

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1815 Wickford Place

SUMMARY OF REQUEST: Addition and fenestration changes

APPLICANT/OWNER: Clarence Boston

Details of Proposed Request

Existing Conditions

The existing one story structure was constructed in 1950. It is located mid-block on a small parcel and adjacent to an alley. Architectural features include a full hip roof and small front stoop on the front façade. Adjacent residential structures are single family.

Proposal

The proposal is a one story addition, new front porch and fenestration changes. Materials include wood lap and shake siding, wood columns with brick or stone veneer, wood eave brackets and 'Hardie' soffits. Total height from grade is approximately 22'.

Policy & Design Guidelines – Additions, page 36

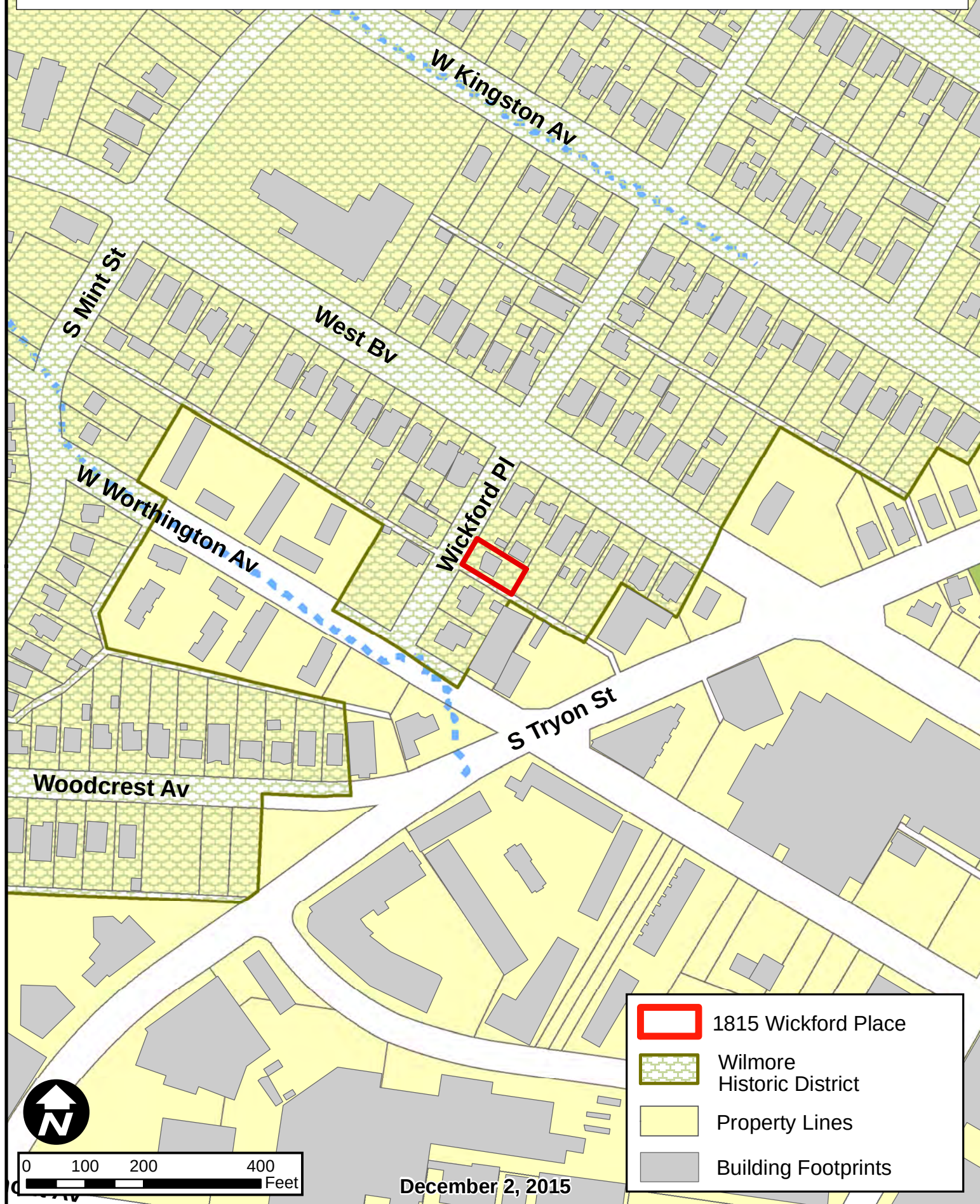
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

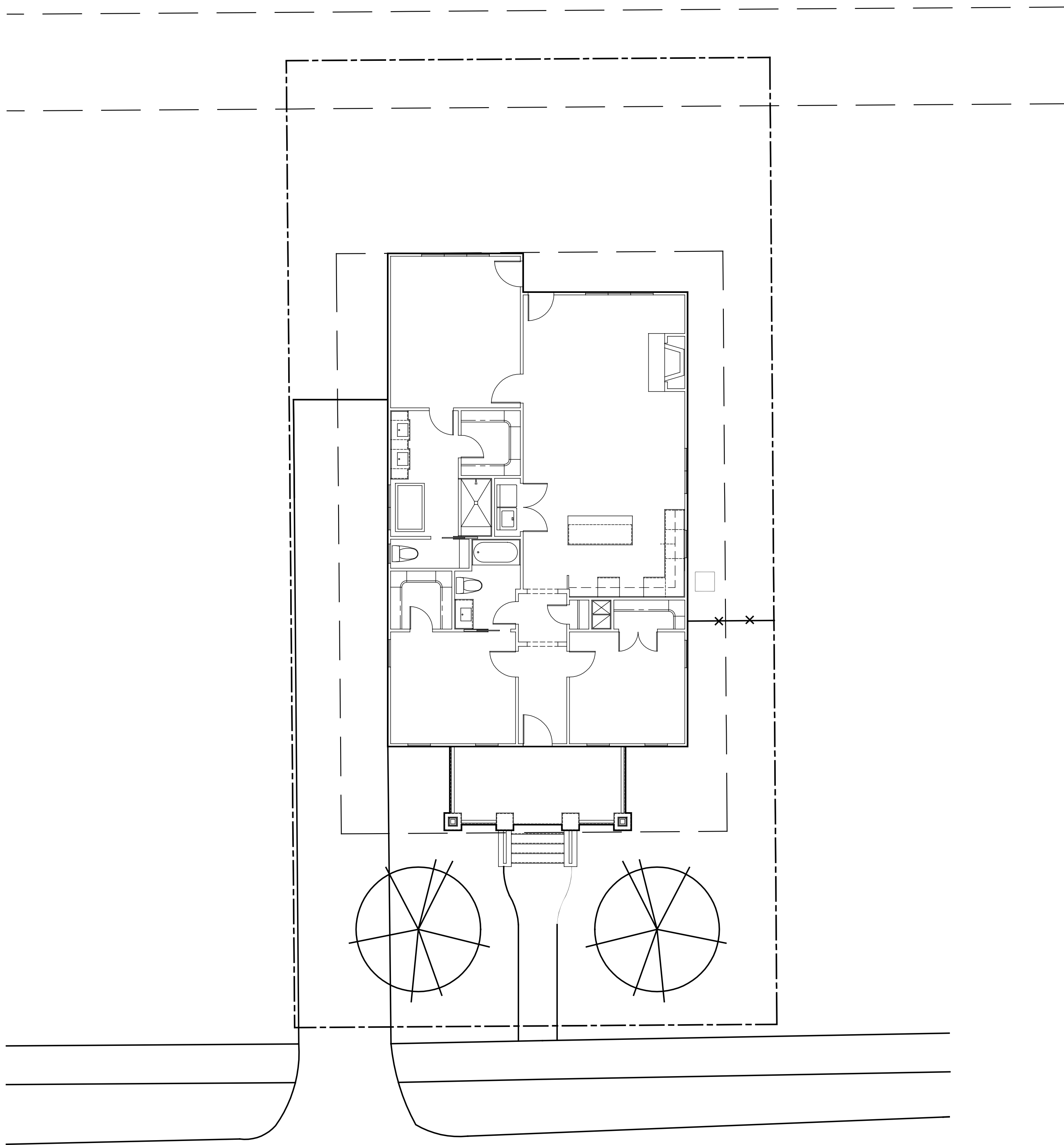
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

- Additions must respect the original character of the property, but must be distinguishable from the original construction.
- All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
- Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis - The Commission will determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-261





Wickford Place

Site Overview
1/8"=1'-0"



Meisenheimer Design &
The European Design Studio, Inc.
European Style Buildings & Product Resource

http://www.meisenheim.de/vg_meisenheim/

Charlotte, North Carolina
USA

704-906-8361 iPhone

DLMeisenheimer@GMail.com

www.facebook.com/MisDesign

www.houzz.com/Misenheimer-Design

www.Linkedin.com/in/MeisenheimerDesign1986

www.twitter.com/DLMeisenheimer

www.plans.haus



COVER | INDEX SHEET

COVER SHEET

S1.0-EXISTING & PROPOSED SITE PLAN

A1.0-EXISTING PLANS

A2.0-EXISTING ELEVATIONS

A3.0-PROPOSED FOUNDATION & FLOOR PLANS

A4.0-PROPOSED EXTERIOR ELEVATIONS

E1.0-PROPOSED ROOF & ELECTRICAL PLAN

D1.0-DETAIL SHEET

D2.0-DETAIL SHEET

D3.0-DETAIL SHEET

TRIM DETAIL SHEET









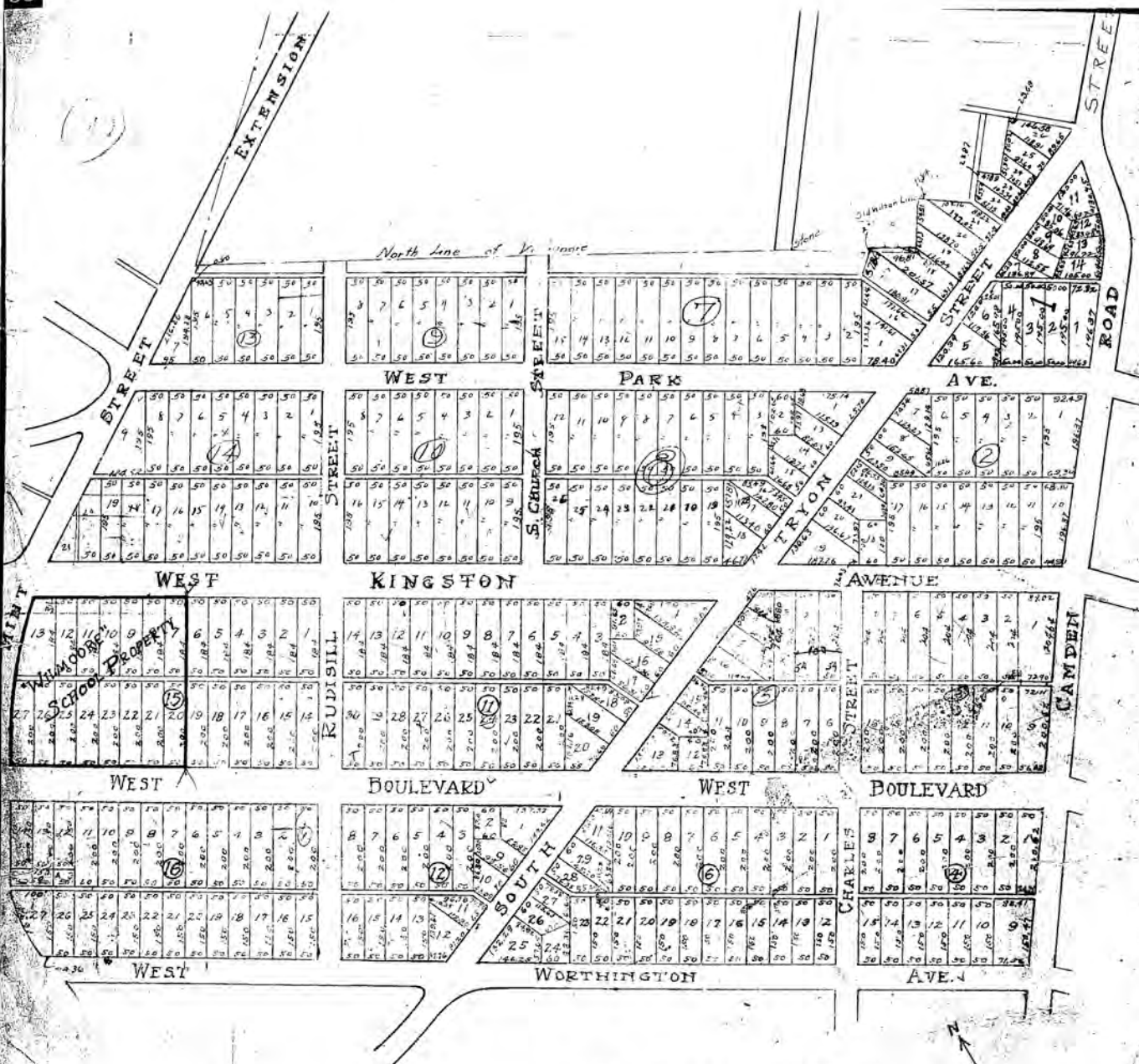












Map Book 332 page 96

PLAT OF

WILMOORE - SEC. 1.

CHARLOTTE, N. C.

SCALE 1 IN. = 200 FT.

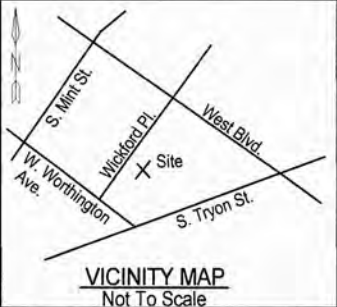
FEB 16, 1914.

I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 19th day of November 2015; and that the boundary lines and improvements, if any, are as shown hereon. The ratio of precision as calculated before any adjustments is 1' : 30,000'+ of perimeter surveyed. This map meets the requirements of the Standards of Practice for Land Surveying in North Carolina. (21 NCAC 56.1600)

Brian A. McRorie
N.C. Professional Land Surveyor No. 3712

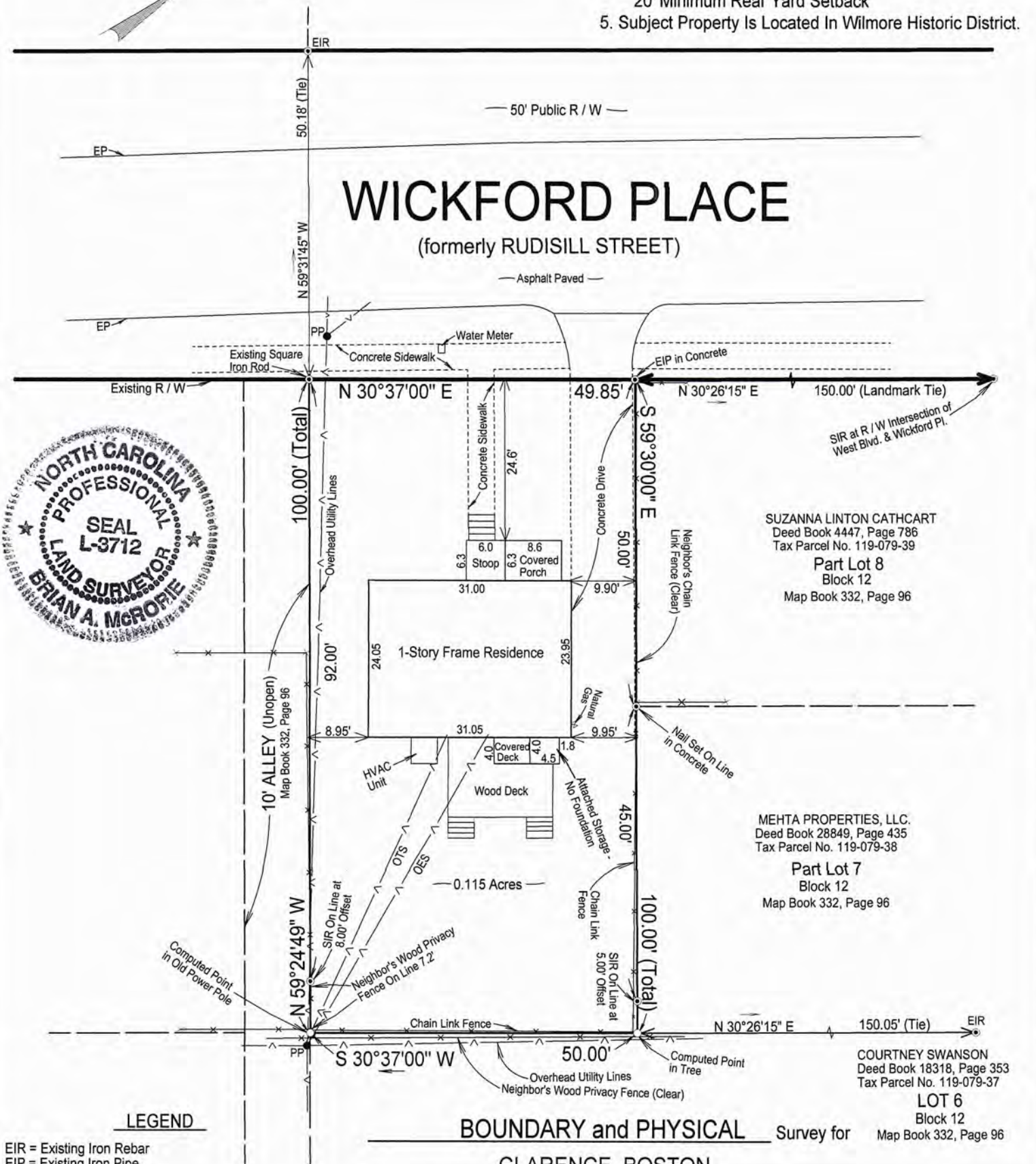
NOTES:

1. Total Area = 0.1146 Acres (4,992.45' sq.ft.)
Area Computed By Coordinate Method.
2. Rights-Of-Way, Easements, Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced - Unless Otherwise Noted. Property May Be Subject To Any Other Rights-Of-Way, Easements, And/Or Restrictions Of Record That May Be Revealed By Complete Title Search.
3. Underground Utilities Not Located.
4. Currently Zoned R-8:
20' Minimum Front Setback
5' Minimum Side Yard Setback
20' Minimum Rear Yard Setback
5. Subject Property Is Located In Wilmore Historic District.



McRorie Land Surveying, P.A.
712 E.34th Street
Charlotte, N.C. 28205
704-492-5768

NORTH
Deed Book 30311, Page 873



SUZANNA LINTON CATHCART
Deed Book 4447, Page 786
Tax Parcel No. 119-079-39
Part Lot 8
Block 12
Map Book 332, Page 96

MEHTA PROPERTIES, LLC.
Deed Book 28849, Page 435
Tax Parcel No. 119-079-38
Part Lot 7
Block 12
Map Book 332, Page 96

COURTNEY SWANSON
Deed Book 18318, Page 353
Tax Parcel No. 119-079-37
LOT 6
Block 12
Map Book 332, Page 96

EIR = Existing Iron Rebar
EIP = Existing Iron Pipe
SIR = Set Iron Rebar
CP = Computed Point
ECM = Existing Concrete Monument
R / W = Right-Of-Way
C / L = Centerline
EP = Edge of Asphalt Pavement
B / C = Back of Concrete Curb
PP = Power Pole
OES = Overhead Electric Service
OTS = Overhead Telephone Service
Property Line
Street R / W
Easement Line
Setback Line
Broken Scale
Adjoiner Property Line
Not Surveyed
UGU = Underground Utilities (Approximate)

BOUNDARY and PHYSICAL
CLARENCE BOSTON

of Part of Lots 7 & 8, Block 12 of Wilmore - Section 1

Recorded in Map Book 332, Page 96, Deed Book 30311 Page 873

City Of Charlotte, Mecklenburg County, State of North Carolina

Address: 1815 Wickford Place Tax Parcel No. 119-079-40

Now or Formerly The Property Of Boston Investment Group, Inc.

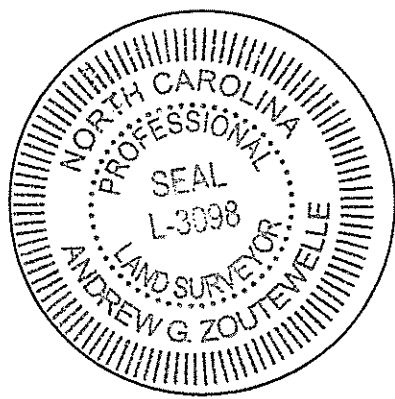
Graphic Scale: 1" = 20'

Date: 11-19-15

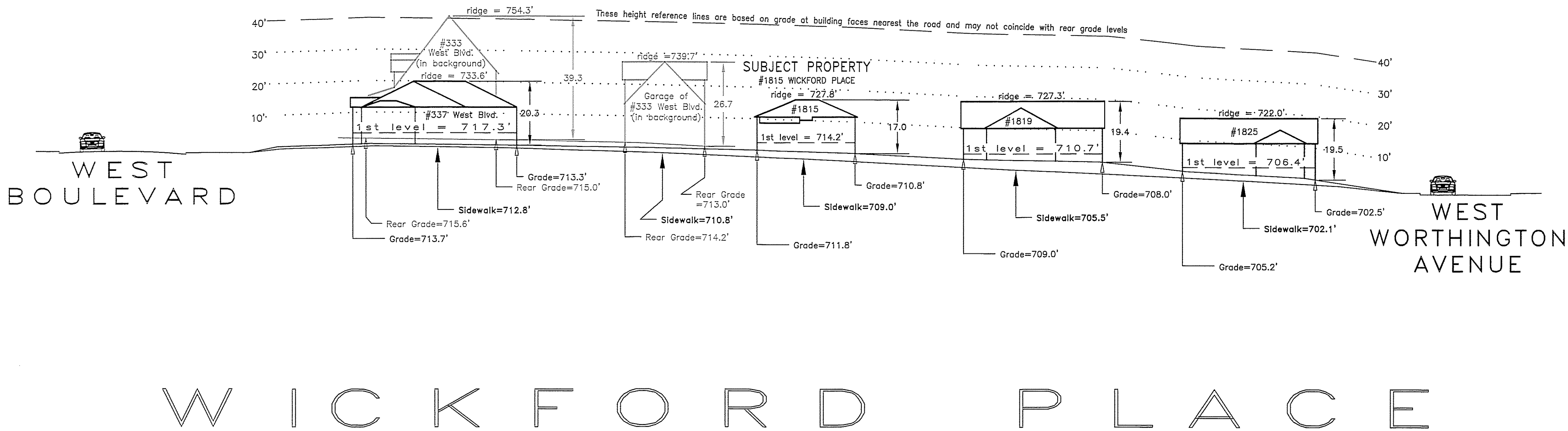


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 1st day of December, 2015.



