



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00070

DATE: July 23, 2018

ADDRESS OF PROPERTY: 1953 Wilmore Drive

Note: Property has been re-addressed to 1957 Wilmore Drive

TAX PARCEL NUMBER: 11907413

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER: Angie Lauer, ALB Architecture

DETAILS OF APPROVED PROJECT: The project is a new single family house. The front setback is +/-29' from thermal wall to ROW and approximately 21' from the front porch. A new driveway is located on the left side for access to the rear yard and garage below the house.

Architectural features include an 8' front porch with brick piers and wood columns, raised concrete/smooth stucco foundation, wood or metal clad windows, smooth cementitious siding, and wood trim for windows and roof details. Height from finished first floor to ridge on the front elevation is approximately 23'. Trees to be removed are identified on the site plan.

The project was approved by the HDC May 9, 2018.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.



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.

INDEX OF DRAWINGS

- A-0.0 Cover Sheet
- A-1.0 Proposed Site Plan
- A-1.1 Street Survey
- A-2.0 Proposed Basement/Foundation Plan
- A-2.1 Proposed First Floor Plan
- A-2.2 Proposed Second Floor Plan
- A-2.3 Proposed Roof Plan
- A-3.0 Proposed Front & Right Elevations
- A-3.1 Proposed Rear & Left Elevations
- A-3.2 Wall Sections
- A-3.3 Wall Sections

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	0
TOTAL PROPOSED HEATED AREA	2553
PROPOSED UNHEATED	
REAR PORCH	76
REAR ENTRY	0
SIDE ENTRY	0
GARAGE	542
COVERED PATIO	208
POOL	0
TOTAL	826
REAR YARD PERMEABILITY CALCULATIONS (MAX. 50% PER HDC)	
REAR YARD AREA	5597
HOUSE ADDITION	0
CONCRETE APRON	75
PATIO	0
POOL	0
TOTAL	75
TOTAL PERMEABLE AREA	1%
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)	
TOTAL AREA OF SITE	14014
FOOT PRINT OF HOUSE	1647
FOOT PRINT OF GARAGE	0
TOTAL AREA	1647
PERCENTAGE OF OPEN SPACE	88%

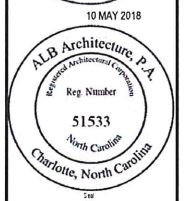
SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed Basement Floor:		542 S.F.
Proposed First Floor:	1,363 S.F.	
Proposed Front Porch:		208 S.F.
Proposed Rear Balcony:		76 S.F.
Proposed Second Floor:	1,190 S.F.	
Total:	2,553 S.F.	826 S.F.
Total Under Roof:		3,379 S.F.



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Designed Exclusively For the:
MOSER RESIDENCE
1953 B, Wilmore Dr Charlotte, NC 28203

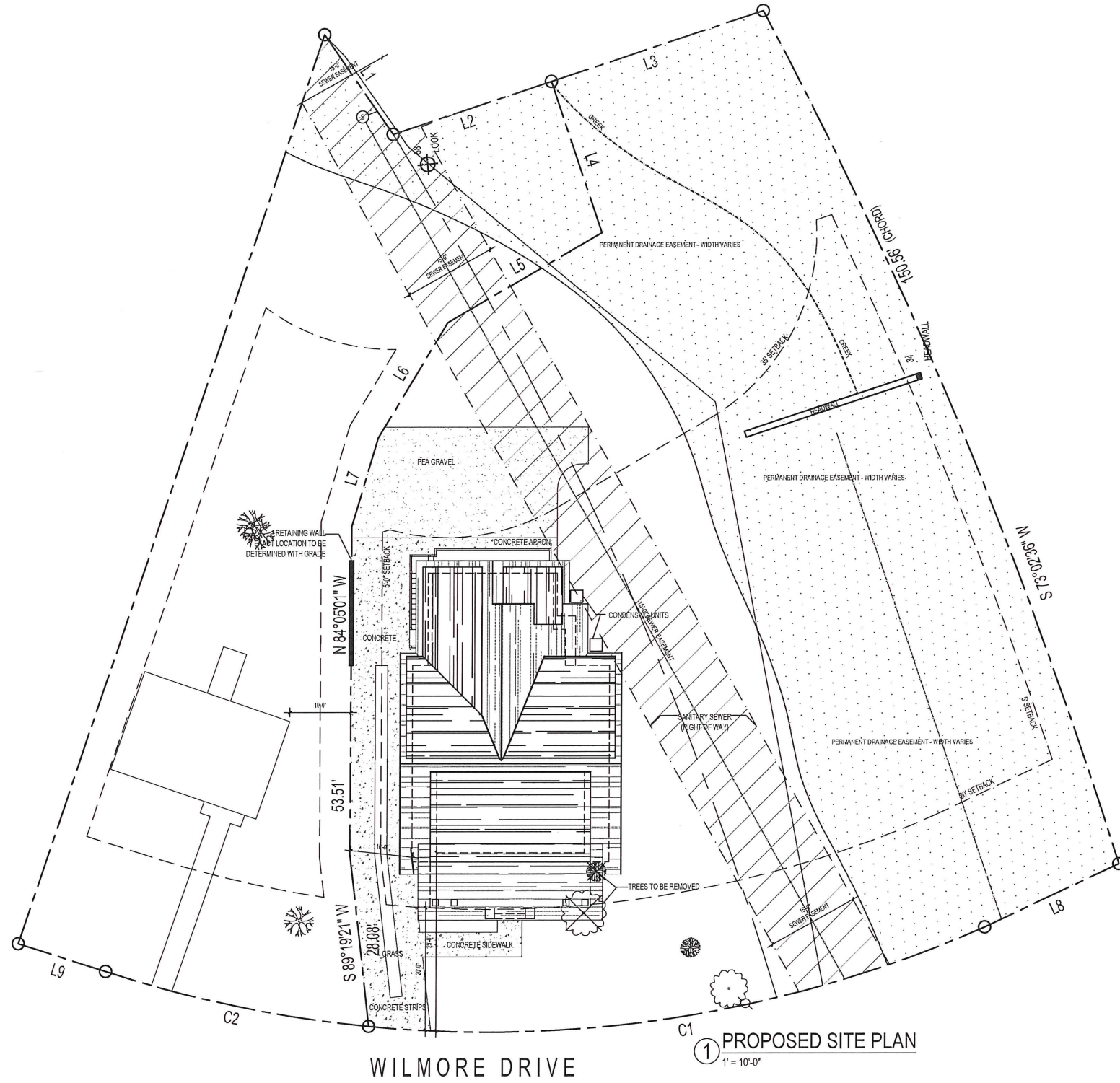
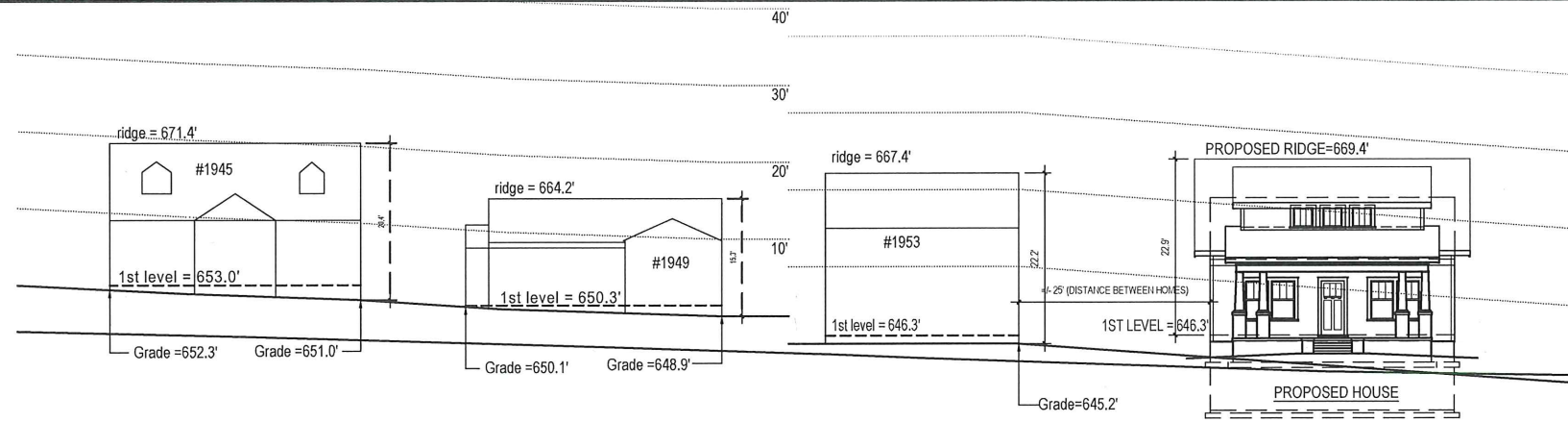
PROJECT #: 17084
ISSUED: 10 MAY 2018
REVISIONS:

