

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-274

DATE: April 17, 2017

ADDRESS OF PROPERTY: 700 Templeton Avenue

TAX PARCEL NUMBER: 12305619

HISTORIC DISTRICT: Dilworth

OWNER(S): Micah Simon

DETAILS OF APPROVED PROJECT: The project is an addition to an existing single family house and detached garage. The front setback is approximately 38' from ROW. The proposed height of the house is approximately 23' from the FFE. Portions of the foundation and walls will remain along the front, sides and rear as shown on the foundation plan and elevations. Materials are brick with wood trim, the chimney on the right side will be removed. Other features include wood clad windows and new front and rear porches. The detached garage is approximately 20' in height with materials and architectural details to match the house and wood garage doors. Rear yard pervious area is approximately 58%.

The project was approved by the HDC March 8, 2017.

- > This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- > 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Jim Haden, Chairman

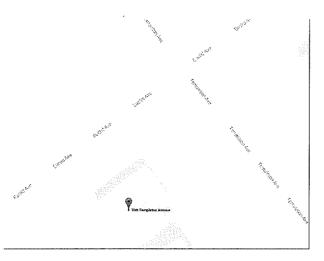
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff

www.charlotteplanning.org

600 East Fourth Street Charlotte, NC 28202-2853 PH: (704)-336-2205 FAX: (704)-336-5123





VICINITY MAP



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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- Existing & Proposed Site Plan
- Site Profile
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- Proposed Plans
- Proposed Plans
- Proposed Roof Plan A-9
- A-10 Proposed Elevations
- A-11 Proposed Elevations
- A-12 Sections & Details
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- A-14 Proposed Accessory Plans (Separate Permit)
- A-15 Proposed Accessory Elevations (Separate Permit)
- A-16 Proposed Accessory Section (Separate Permit)

HDC -COA: 2016-274

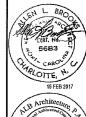
SQUARE FOOTAGE CALCULATIONS

	Heated		Unheated
Existing First Floor:	1,108 S.F.		168 S.F
Proposed Basement Floor: Proposed First Floor: Proposed Second Floor:	975 S.F. 1650 S.F. 1313 S.F.		170 S.F 387 S.F 128 S.F
Total: Total Under Roof:	3,938 S.F.	4.623 S.F.	685 S.F
Proposed Garage: Proposed Garret:	0 S.F. 503 S.F.		529 S.F. 0 S.F.
Total Under Roof:		1,032 S.F.	



ALB Architecture 1200 E. Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503.9595

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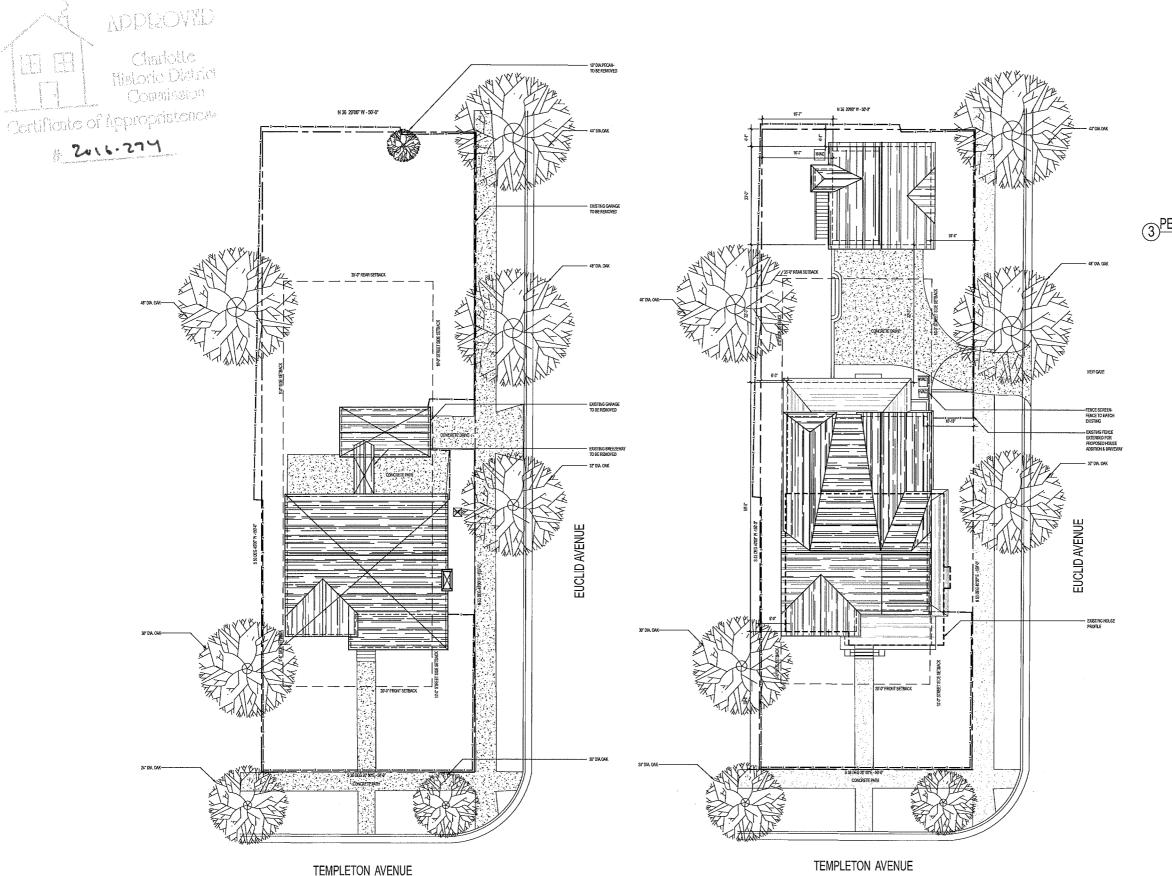
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700 Templeton Avenue, Charlotte, NC 28203 SIMON RESIDENCE

Historic Dilworth Reconstruction & Addition of:

PROJECT#. 16042 ISSUED: 15 FEB 2017 REVISIONS:

COVER SHEET



 $\textcircled{2} \underline{\overset{\text{EXISTING SITE PLAN}}{\overset{\text{1}^{*}}{=} 10^{\circ} \cdot 0^{\circ}}}$

architecture ALB Architecture 1200 E. Morehead St.

Charlotte, NC 28204 Phone: 704.503.9595

ooks.alb@icloud.com erarch@aol.com

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3 PERMEABLE AREA CALCULATIONS

GENERAL NOTES:

1. FRIISH GRADE TO BE COORDINATE BY THE CONTRACTOR.

2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

3. COORDINATE CRAYLLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.

STRUCTURAL DRAWINGS.

4. ALL PITCLES 412 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.

5. WAIER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 212, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE LIFECT SOED LATING ROOF SURFACE.

TO BE USED FOR ENTIRE ROOF SURFACE
ALL PROPOSED EAVES TO BE 1'-0' U.N.O
ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. ON FOLINDATION

ALL DIMENSIONS PROMITAGE OF BLOCK DATE OF POPULATION PROMISE.

PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS

FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

1. ALL EXISTING EAVES TO BE 5" U.N.O.

11. ALL PROPOSED EAVES TO BE 1-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 ½ INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HADRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE DISESE.

RISEKS.

R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL.
NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38
INCHES IN HEIGHT.

INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS
THAN 36 INCHS

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD
HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON
THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.

R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL
 NOT HAVE OPENINGS FROM THE WALKING SURFACE TO
 THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE
 OF A SPHERE 4 INCHES IN DIAMETER.

F A SPHERE 4 INCHES IN DIAMETER.

EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH
SPHERE IN DIAMETER AT THE TRIANGULAR OPENING:
(BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 48 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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 CLAMIS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

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PROJECT#: 16042 ISSUED: 15 FEB 2017 REVISIONS:

Historic Dilworth Reconstruction & Addition SIMON RESIDENCE

Templeton Avenue, Charlotte, NC

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XISTING & PROPOSED SIT PLANS

