LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1416 Pecan Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Angie Lauer

The application was continued from September for the following: 1) Simplify the massing of the left side elevation addition, 2) Simplify the rear connection on the left side so it is more a part of the yard.

Details of Proposed Request

Existing Context
The existing structure is a one story Bungalow constructed in 1929. Exterior features include Craftsman details such as eave brackets, full front porch and tapered columns.

Project
The project is an addition that ties into the ridge line and extends the height 3’-4”. The addition starts at the middle of the house. New materials and roof trim will match the house. Front concrete steps will be replaced with wood steps. The revised plans include a simplified roof design on the left side and the removal of the rear connection on the left side.

Policy & Design Guidelines for Roof Form and Materials, page 6.10
1. Use roof forms, such as gable or hipped or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.

Policy & Design Guidelines for Additions, page 7.2
7. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
8. Limit the size of the addition so that it does not visually overpower the existing building.
9. 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.
10. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
11. 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.
12. 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.

### All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria

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All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission Case 2017-481
HISTORIC DISTRICT: PLAZA MIDWOOD ADDITION
THIS APPLICATION WAS CONTINUED FROM SEPTEMBER FOR

• SIMPLIFY THE MASSING OF THE LEFT SIDE ELEVATION ADDITION

• SIMPLIFY THE REAR CONNECTION ON THE LEFT SIDE SO IT IS MORE A PART OF THE YARD
NOTE: 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.

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A-12 Building Sections

COA # HDC
ZONING - R5
FRONT OF HOUSE
FRONT PORCH OF HOUSE
FRONT OF HOUSE
FRONT OF HOUSE AS SEEN FROM PECAN AVENUE
LEFT OF HOUSE
LEFT NEIGHBORS HOUSE WITH FRONT LEFT CORNER OF SUBJECT HOUSE
FRONT LEFT OF SUBJECT HOUSE ALSO SHOWING LEFT NEIGHBORS FRONT PORCH TAKEN FROM THE REAR OF PROPERTY DRIVEWAY VIEW TOWARDS STREET
FRONT RIGHT CORNER OF HOUSE
FRONT RIGHT CORNER OF HOUSE ALSO SHOWING RIGHT NEIGHBOR'S HOUSE
REAR OF HOUSE
REAR YARD PATIO
REAR OF HOUSE ALONG WITH REAR PATIO
WINDOW DETAIL
REAR YARD SHOWING ARBOR
REAR YARD SHOWING FENCE GATE
REAR YARD SHOWING ARBOR AND OAK TREE

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OF: THIRTEEN

1416 Pecan Avenue, Charlotte, NC 28205
Designed Exclusively For the:
CARLISLE RESIDENCE
PROJECT #:
15081
ISSUED:
6 SEPT 2017
REVISIONS:
MAIN & SIDE GABLES AT DIFFERENT RIDGE HEIGHT

ARIEL IMAGES OF EXISTING ALB Architecture
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ISSUED: 6 SEP 2017
REVISIONS:

ARIEL IMAGE OF SUBJECT HOUSE FROM FRONT

ARIEL IMAGE OF SUBJECT HOUSE FROM LEFT SIDE
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facades heights relative to the elevation points at the public sidewalks or top of curb, front yard grade ("Grade"), top level, and roofline of the houses depicted herein. No survey or aideyard measurements were made. Heights shown herein 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.

Copyright 2017
Building Heights Sketch of
1400 BLOCK of PECAN AVENUE
FACING EAST – EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
August 17, 2017
CARLISLE RESIDENCE

Designed Exclusively For the:

PROJECT #:

ISSUED:

REVISIONS:

EXISTING STREET SCAPE

PROPOSED STREET SCAPE
1. REMOVE WALL

2. REMOVE ITEM

CONCRETE STEPS TO BE REPLACED WITH WOOD STEPS

WINDOW SASH TO BE REPLACED TO MATCH ORIGINAL MULLION PATTERN

NOTE:

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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.
   - 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 INCH 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.

3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.

4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.

5. FACE OF STUD TO ALIGN WITH FACE OF BRICK @ FOUNDATION.

6. ALL DIMENSIONS ARE TO FACE OF STUD & FACE OF BRICK @ FOUNDATION.

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

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

9. ALL RISERS TO BE SOLID.

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

11. RAFFLES TO BE 36" IN HEIGHT

12. PROPOSED COLUMNS TO MATCH EXISTING U.N.O.

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

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

15. ALL EAVES, RAFTER & SOFFIT DETAIL TO MATCH EXISTING U.N.O.

16. ALL FASCIAS TO MATCH EXISTING U.N.O.

17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

18. DRAINAGE DEVICES & DRAINAGE TRENCHES TO BE COORDINATED WITH DRAINAGE COMPANY.

19. HOUSE PAVEMENT & SUBBASE:
   - ALL HOUSE PAVEMENT & SUBBASE SHALL BE AS POURED IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. POURED PLANTER TUBS AND MYRTLE HAMPERS ARE TO BE INCLUDED.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

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

NOTE: MATCH EXISTING GLASS.