COVER SHEET

A-0

OF: THIRTEEN

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2018-00070



NOTE:

CONCRETE		KEY	WALL TO BE REMOVED		
GRAVEL		RETAINING WALL		ITEM TO BE REMOVED	
PAVER SYSTEM					

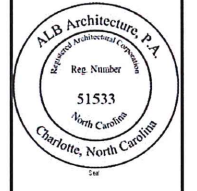
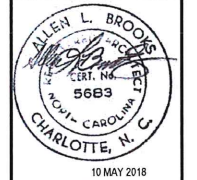
LEGEND:

BOUNDARY LINE	
OVERHEAD UTILITIES	
FENCE (TYPE NOTED)	
UTILITY POLE	
R/W	RIGHT OF WAY
ESP	EDGE OF PAVEMENT
CL	CENTERLINE

1 PROPOSED SITE PLAN
 1" = 10'-0"



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PROPOSED SITE PLAN
A-1.0
 OF: THIRTEEN

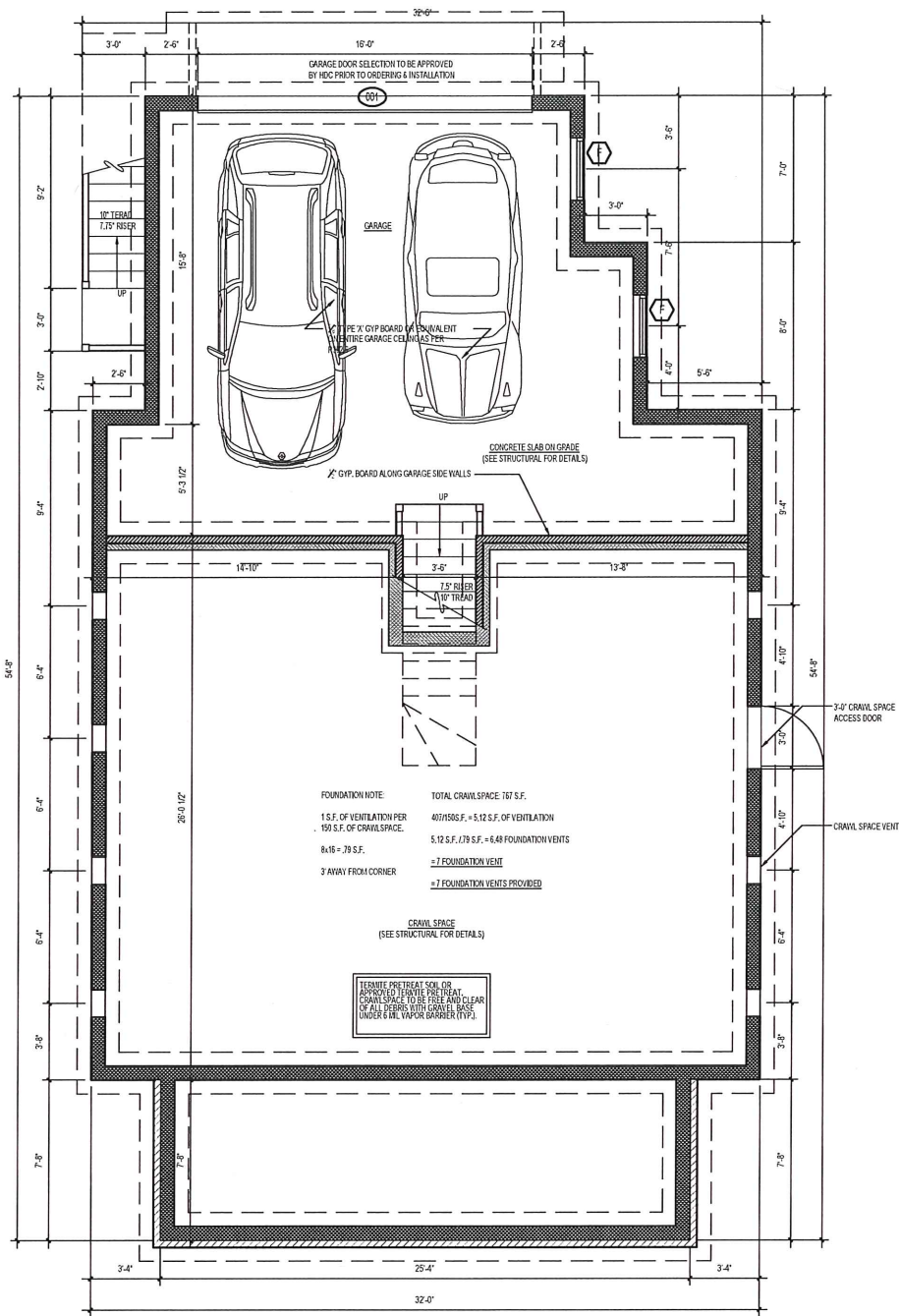


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Charlotte
Historic District
Commission

