LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 321 East Worthington Avenue

SUMMARY OF REQUEST: Accessory Structure

APPLICANT/OWNER: Angie Lauer/Benson Okeiyi

Details of Proposed Request

Existing Conditions
Historically known as the W.P. Owens house, the existing structure is a 1-story Victorian Cottage constructed in 1905. Architectural features include a nearly pyramidal roof with cross gables with shingling and louvered vents, a wraparound porch with shallow facade entry gable, and replacement square posts and railing. The lot slopes slightly from left to right, with the building height measuring approximately 21'-2” at the left corner and 22'-0” at the right corner. Adjacent structures are mostly 1 and 1.5 story residential-style buildings with one institutional building at the corner of Cleveland and E Worthington. Lot dimensions are approximately 50’ x 150’.

Proposal
The project is the construction of a new Accessory Dwelling Unit (ADU) at the rear of the lot. The proposed building footprint measures approximately 30'-0” x 33'-6” and the proposed height is approximately 21’-1 3/4”. Materials include brick foundation, wood German lap siding with a 6” exposure, wood trim and details. Windows are casement, with one double-hung 2/1 STDL window to match existing on main house. Window material and trim details will be wood. The project includes the removal of a tree located with the alley easement. Post-construction, the rear yard will be 21% impervious coverage.

Design Guidelines for Accessory Buildings, page 8.9
1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.
Staff Analysis
Staff has the following concerns with the proposal:

1. Height, massing, fenestration.
2. Minor revisions may be reviewed by staff.
**SQUARE FOOTAGE CALCULATIONS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXISTING HOUSE</strong></td>
<td>1600</td>
<td>1600</td>
<td>0</td>
</tr>
<tr>
<td><strong>FRONT PORCH</strong></td>
<td>396</td>
<td>396</td>
<td>396</td>
</tr>
<tr>
<td><strong>REAR DECK</strong></td>
<td>195</td>
<td>195</td>
<td>195</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>2191</td>
<td>2191</td>
<td>591</td>
</tr>
<tr>
<td><strong>TOTAL UNDER ROOF</strong></td>
<td>2191</td>
<td>2191</td>
<td>591</td>
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**ACCESSORY DWELLING STRUCTURE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Provided</th>
<th>789</th>
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</thead>
<tbody>
<tr>
<td><strong>FLOOR AREA</strong></td>
<td>1136(30%)</td>
<td>789</td>
</tr>
<tr>
<td><strong>REAR YEAR AREA</strong></td>
<td>789(21%)</td>
<td>789</td>
</tr>
<tr>
<td><strong>HEATED SFT</strong></td>
<td>NO MORE THAN 800</td>
<td>713</td>
</tr>
</tbody>
</table>

**INDEX OF DRAWINGS**

- A-0 COVER SHEET
- A-1.0 EXISTING CONDITIONS
- A-2.0 CONTEXT & ADJACENT STRUCTURES
- A-3.0 EXISTING & PROPOSED SITE PLAN
- A-3.1 SITE ELEVATIONS
- A-4.0 EXISTING ELEVATIONS (FOR REFERENCE)
- A-4.1 EXISTING ELEVATIONS (FOR REFERENCE)
- A-4.2 PROPOSED GARAGE ELEVATIONS
- A-5.0 STREETSCAPE ELEVATIONS
- A-6.0 NA
- A-7.0 NA
- A-8.0 ARCHITECTURAL DETAILS
- A-8.1 LIFT DETAILS
- A-8.2 LIFT DETAILS
- A-9.0 EXISTING PLANS (FOR REFERENCE)
- A-9.1 EXISTING PLANS (FOR REFERENCE)
- A-9.2 PROPOSED GARAGE PLANS

**NOTE:**

1. THIS PACKAGE HAS BEEN ASSEMBLED FOR APPROVAL BY THE CHARLOTTE HISTORIC DISTRICT COMMISSION. THIS PACKAGE SHALL NOT BE USED FOR OBTAINING BUILDING PERMITS OF ANY KIND. USE OR MODIFICATION OF DOCUMENTS BY THE CLIENT, CONTRACTOR WITHOUT THE ARCHITECT’S PERMISSION, SHALL BE AT THE CLIENT’S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES, ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

2. THESE DRAWINGS ARE NOT TO BE SCALLED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION OBTAIN CLARIFICATION FROM ARCHITECT.