DOUBLE HUNG 2'-8" X 5'-0" FIRST FLOOR - MATCH EXISTING

NEW WOOD STEPS APPROVAL.

NEW WOOD FLOOR OVER 2.

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION. SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS BETWEEN BOTTOM RAIL, TREAD AND RISER.

OPENING LIMITATIONS

1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 4 INCH SPHERE IN DIAMETER AT THE OPEN SIDE OF STAIR.

2. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

3. MINIMUM TREAD DEPTH SHALL BE 8 INCHES.

4. PERMITTED HANDRAIL HEIGHT. - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. - HANDRAILS SHALL BE 9 INCHES.

5. HANDRAIL HEIGHT - THE MINIMUM TREAD DEPTH SHALL BE 8 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - ALL GUARDS SHALL BE AT LEAST 34 INCHES IN HEIGHT.

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

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9. R311.7.1 WIDTH - THE MINIMUM TREAD DEPTH SHALL BE 8 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PLANE OF THE WALKING SURFACE TO THE TOP OF THE RISE.

10. ALL CASED OPENINGS TO MATCH DOOR MFG. - ALL CASED OPENINGS TO MATCH ORIGINAL MULLION PATTERN

11. ALL CASED OPENINGS TO MATCH DOOR MFG. - ALL CASED OPENINGS TO MATCH EXISTING WINDOW TO REMAIN - MATCH ORIGINAL MULLION PATTERN

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14. USE DOUBLE FELT FOR ALL PITCHES OF 3:12 OR LESS.

15. USE DOUBLE FELT FOR ALL PITCHES OF 1:12 OR LESS.

16. ALL FASCIAS TO MATCH EXISTING U.N.O

17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

18. CENTRAL RESIDENCE

19. 1ST FIN. CLG.

20. 2ND FIN. CLG.

ROWLOCK EXISTING

WOOD TAPERED COLUMN

8'-10"

WOOD STEPS

±8'-10"

±9'-8 1/2"

±17'-8 1/2"

±21'-8"

EAVE

W/1'-2" X 4'-0" ON EITHER SIDE

±12"

±1416 Pecan Avenue, Charlotte, NC 28205

Suite 240

1200 E. Morehead St.

Phone: 704.503.9595

E-mail: lauer.alb@icloud.com

brooks.alb@icloud.com

September

PROPOSED FRONT ELEVATION

PROPOSED LEFT ELEVATION

PROPOSED ELEVATIONS

PROPOSED ELEVATIONS
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OF: THIRTEEN
1416 Pecan Avenue, Charlotte, NC 28205
Designed Exclusively
For
the:
CARLISLE RESIDENCE
PROJECT #: 15081 ISSUED: 6 SEPT 2017

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4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON
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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.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &
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5. FACE OF STUD TO ALIGN WITH FACE OF BRICK @
FOUNDATION
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@ FOUNDATION
7. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY
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8. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO
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9. ALL RISERS TO BE SOLID.
10. ALL CASED OPENINGS TO MATCH DOOR MFG. -
CONTRACTOR TO COORDINATE.
11. RAILS TO BE 36" IN HEIGHT
12. PROPOSED COLUMNS TO MATCH EXISTING U.N.O
13. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS
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14. USE DOUBLE FELT FOR ALL Pitches OF 4:12 OR LESS.
15. ALL EAVES, RAFTER & SOFFIT DETAIL TO MATCH EXISTING
U.N.O.
16. ALL FASCIAS TO MATCH EXISTING U.N.O.
17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT
LOCATIONS.
18. CONTRACTOR TO SEAT SHEET METAL TO

PROPOSED ELEVATIONS
PROPOSED REAR ELEVATION WITH EXISTING PROFILE
PROPOSED RIGHT ELEVATION WITH EXISTING PROFILE

SEPTEMBER
PROPOSED ELEVATIONS

1. PROPOSED REAR ELEVATION WITH EXISTING PROFILE
   
2. PROPOSED RIGHT ELEVATION WITH EXISTING PROFILE

**GENERAL NOTES:**

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8. **INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9 1/16".**
9. **ALL RISERS TO BE SOLID.**
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15. **ALL EXTERIOR RIDING PROFILES ON TO_HP (TO elevate) -- ARE PROPOSED ON TO_HP (TO elevate) -- ARE PROPOSED TO MEET THE REQUIREMENTS OF THE RELEVANT CODES & STANDARDS.**

**STAIRS, RAILING & GUARD NOTES:**

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**NOTE:**

1. **USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.**
2. **ALL EXTERIOR RIDING PROFILES ON TO_HP (TO elevate) -- ARE PROPOSED ON TO_HP (TO elevate) -- ARE PROPOSED TO MEET THE REQUIREMENTS OF THE RELEVANT CODES & STANDARDS.**
3. **ALL EXTERIOR RIDING PROFILES ON TO_HP (TO elevate) -- ARE PROPOSED ON TO_HP (TO elevate) -- ARE PROPOSED TO MEET THE REQUIREMENTS OF THE RELEVANT CODES & STANDARDS.**
4. **NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.**

**PROPOSED ELEVATIONS**

**CARLISLE RESIDENCE**

1416 Pecan Avenue, Charlotte, NC 28205
Designed Exclusively For: THIRTEEN

OCTOBER
NEW WOOD RAIL

ID

A-11

1/4" = 1'-0"

PROPOSED REAR ELEVATION

TEMPERED PER CODE (TYP.)

