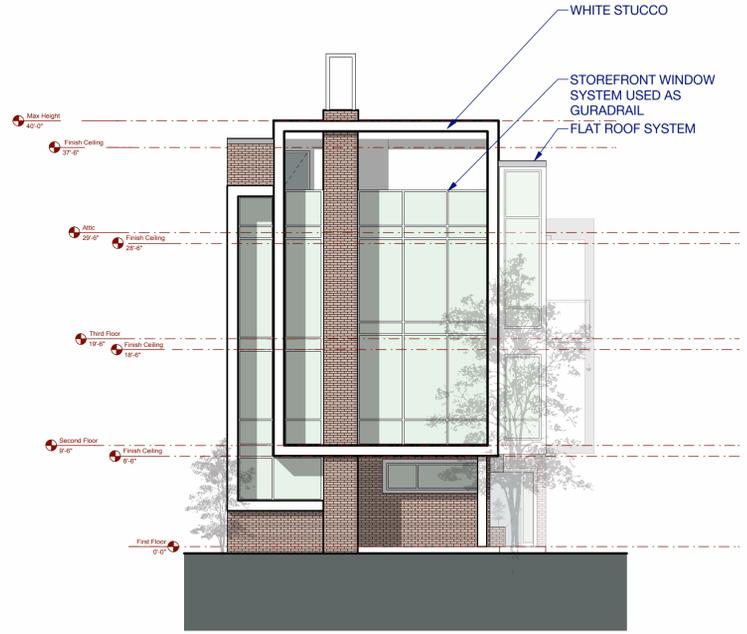


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**DECEMBER 2015**



**C2 FRONT ELEVATION**  
Scale: 1/8" = 1'-0"



**A2 RIGHT SIDE ELEVATION**  
Scale: 1/8" = 1'-0"

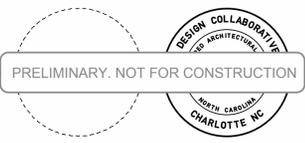


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Elevations  
Front & Right

**A201**



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11	01/04/16	HDC Package 2

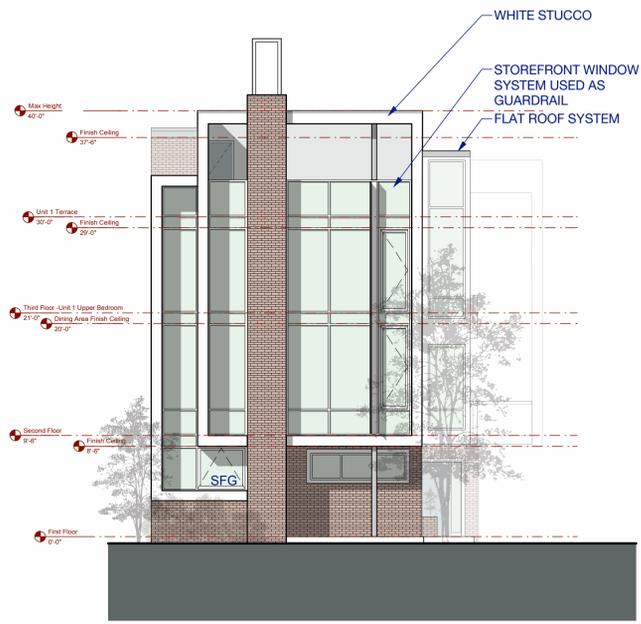
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Elevations  
Front & Right

**A201**

**JANUARY 2016**



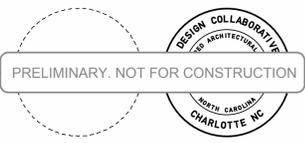
- RELOCATED & EXTENDED FRONT PORCH COLUMN
- ADJUSTED SCALE OF CHIMNEY
- RECONFIGURED MULLION PATTERN
- INDICATING OPERABLE WINDOWS
- ADJUSTED SCALE AND CONSTRUCTION OF STUCCO 'FRAME'
- REMOVED SUPPORT WALL FROM BELOW UNIT 7 TERRACE