**AREA CALCULATIONS**

<table>
<thead>
<tr>
<th>Description</th>
<th><strong>TOTAL</strong></th>
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</thead>
<tbody>
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<td>1600</td>
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<tr>
<td><strong>TOTAL PROPOSED HEATED AREA</strong></td>
<td>713</td>
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<tr>
<td><strong>PROPOSED ACCESSORY DWELLING UNIT</strong></td>
<td>789</td>
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**PROPOSED UNHEATED**

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<tr>
<td><strong>REAR YEAR AREA</strong></td>
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<tr>
<td><strong>PROPOSED ACCESSORY DWELLING UNIT</strong></td>
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**TOTAL**

<table>
<thead>
<tr>
<th>Description</th>
<th><strong>TOTAL</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>TOTAL PERMENABLE AREA</strong></td>
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**OPEN SPACE CALCULATIONS (60% MIN. REQUIRED)**

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<tr>
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<th><strong>TOTAL</strong></th>
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</thead>
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<tr>
<td><strong>TOTAL AREA OF SITE</strong></td>
<td>7500</td>
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<td><strong>FOOTPRINT OF HOUSE</strong></td>
<td>1996</td>
</tr>
<tr>
<td><strong>PROPOSED ACCESSORY DWELLING UNIT</strong></td>
<td>789</td>
</tr>
</tbody>
</table>

**TOTAL AREA**

<table>
<thead>
<tr>
<th>Description</th>
<th><strong>TOTAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PERCENTAGE OF OPENSPACE</strong></td>
<td>62.87%</td>
</tr>
</tbody>
</table>
321 E. Worthington Ave., Charlotte, NC 28203

Designed Exclusively For the:

OKEIYI RESIDENCE (ACCESSORY)

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HDC MEETING DATE: JULY, 2019
HDC DOCKET #: HDC 2019-000

This architectural package will expire on December 31, 2019 @ 11:59 PM if building permit is not acquired prior to expiration date.
1. ZONING

2. PROPOSED ELEVATION ACROSS SITE (RIGHT TO LEFT)

3. PROPOSED ELEVATION ACROSS SITE (LEFT TO RIGHT)

4. ZONING

5. PROPOSED ELEVATION FROM THE STREET

6. OUTLINE OF THE EXISTING HOUSE - METRO OF THE GARAGE

7. PROPOSED ELEVATION ACROSS SITE (RIGHT TO LEFT)

8. OUTLINE OF THE EXISTING HOUSE - METRO OF THE GARAGE

9. EXISTING HOUSE - FOR REFERENCE ONLY

10. PROPOSED GARAGE

11. TOP OF THE ROWLOCK FOR THE PROPOSED GARAGE

12. TOP OF ROOF OF THE EXISTING HOUSE TO BE MATCHED

13. THE BOTTOM OF SIDING IN THE EXISTING HOUSE TO MATCH

14. REVISIONS: 17 JUNE 2019

15. PROJECT #: OKEIYI RESIDENCE (ACCESSORY)

321 E. Worthington Ave, Charlotte, NC 28203

16. TO EXPIRATION DATE

17. PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE

18. PERMITTED HANDRAIL HEIGHT - THE MINIMUM HANDRAIL HEIGHT SHALL BE 9 INCHES.

19. RAILING & GUARD NOTES:

20. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT.

21. RAILING HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

22. RAILING MINIMUM HEIGHT - THE REQUIRED GUARD HEIGHT WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT THE TRIANGULAR OPENINGS OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS.

23. GUARD HEIGHT - THE MINIMUM GUARD HEIGHT WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT THE TRIANGULAR OPENINGS OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS.

24. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT.

25. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR & SERVES AS THE RAILING.

26. GENERAL

27. NOTE:

28. FOR USE ON CONSTRUCTION DOCUMENTS OF THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE THE PROPERTY OF ALB Architecture and is protected by copyright. Such reuse by Client or by others acting through Client is not to be reproduced or copied in whole or in part. Its use on any other project or on the same project not to be reproduced or copied in whole or in part. Its use on any other project or on the same project.

29. Designed Exclusively For The

30. OKEIYI RESIDENCE (ACCESSORY)

31. 321 E. Worthington Ave, Charlotte, NC 28203

32. 2019 @ 11:59 PM if building permit is not acquired prior to expiration date

33. 33. ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

34. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS.

35. SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

36. DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE REQUIRED GUARD HEIGHT WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT THE TRIANGULAR OPENINGS OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS.

37. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

38. MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

39. MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

40. INDIVIDUAL RISERS OR TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

41. AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF STAIR.

42. HANDRAIL HEIGHT SHALL BE 9 INCHES.

43. THE MAXIMUM RISER HEIGHT PERMITTED HANDRAIL HEIGHT. - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

44. STAIRS, RAILING & GUARD NOTES:

45. WIDTH

46. THE MINIMUM WIDTH

47. NO GREATER THAN 6 HANDRAIL.

48. HANDRAIL HEIGHT SHALL BE 9 INCHES.

49. NO GREATER THAN 6 HANDRAIL.

50. STAIRS, RAILING & GUARD NOTES:

51. Width

52. THE MINIMUM WIDTH

53. NO GREATER THAN 6 HANDRAIL.

54. STAIRS, RAILING & GUARD NOTES:

55. Width

56. THE MINIMUM WIDTH

57. NO GREATER THAN 6 HANDRAIL.

58. STAIRS, RAILING & GUARD NOTES:

59. Width

60. THE MINIMUM WIDTH

61. NO GREATER THAN 6 HANDRAIL.

62. STAIRS, RAILING & GUARD NOTES:

63. Width

64. THE MINIMUM WIDTH

65. NO GREATER THAN 6 HANDRAIL.

66. STAIRS, RAILING & GUARD NOTES:

67. Width

68. THE MINIMUM WIDTH

69. NO GREATER THAN 6 HANDRAIL.

70. STAIRS, RAILING & GUARD NOTES:

71. Width

72. THE MINIMUM WIDTH

73. NO GREATER THAN 6 HANDRAIL.

74. STAIRS, RAILING & GUARD NOTES:

75. Width

76. THE MINIMUM WIDTH

77. NO GREATER THAN 6 HANDRAIL.

78. STAIRS, RAILING & GUARD NOTES:

79. Width

80. THE MINIMUM WIDTH

81. NO GREATER THAN 6 HANDRAIL.

82. STAIRS, RAILING & GUARD NOTES:

83. Width

84. THE MINIMUM WIDTH

85. NO GREATER THAN 6 HANDRAIL.

86. STAIRS, RAILING & GUARD NOTES:

87. Width

88. THE MINIMUM WIDTH

89. NO GREATER THAN 6 HANDRAIL.

90. STAIRS, RAILING & GUARD NOTES:

91. Width

92. THE MINIMUM WIDTH

93. NO GREATER THAN 6 HANDRAIL.

94. STAIRS, RAILING & GUARD NOTES:

95. Width

96. THE MINIMUM WIDTH

97. NO GREATER THAN 6 HANDRAIL.

98. STAIRS, RAILING & GUARD NOTES:

99. Width

100. THE MINIMUM WIDTH

101. NO GREATER THAN 6 HANDRAIL.

102. STAIRS, RAILING & GUARD NOTES:

103. Width

104. THE MINIMUM WIDTH

105. NO GREATER THAN 6 HANDRAIL.

106. STAIRS, RAILING & GUARD NOTES:

107. Width

108. THE MINIMUM WIDTH

109. NO GREATER THAN 6 HANDRAIL.

110. STAIRS, RAILING & GUARD NOTES:

111. Width

112. THE MINIMUM WIDTH

113. NO GREATER THAN 6 HANDRAIL.

114. STAIRS, RAILING & GUARD NOTES:

115. Width

116. THE MINIMUM WIDTH

117. NO GREATER THAN 6 HANDRAIL.

118. STAIRS, RAILING & GUARD NOTES:

119. Width

120. THE MINIMUM WIDTH

121. NO GREATER THAN 6 HANDRAIL.

122. STAIRS, RAILING & GUARD NOTES:

123. Width

124. THE MINIMUM WIDTH

125. NO GREATER THAN 6 HANDRAIL.

126. STAIRS, RAILING & GUARD NOTES:

127. Width

128. THE MINIMUM WIDTH

129. NO GREATER THAN 6 HANDRAIL.
1.1. DIAMETER SPHERE ON OPEN SIDE OF STAIR

SURVEY DWG (FOR REFERENCE)

IF THE ATTACHED DWELLING UNIT (ADU) IS WITHIN AN CENTERLINE EDGE OF PAVEMENT OF: FIFTEEN

R/W: RIGHT OF WAY

UTILITY POLE:

A-3.0

SECTION 12.407 OR THE ALLEY, WHICHEVER APPLIES (OVERHEAD UTILITIES:

DRIVEWAY MAY BE PROVIDED FROM THE SIDE STREET SITE PLAN

BOUNDARY LINE:

EXISTING & PROPOSED

LEGEND:

PROPOSED SITE PLAN

WALL TO BE REMOVED

REVISIONS:

KEY:

EXISTING 34" OAK GRAVEL

EXISTING 10" PECAN CONCRETE

NOTE:

O N       A V E N U E

E    W O R T H I N G T

E    W O R T H I N G T

OKEIYI RESIDENCE (ACCESSORY)

TO EXPIRATION DATE

THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2018 @ 11:59

N 89°46'45" W       50'-0"

N 00°13'15" E       150'-0"

S 89°46'45" E       50'-0"

S 00°13'15" W      150'-0"

S 00°13'15" W      150'-0"

S 00°13'15" W      150'-0"

N 89°46'45" W       50'-0"

N 00°13'15" E       150'-0"

S 89°46'45" E       50'-0"

S 00°13'15" W      150'-0"

Designed Exclusively

for

client.

This architectural package will expire on December 31, 2019 @ 11:59 PM if building permit is not acquired prior to expiration date.

00.13.15

17 JUNE 2019

N 00°13'15" E       150'-0"

S 00°13'15" W      150'-0"

18'-0"

5'-0"

EXCEPTION 1 & 2 APPLY TO PROJECT - GUARD NOT HAVE OPENINGS FROM THE WALKING SURFACE TO STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY CONTRACTOR TO COORDINATE.

CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.

NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.

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

BASEMENT WALL & SLAB FOUNDATION.

ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT.

CONTRACTOR TO COORDINATE.

NO GREATER THAN 16" RADIUS IN CURVATURE OF THE NOSING SHALL BE FORCED.

THE MINIMUM TREAD DEPTH SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

R312.3 OPENING LIMITATIONS

R311.7.4.1 RISER HEIGHT

R311.7.4 PROFILE

R311.7.7 HANDRAIL HEIGHT

EXCEPTION DOES NOT APPLY TO THIS PROJECT.

SITE PLAN

SURVEY DWG (FOR REFERENCE)

EXISTING SITE PLAN

PROPOSED SITE PLAN

NOTE:

1. RESERVE OF MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT.  WITHOUT THE ARCHITECTS PERMISSON SHALL BE AT THE ARCHITECTS EXCLUSIVE DISCRETION AND NO COMMUNICATION WITH THE ARCHITECT HAMPERED FOR ALL CLASSES, RANKS AND RANKS.

2. ALL DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

3. THIS PLAN SHALL EXPIRE ON DECEMBER 31, 2018 @ 11:59 PM.

4. ALL WORK TO BE PERFORMED PRIOR TO EXPANSION DATES.

5. ALL DIMENSIONS TO BE FIELD VERIFIED.  IF REUSE OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT AGREEMENT TO INDEMNIFY AND HOLD THE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.

6. THESE DRAWINGS ARE NOT TO BE SCALE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.

7. THESE DRAWINGS ARE NOT TO BE SCALE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.

8. THESE DRAWINGS ARE NOT TO BE SCALE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.

9. THESE DRAWINGS ARE NOT TO BE SCALE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.

10. THESE DRAWINGS ARE NOT TO BE SCALE ORIGINATING ARCHITECT, ITS MEMBERS, EMPLOYEES, OR IN ANY WAY FROM LIABILITIES.
LIFT DETAILS

PROJECT #:
18078

ISSUED:
17 JUNE 2019

REVISIONS:
OF: FIFTEEN

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 CLIENT.

2. THESE DRAWINGS ARE NOT TO BE SCALLED FOR ANY REASON, ALL DIMENSIONS TO FIELD VERIFY. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

3. THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2019 @ 11:59 PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE.
**STAIRS, RAILING & GUARD NOTES:**

1. **R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
   - Exception does not apply to this project.

2. **R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
   - ALB specifies maximum riser height shall be 8 inches for this project.

3. **R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

4. **R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

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

6. **R312.2 GUARD HEIGHT** - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
   - Exception 1 & 2 apply to project - guard height shall not be less than 34 inches if on the open side of stair & serves as the railing.

