LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 300 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions
The site is at the edge of the Dilworth Local Historic District and within the South End Transit Overlay District. The existing building is a 1.5 story Bungalow style structure constructed in 1930 and listed as non-contributing in the Dilworth National Register of Historic Places. A previous application for demolition was reviewed June 2017. A motion was made that this is a contributing structure with the National Register due to the year it was built, architectural style, materials and massing. A 365-Day Stay of Demolition was placed on the structure. The property is zoned B-1 which allows residential development.

Project
The project is an addition to create three residential units. The front elevation would be restored to an open front porch. The building addition would start toward the middle of the house and continue to the rear of the property. The roof planes are varied with the highest being approximately 8’ taller than the existing ridge. Design features include traditional materials, wood trim, and entrances oriented to both streets.

Design Guidelines-Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Staff Analysis
The HDC will determine if the project meets the guidelines for additions.
**Identification**

<table>
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<tr>
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<th>GIS ID</th>
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<tr>
<td>12105618</td>
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**Property Characteristics**

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<tr>
<td>Land Area</td>
<td>0.145 GIS Acres</td>
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<tr>
<td>Fire District</td>
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<td></td>
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<tr>
<td>Account Type</td>
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<td>Municipality</td>
<td>CHARLOTTE</td>
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<tr>
<td>Property Use</td>
<td>COMMERCIAL</td>
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**Zoning**

Contact appropriate Planning Department or see Map.

**Water Quality Buffer**

Parcel Inside Water Quality Buffer | No

**FEMA and Community Floodplain**

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<td>FEMA Flood Zone</td>
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<tr>
<td>Community Flood Zone</td>
<td>OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY</td>
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**Situs Addresses Tied to Parcel**

300 E WORTHINGTON AV CHARLOTTE

---

**Ownership**

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>GEORGIA B HAMRICK</td>
<td>300 E WORTHINGTON AV CHARLOTTE NC 28203</td>
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**Deed Reference(s) and Sale Price**

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**Site Location**

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<tr>
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<tr>
<td>Charlotte 6/30/2011 Annexation Area</td>
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<td>Census Tract #</td>
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**Post Construction District**

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<tr>
<td>District</td>
<td>Central Catawba</td>
</tr>
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</table>

**Stream Watershed Districts**

<table>
<thead>
<tr>
<th>Stream Watershed Name</th>
<th>UPPER LITTLE SUGAR</th>
</tr>
</thead>
</table>

**Built-Up Area Restriction**

Allowed Built-Up Area | 0.00 sq ft

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Page 1/1
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**KEY:**
- WALL TO BE REMOVED
- ITEM TO BE REMOVED

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

**NOTES:**
1. **EXISTING FRONT ELEVATION**

**A-3.0 EXISTING FRONT ELEVATION**

**ALB Architecture**
- 300 East Worthington Avenue, Charlotte, NC 28201
- Designed Exclusively For: RAYNOR - TRIPLEX
- Phone: 704.503.9595
- E-mail: brooks.alb@icloud.com, lauer.alb@icloud.com

**GENERAL NOTES:**
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. ALL FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS TO BE MEASURED IN PLACE ON SITE.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS TO BE CODED TO ADEQUATE DRAWING FOR CODE.
8. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
9. ALL FINISH FLOOR HEIGHTS TO BE COORDINATED BY CONTRACTOR.
10. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

**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.
2. **R311.7.4.1 RISER HEIGHT**
   - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
   - 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 OR 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 INCHES.
   - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 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.
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**NOTE:**
1. **REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECTS PERMISSIVE SHALL BE AT THE CLIENTS SOLE RISK AND THE ARCHITECTS ARE NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE BY THE CLIENT.**
2. **THE DESIGNERS ARE NOT TO SCALE FOR ANY REASONS AND ARE NOT TO BE USED REASONS OR IDENTIFICATION OR CODED TO ADEQUATE DRAWING FOR CODE.**
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2. THESE DRAWINGS ARE NOT TO BE SCALLED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

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1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

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

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6. FIRE BLOCK @ FLOOR & CEILING PER CODE.

