
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.

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 Analysis

Staff has the following concerns with the proposal:

1. Height, massing, fenestration.
2. Minor revisions may be reviewed by staff.



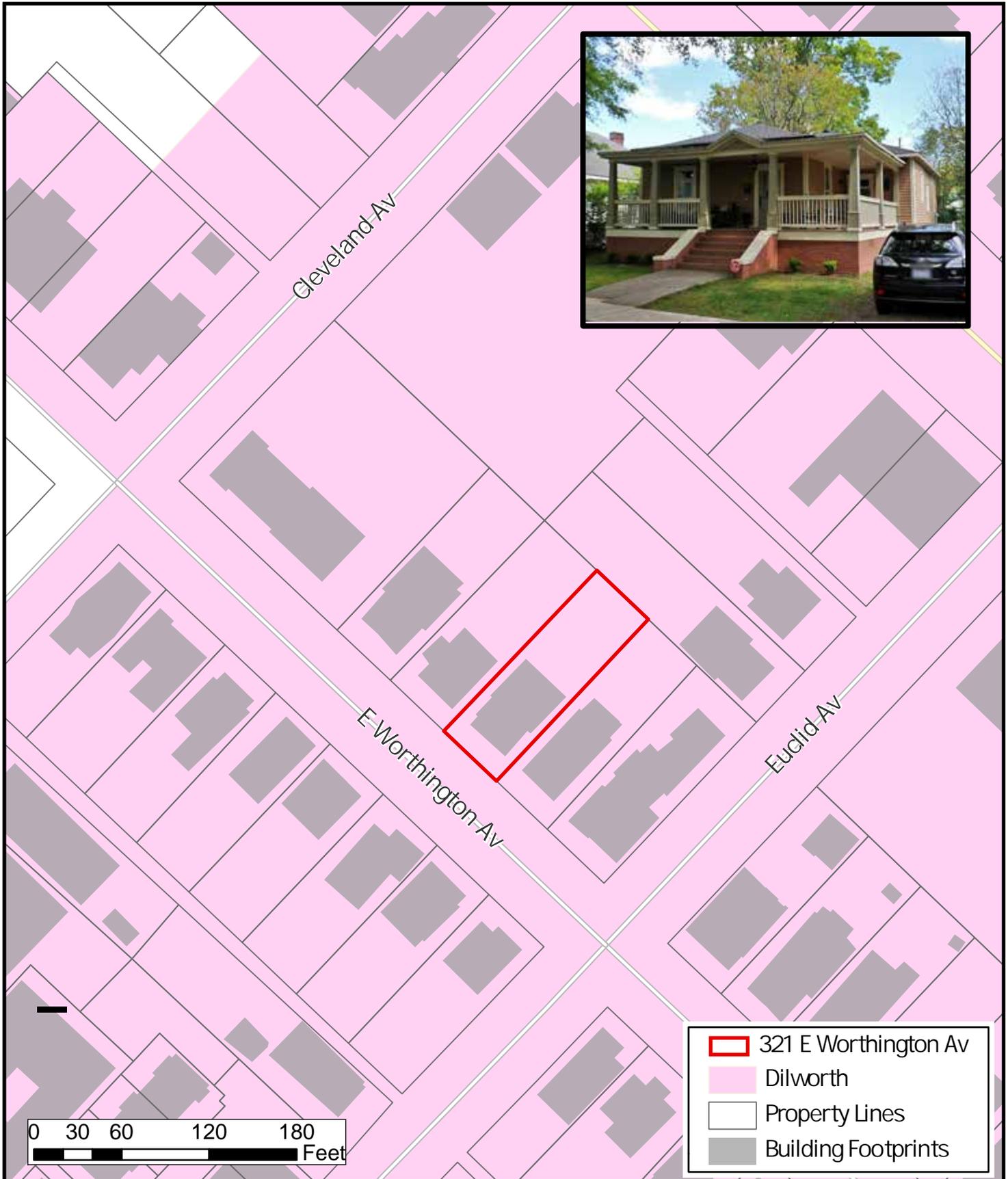
HDC-2019-00377

PID: 12105305

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ACCESSORY STRUCTURE

July Meeting 2019



ZONING INFORMATION

JURISDICTION	CITY OF CHARLOTTE
ZONED	R22 MF
<u>BUILDING LIMITS</u>	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	20'-0"
MAXIMUM IMPERVIOUS	0%

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
EXISTING HOUSE	1600	
FRONT PORCH		396
REAR DECK		195
TOTAL	1600	591
TOTAL UNDER ROOF		2191
<u>ACCESSORY DWELLING STRUCTURE</u>		
FIRST FLOOR		789
SECOND FLOOR	713	
TOTAL	713	789
TOTAL UNDER ROOF		1502

ACCESSORY DWELLING STRUCTURE

	ALLOWED	PROVIDED
FLOOR AREA	1096	789
REAR YARD AREA	1138(30%)	789(21%)
HEATED SFT	NO MORE THAN 800	713

INDEX OF DRAWINGS

ORIGINAL SUBMISSION	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	N/A
	A-7.0	N/A
	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:

- 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 ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	1600
TOTAL PROPOSED HEATED AREA	713

PROPOSED UNHEATED

PROPOSED ACCESSORY DWELLING UNIT	789
TOTAL	789

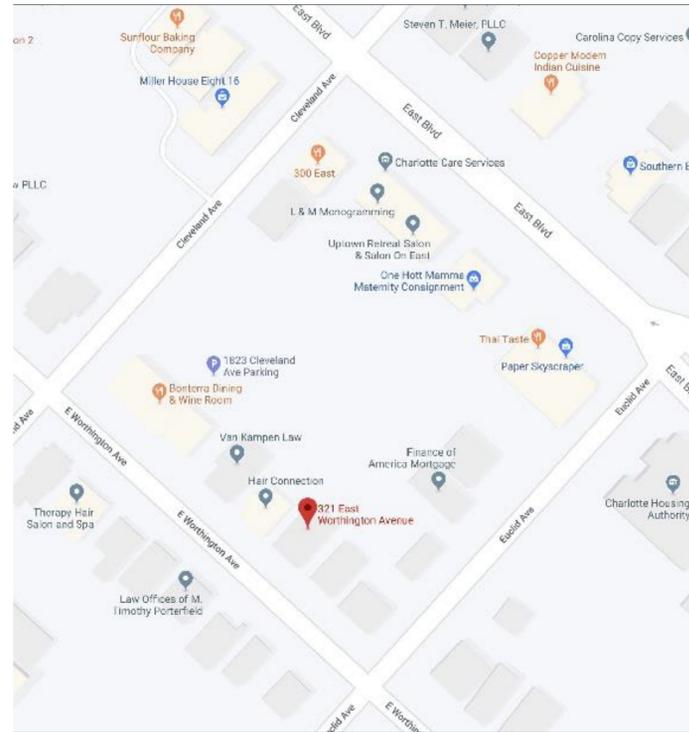
REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

REAR YARD AREA	3792
PROPOSED ACCESSORY DWELLING UNIT	789

OPEN SPACE CALCULATIONS (60% MIN. REQUIRED)- 9.305(1)(i)

TOTAL PERMEABLE AREA	0.21%
TOTAL AREA OF SITE	7500
FOOTPRINT OF HOUSE	1996
PROPOSED ACCESSORY DWELLING UNIT	789

TOTAL AREA	2785
PERCENTAGE OF OPENSACE	62.87%



VICINITY MAP



NOTE: PERMEABLE AREA & OPEN SPACE REQUIREMENTS NOT APPLICABLE UNDER B-1 ZONING.



