

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00215

DATE: June 28, 2018

ADDRESS OF PROPERTY: 1505 Mimosa Avenue

TAX PARCEL NUMBER: 08119134

HISTORIC DISTRICT: Plaza Midwood

APPLICANT/OWNER(S): Allen Brooks, ALB Architecture/Jeremy Sorzano

DETAILS OF APPROVED PROJECT: The project is an addition, porch redesign and front yard landscaping. The proposed front porch design replaces the tapered columns with 10" squared wood columns on the ends, two piers in the center and new metal handrails. The ridge height is approximately 3'-6" taller than original. Materials include brick and wood trim. Boxing and eave details will match existing. The right side porch extends approximately 10" into the right side yard.

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.

Jim Haden, Chairman

Staff

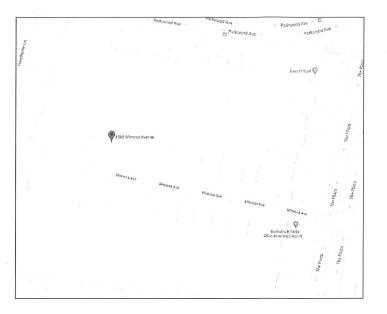
John Gonal

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



INDEX OF DRAWINGS

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A-2.2	EXISTING ACCESSORY STRUCTURE
A-3.0	EXISTING FRONT ELEVATION AND RIGHT SIDE ELEVATION
A-3.1	EXISTING REAR AND LEFT SIDE ELEVATION
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A-4.1	PROPOSED FIRST FLOOR PLAN
A-4.2	PROPOSED ROOF PLAN
A-5.0	PROPOSED FRONT AND RIGHT SIDE ELEVATION
A-5.1	PROPOSED REAR AND LEFT SIDE ELEVATION
A-5.2	SECTIONS AND DETAILS

ZONING INFORMATION

JURISDICTION	MECKLEMBERG COUNTY
ZONED	R5
BUILDIN	<u>G LIMITS</u>
FRONT SETBACK	20'-0"
SIDE SETBACK	5-0"
REAR SETBACK	35-0"
MAXIMUM IMPERVIOUS	80%

AREA CALCULATIONS

1433

74%

TOTAL EXISTING HEATED AREA

TOTAL PROPOSED HEATED AREA	414
PROPOSED UNHEATI	<u>ED</u>
SCREENED PORCH	123
TOTAL	123
REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER
REAR YARD AREA	6676
HOUSE ADDITION	414
SCREENED PORCH	123
EXISTING GARAGE	555
EXISTING CONCRETE PAD	268
TOTAL	1360
TOTAL PERMEABLE AREA	20%
OPEN SPACE CALCULATIONS (65% MIN	I. REQUIRED)
TOTAL AREA OF SITE	11040
FOOTPRINT OF HOUSE	2196
EXISTING GARAGE	671
EXISTING CONCRETE PAD	268
TOTAL AREA	2867

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.

PERCENTAGE OF OPENSPACE



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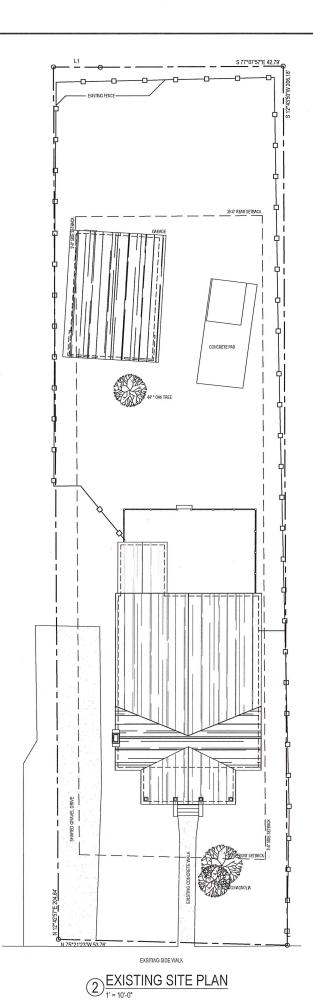
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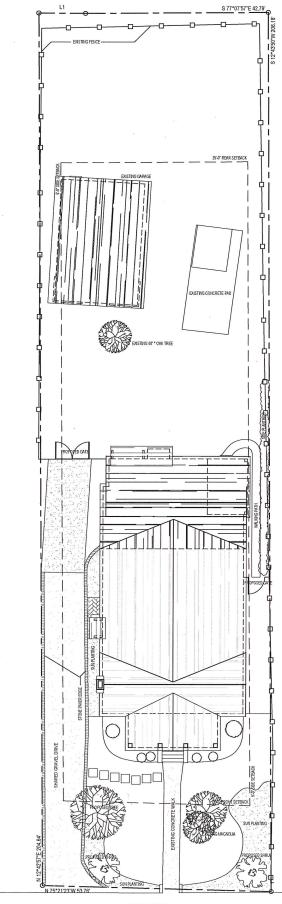
PROJECT #. 18010 ISSUED: 25 JUNE 2018 REVISIONS:

COVER SHEET

OF: THIRTEEN







EXSITING SIDE WALK

PROPOSED SITE PLAN



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Charlotte, NC 28205

1505 Mimosa Avenue, SORZANO

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NO GREATER THAN \$\frac{1}{8}\tau\$.

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT CONTRACTOR TO COORDINATE. RAILS TO BE 30" IN HEIGHT
 ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SEZES & HEIGHTS.
 NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS

STAIR COMPANY PRIOR TO PRODUCTION.
INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO
R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE

LESS THAN 29" IN HEIGHT.

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

16. ALL EAVES TO BES "(MATCH EXISTING) U.N.O.

17. ALL FASCAS TO MATCH EXISTING HOUSE.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.

GENERAL NOTES:

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 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

K311.7.7 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.
 R311.7.7.1 HANDRAIL HEIGHT- HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS THAN 36 INCHS

 K312.2 GUARD HEIGHT - GOARDS SHALL NOT BE LESS THAN 38 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, R312.9 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED MAN SHALL SHARE OF THE PROJUBER 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 OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER).
GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR

OVERHEAD UTILITIES: -

FENCE (TYPE NOTED). —

UTILITY POLE: 0

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

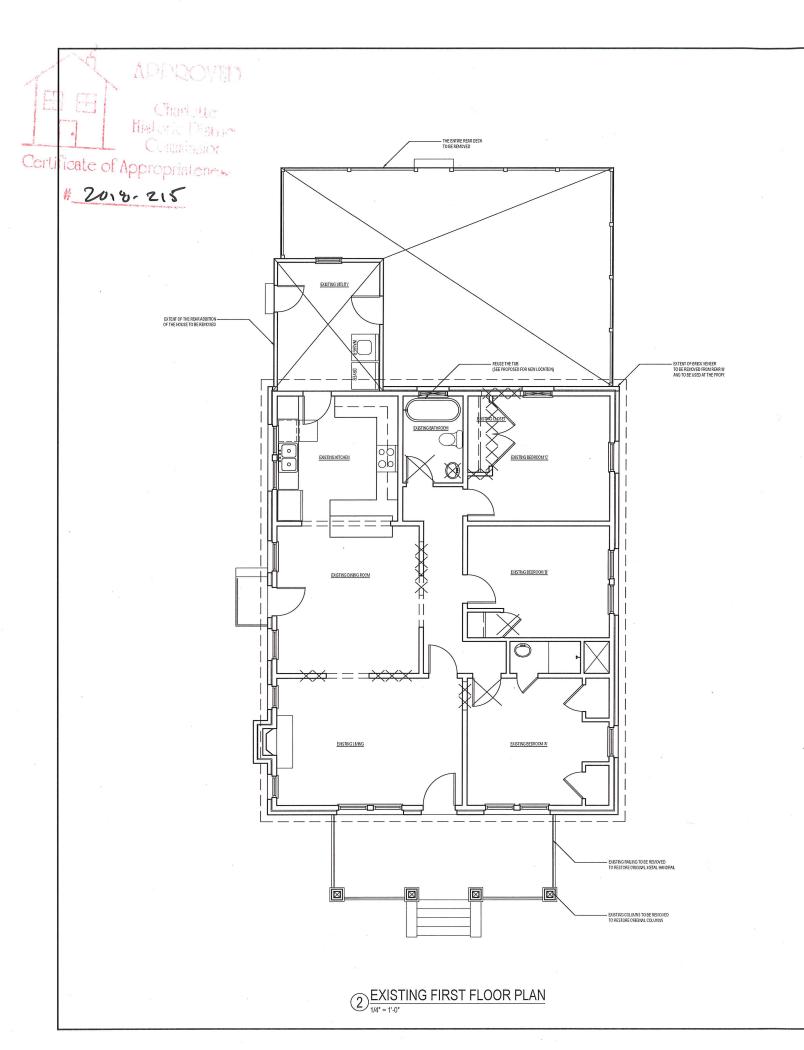
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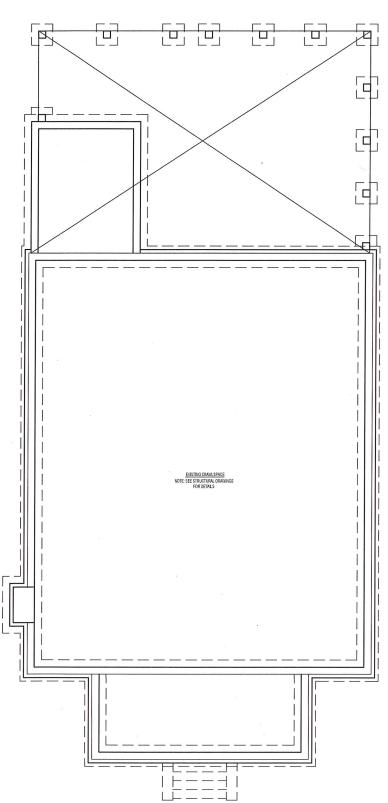
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PROJECT #. 18010 ISSUED: 25 JUNE 2018 REVISIONS:

EXISTING SITE PLAN

A-1.0OF: THIRTEEN

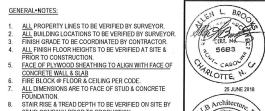






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INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE 51533

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NO GREATER THANTS: A ALL RISERS TO BE SOLID. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT CONTRACTOR TO COORDINATE.

12. RAILS TO BE 30° 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

STAIR COMPANY PRIOR TO PRODUCTION.

LESS THAN 29" IN HEIGHT.

15. USE DOBBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO BEB" (MATCH EXISTING) U.N.O.
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

LOCATIONS. 19. CONTINUOUS EAVE VENT U.N.O.

NO GREATER THAN #.

GENERAL NOTES:

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.

SHALL BE 8 INCHES.
2.1. ALB SPECIFES 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.

R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON

4. K311.7. HANDRAILS - HANDRAILS SHALL BE PROVIDED O
AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF
TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE
RISERS.
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. 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.

R812.3 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 OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER).
GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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PROJECT #: 18010 ISSUED: 25 JUNE 2018 REVISIONS:

EXISTING FOUNDATION AND FIRST FLOOR PLAN A-2.

OF: THIRTEEN

WALL TO BE REMOVED XXXXXX ITEM TO BE REMOVED



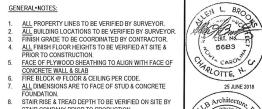
EXISTING FOUNDATION PLAN





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PLOTTE, H. 25 JUNE 2018

51533

LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.

GENERAL•NOTES:

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

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 § .

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT CONTRACTOR TO COORDINATE.

12. RAILS TO BE 30" IN HEIGHT
13. ALL EXTERIOR COLUMNIS TO BE SQUARE COLUMNIS - 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 BES "MATCH EXISTING) U.N.O.

17. ALL FASCIAS TO MATCH EXISTING HOUSE.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

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
NOHES FOR THIS PROJECT.

3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH

SHALL BE 9 INCHES.

SHALL BE 9 INCHES.

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

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6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

6. R3122 GUARD HEIGHT - GOARDS 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 STAR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT BLANCE OF STARE AS THE RAILING.

NOT HAVE OPENING STOM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE 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 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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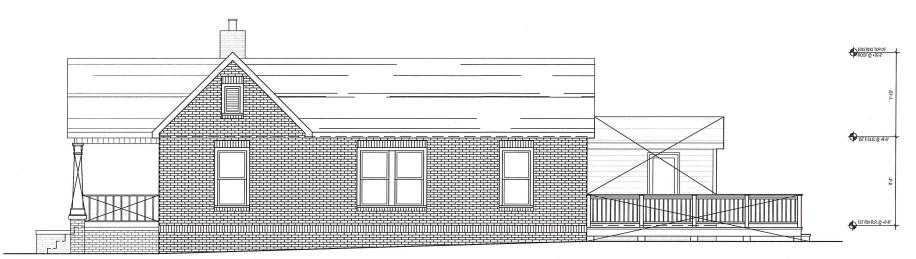
PROJECT # 18010 ISSUED: 25 JUNE 2018 REVISIONS:

EXISTING ROOF PLAN

EXISTING ROOF PLAN



2018-215



2 EXISTING RIGHT ELEVATION



EXISTING FRONT ELEVATION



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5683 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENISIONS 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 THANE.