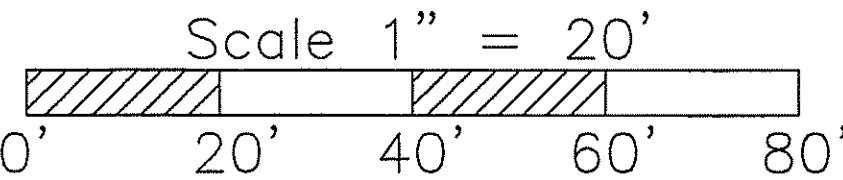
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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
1800 BLOCK of WICKFORD PLACE
FACING SOUTHEAST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
December 01, 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 or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard 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.





Subject



1819



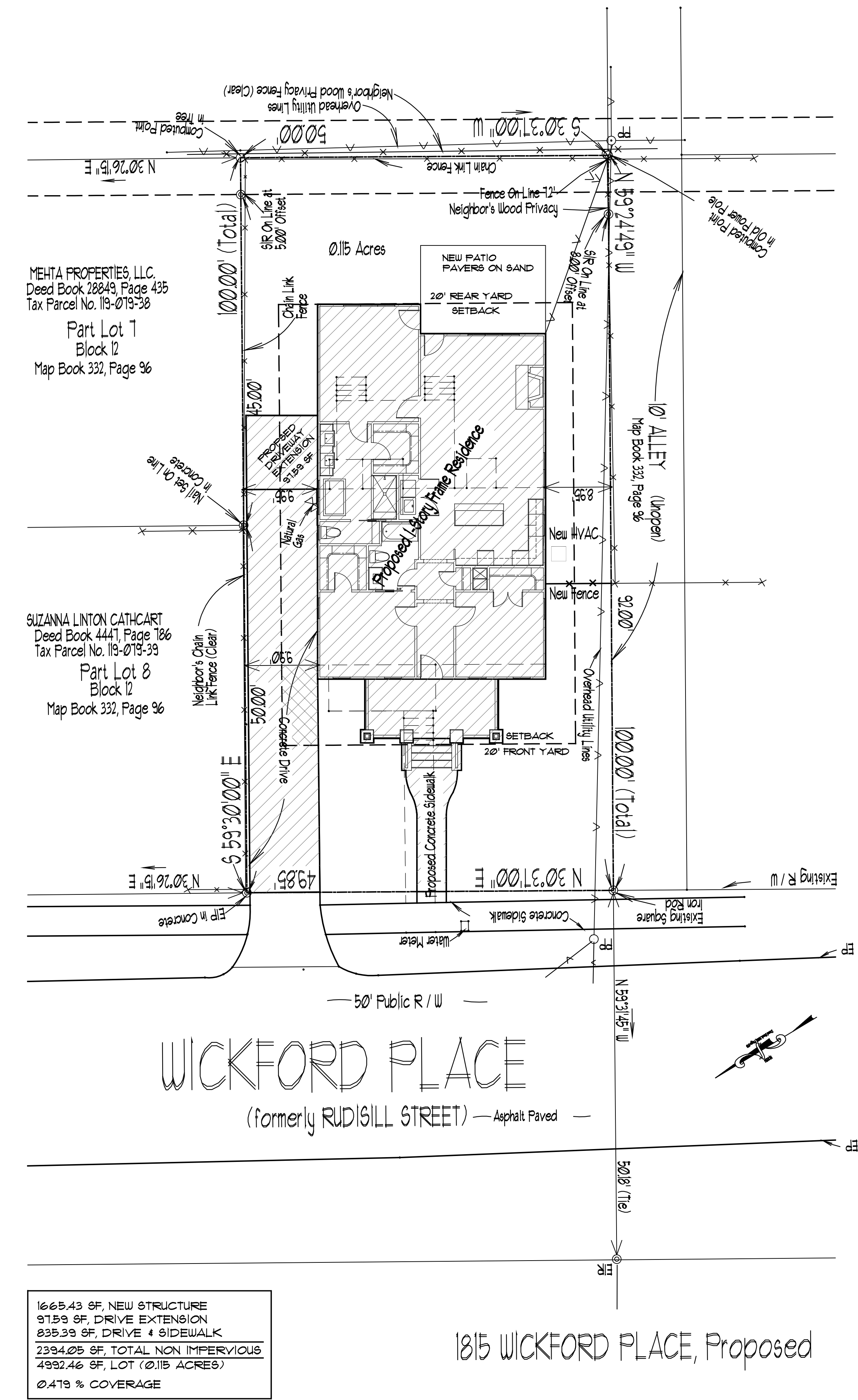
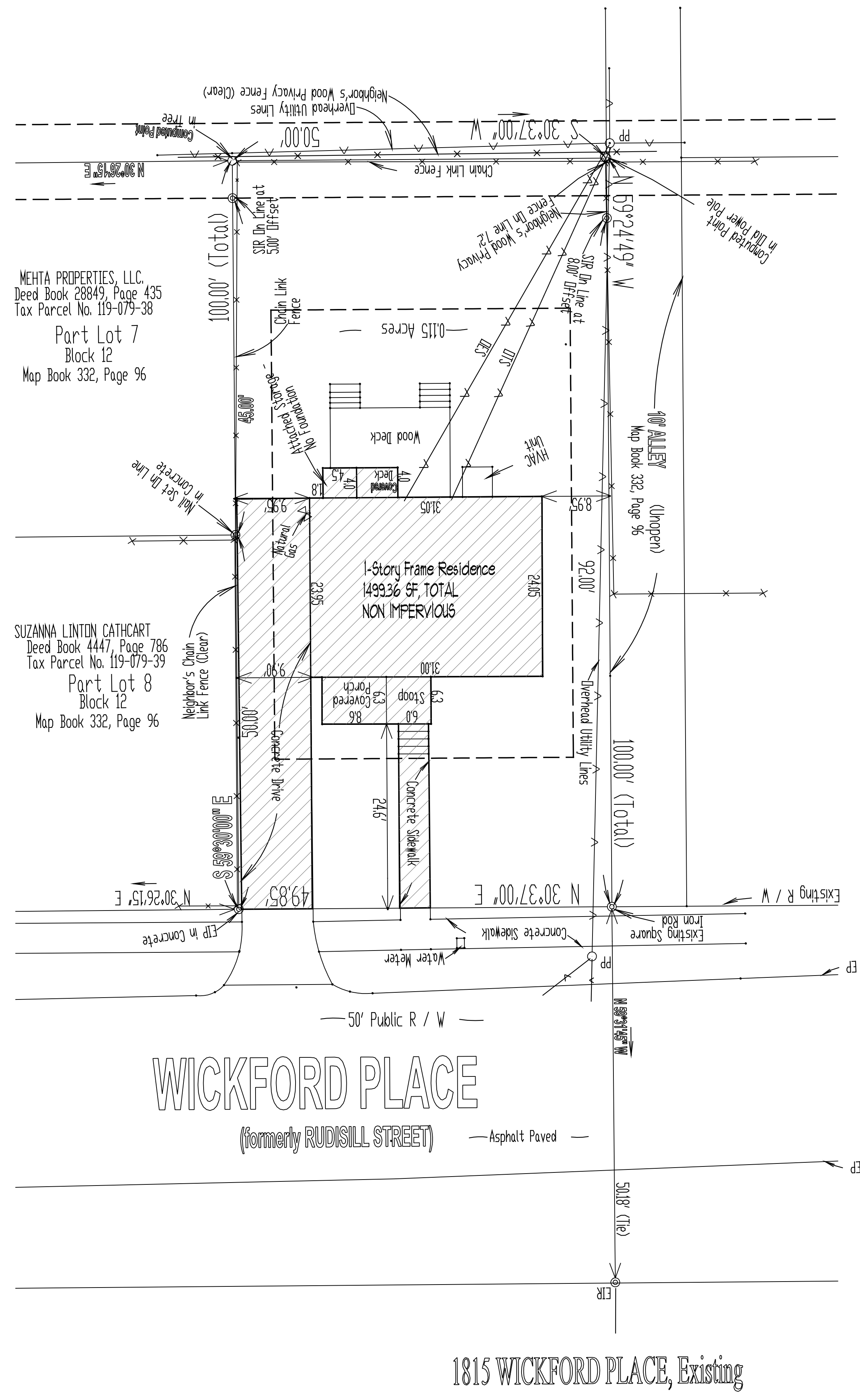
1825



1818



1812



Meisenheimer
residential design services
Charlotte, NC, USA
704-908-8361 Phone
DL.Meisenheimer@gmail.com
www.facebook.com/MisDesign

Meisenheimer

1815 Wickford Place
Charlotte, North Carolina 28203

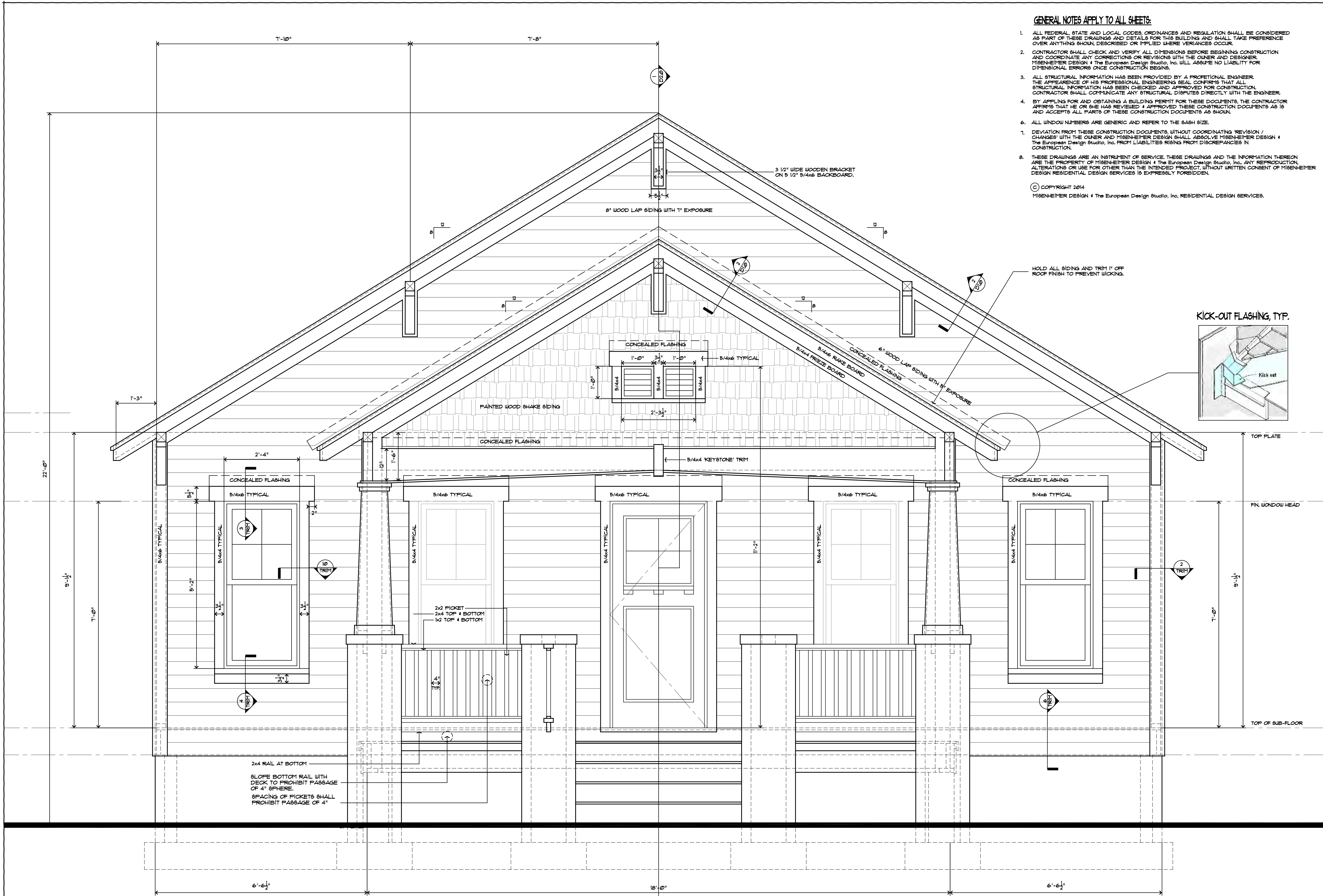
REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

DRAWN BY:
SHEET NUMBER:

PROPOSED
PRELIMINARY
SITE PLAN

S1.0



- GENERAL NOTES APPLY TO ALL SHEETS:
1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
 2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
 3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
 4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
 5. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.
 6. DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING REVISION / CHANGES WITH THE OWNER AND MISENHEIMER DESIGN SHALL ABSOLVE MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. FROM LIABILITIES ARISING FROM DISCREPANCIES IN CONSTRUCTION.
 7. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
- © COPYRIGHT 2014
MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. RESIDENTIAL DESIGN SERVICES.

residential
design
services

Charlotte, North Carolina
USA

704-908-8381 Phone

DLMisenheimer@gmail.com
www.facebook.com/MisDesign

Misenheimer Design
Building Details
Charlotte North Carolina

REVISIONS	DATE
1. STAIR RISE / TREAD INFO. 12-03-2015	

DATE: 03 October 2014

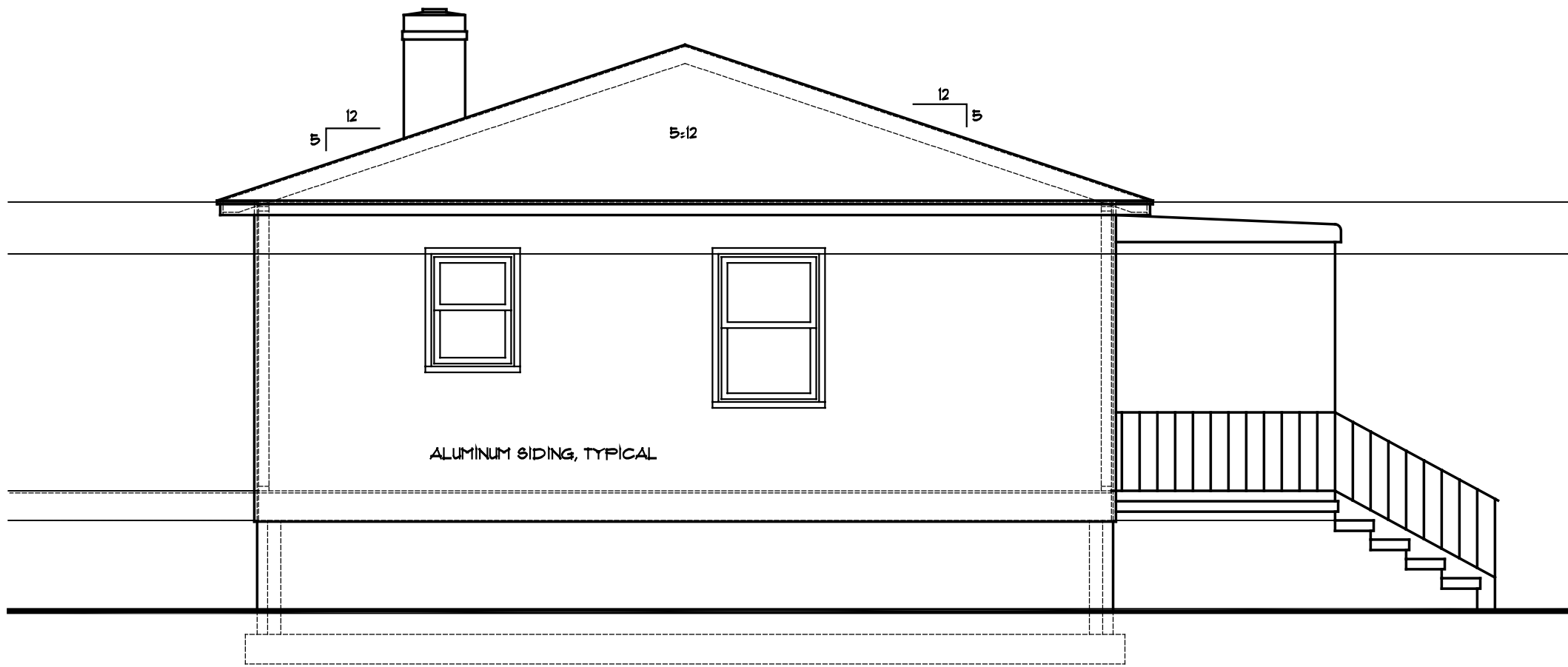
DRAWN BY:
SHEET NUMBER:

DETAIL
SHEET
D3.0

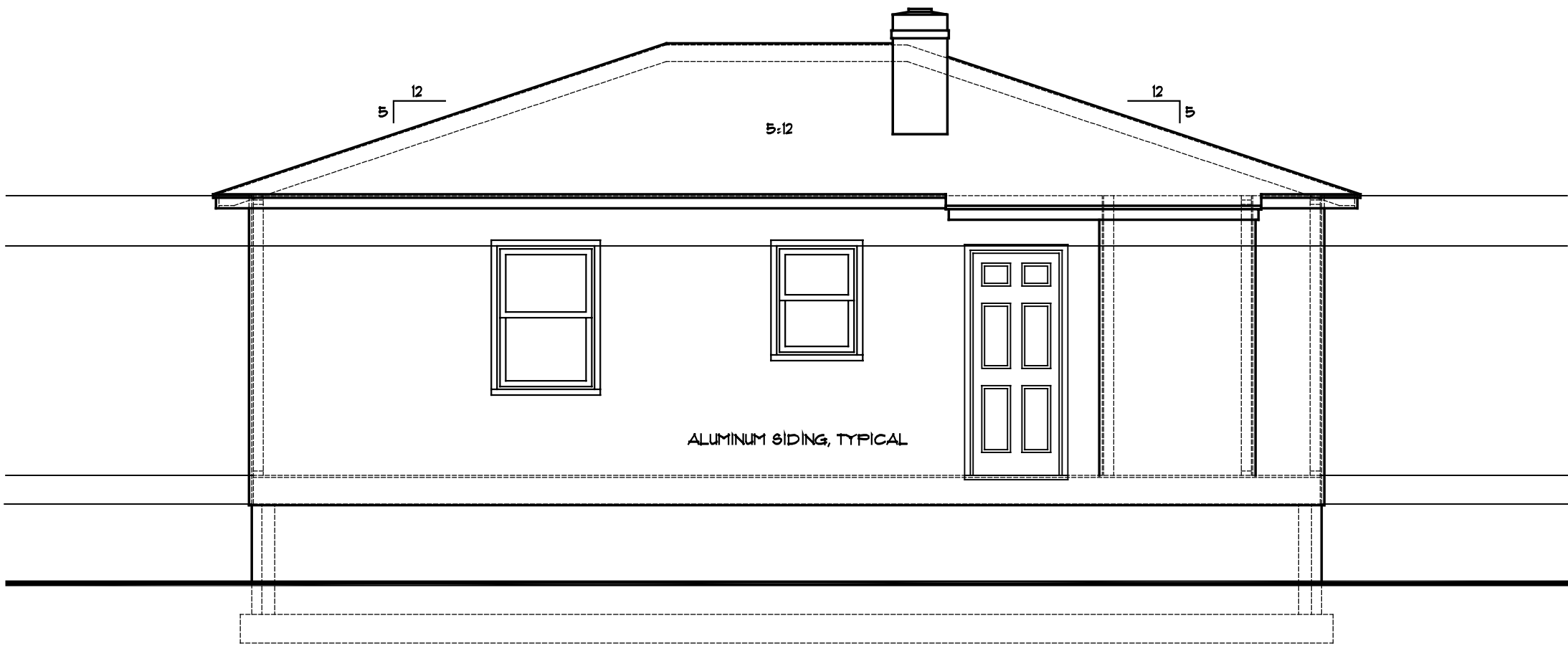
GENERAL NOTES APPLY TO ALL SHEETS:

1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN + The European Design Studio, Inc. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED + APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
5. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN + The European Design Studio, Inc. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
6. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.