**C2 FRONT ELEVATION**  
Scale: 1/8" = 1'-0"



**A2 RIGHT SIDE ELEVATION**  
Scale: 1/8" = 1'-0"





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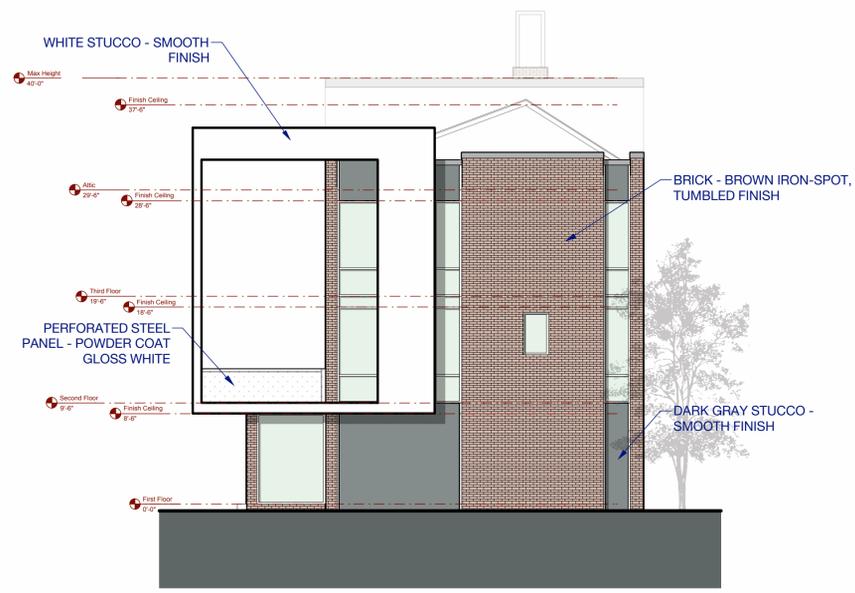
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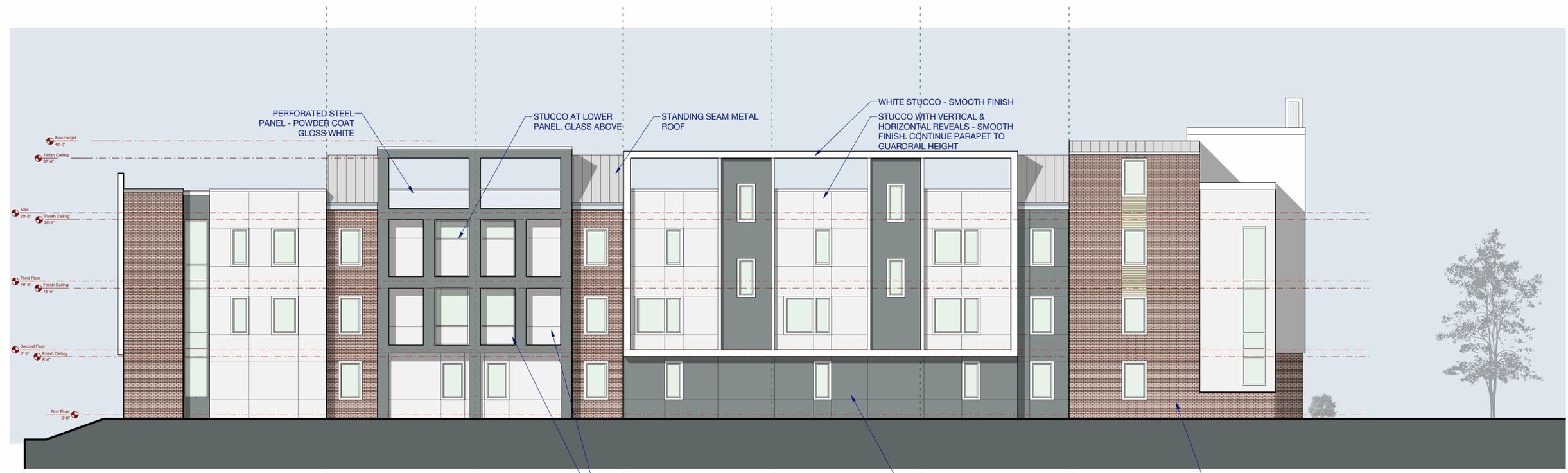
Project name/#: 220 West Tenth / 13\_127

Elevations  
Rear & Left

DECEMBER 2015

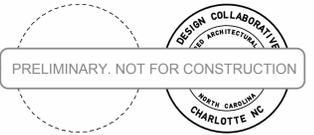


C1 REAR ELEVATION  
Scale: 1/8" = 1'-0"



A1 LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"





