The application was continued from February for the following: 1) Revise the front porch design to not diminish the unique quality of the original porch, 2) On the rear, consider a steeper roof pitch on the dormers and reduced massing of the addition overall, 3) Use consistent window lite pattern.

**Details of Proposed Request**

**Existing Conditions**
The existing structure is a one story Colonial style house constructed in 1930. The site elevation drops from front to rear approximately 5 to 7 feet and adjacent to a mixed use project to the rear. Existing height is approximately 17’.

**Proposal**
The project is an addition to the front and rear. The front addition includes hand rails, porch columns and new porch roof. The rear addition begins at the ridge of the original house and follows the same pitch. Proposed ridge height is +/- 18’-9”. Design features of the addition include clipped gables, and trim and widows to match the house. All primary and trim materials are wood. New windows and trim are shown on the elevations.

**Revision – March**
1. The front porch design has been revised to retain the asymmetrical roof and brackets, and the addition of an arbor over an extended porch deck with a shallow pitch membrane roof.
2. Changes to the roof massing on the rear elevation include removal of the full width roof over the 3rd floor balcony substituted by a gabled dormer over a balcony on the left side, a centered window and a gabled canopy over the right window; second floor roof pitch has been reduced to a 3:12 pitch.
3. All full size windows are 6/1

**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 Recommendation

1. Staff believes the proposal meets the contextual guidelines for additions.
2. The applicant has revised the plans based on HDC comments regarding massing and front porch design to better complement the house and meet the guidelines for porches and massing.
3. Minor detail changes may be reviewed by staff.
Charlotte Historic District Commission Case 2017-683
HISTORIC DISTRICT: DILWORTH
ADDITION

409 Rensselaer Avenue

- Dilworth
- Historic District
- Property Lines
- Building Footprints
INDEX OF DRAWINGS

A-0  Cover Sheet
A-0.1  Existing Conditions
A-0.2  Street Context
A-0.3  Site Context
A-0.4  Zoning
A-0.5  Building Height Survey
A-1.0  Existing and Proposed Site Plans
A-2.0  Existing Basement Plan
A-2.1  Existing First Floor Plan
A-2.2  Existing Second Floor Plan
A-2.3  Existing Roof Plan
A-2.4  Proposed Basement Floor Plan
A-2.5  Proposed First Floor Plan
A-2.6  Proposed Second Floor Plan
A-2.7  Proposed Roof Plan
A-3.0  Existing Front Elevation
A-3.1  Existing Right Side Elevation
A-3.2  Existing Rear Elevation
A-3.3  Existing Left Side Elevation
A-3.4  Section and Details
A-3.5  Elevations - Compared

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Basement Floor:</td>
<td>1047 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing Basement Patio:</td>
<td>172 S.F.</td>
<td></td>
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<tr>
<td>Existing First Floor:</td>
<td>1047 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing Front Porch:</td>
<td>84 S.F. to be removed</td>
<td></td>
</tr>
<tr>
<td>Existing Rear Deck:</td>
<td>312 S.F. to be removed</td>
<td></td>
</tr>
<tr>
<td>Proposed Basement Floor:</td>
<td>662 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed Front Porch:</td>
<td>144 S.F.</td>
<td></td>
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<tr>
<td>Proposed First Floor:</td>
<td>573 S.F.</td>
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<tr>
<td>Proposed Balcony:</td>
<td>274 S.F.</td>
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<tr>
<td>Proposed First Floor:</td>
<td>965 S.F.</td>
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<tr>
<td>Proposed Balcony:</td>
<td>152 S.F.</td>
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<tr>
<td>Total:</td>
<td>3,247 S.F.</td>
<td>1,789 S.F.</td>
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<tr>
<td>Total Under Roof:</td>
<td>5,036 S.F.</td>
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NOTE:
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A-0

THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203
Designed Exclusively For the:
The Thomas Residence

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 #:
17054
ISSUED:
05 FEB 2018
REVISIONS: OF FOURTEEN
409 Rensselaer Avenue, Charlotte, NC 28203
Designed Exclusively For the:
THOMAS RESIDENCE

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409 Rensselaer Avenue, Charlotte, NC 28203
Designed Exclusively For the:
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PROJECT #: 17054
ISSUED: 05 FEB 2018
REVISIONS: OF: FOURTEEN