Certificate of Appropriateness

2a8-00070



FOUNDATION NOTE:
TOTAL CRAWLSPACE: 767 S.F.
1 S.F. OF VENTILATION PER 400 S.F. OF CRAWLSPACE. = 5.12 S.F. OF VENTILATION
199 S.F. OF CRAWLSPACE. = 5.12 S.F. / 78 S.F. = 6.48 FOUNDATION VENTS
8x18 = 78 S.F. = 7 FOUNDATION VENT
3' AWAY FROM CORNER = 7 FOUNDATION VENTS PROVIDED

CRRAWL SPACE (SEE STRUCTURAL FOR DETAILS)
REMOVE PRETREATMENT OR APPROVED TREATMENT. CRAWLSPACE TO BE FREE AND CLEAR OF ALL ITEMS WITH GASKETS MADE UNDER 6 MIL VAPOR BARRIER (TYP.)

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-8" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SILING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. M.E. = MATCH EXISTING
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

BASEMENT DOOR SCHEDULE		
ID	OPENING	LOCATION
001	16'-0" X 8'-0"	GARAGE DOOR

- 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 1/4".
 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 STOODS & PORCHES IS LESS THAN 20" 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.

- 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 OF MORE RISERS.
 5. R311.7.1 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" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

- NOTE:
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FLOOR FINISH KEY:

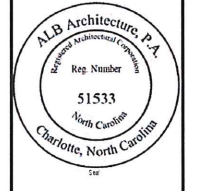
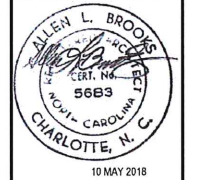
TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
- | | |
|--------------|--|
| 10" CONCRETE | |
| STUD WALL | |
| FURRED WALL | |
| 4" WALL | |



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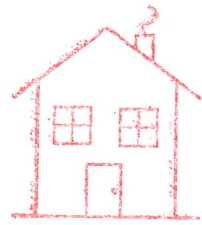
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PROJECT #: 17084
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REVISIONS:

PROPOSED FOUNDATION PLAN
A-2.0
OF: THIRTEEN

1/4" = 1'-0" PROPOSED FOUNDATION PLAN

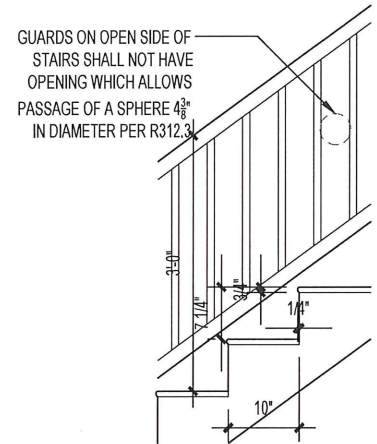


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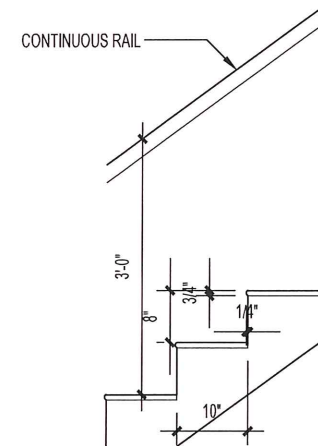
Charlotte
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Certificate of Appropriateness