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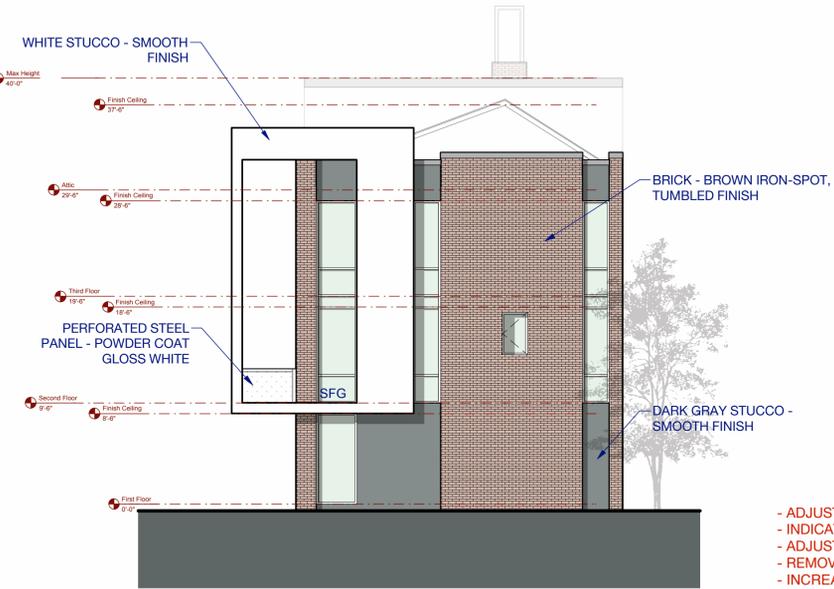
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Elevations  
Rear & Left

**A202**

**JANUARY 2016**

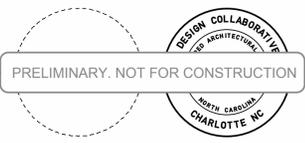


- ADJUSTED SCALE OF CHIMNEY
- INDICATING OPERABLE WINDOWS
- ADJUSTED SCALE AND CONSTRUCTION OF STUCCO 'FRAME'
- REMOVED SUPPORT WALL FROM BELOW UNIT 7 TERRACE
- INCREASED DEPTH OF HVAC ALCOVES

**C1 REAR ELEVATION**  
Scale: 1/8" = 1'-0"



**A1 LEFT SIDE ELEVATION**  
Scale: 1/8" = 1'-0"



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Charlotte, NC.

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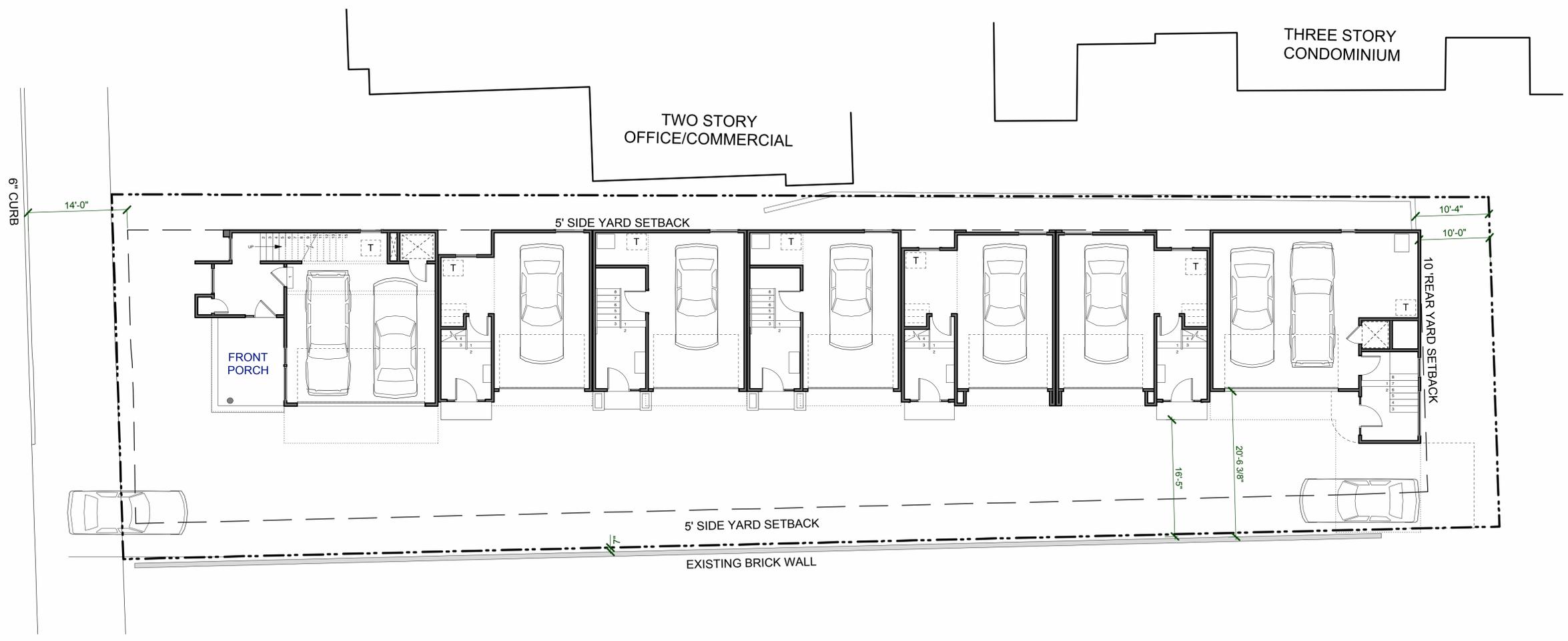
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All Units  
First Floor Plan