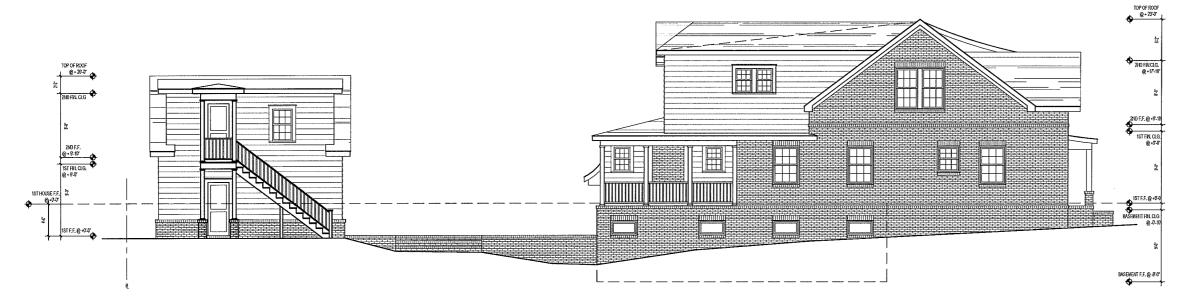
OF: SEVENTEEN

PROPOSED SITE PLAN

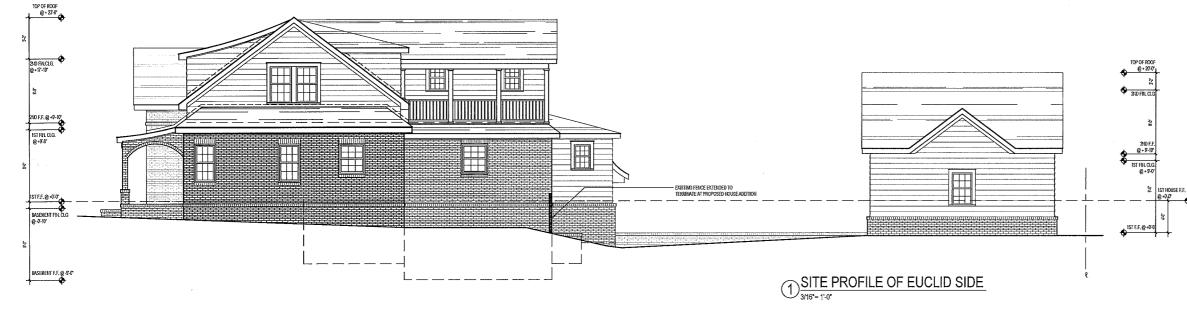




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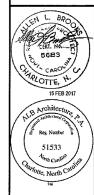
(2) SITE PROFILE OF LEFT SIDE



architectur

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GENERAL NOTES:
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2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH

COUGUINATE DRAWINGS.

ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.

WATER PROOF MEMBRANE TO BE INSTALLED. ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING &

COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD

TO BE USED FOR ENTIRE ROOF SURFACE
ALL PROPOSED FAVES TO BE 11-0" U.N.O
ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. ON FOUNDATION

LL DIRECTION FROM FIVE OF BLOCK DIEGO ON FOOTWARD FOR PLANS
 FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK
 LL EXISTING EAVES TO BE 1" UN.O.

11. ALL EXISTING EAVES TO BE 1" UN.O.

STAIRS, RAILING & GUARD NOTES:

1. R311,7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36
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SHALL BE 8 INCHES
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH—THE MINIMUM TREAD DEPTH
SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS—HANDRAILS SHALL BE PROVIDED ON
AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF
TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE
DISEOS RISERS.

5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38

INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

K312.2 GUARUS PIECHT - GUARUS SPAUL NOT BE LESS THAN 36 INCHS . EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING

7. R3123 OPENING IMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

F A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR.

IE:
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, THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFF ARCHITECT.

PROJECT #: 16042 ISSUED: 15 FEB 2017 REVISIONS:

Historic Dilworth Reconstruction & Addition of:

SIMON RESIDENCE

700 Templeton Avenue, Charlotte, NC 28203

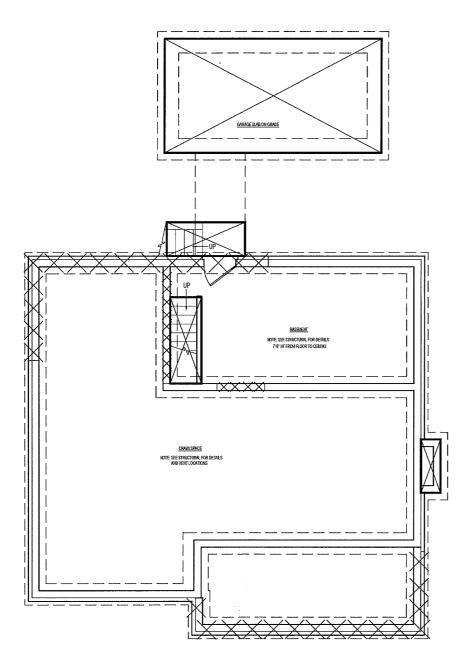
SITE PROFILE

A-2 OF: SEVENTEEN

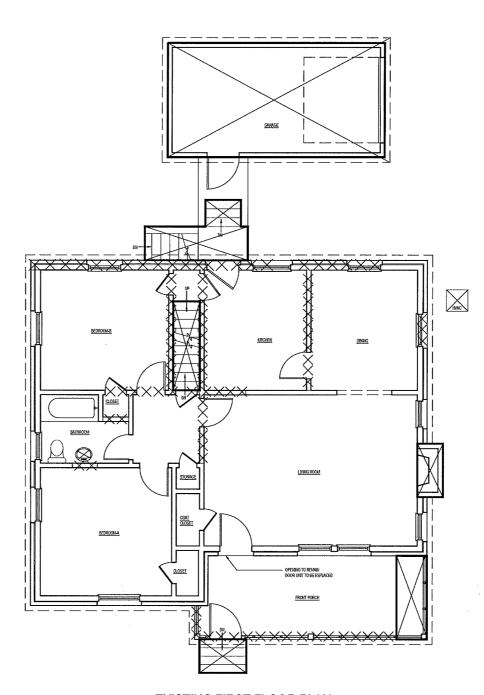


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ALL HICHES 412 & LESS TO FAVE DOUBLE HELL 8 SHOW AND ICE GUARD.
WATER PROOF MEMBRANE TO BE INSTALLED. ACROSS ENTIRE SURFACE FOR NOOF HITCHES LESS THAN 212, FLASHING A COLUMTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.

ALL PROPOSED EAVES TO BE 1-9" U.N.O.
ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK UNO ON FOUNDATION
PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR. FINISH VARIET OF ECONOMINATE IN THE CONTRACTOR.
ALL BUILDING LOCATIONS TO BE VERRIFIED BY THE CONTRACTOR.
COORDINATE CRAWLSPACE VENT LOCATIONS WITH
STRUCTURAL DRAWINGS.
ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

10. ALL EXISTING EAVES TO BE 6" U.N.O.

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

A STATE OF THE STA

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

SHALL BE 8 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH-THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

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4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

RISERS.

5. R311.7.11 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL
NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38
INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS
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R 812.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
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 R812.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL

7. K3123 O'PENING LIMITA (TIONS - REQUIRED) GUARDS SHALL
NOT HAVE O'PENINGS FROM THE WALKING SURFACE TO
THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE
OF A SPHERE 4 INCHES IN DIAMETER.
7.1. EXCEPTIONS 1.2 APPLY TO PROJECT - O'PEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH

SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 42 DIAMETER SPHERE ON OPEN SIDE OF STAIR

NOTE:

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PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE
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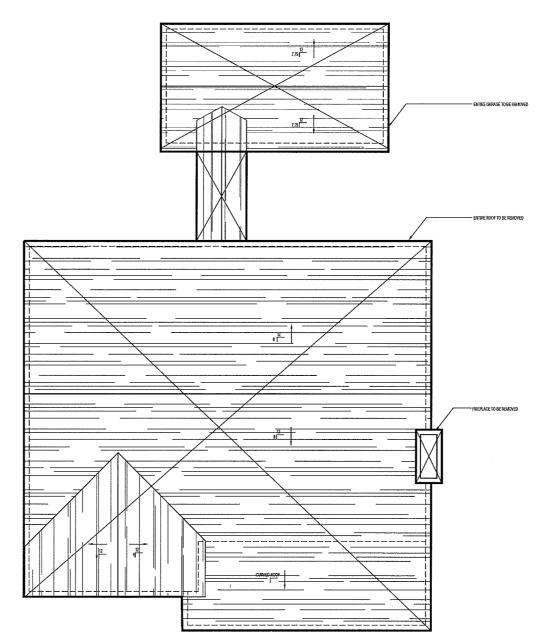
PROJECT #: 16042 ISSUED: 15 FEB 2017 REVISIONS:

Historic Dilworth Reconstruction & Addition of:

SIMON RESIDENCE

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EXISTING PLANS



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4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND
INC CLIBBO.

14. ALL FITCHES 4: L2 LESS TO FAVE BODGLE FELL & SYOTH AND IDE GUARD.
10. GUARD. MEMBRANE TO BE INSTALLED. ACROSS ENTIRE SURFACE FOR ROOF FITCHES LESS THAN 2: 12, FLASHING & COUNTRE FLASHING AS REQUIRED, MARRINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.

ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

ALL EXISTING BRICK ABOVE FIRST FF. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK UND ON FOUNDATION
PLANS A FROM OF STUD ON HIST A SECOND FLOOR PLANS
FACE OF STUD TO BE 1* AWAY FROM FACE OF BLOCK

10 ALL EXISTING FAVES TO BE 6" UN O

11. ALL PROPOSED EAVES TO BE 1'-6" U,N,O,

STAIRS, PAILING & GUARD NOTES:

1. R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. SEE PLANS FOR CLEAR

AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

(BETWEEN BOTTOM RAIL, TREAD AND RISER).
GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR

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SIMON RESIDENCE

Historic Dilworth Reconstruction & Addition of:

PERMITTED HANDRAIL HEIGHT. SEE PLANS FOR CLEAR WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.