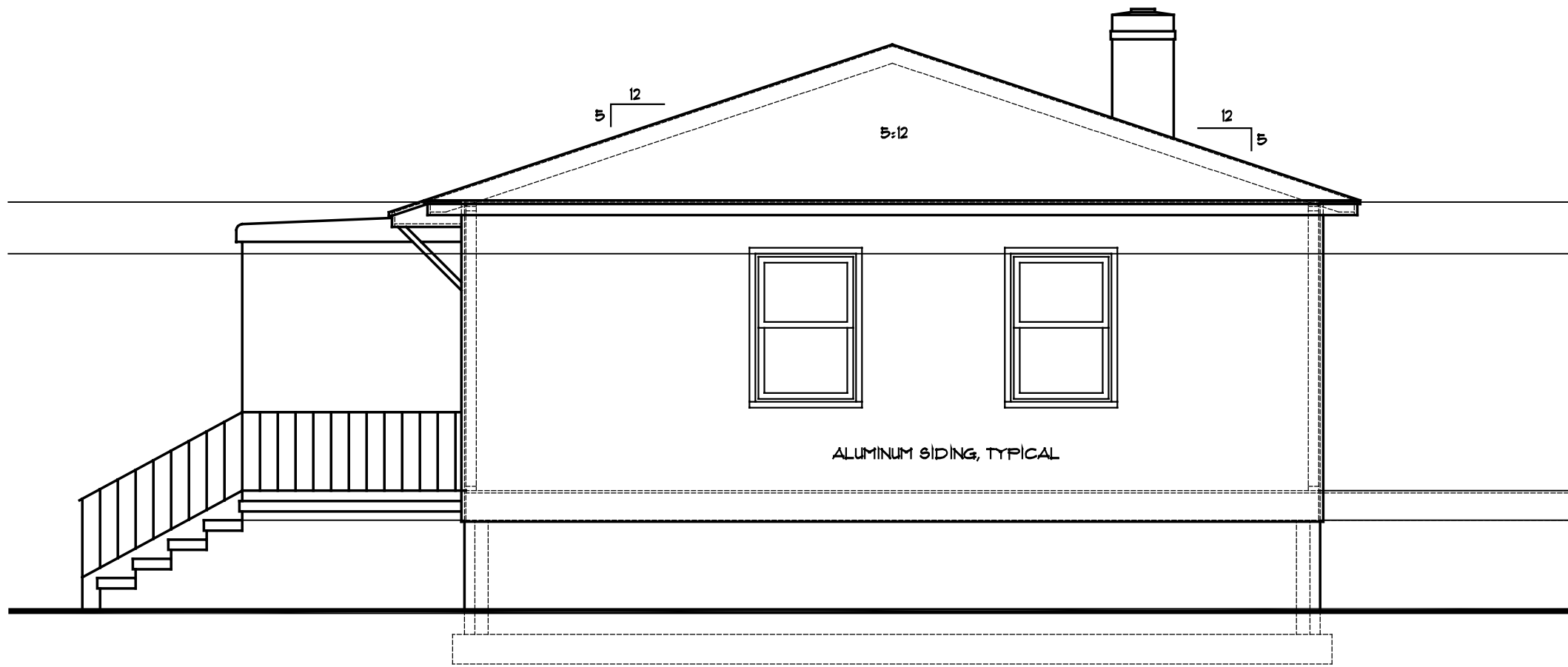
© COPYRIGHT 2014
MISENHEIMER DESIGN + The European Design Studio, Inc. RESIDENTIAL DESIGN SERVICES.



Existing Left Side Elevation
Scale: 1/4"=1'-0"



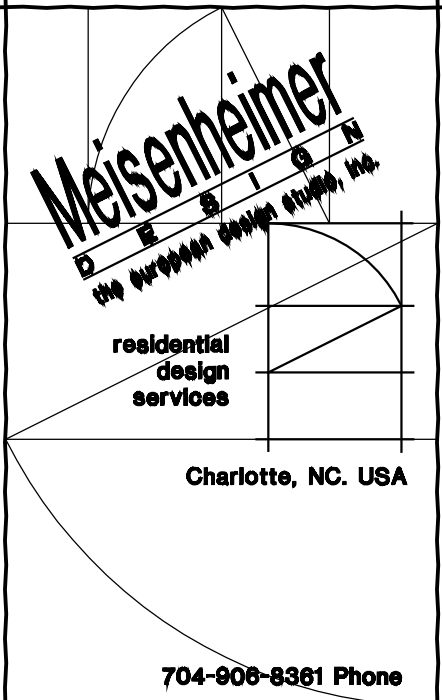
Existing Rear Elevation
Scale: 1/4"=1'-0"



Existing Right Side Elevation
Scale: 1/4"=1'-0"



Existing Front Elevation
Scale: 1/4"=1'-0"



DLMisenheimer@gmail.com
www.facebook.com/MisDesign



1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

DRAWN BY:
SHEET NUMBER:

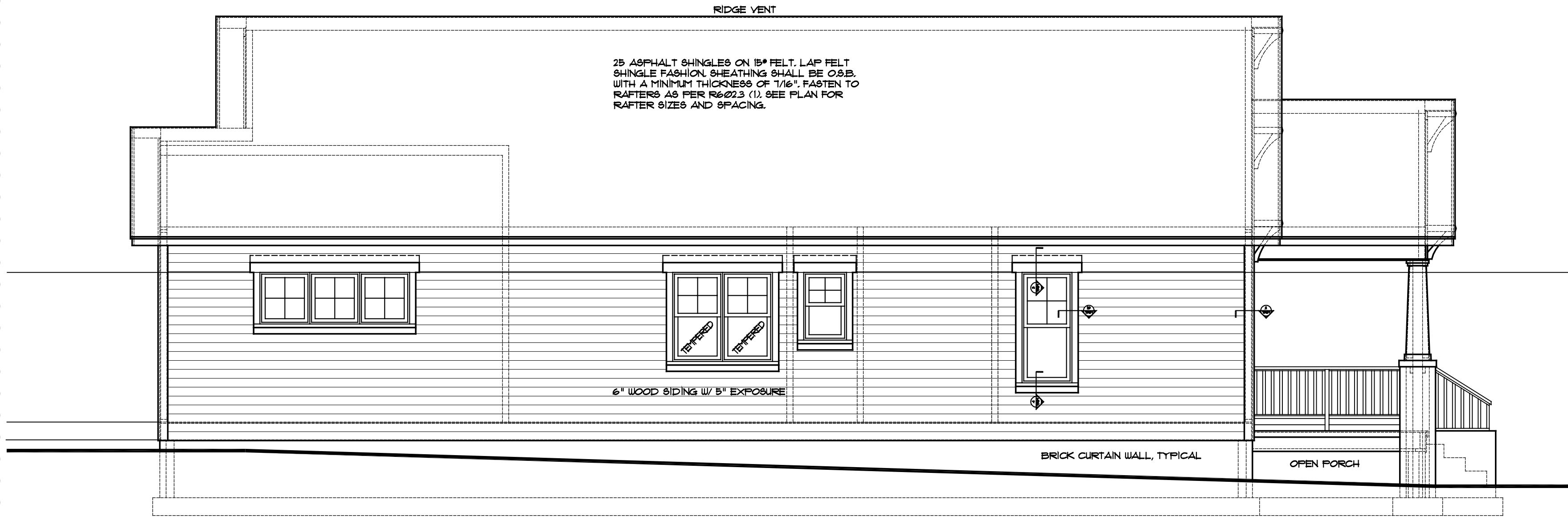
EXISTING
EXTERIOR
ELEVATIONS

A2.0

GENERAL NOTES APPLY TO ALL SHEETS:

1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
5. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
6. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.

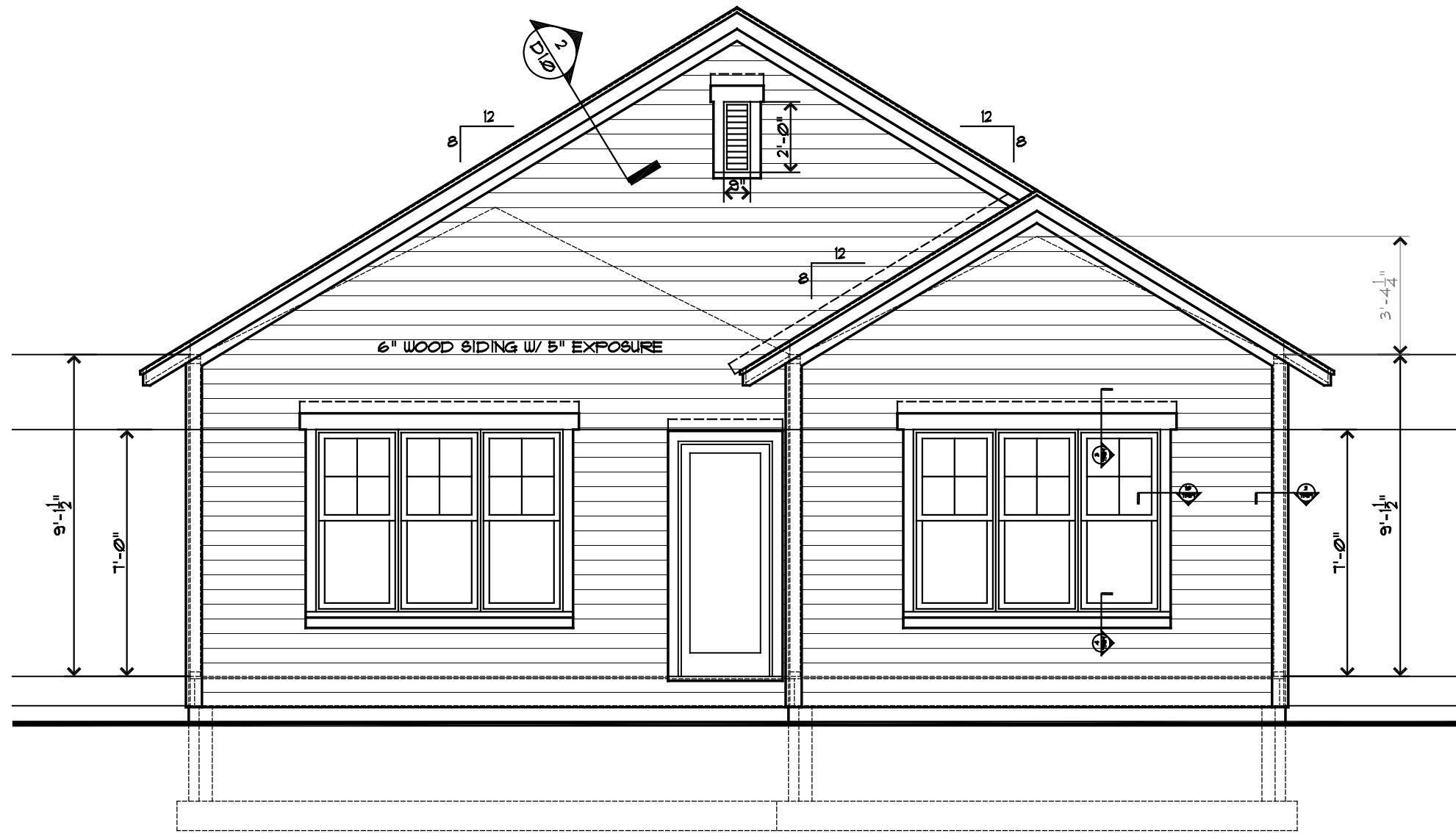
© COPYRIGHT 2014
MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. RESIDENTIAL DESIGN SERVICES.



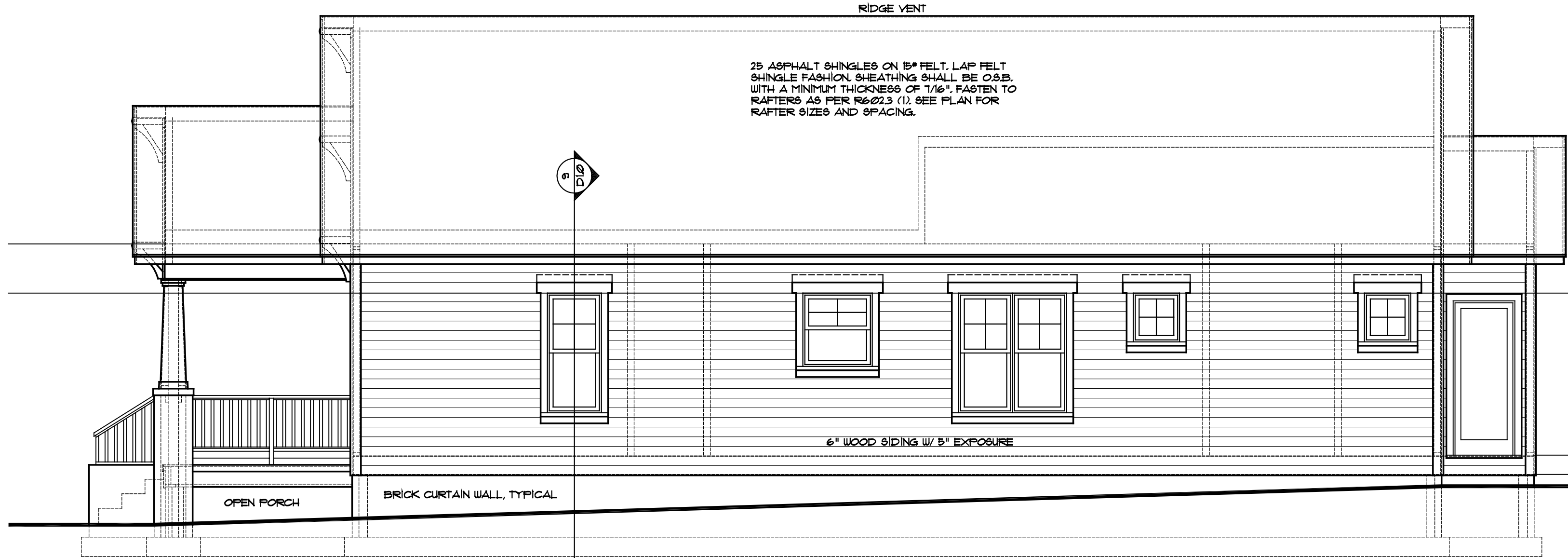
Proposed Left Side Elevation
Scale: 1/4"=1'-0"



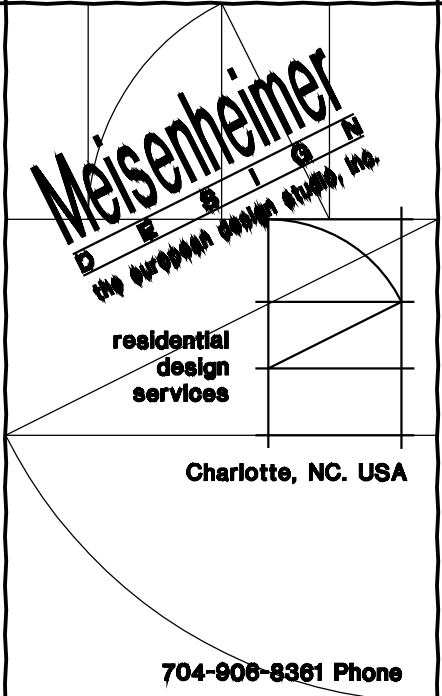
Proposed Front Elevation
Scale: 1/4"=1'-0"



Proposed Rear Elevation
Scale: 1/4"=1'-0"



Proposed Right Side Elevation
Scale: 1/4"=1'-0"



DLMisenheimer@gmail.com
www.facebook.com/MisDesign



1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1) ABC	

DATE: 23 November 2015

DRAWN BY:
SHEET NUMBER:

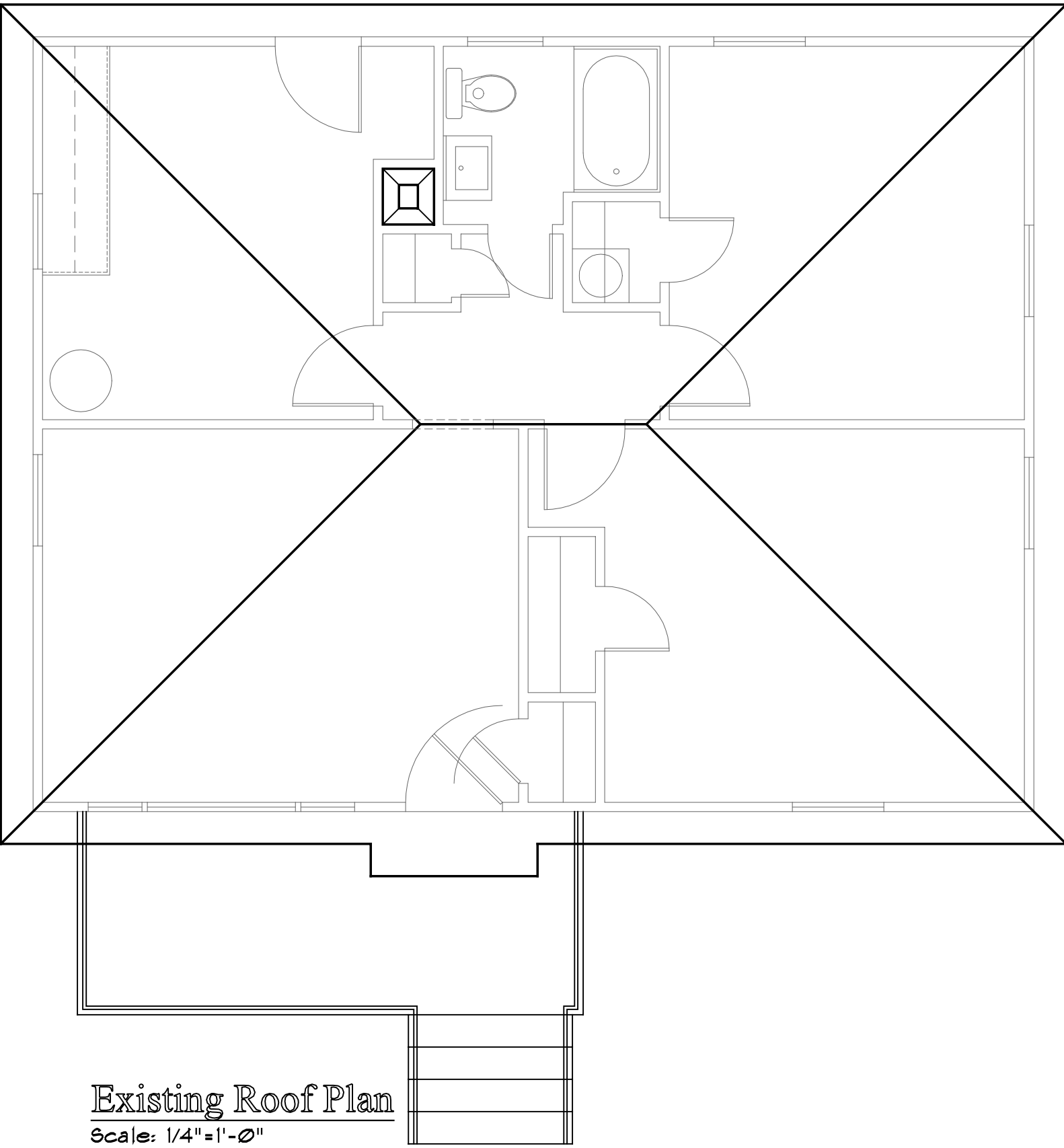
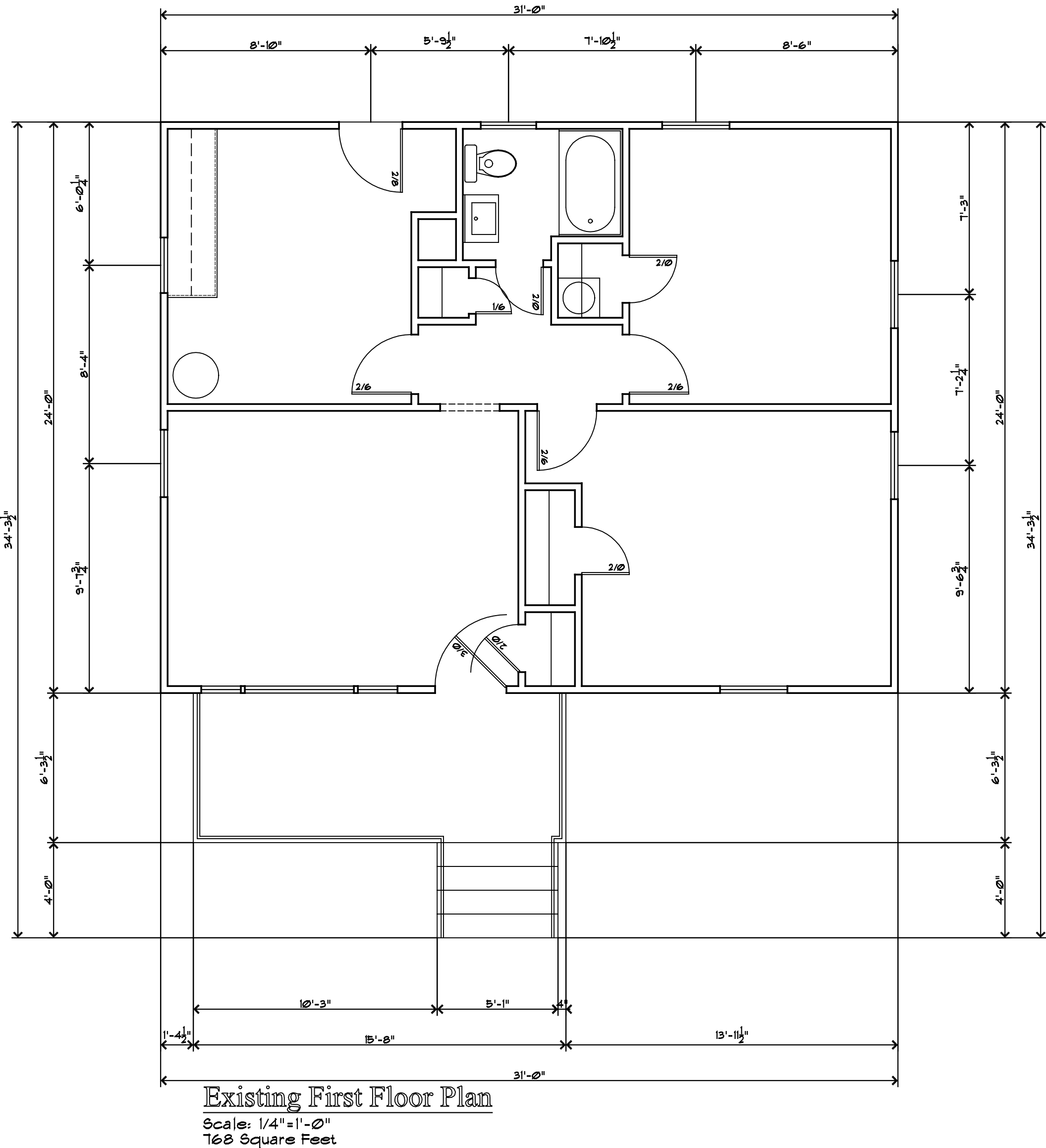
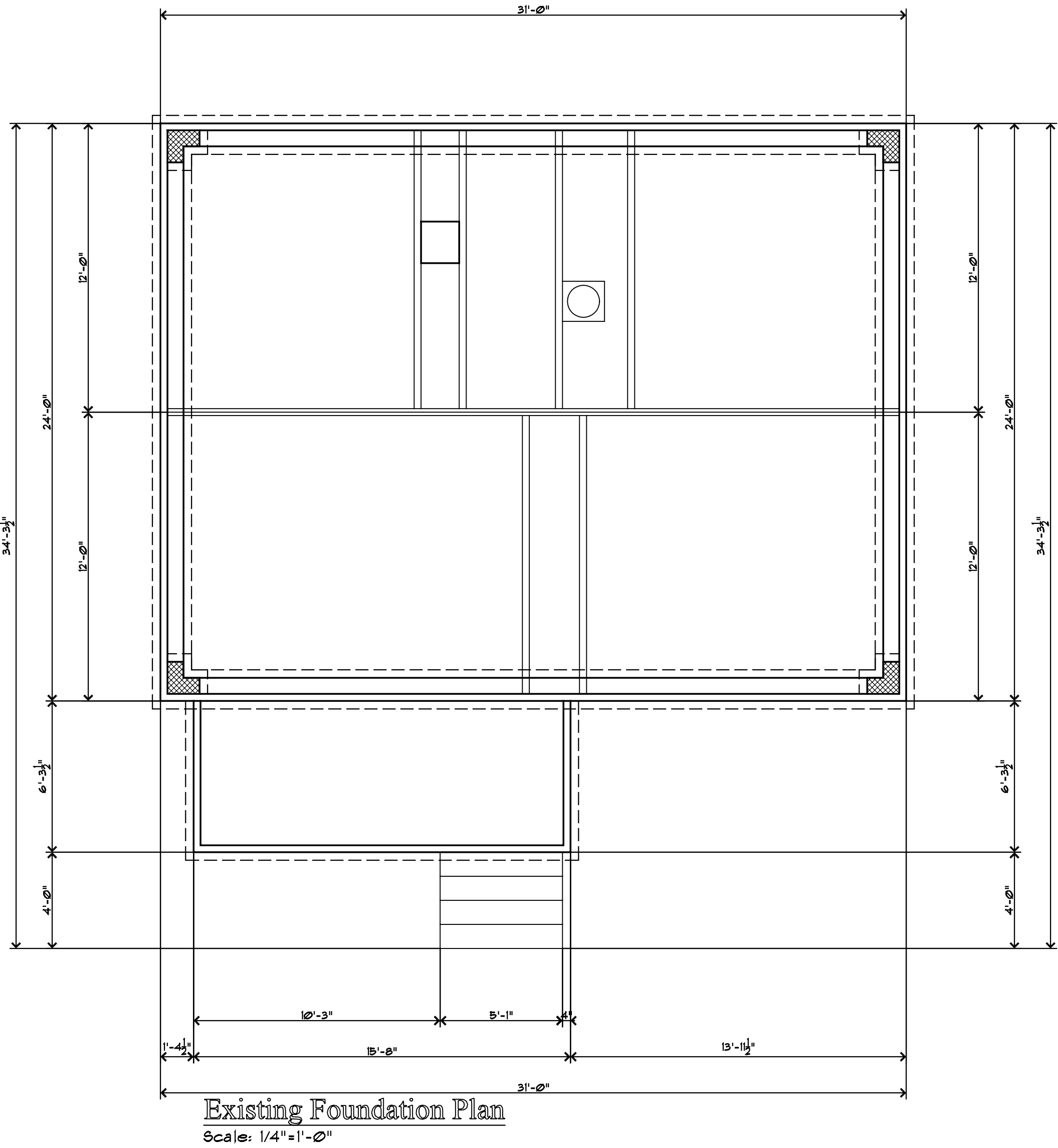
PROPOSED
EXTERIOR
ELEVATIONS