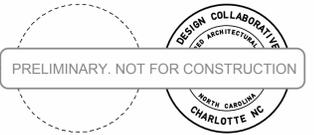
**A101**

**DECEMBER 2015**



A1 ALL UNITS - FIRST FLOOR  
Scale: 1/8" = 1'-0"





220 W. 10th Street  
Charlotte, NC.

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10	12/29/15	HDC Package Updates
11	01/04/16	HDC Package 2

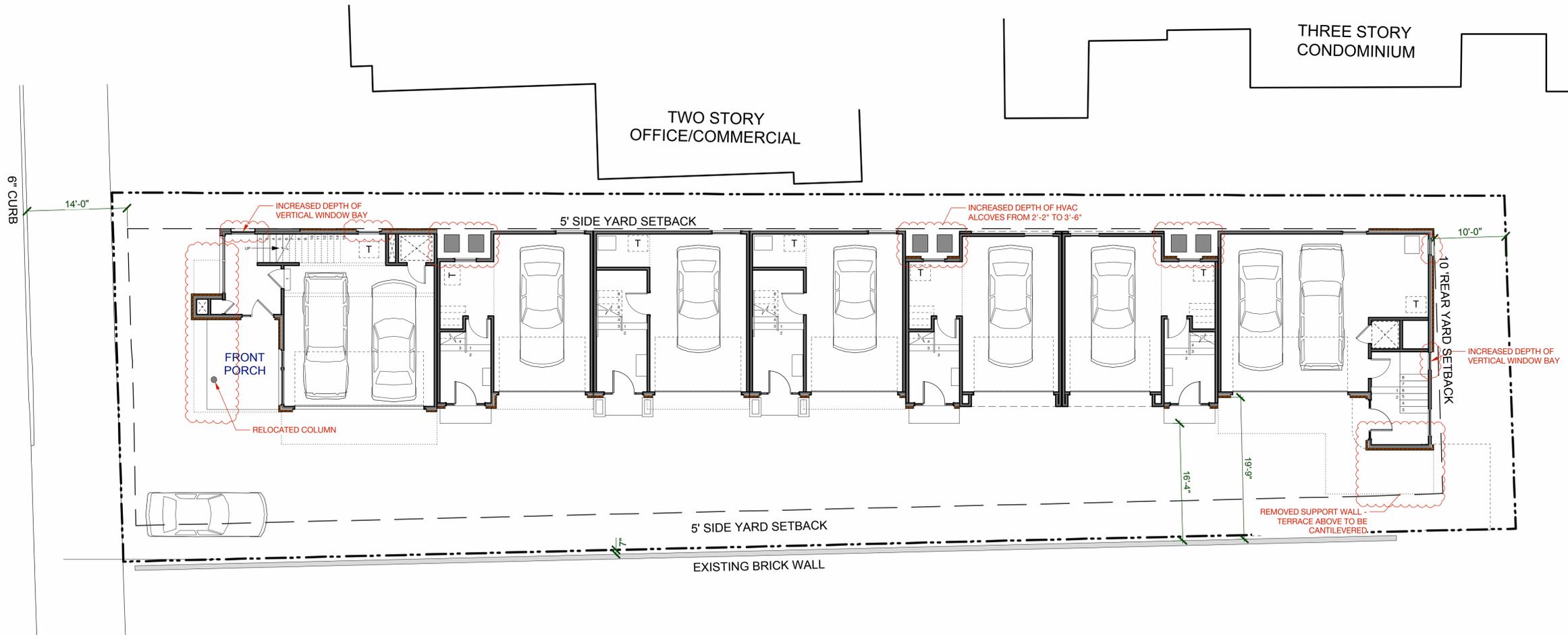
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Project name/#: 220 West Tenth / 13\_127