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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 permits is not acquired prior to expiration date.

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Designed Exclusively For the:

OKEYI RESIDENCE (ACCESSORY)

321 E. Worthington Ave, Charlotte, NC 28203

PROJECT #: 18078
ISSUED: 17 JUNE 2019
REVISIONS:

COVER SHEET

A-0

OF: FIFTEEN

HDC MEETING DATE:
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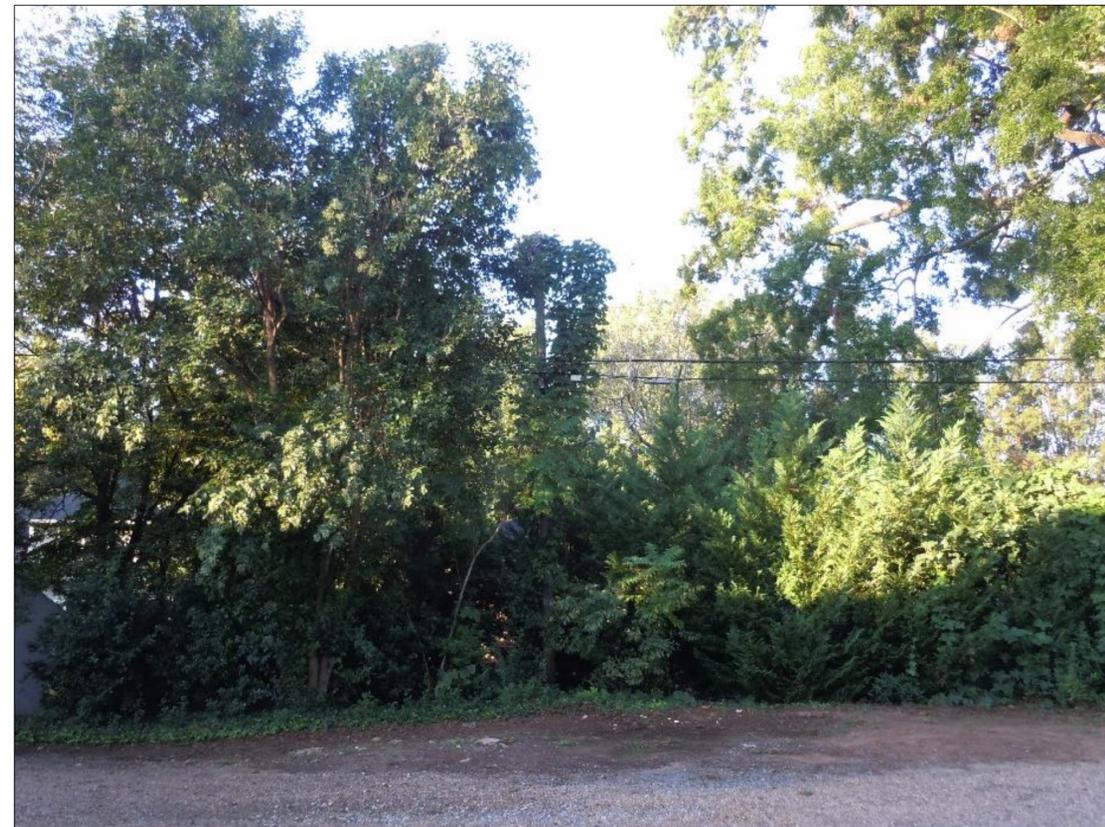
VIEW FROM BACK OF EASEMENT