7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.

8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.

9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9 16".

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.

12. RAILS TO BE 36" IN HEIGHT.

13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.

14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.

15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.

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

17. ALL FASCIAS TO BE 8".

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.
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16. ALL EAVES TO BE 1'-0" U.N.O.

17. ALL FASCIAS TO BE 8".

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.
ELEVATION SURVEY FOR 300 BLOCK OF E.WORTHINGTON AVENUE

Designed Exclusively For the:
RAYNOR - TRIPLEX

300 East Worthington Avenue, Charlotte, NC 28201

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #:
170

ISSUED:
03 AUG 2017

REVISIONS:
OF:

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<table>
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<tr>
<th>Item number</th>
<th>Description</th>
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<tbody>
<tr>
<td>327 217 C</td>
<td>1 1/2, frame. Hip roof with shingled facade gable and pyramidal projection. Facade is obscured by enclosed porch. ca. 1900, 1979.</td>
</tr>
<tr>
<td>330 229 C</td>
<td>1 1/2, frame. Hip roof with large shingled facade gable, side gable and hip roof wing. Wraparound porch on slender columns with brick piers, turned balustrade, and pedimented gable at entry. Ca. 1900.</td>
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<tr>
<td>333 319 N</td>
<td>1B, frame/shingled. Hip roofed with engaged porch which has been bricked up. Ca. 1920/1970.</td>
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<tr>
<td>335 327 C</td>
<td>1B, frame/shingled. High hip roof with exposed rafter ends, hip roof ventilator, engaged porch/enclosed end bay (original) on paired posts on pier. Ca. 1920.</td>
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<tr>
<td>380 304 N</td>
<td>1C, frame. Retains original form, but has been aluminum sided, and the porch has been removed. Ca. 1920/1960.</td>
</tr>
<tr>
<td>382 316 C</td>
<td>1 1/4A, frame. High hip roof with lower cors gabled dormers. Full facade porch on square posts. Ca. 1900.</td>
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</tbody>
</table>
United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Description

Item number 7

Page 55


564 1812 C 2CR, frame. Low hip roof with front projection. Porch is in junction of "L," and is supported by Doric columns. ca. 1925.


569 1829 C (former) Dilworth Methodist Church South. (Harvin W. Helms, architect; S. L. Vaughan, builder) 1CR, brick. Hip roof block surmounted by domed belvedere. Round arched bays in rear section with fanlights; rectangular transoms over front section bays. Classical portico with pedimented fanlight gable on massive Doric columns. Well proportioned, academic rendition of the style. 1915.

570 1915 N One story structure with low hip roof and corrugated metal siding. ca. 1950.

571 1913 N 1 Commercial, block. Flat roofed, three bay. ca. 1960.

572 2005 C 1C, frame. "Triple-A" mill house with shingled gable ends and unusually detailed vents in gable ends. Rear ell. ca. 1900. 1891

EAST BLVD

282 234 C W. M. Foreacre. 2½NC/FS, frame, shingled. Full facade porch with entry gable on square reeded columns (glassed in). Adaptively reused as restaurant. ca. 1911.

283 230 C Apartments. 2½FS, frame. Typical hip roofed structure with engaged two-tier porch on (replacement) brick posts. Addition to rear and side. ca. 1928.

284 300 C J. W. Mobley, 2CR/FR, frame. Gambrel roof with pedimented gable dormer and balcony flanked by small shed dormers. Engaged porch with projecting sunroom other is porte cochere. One bay gable porch. 1922.
Polaris 3G Map – Mecklenburg County, North Carolina
Raynor Tri-plex

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Allen,

This is a legal nonconforming lot of record within the B-1 zoning district. These lots are treated a little differently within nonresidential zoning districts.

If the proposed use is residential (i.e. duplex, triplex, quadruplex, etc.), it would need to comply with the maximum density (i.e. 22 dua) regulation rather than minimum lot size. The development would also need to comply with the setback, yards, height, and open space requirements. With a 6750sf lot, this would equate to a triplex being allowed.