All Units  
First Floor Plan

**JANUARY 2016**



A1 ALL UNITS - FIRST FLOOR  
Scale: 1/8" = 1'-0"



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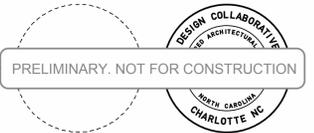
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**DECEMBER 2015**



**B2** ALL UNITS - SECOND FLOOR  
 Scale: 1/8" = 1'-0"



**220 W. 10th Street  
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**All Units  
 Second Floor Plan**

**A102**

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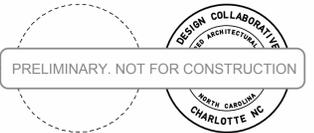
B

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**JANUARY 2016**



**B2** ALL UNITS - SECOND FLOOR  
Scale: 1/8" = 1'-0"



**220 W. 10th Street  
Charlotte, NC.**

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All Units  
Second Floor Plan

**A102**

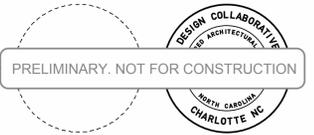
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A1 ALL UNITS - THIRD FLOOR  
Scale: 1/8" = 1'-0"



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All Units  
Third Floor Plan

**A103**

1

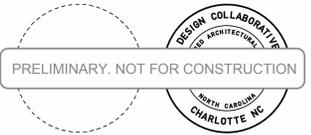
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**A1** ALL UNITS - THIRD FLOOR  
Scale: 1/8" = 1'-0"



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All Units  
Third Floor Plan

**A103**

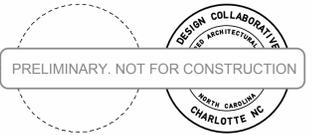
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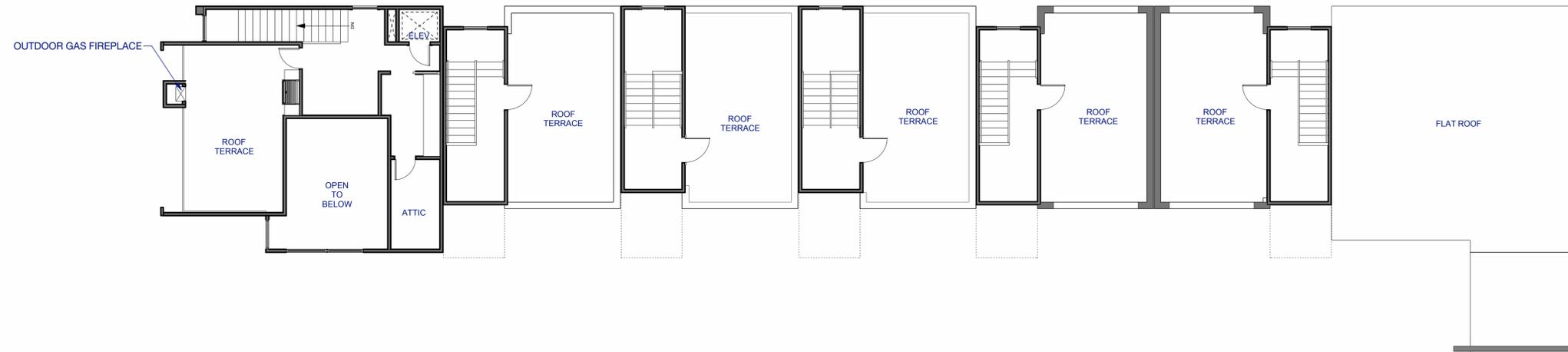


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Charlotte, NC.