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.

FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF

12. RAILS TO BE 30' 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.

6. ALL EAVES TO BES' (MATCH EXISTING) U.N.O.

17. ALL FASCIAS TO MATCH EXISTING HOUSE.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.

GENERAL•NOTES:

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 INCHES.

SHALL BE 8 I 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

Natice Guard Height - Guards Shall not be less than 36 inchs
 Exceptions 1 & 2. Apply to project - Guard Height Shall not be less han 34 inches if on the Open side of Star & Serves as the Railing.
 R312.3 Opening Limitations - Required Guards Shall

R S12.3 OFFINING LIMITATIONS PREQUIRED GUARDS SHALL
NOT HAVE OPENINGS FROM THE WALKING SUFFACE TO
THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE
OF A SPHERE 4 INOHES IN DIAMETER.

7.1. EXCEPTIONS 18.2 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 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &
PRIOR TO CONSTRUCTION.

HAPLOTTE, H. 25 JUNE 2018

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PROJECT #: 18010 ISSUED: 25 JUNE 2018 REVISIONS:

EXISTING FRONT AND RIGHT ELEVATION A-3.0

ITEM TO BE REMOVED



2018-215



 $2) \frac{\text{EXISTING LEFT ELEVATION}}{1/4' = 1' \cdot 0'}$



 $\bigcirc \underbrace{\text{DEXISTING REAR ELEVATION}}_{1/4^*=1^{\circ}.0^{\circ}}$



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> prooks.alb@icloud.com auer.alb@icloud.com

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.

CIRT. No. 10 2 5683

PRIOR TO CONSTRUCTION.

FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB

FIRE BLOCK & FLOOR & CEILING PER CODE.

ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.

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

INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROPILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THANKS.

GENERAL•NOTES:

NO GREATER THAN \$\frac{1}{6}\$.

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT.

CONTRACTOR TO COORDINATE.

12. ANLES TO BE 30" IN HEIGHT

13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE

DANNINGS FOO ALL STORE & MICROSTORE

COLUMNS TO BE SOLID TO THE STORE OF THE STORE OF

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.

ALL EAVES TO BE 8" (MATCH EXISTING) U.N.O.
 ALL FASCIAS TO MATCH EXISTING HOUSE.

17. ALL PASCIAGE TO MATCH EAST IN GHOUSE.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

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WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

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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. 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.

RISTA:

RISTA

THAN 36 INCHS

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 OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL
NOT HAVE OPENINGS FROM THE WALKING SUFFACE 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).
CHAPS SHALL NOT ALLOW BESSEG OF A A

GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

 REUSE OR MODIFICATION OF THESE CONSTRUCTION
 DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS
 PERMISSION, SHALL BE AT THE CLIENTS SOLE RISK, AND
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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY

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25 JUNE 2018

51533

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Charlotte, NC 28205

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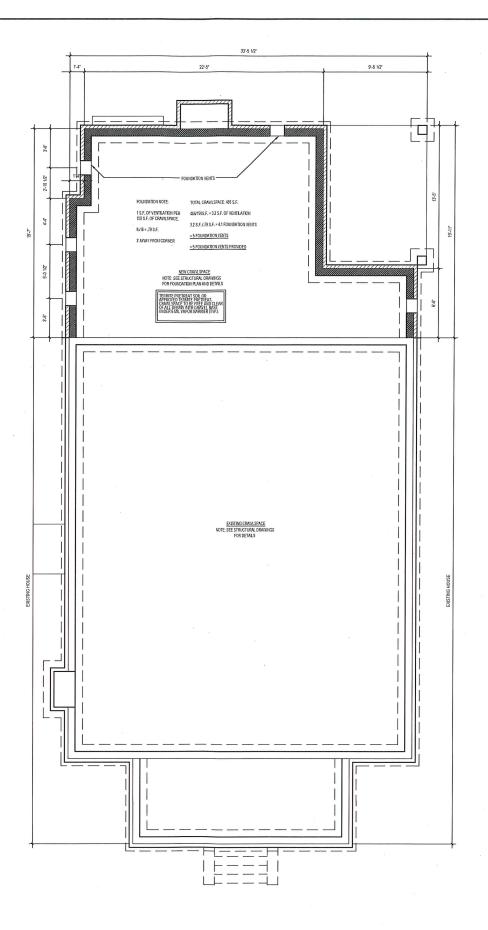
PROJECT #: 18010 ISSUED: 25 JUNE 2018 REVISIONS:

EXISTING REAR AND LEFT ELEVATION

A-3. OF: THIRTEEN

KEY:
WALL TO BE REMOVED XXXXXX ITEM TO BE REMOVED





architectur

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

brooks.alb@icloud.com lauer.alb@icloud.com



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LOCATIONS. 19. CONTINUOUS EAVE VENT U.N.O.

GENERAL NOTES:

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

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
FINISH GRADE TO BE COORDINATED BY CONTRACTOR.

ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
 FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONSTRUCTION.

FACE OF PLYWOOD SHEATHING TO ACIGN WITH FACE OF CONCRETE WALL & SLAB
 FIRE BLOCK © FLOOR & CEILING PER CODE.
 ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
 STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY COME OF STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY COME OF STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.

CONTRACTOR TO COURDINATE.

12. PAILS TO BE 30" 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 BEB" (MATCH EXISTING) U.N.O.
17. ALL FASCAS TO MATCH EXISTING HOUSE,
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

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 A.

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

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 SPĒCIFIES 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 PROVIDĒD ON
AT I FAST ONE SIDE OF FACH CONTINUIQUIS RUIN OF

AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF

TI LEAST OF SIDE OF FACH CONTINUOUS AND 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.

R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS
 THAN 36 INCHS
 EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD

HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON

THE OPEN ISLE 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 OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4²/₂ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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
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CLIENT:

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RESIDENCE

SORZANO

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PROJECT # 18010 ISSUED: 25 JUNE 2018 REVISIONS:

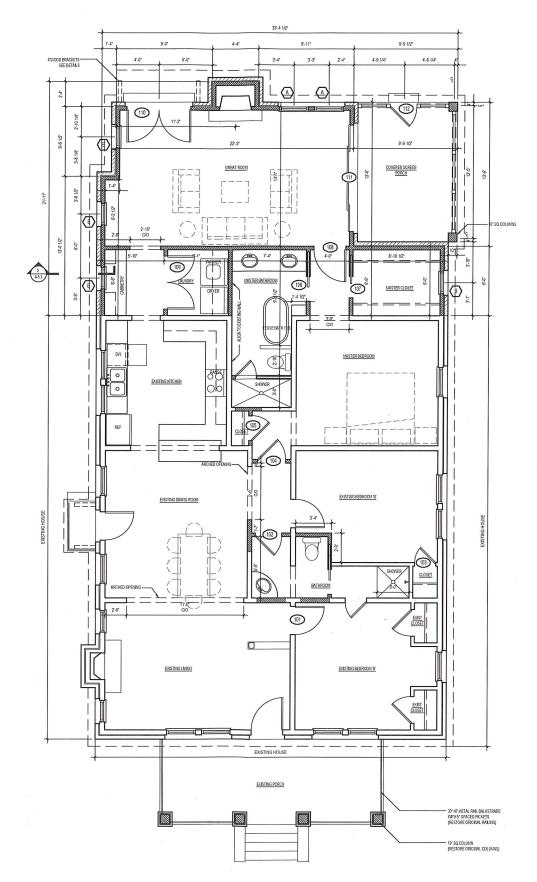
PROPOSED FOUNDATION PLAN

OF: THIRTEEN

 $\bigcirc \underbrace{ \text{PROPOSED FOUNDATION PLAN}}_{1/4" = 1" \cdot 0"}$

EXISTING WALL BRICK VENEER V/////// NEW STUD WALL C.M.U





WINDOW SCHEDULE			
(D)	SIZE	HEADER HEIGHT	TYPE
A	2-8" X 5-0"	MATCH EXISTING	DOUBLE HUNG
B	2-0° X 3-6°	MATCH EXISTING	DOUBLE HUNG

IO LE:

. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.

SEE ELEVATIONS FOR MUITIN PATTERNL VERIFY ANY REQUIREMENTS FOR

EGRESS OR TEMPERED GLASS ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A F.F.MUST

BETEMPERED.

PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24' ABOVE A.F. A.N.D GREATER THAN 12' ABOVE GRADE OR WALKING SURFACE BELOW.

JUNEAUSUKS.

FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MEG. HISTALL WITH ERRIP CAP ALID FLASHING. SEE ELEVATIONS FOR MUNITH HATTER! VERIEV ANY REQUIREMENTS FOR EGRESS OR TEMPERED CLASS.

OR TEMPERED CLASS.

FIRST FLOOR DOOR SCHEDULE

OPENING

2-8° x 6'-8°

2-6' x 6'-8'

2-9" x 6-8"

2-8" x 6'-8"

24' x 6-8'

2-4" x 6-8" (POCKET DOOR)

3-0' x 6-8'

PR 5'-0" x 6'-8"

PR 6'-0" x 6'-8"

LOCATION

BATHROOM ISTING BEDROOM

MASTER BEDROOM

MASTER BATHROO

MASTER CLOSET

LAUNDRY

REAT ROOM EXTER GREAT ROOM/ COVERED SCREEN PORCH

OVERED SCREENE PORCH

NUM.

(101)

102

103

104

105

106

107

108

109

(110)

(11)

(112)

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

CONCRETE WALL & SIAB
FIRE BLOCK @ FLOOR & CEILING PER CODE.
ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE
FOUNDATION.

STAIR COMPANY PRIOR TO PRODUCTION.
INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO
R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE

NO GREATER THAN 16".
ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT CONTRACTOR TO COORDINATE

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

LESS THAN 29" IN HEIGHT.

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

MIDTH.

1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

SHALL BE 9 INCHES.

5. R311.7.7.1 HANDRAIL HEIGHT- HANDRAIL HEIGHT SHALL

NOT HAVE OPENINGS FROM THE WALKING SURFACE TO

(BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF

STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY

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

LESS HAN 29" IN HEIGHT.
USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
ALL EAVES TO BE 8" (MATCH EXISTING) U.N.O.
ALL FASCIAS TO MATCH EXISTING HOUSE.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT

SHALL BE 8 1 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

A 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

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 & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL

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 OPENING

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

PROJECT #. 18010 ISSUED: 25 JUNE 2018 REVISIONS:

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APLOTTE, H.

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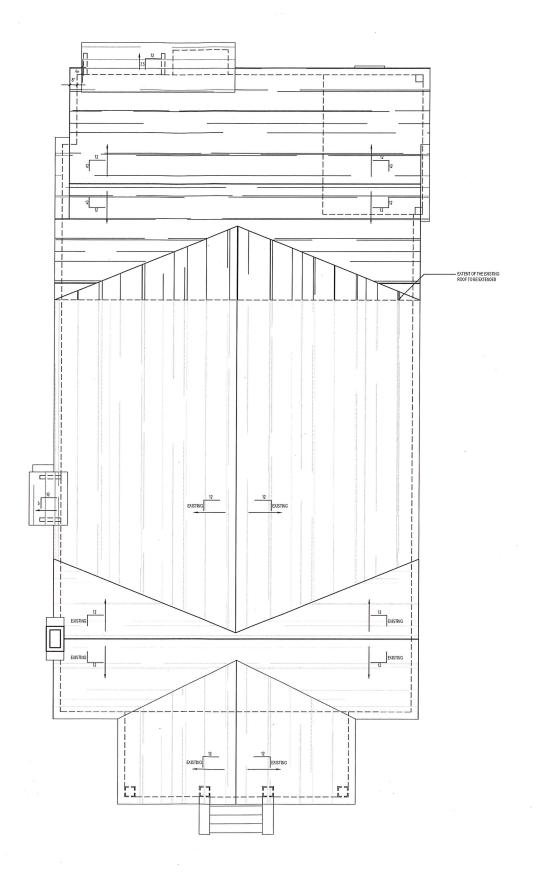
25 JUNE 2018

PROPOSED FIRST FLOOR PLAN

OF: THIRTEEN

EXISTING WALL BRICK VENEER NEW STUD WALL C.M.U





rchitectur

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

brooks.alb@icloud.com lauer.alb@icloud.com

GENERAL•NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
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 FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
 ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
 FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & 2.012.

- 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 THANT:

 10. ALL RISERS TO BE SOLID.

 11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.
- 12. RALLS TO BE 30' 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.