A4.0

GENERAL NOTES APPLY TO ALL SHEETS:

1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISSENHEIMER DESIGN + The European Design Studio, Inc. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
5. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISSENHEIMER DESIGN + The European Design Studio, Inc. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISSENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
6. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.

© COPYRIGHT 2014
MISSENHEIMER DESIGN + The European Design Studio, Inc. RESIDENTIAL DESIGN SERVICES.



Missenheimer
THE EUROPEAN DESIGN STUDIO, INC.
residential
design
services
Charlotte, NC, USA
704-908-8361 Phone

DLMissenheimer@gmail.com
www.facebook.com/MisDesign



1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

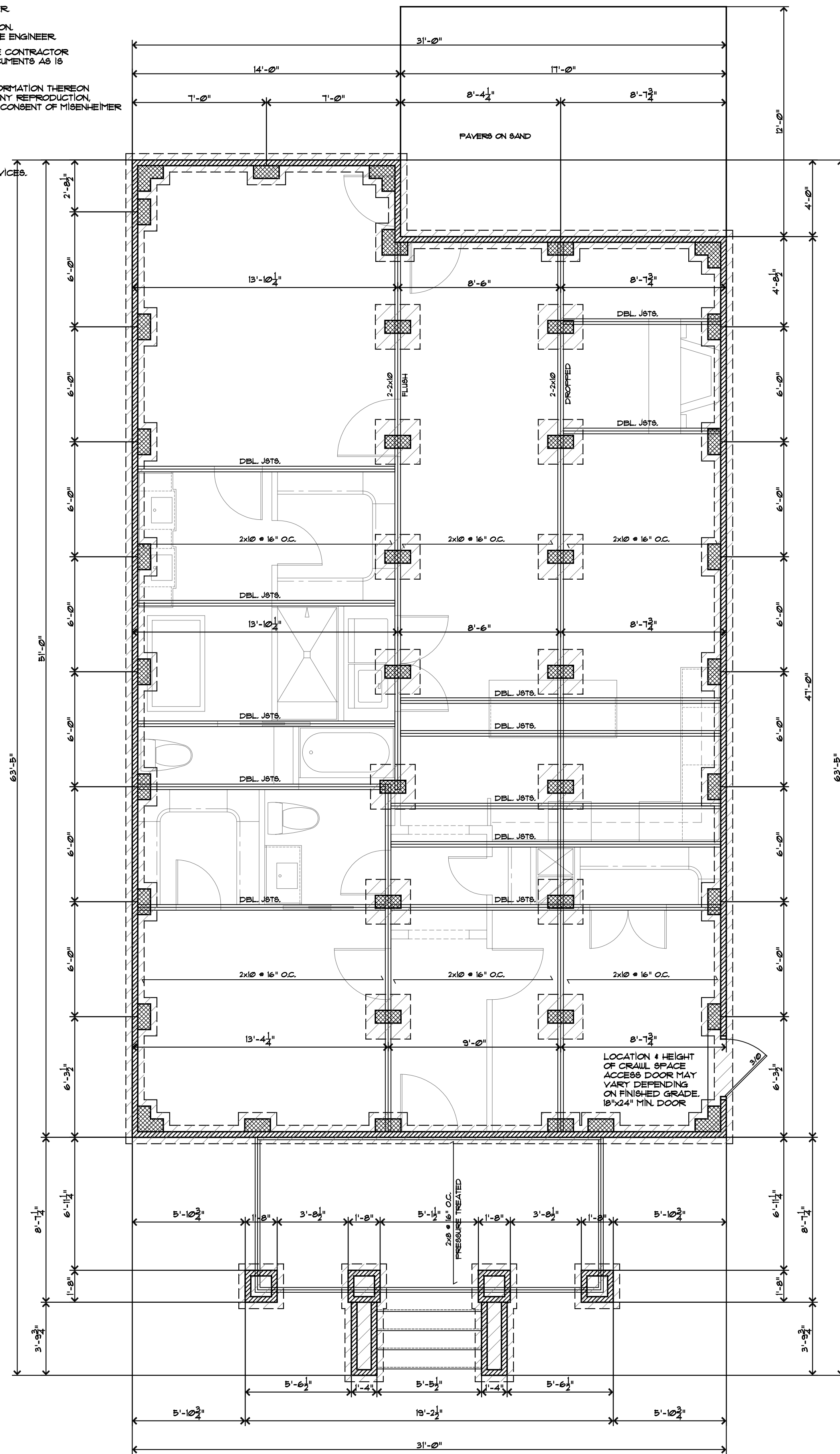
DRAWN BY:
SHEET NUMBER:

EXISTING
PLANS
A1.0

GENERAL NOTES APPLY TO ALL SHEETS:

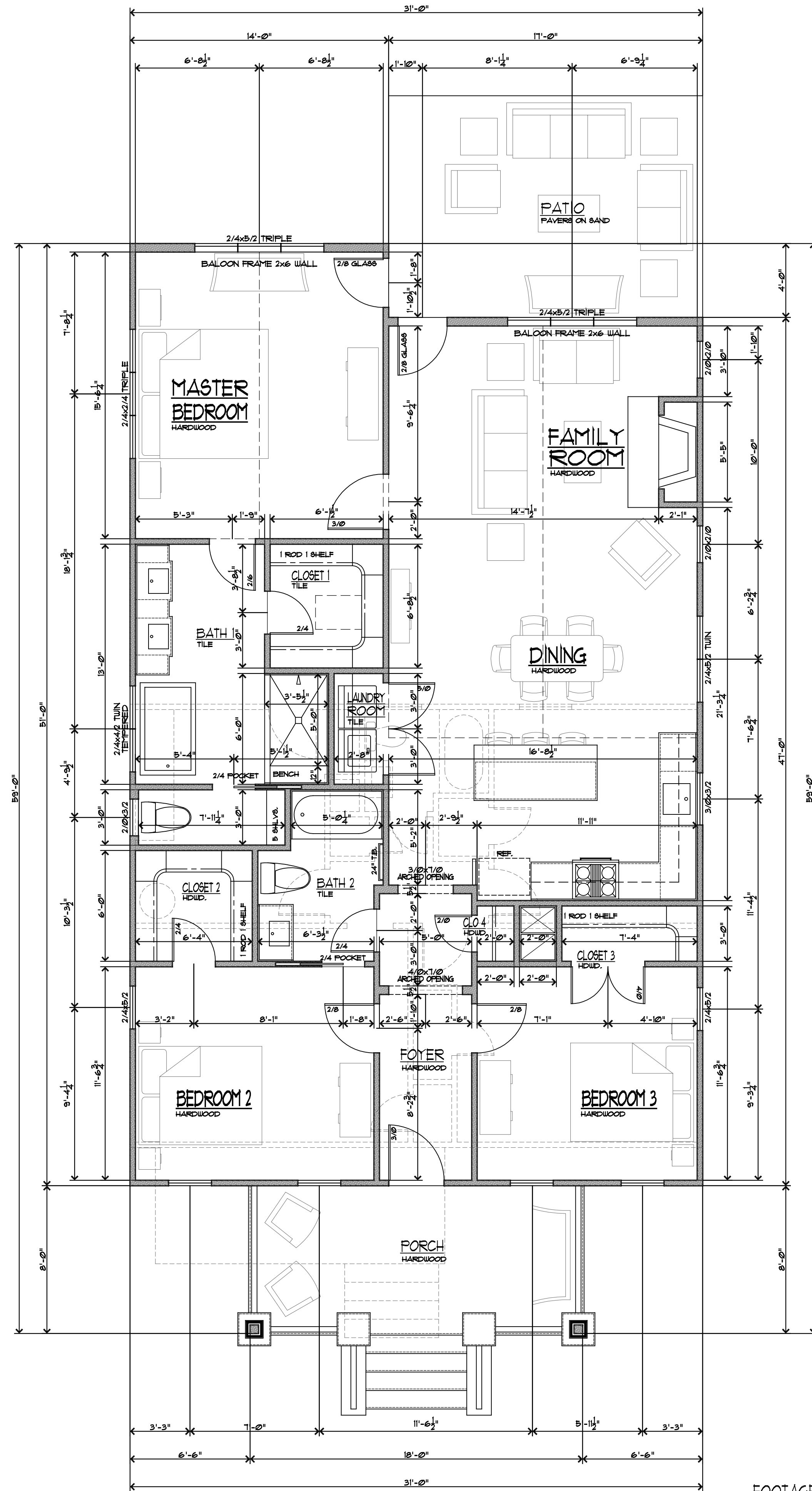
- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISSENHEIMER DESIGN 4 THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
- ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
- BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
- THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISSENHEIMER DESIGN 4 THE EUROPEAN DESIGN STUDIO, INC. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISSENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
- ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.

© COPYRIGHT 2014
MISSENHEIMER DESIGN 4 THE EUROPEAN DESIGN STUDIO, INC. RESIDENTIAL DESIGN SERVICES.



Foundation Plan
Scale: 1/4"=1'-0"

ENCAPSULATED CRAWL SPACE NOTES:
THIS CRAWLSPACE IS TO BE BUILT AS A CONDITIONED SPACE AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, SECTION R408.2, EXCEPTION 5, AND N102.11. THE CRAWLSPACE IS NOT TO BE VENTED TO THE EXTERIOR. IT IS IMPORTANT THAT THE CONTRACTOR COMPLY STRICTLY WITH THE ATTACHED SPECIFICATION TO ENSURE PROPER PERFORMANCE. ANY ALTERATIONS TO THE SPECIFICATIONS WITHOUT WRITTEN CONSENT, BY THE ENGINEER OF RECORD, IS PROHIBITED.



First Floor Plan
Scale: 1/4"=1'-0"
1520 Square Feet

FOOTAGE CALCULATIONS	
FIRST FLOOR	1513
REAR PATIO	204
FRONT PORCH	184
TOTAL	1901
TOTAL HEATED	1513



DLMisenheimer@gmail.com
www.facebook.com/MisDesign



1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

DRAWN BY:
SHEET NUMBER:

PROPOSED
FOUNDATION &
FLOOR PLANS

A3.0

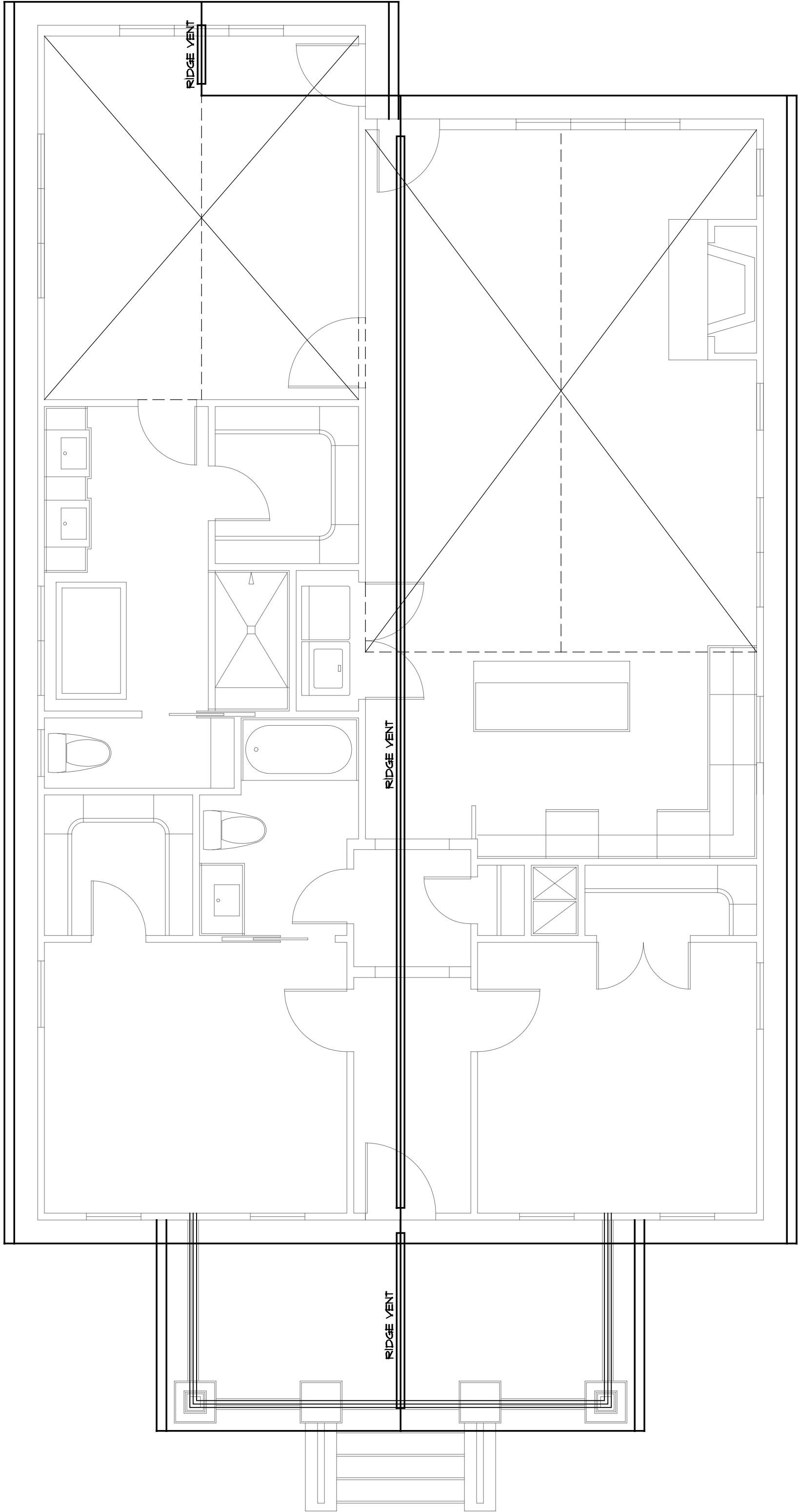
GENERAL NOTES APPLY TO ALL SHEETS:

- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
- ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
- BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
- THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.
- ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.

© COPYRIGHT 2014
MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. RESIDENTIAL DESIGN SERVICES.

SPECIAL NOTES: APPLIES TO ALL SHEETS:

- WINDOW AND OR DOOR SUPPLIER SHALL FIELD VERIFY ALL EXISTING WOOD FRAME AND MASONRY OPENINGS BEFORE PRICING OR ORDERING WINDOWS OR DOORS. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS OR VARIANCES ONCE CONSTRUCTION BEGINS.
- IN CASES OF RENOVATIONS AND ADDITIONS OF EXISTING STRUCTURES, ALL DIMENSIONS MAY VARY IN ORDER TO ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION. ALL TRADES SHALL VERIFY DISCREPANCIES WITH THE G.C. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS OR VARIANCES ONCE CONSTRUCTION BEGINS.