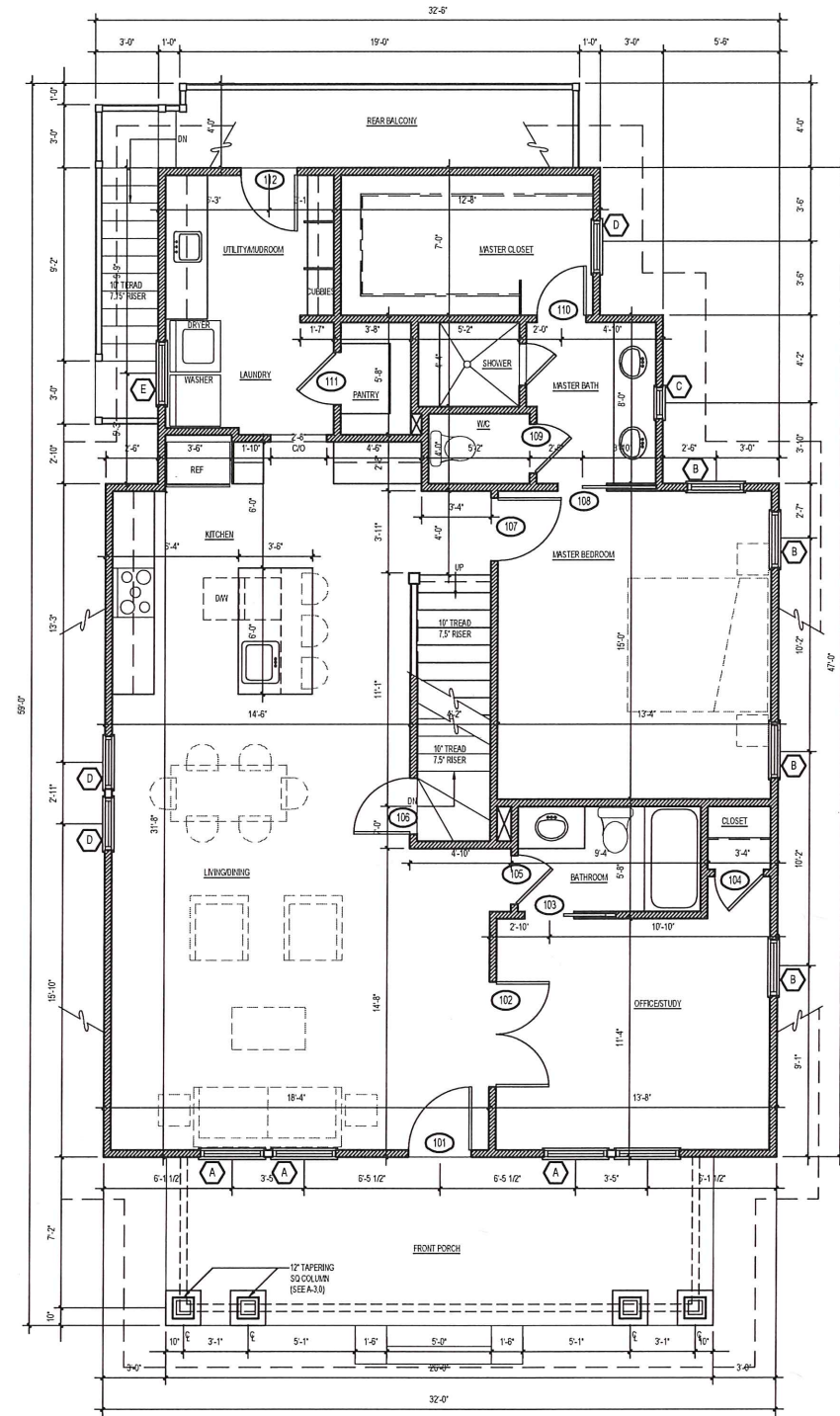
2018-60070



3 STAIR DETAIL (EXTERIOR)
1" = 1'-0"



2 STAIR DETAIL (INTERIOR)
1" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" x 5'-0"	7'-0"	DOUBLE HUNG
B	2'-4" x 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" x 3'-0"	7'-0"	DOUBLE HUNG
D	2'-8" x 2'-6"	7'-0"	CASEMENT
E	3'-0" x 2'-6"	7'-0"	CASEMENT
F	3'-0" x 2'-0"	7'-0"	CASEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 12" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SILING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. - SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. M.E. = MATCH EXISTING.
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	3'-0" x 7'-0"	FRONT DOOR
102	FR 5'-0" x 7'-0"	STUDY/OFFICE
103	2'-4" x 7'-0"	BATHROOM
104	2'-4" x 7'-0"	CLOSET
105	2'-4" x 7'-0"	BATHROOM
106	2'-8" x 7'-0"	TO BASEMENT
107	3'-0" x 7'-0"	MASTER BEDROOM
108	2'-4" x 7'-0"	MASTER BATHROOM
109	2'-4" x 7'-0"	WIC
110	2'-4" x 7'-0"	MASTER CLOSET
111	2'-8" x 7'-0"	PANTRY
112	3'-0" x 7'-0"	REAR BALCONY

- GENERAL NOTES:
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 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.
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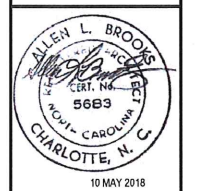
TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
- | | |
|--------------|--|
| 10" CONCRETE | |
| STUD WALL | |
| FURRED WALL | |
| 4" WALL | |



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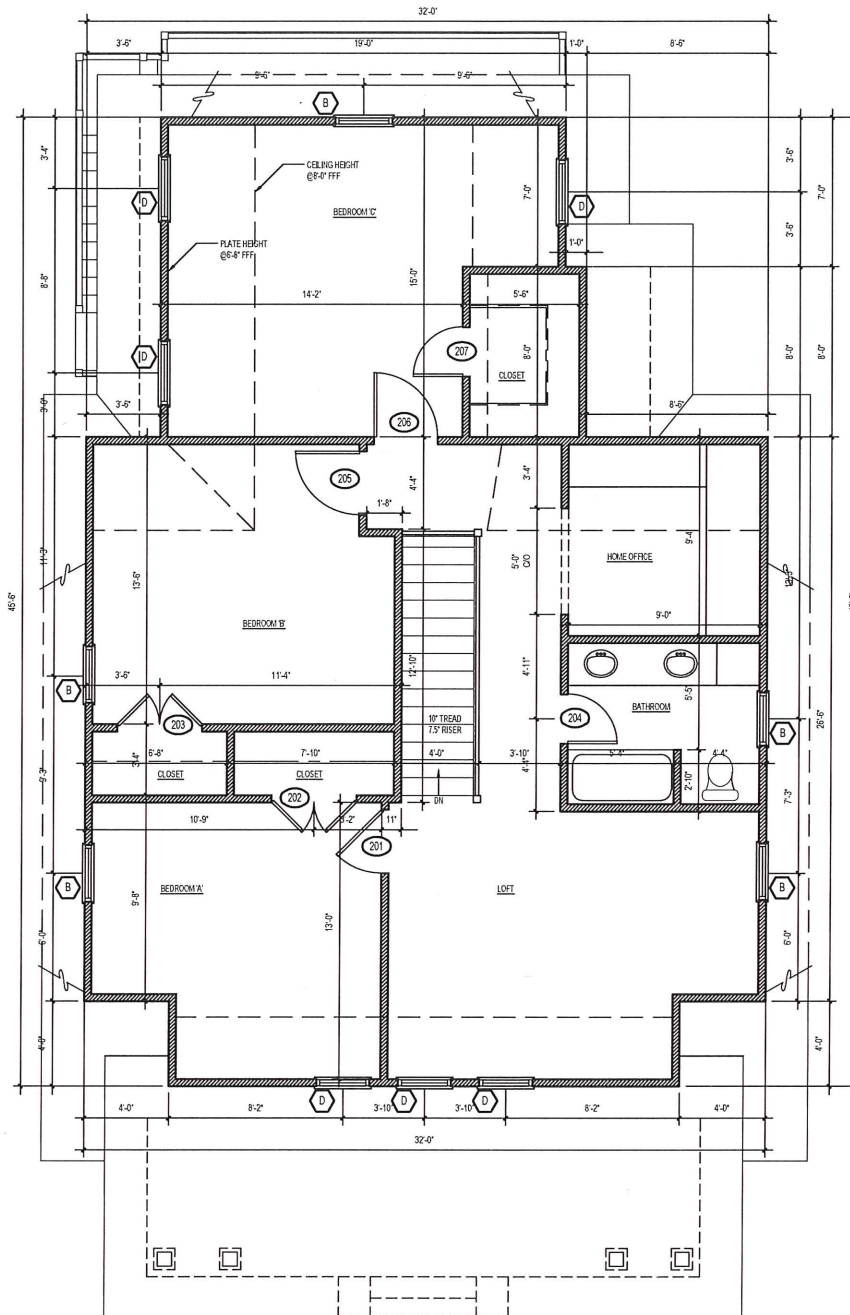


APPROVED

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Certificate of Appropriateness

2018-00674



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
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 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

SECOND FLOOR DOOR SCHEDULE		
U.L.O.	OPENING	LOCATION
201	3'-0" x 7'-0"	BEDROOM A
202	PR 4'-0" x 7'-0"	CLOSET (BEDROOM A)
203	PR 4'-0" x 7'-0"	CLOSET (BEDROOM B)
204		
205		
206		
207		

- 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 3/8".
 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 STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
 16. ALL EAVES TO BE 14" U.N.O.
 17. ALL FASCIAS TO BE 8".
 18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
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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.
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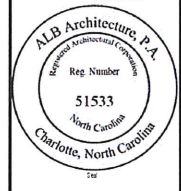
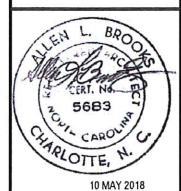
FLOOR FINISH KEY:

TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
- | | |
|--------------|--|
| 10" CONCRETE | |
| STUD WALL | |
| FURRED WALL | |
| 4" WALL | |
-