EASEMENT ACCESS



VIEW FROM BACK OF HOUSE



VIEW FROM EASEMENT LOOKING TOWARDS HOUSE



EASEMENT VIEW



EASEMENT VIEW



VIEW TOWARDS SUBJECT PROPERTY FROM EASEMENT



321 E. WORTHINGTON AVE. VIEW AT BACK OF HOUSE



SUBJECT HOUSE LEFT SIDE



321 E. WORTHINGTON AVE. SUBJECT HOUSE



SUBJECT HOUSE RIGHT SIDE



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CONTEXT/ADJACENT STRUCTURES

A-2.0

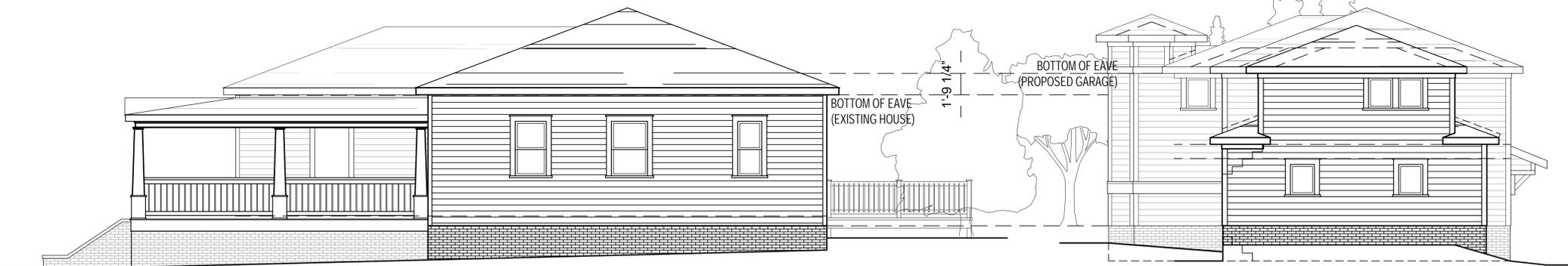
OF: FIFTEEN



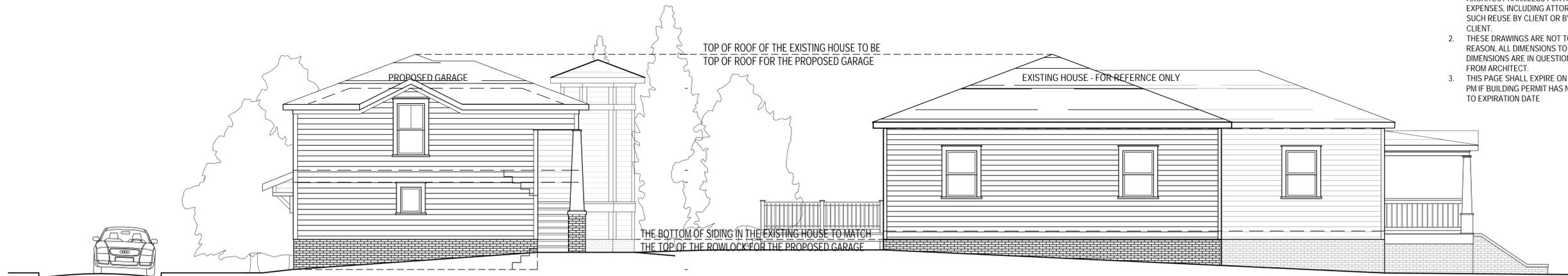
④ ZONING
NOT TO SCALE



③ PROPOSED ELEVATION FROM THE STREET
NOT TO SCALE



② PROPOSED ELEVATION ACROSS SITE (RIGHT TO LEFT)
NOT TO SCALE



① PROPOSED ELEVATION ACROSS SITE (LEFT TO RIGHT)
NOT TO SCALE

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{1}{8}$ ".
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.

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.
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REVISIONS:

PROPOSED ELEVATION
ACROSS SITE

A-3.1

OF: FIFTEEN

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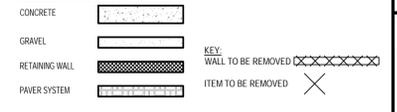
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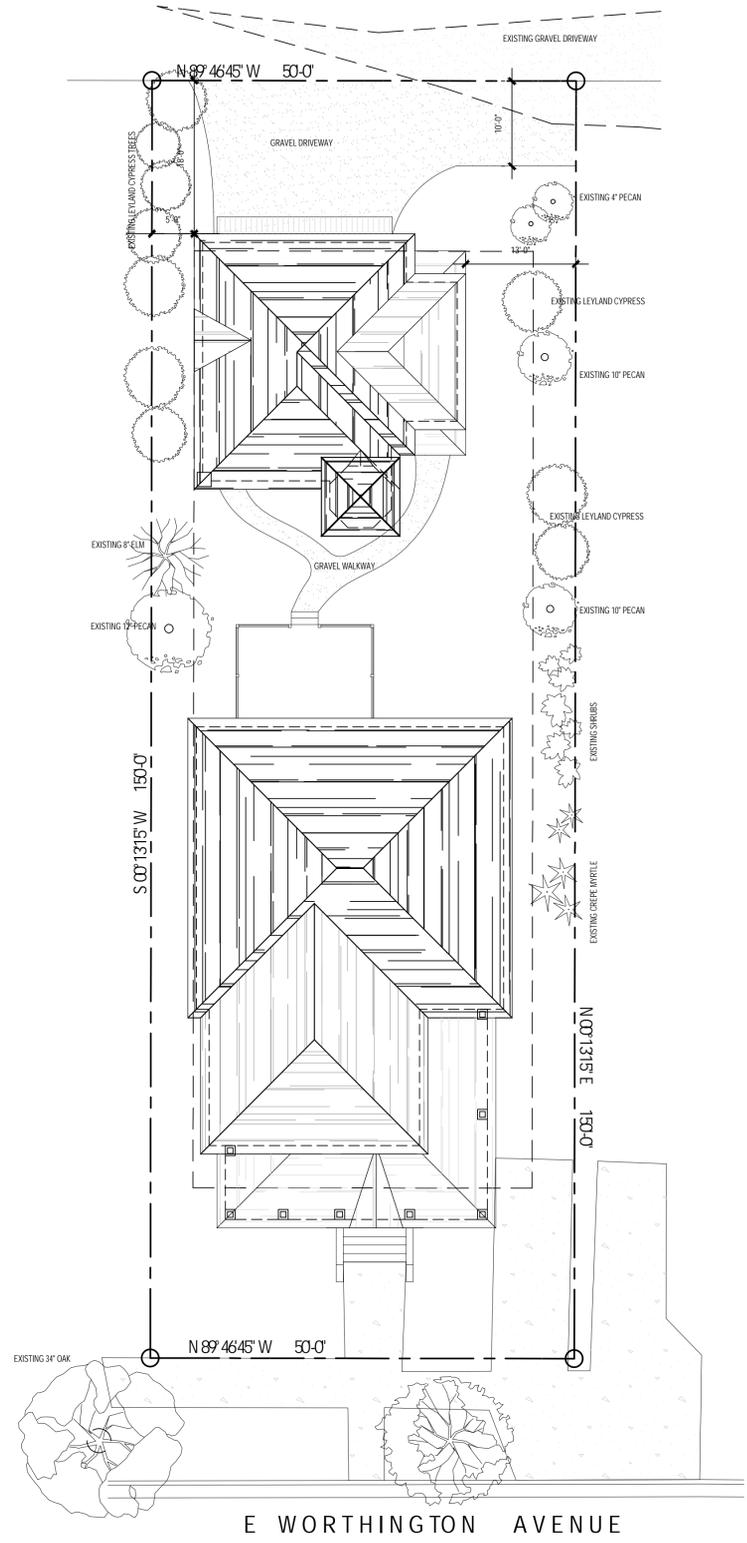
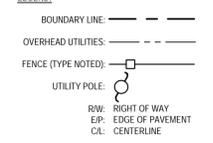
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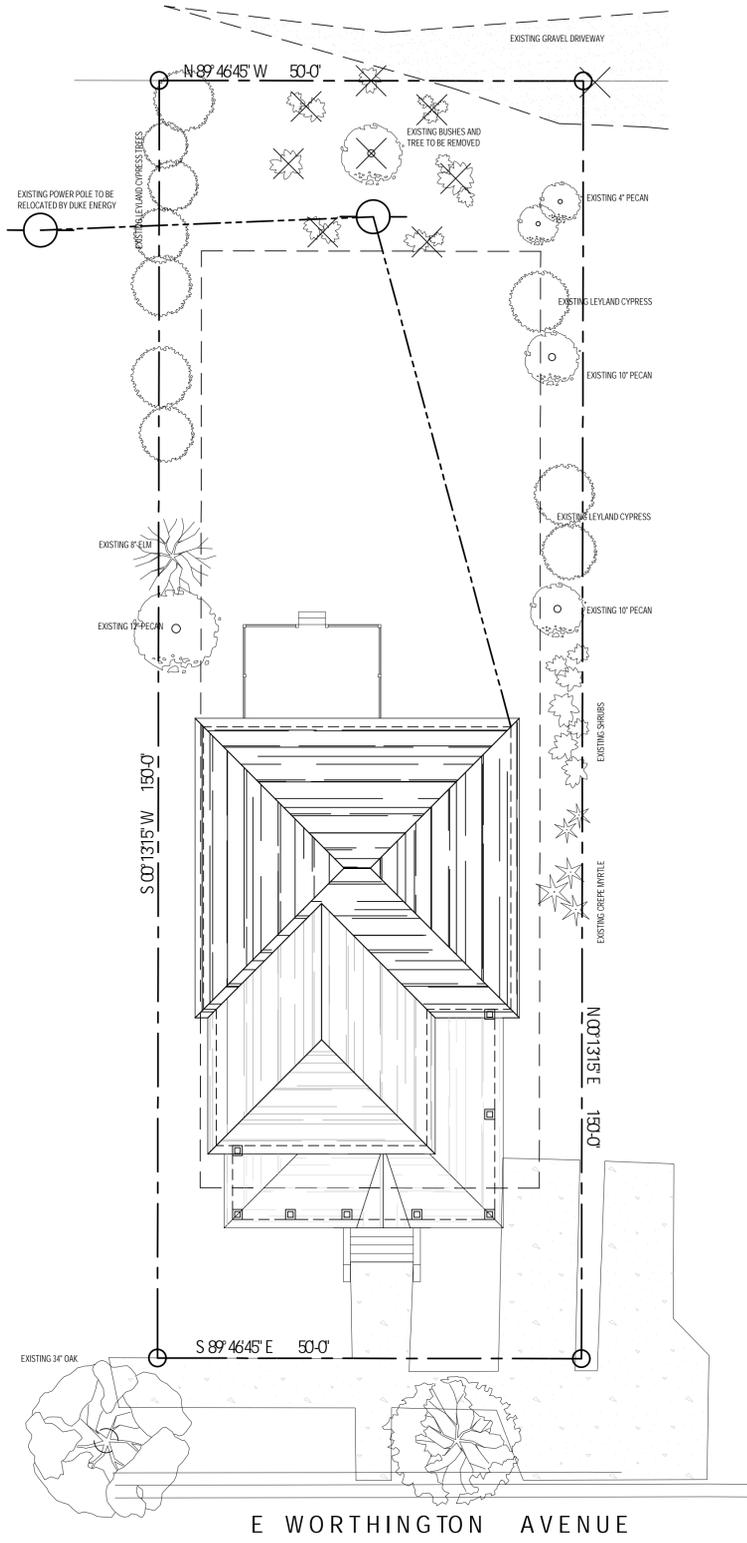
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LEGEND:

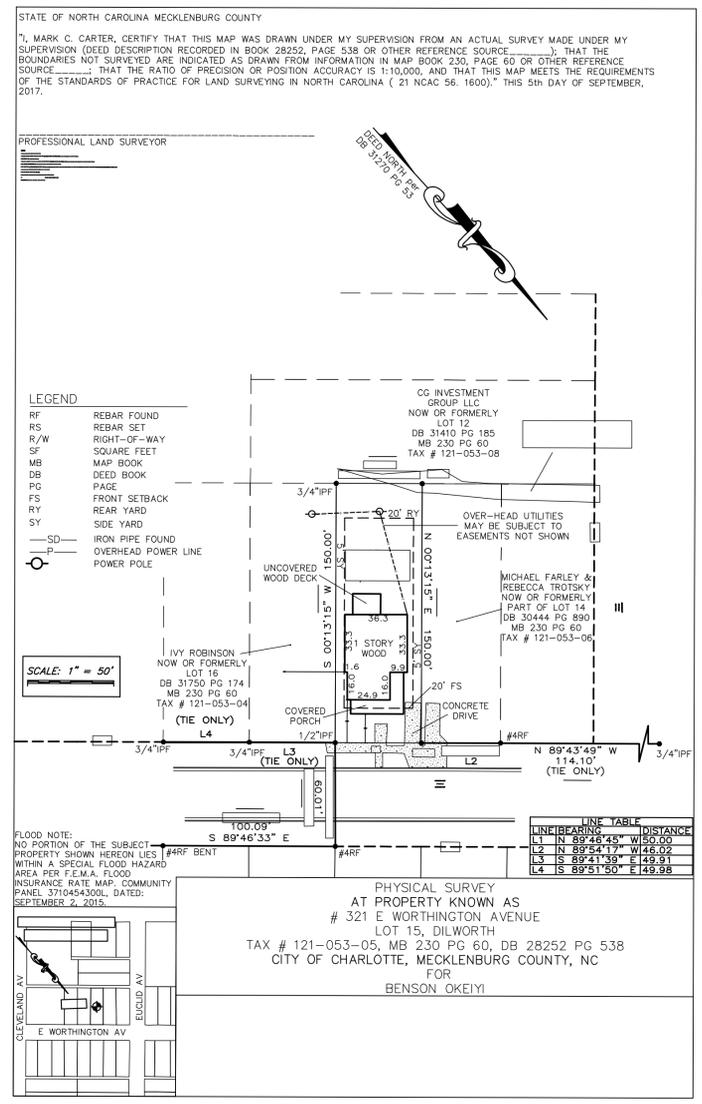


1 PROPOSED SITE PLAN
1" = 10'-0"



2 EXISTING SITE PLAN
1" = 10'-0"

NOTE:
IF THE ATTACHED DWELLING UNIT (ADU) IS WITHIN AN ACCESSORY STRUCTURE AND LOCATED ON A CORNER LOT OR A LOT THAT ABUTS ALLEY, A SEPARATE DRIVEWAY MAY BE PROVIDED FROM THE SIDE STREET OR THE ALLEY, WHICHEVER APPLIES (SECTION 12.407)



3 SURVEY DWG (FOR REFERENCE)
NOT TO SCALE

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

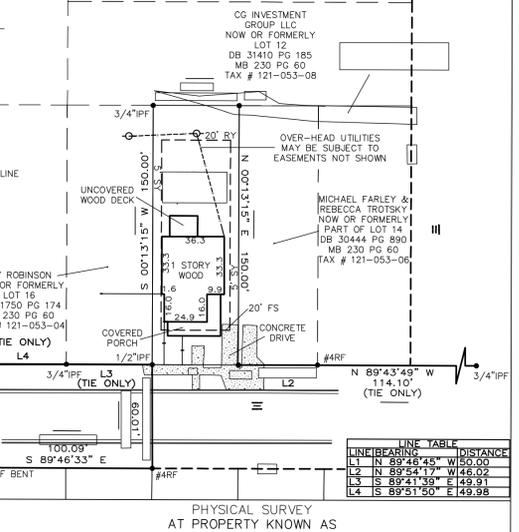
I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 28252, PAGE 538 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 230, PAGE 60 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 5th DAY OF SEPTEMBER, 2017.

