

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-0107

DATE: March 9, 2017

ADDRESS OF PROPERTY: 612 East Worthington Avenue TAX PARCEL NUMBER: 12108515

HISTORIC DISTRICT: Dilworth

OWNER(S): James and Tracy Vap

DETAILS OF APPROVED PROJECT: The project is an addition of a cross gabled dormer on the second floor and chimney extension. Window details, materials and trim will match the existing house. Final ridge hight will be approximately 33'. 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.

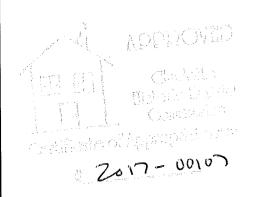
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Janfohh	John Sonal
Chairman	Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

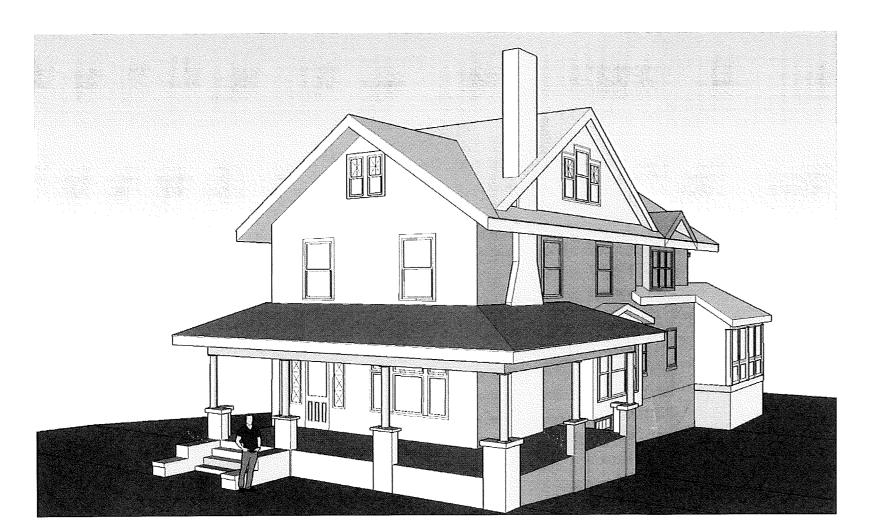
www.charlotteplanning.org

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





VICINITY MAP



NOTE:
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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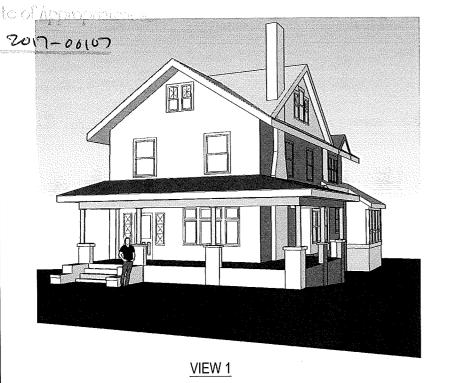
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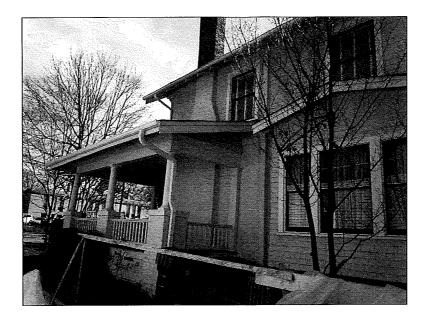
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A-0

OF: NINETEEN



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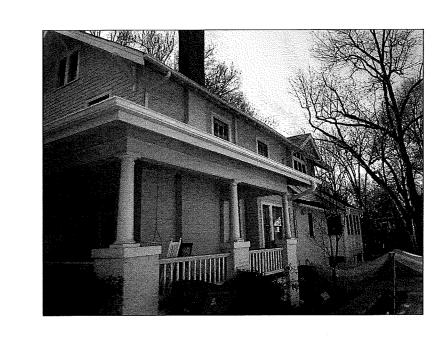




