Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: June 12, 2019***
HDC 2019-00269	***PID# 11907312***

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1824 South Mint Street

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Liliana Jimenez/Raul Navarro

Details of Proposed Request

Existing Conditions

The existing site is a vacant corner lot with parcel dimensions of approximately 36.6' x 160'. The previous structure was a two-story commercial structure. Adjacent structures are two stories in height. The required setback is 30 feet from ROW.

Proposal

The project is the construction of a single-family house and garage. Design features include brick foundation, wood lap siding, wood shakes, wood windows with simulated true divided lights (STDL), metal porch roof, and wood trim as noted on the plans. A detached one-story garage is located at the rear of the property. Materials, windows and other trim details will match the house Corner boards on the garage are optional. New trees will be planted per site plan.

The project was approved by the Historic District Commission May 10, 2017. There have been no changes to the project scope. The COA was not issued and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

	All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
	Setback	in relationship to setback of immediate surroundings	6.2
	Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
	Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
	Massing	the relationship of the buildings various parts to each other	6.5
	Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
	Scale	the relationship of the building to those around it and the human form	6.7
	Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
	Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
	Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
	Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
	Doors and Windows	the placement, style and materials of these components	6.12
	Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
	Materials	proper historic materials or approved substitutes	6.15
	Size	the relationship of the project to its site	6.2 & 3
	Rhythm	the relationship of windows, doors, recesses and projections	6.12
	Context	the overall relationship of the project to its surroundings.	6.1-16
	Landscaping	a tool to soften and blend the project with the district	8.1-11

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

Staff Recommendation

1. The project is not incongruous with the district and meets guidelines for New Construction as outlined above.
2. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

HDC-2019-00269

PID: 11907312

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: CONSENT AGENDA

June Meeting 2019

CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00114 **DATE:** July 6, 2017

ADDRESS OF PROPERTY: 1824 South Mint Street **TAX PARCEL NUMBER:** 11907315

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER: Navarros Development

DETAILS OF APPROVED PROJECT: The project is the construction of a single family house. Design features include brick foundation, wood lap siding, wood shakes, wood windows with simulated true divided lights (STDL), metal porch roof and wood trim as noted on the plans. Tree removal and new landscaping is noted on the site plan. A detached one story garage is located at the rear of the property. Materials, windows and other trim details will match the house. Corner boards on the garage are optional.

The project was approved by the Historic District Commission May 10, 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 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.

Chairman

Staff

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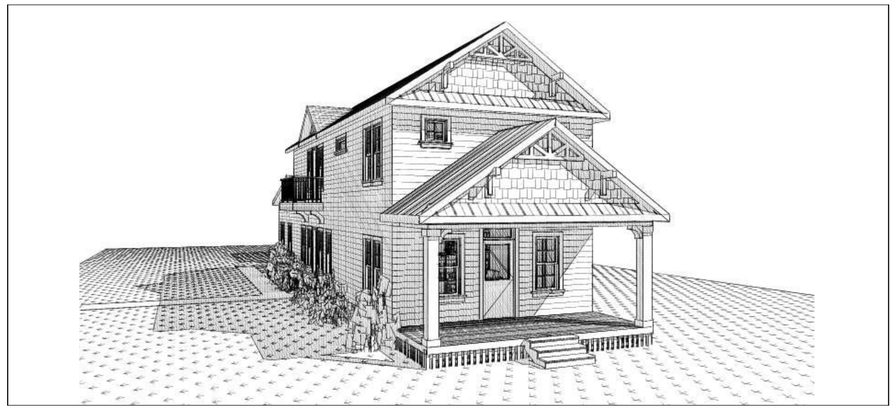
RESIDENCE

1824 MINT ST.
CHARLOTTE, NC



ABBREVIATIONS

A	Amperage	DEPT	Department	HP	High Point	NA	Not Applicable	SCH	Schedule
AB	Anchor Bolt	DET	Detail	HS	High Strength	NAT	Natural	SECT	Section
A/C	Air Conditioning	DF	Drinking Fountain	HS	Hand Sink	NEG	Negative	SEL	Select
ABV	Above	DIAG	Diagonal	HT	High Tension	NF	Noise Frequency	SEP	Separate
ACT	Acoustical Ceiling Tile	DIM	Dimension	HTR	Heater	NIC	Not In Contract	SER	Serial
ACT	Actual	DIV	Divide	HTS	High Tensile Strength	NO	Number	SF	Smooth Faced
ADH	Adhesive	DL	Dead Load	HVAC	Heating, Ventilation & Air Conditioning	NOM	Nominal	SF	Square Feet
ADJ	Adjacent	DN	Down			NP	Nickel Plated	SGL	Single
AFF	Above Finish Floor	DOZ	Dozen	HW	Hot Water	NRC	Noise Reduction	SIM	Similar
AGGR	Aggregate	DP	Dampproofing	HWY	Highway	NS	Coefficient	SK	Sink
AL	Aluminum	DR	Door	HYDR	Hydrant	NTS	Near Side	SM	Small
ALLOW	Allowance	DR	Drain				Not To Scale	SOG	Slab on Grade
ALT	Alternate	DS	Double Strength	ID	Inside Diameter	OC		SOL	Solid
ALUM	Aluminum	DS	Downspout	IJ	Isolation Joint	OCT	On Center	SP	Soil Pipe
APPX	Approximate \	DUP	Duplicate	ILLUM	Illuminate	OD	Octagonal	SP	Stand Pipe
APT	Appendix			IMPG	Impregnate	OFF	Outside Diameter	SPEC	Specification
ARCH	Apartment	E	East	INC	Incorporated	OPNG	Office	SPKR	Speaker
ASPH	Architect(ural)	EA	Each	INCL	Included	OPP	Opening	SPRK	Sprinkler
ASSN	Asphalt	EF	Each Face	INDL	Industrial	OPT	Opposite	SQ	Square
ASSY	Association	EIFS	Exterior Insulation and Finish System	INF	Infinite	ORIG	Optional	SS	Single Strength
AUTO	Assembly			INFO	Information	OUT	Original	SSK	Soil Stack
AVE	Automobile	EJ	Expansion Joint	INR	Impact Noise Rating	OV	Outlet, Outside	SST	Stainless Steel
AVG	Avenue	EL	Elevation	INST	Institute	OVHD	Over	ST	Steam
	Average	ELEC	Electric	INSTL	Installed		Overhead	ST	Street
B/ (B.O.)		ELEV	Elevation	INSUL	Insulation	PART		STAG	Staggered
BC	Bottom of	ELEV	Elevator	INT	Interior	PC	Partition	STATN	Stationary
BD	Bottom Chord	EMB	Embedment	INTL	International	PCT	Pieces	STD	Standard
BDY	Board	ENAM	Enamel	IPS	Iron Pipe Size	PED	Percent	STL	Steel
BL	Boundary	ENGR	Engineer			PERF	Pedestal	STN	Stone
BLDG	Building Line	ENTR	Entrance	J	Joist	PERM	Perforated	STOR	Storage
BLW	Building	EQ	Equal	JB	Junction Box	PERP	Permanent	STR	Straight
BM	Below	EQUIP	Equipment	JCT	Junction	PH	Perpendicular	STR	Strength
BOT	Beam	EST	Estimated	JR	Junior	PL	Phase	STRM	Storeroom
BR	Bottom	EW	Each Way	JT	Joint	PL	Plate	STRUCT	Structural
BRG	Bedroom	EXC	Excavate			P-LAM	Property Line	SUB	Substitute
BSMT	Bearing	EXH	Exhaust	K	Kips (Kilopounds)	PLG	Plastic Laminate	SURF	Surface
BTWN	Basement	EXP	Exposed	KD	Kiln Dried	PLUMB	Piling	SUSP	Suspended
	Between	EXT	Exterior	KD	Knock Down	PLN	Plumbing	SW	Single Weight
C/C						PLYWD	Plane	SWM	Storm Water Management
CAB	Center to Center	FAB	Fabricate	L	Left	PMP	Plywood	SYM	Symmetrical
CAP	Cabinet	FB	Flat Bar	LAB	Laboratory	PNL	Pump	SYS	System
CAT	Capacity	FD	Floor Drain	LAM	Laminate	PNT	Panel		
CB	Catalog	FDN	Foundation	LAQ	Laquer	PORT	Paint	T/(T.O.)	Top of
CF	Circuit Breaker	FFE	Finish Floor Elevation	LAV	Lavatory	POS	Portable	T&G	Tongue & Groove
CI	Cubic Feet	FIG	Figure	LF	Low Frequency	PR	Positive	TC	Top Chord
CIP	Cast Iron	FIN	Finish	LG	Large	PREFAB	Pair	TD	Trench Drain
CIR	Cast Iron Pipe	FIX	Fixture	LGTH	Length	PRELIM	Prefabricated	TECH	Technical
CIRC	Circle	FL	Flashing	LH	Left Hand	PREP	Preliminary	TEL	Telephone
CJ	Circular	FL	Floor	LIC	Licensed	PRGM	Preparation	TEMP	Temperature, Temporary
CL	Control Joint	FLDG	Folding	LIN	Linear	PRL	Program	THK	Thickness
CL	Clearance	FLG	Flange	LINO	Linoleum	PROP	Parallel	THRES	Threshold
CLG	Centerline	FLG	Flooring	LIQ	Liquid	PT	Property	THRU	Through
CLKG	Ceiling	FLUOR	Fluorescent	LLH	Long Leg Horizontal	PT	Port	TOL	Tolerance
CLOS	Caulking	FO	Face of	LLV	Long Leg Vertical	PTD	Point	TOS	Top Of Steel
CLR	Closet	FP	Freezing Point	LNTL	Lintel	PVC	Painted	TOT	Total
CMPTR	Clear	FRP	Fiber Reinforced Plastics	LP	Low Point	PWR	Polyvinyl Chloride	TRANS	Transparent
CMU	Computer	FRPF	Fireproof	LT	Light		Power	TRANSV	Transverse
CNCL	Concrete Masonry Unit	FRT	Fire Retardant Treated	LTD	Limited	QC		TV	Television
CND	Concealed	FS	Far Side	LVL	Level	QT	Quality Control	TYP	Typical
CO	Conduit	FTG	Footing	LWC	Light Weight Concrete	QTR	Quarry Tile		
CO	Change Order	FURN	Furnished			QTY	Quarter	UNF	Unfinished
CO	Cleanout	FUT	Future	MAINT	Maintenance	QUAL	Quantity	UNGD	Underground
COM	Company			MAN	Manual		Quality	UNO	Unless Noted Otherwise
COMB	Common	GA	Gage	MANUF	Manufacturer	R/RAD		UNTRD	Untreated
COMP	Combination	GALV	Galvanized	MAS	Masonry	R/W	Radius	UPR	Upper
COMP	Composition	GAR	Garage	MATL	Material	RBR	Right of Way	UV	Ultra Violet
CONC	Compressive	GFRC	Glass Fiber Reinforced Concrete	MAX	Maximum	RCPT	Rubber		
CONSTR	Concrete	GFRG	Glass Fiber Reinforced Gypsum	MBR	Member	RCVD	Receptacle	V	Voltage
CONT	Construction	GI	Galvanized Iron	MECH	Mechanical	RD	Received	VAR	Variable/Varies
CONTR	Continue, Continuous	GOVT	Government	MED	Medium	RECT	Road	VENT	Ventilation
COP	Contractor	GWB	Gypsum Wall Board	MEMBR	Membrane	REF	Rectangular	VERT	Vertical
CORP	Copper	GWT	Glazed Wall Tile	MEMO	Memorandum	REINF	Refrigerator	VIB	Vibrate
CORR	Corporation	GYP	Gypsum	MFG	Manufacturing	REL	Reinforcement	VOL	Volume
CPM	Corrugated			MGR	Manager	REM	Relative	VS	Versus
CR	Critical Path Method	HB	Hose Bib	MIN	Minimum	REPL	Remove		
CSK	Cold Rolled	HD	Hard	MISC	Miscellaneous	REPRO	Replace	W	West
CT	Countersunk	HD	Head	MLDG	Molding	REQD	Reproduce	W/	With
CTD	Ceramic Tile	HDWR	Hardware	MN	Main	REV	Required	W/C	Watercloset/Watercooler
CTR	Coated	HEX	Hexagonal	MO	Masonry Opening	RFG	Revision	WD	Wood
CU	Center	HGT	Height	MOD	Modification	RGH	Roofing	WD	Width
CV	Cubic	HM	Hollow Metal	MP	Melting Point	RH	Rough	WDW	Window
CW	Check Valve	HMDR	Hollow Metal Door	MRK	Mark	RM	Right Hand	WH	Waterheater
	Cold Water	HNDRL	Handrail	MSW	Master Switch	RO	Room	WM	Wire Mesh
⌀		HOL	Hollow	MT	Marble Threshold	RPR	Rough Opening	W/O	Without
D	Diameter	HOR	Horizontal	MTG	Mounting	RTN	Repair	WP	Waterproofing
DAT	Penny (Nails)	HOSP	Hospital	MTL	Metal	RVS	Return	WP	Working Point
DB	Datum	HP	High Performance	MULT	Multiple		Reverse	WRG	Wiring
DBL	Dry Bulb					S		WT	Weight
DCL	Double			N	North	SAN	South	WWF	Welded Wire Fabric
DEG	Door Closer Degree						Sanitary	WWM	Welded Wire Mesh