PROFESSIONAL LAND SURVEYOR

- LEGEND**
- RF REBAR FOUND
 - RS REBAR SET
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - MB MAP BOOK
 - DB DEED BOOK
 - PG PAGE
 - FS FRONT SETBACK
 - RY REAR YARD
 - SY SIDE YARD
 - SD IRON PIPE FOUND
 - P OVERHEAD POWER LINE
 - OP POWER POLE

SCALE: 1" = 50'

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 371045-500L, DATED: SEPTEMBER 2, 2015.



PHYSICAL SURVEY AT PROPERTY KNOWN AS # 321 E WORTHINGTON AVENUE LOT 15, DILWORTH CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC FOR BENSON OKEIYI

TAX # 121-053-05, MB 230 PG 60, DB 28252 PG 538

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- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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② EXISTING RIGHT SIDE ELEVATION (FOR REFERENCE)
1/8" = 1'-0"



① EXISTING FRONT ELEVATION (FOR REFERENCE)
1/8" = 1'-0"

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

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Designed Exclusively For the:

OKEYI RESIDENCE (ACCESSORY)

321 E. Worthington Ave, Charlotte, NC 28203

PROJECT #: 18078
ISSUED: 17 JUNE 2019
REVISIONS:

EXISTING ELEVATIONS
(HOUSE)

A-4.0

OF: FIFTEEN

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.
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6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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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 $\frac{1}{8}$ ".
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.
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19. CONTINUOUS EAVE VENT U.N.O.

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- 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.
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1/8" = 1'-0"



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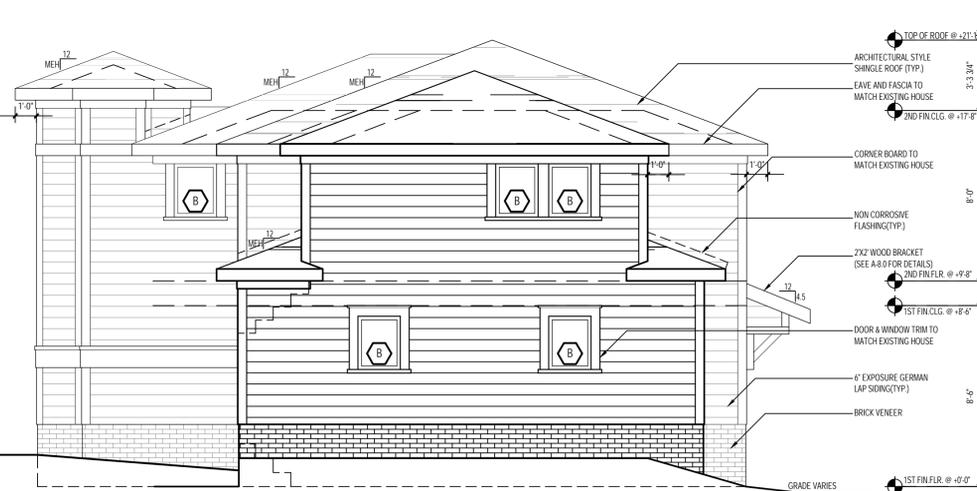
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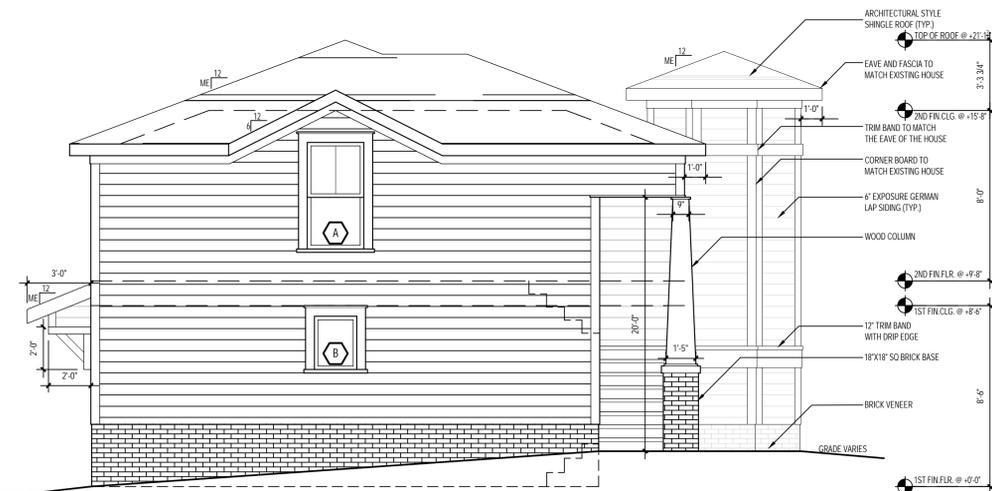
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WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	6'-4"	DOUBLE HUNG
B	2'-0" X 2'-0"	8'-0"	CASEMENT

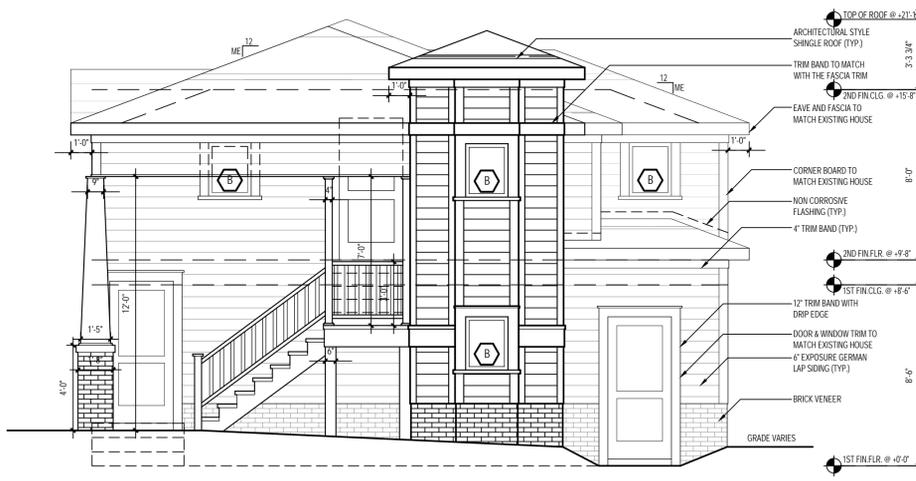
- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9" SE OF GLASS OR MORE & LESS THAN 18" A.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 22" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIZING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP GAP AND FLASHING - SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. ME = MATCH EXISTING
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