3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS PILIUS.

TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.

5. R311.7.71 HANDRAIL HEIGHT- HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS THAN 36 INCHS IN HEIGHT SHALL NOT BE LESS HAND AND THAN 36 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING,

7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER).

NOTE:

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DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS
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INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE

 $\underbrace{1}_{1/4"=1".0"} \underline{\text{EXISTING ROOF PLAN}}_{}$

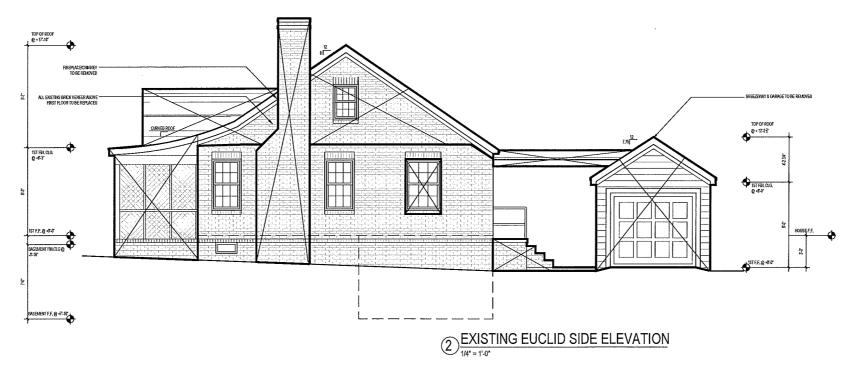


XXXX AREAS TO BE REMOVED

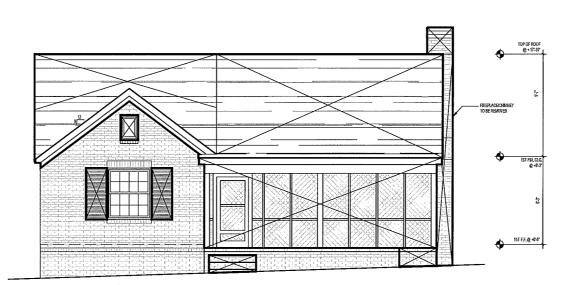
EXISTING PLANS

PROJECT#: 16042 ISSUED: 15 FEB 2017 REVISIONS:

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E-mail: brooks.alb@icloud.com uerarch@aol.com





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WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FAISHING A COUNTRE FLASHING AS REQUIRED, WARNE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.

TO BE USED FOR THINE INCOMPANIE
ALL PROPOSED EAVES TO BE 1'2" U.N.O
ALL EXISTING BRICK ABOVE FIRST FF. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION
PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS FACE OF STUD TO BE 1° AWAY FROM FACE OF BLOCK

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3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

4. R311.7.7 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

I INEAUS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.

5. R311.7.7.1 HANDRAIL HEIGHT. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT. GUARDS SHALL NOT BE LESS THAN 36 INCHE

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING,

7. R312.3 OPENING LIMITATIONS. FEQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDES HALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDES IN DIAMETER.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF A SPHERE 4 INCHES IN DIAMETER.

6. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF TAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER), GUARDS SHALL NOT ALLOW PASSAGE OF A € GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

DIAMETER'S SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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PERMISSION, SHALL BE AT THE CLIENTS SOLE RISK, AND THE
CLIENT AGREES TO RIDEMINEY AND HOLD THE ARCHITECT
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INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE
BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALE FOR ANY
REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF
DIMENSIONS ARE IN QUESTION, OBTAIN CLARRICATION FROM
ARCHITECT.

XXXX AREAS TO BE REMOVED

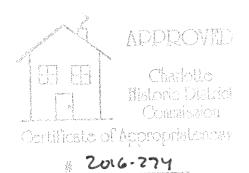
PROJECT # 16042 ISSUED: 15 FEB 2017 REVISIONS;

EXISTING ELEVATIONS

OF: SEVENTEEN

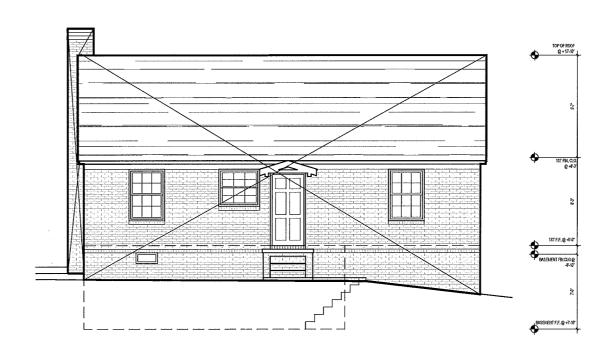
Historic Dilworth Reconstruction & Addition of: SIMON RESIDENCE

700 Templeton Avenue, Charlotte, NC 28203



TOP OF ROOF @ + 17-10" 1ST FIN, CLG. Ø+8-0* IST F.F. @ 49-37 BASBIENT F.F. @-7-10*

$\textcircled{2}_{\text{1/4}^{\circ}=\text{1-0}^{\circ}}^{\underline{\text{EXISTING LEFT SIDE ELEVATION}}}$

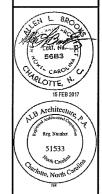


EXISTING REAR ELEVATION



ALB Architecture 1200 E. Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503.9595

:-mall: rooks.alb@icloud.com erarch@aol.com



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STRUCTURAL DRAWINGS, ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR COORDINATE CRAWLSPACE VENT LOCATIONS WITH

NUL PHOPES 4, IZ & LESS TO PRIVE DOUBLE PELL S ANOTH MAI LICE GUARD. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITOTHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD

TO BE USED FOR ENTIRE ROOF SURFACE
ALL PROPOSED FAVES TO BE 11-0" U.N.O
ALL EXISTING SRICK ABOVE FIRST F.F. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS

9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK
10. ALL EXISTING EAVES TO BE 6" U.N.O.
11. ALL PROPOSED EAVES TO BE 1"-6" U.N.O.

STAIRS, RAILING & GUARD NOTES

1. R311.7.1 WIDH-1 STAIRWAYS SHALL NOT BE LESS THAN 36
NOHES IN CLEAR WIDH AT ALL POINTS ABOVE THE
PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT-THE MAXIMUM RISER HEIGHT

SHALL BE 8 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
NICHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

4. R311.7.1 HANDRAILS - HANDRAILS SHALL BE PROVIDED OF AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE.

RISERS.

R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38
INCHES IN HEIGHT.

R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

THAN 36 INCHS

1. EXCEPTIONS 1 & 2. APPLY TO PROJECT - GUARD HIGHT SHALL NOT SE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING

I RIE OPEN SILE OF STARK & SENVES AS THE PALLINE

7. R312.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL

NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE

OF A SPHERE 4 INCHES IN DIAMETER.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE

OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR.

DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION
DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS
PERMISSION, SHALL BE AT THE CLIENTS SOLE RISK, AND THE
CUENT AGREES TO INDEMNEY AND HOLD THE ARCHITECT
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INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE
BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