PROPERTY FAR LEFT OF SUBJECT
PROPERTY LEFT OF SUBJECT
SUBJECT PROPERTY
PROPERTY RIGHT OF SUBJECT
PROPERTY FAR RIGHT OF SUBJECT
PROPERTY NW ACROSS STREET
PROPERTY SE ACROSS STREET
PROPERTY NE ACROSS STREET
ACUTE VIEW OF RIGHT NEIGHBOR
FRONTAL VIEW FROM YARD

LEFT FRONT WITH STOOP

LEFT SIDE OF HOUSE

RIGHT SIDE OF HOUSE

REAR OF HOUSE FROM YARD

LEFT REAR CORNER

RIGHT REAR CORNER

REAR YARD LOOKING TO CITY CENTER
EXISTING FOUNDATION PLAN

NOTE:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TRUE, VERIFIED BY SURVEYOR.
3. Plans drawn with the aid of Google Earth.
4. FOUNDATIONS TO BE DOT HAMMERED AT 30 FT.
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20. FOUNDATIONS TO BE DOT HAMMERED AT 30 FT.
**KEY:**
- WALL TO BE REMOVED
- ITEM TO BE REMOVED

**EXISTING DECK**
- ENTIRE DECK ALONG WITH THE STAIR ACCESS TO BE REMOVED

**EXISTING PATIO**
- EXISTING BATHROOM
- EXISTING CLOSET
- EXISTING KITCHEN
- EXISTING BEDROOM 'B'
- EXISTING BEDROOM 'A'
- EXISTING LIVING
- EXISTING DINING
- EXISTING FRONT PORCH

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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 SCALED 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.
   - 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. (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.**
3. **FINISH GRADE TO BE COORDINATED BY CONTRACTOR.**
4. **ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.**
5. **FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.**
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 STAIRS FOR STAIRS WILL CONTINUE TO CURVES PROFILE - CURVATURE OF THE RABBET SHALL BE NO MORE THAN 9. 16.".**
10. **ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.**
11. **RAILS TO BE 36" IN HEIGHT**
12. **ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.**
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 TO MATCH THE EXISTING HOUSE.**
16. **ALL NEW FASCIAS MATCH EXISTING HOUSE.**
17. **CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.**
18. **CONTINUOUS EAVE VENT U.N.**

**EXISTING FIRST FLOOR PLAN**

---

**Project Information:**
- **A-2.1**
- **Drawing Title:** EXISTING FIRST FLOOR PLAN
- **Issued:** 05 FEB 2018
- **Revisions:** OF: FOURTEEN
- **Project #:** 17054
- **Designer:** ALB Architecture
- **Address:** 403 Rensselear Avenue, Charlotte, NC 28203
- **Phone:** 704.503.9595
- **Email:** brooks.alb@icloud.com, lauer.alb@icloud.com

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EXISTING SECOND FLOOR PLAN

NOTE:
1. ALL PROPERTY LINE TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. WALL TO BE REMOVED
4. ITEM TO BE REMOVED
5. ENTIRE DECK ALONG WITH THE STAIR ACCESS TO BE REMOVED
6. EXISTING 2ND FLOOR PLAN
7. 1/4" = 1'-0"
8. NORTH
9. 17054
10. ISSUED: 05 FEB 2018
11. REVISIONS: OF: FOURTEEN
12. 409 Rensselear Avenue, Charlotte, NC 28203
13. Designed Exclusively For: THOMAS RESIDENCE
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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.
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 INCHS.
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.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
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 MATCH THE EXISTING HOUSE.
17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT.
19. CHRISTOPHER A. VENTLEY

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
EXISTING ROOF PLAN

NOTES:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. BUILDING LOCATION STAMP APPROVED BY INSPECTOR.
3. FOUNDATION TO BE CONPLETED BY CONSTRUCTION COMPANY.
4./Foundation to be placed at 8'-6" depth.
5. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
6. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
7. ALL BUILDING PERMITS TO BE SUBMITTED TO COMPUTER.
8. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
9. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
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18. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
19. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
20. BUILDING ONLY TO BE USED FOR CONSTRUCTION.

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.
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.