MATERIAL SYMBOLS

FINISHES
- GYPSUM WALLBOARD
- ACOUSTICAL TILE

METAL
- STEEL: LARGE SCALE
- METAL: SMALL SCALE

WOOD
- ROUGH WOOD
- WOOD BLOCKING OR SHIM
- FINISH WOOD
- PLYWOOD

STONE
- SPLIT FACE/GROUND FACE CMU

INSULATION
- RIGID INSULATION
- BATT INSULATION

SUBSURFACE
- EARTH

CONCRETE
- CONCRETE
- LIGHTWEIGHT CONCRETE

MASONRY
- BRICK
- CONCRETE MASONRY UNIT

SYMBOLS

- 01 / A3 — SECTION: Drawing Number, Sheet Number
- 01 / A3 — ELEVATION: Drawing Number, Sheet Number
- 01 / A3 — DETAIL SECTION: Drawing Number, Sheet Number, Isolates Detail
- 1 / A3 / 2 — INTERIOR ELEVATION: Drawing Number, Sheet Number
- 01 — COLUMN GRID LINE: Column Number
- 01 — COLUMN GRID LINE-EXISTING: Column Number-Existing
- P1 — PARTITION: Partition Type
- 0" — HEIGHT SYMBOL: Elevation
- 1 — REVISION SYMBOL: Revision Number
- 1 — KEYNOTE SYMBOL: Keynote Number
- 01 — WINDOW SYMBOL: Window Number
- 01 — DOOR SYMBOL: Door Number
- 102 KITCHEN — ROOM SYMBOL: Room Number, Room Name
- PROPERTY LINE
- TENANT LEASE LINE
- COLUMN GRID LINE

DRAWINGS

SHEET INDEX

ID	Name	XX/XX/XX							
A-001	COVER SHEET	☒							
A-101	SITE PLAN	☒							
A-102	1st FLOOR PLAN	☒							
A-103	2ND FLOOR & ROOF PLAN	☒							
A-104	GARAGE PLANS	☒							
A-201	ELEVATION	☒							
A-202	ELEVATIONS	☒							
A-301	INTERIOR ELEVATIONS	☒							
A-401	DETAILS	☒							
A-501	SPECIFICATIONS	☒							

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE LIFE SAFETY CODE, ALL LOCAL AND STATE FIRE CODES AND CURRENT BUILDING CODES.
2. THE CONTRACTOR SHALL COMPLY WITH ANY EXISTING STATE AND APPLICABLE COUNTY OR CITY REGULATIONS AND LEGISLATION REGARDING THE CONTROL OF POLLUTION AS IT APPLIES TO THE WORK.
3. CODES: ALL MATERIALS, CONSTRUCTION TECHNIQUES, AND PRACTICES IN ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO THE APPLICABLE CODES AND REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AND ALL INDUSTRY STANDARDS.
4. CLARIFICATION: IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE PROJECT WORK..
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND STANDARDS TO INSURE THE SAFETY OF ALL PERSONS ON THE SITE.
6. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

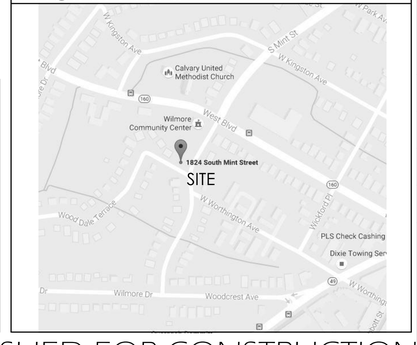
BUILDING INFORMATION

CODES: North Carolina Residential Code 2012

AREA: FIRST FLOOR: 1169 SQ. FT.
SECOND FLOOR: 898 SQ. FT.
TOTAL HEATED: 2067 SQ. FT.
GARAGE: 441 SQ. FT.

BUILDING USE: RESIDENTIAL

VICINITY MAP



ISSUED FOR CONSTRUCTION

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5/17/2017

JENNIFER BENSON ARCHITECTURE, PLLC 538531 NORTH CAROLINA REGISTERED ARCHITECTURAL CORPORATION MATTHEWS, NC
5/17/2017

RESIDENCE
1824 MINT ST.
CHARLOTTE, NC

0	Date:	Revision:

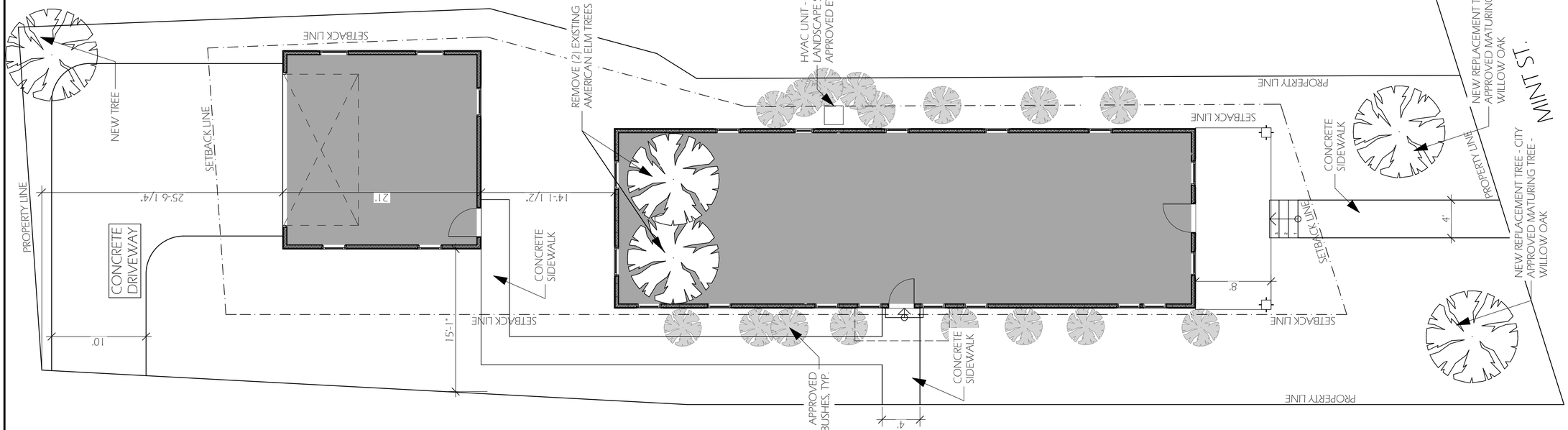
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: COVER SHEET

SHEET NUMBER:

A-001



1 SITE PLAN
SCALE: 1:65.34

ISSUED FOR CONSTRUCTION

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5/17/2017

JENNIFER BENSON ARCHITECTURE REGISTERED ARCHITECTURAL FIRM C-2718 NORTH CAROLINA MATTHEWS, NC
5/17/2017

RESIDENCE
1824 MINT ST.
CHARLOTTE, NC

0	Date:	Revision:

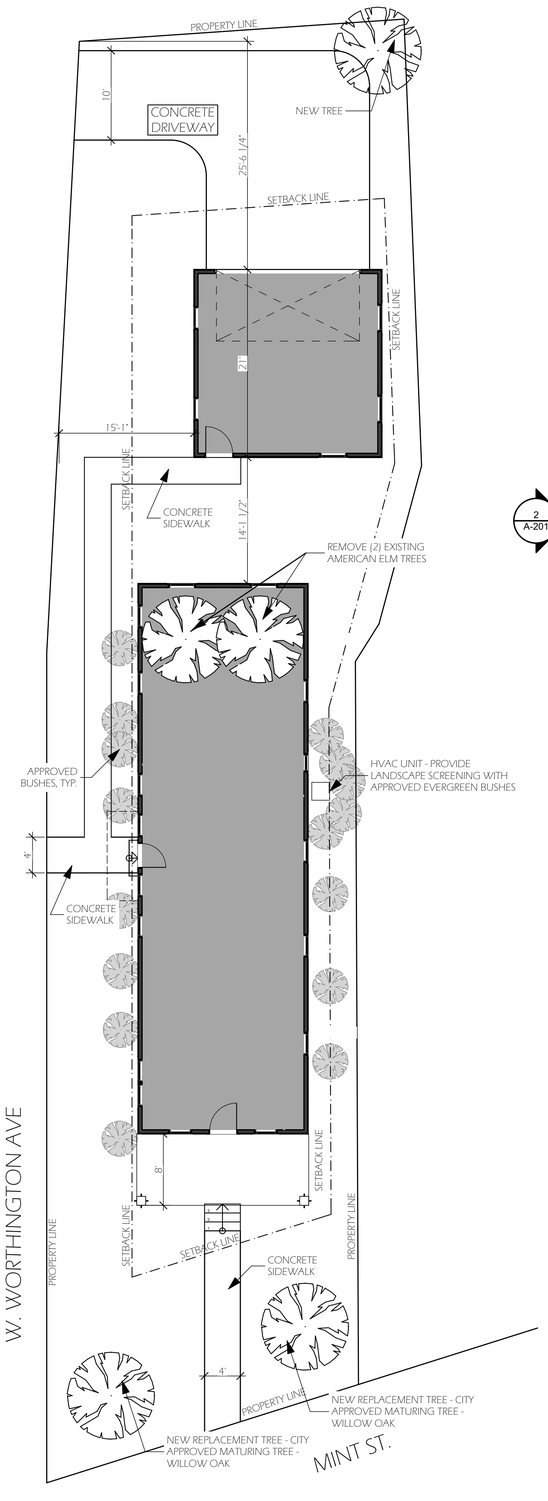
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

CHECKED BY: JENNIFER BENSON

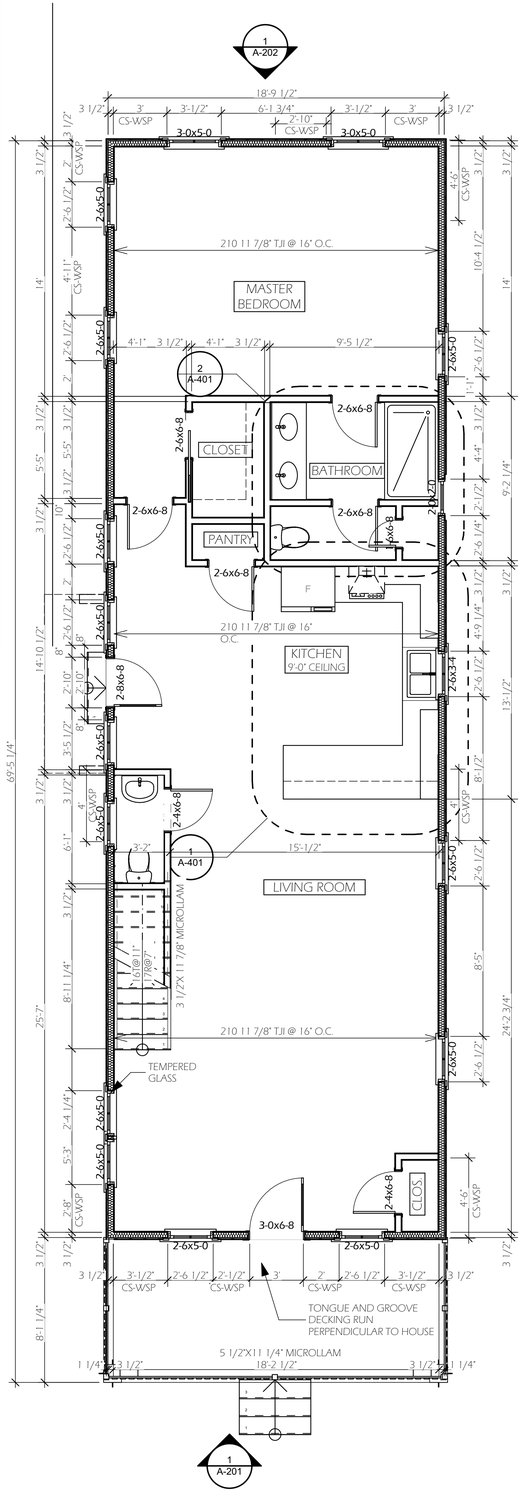
SHEET TITLE: SITE PLAN

SHEET NUMBER:

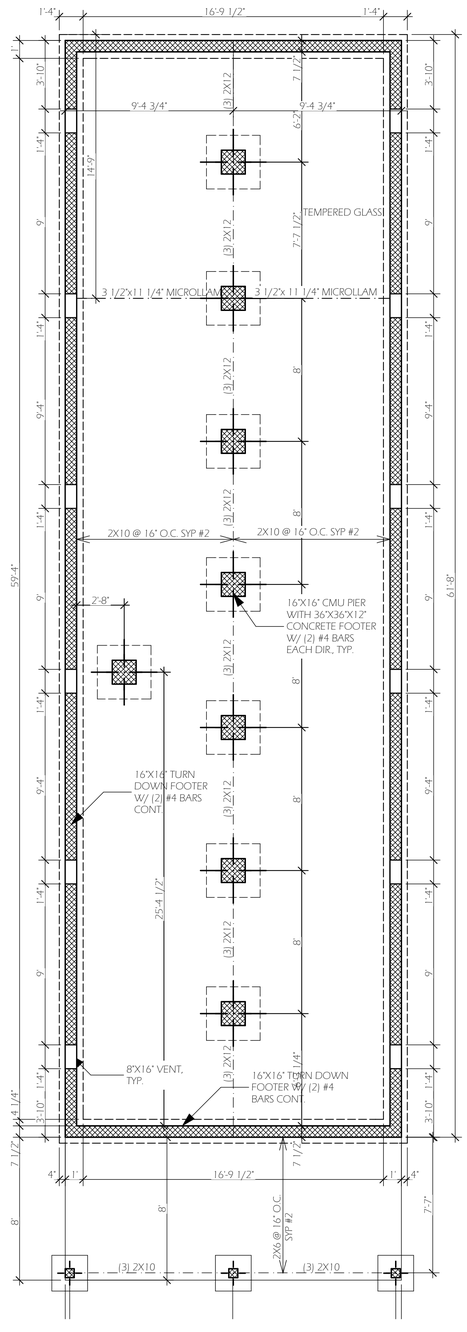
A-101



2 SITE PLAN
SCALE: 1/8" = 1'-0"



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF STUD.

2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C - S.Y.P. #2 W/ 1/2" G.W.B. EA. SIDE

3.ALL EXTERIOR WALLS TO HAVE 7/16" CONTINUOUS OSB.

4. EXTERIOR WALLS TO BE 1/2" GWB, 2X4 WD STUDS @ 16" O.C. - SYP #2, R-15 BATT INSULATION, 7/16" OSB, TYVEK BUILDING WRAP OR SIM.AND EXTERIOR FINISH AS NOTED ON ELEVATIONS.

5. PROVIDE WOOD STRUCTURAL PANELS (CS-WSP) WHERE NOTED ON PLANS FOR WALL BRACING. PROVIDE 6d NAILS 6" FROM EDGED AND 12" O.C. IN FIELD.

6. PROVIDE (2) 2X8 HEADERS FOR ALL WINDOW AND DOOR OPENINGS TO 4'-6" AND (2) 2X10 HEADERS TO OPENINGS TO 6'-0"

7. PROVIDE (2) JACK STUDS EA. SIDE AT ALL WINDOW AND DOOR LOCATIONS.

8. PROVIDE DOUBLE JOISTS AT ALL WALL LOCATIONS ABOVE.

9. PROVIDE TEMPERED GLAZING IN THE WINDOW WITHIN 36" OF THE WALKING SURFACE OF A STAIR LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING AREA AND LESS THAN 60" FROM THE TUB OR SHOWER AND LESS THAN 60" ABOVE THE FLOOR.