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XXXX AREAS TO BE REMOVED

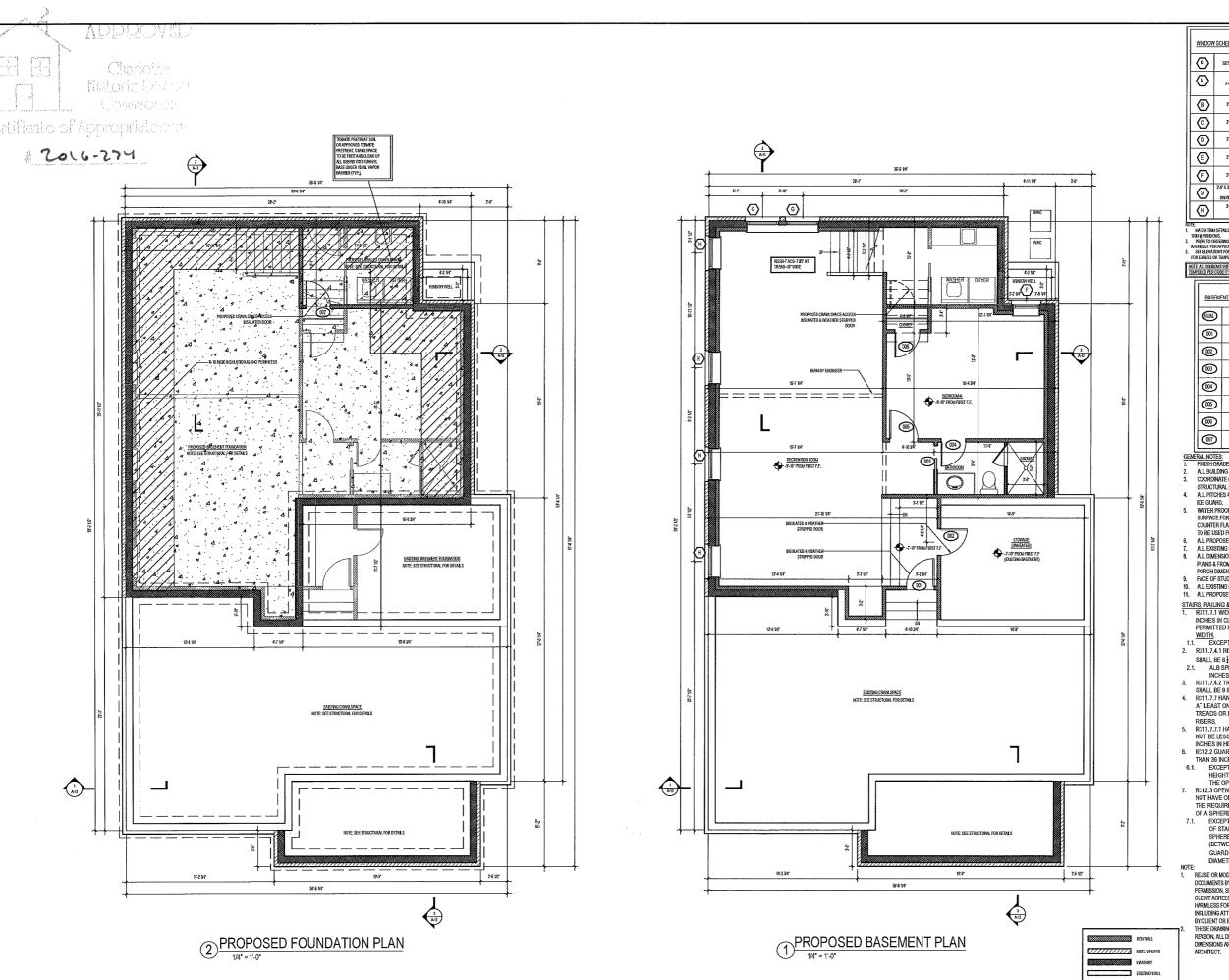
PROJECT#: 16042 ISSUED: 15 FEB 2017 REVISIONS:

EXISTING ELEVATIONS

OF: SEVENTEEN

Historic Dilworth Reconstruction & Addition of: SIMON RESIDENCE

700 Templeton Avenue, Charlotte, NC 28203



WINDOW SCHEDULE HEADER HEIGHT 2-8" X 5'-0" 3-0" X 4"-6" MATCH EXISTING DOUBLE HUN 30.X3-6. MATCH EXISTING DOUBLEHU 2-0. x 3-0. 7:0 DOUBLE HUN 7-8" X 4-5" 2-6" X 4-5" 7.5° FROM PASSAGENCE

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MILST BE TEMPERED FER CODE (TYP.)

BASEMENT	DOOR SCHEDULE	
(MUM)	OPENNIG	LOCATION
®	78'X68'	CRAYAL SPACE TO BASEMENT
@	2.5° X 6'-8°	STORAGE
®	2-4" X 6"-8" (POCKET DOOR)	BATHROOM
(8)	2-4' X 6'-8'	BATHROOM
66	2-8" X 6-8"	BEDROOM
®	2-4° X 6-8°	DLOSET
(007)	2.4" X 3"-6" (VERIFY HEIGHT)	CRAWLSPACE

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR. COORDINATE CRAWISPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

ALL EXISTING BRICK ABOVES TO BE 19 O.N.O.
ALL EXISTING BRICK ABOVES FIRST F.F. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. ON FOUNDATION
PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS.

PORCH DIMENSIONS FROM FACE OF BRICK

INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

R311.7.4.1 RISER HEIGHT- THE MAXIMUM RISER HEIGHT

RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38

INCHES IN HEIGHT.

HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.

 R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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Historic Dilworth Reconstruction & Addition of:

700 Templeton Avenue, Charlotte, NC 28203

SIMON RESIDENCE

WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2-12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.

ALL PROPOSED FAVES TO BE 150° U.N.O.

FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

10. ALL EXISTING EAVES TO BE 6" U.N.O.

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 36

WIDTH.

1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

SHALL BE 8 1 INCHES.

2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.

. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON

AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS
THAN 36 INCHS

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD

A SPHERE 4 INCHES IN DIAMETER.

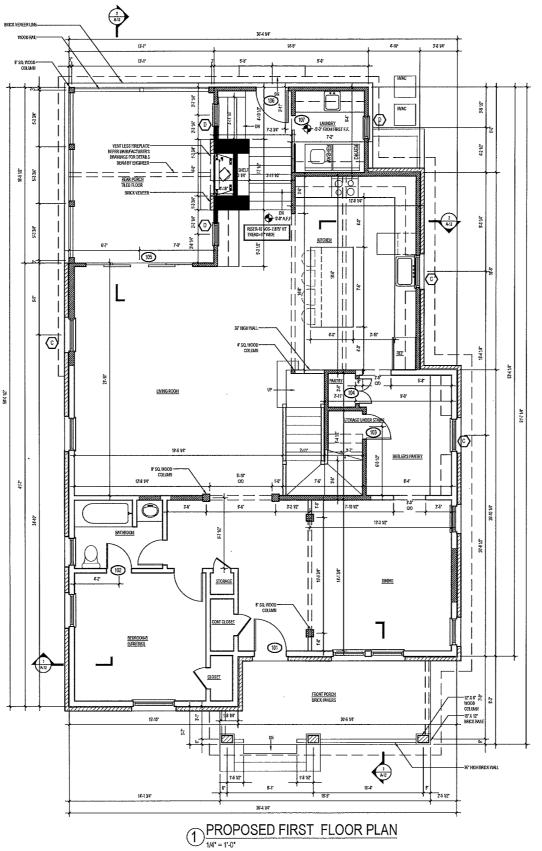
EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH
SPHERE IN DIAMETER AT THE TRIANGULAR OPENING
(BETWEEN BOTTOM RAIL, TREAD AND RISER).

PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARVILESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM

PROPOSED PLANS





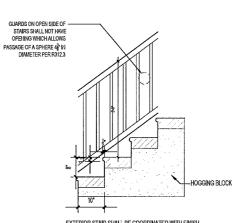






EXTERIOR STAIR SHALL BE COORDINATED WITH FINISH GRADE AND SHALL HAVE PROTECTION AGAINST DECAY

2 WOOD STAIR DETAIL (Interior /Exterior)



EXTERIOR STAIR SHALL BE COORDINATED WITH FINISH GRADE AND SHALL HAVE PROTECTION AGAINST DECAY

3 BRICK STAIR DETAIL

WINDOW	SCHEDULE		
(E)	\$PE	HEADER HEIGHT	TYPE
(A)	7-8" X 5'-0"	F-0"	DOUBLE HUNG
(3)	3-9" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
0	34.134.	MATCH EXISTING	DOUBLEHUNG
(D)	2-0'X 3-0'	7-0*	DOUBLEHUNG
Œ	7-8° X 6-8°	7-0*	DOUBLE HUNG
(F)	2-5' X 0-5'	7-4" FROMBASBNEHT F.F	CASEMENT
(3-0" X 3-0" CASEMENT W/1-6" Avviolage transom	7-6" FROM BASEMENT F.F	CASEMENT/ AVYMING
\oplus	3-0" X 11-6" @	7-5" From Basement F.F Rear Hallykay-12-3" From Laund	HXEDAVYNING YFF.

. MATCH TRIM DETAILS WIMETAL ORIP CAP (W FLASHBIG) & BACK BAYO TRIM & WIMBONS.
PRICE TO CROENING WIMDONS, SUBMIT SHOP DRAYINGNOS TO THE ARCHITECT FOR APPRICAVAL.

SEE ELEVATIONS FOR MUNTEN PATTERNL VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS,

NOTE ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TVP.)

GENERAL NOTES:
1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERRIED BY THE CONTRACTOR.
3. COORDINATE GRAWLSPACE VENT LOCATIONS WITH

STRUCTURAL DRAWINGS.

4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

4. ALL PITCHES 47L2 LESS TO PAVE DOUBLE FELT & SNOW AND ICE GUARD.

5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE ALL PROPOSED EAVES TO BE 1-0" U.N.O

ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION

PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS.
PORCH DIMENSIONS FROM FACE OF BRICK
FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

10. ALL EXISTING EAVES TO BE 6" U.N.O.

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311,7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

WIDTH.

EXCEPTION DOES NOT APPLY TO THIS PROJECT. 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT- THE MAXIMUM RISER HEIGHT

SHALL BE 8 INCHES.

2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
NOCHES FOR THIS PROJECT.

3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

A R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS

THAN 36 INCHS

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING. 7. R312,3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4

DIAMETER SPHERE ON OPEN SIDE OF STAIR NOTE:

REUSE OR MODIFICATION OF THESE CONSTRUCTION

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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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architecture

ALB Architecture 1200 E. Morehead St.