GENERAL NOTES:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY INSPECTOR.
3. FOUNDATION TO BE CONPLETED BY CONSTRUCTION COMPANY.
4./Foundation to be placed at 8'-6" depth.
5. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
6. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
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8. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
9. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
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18. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
19. FIRE/BUILDING BLOCK TO SUBMIT IN ADJACENT STRUCTURE.
20. BUILDING ONLY TO BE USED FOR CONSTRUCTION.
1. **M.E. = MATCH EXISTING**
2. **NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.**
3. **NO GREATER THAN 36" RAILING & GUARD NOTES:**
   - **R311.7.1 WIDTH**
   - **R311.7.2 TREAD DEPTH**
   - **R311.7.3 RISE & TREAD DEPTH**
   - **R311.7.4.1 RISER HEIGHT**
   - **R311.7.4.2 GUARD HEIGHT**
   - **R312.2 GUARD HEIGHT**
   - **R312.3 OPENING LIMITATIONS**
4. **HANDRAILS SHALL BE PROVIDED ON ALL STAIRWAYS.**
5. **THE MAXIMUM RISER HEIGHT PERMITTED HANDRAIL HEIGHT.**
6. **THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.**
7. **THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A 6 INCH TREAD & SERVES AS THE RAILING.**
8. **GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH (BETWEEN BOTTOM RAIL, TREAD AND RISER).**
9. **EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR.**
10. **GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH (BETWEEN BOTTOM RAIL, TREAD AND RISER).**
11. **STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY CONTRACTOR.**
12. **CONTRACTOR TO COORDINATE.**
13. **ALL SUBCONTRACTORS TO MATCH EAVE DETAILS.**
14. **ALL EAVES TO MATCH THE EXISTING HOUSE.**
15. **ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.**
16. **THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
17. **PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
18. **NOTE:**
   - **R311.7.1 WIDTH**
   - **R311.7.2 TREAD DEPTH**
   - **R311.7.3 RISE & TREAD DEPTH**
   - **R311.7.4.1 RISER HEIGHT**
   - **R311.7.4.2 GUARD HEIGHT**
   - **R312.2 GUARD HEIGHT**
   - **R312.3 OPENING LIMITATIONS**
   - **HANDRAILS SHALL BE PROVIDED ON ALL STAIRWAYS.**
   - **THE MAXIMUM RISER HEIGHT PERMITTED HANDRAIL HEIGHT.**
   - **THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.**
   - **THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A 6 INCH TREAD & SERVES AS THE RAILING.**
   - **GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH (BETWEEN BOTTOM RAIL, TREAD AND RISER).**
   - **EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR.**
   - **STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY CONTRACTOR.**
   - **CONTRACTOR TO COORDINATE.**
   - **ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.**
   - **THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
   - **PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
   - **NOTE:**
     - **R311.7.1 WIDTH**
     - **R311.7.2 TREAD DEPTH**
     - **R311.7.3 RISE & TREAD DEPTH**
     - **R311.7.4.1 RISER HEIGHT**
     - **R311.7.4.2 GUARD HEIGHT**
     - **R312.2 GUARD HEIGHT**
     - **R312.3 OPENING LIMITATIONS**
     - **HANDRAILS SHALL BE PROVIDED ON ALL STAIRWAYS.**
     - **THE MAXIMUM RISER HEIGHT PERMITTED HANDRAIL HEIGHT.**
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     - **THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A 6 INCH TREAD & SERVES AS THE RAILING.**
     - **GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH (BETWEEN BOTTOM RAIL, TREAD AND RISER).**
     - **EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR.**
     - **STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY CONTRACTOR.**
     - **CONTRACTOR TO COORDINATE.**
     - **ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.**
     - **THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
     - **PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND (INSULATE & WEATHER).**
STAIR RAILING & GUARD NOTES:

1. GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH DIA SPHERE ON OPEN SIDE OF STAIR.
2. GUARDS SHALL NOT ALLOW PASSAGE OF A 6 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.
3. MATCH EXISTING
4. MATCH EXISTING

NOTE:

1. DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION
2. REVISIONS: 05 FEB 2018
3. ISSUED: 17054
4. PROJECT #: 123
5. CONTRACTOR TO COORDINATE.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. FOUNDATION.
8. CONCRETE WALL & SLAB
9. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
10. CONCRETE PLACING TO BE PERMITTED HANDRAIL HEIGHT.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - SEE PLANS FOR CLEAR WIDTH AT ALL POINTS ABOVE THE TREADS OR FLIGHT OF STAIRS.
12. MATCH EXISTING
13. MATCH EXISTING
14. MATCH EXISTING
15. MATCH EXISTING
16. ALL EAVES TO MATCH THE EXISTING HOUSE.
17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
18. LOCATIONS.
19. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE PLANS FOR CLEAR WIDTH AT ALL POINTS ABOVE THE TREADS OR FLIGHT OF STAIR.
20. NO GREATER THAN 2'-2".
21. CURVATURE OF THE NOSING SHALL BE 1.5" RADIUS.
22. BP CURVATURE OF THE NOSING SHALL BE 0.5" RADIUS.
23. INTERIOR GUARD FOR BOUNDING SHALL CONTINUE TO PERPENDICULAR CONSTRUCTION.
24. GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
25. GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
26. GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
27. INTERIOR GUARD FOR BOUNDING SHALL CONTINUE TO PERPENDICULAR CONSTRUCTION.
28. GUARD TO COORDINATE WITH STAIR COMPANY PRIOR TO PRODUCTION.
29. GUARD TO BE 36" IN HEIGHT.
30. HANDRAIL TO BE 36" IN HEIGHT.
31. HANDRAIL & RAILING TO BE VERIFIED ON SITE BY CONSTRUCTION MANAGER PRIOR TO PRODUCTION.
32. MINIMUM TREAD DEPTH TO BE 9 INCHES.
33. THE MINIMUM TREAD DEPTH TO BE 9 INCHES.
34. THE MINIMUM TREAD DEPTH TO BE 9 INCHES.
35. THE MINIMUM TREAD DEPTH TO BE 9 INCHES.
36. ALL RISERS TO BE SOLID.
37. ALL RISERS TO BE SOLID.
38. ALL RISERS TO BE SOLID.
39. SCRIMPSHOWER.
40. STAIRS, RAILING & GUARD NOTES:
41. MATCH EXISTING
42. MATCH EXISTING
43. MATCH EXISTING
44. MATCH EXISTING
45. MATCH EXISTING
EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

NOTE:
- Dimensions are in question, obtain clarification from architect.

1. Building locations to be coordinated by contractor.
2. Foundation to be verified by contractor.
3. Elevations to be verified by contractor.
4. All exterior wall steel section to be configured by contractor.
5. All wood siding shall be double or triple sheathed, and all steel shall be galvanized.
6. Steel or aluminum columns to be factory painted.
7. Steel or aluminum columns to be factory painted.
8. Steel or aluminum columns to be factory painted.
9. Sheet rock, drywall and brick to be factory painted.
10. Match existing window & door - FF
11. A.F.F. and greater than 72" above grade or walking surface provide fall protection where the window is less than 24" above grade.
12. All caser openings to match door mfg. - general
13. Architect to coordinate.
14. All new brick work to be verified.
15. Use double felt for all pitches of 4:12 or less.
16. All new fascia to match existing house.
17. Interior & exterior stair nosing shall conform to IRC.
18. Architect to verify all claims, damages and injuries, shall be at the client's sole risk.
19. Architect harmless for all claims, damages and injuries, shall be at the client's sole risk.
20. Dim. based on Kolbe Ultra Series new construction.
21. Verify any requirements for egress required.
22. Verify any requirements for muntin pattern.
23. See elevations for muntin pattern.
24. Match trim details with metal drip cap (with flashing) & back band.
25. Match existing window & door - FF
26. All new windows to be verified.
27. Provide fall protection where the window is less than 24" above grade.
28. All new windows to be verified.
29. Match trim details with metal drip cap (with flashing) & back band.
30. Match existing window & door - FF
31. Match trim details with metal drip cap (with flashing) & back band.
32. Match existing window & door - FF
33. Match trim details with metal drip cap (with flashing) & back band.
34. Match trim details with metal drip cap (with flashing) & back band.
35. Match trim details with metal drip cap (with flashing) & back band.
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48. Match trim details with metal drip cap (with flashing) & back band.
49. Match trim details with metal drip cap (with flashing) & back band.
50. Match trim details with metal drip cap (with flashing) & back band.
51. Match trim details with metal drip cap (with flashing) & back band.
52. Match trim details with metal drip cap (with flashing) & back band.
A-3.3
ITEM TO BE REMOVED
WALL TO BE REMOVED