10. JACK AND KING STUDS. THE NUMBER OF JACK AND KING STUDS INSTALLED ON EACH SIDE OF A HEADER SHAL COMPLY WITH TABLE R603.7(1). KING, JACK AND CRIPPLE STUDS SHALL BE THE SAME DIMENSION AND THICKNESS AS THE ADJACENT WALL STUDS. HEADERS SHALL BE CONNECTED TO KING STUDS IN ACCORDANCE WITH TABLE R603.7(2)

11. PROVIDE GRADE #1 FOR SYP GIRDERS AND HEADERS, TYP.

12. R703.11.3 WHERE THE PROPERTY LINE IS LESS THAN 10' FROM THE BUILDING FACE AND THE SOFFIT MATERIAL IS VINYL OR ALUMINUM, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO THE FRAMING MEMBERS AND SHALL USE UNDERLAYMENT MATERIAL OR EITHER FIRE RETARDANT TREATED WOOD; 23/32" WOOD SHEATHING, OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL APPLY TO BOTH SOFFIT AND UNDERLAYMENT AND SHALL BE PER SECTION R806

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5/17/2017

JENNIFER BENSON ARCHITECTURE REGISTERED ARCHITECTURAL FIRM C-2170 NORTH CAROLINA MATTHEWS, NC
5/17/2017

RESIDENCE
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CHARLOTTE, NC

0	Date:	Revision:

DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

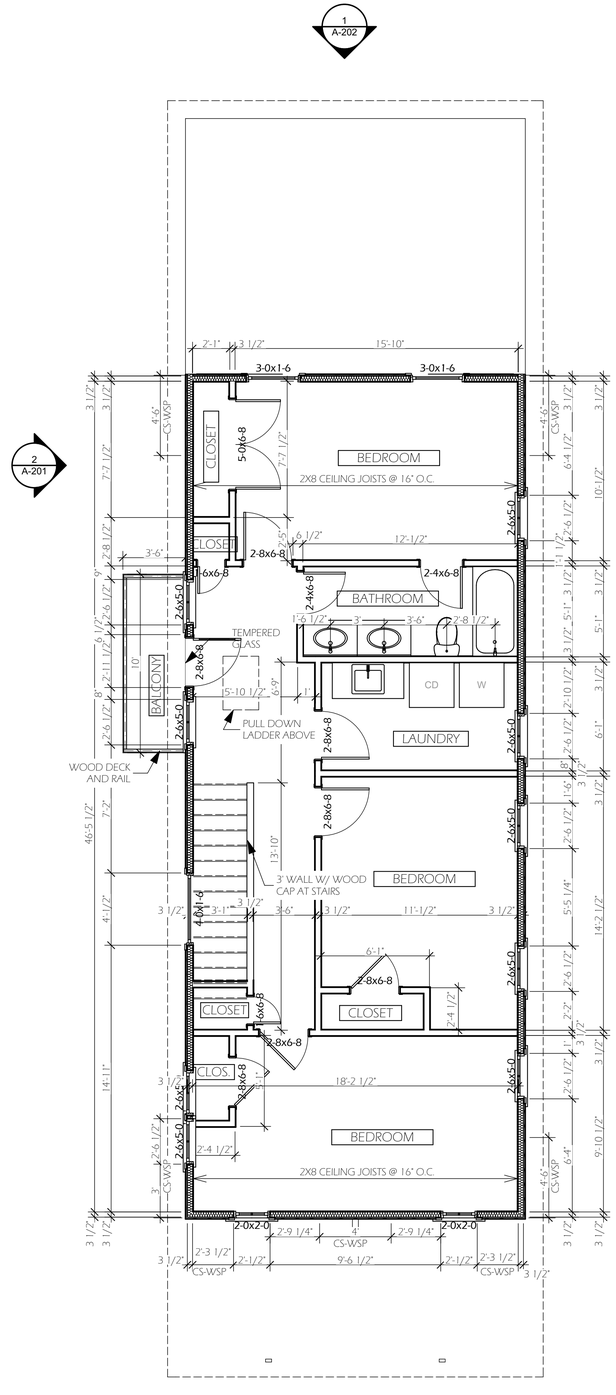
CHECKED BY: JENNIFER BENSON

SHEET TITLE: 1st FLOOR PLAN

SHEET NUMBER:

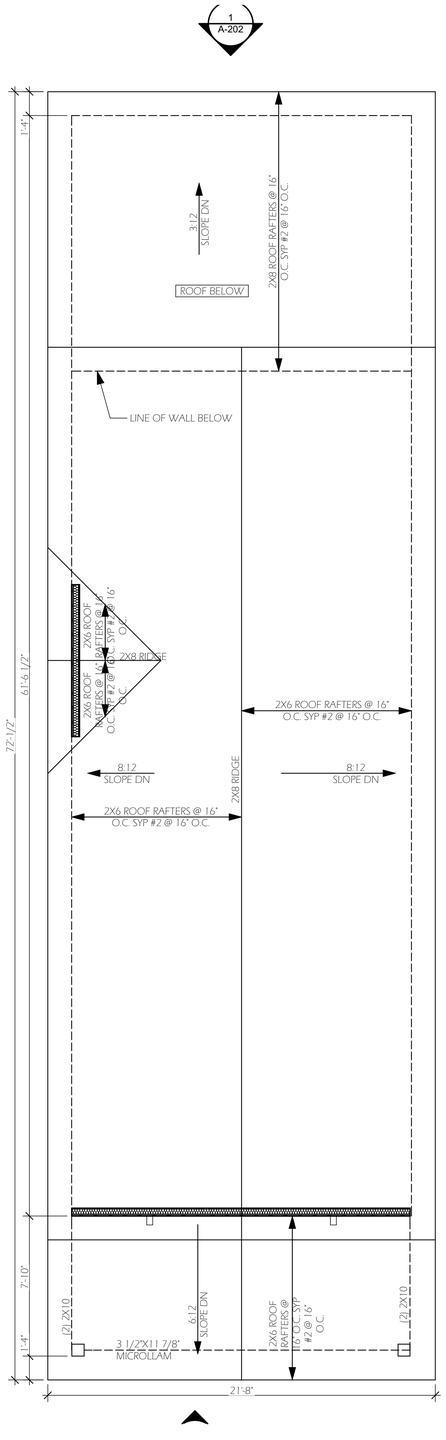
A-102

ISSUED FOR CONSTRUCTION



1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 ROOF
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ISSUED FOR CONSTRUCTION

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5/17/2017

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5/17/2017

RESIDENCE
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CHARLOTTE, NC

0	Date:	Revision:

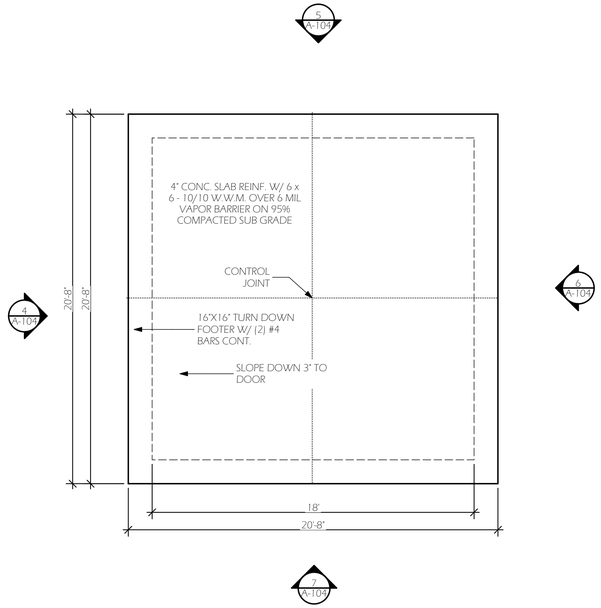
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: 2ND FLOOR & ROOF PLAN

SHEET NUMBER:

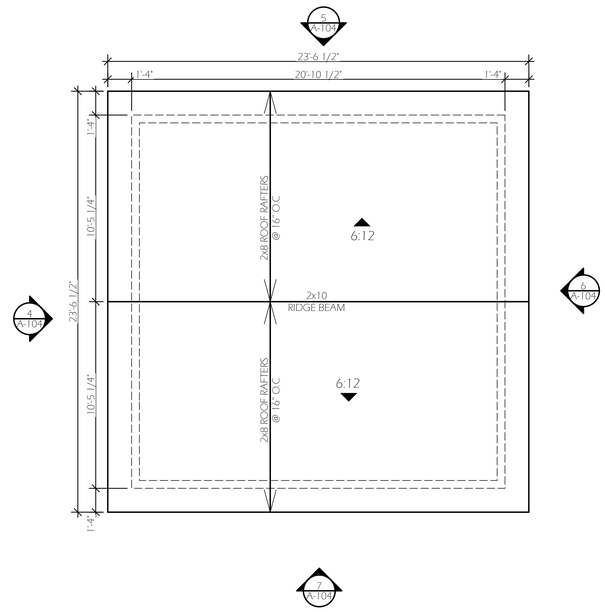
A-103



1 GARAGE FOUNDATION

SCALE: 1/4" = 1'-0"

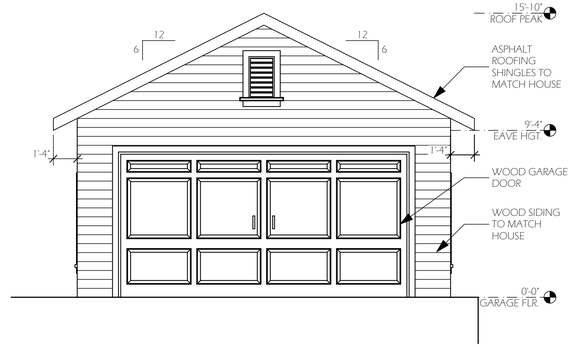
0 2' 4' 8'



3 GARAGE ROOF

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



4 GARAGE ELEVATION 1

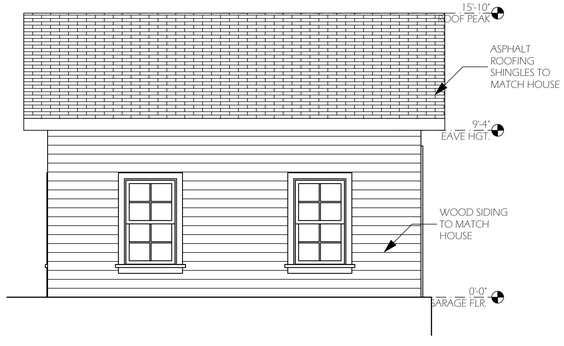
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

2 GARAGE PLAN

SCALE: 1/4" = 1'-0"