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Suite 240
Charlotte, NC 28204
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E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com



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Designed Exclusively For the:
MOSER RESIDENCE
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084
ISSUED: 10 MAY 2018
REVISIONS:

PROPOSED 2ND FLOOR PLAN
A-2.2
OF THIRTEEN

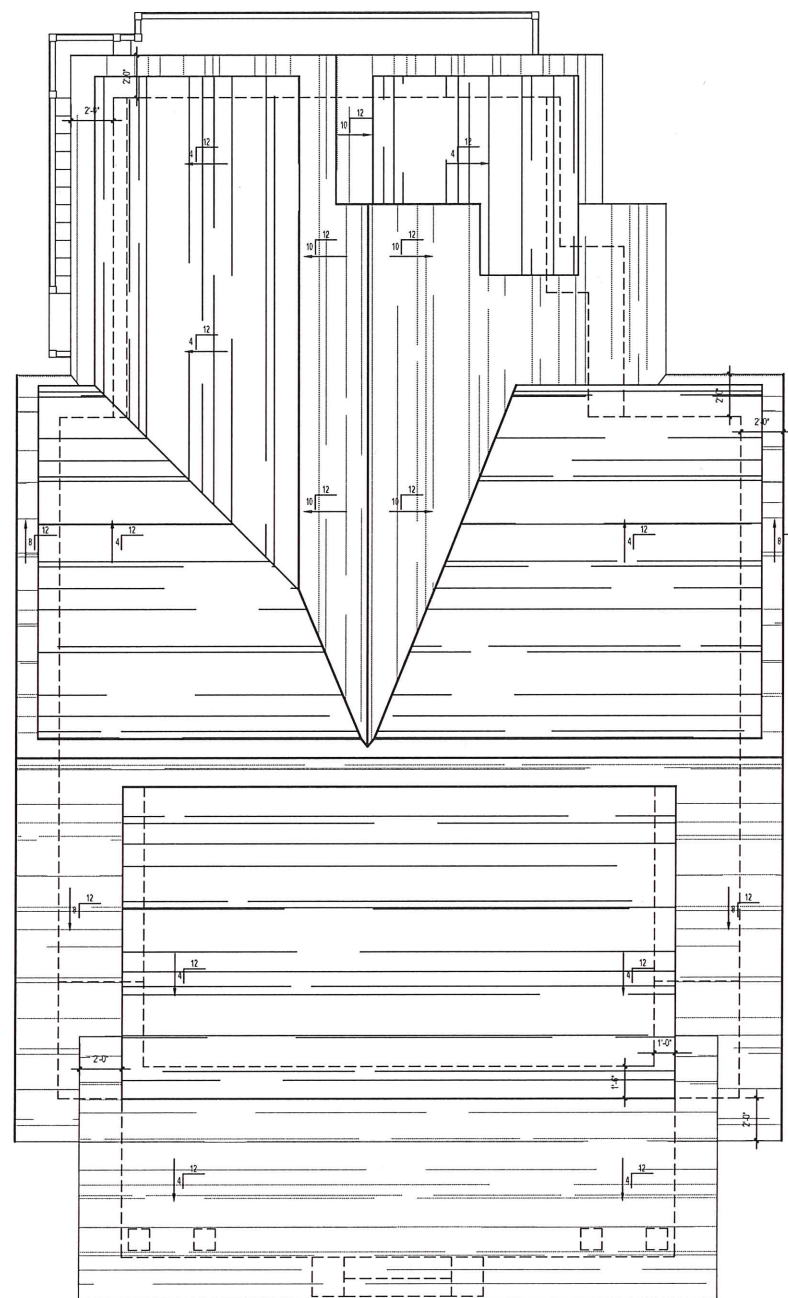


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Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00070



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

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- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

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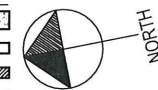
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FLOOR FINISH KEY:

TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

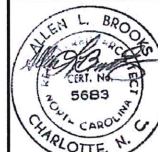
NOTE:

- 10" CONCRETE
- STUD WALL
- FURRED WALL
- 4" WALL

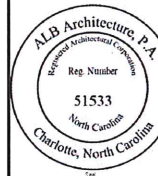


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10 MAY 2018



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Designed Exclusively For the:
MOSER RESIDENCE
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084
ISSUED: 10 MAY 2018
REVISIONS:

PROPOSED ROOF PLAN

A-2.3
OF THIRTEEN

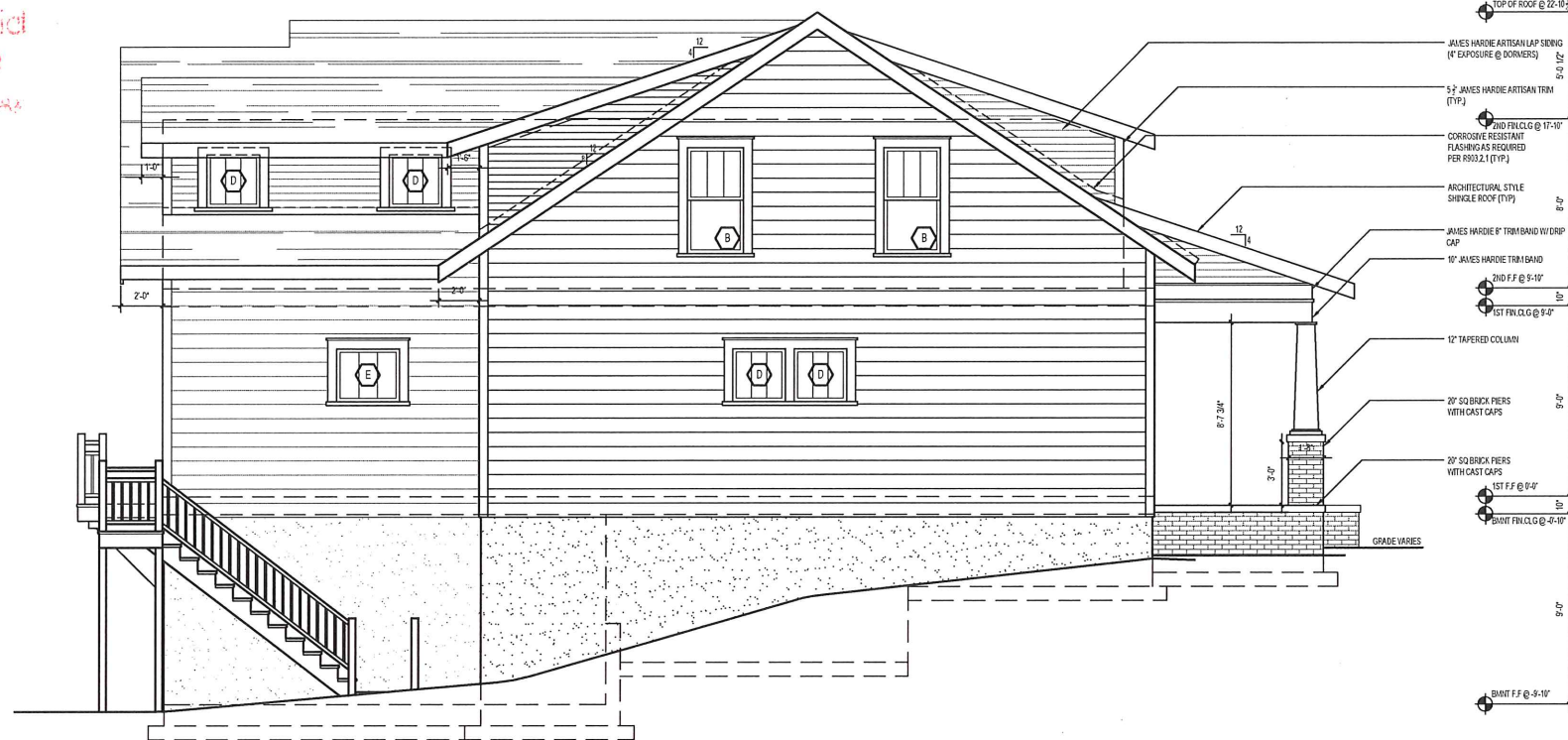


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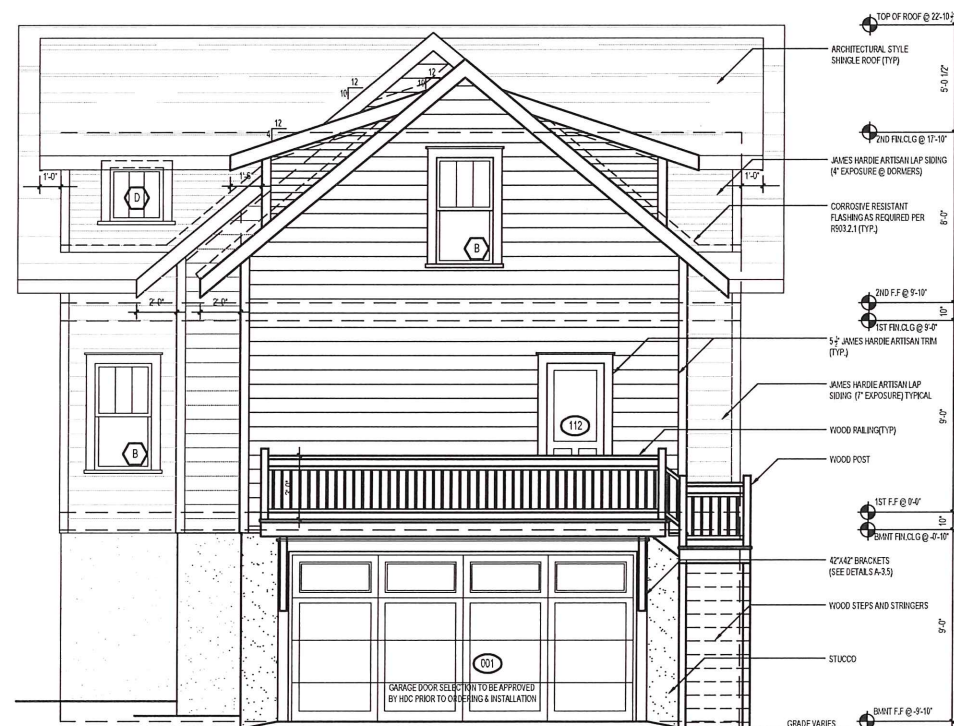
Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00070



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-8" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 12" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIDING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
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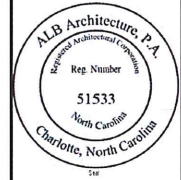
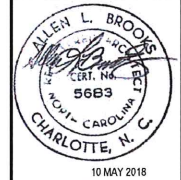
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PROJECT #: 17084
ISSUED: 10 MAY 2018
REVISIONS:

PROPOSED REAR & LEFT ELEVATIONS
A-3.1
OF: THIRTEEN



APPROVE!

Charlotte
Historic District
Commission

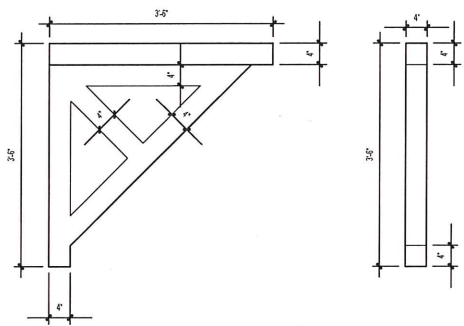
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2018-00470



2 PROPOSED RIGHT ELEVATION

3/8" = 1'-0"



3 BRACKET DETAILS

3/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

3/8" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
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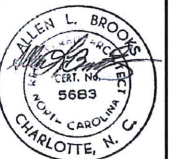
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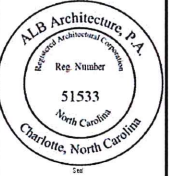


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10 MAY 2018



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Designed Exclusively For the:

MOSER RESIDENCE

1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084
ISSUED: 10 MAY 2018
REVISIONS:

PROPOSED FRONT & RIGHT ELEVATIONS

A-3.0

OF: THIRTEEN

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

2018-00020

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 $\frac{1}{4}$ ".
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 20" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL LEAVES 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.