PROPOSED LEFT ELEVATION
EXISTING LEFT ELEVATION

REVISIONS:
BRICK VENEER
ISSUED:
F.F. @ -6' - 8"
ROWLOCK
STUCCO
BRICK VENEER

GRADE VARIES
FROM ARCHITECT.
DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION
BRICK BASE
1ST F.F. @ +0' - 0"
2" TRIM BAND
REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF
ALIGN THE EAVES AND THE OVERHANG
ROWLOCK
3'- 0"
3'- 0"
2" SQ WOOD COLUMN
4" PILASTER
4" WINDOW TRIM (TYP)

ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE
PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND
ARCHITECTS
THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE
INCHES IN HEIGHT.
THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
HEIGHT SHALL NOT BE LESS THAN 36 INCHES IF ON
TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE
SHALL BE 9 INCHES.
SHALL BE 8 INCHES.
EXCEPTION DOES NOT APPLY TO THIS PROJECT.

R312.3 OPENING LIMITATIONS

6.1.

R311.7.4.2 TREAD DEPTH

3.

R312.2 GUARD HEIGHT

5.

R312.1 HANDRAIL HEIGHT

4.

HANDRAILS SHALL BE PROVIDED ON
THE MINIMUM TREAD DEPTH
BETWEEN BOTTOM RAIL, TREAD AND RISER).

1.1.

EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD

5.3.

R312.1 GUARD HEIGHT

4.

THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON
R311.7.4 PROFILE

3.

SHALL BE 9 INCHES.

R311.6.3.2 RISER HEIGHT

5.

INCHES FOR THIS PROJECT.

R311.6.3.1 RISER HEIGHT

4.

ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD

5.2.

AND MORE OF STEPS, CONCRETE PRECAST

2.

TREAD DEPTH

3.

TREADS OR FLIGHTS OF STAIRS WITH FOUR OR MORE

R311.7.4.1 TREAD DEPTH

3.

STAIRS, RAILING & GUARD NOTES:

2.

NOTICE: GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES
THIS DRAWING AND THE DESIGN SHOWN IS

NOTE:

REQUIREMENTS FOR EGRESS OR TEMPERED GLASS
THE MINIMUM TREAD DEPTH
FROM ARCHITECT FOR APPROVAL.

R311.7.4.3 RISER HEIGHT

3.

DIMENSIONS ARE TO FACE OF STUD & CONCRETE

2.

CONTRACTOR TO COORDINATE. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE

1.

DIMENSIONS ARE BASED ON KOLBE ULTRA SERIES

2.

DIMENSIONS BASED ON KOLBE ULTRA SERIES

2.

DIMENSIONS. - STAIRWAYS SHALL NOT BE LESS THAN 36

1.

TREADS OR FLIGHTS OF STAIRS WITH FOUR OR MORE

R311.6.3 RISER HEIGHT

3.

SHALL BE 9 INCHES.

R311.6.2 RISER HEIGHT

4.

THE MAXIMUM RISER HEIGHT

R311.6.1 RISER HEIGHT

5.

CORROSION RESISTANT FLASHING

5.

No RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS

5.

OF STAIRS SHALL NOT ALLOW PASSAGE OF A 6 INCH

5.

STAIRS, RAILING & GUARD NOTES:

1.

THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
HEIGHT SHALL NOT BE LESS THAN 36 INCHES IF ON

5.

THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
HEIGHT SHALL NOT BE LESS THAN 36 INCHES IF ON

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5.

THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
HEIGHT SHALL NOT BE LESS THAN 36 INCHES IF ON

5.
STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY ENGINEER.

7. STAIR RISES & TREADS TO BE ROUNDED TO MATCH TRIBRACOبسيط big keep.

8. SKIRTING ON THE OUTSIDE WALLS TO MATCH THE EXISTING HOUSE.

9. EVERY EXTERIOR CONCRETE WALL & SLAB TO BE FIRE BLOCKED AT FLOOR & CEILING PER CODE.

10. ALL EXTERIOR CASED OPENINGS TO MATCH DOOR MANUFACTURER.

11. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS.