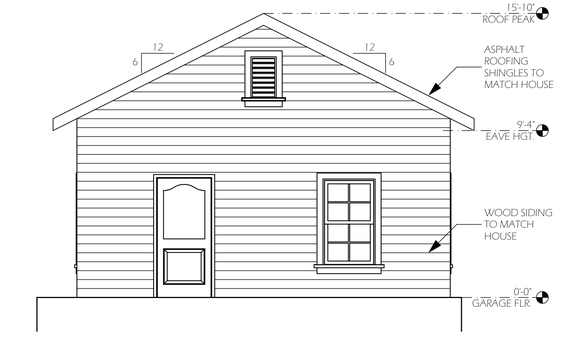
0 2' 4' 8'



5 GARAGE ELEVATION 2

SCALE: 1/4" = 1'-0"

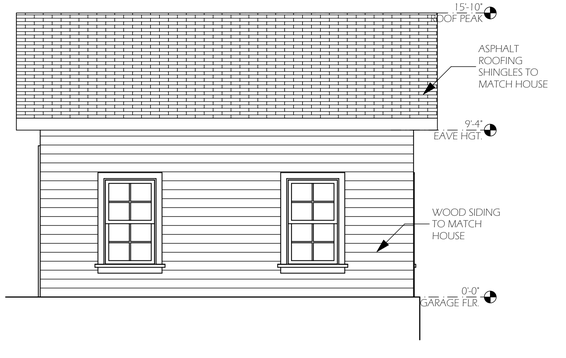
0 2' 4' 8'



6 GARAGE ELEVATION 3

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



7 GARAGE ELEVATION 4

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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0	Date:	Revision:

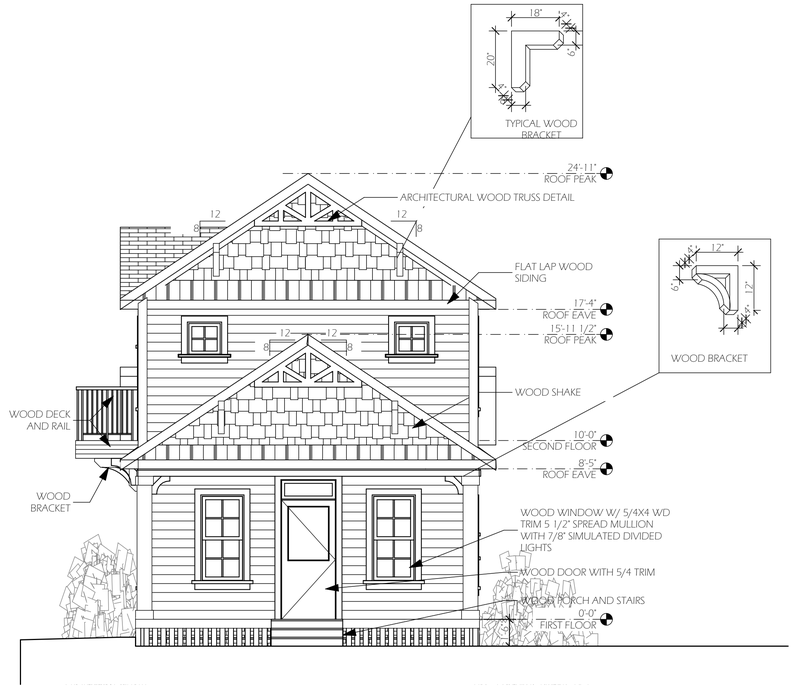
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: GARAGE PLANS

SHEET NUMBER:

A-104



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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0	Date:	Revision:

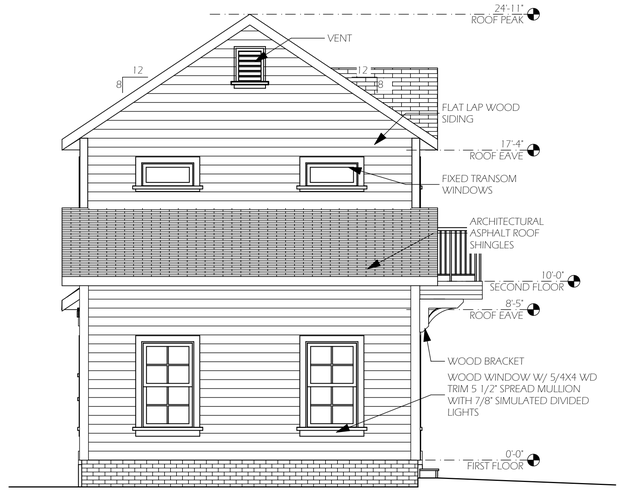
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: ELEVATION

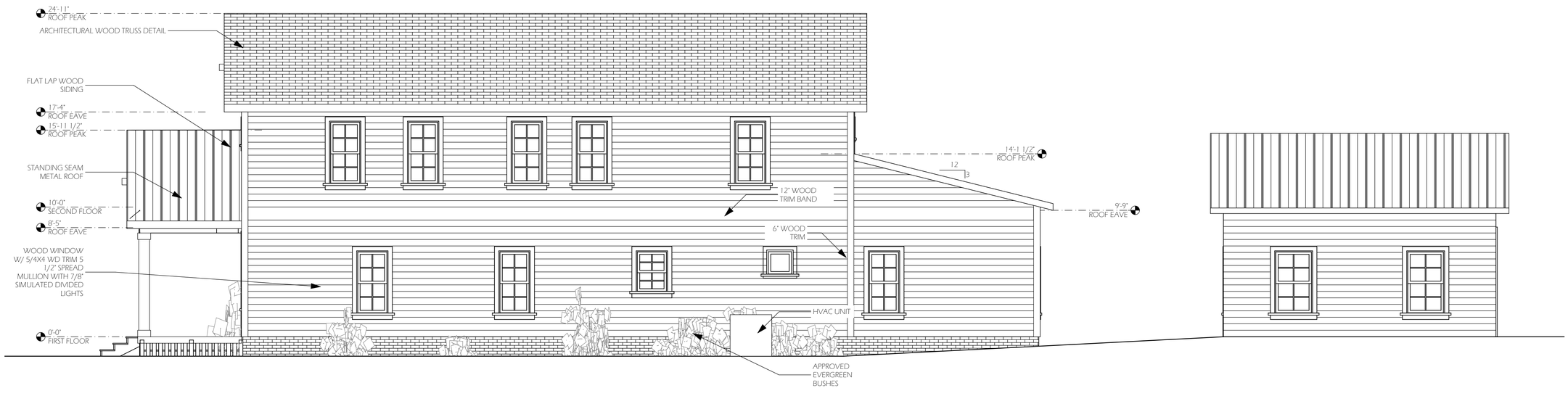
SHEET NUMBER:

A-201



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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0	Date:	Revision:

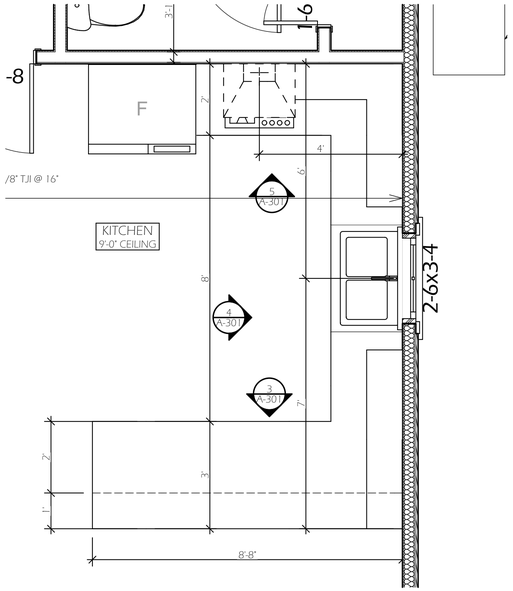
DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO: 16.580

CHECKED BY: JENNIFER BENSON

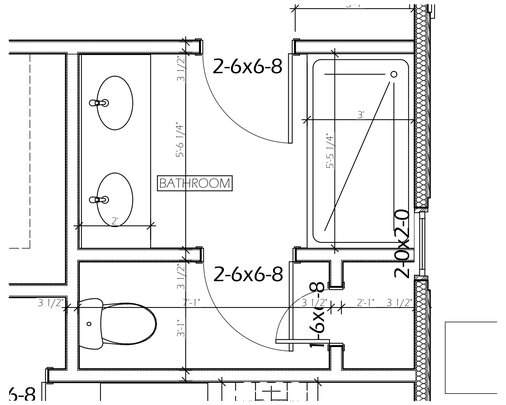
SHEET TITLE: ELEVATIONS

SHEET NUMBER:

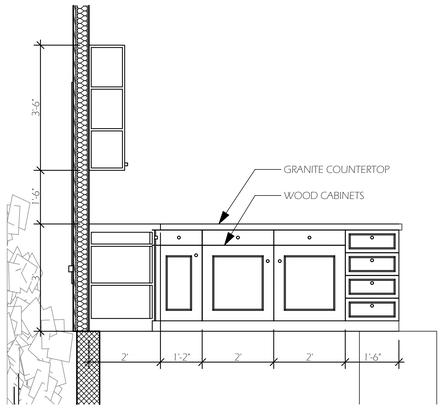
A-202



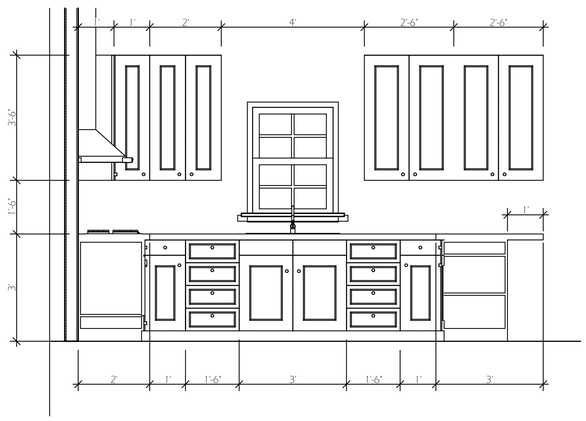
1 ENLARGED PLAN
SCALE: 1/2" = 1'-0"