ATTIC VENTILATION CALCULATIONS

1691 SF DIVIDED BY 300 SF = 5.66 SQUARE FEET OF VENT AREA REQUIRED
2883 SQUARE FEET OF VENT AREA PROVIDED

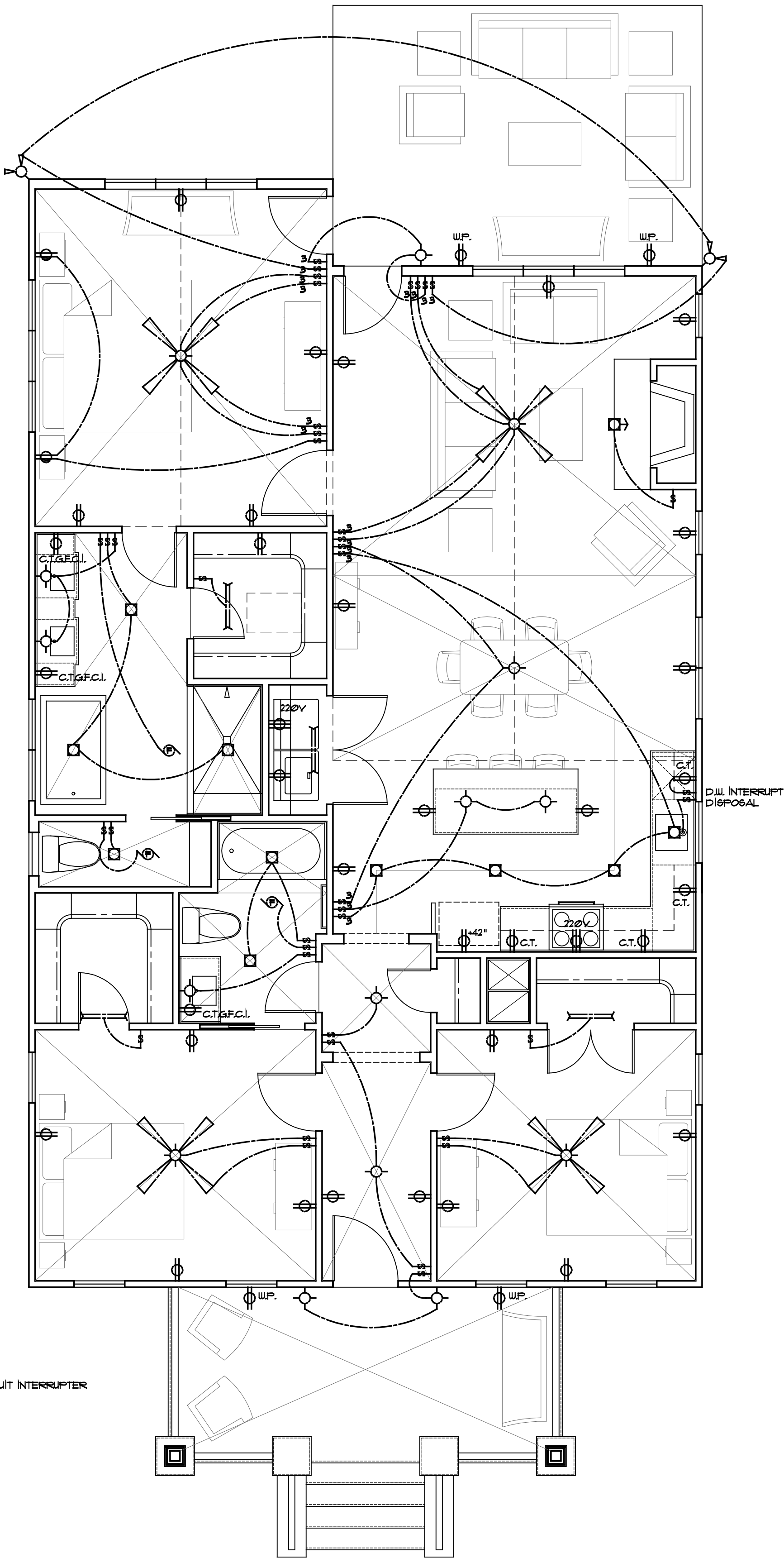
Roof Plan

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

ELECTRICAL LEGEND

- 220V DUPLX OUTLET 220V
- 110V DUPLX OUTLET 110V
- TOP HALF SWITCHED DUPLX OUTLET TOP HALF SWITCHED
- W/ GROUND FAULT CIRCUIT INTERRUPTER DUPLX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- WATERPROOF DUPLX OUTLET WATERPROOF
- C.T. DUPLX OUTLET COUNTER TOP
- SURFACE MOUNT LIGHT
- WALL MOUNT LIGHT
- FULL CHAIN LIGHT
- RECESSED EYEBALL CAN
- RECESSED CAN
- BATH VENT FAN
- FAN / LIGHT COMBO
- BATH ROOM RECESSED HEATER
- SMOKE DETECTOR
- PHONE JACK
- CABLE TELEVISION
- SWITCH
- 3 WAY SWITCH
- ELECTRICAL PANEL BOX
- GARBAGE DISPOSAL

SECURITY SYSTEMS, LANDSCAPE LIGHTING, FLOOD LIGHTS, TELEPHONES, CABLE TV, DOOR BELL CHIMES, G-WIRING, ELECTRONIC, LOW VOLTAGE, PANEL BOXES, GENERATORS, SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND LOW VOLTAGE DIAGRAMS BY OTHERS.



First Floor Electrical Plan

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

Misenheimer
THE EUROPEAN DESIGN STUDIO, INC.
residential
design
services
Charlotte, NC, USA
704-908-8361 Phone

DLMisenheimer@gmail.com
www.facebook.com/MisDesign



1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

DRAWN BY:
SHEET NUMBER:

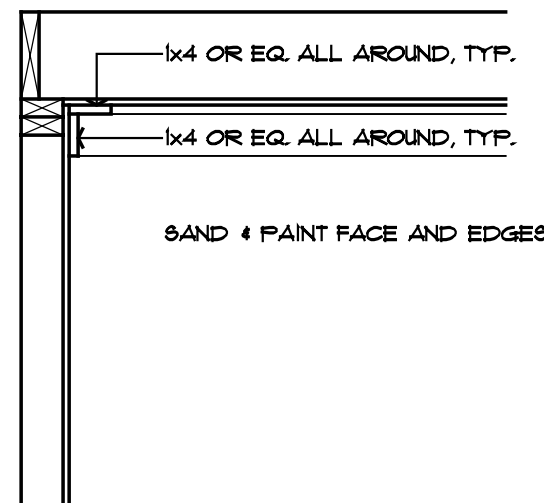
PROPOSED
ELECTRICAL
& ROOF PLANS

E1.0

GENERAL NOTES APPLY TO ALL SHEETS:

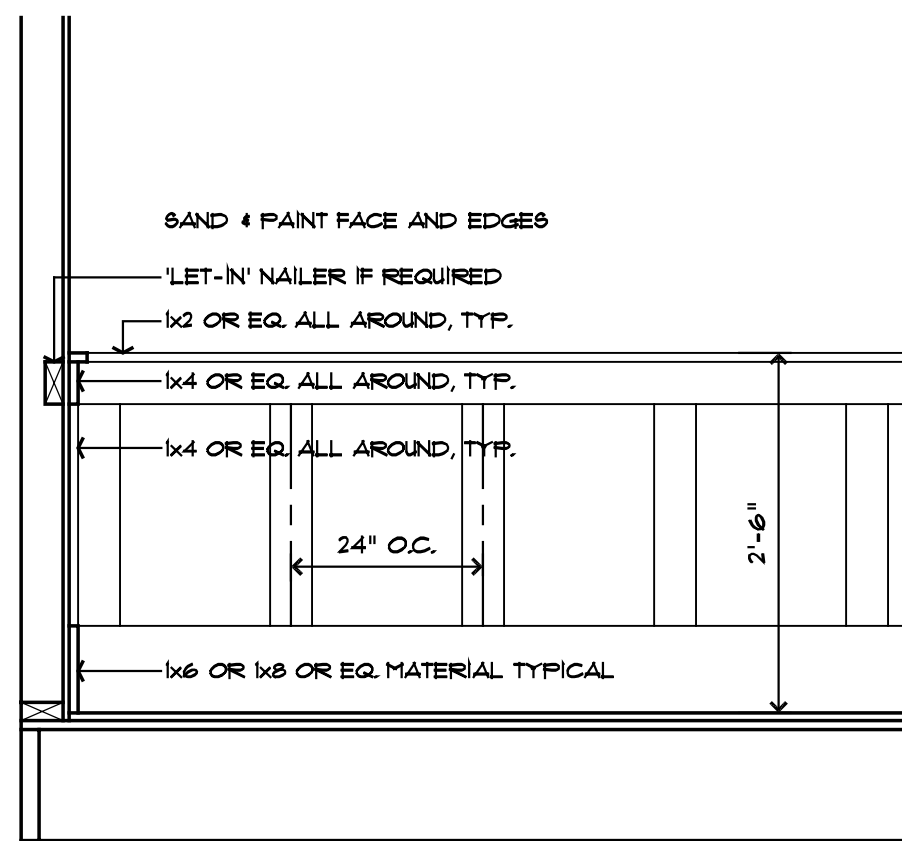
- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
- ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
- BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
- ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.
- DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING REVISION / CHANGES WITH THE OWNER AND MISENHEIMER DESIGN SHALL ABSOLVE MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. FROM LIABILITIES ARISING FROM DISCREPANCIES IN CONSTRUCTION.
- THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.

© COPYRIGHT 2014
MISENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC., RESIDENTIAL DESIGN SERVICES.



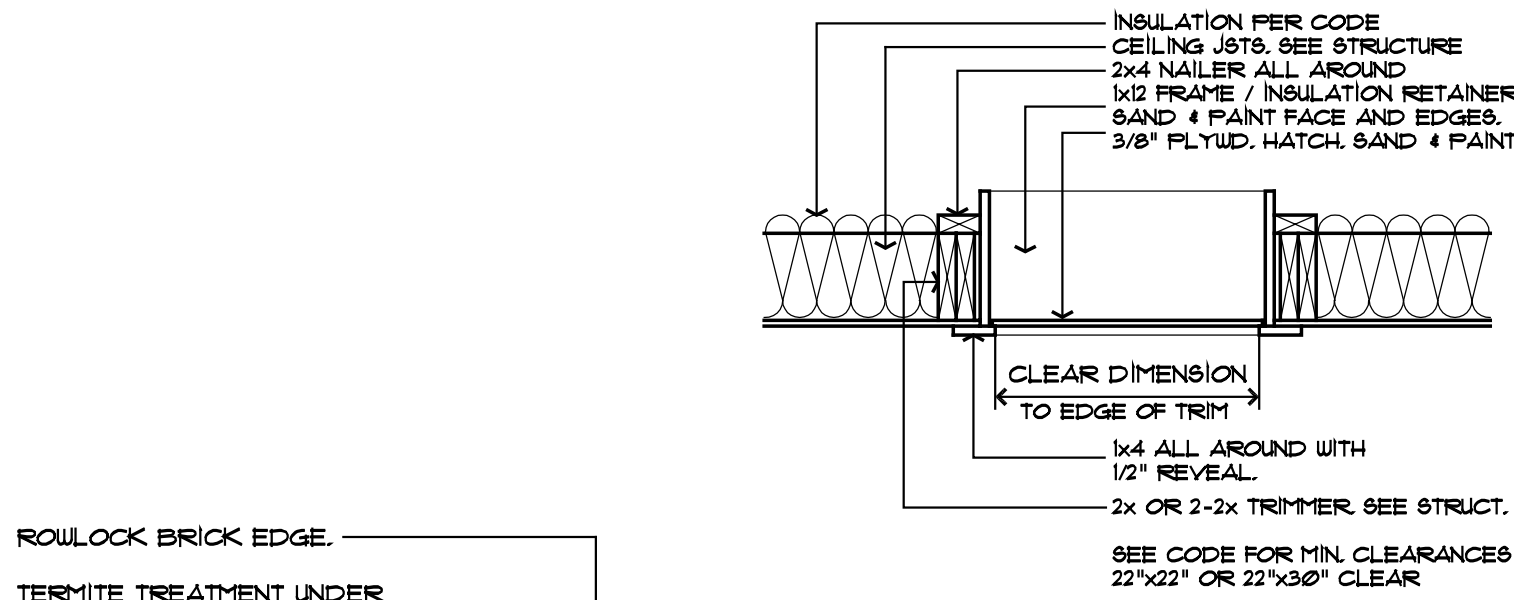
TYPICAL CROWN TRIM

Scale: 1"=1'-0"



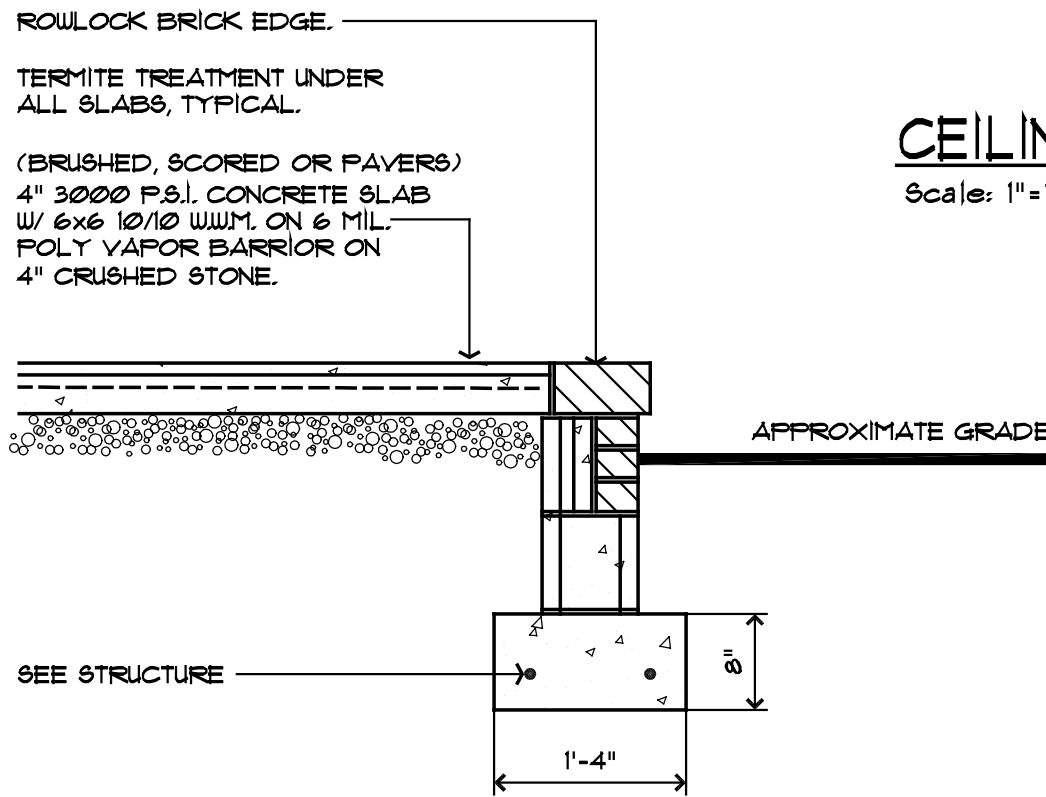
TYPICAL BASE & WAINGSCOT TRIM, OPTIONAL

Scale: 1"=1'-0"



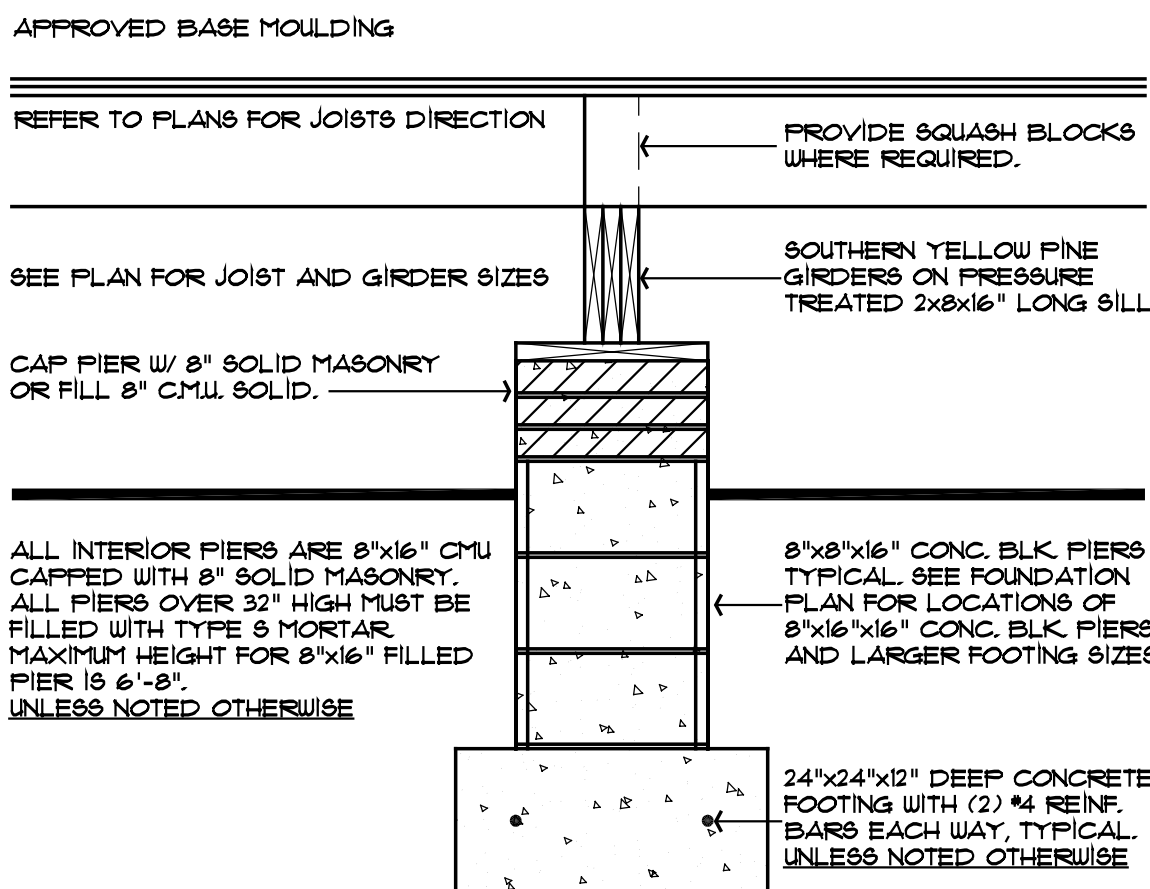
CEILING ATTIC ACCESS HATCH

Scale: 1"=1'-0"



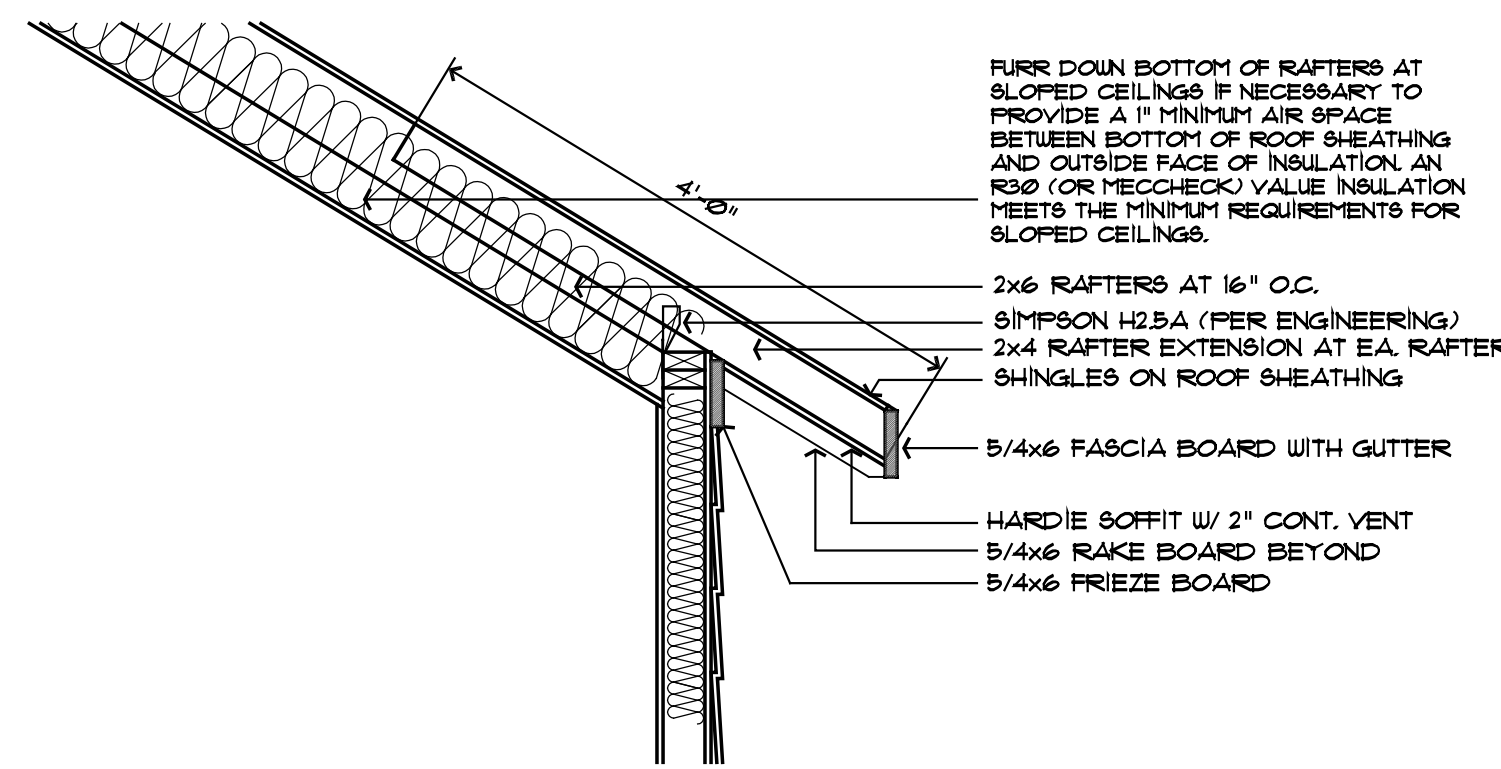
OPTIONAL REAR PATIO PERIMETER

Scale: 3/4"=1'-0"