VIEW 3







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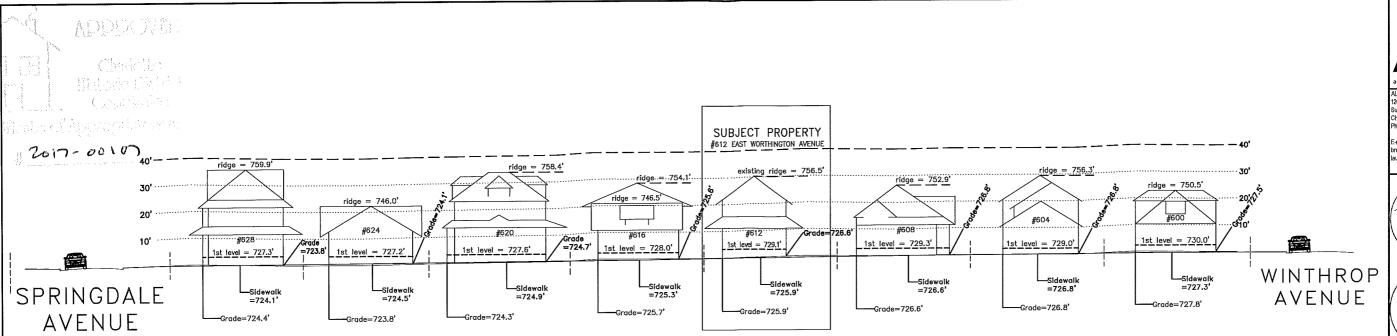
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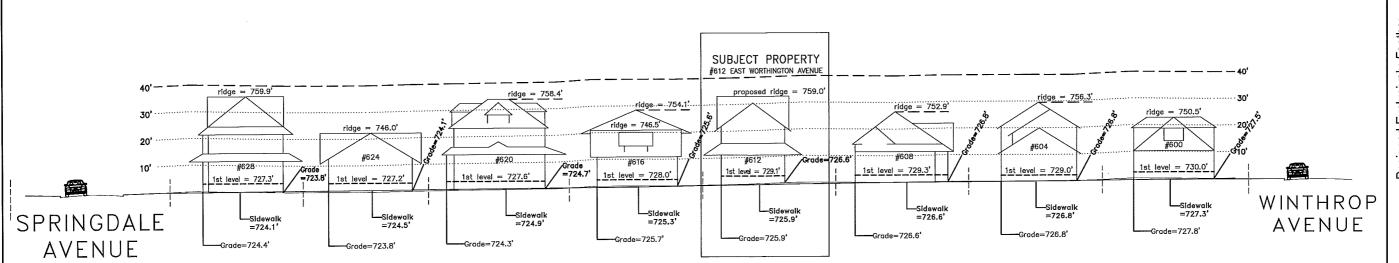
PHOTOS AND IMAGES

OF: NINETEEN

VIEW 2



EAST WORTHINGTON AVENUE



EAST WORTHINGTON AVENUE

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612 East Worthington Avenue, Charlotte, NC 28203

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STREET SCAPE

A-1

10' ALLEY N 44'59'44"W 50.16' RESIDENCE CALCULATIONS TOTAL PROPOSED HEATED AREA (THIRD FLOOR) TOTAL PROPOSED HEATED AREA OF GARAGE PROPOSED UNHEATED REAR PORCH POOL PATIO SHOP REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC) EXISTING REAR YARD AREA IMPERVIUOS AREA AT REAR YARI 35' REAR SETBACK OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED) TOTAL AREA OF SITE (NO CHANGE) 1815 PORCHES (NO CHANGE 854 2669 TOTAL FOOTPRINT (NO CHANGE) PERCENTAGE OF OPEN SPACE 62%

2017-007

20' FRONT SETBACK

S 44'57'20"E 50.01'

E. WORTHINGTON AVE.

N 44'59'44"W 50.16" 20' FRONT SETBACK S 44'57'20"E 50.01'

10' ALLEY

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NC 28203

East Worthington Avenue, Charlotte,

612

STAIRS, RAILING & GUARD NOTES

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36
NICHER 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 \$\frac{1}{1}\text{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 NICHES.

4. R311.71 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.

RISTA: HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL.

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

RISTA: 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.