12. ALL EXTERIOR FASCIAS TO MATCH EXISTING HOUSE.

13. ALL EXTERIOR ROOF TOPS TO MATCH THE EXISTING HOUSE.

14. ALL EXTERIOR FENESTRAIONS TO MATCH WINDOW MANUFACTURER.

15. ALL EXTERIOR ATTACHMENTS TO MATCH MASONRY MANUFACTURER.

16. ALL EXTERIOR FAUX FINISHES TO MATCH EXISTING HOUSE.

17. ALL EXTERIOR METAL COPING TO MATCH EXISTING HOUSE.

18. ALL EXTERIOR SCONCES & LIGHTS TO MATCH EXISTING HOUSE.

19. ALL EXTERIOR BRICK TIES TO MATCH EXISTING HOUSE.

20. ALL EXTERIOR METAL & STAINLESS STEEL TO MATCH EXISTING HOUSE.

21. ALL EXTERIOR WATER PROOFING TO MATCH EXISTING HOUSE.

22. ALL EXTERIOR PLUMBING TO MATCH EXISTING HOUSE.

23. ALL EXTERIOR ELECTRICAL TO MATCH EXISTING HOUSE.

24. ALL EXTERIOR MECHANICAL TO MATCH EXISTING HOUSE.

25. ALL EXTERIOR SECURITY TO MATCH EXISTING HOUSE.

26. ALL EXTERIOR CEILING TO MATCH EXISTING HOUSE.

27. ALL EXTERIOR WALLS TO MATCH EXISTING HOUSE.

28. ALL EXTERIOR DECKS TO MATCH EXISTING HOUSE.

29. ALL EXTERIOR PATIOS TO MATCH EXISTING HOUSE.

30. ALL EXTERIOR BALCONIES TO MATCH EXISTING HOUSE.

31. ALL EXTERIOR LANDSCAPING TO MATCH EXISTING HOUSE.

32. ALL EXTERIOR PAVING TO MATCH EXISTING HOUSE.

33. ALL EXTERIOR GARDENING TO MATCH EXISTING HOUSE.

34. ALL EXTERIOR FENCING TO MATCH EXISTING HOUSE.

35. ALL EXTERIOR OUTDOOR KITCHENS TO MATCH EXISTING HOUSE.

36. ALL EXTERIOR OUTDOOR SOUNDS TO MATCH EXISTING HOUSE.

37. ALL EXTERIOR OUTDOOR BARNS TO MATCH EXISTING HOUSE.

38. ALL EXTERIOR OUTDOOR SHEDS TO MATCH EXISTING HOUSE.

39. ALL EXTERIOR OUTDOOR SHAPES TO MATCH EXISTING HOUSE.

40. ALL EXTERIOR OUTDOOR STRUCTURES TO MATCH EXISTING HOUSE.

41. ALL EXTERIOR OUTDOOR EQUIPMENT TO MATCH EXISTING HOUSE.

42. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

43. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

44. ALL EXTERIOR OUTDOOR FIXTURERS TO MATCH EXISTING HOUSE.

45. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

46. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

47. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

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61. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

62. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

63. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

64. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

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66. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

67. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

68. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

69. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

70. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.

71. ALL EXTERIOR OUTDOOR FIXTURES TO MATCH EXISTING HOUSE.
A-3.5

COMPARISION OF EXISTING & PROPOSED ELEVATIONS

409 Rensselaer Avenue, Charlotte, NC 28203
Designed Exclusively For the:
THOMAS RESIDENCE

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PROJECT #: 17054
ISSUED: 05 FEB 2018
REVISIONS: OF: FOURTEEN

1 1/2" = 1'-0"

FRONT ELEVATION

1 1/2" = 1'-0"

RIGHT SIDE ELEVATION

1 1/2" = 1'-0"

REAR ELEVATION

1 1/2" = 1'-0"

LEFT SIDE ELEVATION

1 1/2" = 1'-0"
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A-0.1  Existing Conditions
A-0.2  Street Context
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A-0.5  Building Height Survey
A-1.0  Existing and Proposed Site Plans
A-2.0  Existing Basement Plan
A-2.1  Existing First Floor Plan
A-2.2  Existing Second Floor Plan
A-2.3  Existing Roof Plan
A-2.4  Proposed Basement Floor Plan
A-2.5  Proposed First Floor Plan
A-2.6  Proposed Second Floor Plan
A-2.7  Proposed Roof Plan
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A-3.1  Existing Right Side Elevation
A-3.2  Existing Rear Elevation
A-3.3  Existing Left Side Elevation
A-3.4  Section and Details
A-3.5  Elevations - Compared