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 $\frac{1}{4}$ 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 OF MORE RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS 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 $\frac{4}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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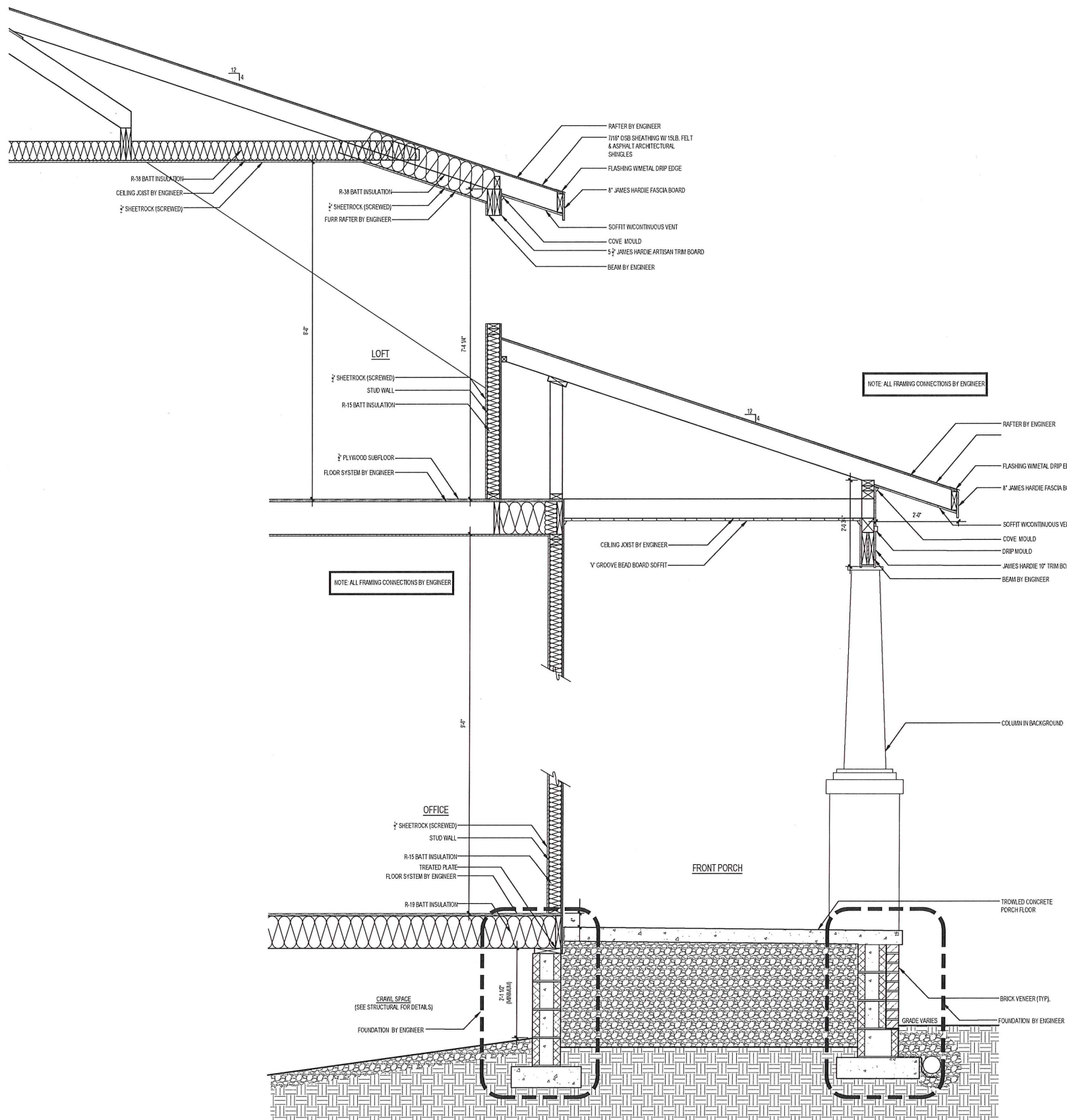
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PROJECT #: 17084
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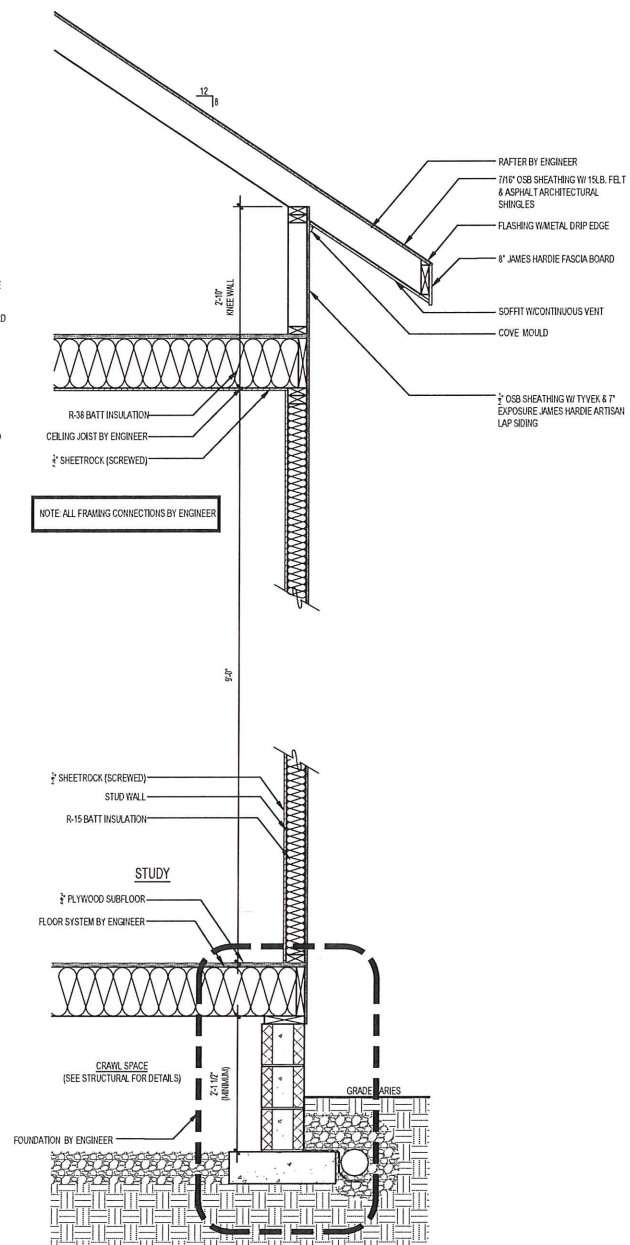
WALL SECTIONS

A-3.2

OF: THIRTEEN



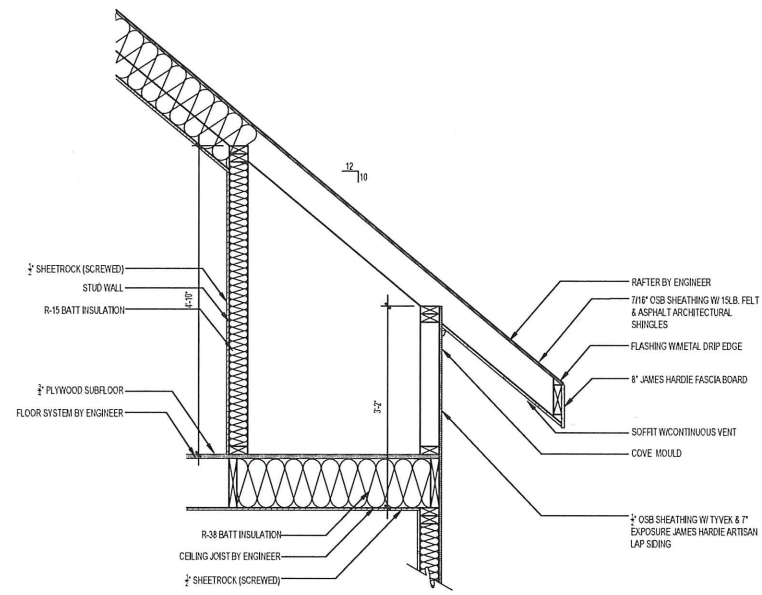
② SECTION @ FRONT PORCH
3/4" = 1'-0"