TYPICAL PIER DETAIL

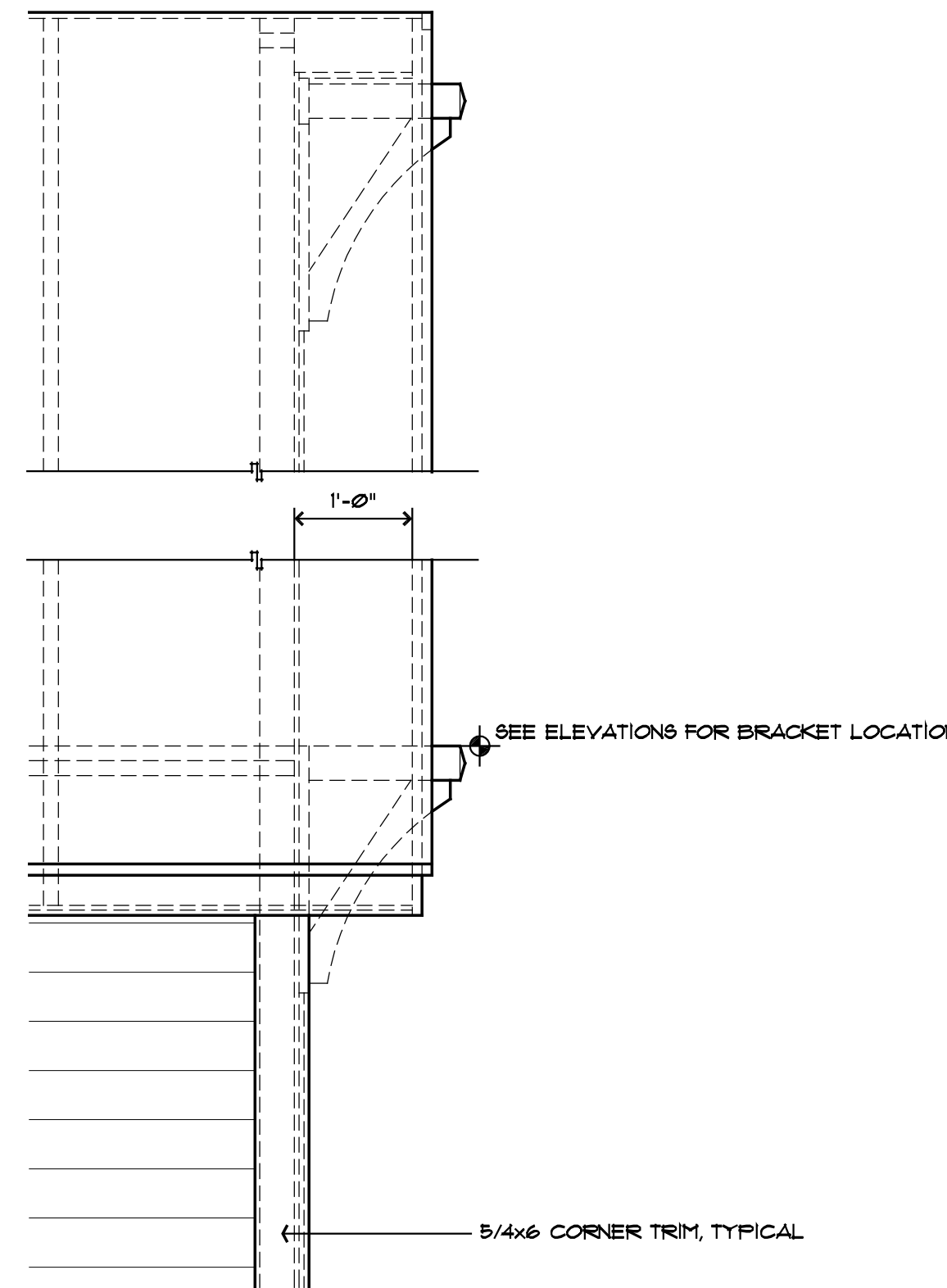
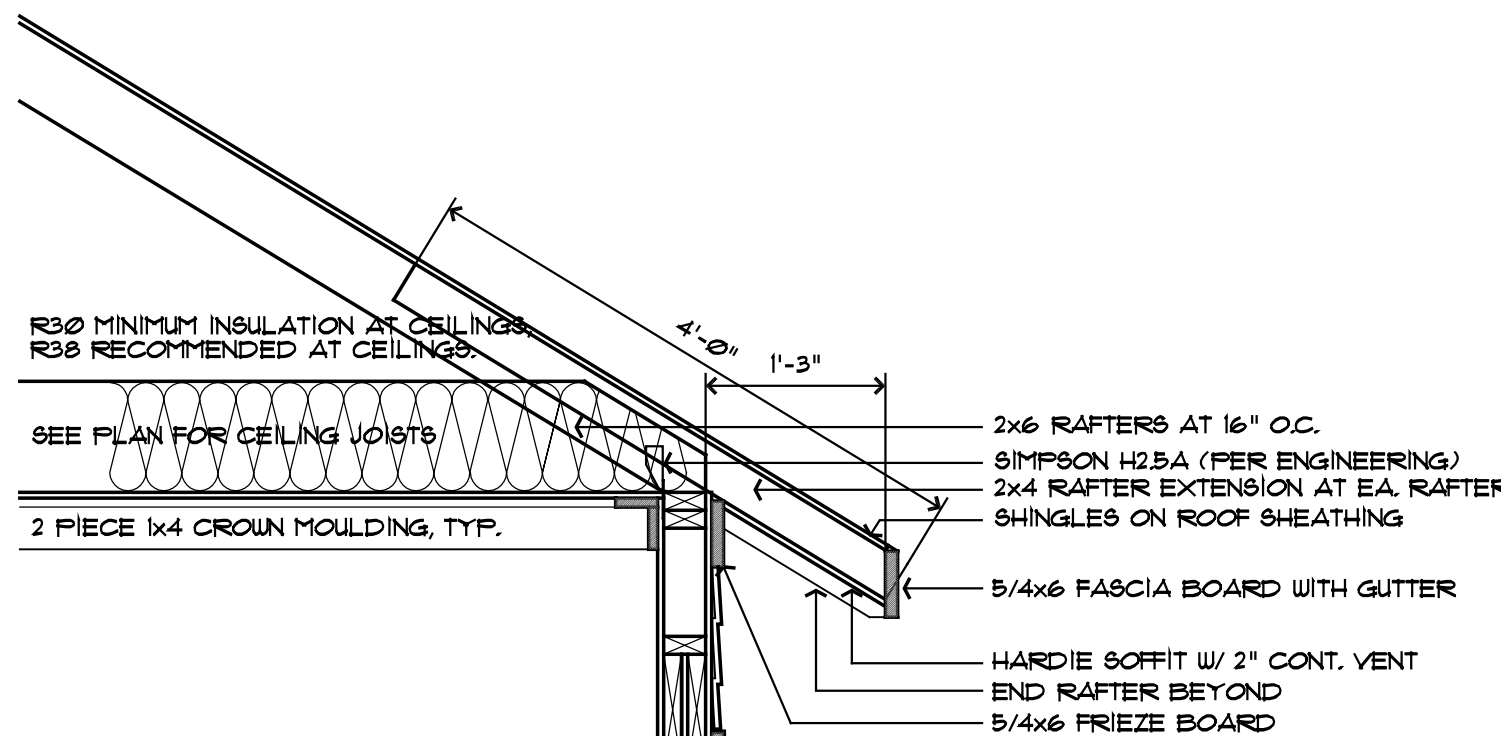
Scale: 3/4"=1'-0"



TYPICAL EAVE DETAIL @ VAULT

Scale: 3/4"=1'-0"

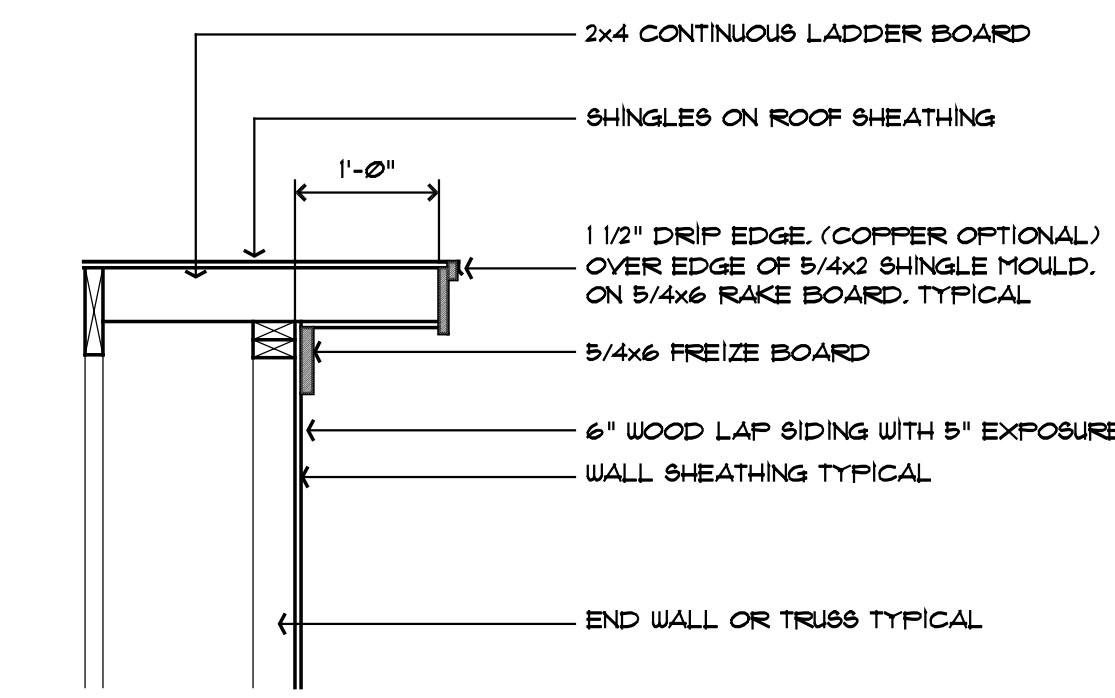
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL EAVE PROFILE

Scale: 3/4"=1'-0" (NON-STRUCTURAL BRACKETS)

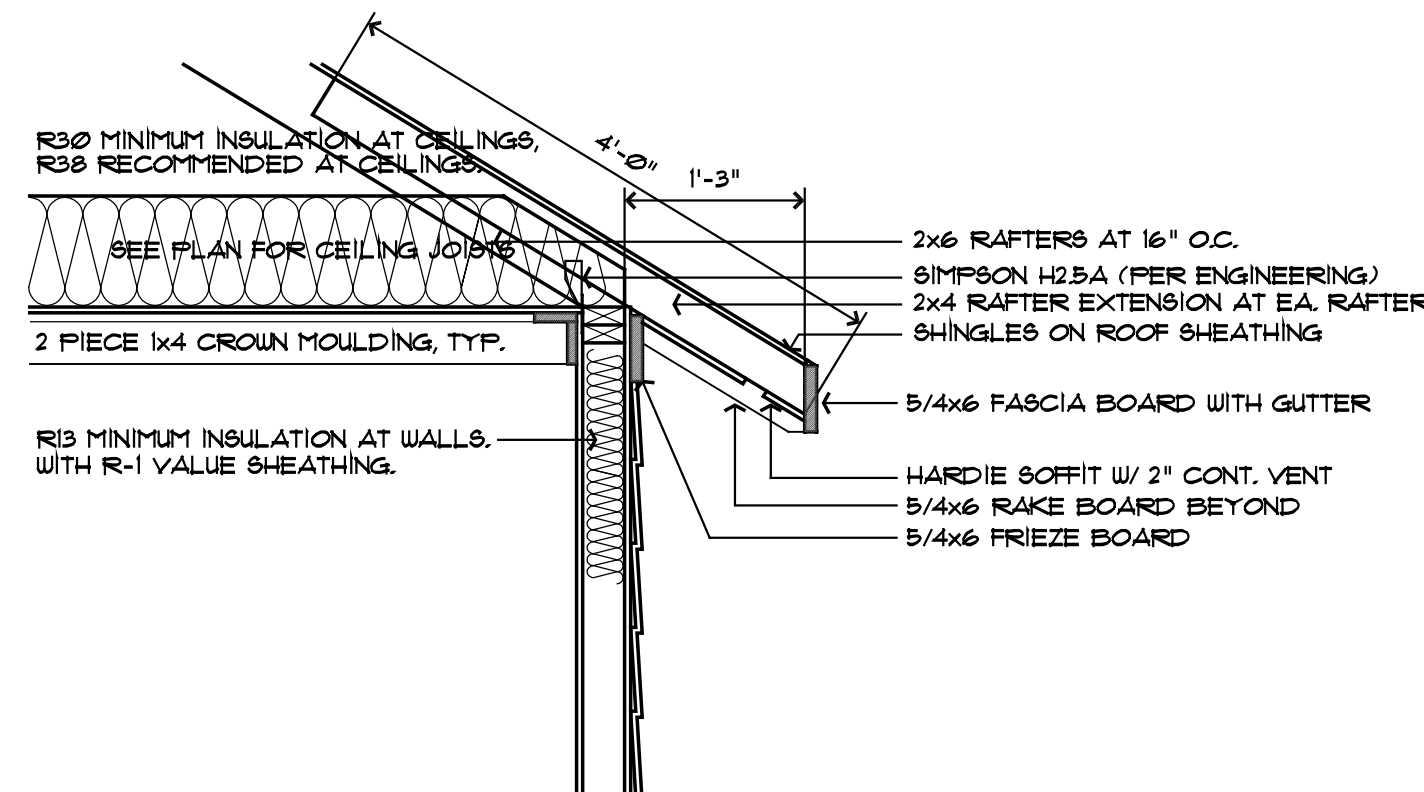
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL RAKE DETAIL

Scale: 3/4"=1'-0"

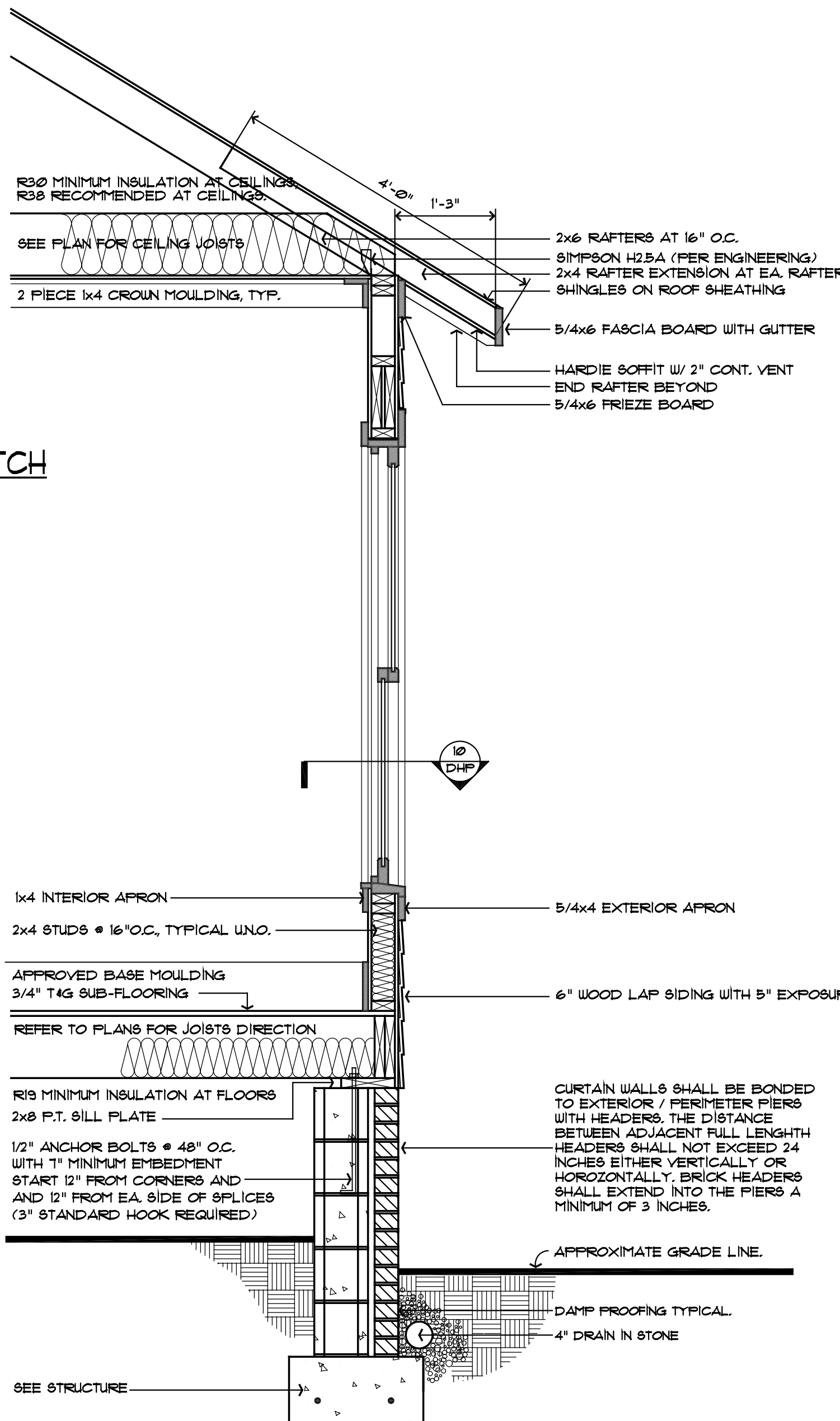
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL EAVE DETAIL

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

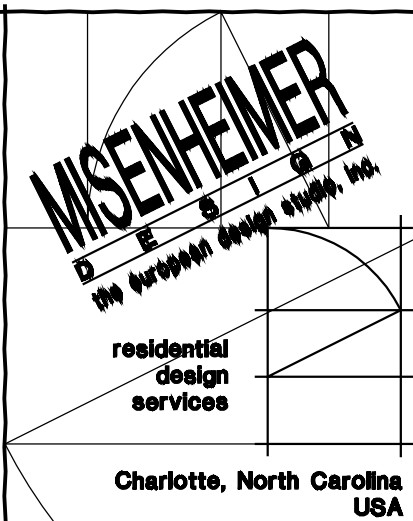
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL WALL SECTION

Scale: 3/4"=1'-0"

PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



704-908-8361 Phone

DLMisenheimer@GMail.com
www.facebook.com/MisDesign



Misenheimer Design
Building Details
Charlotte North Carolina

REVISIONS	DATE
ABCD	01 XXXX 2010

DATE: 03 October 2014

DRAWN BY:
SHEET NUMBER:

DETAIL
SHEET

D1.0

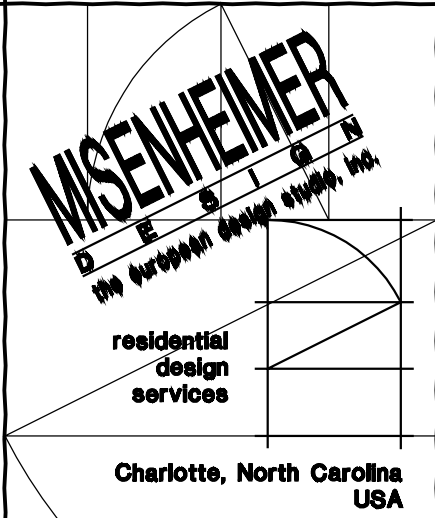
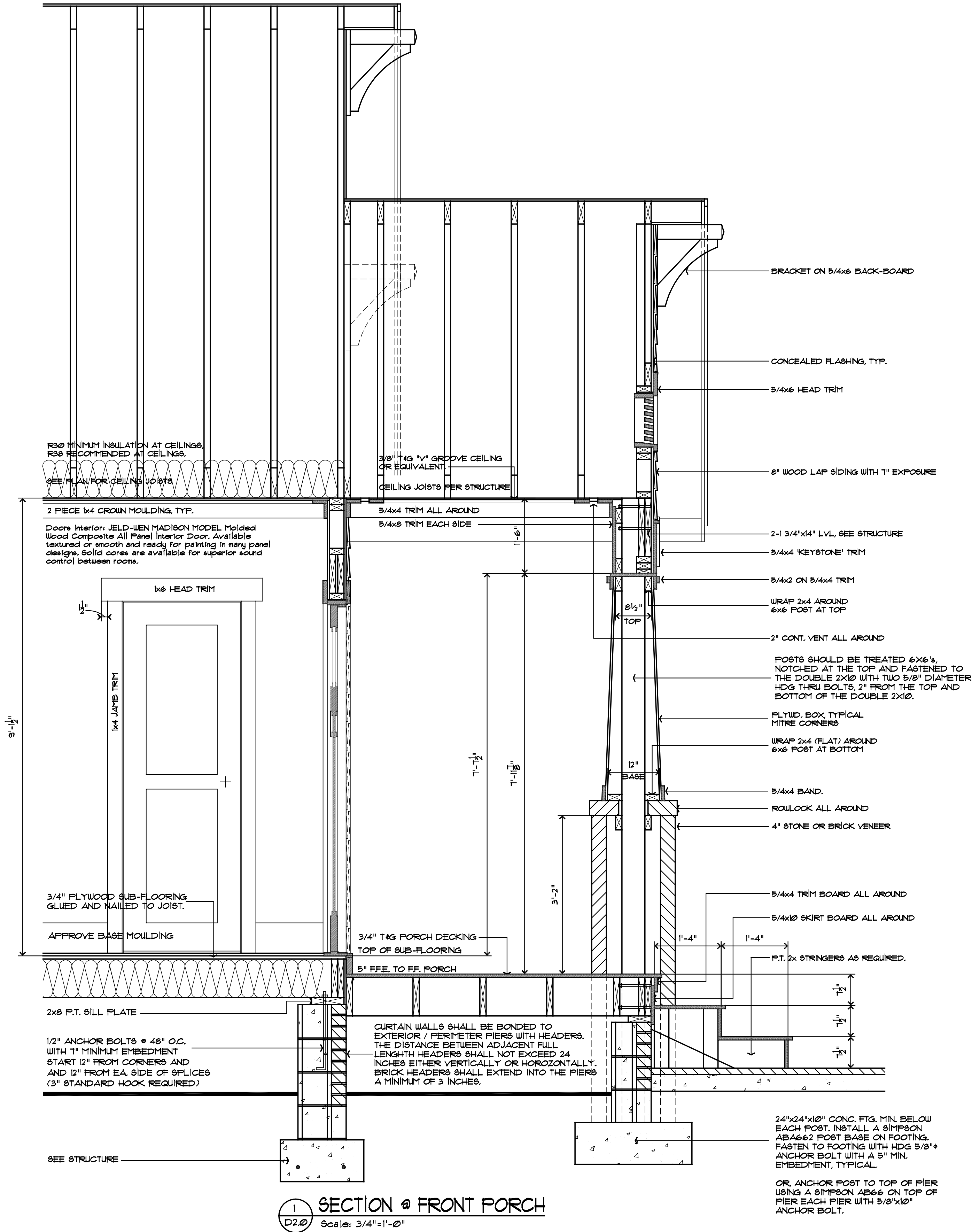
HANGER SCHEDULE