THE O'PEN SIDE OF STAR & SERVEYS AS THE PRAILING.

7. R3123 O'PENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SUBFACE TO THE REQUIRED GUARD RIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - O'PEN SIDE OF STAR 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

GUARIUS SHALL NOT ALLOW PASSAGE UP A '§

DAMETER SPHERE ON OPEN SIDE OF STAIR
GENERAL NOTES

1. 8-0" THRD FLOOR CEILING HEIGHT.

2. RAIL @ 36" A.F., IF GRADE EXCEEDS 20" IN HEIGHT WITHIN 3'4" OF PROPULES.

PORCHES.

3. ALL EAVES TO MATCH EXISTING U.N.O.

4. USE DOUBLE FELT WITH SNOW BICE GUARD FOR ALL ROOFS WITH

PITCHES 4:12 & LESS PITCHES 4:12 & LESS

. PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY
INSULATION BEHAND SHOWER & TUB AREAS AS PER NI 102 Z. 12

6. PROVIDE RECURRED CORROSON RESISTANT FLASHING ON ALL
LOCATIONS PER R939.2.1

 REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS B THE CLIENT, WITHOUT THE DESIGNERS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY THE CHEM'S SOLE MISK, MAIL THE CHEM PROFESS TO INDEMNIT!
AND HOLD THE DESIGNER PRAMELESS FOR ALL CLAINS, DAWNGES
AND EXPENSES, BULLUNING ATTORNEY FEES ARISING OUT OF SUCH
RILES BY CLEINT OR BY OTHERS ACTINIST THE ROUGH CLIENT.

THESE DRAWINGS ARE NOT TO BE SCALED FOR AMY REASON, ALL
DIMENSIONS TO BE FILED VERIFIED. IF DIMENSIONS ARE IN
QUESTION, OSTAIN CLARIFICATION FROM ARCHITECT.

XISTING & PROPOSED SIT PLANS

A-3 OF: NINETEEN

 $\underbrace{ 1 \underbrace{ \text{PROPOSED SITE PLAN} }_{\text{1/8}^{*} = 1^{\circ}\text{-}0^{\circ}} }$

E. WORTHINGTON AVE.

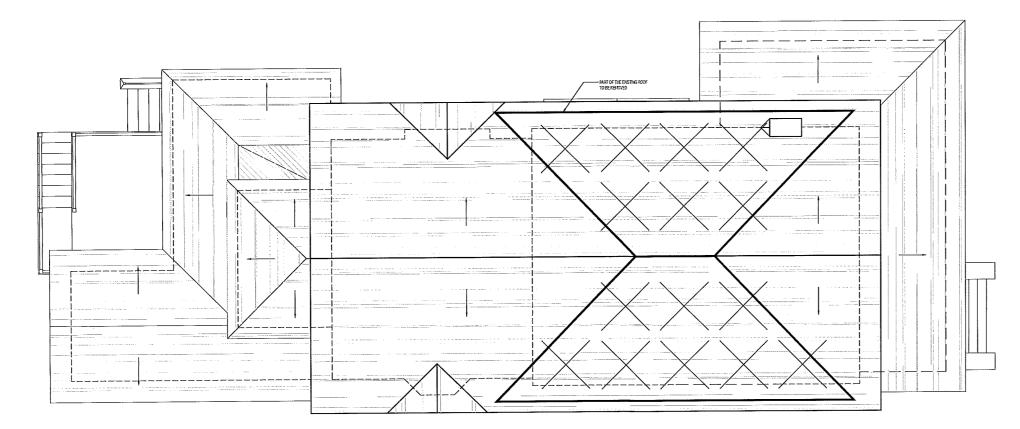
EXISTING SITE PLAN

1/8' = 1'-0'

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For the:





 $\bigcirc \underbrace{\text{EXISTING ROOF PLAN}}_{1/4^* = 1^* \cdot 0^*}$



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STAIRS, RAILING & GUARD NOTES:

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

PERMITTED PARTURALL REIGHT. - SEE PLANS FOR CLEAR
WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.41 RISER REIGHT. THE MAXIMUM RISER HEIGHT
SHALL BE 8½ 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.