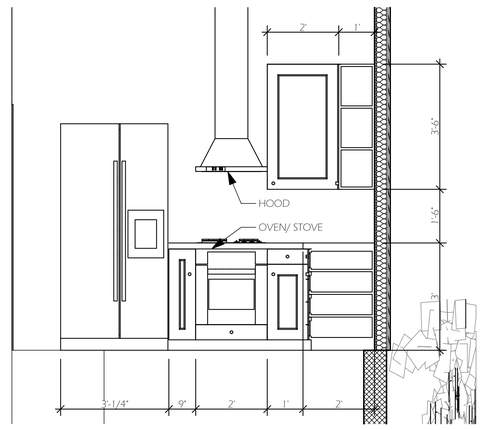
2 ENLARGED PLAN
SCALE: 1/2" = 1'-0"



3 KITCHEN ELEVATION 1
SCALE: 1/2" = 1'-0"



4 KITCHEN ELEVATION 2
SCALE: 1/2" = 1'-0"



5 KITCHEN ELEVATION 3
SCALE: 1/2" = 1'-0"

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0	Date:	Revision:

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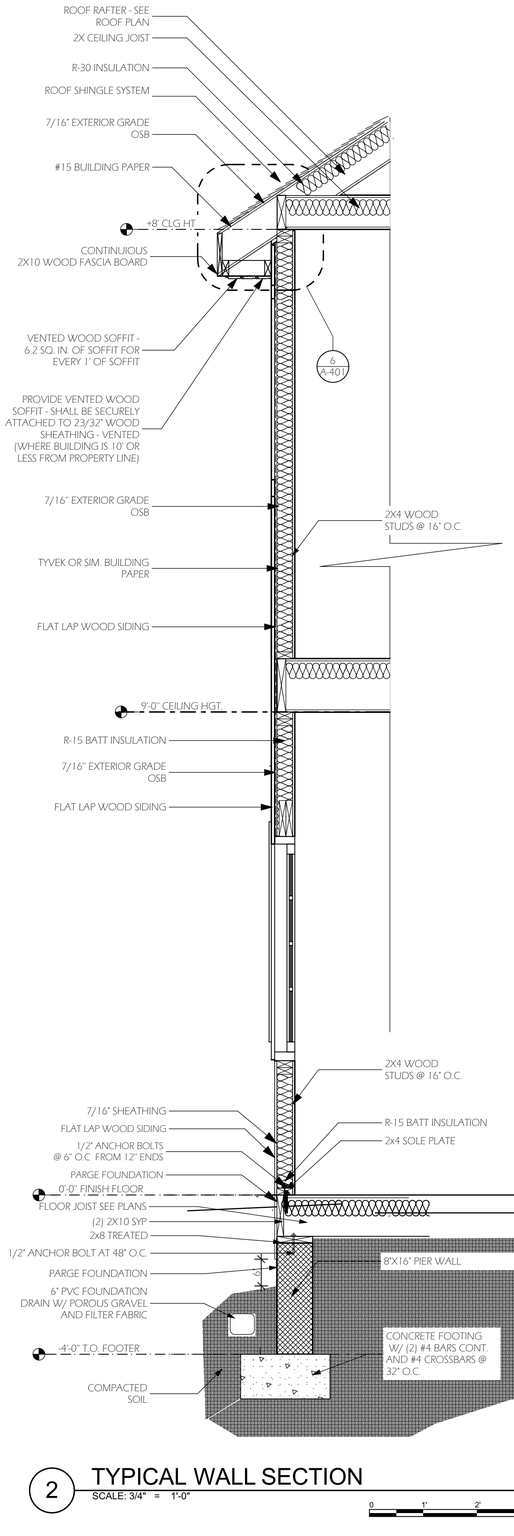
5/17/2017	JAB
SCALE:	PROJECT NO: 16.580

CHECKED BY: JENNIFER BENSON

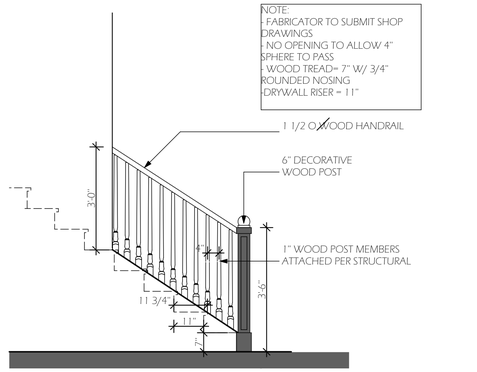
SHEET TITLE: INTERIOR ELEVATIONS

SHEET NUMBER:

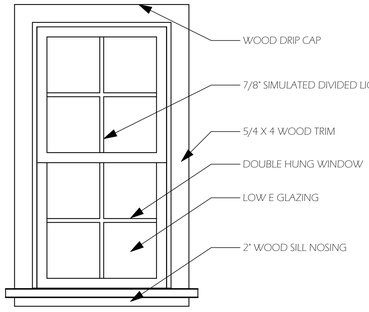
A-301



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

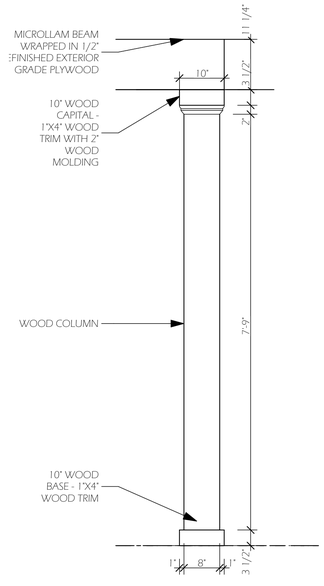


1 STAIR DETAIL
SCALE: 1/2" = 1'-0"
0 1' 2' 4'

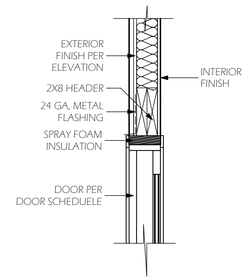


NOTE: TWIN UNITS HAVE 5 1/2" MULLION

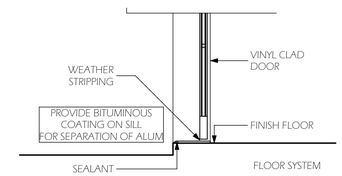
3 TYPICAL WINDOW DETAIL
SCALE: 3/4" = 1'-0"
0 1' 2' 3'



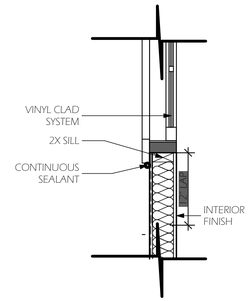
4 TYPICAL COLUMN
SCALE: 3/4" = 1'-0"
0 1' 2' 3'



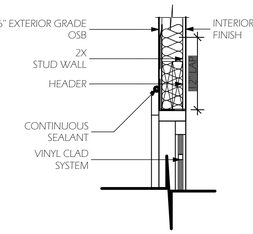
05 DOOR HEAD
SCALE: 1"=1'-0"



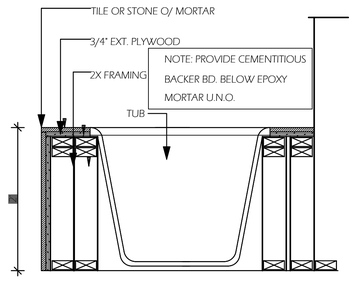
06 DOOR THRESHOLD
SCALE: 1"=1'-0"



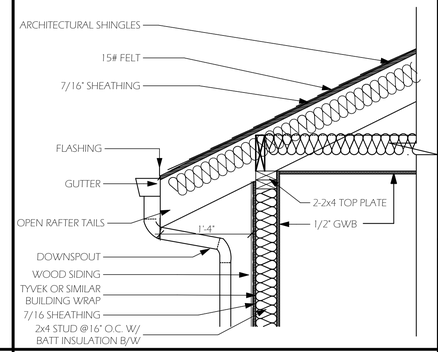
07 WINDOW SILL
SCALE: 1"=1'-0"



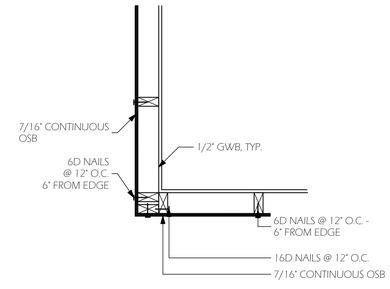
08 WINDOW HEAD
SCALE: 1"=1'-0"



09 SHOWER TUB
SCALE: 1"=1'-0"



10 EAVE
SCALE: 1"=1'-0"



11 FRAMING CORNER
SCALE: 1"=1'-0"

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0	Date:	Revision:

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5/17/2017	JAB
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SHEET TITLE: DETAILS

SHEET NUMBER: A-401

DIVISION ONE GENERAL CONDITIONS

1. THESE DRAWINGS ARE DESIGNED IN ACCORDANCE WITH CURRENT EDITION OF THE NORTH CAROLINA RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, REGULATIONS AND AMENDMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE WORK SHALL COMPLY WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE BUILDER PRIOR TO PROCEEDING.

2. FIELD CONDITIONS AND DIMENSIONS: ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. BUILDER SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES IN INFORMATION AND OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE MANUFACTURER'S OR FABRICATOR'S INSTRUCTIONS OR RECOMMENDATIONS FOR THE PREPARATION OF SUBSTRATES AND INSTALLATION AND USE OF MATERIAL.

3. TEMPORARY BRACING: TEMPORARY BRACING SHALL BE USED AS REQUIRED TO STABLIZE FOUNDATION AND BASEMENT WALLS AND SUPERSTRUCTURE UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

4. DESIGN LIVE LOADS: ALL FRAMING MATERIAL SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADS:
- a. SLEEPING AREAS - 30 PSF
- b. LIVING AREAS - 40 PSF
- c. DECKS - 60 PSF
- d. EXTERIOR BALCONIES - 60 PSF
- e. ROOF - 30 PSF
- f. GARAGES - 50 PSF
- g. STAIRS - 40 PSF
- h. RAILINGS - 200 PSF
- i. WIND LOADS - 15 PSF
- j. ATTIC FLOOR W/ STORAGE - 20 PSF
- k. ATTIC FLOOR W/O STORAGE - 10 PSF
- l. BASEMENT WALLS - 30 PCF EQUIVALENT FLUID PRESSURE
- m. CANTILEVERED WALLS - 30 PCF EQUIVALENT FLUID PRESSURE

5. FIRE RATED ASSEMBLIES: ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.
- a. SEAL ALL HORIZONTAL AND VERTICAL PENETRATIONS WITH APPROVED MATERIALS.
- b. ALL SHEATHING PENETRATIONS CAUSED BY CONSTRUCTION SHALL BE PATCHED AND REPAIRED WITH MATERIALS AND METHODS CONSISTENT WITH ORIGINAL CONSTRUCTION.