4 PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"



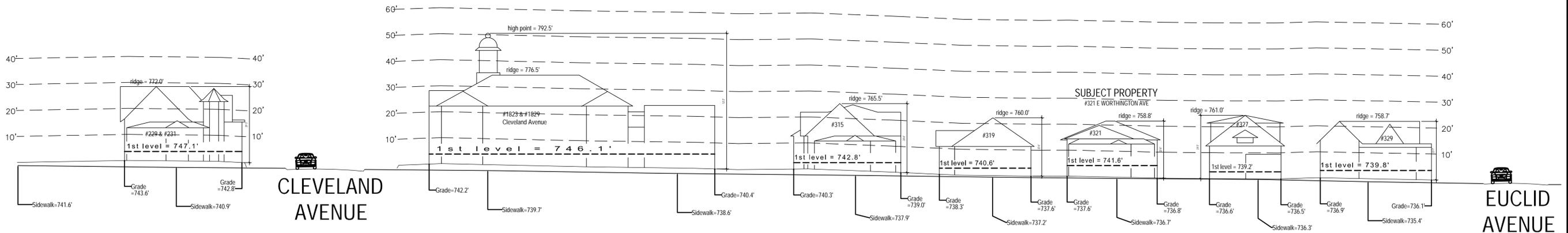
2 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 PROPOSED REAR ELEVATION
1/8" = 1'-0"

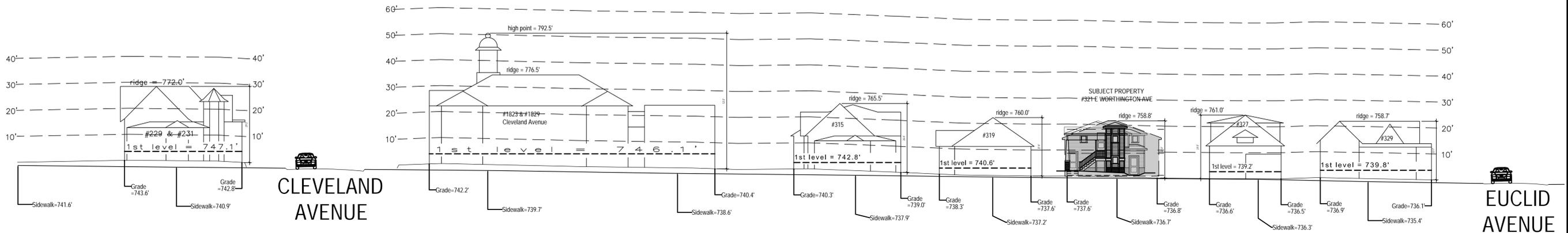


1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



EAST WORTHINGTON AVENUE

② STREET WITH SUBJECT PROPERTY (EXISTING)
N.T.S.



EAST WORTHINGTON AVENUE

① STREET WITH SUBJECT PROPERTY (PROPOSED ACCESSORY STRUCTURE)
N.T.S.

Designed Exclusively For the:

OKEIYI RESIDENCE (ACCESSORY)

321 E. Worthington Ave, Charlotte, NC 28203

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HDC MEETING DATE:
JULY, 2019
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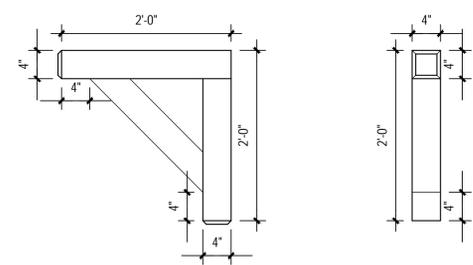
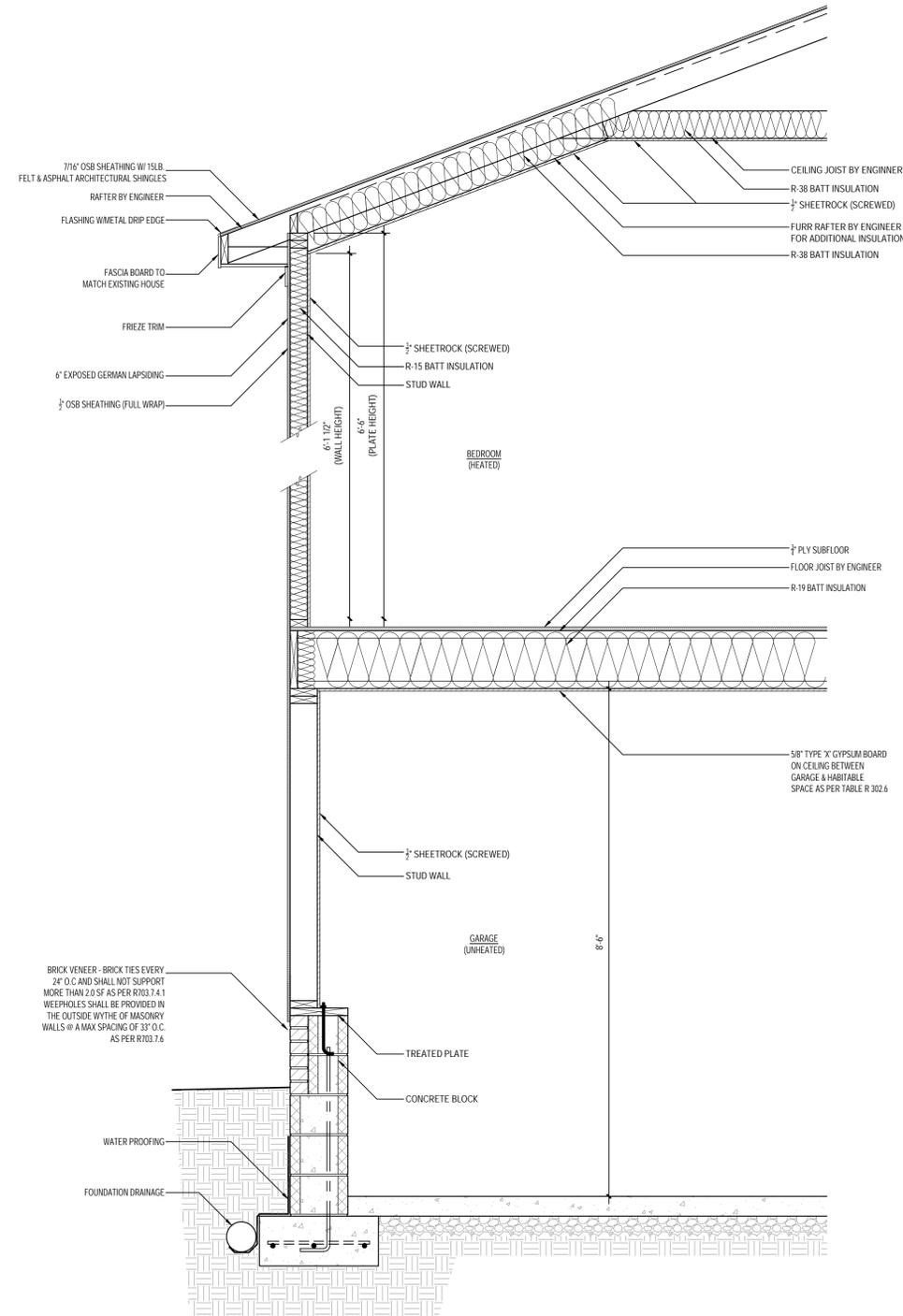
Designed Exclusively For the:
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321 E. Worthington Ave, Charlotte, NC 28203