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Basement Floor:</td>
<td>1047 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing Basement Patio:</td>
<td>172 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing First Floor:</td>
<td>1047 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing Front Porch:</td>
<td>84 S.F.(to be removed)</td>
<td></td>
</tr>
<tr>
<td>Existing Rear Deck:</td>
<td>312 S.F.(to be removed)</td>
<td></td>
</tr>
<tr>
<td>Proposed Basement Floor:</td>
<td>682 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed Front Porch:</td>
<td>144 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed First Floor:</td>
<td>573 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed Balcony:</td>
<td>274 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed First Floor:</td>
<td>965 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed Balcony:</td>
<td>152 S.F.</td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td>3,247 S.F.</td>
<td>1,789 S.F.</td>
</tr>
<tr>
<td>Total Under Roof:</td>
<td>5,036 S.F.</td>
<td></td>
</tr>
</tbody>
</table>
409 Rensselaer Avenue, Charlotte, NC 28203
Designed Exclusively For the:
THOMAS RESIDENCE

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05 FEB 2018
EXISTING FOUNDATION PLAN

**EXISTING BASEMENT**

- (UNHEATED)

**EXISTING PATIO**

- TO BE REMOVED

**EXISTING FOUNDATION**

- PLAN

---

**REVISIONS:** OF FOURTEEN

---

**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.
1. WALL TO BE REMOVED

2. ITEM TO BE REMOVED

3. ENTIRE DECK ALONG WITH STAIR ACCESS TO BE REMOVED

4. 1'-0" DECK DEPTH TO THE SURFACE OF THE GROUND TO BE REMOVED FOR USE AS THE DRIVEWAY OR STORM DRAINAGE.

5. INTERIOR DECK SPOT ON RISING SPACING SHALL CONFORM TO TYPICAL PROFILES OF THE ROOF SHEET.

6. 1'-0" PROFILE - CURVATURE OF THE ROOF SHEET SHALL BE NO MORE THAN 9/16 INCH RADIUS.

7. 7/16" MINIMAL INTERIOR DECK SPACE BETWEEN SHEET METAL OR FASCIA FRAMES.

8. ALL CASINGS DURING THE REMOVAL OF THE EXISTING ROOF SHEET ALUMINUM TO MATCH THE EXISTING HOUSE.

9. EXTENT OF THE ROOF TO BE REMOVED (THE PROPOSED ROOF TO MAINTAIN THE SAME PROFILE OF THE EXISTING ROOF WITH REFERENCE TO THE EAVE HEIGHT AND THE PITCH WITH 1'-0" EAVE)

10. ENTIRE FRONT PORCH TO BE REMOVED

11. 1'-0" DECK DEPTH TO THE SURFACE OF THE GROUND TO BE REMOVED FOR USE AS THE DRIVEWAY OR STORM DRAINAGE.

12. ENROLLMENT AREA TO PREVENT INTRUSION INTO THE DRIVEWAY OR STORM DRAINAGE.

13. ALL CASES DURING THE REMOVAL OF THE EXISTING ROOF SHEET ALUMINUM TO MATCH THE EXISTING HOUSE.

14. ALL CASES DURING THE REMOVAL OF THE EXISTING ROOF SHEET ALUMINUM TO MATCH THE EXISTING HOUSE.

15. ALL CASES DURING THE REMOVAL OF THE EXISTING ROOF SHEET ALUMINUM TO MATCH THE EXISTING HOUSE.

16. 1'-0" DECK DEPTH TO THE SURFACE OF THE GROUND TO BE REMOVED FOR USE AS THE DRIVEWAY OR STORM DRAINAGE.

17. 1'-0" DECK DEPTH TO THE SURFACE OF THE GROUND TO BE REMOVED FOR USE AS THE DRIVEWAY OR STORM DRAINAGE.

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50. 1'-0" DECK DEPTH TO THE SURFACE OF THE GROUND TO BE REMOVED FOR USE AS THE DRIVEWAY OR STORM DRAINAGE.
EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

AREA A-3.0

ALTOona RESIDENCE

A-3.0 OF FOURTEEN

DIAMETER SPHERE ON OPEN SIDE OF STAIR.