6. SOIL TREATMENT FOR TERMITE CONTROL IF APPLICABLE: APPLY TOXICANT TO SOIL IN ENTIRE AREA TO BE OCCUPIED BY STRUCTURE AND TO 2' BEYOND PERIMETER LINE OF STRUCTURE. USE APPROVED TOXICANT WITH A FIVE YEAR GUARANTEE. NOTE: THIS ITEM MAY BE WAIVED IF SITE CONDITIONS DO NOT WARRANT IT AND THE OWNER'S APPROVAL.

7. RADON CONTROL: AS REQUIRED, AND IN ACCORDANCE WITH LOCAL CODES.

DIVISION TWO - SITEWORK

1. THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING AND LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS.

2. EXCAVATION - SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH.

3. BACKFILL AND COMPACTION - USE CLEAN MATERIAL CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. DO NOT BACKFILL AGAINST MASONRY WALLS UNTIL SUPERSTRUCTURE IS IN PLACE, OR ADEQUATE BRACING IS PROVIDED. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. EQUIVALENT FLUID PRESSURE OF SOIL BACKFILL NOT TO EXCEED 30 PCF UNIFORM CLASS SM OR BETTER.

4. FOUNDATIONS - COMPACTED SOIL NOT LESS THAN 1'-0" BELOW EXISTING GRADE OR PER MINIMUM FROST DEPTH FOR JURISDICTION BELOW ADJACENT FINISHED EXTERIOR GRADE UNLESS OTHERWISE NOTED ON DRAWINGS. SOIL BEARING VALUE ASSUMED TO BE 2,000 PSF MINIMUM UNLESS OTHERWISE NOTED ON DRAWINGS. BUILDER TO BE NOTIFIED IMMEDIATELY SHOULD BEARING CAPACITY OF LESS THAN 2,000 PSF OR HIGH WATER TABLE BE ENCOUNTERED. FOUNDATION WALLS OF MASONRY AND CONCRETE ARE TO BE CONSTRUCTED AS PER PLAN AND IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.

5. DAMPPROOFING AND WATERPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS - AS REQUIRED AND IN ACCORDANCE WITH LOCAL CODES. EXTERIOR FOUNDATION WALLS OF MASONRY CONSTRUCTION THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPECIES SHALL BE DAMPPROOFED BY APPLYING NOT LESS THAN 3/8" PORTLAND CEMENT PARGING TO THE WALL FROM FOOTING TO FINISHED GRADE. THE PARGING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

6. ANY PLUMBING PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.

DIVISION THREE - CONCRETE

1. CONCRETE - SHALL REACH MINIMUM COMPRESSIVE STRENGTH OF (Fc) (SEE TABLE BELOW) ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 318 SPECIFICATION. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.
- a. MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE (1):
  - i. TYPE OF LOCATION OF CONCRETE CONSTRUCTION — MINIMUM SPECIFIED COMPRESSIVE STRENGTH (Fc)
  - ii. BASEMENT SLABS AND INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS — 2,500
  - iii. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER — 3,000
  - (1) AT 28 DAYS PSI
  - (2) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL BE NOT LESS THAN 5% OR MORE THAN 7%.

NOTE: USE OF ADDITIVES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. USE OF ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE PERMITTED.

2. REINFORCING RODS SHALL CONFORM TO ASTM A-615 GRADE 60. WWF SHALL CONFORM TO ASTM A-185 AND SHALL BE INSTALLED AS PER TABLE #1 BELOW.

NOTE: ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNERS OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

3. SLABS ON GRADE - 4" NOMINAL THICK WITH FIBROUS REINFORCING FOR CRACK CONTROL AS PER MANUFACTURER'S SPECIFICATIONS. SLABS TO BE PLACED ON 6 MIL VAPOR BARRIER ON 4" GRAVEL. OVERLAP JOINTS BARRIER 12". SEAL OR TAPE PENETRATIONS BY PLUMBING AND AVOID PUNCTURING. SEAL EDGES OF FOUNDATION WALLS.

4. PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
- a. FOOTINGS — 3" (BOTTOM)
- b. WALLS — 2" TO OUTSIDE FACE, 1 1/2" TO INSIDE FACE

DIVISION FIVE - METALS

1. FOUNDATION ANCHOR BOLTS - SHALL BE PROVIDED AT MAXIMUM 6'-0" o.c. INTERVALS AND PLACED 12" FROM END OF EACH SECTION WITH MINIMUM TOW ANCHOR BOLTS PER SECTION OF WALL. ANCHOR BOLT SHALL BE MINIMUM 1/2" DIAMETER AND SHALL BE EMBEDDED IN FOUNDATION IN DEPTH MINIMUM 7" OF POURED IN PLACE CONCRETE AND NOT LESS THAN 15" IN GROUTED UNIT MASONRY. ANCHOR BOLT CAN BE SUBSTITUTED WITH METAL STRAP PER MANUFACTURERS SPECIFICATIONS. ALL BEARING PLATES SHALL BE ON MINIMUM 8" DEEP SOLID MASONRY.

2. STEEL - ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, etc. TO BE GALVANIZED. ALL STRUCTURAL STEEL TO CONFORM TO ASTM-36. PIPE TO BE A53. TUBE TO BE A500 OF A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING ALLOWABLE UNIFORM LOAD STRESS OF 24 KSI. STEEL COLUMNS AND BASES TO BE GIVEN A SHOP COAT OF RUST INHIBITIVE PAINT OR EQUIVALENT. BOTTOM OF STEEL COLUMNS SHALL BE ANCHORED IN CONCRETE.

3. NAILING SCHEDULE - AS PER CURRENT IRC AND OTHER APPLICABLE BUILDING CODES, OR MANUFACTURERS RECOMMENDED STANDARDS, BUT NOT LESS THAN THAT REQUIRED BY MANUFACTURER'S RECOMMENDED STANDARDS, AND NOT LESS THAN THAT REQUIRED BY CODE.

DIVISION SIX - WOOD

1. SILL PLATE - PLATE TREATED TO MEET AWPA STANDARDS WHERE INDICATED ON PLANS AND AS REQUIRED BY APPLICABLE CODE.

2. ALL EXPOSED EXTERIOR LUMBER OR LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA STANDARDS. PROVIDE FIRE RETARDANT SHEATHING AND LUMBER WHERE INDICATED ON DRAWINGS. ALL WOOD SHALL BE A MINIMUM OF 8" ABOVE FINISH GRADE OR PRESSURE PRESERVATIVE TREATED LESS THAN 8" ABOVE FINISH GRADE.

3. MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL BE 19%, KILN DRIED IN ACCORDANCE WITH AWPA STANDARDS.

4. STRENGTH OF FRAMING MATERIALS:
- a. ALL FRAMING LUMBER EXCEPT WALL STUDS SHALL BE AF & PA/NDS (OR OTHER APPROVED AGENCY) RATED SOUTHERN YELLOW PINE, GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
  - BENDING STRESS "Fb"= 2x8 = 1210
  - BENDING STRESS "Fb"= 2x10 = 1105
  - BENDING STRESS "Fb"= 2x12 = 1005
  - HORIZONTAL SHEAR "Fv" = 70 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN "Fc" - 425 PSI
  - MODULUS OF ELASTICITY "E" - 1,400,000 PSI
- b. ALL STRUCTURAL POSTS EXCEPT built UP TACK STUDS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES:
  - BENDING STRESS "Fb"= 1200 PSI FOR SINGLE MEMBER USE
  - BENDING STRESS "Fb"= 1400 PSI FOR FOR REPETITIVE MEMBER USE
  - HORIZONTAL SHEAR "Fv" = 90 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN "Fc11" - 565 PSI
  - MODULUS OF ELASTICITY "E" - 1,600,000 PSI
- c. BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
  - LAMINATED BEAMS (LVL)
  - SHALL BE 1 3/4" WIDE
  - BENDING STRESS "Fb"=2600 PSI
  - HORIZONTAL SHEAR "Fv" = 285 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN "Fc" - 750 PSI
  - MODULUS OF ELASTICITY "E" - 1,900,000 PSI
  - COMPRESSION PARALLEL TO GRAIN = 2510 PSI

  - PSL
  - SHALL BE 3 1/2" WIDE
  - BENDING STRESS "Fb"=2900 PSI
  - HORIZONTAL SHEAR "Fv" = 290 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN "Fc" - 750 PSI
  - MODULUS OF ELASTICITY "E" - 2,000,000 PSI
  - COMPRESSION PARALLEL TO GRAIN = 2900 PSI

NOTE: PREFABRICATED STRUCTURAL TIMBERS SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS:
- NER-481
- ICBOES ER-4979
- FHA/HUD - PARALAM - MR-1303
- FHA/HUD - MICROLAM - HUD - 925g

d. WOOD STUDS TO BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES:
- BENDING STRESS, Fb REP = 650 PSI
- COMPRESSION PERPENDICULAR TO GRAIN "Fc" - 425 PSI
- MODULUS OF ELASTICITY "E" - 1,200,000 PSI

i. STUDS AT BEARING WALLS TO BE 2x4'S AT 16" o.c. EXCEPT AS NOTED ON DRAWINGS. WHENEVER HEIGHT OF STUD WALL EXCEEDS 10'-0", STUDS SHALL EXTEND CONTINUOUSLY, IN ONE PIECE, TO FULL HEIGHT OF WALL, UNLESS OTHERWISE NOTED ON PLANS.

ii. INTERIOR NON-BEARING STUDS TO BE 24" o.c. UNLESS OTHERWISE NOTED. INTERIOR NON-BEARING STUDS SUPPORTING CABINETRY TO BE 16" o.c.

e. PRE-ENGINEERED WOOD FLOOR JOISTS AND FLOOR TRUSSES SHALL BE PER DEPTH SHOWN ON DRAWINGS AND SPACING AS PER MANUFACTURER. ALL PRE-ENGINEERED ROOF AND FLOOR TRUSSES AND WOOD I JOISTS SHALL BE DESIGNED FOR THE LIVE LOADS AS SHOWN IN THE GENERAL CONDITIONS SECTION AS WELL AS THE FOLLOWING:
- ROOF: DEAD LOAD TOP CHORD – 7 PSF
- DEAD LOAD BOTTOM CHORD - 10 PSF

i. PREFABRICATED TRUSS I JOISTS SHALL BE DESIGNED TO RESIST THE LOADINGS SHOWN WITH A MAXIMUM LIVE LOAD DEFLECTION OF L/480 OF THE SPAN.