MEMBER	HANGER	CAPACITY (lbs)
2 x 8	LU828	1255
2 x 10	LU8210	1275
2 x 12	LU8212	1275
2 - 2 x 8	HU828-2	1505
2 - 2 x 10	HU8210-2	2010
2 - 2 x 12	HU8212-2	2510
3 - 2 x 8	LU828-3	1265
3 - 2 x 10	LU8210-3	1765
3 - 2 x 12	HU8212-3 Minimum	2145
2 - 1 3/4"x 9 1/4" LVL	HU8410	5130
2 - 1 3/4"x 9 1/2" LVL	HU8410	5130
2 - 1 3/4"x 11 1/4" LVL	HU8410	5130
2 - 1 3/4"x 11 7/8" LVL	HU8410	5130
2 - 1 3/4"x 14" LVL	HU8410	5130
2 - 1 3/4"x 16" LVL	HU8414	9145
2 - 1 3/4"x 18" LVL	HU8414	9145
3 - 1 3/4"x 9 1/4" LVL	HU8550/10	7830
3 - 1 3/4"x 9 1/2" LVL	HU8550/10	7830
3 - 1 3/4"x 11 1/4" LVL	HU8550/12	9205
3 - 1 3/4"x 11 7/8" LVL	HU8550/12	9205
3 - 1 3/4"x 14" LVL	HU8550/14	9145
3 - 1 3/4"x 16" LVL	HU8550/14	9145
3 - 1 3/4"x 18" LVL	HU8550/14	9145
4 - 1 3/4"x 9 1/4" LVL	HU8725/10	7830
4 - 1 3/4"x 9 1/2" LVL	HU8725/10	7830
4 - 1 3/4"x 11 1/4" LVL	HU8725/12	9205
4 - 1 3/4"x 11 7/8" LVL	HU8725/12	9205
4 - 1 3/4"x 14" LVL	HU8725/14	9665
4 - 1 3/4"x 16" LVL	HU8725/14	9665
4 - 1 3/4"x 18" LVL	HU8725/14	9665

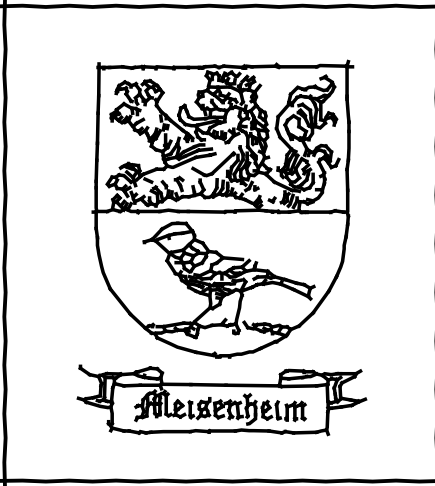
Simpson Strong-Tie Co., Inc. or brand-name equivalent.
IF THE REQUIRED HANGER CAPACITY SHOWN ON THE PLAN EXCEEDS THE CAPACITY LISTED, A LARGER HANGER THAN LISTED IS REQUIRED. OTHER HANGERS MAY BE USED SO LONG AS THEIR ALLOWABLE CAPACITY EXCEEDS THE REQUIRED CAPACITY SHOWN ON THE PLAN.

GENERAL NOTES APPLY TO ALL SHEETS:

- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN 4 The European Design Studio, Inc. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
- ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
- BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
- ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.
- DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING REVISION / CHANGES WITH THE OWNER AND MISENHEIMER DESIGN SHALL ABSOLVE MISENHEIMER DESIGN 4 The European Design Studio, Inc. FROM LIABILITIES ARISING FROM DISCREPANCIES IN CONSTRUCTION.
- THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN 4 The European Design Studio, Inc. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.