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

 16. ALL EAVES TO BEB* (MATCH EXISTING) U.N.O.

 17. ALL FASCIAS TO MATCH EXISTING HOUSE.

 18. CONTRACTOR TO COORDINATE GUITTER & 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 81 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
- TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.

 5. R311.7.2.1 HANDRAIL HEIGHT- HANDRAIL HEIGHT SHALL NOT BE LESS THAIN 34 INCHES AND NOT MORE THAIN 38 INCHES IN HEIGHT.

 6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS THAIN 36 INCHS

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

- 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 OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER).
 GUARDS SHALL NOT ALLOW PASSAGE OF A & DIAMETER SPHERE ON OPEN SIDE OF STAIR.

BRICK VENEER

NEW STUD WALL

- NOTE:
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1505 Mimosa Avenue, Charlotte, NC 28205

SORZANO RESIDENCE Designed Exclusively For the:

PROJECT #. 18010 ISSUED: 25 JUNE 2018 REVISIONS:

PROPOSED ROOF PLAN









PROPOSED FRONT ELEVATION

WINDO	W SCHEDULE		
(D)	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
(B)	2-0° X 3'-6'	MATCH EXISTING	DOUBLE HUNG

- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 SEE ELEVATIONS FOR MUNITIN PATTERNL VERIFY ANY REQUIREMENTS FOR
- EGRESS OR TEMPERED GLASS.
 ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A F FMUST
- BETEMPERED.

 PROVDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F. A.ID GREATER THAN 12" ABOVE GRADE OR WALKING SURFACE BELOW.

- UNMERISIONS
 FOR ADDITIONS & REMODELS MATCH EXISTING VIMIDOW & DOOR
 MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS
 FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS
 OR TEMPERED GLASS.

TYPE
DOUBLE HUNG
DOUBLE HUNG

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
 FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
 ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &
 PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF

- 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.

 INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE CURVATURE OF THE NOSING SHALL BE

 OUT OF THE NOSING SHALL BE
- NO GREATER THAN %.

 10. ALL RISERS TO BE SOLID.

 11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT.
- CONTRACTOR TO COORDINATE.
- RAILS TO BE 30" IN HEIGHT
 ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- 14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS
- LESS THAN 29' IN HEIGHT.

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

 16. ALL EAVES TO BE 8' (MATCH EXISTING) U.N.O.

 17. ALL FASCIAS TO MATCH EXISTING HOUSE.

- 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 INCHES
- SHALL BE 9 INCHES.
- 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
- 5. R311.7.7.1 HANDRAIL HEIGHT-HANDRAIL HEIGHT SHALL

- NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 HOCHES IN DIAMETER.
 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT OPEN SIDE
- (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

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

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brooks.alb@icloud.com lauer.alb@icloud.com



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SHALL BE 8 I 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

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

6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS

K312.2 GUARD HEIGHT - GOARDS SHALL NOT BE LESS THAN 38 INCHS
 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.
 R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL

OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING

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PROJECT #. 18010 ISSUED: 25 JUNE 2018 REVISIONS:

RIGHT ELEVATION

OF: THIRTEEN

1505 Mimosa Avenue, Charlotte, NC 28205 RESIDENCE Exclusively SORZANO Designed E

For the:

PROPOSED FRONT AND



2018-215



2 PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION

WINDOW SCHEDULE				
(D)	SIZE	HEADER HEIGHT	TYPE	
$\langle A \rangle$	2-8" X 5'-0"	MATCH EXISTING	DOUBLE HUNG	
B	2-0" X 3-6"	MATCH EXISTING	DOUBLE HUNG	

NOTE:

MATCH TRIMDETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAID
TRIMAT WINDOWS.
SEE ELEVATIONS FOR MAINTIN PATTERIN VERIFY ANY REQUIREMENTS FOR
EACH SECOND TO AMERICAL ASS.
ALTERISES ON TEMPERED GLASS.
ALTERISES WITH 58 FOR GASS OR MORE & LESS THAN 18" A FF MUST.

BE TEMPERED.

PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24' ABOVE

A.F.F. AND GREATER THAN 72' ABOVE GRADE OR WALKING SURFACE

DIMENSIONS 2 FEMODELS - MATCH EXISTING WINDOW & DOOR 1/60. INSTALL WITH FORE CAP MID FLASHING. SEE ELEVATIONS FOR MUNITH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

3. ME = MATCH EXISTING PRIOR SHOWN SUBMITS HOP DRAWNINGS TO THE ARCHITECT FOR APPROVAL.

GENERAL NOTES:

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.

FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF 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}{8}\cdot\$.

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.

RAILS TO BE 30" IN HEIGHT
 ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
 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 BEB" (MATCH EXISTING) U.N.O.

17. ALL FASCIAS TO MATCH EXISTING HOUSE.

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.

EXCEPTION DOES NOT APPLY TO THIS PROJECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

SHALL BE 8 1 INCHES.

SHALL BE 94 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.

 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

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

K912.2 GUARD REIGHT - GUARDS SHALL NOT BE LESS THAN 38 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 NOTE HER OFFICE OF COMMUNICATIONS - MEDIUM CONTINUE OF COMMUNICATIONS - MEDIUM COMMUN

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 & 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.

NOTE:
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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY

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

5683 PLOTTE, H.

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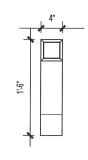
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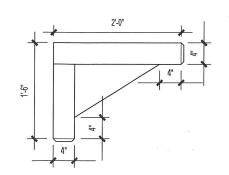
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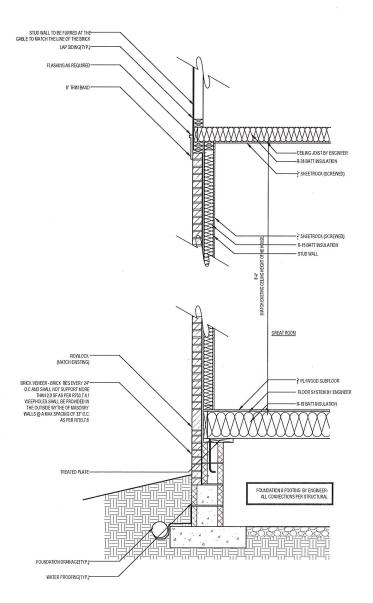
OF: THIRTEEN

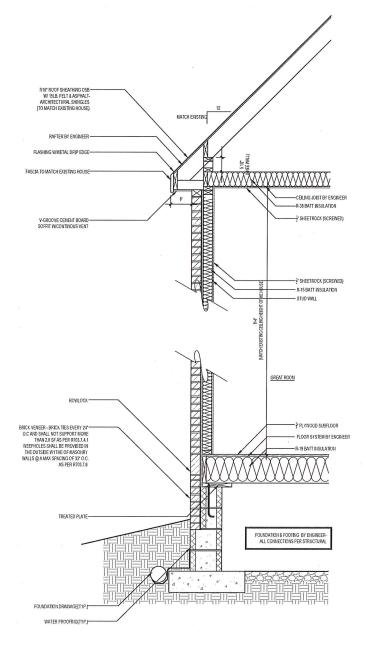
ELEVATION











PRIOR TO CONSTRUCTION.
FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
CONCRETE WALL & SLAB
FIRE BLOCK @ FLOOR & CEILING PER CODE.
ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE
FOUNDATION.

DRAWINGS FOR ALL SIZES & HEIGHTS.

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

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS

RSTEZ GUARD HEIGHT - SUARDS SPALE NOT BE LESS THAN 36 INCHS 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 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.

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GENERAL•NOTES:

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR ALL PROPERTY LINES TO BE VERHIED BY SURVEYOR.
ALL BUILDING LOCATIONS TO BE VERHIED BY SURVEYOR
FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
ALL FINISH FLOOR HEIGHTS TO BE VERHIED AT SITE &
PRIOR TO CONSTRUCTION. ALB Architecture 1200 E. Morehead St.

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CERT. No. 10 2 5683

PLOTTE, H. 25 JUNE 2018

Architectur

Reg. Number 51533

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RESIDENCI

SORZANO

Designed Exclusively For the:

STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY 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 \$...

NU GREATER THAMY:

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT CONTRACTOR TO COORDINATE.

12. PAILS TO BE 30" IN HEIGHT

13. ALL EXTERIOR COLUMNIS TO BE SQUARE COLUMNS - SEE

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 BES (MATCH EXISTING) U.N.O.
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

WIDTH.

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

R311.7.4.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 8 ⅓ INCHES.
 ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 R311.7.4 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 R311.7.1 HADRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISESS.

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R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

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PROPOSED REAR AND LEF ELEVATION

A-5.2 OF: THIRTEEN

 $\underbrace{ \text{TYPICAL WALL SECTION} }_{3/4^* = 1^! \cdot 0^*}$