5. INSTALLATION
- a. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.
- b. WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2". WOOD FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS.
- c. PRE-ENGINEERED JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. HOLES THROUGH WOOD I BEAMS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO HOLES OR CUTS ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.
- d. WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A P.E. TO THE PLAN REVIEWER AS REQUIRED. METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI HIB.
- ii. THE DESIGN AND DETAIL OF ALL TRUSSES WILL MEET THE REQUIREMENTS OF FHA G4541.1 DESIGN CRITERIA FOR TRUSSED RATERS, THE "NATIONAL SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS", AND ALL APPLICABLE BUILDING CODES.
- e. PROVIDE CONTINUOUS BAND JOINTS AND REINFORCING AT CONCENTRATED LOADS PER MANUFACTURER'S INSTRUCTIONS.

f. BEARING STUDS SHOULD BE AT 16: O.C. WITH 2 TOP PLATES, AND CARE SHOULD BE EXERCISED TO ENSURE LOCATING SUPPORTED FLOOR JOISTS OR ROOF TRUSSES WITHIN 5 INCHES OF THE STUDS BENEATH.

6. HEADERS - ALL HEADERS OVER ALL FRAMED OPENINGS TO BE AS SHOWN ON THE DRAWINGS. IF NO HEADER SIZE IS INDICATED, THE FOLLOWING SHALL APPLY:
- a. 2 - 2x8 - OPENINGS UP TO 4'-6"
- b. 2 - 2x10 - OPENINGS UP TO 5'-6"
- c. 2 - 2x12 - OPENINGS UP TO 6'-5"

7. PLYWOOD AND O.S.B. USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE US COMMERCIAL STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

8. SHEATHING - SUBFLOOR TO BE 5/8" OR 3/4" TONGUE AND GROOVE PLYWOOD OR OSB STURD-I-FLOOR AS SHOWN ON THE DRAWINGS. DIRECT BEARING AT ALL ENDS, GLUED AND NAILED. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD OR 7/16" OSB. ALL END JOIST SHALL BE STAGGERED. THE FACE GRAIN SHALL BE LAID AT RIGHT ANGLES TO THE JOIST AND TRUSSES AND PARALLEL TO THE STUDS. EXTERIOR SHEATHING SHALL BE OSB OR PLYWOOD SHEATHING (APA rated STRUC. 1 24/16) INSTALL PER MANUFACTURERS SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.

9. ALL STRUCTURAL WOOD BLOCKING, NAILERS, ETC., SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 3/8" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM o.c. AND SHALL BE STAGGERED., FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

10. PANEL BUTT JOINTS, PLATES AT FLOOR AND CEILING AND ALL WINDOW, DOOR FLANGES/ JAMBS SHALL BE GLUED AND SEALED PRIOR TO AND DURING ERECTION.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. SILL SEAL - INSTALL COMPRESSIBLE SEAL BENEATH ALL EXTERIOR SILL PLATES.

2. INSULATION:
- a. WALLS - R-15, 3 1/2" BATT INSULATION WITH KRAFT PAPER FACE VAPOR BARRIER, MIN. UNLESS OTHERWISE NOTED.
- b. CEILINGS AT ROOF - R-30 FIBERGLASS BATT WITH KRAFT PAPER FACE VAPOR BARRIER, OR BLOWN INSULATION, R-30 MIN. OR PER LOCAL CODE.
- c. PERIMETER SLAB INSULATION TO BE RIGID, EXTERIOR GRADE, MIN. R-7 EXTENDING 2'-0" VERTICALLY AND 2'-0" HORIZONTALLY, MIN. PERIMETER INSULATION TO BE EXTRUDED POLYSTYRENE CLOSED CELL.
- d. VAPOR BARRIERS TO FACE WARM SIDE OF SPACE (INTERIOR) UNLESS OTHERWISE NOTED ON DRAWINGS.

3. ROOFING:
- a. SHINGLES - COMPOSITE SHINGLES ON 15# ROOFING FELT ON SLOPES OF 4" OR 12" OR GREATER. ON SLOPES 2" TO 12" UP TO 4" TO 12" PROVIDE DOUBLE LAYERS OF UNDERLAYMENT FELT PROTECTION IN ACCORDANCE WITH BUILDING CODE. SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE BUILDING CODES.
- b. ROOF VALLEY LINING - SHALL BE OF APPROVED MATERIAL AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

4. EXTERIOR WALLS:
- a. FLASHING - FLASH AND COUNTERFLASH AT ROOF AND WALL INTERSECTIONS, VALLEYS, CRICKETS AND SADDLES, AND SIDEWALLS PER CODE. FLASHING AT VENT PIPERS, SOIL STACKS, VERTICAL FRONT WALLS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. FLASHING MATERIAL TO BE MIN. .019 CORROSION RESISTANT METAL, MINERAL SURFACED ROLL ROOFING, OR APPROVED EQUAL.
- b. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS AS REQUIRED. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS AND ROOF SURFACES.
- c. CAULKING - CAULKING SEALANTS AS SELECTED BY BUILDER (OWNER). FILL ALL JOINTS OF DIFFERENT MATERIALS AND ALL PENETRATIONS AS REQUIRED.
- d. SIDING - TO BE AS CALLED FOR ON DRAWINGS AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

DIVISION 8 OPENINGS

1. EXTERIOR ENTRANCE DOORS - SIDE HINGED DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6'-8" IN HEIGHT. 1 3/4" SOLID CORE WOOD DOORS OR HOLLOW METAL MIN. 20 GAUGE FILLED WITH SOLID SLAB POLYSTYRENE INSULATION PERMANENTLY BONDED TO PANELS. PROVIDE 1 1/2 PAIR HINGES FOR DOORS UP TO 7'-2" AND 2 PAIR FOR DOORS TO 8'-0" IN HEIGHT. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

3. WINDOWS AND GLASS DOORS:
- a. GENERAL TEMPERED GLASS SHALL BE USED IN ALL AREAS AS REQUIRED BY IRC. PROVIDE WINDOWS CONFORMING TO REQUIREMENTS OF BUILDING CODE FOR PERFORMANCE, TESTING AND LABELING, ANCHORAGE METHODS AND STRUCTURAL REQUIREMENTS.
- b. ALL OPERABLE WINDOWS - SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS. SCREENS ARE PROVIDED TO PREVENT THE ENTRY OF INSECTS AND ARE NOT INTENDED TO PREVENT CHILDREN FOR FALLING OUT OF OPEN WINDOWS.

4. WEATHER PROOFING - ALL SLIDING, SWINGING DOORS AND WINDOW OPENINGS TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. DOORS AND WINDOWS SHALL MEET AIR INFILTRATION AND OTHER PERFORMANCE FACTORS AS REQUIRED BY THE CURRENT EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND INTERNATIONAL RESIDENTIAL CODE.

DIVISION 9 FINISHES

1. GYPSUM, WALLBOARD - SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF ICC AND OTHER APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE TAPED AND FINISHED.

2. CERAMIC TILE - CERAMIC WALL TILES SHALL BE 4 1/4" x 4 1/4" GLAZED TILE, THIN SET APPLICATION ON WATER-RESISTANT GYPSUM BOARD AS REQUIRED BY CODE. CERAMIC FLOOR TILE SHALL BE 4 1/4" x 4 1/4" SLIP RESISTANT TILE. TILE COLOR AS SELECTED BY OWNER.

3. UNDERLAYMENT - PROVIDE SUITABLE UNDERLAYMENT FOR CERAMIC TILE FLOORS PER MANUFACTURER'S INSTRUCTIONS.

DIVISION 22 PLUMBING

1. THE CURRENT NORTH CAROLINA PLUMBING CODE SHALL COVERN THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF ELECTRICAL EQUIPMENT AND SYSTEMS. ELECTRICAL SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INTSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT VERSION OF THE NORTH CAROLINA PLUMBING CODE.

DIVISION 23 MECHANICAL

1. THE CURRENT NORTH CAROLINA MECHANICAL CODE SHALL COVERN THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF ELECTRICAL EQUIPMENT AND SYSTEMS. ELECTRICAL SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INTSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT VERSION OF THE NORTH CAROLINA MECHANICAL CODE.

DIVISION 26 ELECTRICAL

1. THE CURRENT NORTH CAROLINA ELECTRICAL CODE SHALL COVERN THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF ELECTRICAL EQUIPMENT AND SYSTEMS. ELECTRICAL SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INTSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT VERSION OF THE NORTH CAROLINA ELECTRICAL CODE.

ISSUED FOR CONSTRUCTION

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5/17/2017

JENNIFER BENSON ARCHITECTURE — REGISTERED ARCHITECTURAL FIRM — 5385 — NORTH CAROLINA — MATTHEWS, NC
5/17/2017

RESIDENCE
1824 MINT ST.
CHARLOTTE, NC

0	Date:	Revision:

DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO: 16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: SPECIFICATIONS

SHEET NUMBER: A-501