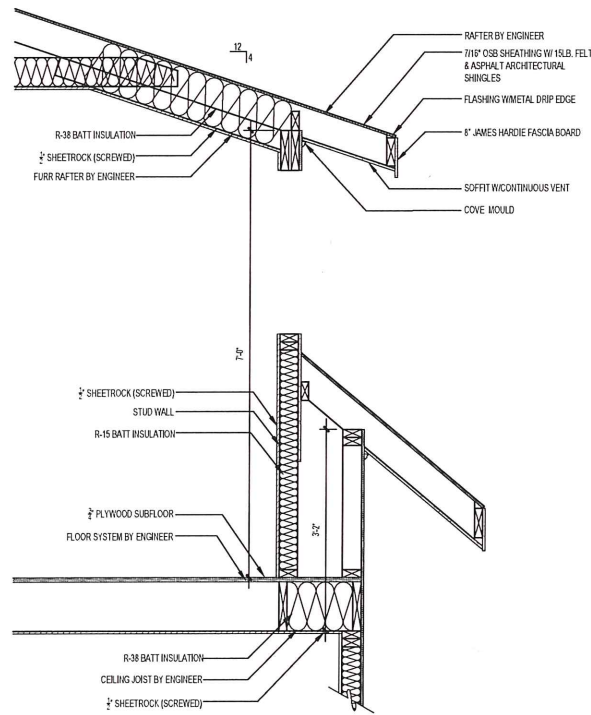
① SECTION @ MAIN GABLE FRONT WALL
3/4" = 1'-0"



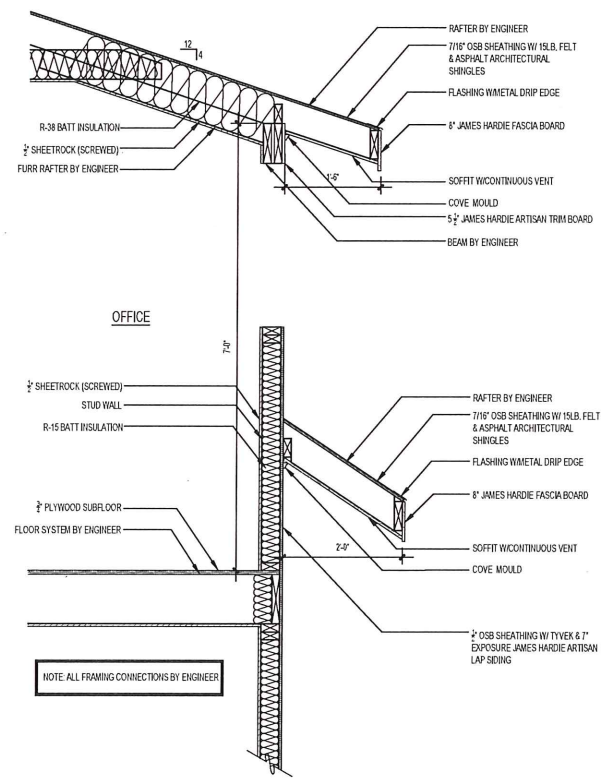
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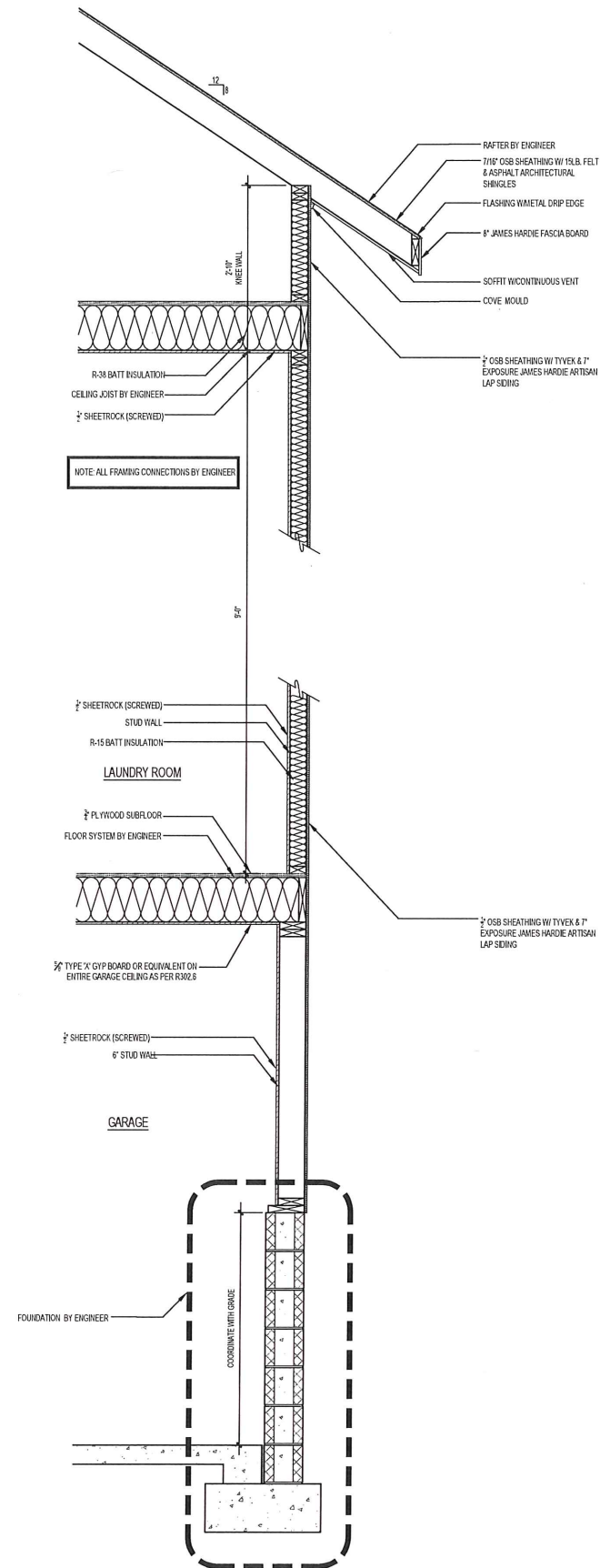
④ WALL SECTION @ BEDROOM 'C' CLOSET
3/4" = 1'-0"



③ WALL SECTION @ BEDROOM 'C'
3/4" = 1'-0"



② WALL SECTION @ OFFICE SHED DORMER
3/4" = 1'-0"



① WALL SECTION @ GARAGE
3/4" = 1'-0"

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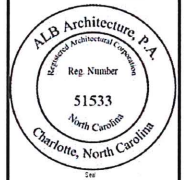
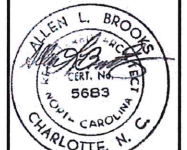
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