EXCEPTION 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

DESCRIPTION IS TO FACE OF STUD & CONCRETE FOR DRAWINGS FOR ALL SIZES & HEIGHTS.

NOTE: NO GREATER THAN 4" TRIM (TYP) ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8" 1/4" INCHES.

NOTE: PERMITTED HANDRAIL HEIGHT. - CURVATURE OF THE NOSING SHALL BE 9" 1/4"

ENDS OF STEPS TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.

NOTE: THE MINIMUM TREAD DEPTH SHALL BE 8 INCHES.

ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

NOTE: THE MINIMUM TREAD DEPTH SHALL BE 8 INCHES.

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

NOTE: NO GREATER THAN 4" TRIM (TYP). - DIMENSIONS BASED ON KOLBE ULTRA SERIES CASEMENT.

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NOTE: NO GREATER THAN 4" TRIM (TYP). - DIMENSIONS BASED ON KOLBE ULTRA SERIES CASEMENT.
ITEM TO BE REMOVED
WALL TO BE REMOVED
BASEMENT @ -9'-0"
GRADE VARIES
ROWLOCK

F.F. @ -6'-8"
17054
PROJECT #:
EXIST. BASEMENT
9'-0"
BRICK VENEER
4" WINDOW TRIM (TYP)
STUCCO
DOWN SPOUT AND GUTTER
FIN. CLG. @ -0'-8"
OF THE HOUSE
EXIST. BASEMENT
FROM ARCHITECT.
DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION
REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF
2" TRIM BAND
3'-0"
10" TRIM BAND
1ST F.F. @ +0'-0"

2. WOOD DECK
8" SQ COLUMN
7'-3"
8'-2"

21 FEB 2018
F.F. @ -6'-8"

THOMAS RESIDENCE
107

Designed Exclusively
DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS
REUSE OR MODIFICATION OF THESE CONSTRUCTION
NOTES:

ROOF VENTILATION
ALL NEW FASCIAS MATCH EXISTING HOUSE.
ALL EAVES TO MATCH THE EXISTING HOUSE.
CONTINUOUS EAVE VENT U.N.O.

GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCHES IN DIAMETER.
EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
GUARDS SHALL NOT BE LESS
THAN 34 INCHES IF ON
THE MINIMUM TREAD DEPTH
SHALL BE 9 INCHES.
STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY
CONTRACTOR TO COORDINATE.
ALL CASED OPENINGS TO MATCH DOOR MFG. -
ALL RISERS TO BE SOLID.
NO GREATER THAN
9
PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE
MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS
MATCH EXISTING WINDOW & DOOR
- NOTE:
MUNTIN PATTERN.
SEE ELEVATIONS FOR MUNTIN PATTERN.

ONE STORY, TWO STORY
NOTICE: CONSTRUCTION TO BE PERFORMED BY LICENSED CONTRACTOR.
TO BE PERFORMED BY LICENSED CONTRACTOR.

EXIST. TOP OF ROOF
EXIST. REAR ELEVATION
EXISTING REAR ELEVATION

THOMAS RESIDENCE
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ALB Architecture
E-mail: lauer.alb@icloud.com
Phone: 704.503.9595
Charlotte, NC 28204
ALB Architecture

C DOUBLE HUNG
Match Trimming With Metal Drip Cap (With Flashing) & Back Band

terior & Exterior Stair Nosing shall Conform to
Foundation.
All
CONCRETE WALL & SLAB
FIRE BLOCK @ FLOOR & CEILING PER CODE.
ALL
Egress or Tempered Glass

NOTE:
1. VESSELS OF MODIFICATION OF CONSTRUCTION DOCUMENTS OF THE CLIENT. WITHOUT THE ARCHITECTS
PREFERENCES, SHALL BE IN ACCORDANCE WITH THE ARCHITECTS
PREFERENCES. ALL teleporters, including Alternate Plans, are to be prepared by the architect at the request of the client.
2. THE DRAWINGS ARE NOT TO SCALE FOR ANY MEASUREMENTS, ALL DIMENSIONS TO BE FIELD VERIFIED. IF
NOT IN SCALE, SEE SPECIFICATIONS FOR MEASUREMENTS.