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

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 1.8.2 APPLY TO PROJECT - GUARD
HEIGHT SHAIL NOT BE LESS HAN 34 INCHES IF ON

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

1. EXCEPTIONS 1.8.2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH
SPHERE IN DIAMETER AT THE TRANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR.

GENERAL NOTES:

1. 8-0-THRD FLOOR CEILING HEIGHT.

2. RALL @ 35" A.F.F. IF GRADE EXCEEDS 23" IN HEIGHT WITHIN 3-0" OF

PORCHES.

ALLEAVES TO MATCH EXISTING UNLO.

USE DOUBLE FELT WITH SNOW BICE GUARD FOR ALL ROOFS WITH PITCHES 4 12 & LESS
PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BERNO SHOVIER & TUB AREAS AS PER IN 1102.2 12
PROVIDE REQUIRED CORROSION RESISTANT FLASHING ON ALL LOCATIONS PER 18903.2.1
CHINASY SYALL EXTEND AT LEAST 2 HORSER THAN ANY PORTION OF THE BULLDING WITHIN 10 BUT SHALL NOT BE LESS THAN 3 PROVIDED THE POWERT WARRES THE CHAINSY SHALL EXTENDING THE PROVIDED HERE OF THE MANNEY WARRES THE CHAINSY SHALL EXTENDING THE PROVIDED HERE OF THE POWER WARRES THE CHAINSY SHALL EXTENDING THE PROVIDED HERE OF THE POWER WARRES THE CHAINSY SHALL EXTENDING THE POWER THE POWER WARRES THE CHAINSY SHALL EXTENDING THE PROVIDED HERE OF THE POWER THE PO

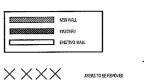
THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF

CHIMNEY ABOVE THE ROOF TO BE UNPAINTED.

NOTE:

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2. THESE DRAWINGS ARE BOTTO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFICE, IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.





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EXISTING ROOF PLAN

A-6 OF: NINETEEN



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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

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. R31.7.4.2 TREAD DEPTH—THE MINIMUM TREAD DEPTH

5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL NOT JULY THANDROL REIGHT - PARGURATING HEIGHT OPPUL.
NOT BE LESS THAN 38 INCHES AND NOT MORE THAN 38
INCHES IN HEIGHT.
 R112 GUARD HEIGHT - GUARDS SHALL NOT BE LESS
THAN 36 INCHS

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.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH
SOMERE IN DIAMETER AT THE TRIANGUIL AR OPENINGS

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.

DIAMETER SPHERE ON OPEN SIDE OF STAIR.

GENERAL NOTES. BY FOUNDATION FROM FACE OF BRICK

1. ALL DIMENSIONS IN FOUNDATION FROM FACE OF BRICK

2. 8"3" FIRST FLOOR CELLING HEIGHT.

RAIL, 9.3" AFF, IF GRADE EXCEEDS 29" IN NEIGHT. WITHIN 3"4" OF PORCHES.

ALL EAVES TO MATCH EXISTING UNO.

5. USE DOUBLE FELT WITH SNOW MICE GUARD FOR ALL ROOFS WITH MATCHES AFT ALL RESE.

PITCHES 4:12 & LESS PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BEHIND SHOWER & TUB AREAS AS PER N1102.2.12 PROVIDE REQUIRED CORROSION RESISTANT FLASHING ON ALL

LOCATIONS PER R903.2.1

LOCATIONS PER 1909.2.1

OHNAME? SHALL EXTEN AT LEAST 2 HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10° BUT SHALL NOT BE LESS THAN 3 ABOVE THE POINT WHERE THE CHANNEY PASSES THROUGH THE ROOF.