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**DECEMBER 2015**



B2 All Units - Attic Floor  
Scale: 1/8" = 1'-0"



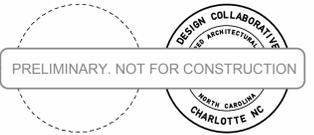
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All Units  
Attic Plan

**A104**



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**JANUARY 2016**



- RELOCATED AND EXTENDED COLUMN
- ALTERED FRONT (10th STREET) ELEVATION TO EMPHASIZE VERTICALITY
- MULLION CONFIGURATION
- WALL THICKNESS AND DEPTH
- CHIMNEY DEPTH

B2 All Units - Attic Floor  
Scale: 1/8" = 1'-0"



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All Units  
Attic Plan

**A104**

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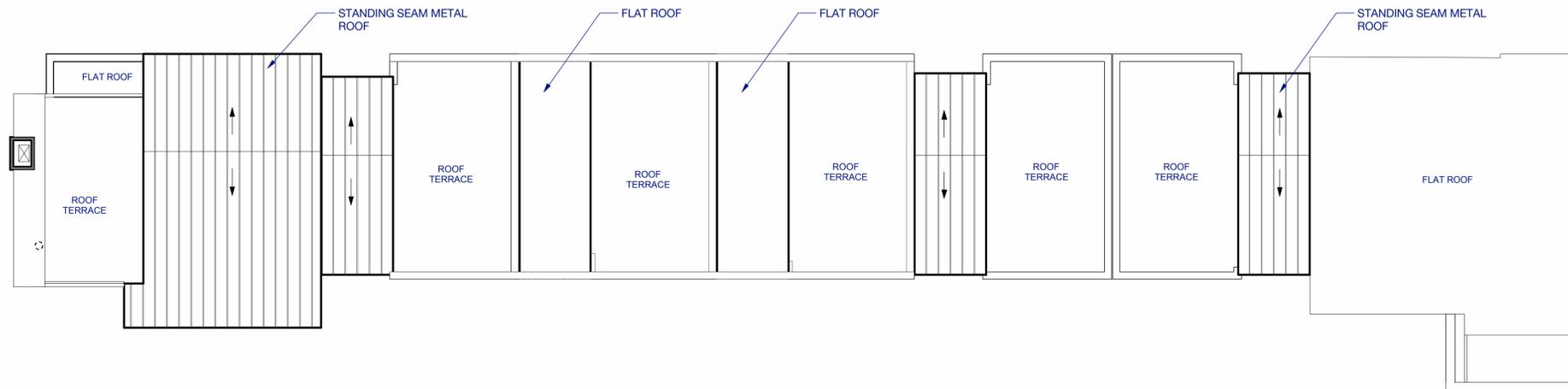
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**DECEMBER 2015**



**B2** ALL UNITS - ROOF PLAN  
 Scale: 1/8" = 1'-0"



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Project name/#: 220 West Tenth / 13\_127

Roof Plan

**A161**

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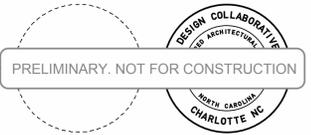
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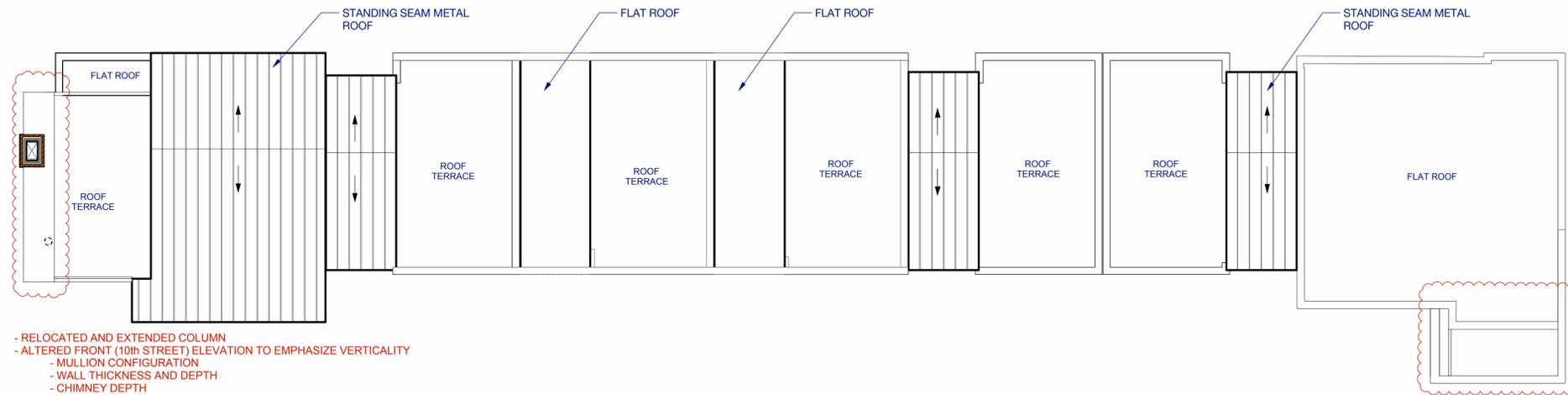
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- RELOCATED AND EXTENDED COLUMN
- ALTERED FRONT (10th STREET) ELEVATION TO EMPHASIZE VERTICALITY
- MULLION CONFIGURATION
- WALL THICKNESS AND DEPTH
- CHIMNEY DEPTH