PROJECT #: 18078
ISSUED: 17 JUNE 2019
REVISIONS:

ARCHITECTURAL DETAILS

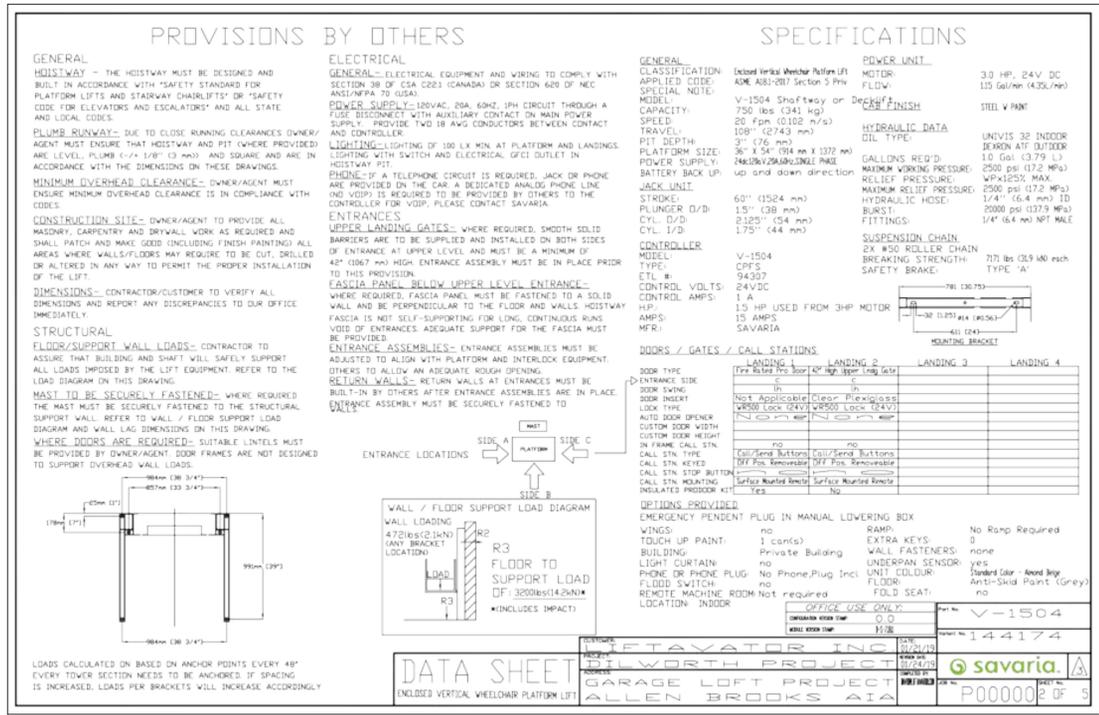
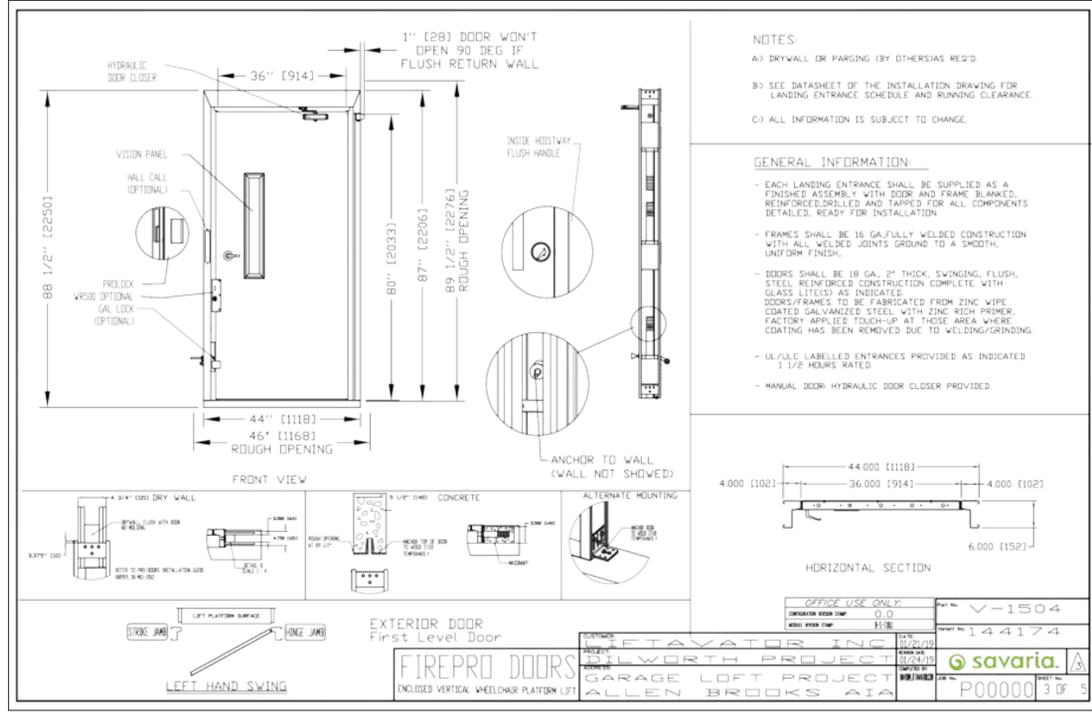
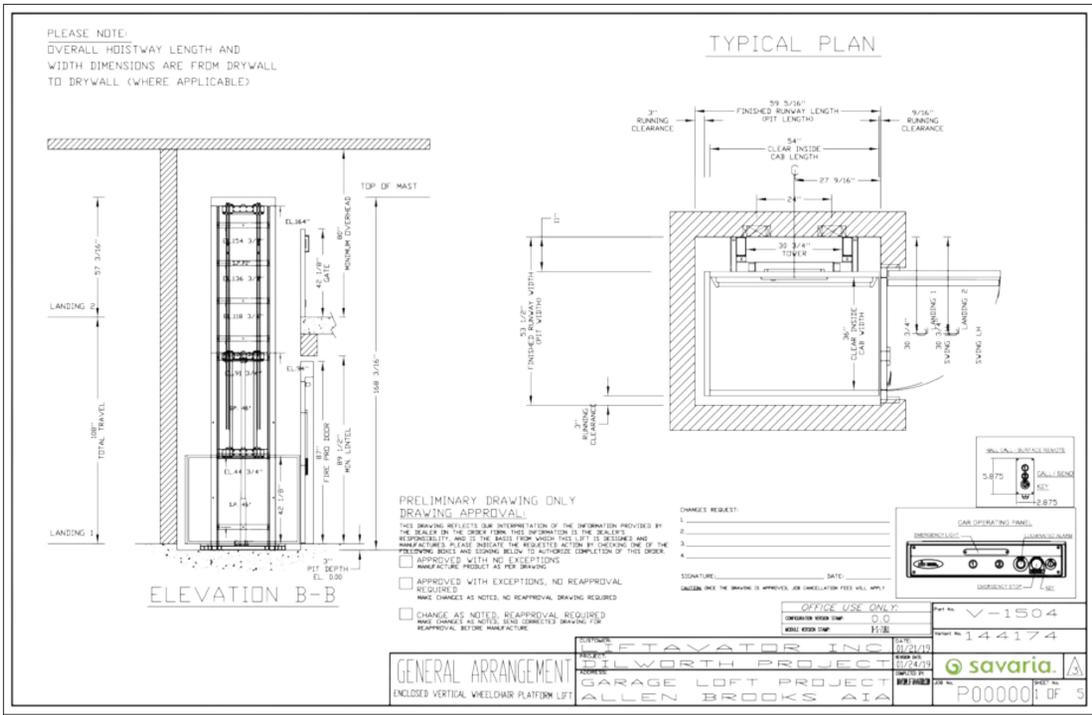
A-6.0