B. CHANNEY ASOVETHER OFO TO BE LARPAINTED.

♦IST F.F. Q +0.07 1-9.D.D.VR.ZAB NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY
THE CLIENT, WITHOUT THE DESIGNERS PERMISSION, SHALL BE AT
THE CLIENTS SOLE BISS, AND THE CLIENT AGREES TO INDEMNIFY

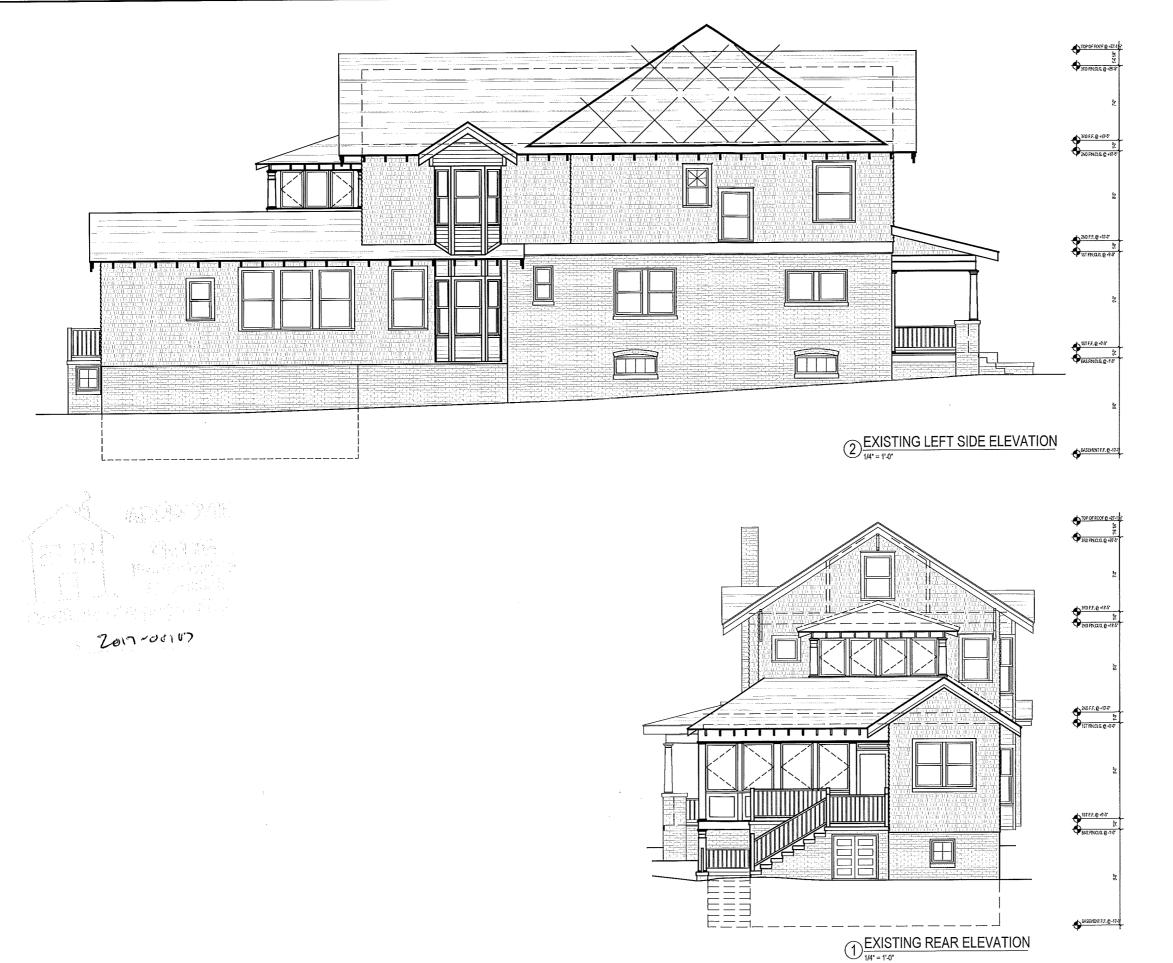
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EXISTING ELEVATIONS



 $\bigcirc \underbrace{\text{EXISTING FRONT ELEVATION}}_{\text{1/4'}=\text{1'-0'}}$





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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 9 JINCHES.

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 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.

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

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 IF ON THE OPEN SIDE OF STAIR & SERVIES AS THE RAILING.

7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINSS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SOURCE A WALKER IN DIAMETER.

OF A SPHERE 4 INCHES IN DIAMETER.