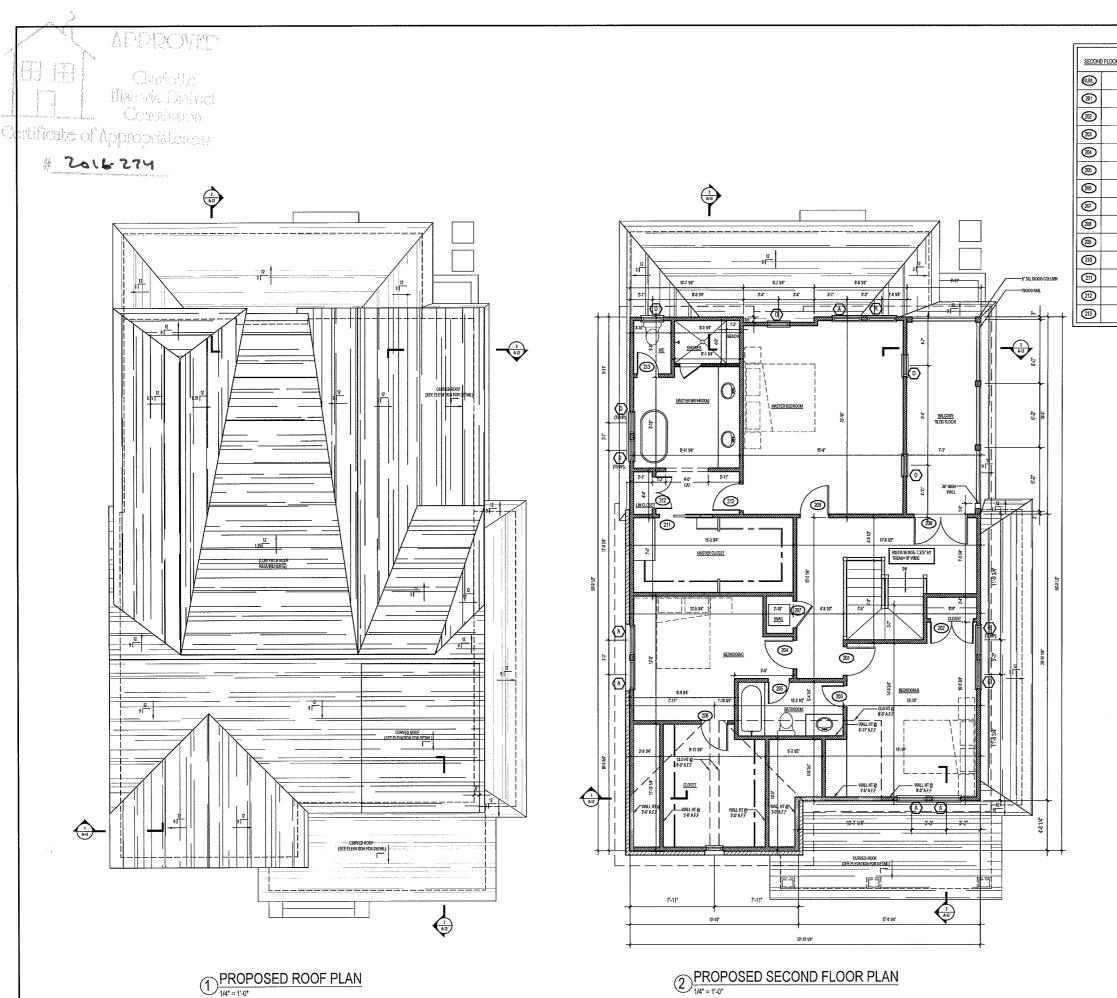
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Reconstruction & Addition

700 Templeton Avenue, Charlotte, NC 28203 SIMON RESIDENCE : Dilworth !

PROJECT# 16042 ISSUED: 15 FEB 2017 REVISIONS:

PROPOSED PLANS



SECOND FLOOR DOOR SCHEDULE OPENING LOCATION 2-8"X 5-8" BEDROOMS PR 2-0" X 6-8" CLOSET OF BEER 7-0' X 6-8' 2-8"X 6-8" 2-6" X 6-8" CLOSET OF BEDROOMS HVAC PR 7-6" X 6-8" BALCONY 2-8" X 6'-8" MASTER BEDROX 2-6" X 6-8" MASTER BATHS MASTER CLOSET PR 1:5" X 6:8" LINEN CLOSET 7-5° X 5-8° WC

WINDOY	SCHEDULE		
(D)	SPE	HEADER HEIGHT	TYPE
A	24° X 5-0°	7-8 .	DOUBLE HUNK
(B)	3-0. X 4-2.	MATCH EXISTING	DOUBLE HUM
©	34. X 3-2.	HATCH EXISTING	DOUBLEHUN
0	Z-0"X 3-0"	7-0*	DOUBLEHUN
(E)	2-8" X 4"-5"	1-0"	DOUBLEHUNG
(F)	2-6" X 4"-6"	7-6" FROM BASEMENT FJF	CASEMENT
(G)	3-0" X 3-0" CASEMENT W11-6" Anymingtransom	7-4" FROM BASEMENT F.F	CASEMENTI AYMBIG
H	3:1, X 1:12.	7-6" FROM BASEMENT FJF REAR HALLWAY-17-3" FROM LAUND	FIXED/AYHUNG Ey F.F.

28203

700 Templeton Avenue, Charlotte, NC

SIMON RESIDENCE

architectur

ALB Architecture 1200 E. Morehead St.

Suite 240 Charlotte, NC 28204 Phone: 704.503.9595

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EARLOTTE, H.

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auerarch@aol.com

 ALL BULDING LOCATION TO BE VERRIED BY THE CONTRACTOR.
 COORDINATE CRAMILSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINSS.
 ALL PITCHES 4-12 & LESS TO HAVE DOUBLE FELT & SNOW AND 5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE

Reconstruction & Addition

Historic Dilworth

SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE ALL PROPOSED FAVES TO BE 150° LIN O ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION
PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS,

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.

PORCH DIMENSIONS FROM FACE OF BRICK

PORCH DIMENSIONS FROM FACE OF BRICK

FACE OF STUD TO BE "1" AWAY FROM FACE OF BLOCK

ALL EXISTING EAVES TO BE 6" U.N.O.

ALL PROPOSED EAVES TO BE 1"-6" U.N.O.

ICE GUARD.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT-THE MAXIMUM RISER HEIGHT

2. KST1.7.4.1 RESER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. RST1.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. RST1.7.1 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR DE INCHES OF RAIDS MITH. EXPLIS OF LODGE. TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

RISERS.

5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312,2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

 KATAL GOARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING

7. R312.3 OPENING LIWITATIONS. REQUIRED GUARDS SHALL.
NOT HAVE OPENINGS FROM THE WALKING SURFACE TO
THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH
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(BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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MASORY

7/////// BRICK VENEER

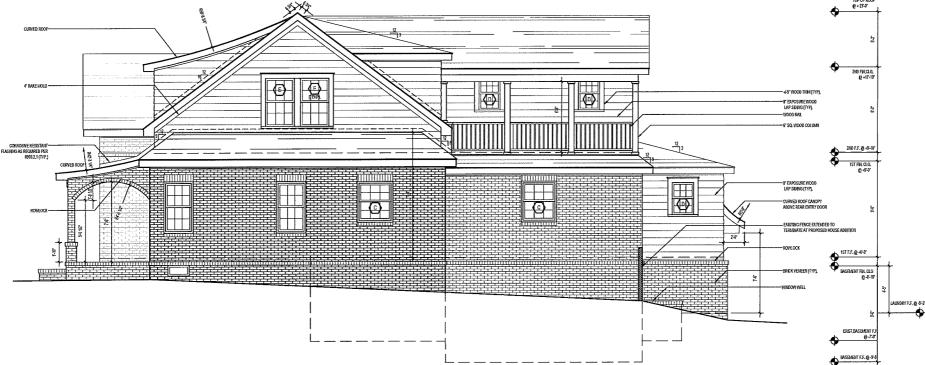
PROPOSED PLANS

OF: SEVENTEEN

2 PROPOSED SECOND FLOOR PLAN



Certificate of Appropriateness # 204-274



2 PROPOSED EUCLID SIDE ELEVATION



PROPOSED HOUSE FRONT ELEVATION

(D)	SØE	HEADER HEIGHT	TYPE
A	24° X 5-3°	1-0.	DOUBLEHU
(B)	30.X 42.	MATCH EXISTING	DOUBLEHU
(©)	3-0. X 3-2.	MATCH EXISTING	DOUBLEHU
(D)	2-0" X 3-0"	7.4	DOUBLEHU
(E)	2-8" X 4"-6"	7-0"	DOUBLEHU
(F)	7-5" X 4"-5"	7-6" FROM BASEMENT F.F	CASEMEN
(3-0" X 3-0" CASEMENT WIT-6" ANNINGTRANSOM	7-6" FROM BASEMENT F.F	CASEMEN AWRING
(H)	3-6. X 1:12.	7-6" FROM BASEMENT F.F REAR HALLYVAY-12-3" FROM LAUNO	FIXEDVANYA

- WINDOWS, SUBMIT SHOP DRAWINGS TO THE

brooks.alb@icloud.com lauerarch@aol.com 5683 PRLOTTE, H 51533

architecture ALB Architecture 1200 E, Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503.9595

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GENERAL NOTES:
1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH

STRUCTURAL DRAWINGS,
4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

ALL PHOTES 4:12 & LESS TO PAVE DUDBLE FELT & SHOWT PAUL ICE GUARD. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYMOOD

- TO BE USED FOR ENTIRE ROOF SURFACE
 ALL PROPOSED EAVES TO BE 1-9" U.N.O
 ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
 ALL DISHINGS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS.
- PORCH DIMENSIONS FROM FACE OF BRICK

 FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

 LL EXISTING EAVES TO BE 6" U.N.O.
- 11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.