If the proposed use is nonresidential or mixed use, it would need to comply with the maximum floor area ratio (i.e. 0.5 FAR) regulation rather than the minimum lot size. The development would also need to comply with the setback, yards, height, and open space requirements. With a 6750sf lot, this would equate to a maximum 3375sf building.

Please let me know if you have any questions.

Thanks,

Shad Spencer  
Zoning Administrator  
Charlotte-Mecklenburg Planning Department  
600 East Fourth Street | Charlotte, NC 28202  
P: (704) 353-1132 | F: (704) 336-5123  
www.charlotteplanning.org

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From: Allen Brooks [mailto:brooks.alb@icloud.com]  
Sent: Thursday, June 15, 2017 4:30 PM  
To: Spencer, Shad  
Cc: Ken Lucy Raynor  
Subject: 300 East Worthington Avenue

Shad,

I am going to keep you busy obviously. I have yet another. Probably will be more proper to pass off to ZBA, but as I have your attention for Dilworth, I will ask. We just completed the project diagonally across the block at 229 East Worthington that had to have the larger breezeway to connect the house to the office building as one structure, that you had invo:vement. The owners want more insanity in their lives, so they are tackling this next
property. They actually want to be good stewards and positively affect their neighborhood. They have a contract on this 300 property and would like to have residential to reinforce their interest, but as a real estate venture would be viable only as a duplex or triplex they feel, or possibility mixed use with a residential component or two.

The dilemma with this property is it is zoned B.1 and is only 45 feet in lot width (6750 SF). The square footage of lot would allow a duplex (6500 SF), but it requires a 50 foot wide lot. Furthermore a non-residential use requires 50 width. So that means that a business zoned property cannot have a business use and this is the only 45 foot width in that B.1 zoned and other non-residential use block or two or three. The only pigeon hole that fits is detached dwellings, so I assume that means a single family unit. That would make this the only single family dwelling in that block and many other surrounding properties. It currently has a house that is listed in the national register nomination as a non-contributing structure because of its integrity. A former potential buyer had a demolition COA form the HDC with stay of 365 day delay, but was abandoned with four other properties as a large multiple lot project, but the prospect was abandoned. It has not been maintained and has structural and critical roof floor and moisture plaster damage not to mention other deteriorations and inadequacies with being vacant for many years.

Is there any finer print with the zoning considerations with this property or would this be a good candidate for the ZBA?

Allen Brooks
brooks.alb@icloud.com

ALB Architecture
1200 East Morehead Street, Suite 240
Charlotte, NC 28204
office: 704-503-9595; cell 704-502-4554
VIEW OF PROPOSED TRIPLEX @ INTERSECTION OF WORTHINGTON & CLEVELAND

FRONT OF PROPOSED TRIPLEX AS SEEN FROM E. WORTHINGTON
Designed Exclusively For the:
RAYNOR - TRIPLEX
300 East Worthington Avenue, Charlotte, NC 28201

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3D PHOTOS - CONCEPTUAL

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS: OF FOURTEEN

300 East Worthington Avenue, Charlotte, NC 28201
Designed Exclusively For the:
RAYNOR - TRIPLEX

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VIEW OF RIGHT REAR CORNER FROM CLEVELAND
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Phone: 704.503.9595
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lauer.alb@icloud.com

PROJECT #:
17053

ISSUED:
03 AUG 2017

REVISIONS:

300 East Worthington Avenue, Charlotte, NC 28201
Designed Exclusively For the:
RAYNOR - TRIPLEX

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NORTH

PROPOSED PLANS

PROPOSED SECOND FLOOR PLAN

1

N.T.S

ALB Architecture

1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #:

ISSUED:

REVISIONS:

OF:

300 East Worthington Avenue, Charlotte, NC 28201
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1/2" = 1' SECOND LEVEL PLANS

14 JULY 2017

UNIT A
UNIT B
UNIT C

1

PROPOSED SECOND FLOOR PLAN

1/2" = 1'
NOTE:
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S 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.

2. THESE DRAWINGS ARE NOT TO BE SCALLED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

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 1/4 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 OR 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 INCHES

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 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.

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). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 3/8 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

GENERAL NOTES:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

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