7. **R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
   - Exception 1 & 2 apply to project - open side of stair shall not allow passage of a 6 inch sphere in diameter (between bottom rail, tread and riser). Guards shall not allow passage of a 4 3/8 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

**GENERAL NOTES:**

1. **ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.**
2. **ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.**
3. **FINISH GRADE TO BE COORDINATED BY CONTRACTOR.**
4. **ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.**
5. **FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.**
6. **FIRE BLOCK @ FLOOR & CEILING PER CODE.**
7. **ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.**
8. **STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.**
9. **INTERIOR & EXTERIOR STAIR NOISING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOISING SHALL BE NO GREATER THAN 9 16".**
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 COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.**
14. **NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.**
15. **USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.**
16. **ALL EAVES TO MATCH EXISTING HOUSE U.N.O.**
17. **ALL FASCIAS TO MATCH EXISTING HOUSE.**
18. **CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.**
19. **CONTINUOUS EAVE VENT U.N.O.**

**NOTE:**

1. **USE OF MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S RISK, AND THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR ANY DAMAGE. MODIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT.**
2. **THE CONTRACTOR IS NOT TO BE RELEASED FOR ANY WORKS NOT SPECIFIED IN THE FINAL PRINTS, If NOT APPROVED IN WRITING BY THE ARCHITECT.**
3. **THIS PLAN IS TO BE SUBMITTED ON DECEMBER 31, 2020 @ 11 AM AS A BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE.**
EXISTING FOUNDATION PLAN

EXISTING FIRST FLOOR PLAN

HDC MEETING DATE: JULY, 2019

KEY

1. EXISTING FOUNDATION PLAN
2. EXISTING FIRST FLOOR PLAN

STUDENT WORK

NOTE:

1. ALL PRINTED NUMBERS TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. ANY DIMENSIONS TO BE COORDINATED BETWEEN ENGINEER AND ARCHITECT.
4. ALL OPENINGS TO BE VERIFIED.
5. FOR CONSTRUCTION PURPOSES, SYMBOLS TO BE READ "AS SHOWN" IN ALL DRAWINGS.
6. FOR CONSTRUCTION PURPOSES, ALL DIMENSIONS TO BE READ "TO CENTER" IN ALL DRAWINGS.
7. FLIGHT OF STAIRS, RAILING & GUARD NOTES:
   - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.
   - GUARDS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES - THE MINIMUM TREAD DEPTH SHALT BE 8 INCHES.
   - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS, RAILING & GUARD.
   -双手栏杆的高度不应低于34英寸，不应高于38英寸。
   - 踏步的最小深度应为8英寸。
   - 双手扶手应设置在楼梯、栏杆上。
8. HANDRAIL HEIGHT:
   - FOR CONSIDERATION OF VARIOUS METHODS OF HANDRAIL HARMONIZATION FOR ALL CLASSES, HANDRAILS SHALL BE AT A MINIMUM HEIGHT OF 30 INCHES.  THIS IS IN CONFORMITY WITH THE REQUIREMENTS OF THE MANDATORY MINIMUM HANDRAIL HARMONIZATION FOR ALL CLASSES - NO GREATER THAN 9 INCHES.
   - 显示考虑各种方法的手扶高度为30英寸。
   - 手扶的高度不应高于9英寸。
9. RAILING HEIGHT:
   - THE REQUIRED RAILING HEIGHT SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
   - 所需的扶手高度不应小于36英寸，不应高于38英寸。
   - 扶手的高度不应低于9英寸。
10. GUARD HEIGHT:
    - GUARDS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES - THE MINIMUM TREAD DEPTH SHALT BE 8 INCHES.
    - 扶手的高度不应低于34英寸，不应高于38英寸。
    - 踏步的最小深度应为8英寸。
11. RISER HEIGHT:
    - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.  THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE BOTTOM RAIL.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 踏步的最大高度应为8英寸。
    - 所需的扶手高度不应允许从行走表面到最低扶手的开口。
    - 扶手的高度不应低于9英寸。
12. PROFILE:
    - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS, RAILING & GUARD.
    - 手扶应在楼梯、栏杆两侧设置。
13. WIDTH:
    - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES NO GREATER THAN 38 INCHES - THE MINIMUM TREAD DEPTH SHALT BE 8 INCHES.
    - 楼梯不应小于36英寸，不应高于38英寸。
    - 踏步的最小深度应为8英寸。
14. CLEARANCE:
    - THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
    - 开口侧为楼梯并作为扶手。
15. GUARD HEIGHT:
    - GUARDS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS, RAILING & GUARD.
    - 扶手的高度不应低于34英寸，不应高于38英寸。
    - 手扶应在楼梯、栏杆两侧设置。
16. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
17. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
18. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
19. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
20. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
21. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
22. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。
23. OTHER:
    - NO GREATER THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE FINISH FLOOR.  THE REQUIRED GUARDS SHALL BE 9 INCHES.
    - 扶手的高度不应高于38英寸。
    - 扶手的高度不应低于9英寸。