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE
*M.E.* = MATCH EXISTING

GLASS.

ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE

4"

1ST F.F. @ +0'-0"

APPROVAL.

PROJECT #: 15081

ISSUED: 21 SEPT 2017

REVISIONS:

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

WINDOWS.

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

EXISTING (EXISTING)

REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION

CASEMENT

4'-9"

1'-6" X 2'-4"

107

106

105

NOTE: MATCH EXISTING

MATCH EXIST.

3'-0" X 1'-6" MATCH EXISTING

2'-0" X 2'-4" 6'-6"

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Charlotte, NC 28204

CARLISLE RESIDENCE

1416 Pecan Avenue, Charlotte, NC 28205

OCTOBER

# A-11

PROPOSED ELEVATIONS

PROPOSED RIGHT ELEVATION

PROPOSED REAR ELEVATION

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT

5. R311.7.7.1 HANDRAIL HEIGHT

6. R312.2 GUARD HEIGHT

7. R312.3 OPENING LIMITATIONS

8. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO

9. ALL RISERS TO BE SOLID.

10. ALL CASED OPENINGS TO MATCH DOOR MFG. -

MATCH ORIGINAL MULLION & MATCH EXISTING (TYP).

11. CASEMENT GUARD FLOORS & MATCH EXISTING (TYP).

12. PROPOSED COLUMNS TO MATCH EXISTING U.N.O

13. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS

LESS THAN 29" IN HEIGHT.

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

15. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

LOCATIONS.

16. ALL FASCIAS TO MATCH EXISTING U.N.O.

17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

18. CONTINUOUS EAVE VENT U.N.O.

4.25

2.5

4

1

7

8

11

10

12

13

14

15

16

17

18
EXISTING FIRST FLOOR PLAN

CRAWLSPACE (SEE STRUCTURAL FOR DETAILS & PIER LOCATIONS)

EXISTING BASEMENT (UNHEATED) (SEE STRUCTURAL FOR DETAILS & PIER LOCATIONS)

UP

EXISTING BRICK FOUNDATION - ENGINEER TO VERIFY STRUCTURAL INTEGRITY OF FOUNDATION FOR ADDITION.

CRAWLSPACE

ENTIRE REAR ADDITION TO BE REMOVED (EXCEPT THE FOUNDATION)

LIVING ROOM

DINING ROOM

BEDROOM 'A'

CLOSET

BATHROOM

KITCHEN

LINEN

CLOSET

BEDROOM 'B'

PORCH

BEDROOM 'C'

CLOSET

CLOSET

BATHROOM

HALLWAY

HALLWAY

DOOR TO REMAIN SWING TO REVERSE

CONCRETE FLOOR

EXISTING CONC STEPS TO BE REPLACED WITH WOOD STEPS.

HVAC

HVAC

KEY:

REMOVE WALL

REMOVE ITEM

A-2 EXISTING PLANS

EXISTING FOUNDATION PLAN

OF: THIRTEEN

A-2

1416 Pecan Avenue, Charlotte, NC 28205

Designed Exclusively For

CARLISLE RESIDENCE

PROJECT #:

15081

ISSUED:

21 SEPT 2017

REVISIONS:

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S RISK AND EXCLUSION OF RESPONSIBILITY. THE ARCHITECTS ARE NOT RESPONSIBLE FOR CLASHES, INCONSISTENCIES, OR ERRORS, INCLUDING LOST OR OMITTED ITEMS, THAT MAY OCCUR DURING CONSTRUCTION.

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ENTIRE REAR ADDITION & ROOF TO BE REMOVED

CHIMNEY TO BE REMOVED

AREA OF ROOF TO BE REMOVED

NOTE:

12:8 EXISTING ROOF PITCH UNLESS NOTED OTHERWISE SLOPED TO DRAIN

A-3 EXISTING PLANS

1/4" = 1'-0"
MATCH EXIST.

4.25

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

A-12

1

MATCH EXIST.

CRICKET

24

BRICK VENEER

MASONRY

EXISTING WALL

NEW WALL

A-9

MATCH EXIST.

NOTE:

1. 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.

2. THESE DRAWINGS ARE NOT TO SCALE FOR ANY REASON, ALL DIMENSIONS FOR FIELD VERIFICATION.

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.

4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.

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

6. ALL RAILING TO BE 36" IN HEIGHT

7. CONTRACT TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

8. CONTRACT TO COORDINATE VENT LOCATIONS.

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.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.

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

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.

8. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9 1/16".

9. ALL RISERS TO BE SOLID.

10. CONTINUOUS EAVE VENT

PROPOSED ROOF PLAN

PROPOSED ROOF PLAN