EXCEPTION DOES NOT APPLY TO THIS PROJECT.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.1 ANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.

RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES F ON THE OPEN SIDE OF STAIR & SERVES AS THE FAILLING J. R312.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACT TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPREED GUARD HEIGHT WHICH ALLOW PASSAGE

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A BINCH SPHERE IN DIAMETER AT THE TRANSOULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4

DIAMETER SPHERE ON OPEN SIDE OF STAIR.

 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, INCLIDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF

DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

Dilworth Reconstruction & Addition of: SIMON RESIDENCE Historic

700 Templeton Avenue, Charlotte, NC 28203

PROJECT# 16042 ISSUED: 15 FEB 2017 REVISIONS:

PROPOSED ELEVATIONS

A-10 OF: SEVENTEEN

APPROVIL Charlotte Mistoric District Commission Cortificate of Appropriateness

Ca16-274



2 PROPOSED LEFT SIDE ELEVATION



WINDOW	V SCHEDULE		
(E)	SIZE	HEADER HEIGHT	TYPE
(A)	2-8° X 5-0°	7-0*	DOUBLE HAING
B	30° X 4-5°	MATCH EXISTING	DOUBLE HANG
(©	30.73%	MATCH EXISTING	DOUBLE HUNG
0	74' X 3-0'	7-57	DOUBLE HUNG
€	Z&X 4-5*	7-0	DOUBLEHUNG
Ð	25.142.	7-6" FROM BASEMENT F.F	CASEMENT
③	3-0" X 3-0" CASEMENT YET-4" AWINDIGTRANSOM	7-6" FROM BASEMENT F.F	CASEMENT/ Alvindig
H	30.X 1.9.	7-8" FROM BASEMENT F.F REAR HALLWAY-12-3" FROM LAUND	FIXED/AV/NING Ly F.F.

OTE:

MATCH TERM DETAILS WIMETAL DRIP CAP (NO FLASHING) & BACK BAND
TRANG WINDOWS.

PRICE TO ORDERING WORDOWS, SUBMIT SHOP DRAWINGS TO THE
ARCHITECT FOR APPROVAL.

N PATTERN, VERIFY ANY REQUREMENTS

HOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE [TVP.]

rchitectur ALB Architecture 1200 E. Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503.9595 brocks.alb@icloud.com

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51533

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- GENERAL NOTES:

 1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.

 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR. COORDINATE CRAWLSPACE VENT LOCATIONS WITH
- STRUCTURAL DRAWINGS.

 4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND
- ICE GUARD.

 5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
- ALL PROPOSED EAVES TO BE 1'-0" U.N.O ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
- ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK
- 9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK ALL EXISTING EAVES TO BE 6° U.N.O.
- ALL PROPOSED EAVES TO BE 1'-8" U.N.O.

- STAIRS, RAILING & GUARD NOTES:

 1. R3117.1 WIDTH STAIRWAYS SHALL NOT BE LESS THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR
- WIDTH.

 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

 2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT
- SHALL BE # INCHES

 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
 INCHES FOR THIS PROJECT.

 3. R311.74.2 TREAD DEPTH—THE MINIMUM TREAD DEPTH
- SHALL BE 9 INCHES.
 REAL BE 9 INCHES.
 RESTANDAMENT HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE.
- RISERS.

 5. R311.7.7.1 HANDRAIL HEIGHT HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS

- RSTAZ GUNKU FIGHT I GUNKUS STALL NOT BE LESS THAN 36 INCHS

 EXCEPTIONS 1 & 2 APPLY TO PROJECT GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL
- AS 25 OPENING LIMITATIONS REQUIRED SONTOS STANLING THAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT OPEN SIDE
- OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

- REUSE OR MODIFICATION OF THESE CONSTRUCTION
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 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. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY
- THESE DIGATINESS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED, IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARRICATION FROM ARCHITECT.

Dilworth Reconstruction & Addition of:

Templeton Avenue, Charlotte, NC 28203

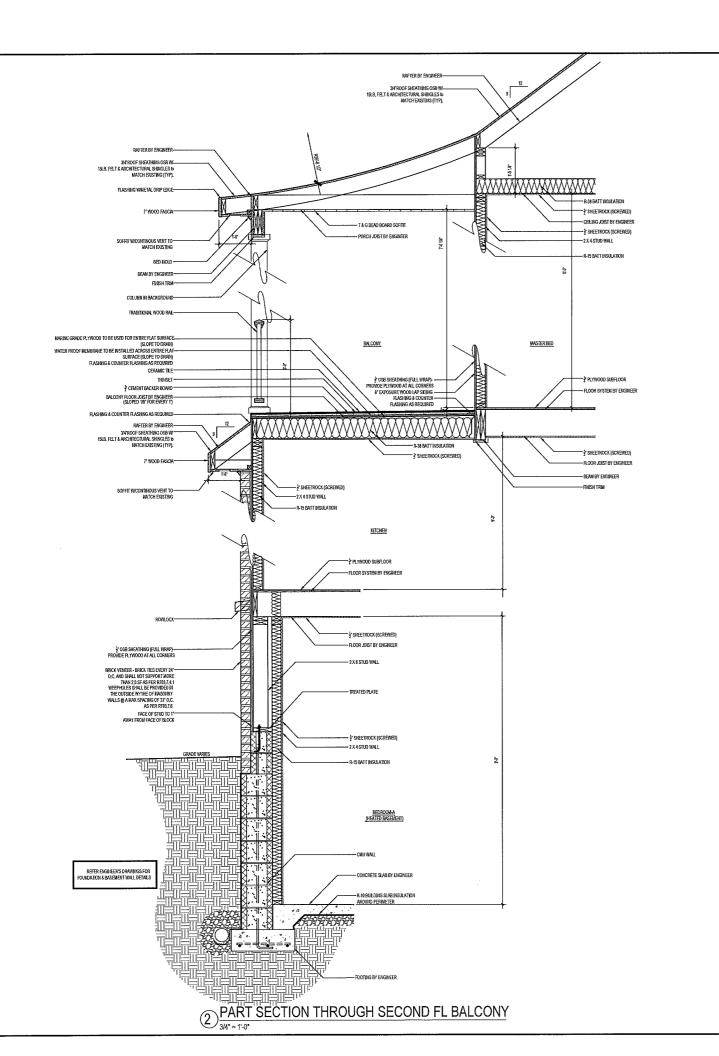
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SIMON RESIDENCE

PROJECT#: 16042 ISSUED: 15 FEB 2017 REVISIONS:

PROPOSED ELEVATIONS

A-11 OF: SEVENTEEN





NOTE: ALL FRAMING CONNECTIONS BY ENGINEER RAFTER BY ENGI 34" ROOF SHEATHING OS8 W/ 1918, Felt & Asphalt - } SHEETROCK (SCREWEL 2 X 4 STUD WALL EDROOM-C CLOSET R-38 BATT INSULATION SHEETROCK (SCREWED) EXISTING BEDROOM → SHEETROCK (SCREWED) WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ A MAX SPACING OF 33" O.C. AS PER R703,7 FACE OF STUD TO 1" AWAY FROM FACE OF BLOCK EXISTING CRAWLSPACE

 $\bigcirc \underbrace{\text{PART SECTION THROUGH EXISTING BEDROOM}}_{34^*=1^*0^*}$

2010-274

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BULLDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH

STRUCTURAL DRAWINGS

STRUCTURE DESIGNATIONS.
ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICC GUARD.
WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD

ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS,

ALL EXISTING EAVES TO BE 6" U.N.O.

TAIRS, RAILING & GUARD NOTES:

1. R311,71, WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 3:
INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE
PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH-THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.
R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED OF AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

1. RAI LEZ GUARD HERBITH " GOVERND STREET HON 36 HICHS
1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD
HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON
THE OPEN SIDE OF STAIR & SERVES AS THE RAILING
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL
NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE

OF A SPHERE 4 INCHES IN DIAMETER.