1. EXCEPTIONS 1.8.2 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.
GENERAL NOTES:

1. ALL DIMENSIONS IN FOUNDATION FROM FACE OF BRICK
2. 8-3" FIRST FLOOR CELLING HEIGHT.
2. RALL 93" AFF. IF. GRADE EXCEEDS 29" IN HEIGHT. WITHIN 3-4" OF PORCHES.
4. ALL EAVES TO MATCH EXISTING U.N.O.
5. USE DOUBLE FELT WITHIN SNOW AICE GUARD FOR ALL ROOFS WITH PITCHES 412'8 LESS.
5. DOUBLE FELT WITHIN SNOW AICE GUARD FOR ALL ROOFS WITH PITCHES 412'8 LESS.
5. DOUBLE FELT WITHIN SNOW AICE GUARD FOR ALL ROOFS WITH PITCHES 412'8 LESS.

6. PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY

INSULATION BEHIND SHOWER & TUB AREAS AS FER N1102.2.12
7. PROVIDE RECURRED CORROSION RESISTANT FLASHING ON ALL LOCATIONS PER R903.2.1

LOCATIONS PER 1890.2.1

CHAMPEY SHALL EXTERN AT LEAST Z HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 BUT SHALL NOT BE LESS THAN IS ABOVE THE POINT WHERE THE CHAMPEY PASSES THROUGH THE ROOF CHAMPEY ABOVE THE ROOF TO BE UNIPAINTED.

NOTE:

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THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDIDMARY
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AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH AND EXPENSE IN ALLUMNS AT HOWER FEED AND WORLD TO BE OFFI REUSE BY CLIENT OR BY OTHER ACTION THROUGH CLIENT. 2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IP DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

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612

Exclusively For the: RESIDENCE

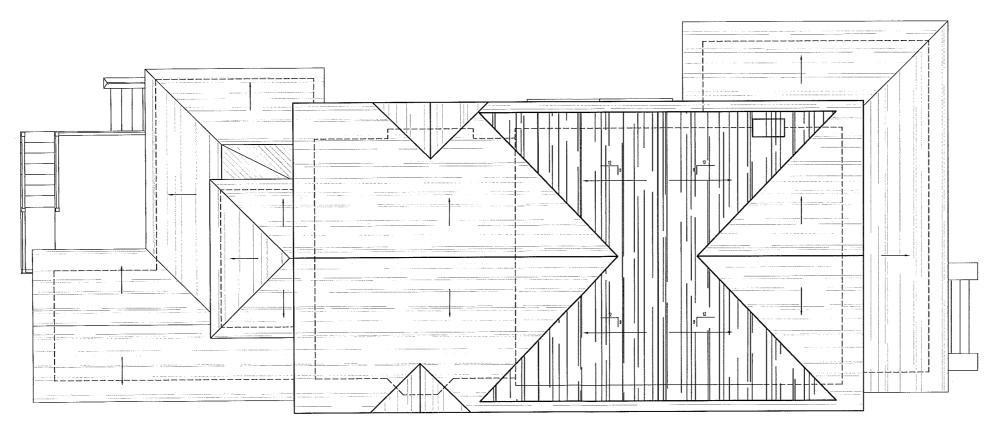
Designed VAP

PROJECT#: 16062 ISSUED: 10 FEB 2017 REVISIONS:

EXISTING ELEVATIONS

OF: NINETEEN





WINDOW SCHEDULE (ID) (A) 2-8" X 5-0" 6-10" **3** 2-0° X 4-0° 5-10

NOTE: 1. MATCH TRIMDETALS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAUD

- HATCH HRAUDEHALS WITH MEHAL DRIP CAP (MITHELS HANGE & SACK SOUL TRAMAT WANDOWS FOR HANTIN PATTERN VERRY ANY REQUIREMENTS FOR GREESS OR THAMPENED GASS.