**B2** ALL UNITS - ROOF PLAN  
Scale: 1/8" = 1'-0"



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Roof Plan

**A161**

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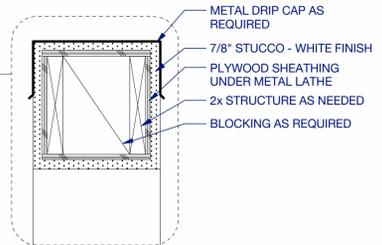
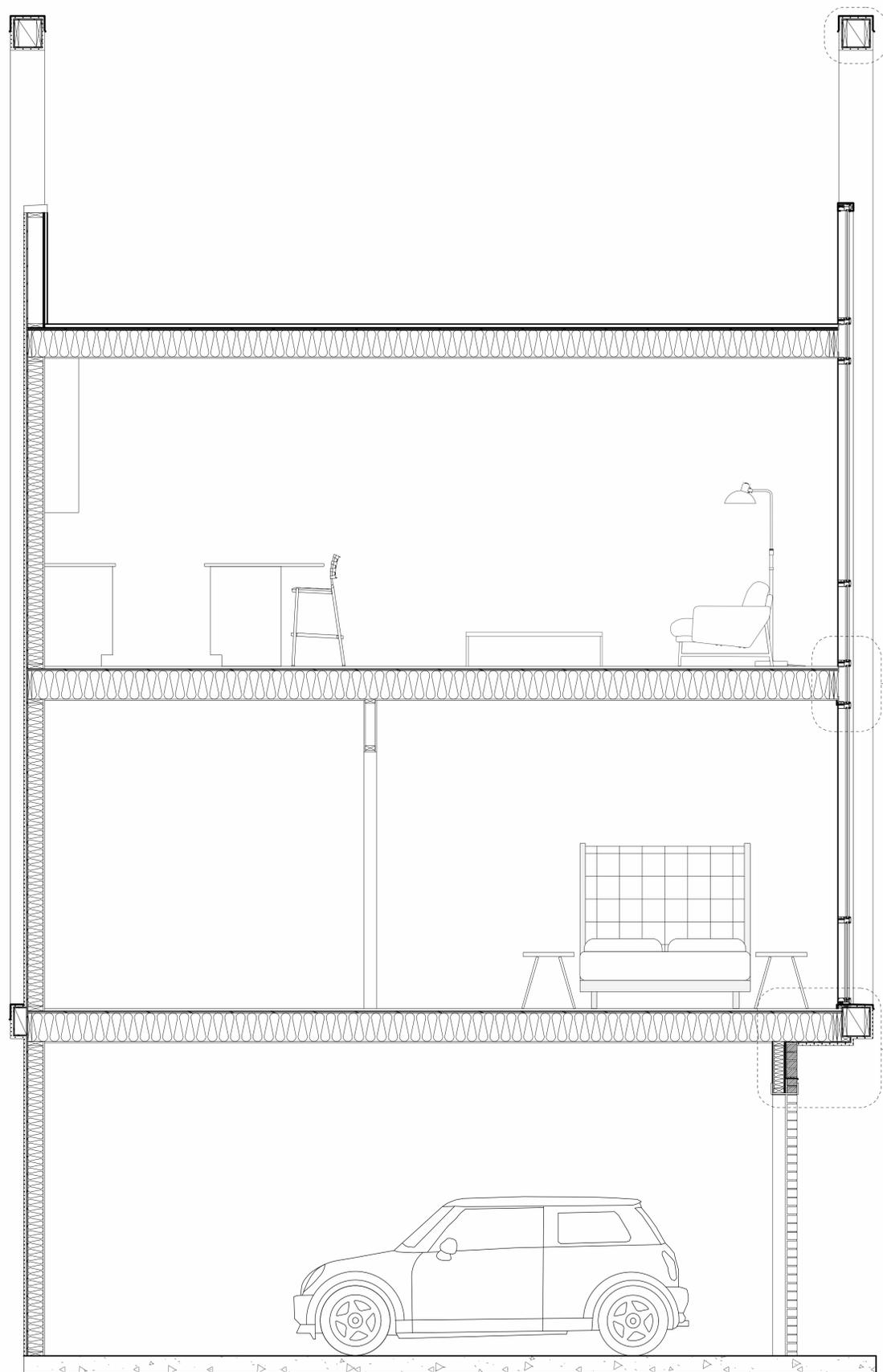
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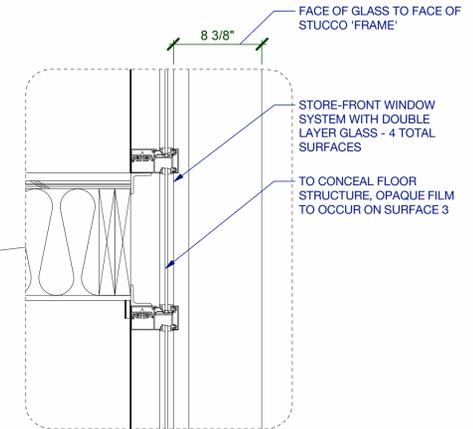
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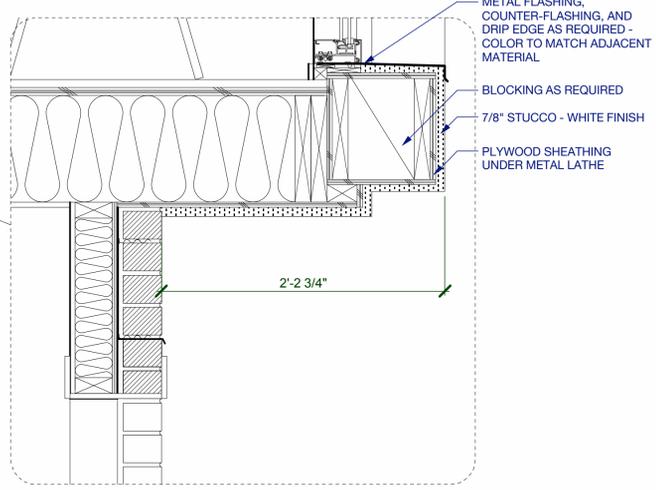
A