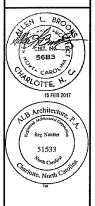
EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPEN (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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ALB Architecture 1200 E. Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503,9595

E-mail: brooks.alb@icloud.com auerarch@aol.com



700 Templeton Avenue, Charlotte, NC 28203

SIMON RESIDENCE

of:

Reconstruction & Addition

Dilworth I

TO BE USED FOR ENTIRE ROOF SURFACE
ALL PROPOSED EAVES TO BE 1'-0" U.N.O
ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED

PORCH DIMENSIONS FROM FACE OF BRICK FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

WIDTH.

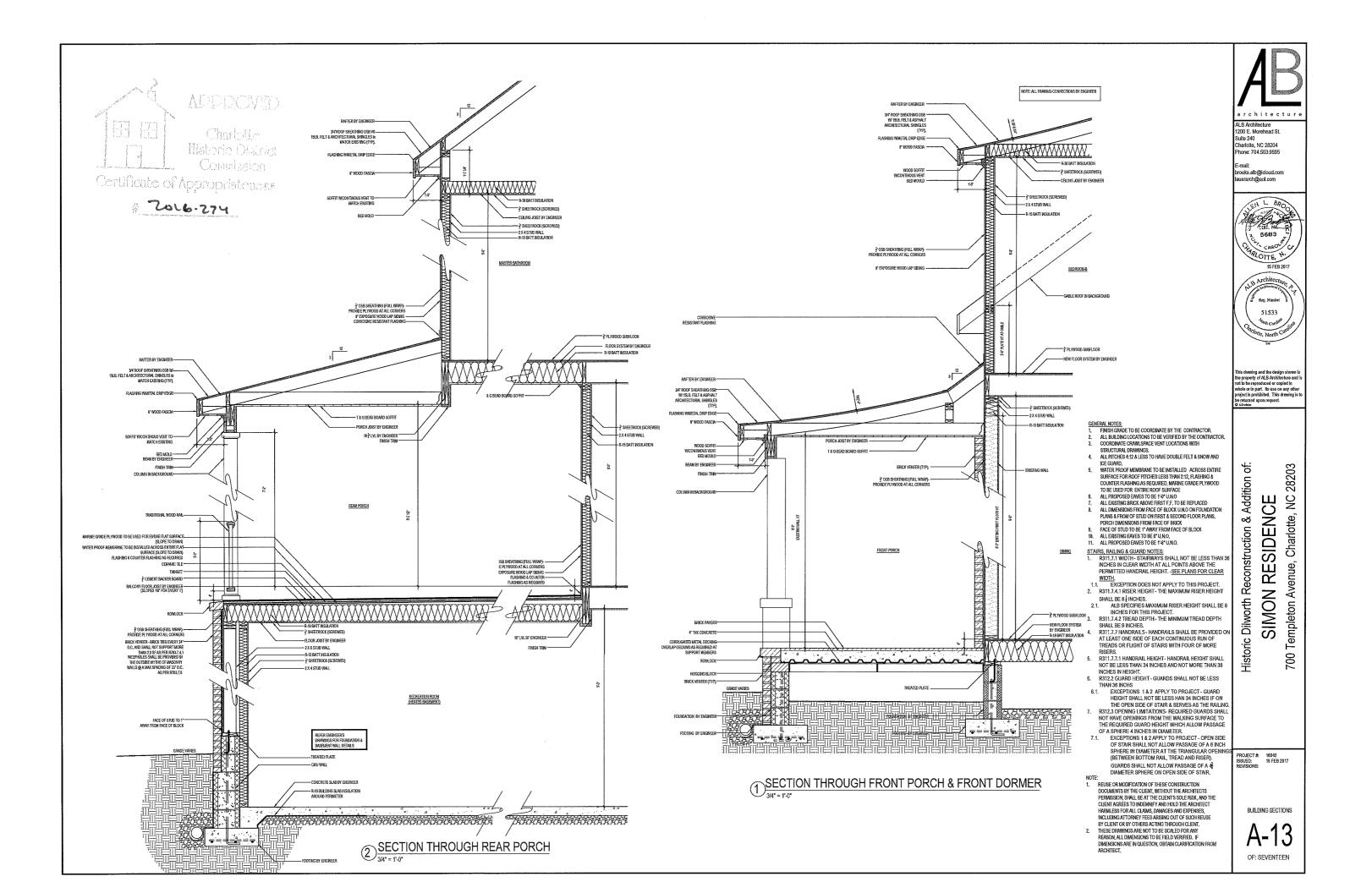
EXCEPTION DOES NOT APPLY TO THIS PROJECT.

R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1 INCHES.

RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL

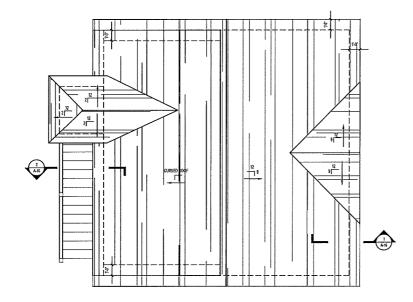
BUILDING SECTIONS A-12

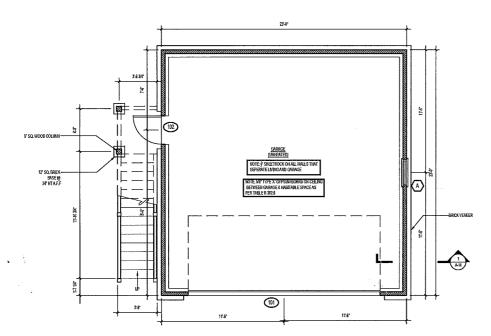
PROJECT#: 16042 ISSUED: 15 FEB 2017 REVISIONS:



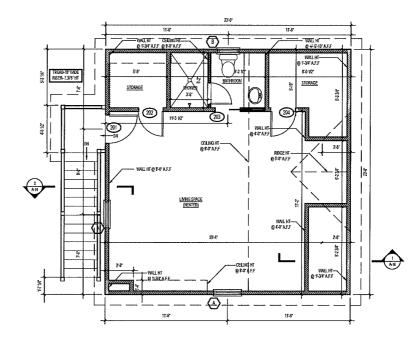
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Certificate of Appropriatences

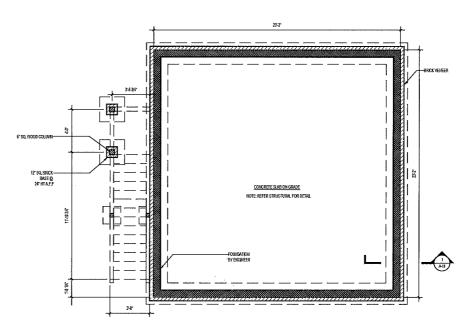




 $2 \frac{\mathsf{PROPOSED} \; \mathsf{GARAGE} \; \mathsf{PLAN}}{_{1/4^* = 1^! \cdot 0^*}}$



$\textcircled{3} \underline{\overset{PROPOSED}{\text{GARRET PLAN}}}$



(UM)	OPENNIG	LOCATION
101	18-0. Y 8-0.	CATAGE
(102)	2-8" X 6-8"	GARAGE

GARAGE SE	COND FLOOR DOOR SCHED	<u>lle</u>
@MM	OPENNG	LOCATION
20)	5-8, Y 8-8,	ENTRY
@	74° X 6° 4°	STORAGE
203	7-4" X 6"-8" (POCKET DOOR)	BATHROOM
284	Z-4* WIDE VERIFY HEIGHT	STORAGE

GARAGE	WINDOW SCHED	ULE	
(B)	SIZE	HEADER HEIGHT	TYPE
A	2-6" X 4"-0"	FIRST FLOOR 7-5" SECOND FLOOR-6-0"	DOUBLE HUNG
B	5-0. X 3-0.	6-0;	DOUBLE HUNG

KOTE: ALL VANDON'S WITH 8 S.F. OF GLASS OR MORE 8 LESS THAN 18" A.F.F. LRUST BE EMPERED PER CODE(TYP.)

ENERAL NOTES: FINSH GRADE TO BE COORDINATE BY THE CONTRACTOR. ALL BULDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR COORDINATE CRAWLSPACE VENT LOCATIONS WITH

STRUCTURAL DRAWINGS. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND

NUL THORSES 9, IX OLLEGS TO PAVE LOUGHLE FELT IS STRONG HEAD ICE GUARD. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITOHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD

TO BE USED FOR ENTIRE ROOF SURFACE
ALL PROPOSED EAVES TO BE 1'-0" U.N.O
ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED

ALL DIMENSIONS FROM FACE OF BLOCK UNIO ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

10. ALL EXISTING EAVES TO BE 6" U.N.O.

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 30 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

WIDTH.

I. EXCEPTION DOES NOT APPLY TO THIS PROJECT. 2. R311.7.4.1 RISER HEIGHT- THE MAXIMUM RISER HEIGHT

2. RS11.7.1 RISER REIGHT: THE WADMANN RISER REIGHT SHALL BE 8 SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 NOHES FOR THIS PROJECT.