704-908-8381 Phone
DLMisenheimer@gmail.com
www.facebook.com/MisDesign



Misenheimer Design
Building Details
Charlotte North Carolina

REVISIONS	DATE
ABCD	01 XXXX 2010

DATE: 03 October 2014

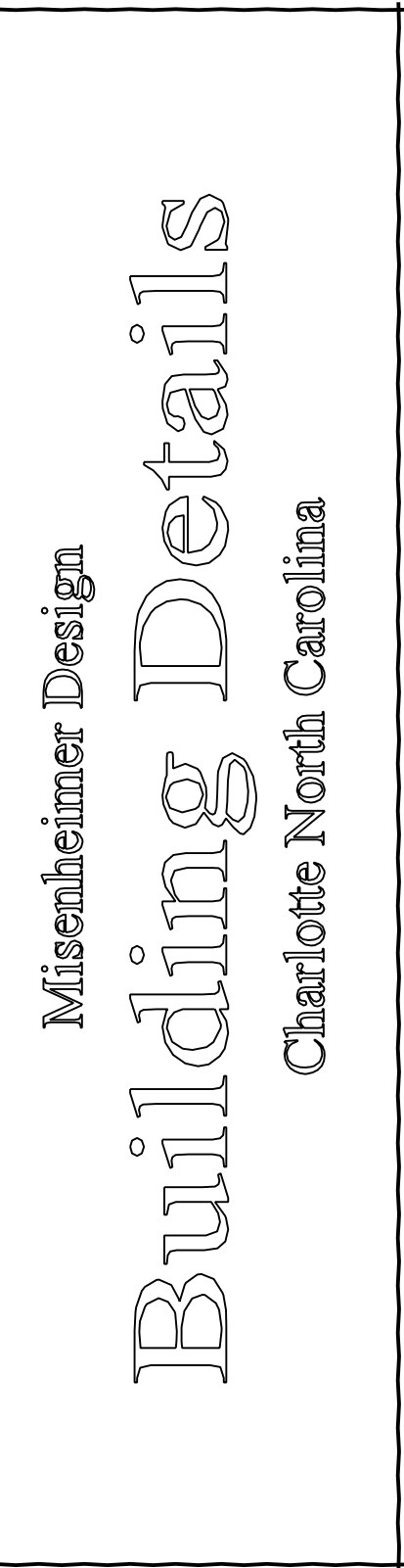
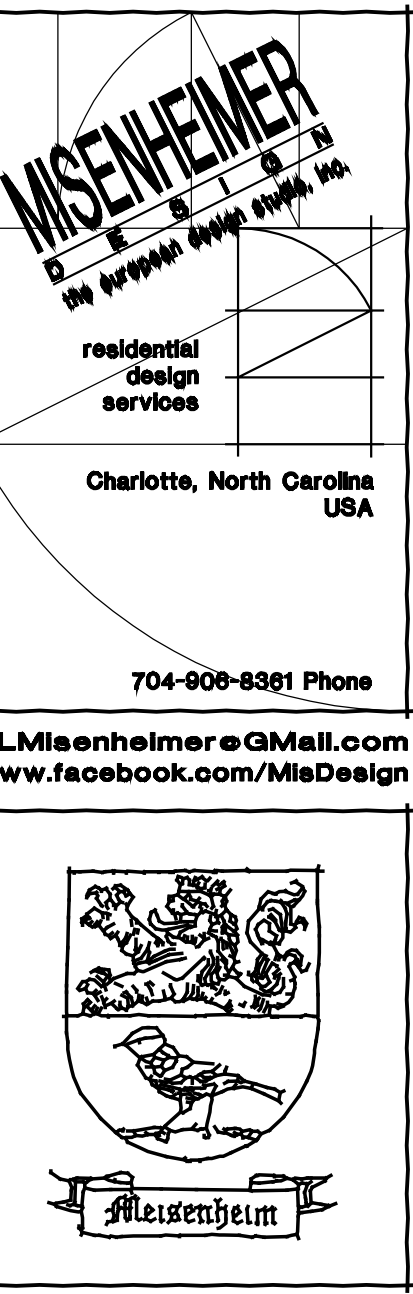
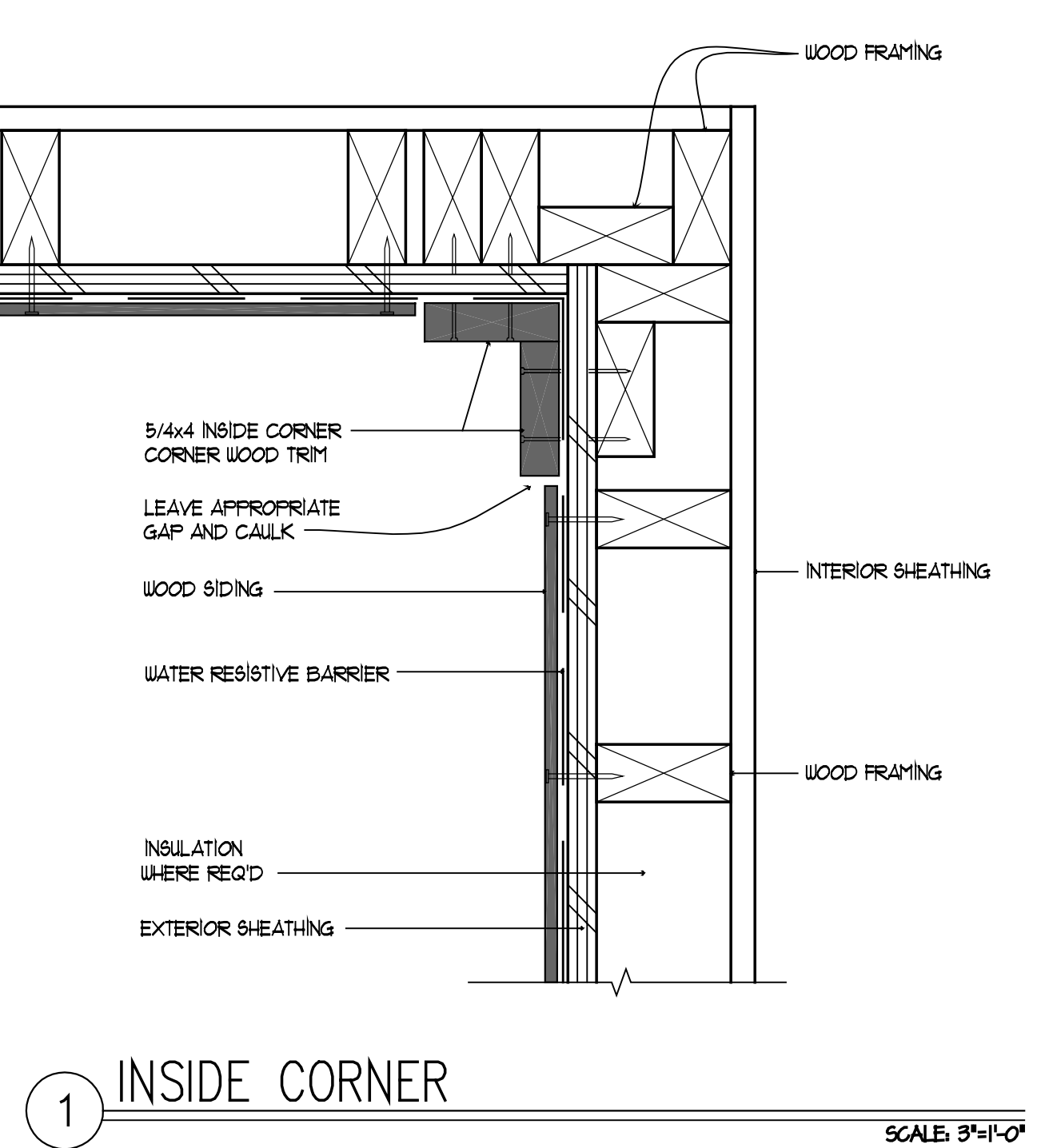
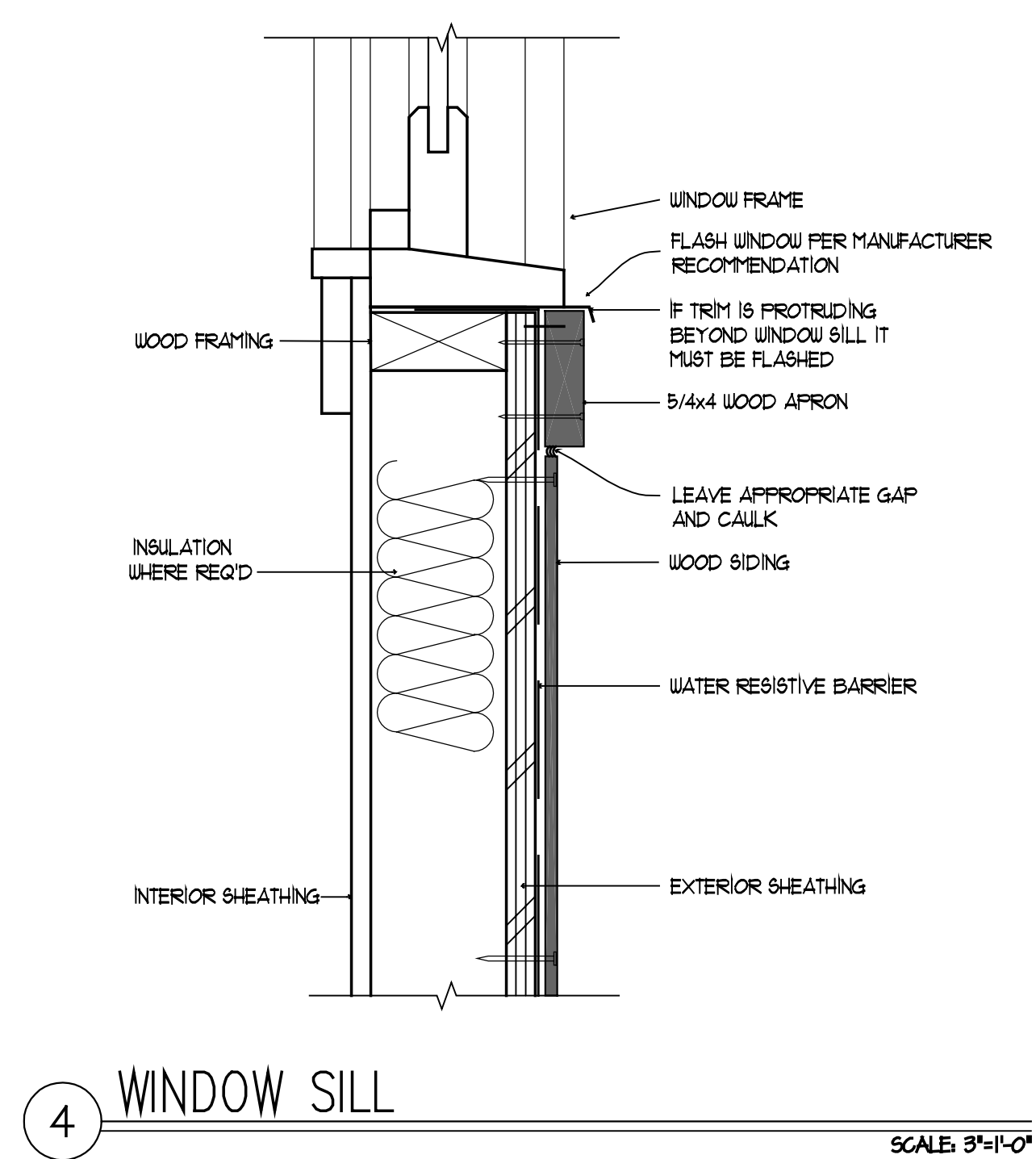
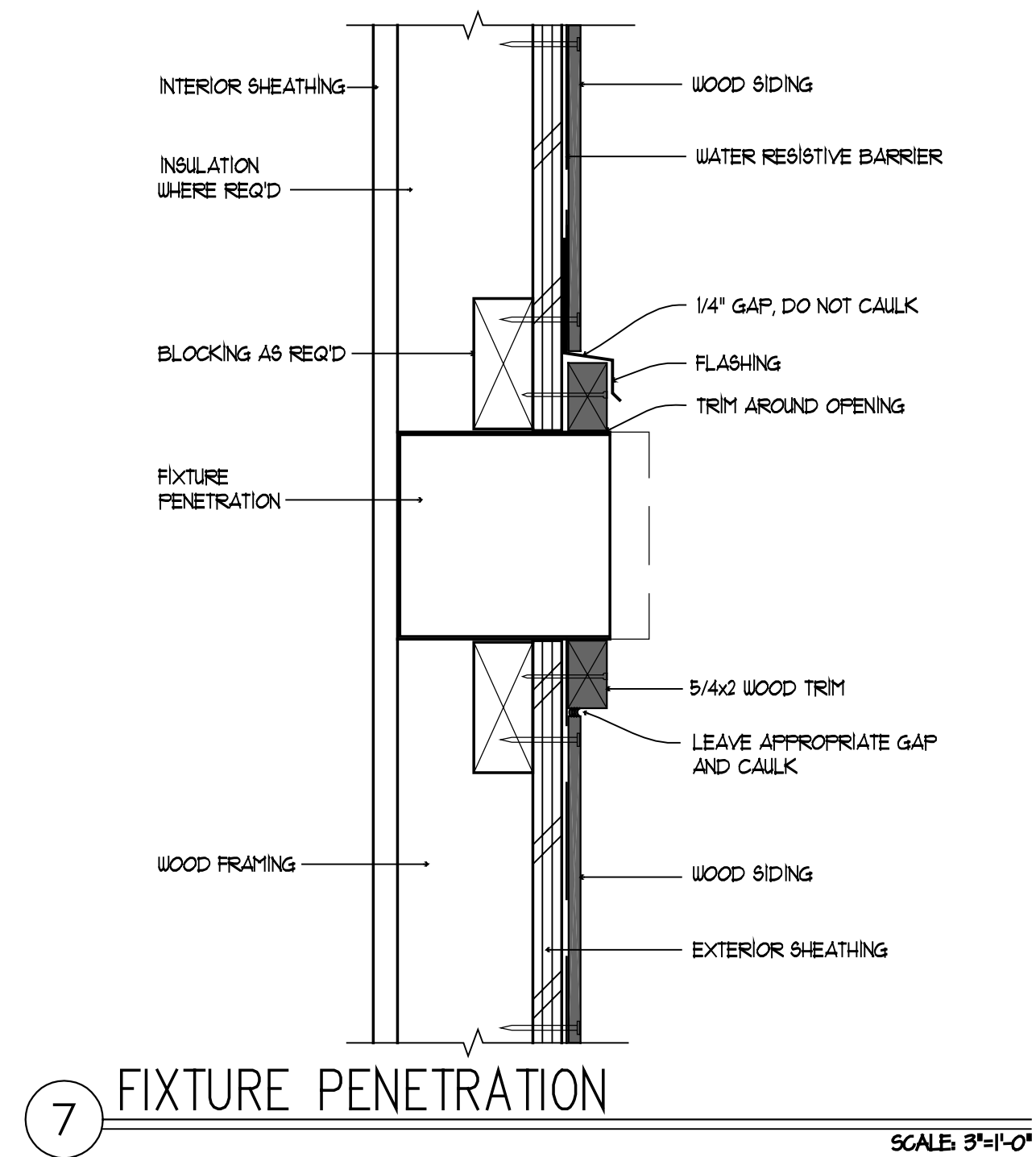
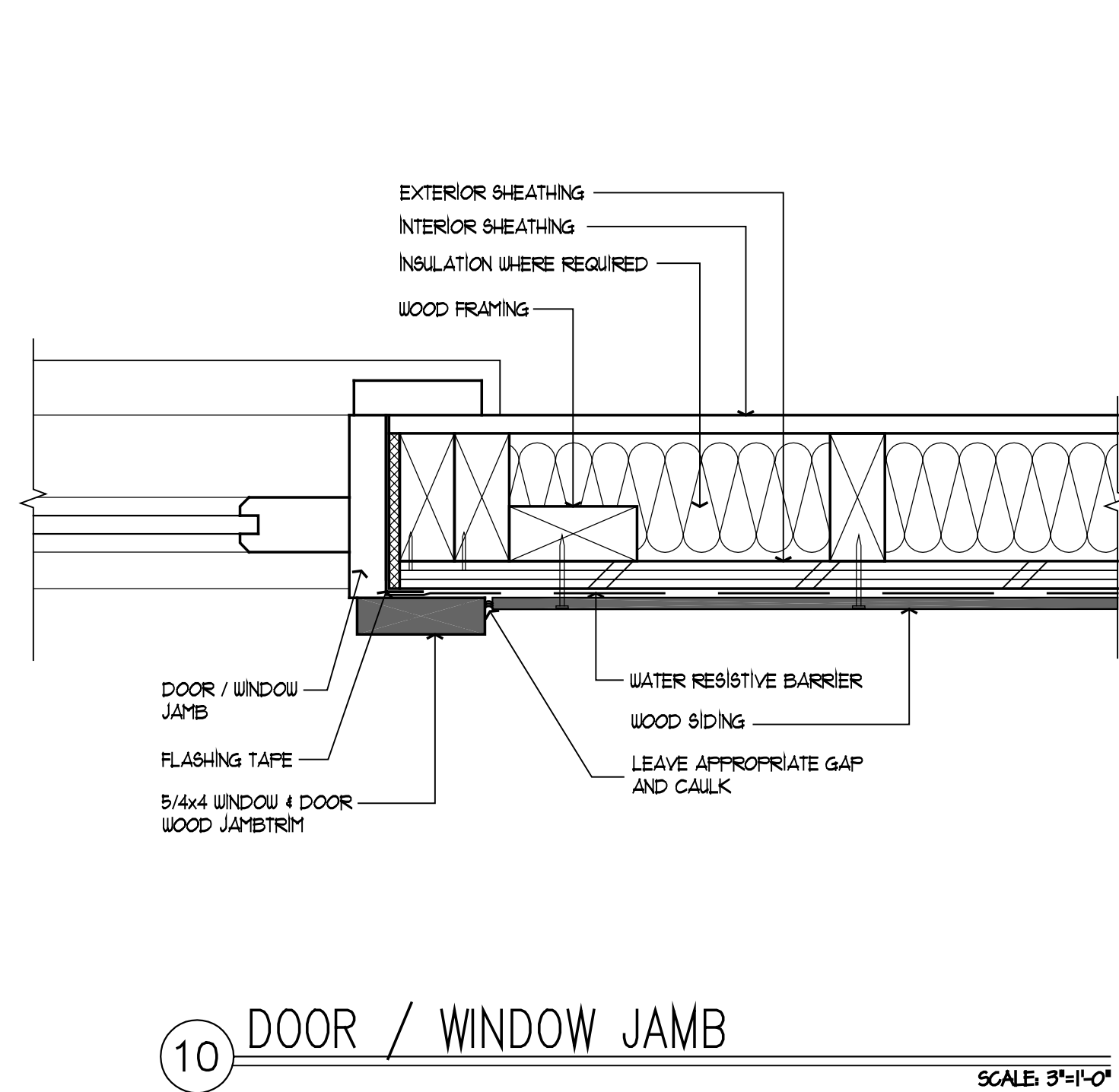
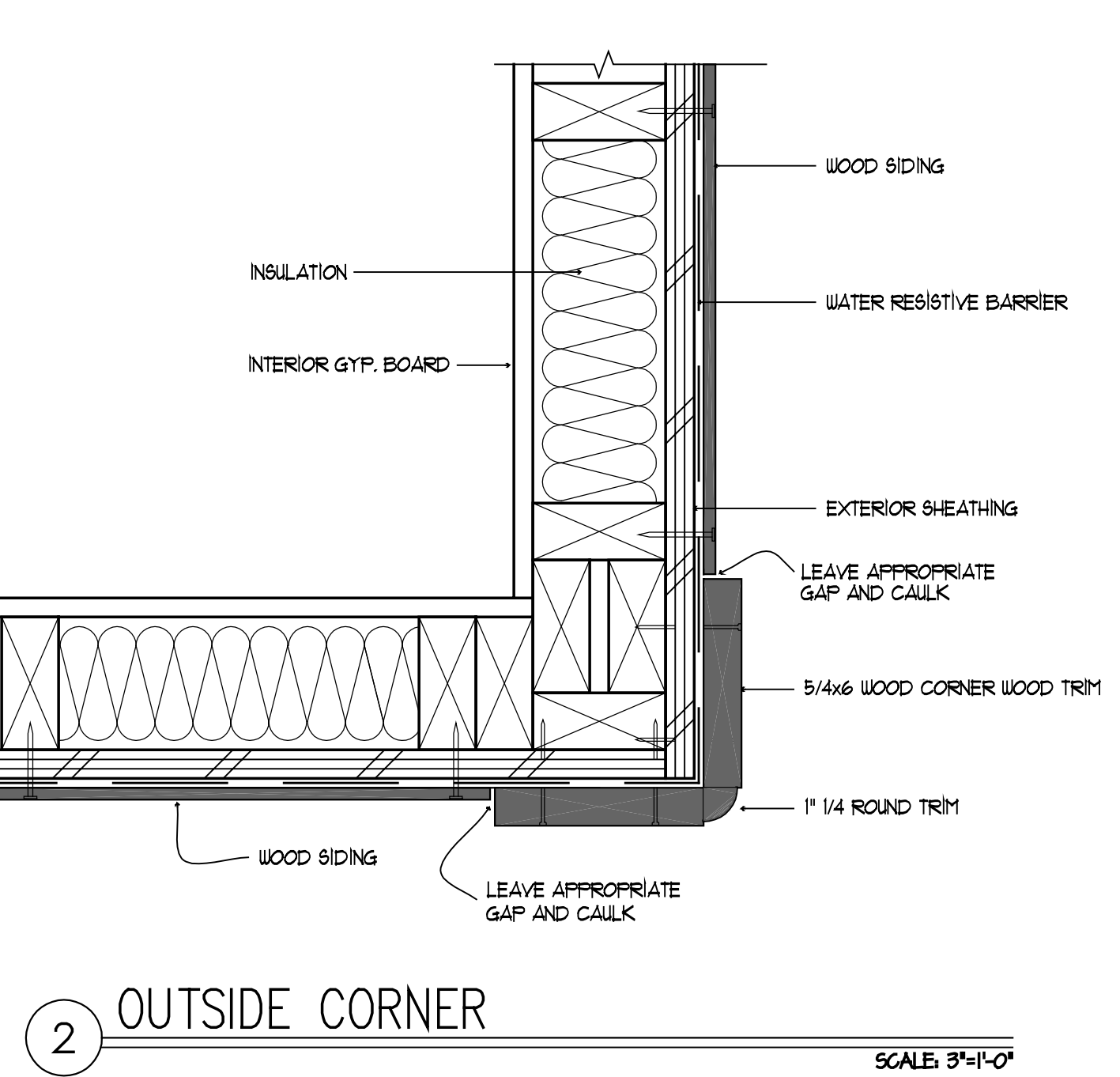
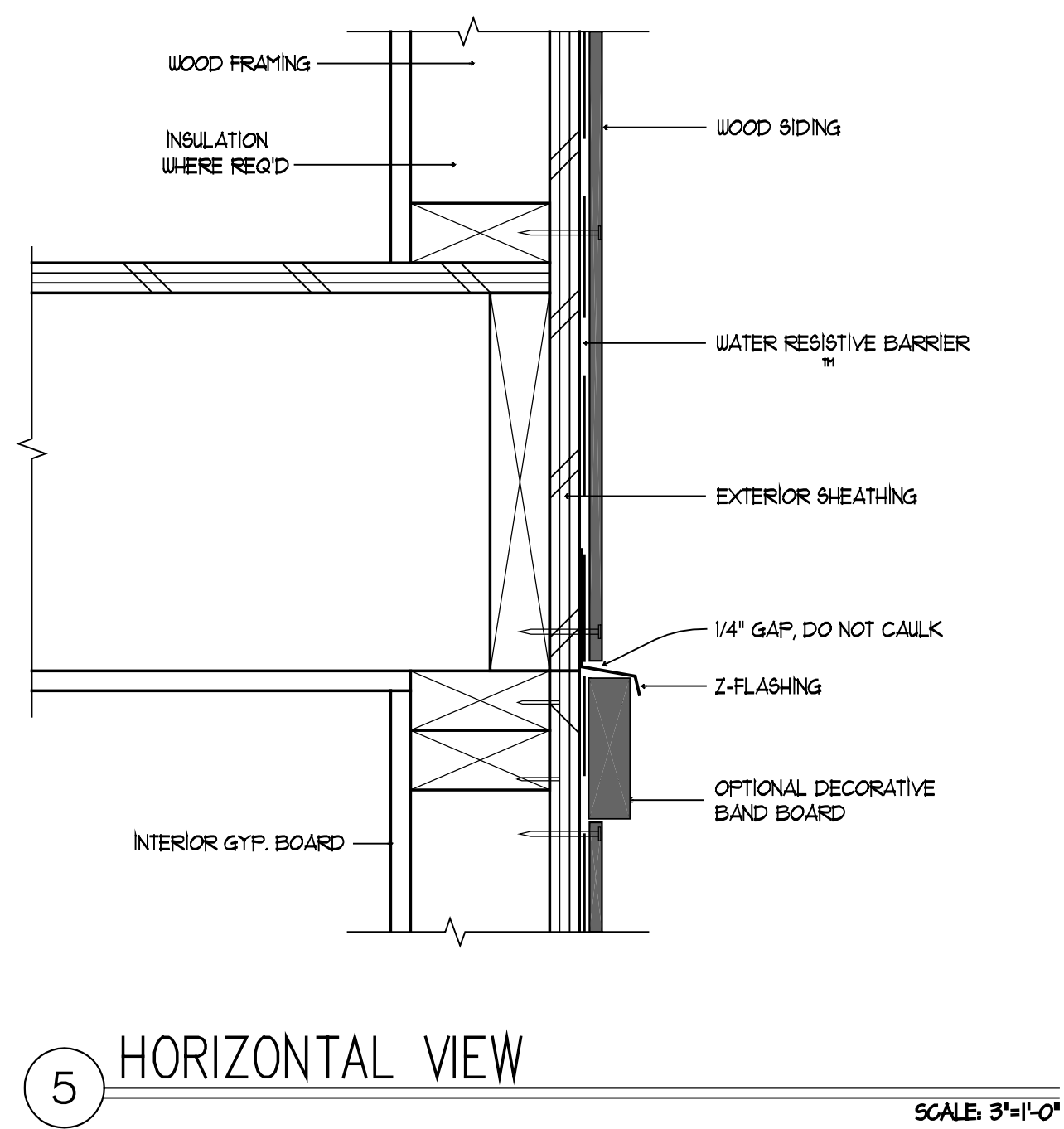
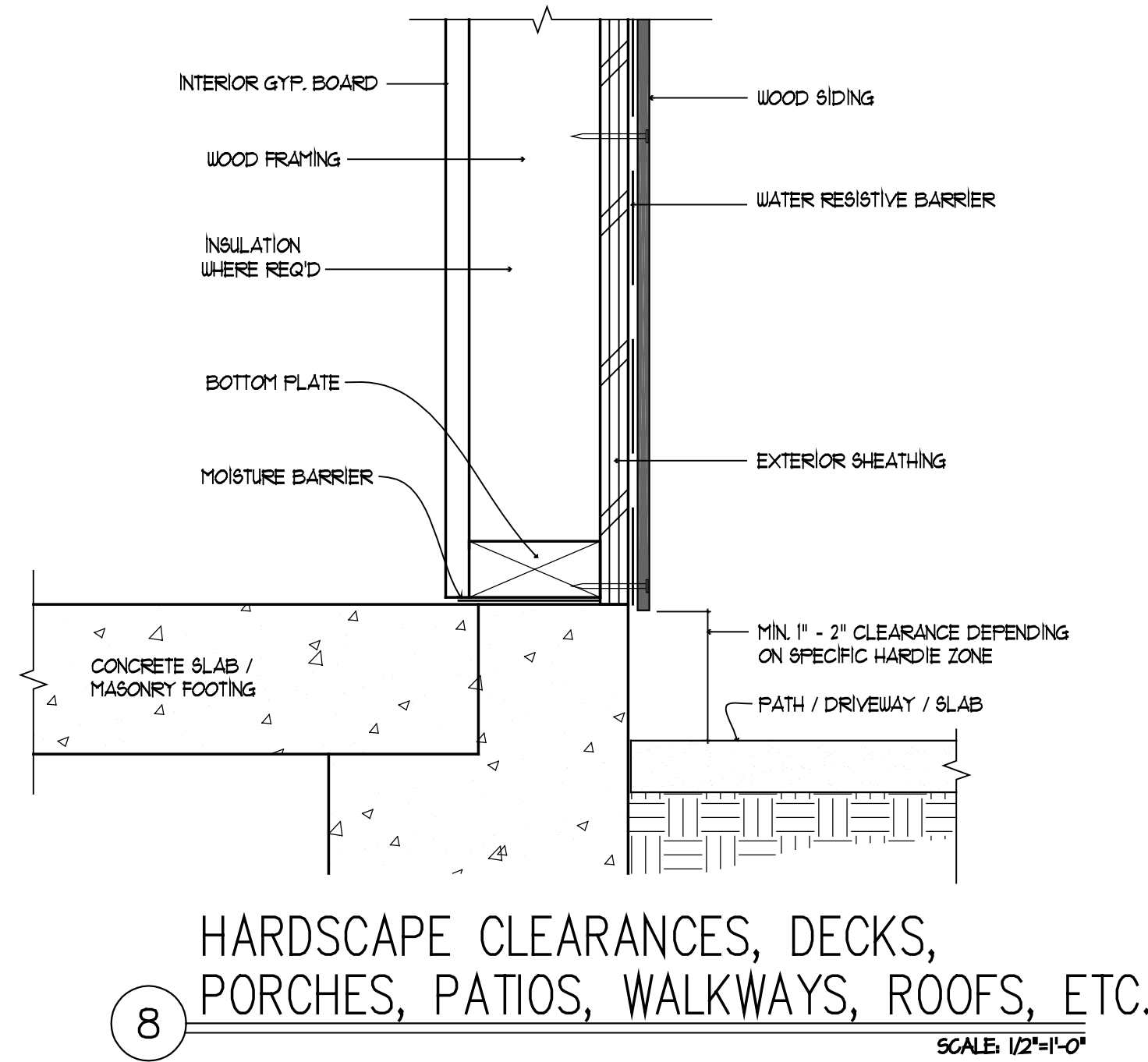
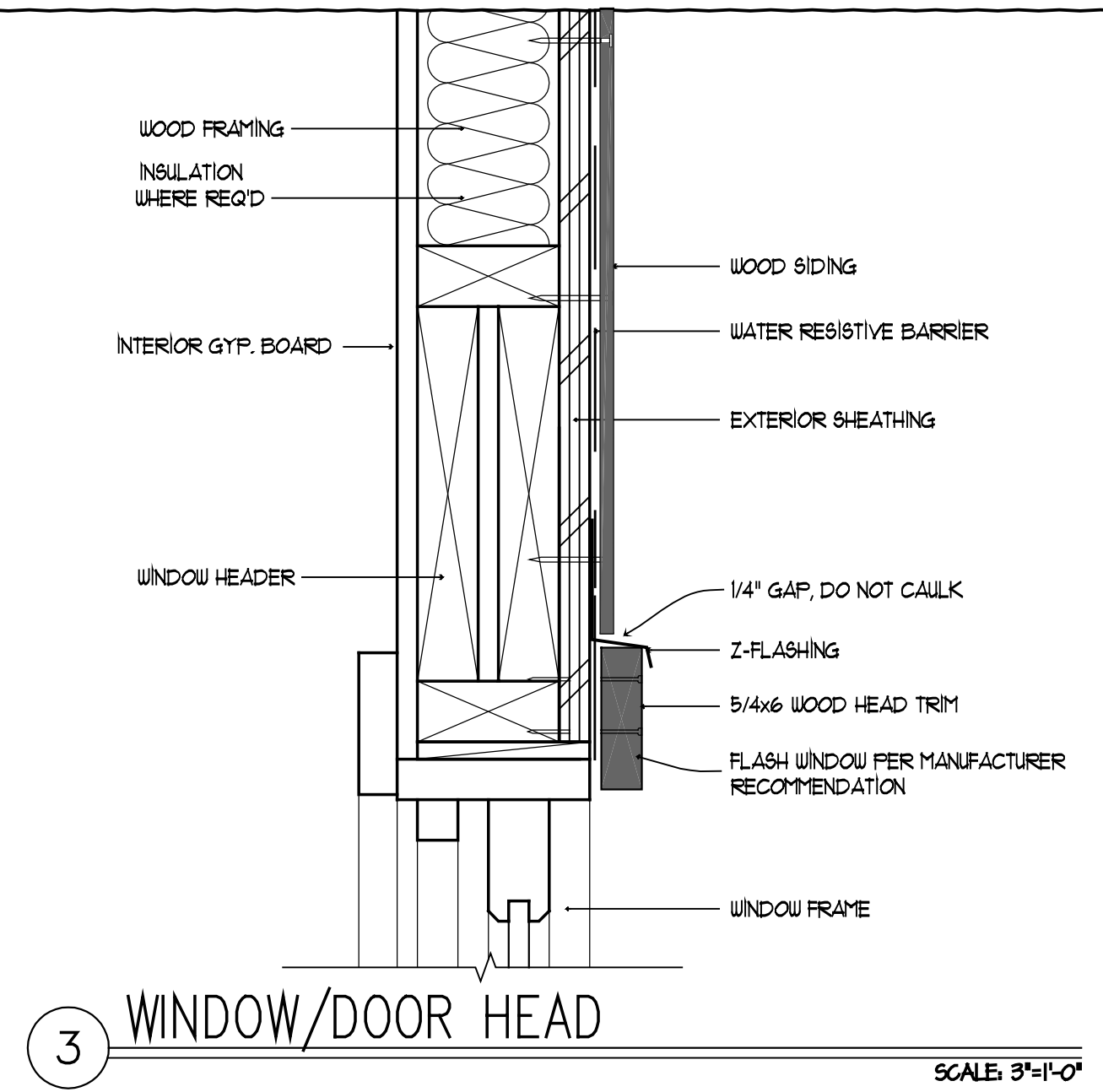
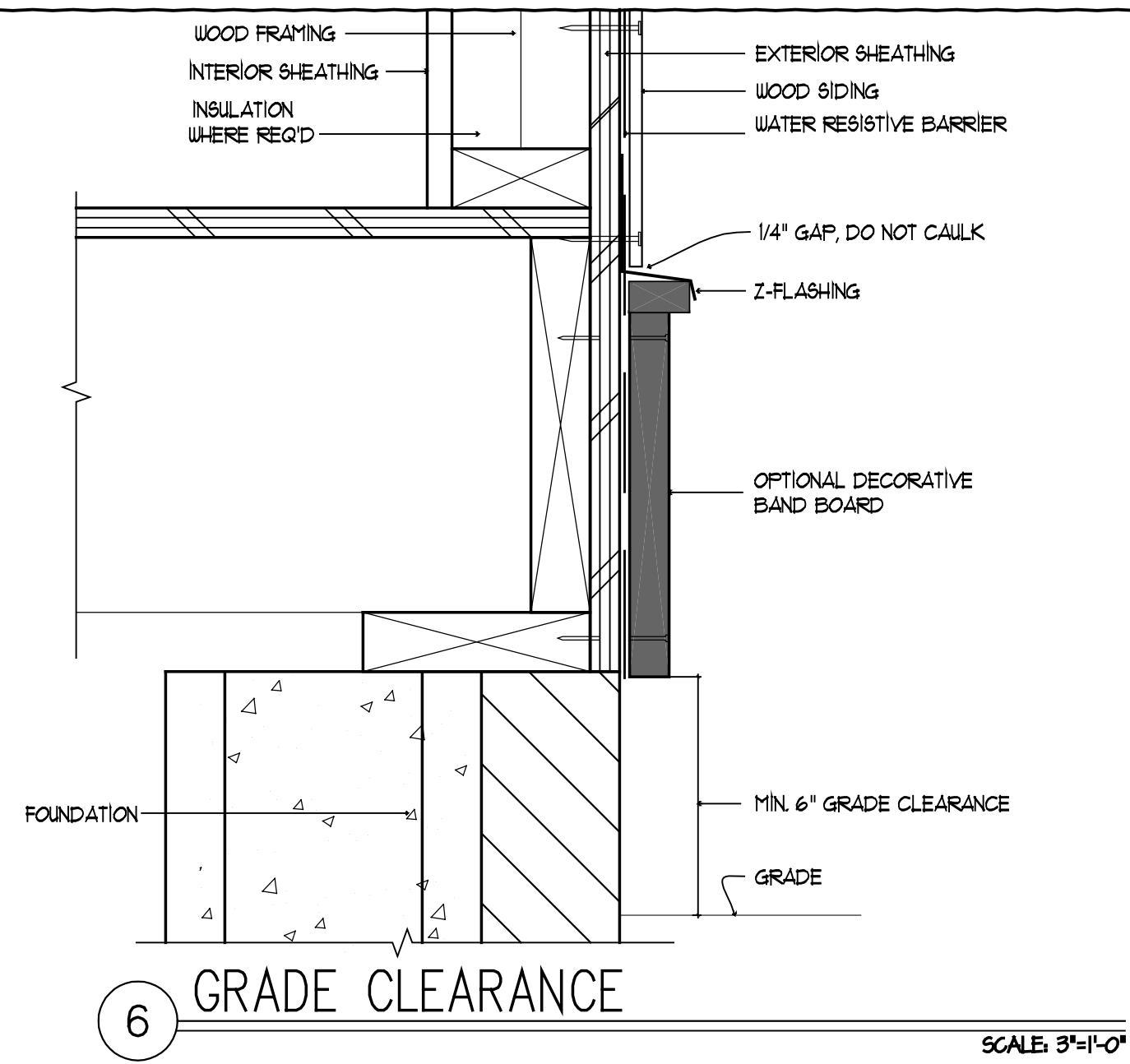
DRAWN BY:
SHEET NUMBER:

DETAIL
SHEET
D2.0

GENERAL NOTES APPLY TO ALL SHEETS:

1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN & The European Design Studio, Inc. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL ENGINEERING SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED & APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
5. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.
6. DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING REVISION / CHANGES WITH THE OWNER AND MISENHEIMER DESIGN SHALL ABSOLVE MISENHEIMER DESIGN & The European Design Studio, Inc. FROM LIABILITIES ARISING FROM DISCREPANCIES IN CONSTRUCTION.
7. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF MISENHEIMER DESIGN & The European Design Studio, Inc. ANY REPRODUCTION, ALTERATIONS OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT WRITTEN CONSENT OF MISENHEIMER DESIGN RESIDENTIAL DESIGN SERVICES IS EXPRESSLY FORBIDDEN.

© COPYRIGHT 2014
MISENHEIMER DESIGN & The European Design Studio, Inc. RESIDENTIAL DESIGN SERVICES.



REVISIONS	DATE
ABCD	01 XXXX 2010

DATE: 22 July 2014

DRAWN BY:
SHEET NUMBER: 'TRIM'

TRIM
DETAIL
SHEET