METAL DRIP CAP AS REQUIRED  
 7/8" STUCCO - WHITE FINISH  
 PLYWOOD SHEATHING UNDER METAL LATHE  
 2x STRUCTURE AS NEEDED  
 BLOCKING AS REQUIRED



8 3/8"  
 FACE OF GLASS TO FACE OF STUCCO FRAME  
 STORE-FRONT WINDOW SYSTEM WITH DOUBLE LAYER GLASS - 4 TOTAL SURFACES  
 TO CONCEAL FLOOR STRUCTURE, OPAQUE FILM TO OCCUR ON SURFACE 3



METAL FLASHING, COUNTER-FLASHING, AND DRIP EDGE AS REQUIRED - COLOR TO MATCH ADJACENT MATERIAL  
 BLOCKING AS REQUIRED  
 7/8" STUCCO - WHITE FINISH  
 PLYWOOD SHEATHING UNDER METAL LATHE

A4 Overhang Detail  
 Scale: 1 1/2" = 1'-0"

A2 Building Section - Unit 3  
 Scale: 1/2" = 1'-0"

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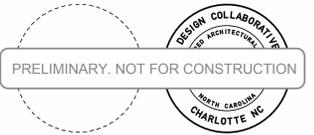
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Building Section  
 Unit 3



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**Building Section  
Units 5**

**A302**