3. RS11.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH SHALL BE 9 NOHES.

4. RS11.7.7 HANDRAILS-HANDRAILS SHALL BE PROVIDED OF

AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

RISERS.

5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 RESIDENT AS A INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 RESIZE GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 SINCHS
 CONTROL AND A SHALL NOT BE LESS CONTROL OF THE SHALL NOT BE LESS THAN 36 INCHS

EASEPTIONS 182 PITE 10 FRAUENT SOURCE
HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON
THE OPEN SIDE OF STAIR & SERVES AS THE FAILING
R 312.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL
NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH

SPHERE IN DIAMETER AT THE TRIANGULAR OPENIN (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

E:
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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28203

700 Templeton Avenue, Charlotte, NC SIMON RESIDENCE

Historic Dilworth Reconstruction & Addition

PROJECT #: 16042 ISSUED: 15 FEB 2017 REVISIONS:

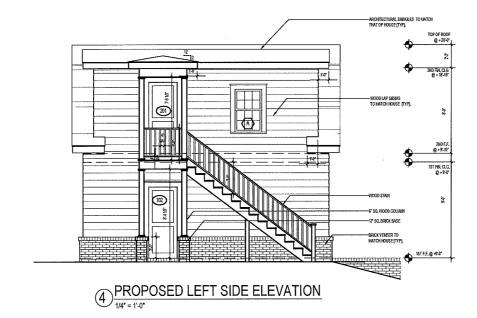
ROPOSED ACCESSORY PLANS

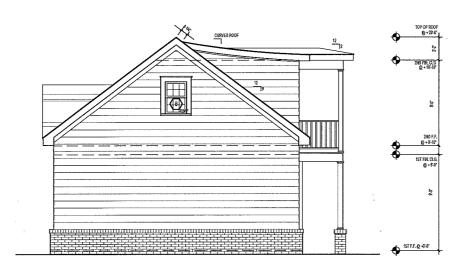
A-14 OF: SEVENTEEN

APPROVED

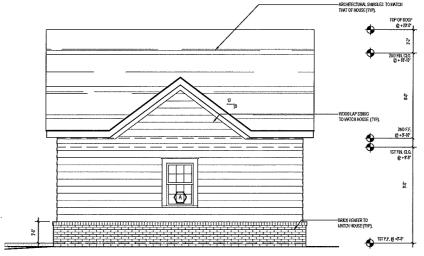
Charlotte Historic District Commission Conflicate of Appropriateness

2016-274





2 PROPOSED REAR ELEVATION





 $\bigcirc \underbrace{\text{PROPOSED FRONT ELEVATION (HOUSE FACING)}}_{\text{I/A*} = 1^{\circ}.0^{\circ}}$

GARAGE FIF	RST FLOOR DOOR SCHEDL	<u>LE</u>
(UM)	OPENDIG	LOCATION
(10)	18-0" X 8-0"	CARAGE
102	2-8" X 6-8"	GARAGE

GARAGE SE	COND FLOOR DOOR SCHED	UE
(UM)	OPENING	LOCATION
@)	Z-8: X 6-8*	BITRY
@	24° X 6-8°	STORAGE
283	2-4" X 6-8" (POCKET DOOR)	BATHROOM
284	Z-4"YHDE VERIFY HEIGHT	STORAGE

GARAGE	WINDOW SCHED	ULE	
(B)	SIZE	HEADER HEIGHT	TYPE
A	2-6" X 4"-0"	FIRST FLOOR 7-8" SECOND FLOOR-6-0"	DOUBLE HUNG
(B)	2-0° x 3-0°	6-0"	DOUBLE HUNG

NOTE: ALL YANDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP)

GENERAL NOTES:
1. FINSH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH

STRUCTURAL DRAWINGS

STRUCTURAL DRAWINGS,
ALL PITCHES AT & LESS TO HAVE DOUBLE FELT & SNOW AND
ICE GUARD.
WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE
SURFACE FOR ROOP PITCHES LESS THAN 2.12, FLASHING &
COUNTER FLASHING AS RECUIRED, MARINE GRADE PLYWOOD
TO BE USED FOR ENTIRE ROOP SURFACE
ALL PROPOSED EAVES TO BE 140" U.N.O.
ALL EXISTING ABOVE AGAINET ISST & ET OB EPEN ACCO.

ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION

ALL DIMENSIONS FROM FACE OF BLOCK UNIO ON FOUNDATIO PLANS A FROM OF STUD ON FIRST & SCOOD FLOOR PLANS, PORCH DIMENSIONS FROM FACE OF BRICK
 FACE OF STUD EE "1" AWAY FROM FACE OF BLOCK
 ALL EMISTING EAVES TO BE "1" AND.
 ALL EMISTING EAVES TO BE "1" UNIO.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

WIDTH:

1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

SHALL BE 9 INCHES.

1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.

R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

SHALL BE 9 INCHES.
R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON
AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF
TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS

THAN 36 INCHS

EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD
HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON
THE OPEN SIDE OF STAIR & SERVES AS THE RAILING R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL

NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH

SPHERE IN DIAMETER AT THE TRIANGULAR OPEN (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4

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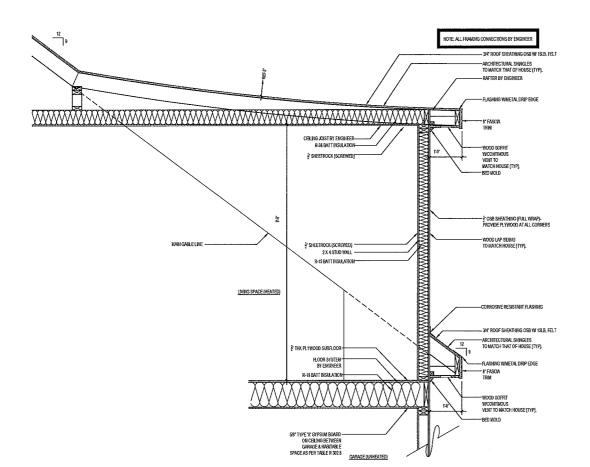
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Historic Dilworth Reconstruction & Addition of: 700 Templeton Avenue, Charlotte, NC 28203 SIMON RESIDENCE

PROJECT# 16042 ISSUED: 15 FEB 2017 REVISIONS:

PROPOSED ACCESSORY

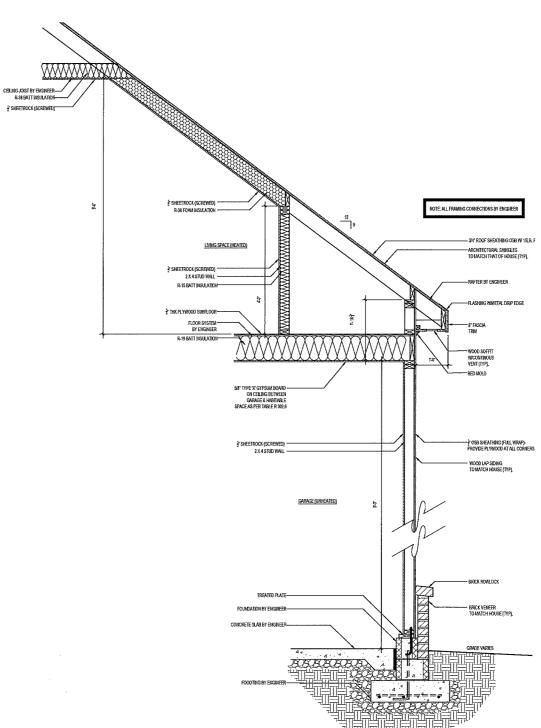
A-15 OF: SEVENTEEN



 $\textcircled{2} \frac{\text{PARTIAL SECTION THROUGH CURVED ROOF}}{^{34^{\star}=1^{\star}0^{\star}}}$



2016-274



 $\bigcirc \underbrace{\text{PARTIAL SECTION THROUGH GARAGE}}_{34^*=1^*49^*}$



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SENERAL NOTES:

INNING FRADE TO BE COORDINATE BY THE CONTRACTOR.

ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.

COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS

STRUCTURAL DRAWNINGS.
ALL PITCHES 412 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE ALL PROPOSED EAVES TO BE 1:4" UNLO ALL EXISTINGS BURK MARINE SITE TE TO BE GEPLIACED.

ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS A FROM OF STUD ON FIRST & SECOND FLOOR PLANS.
PORCH DIMENSIONS FROM FACE OF BRICK
FACE OF STUD TO BE 1* AWAY FROM FACE OF BLOCK

ALL EXISTING FAVES TO BE 6" U.N.O.

11. ALL PROPOSED EAVES TO BE 1'-6" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 81 INCHES.

2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

4. R311.7.7 HANDRAILS HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE 5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL

NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS

THAN 36 INCHS 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING

 R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE
OF A SPHERE 4 INCHES IN DIAMETER.
EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPEN (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4

E:
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 INDEMNEY 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.

2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON ALL DIMENSIONS TO BE FIFED VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT. PROJECT #: 16042 ISSUED: 15 FEB 2017 REVISIONS;

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