 ALL WADOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 15" A F FMUST BE TEMPERED.
- BETELMERED TO SUCH MORE & LESS THAN 15" AFF<u>HUST</u>
 PROVIDE FALL PROTECTION WHERE THE WILDOW IS LESS THAN 21" ABOVE
 AFF, AND GREATER THAN 17" ABOVE GRADE OR WALKING SURFACE
 BELOW.
- 5. DMEDISIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE

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architectur





VAP RESIDENCE
East Worthington Avenue, Charlotte, NC 28203

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Exclusively For the:

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. 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.41 RISER RIEGHT. THE MAXIMUM RISER HEIGHT
SHALL BE 8½ 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 MANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF BEACH CONTINUOUS PINAGE.

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

TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.

5. R311.77.1 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 8.2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR 8 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 SPHEEF A KINCHES IN DAMETER.

OF A SPHERE 4 INCHES IN DIAMETER.

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.

GENERAL DOTIES.

1. 8-0" THIRD FLOOR CEILUNG HEIGHT.

2. RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT WITHIN 3-0" OF PORCHES.
ALL EAVES TO MATCH EXISTING U.N.O.

USE DOUBLE FELT WITH SNOW AKE GUARD FOR ALL ROOFS WITH PITCHES 4:12 A LESS
 PROWIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BEHIND SHOWER & TUB AREAS AS PER N 1102.2.12

INSULATION SEMIND SHOWER & TUB AREAS AS PER MITUZ. 21

PROVIDE RECURIED CORROSION RESISTANT FLASHINS ON ALL
LOCATIONS PER R903.2.1

CHAINES SHALL EXTEND AT LEAST 2 HIGHER THAN ANY PORTION OF
THE BUBLIONS WITHIN 10 BUT SHALL NOT BE LESS THAN'S ABOVE
THE POINT WHERE THE CHINNEY PASSES THROUGH THE ROOF

CHAINEY ABOVE THE ROOF TO BE UNPAINTED.

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS B'
THE CLIENT, WITHOUT THE DESIGNERS PERWISSION, SHALL BE AT
THE CLIENTS SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY
AND HOLD THE DESIGNER HARMLESS FOR ALL CLIANS, DANAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCI

REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL
DMENSIONS TO BE FIELD VEHICLE, OF DIMENSIONS ARE IN
QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.





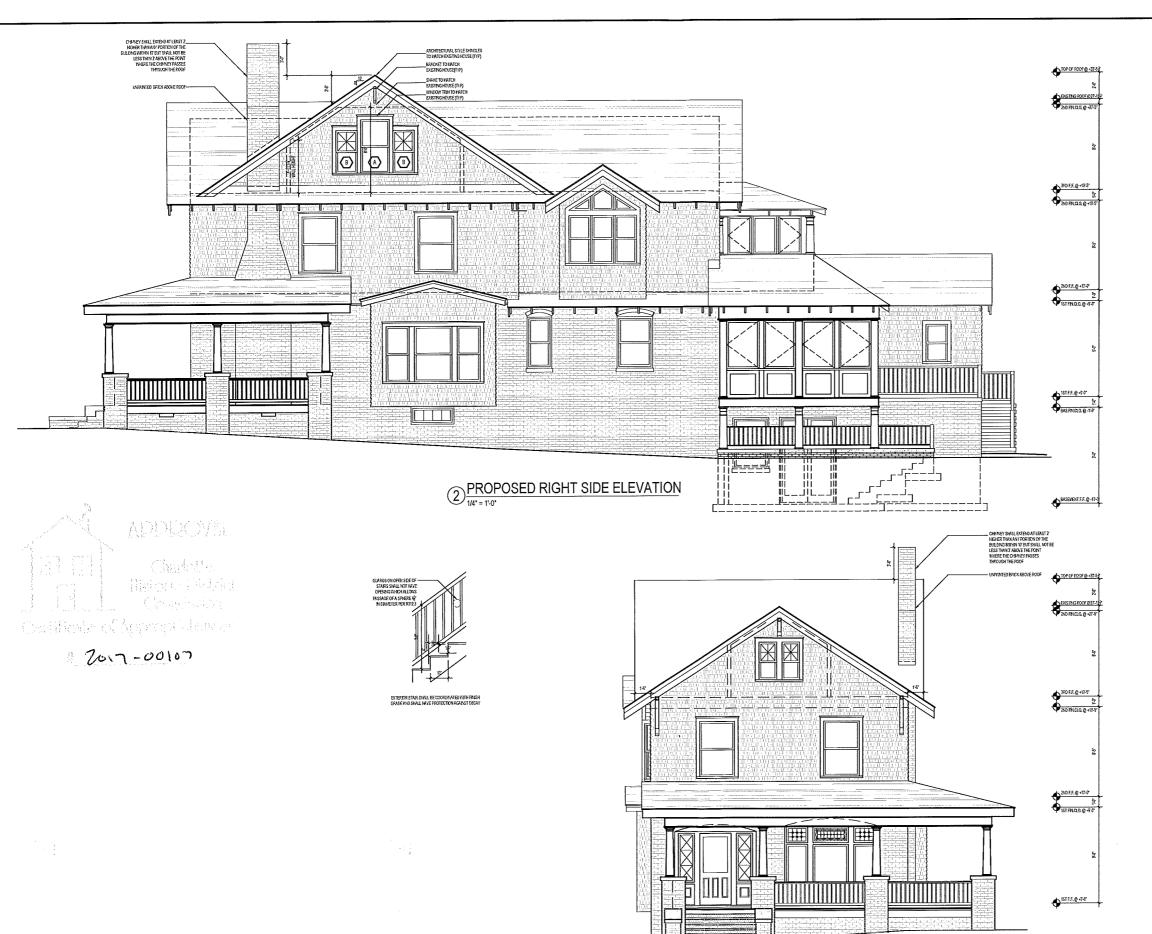
PROJECT #: 16062 ISSUED: 10 FEB 2017 REVISIONS:

PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

1/4" = 1'-0"



WINDOW SCHEDULE (ID) SIZE $\langle A \rangle$ 2-8" X 5-0" 6-10" ⑧ 2 0° X 4-0° 5-10*

NOTE

1. MATCH TRIMDETALS WITH METAL DRIP CAP (MITH FLASHING) & BACK BAND
TRIMAT WINDOWS.
2. SEE BLEVATIONS FOR MAINTIN PATTERN VERFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS ALL WAIDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 16" A.F.F.MUST

DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS
PRIOR TO OFIDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE

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

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architectur



51533

28203

2

East Worthington Avenue, Charlotte,

612

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

Exclusively For the:

RESIDENCE

VAP

WIDTH

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

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

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

RISERS.

5. R311.7.1.1 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
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1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE
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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.

GENERAL NOTES:

1. 8°40" THIRD FLOOR CEILING HEIGHT.

2. RAIL @ 36" AF.F. IF GRADE EXCEEDS 29" IN HEIGHT WITHIN 3'40" OF

ALL EAVES TO MATCH EXISTING U.N.O.

MECENTES IN UNITARISMIN SIDE GUARD FOR ALL ROOFS WITH PITCHES 412 & LESS
 PROVIDE RISID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BEHIND SHOWER & TUB AREAS AS PER N1102.2.12

INSULATION BEHIND SHOWER & TUB AREAS AS PER IN 11/12.1/2

PROVIDE REQUIRED CORROSION RESISTANT FLASHING ON ALL
LOCATIONS PER R903.2.1

CHAMAEY SHALL EXTEND AT LEAST Z'HIGHER THAN AMY PORTION O'
THE BURDING WITHIN 10 BUT SHALL NOT BE LESS THAN 1/2 ABOVE
THE FORIT WHERE THE CHAMAEY PASSES THROUGH THE ROOF

8. CHIMNEY ABOVE THE ROOF TO BE UNPAINTED.

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS B' THE CUENT, WITHOUT THE DESIGNERS PERMISSION, SHALL BE AT THE CUENTS SOLE RISK, AND THE CUENT AGREES TO INDEMNIFY AND HOLD THE DESIGNER HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH

REUSE BY CLIENT OR BY OTHERS ACTIVIS THROUGH CLIENT.

1. THESE DRAYMINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FILED VERHIED, IF DUBLISHOONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

PROJECT #: 16062 ISSUED: 10 FEB 2017 REVISIONS:

PROPOSED ELEVATIONS



PROPOSED FRONT ELEVATION

1/4' = 1'-0'