OF: FIFTEEN



2 BRACKET DETAILS
1" = 1'-0"

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



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ALB Architecture
1200 E. Morehead St.
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Phone: 704.503.9595

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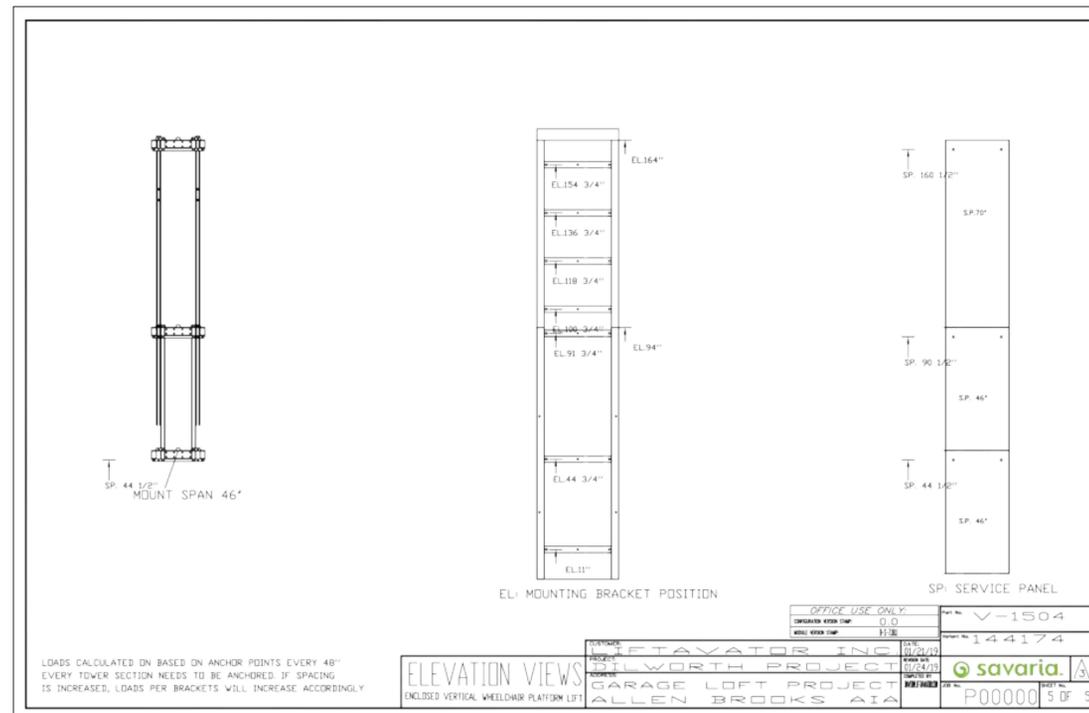
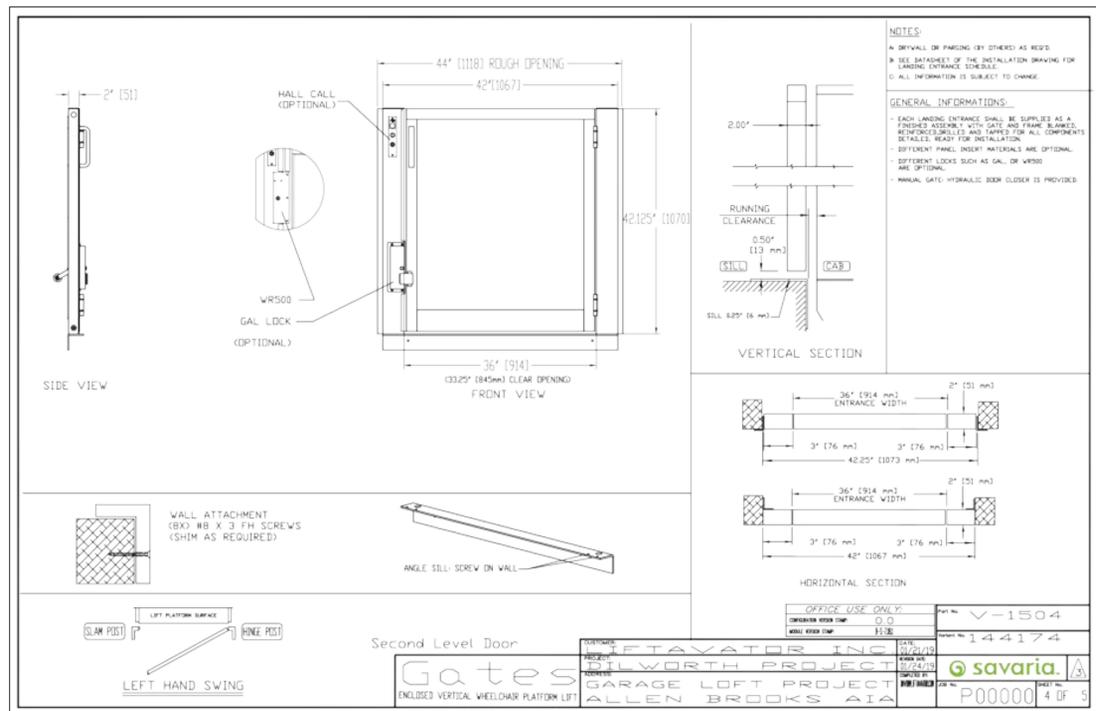
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HDC MEETING DATE:
 JULY, 2019
 HDC DOCKET #:
 HDC 2019-000

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Designed Exclusively For the:
OKEIYI RESIDENCE (ACCESSORY)
 321 E. Worthington Ave, Charlotte, NC 28203

PROJECT #: 18078
 ISSUED: 17 JUNE 2019
 REVISIONS:

LIFT DETAILS
A-6.2
 OF: FIFTEEN

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.
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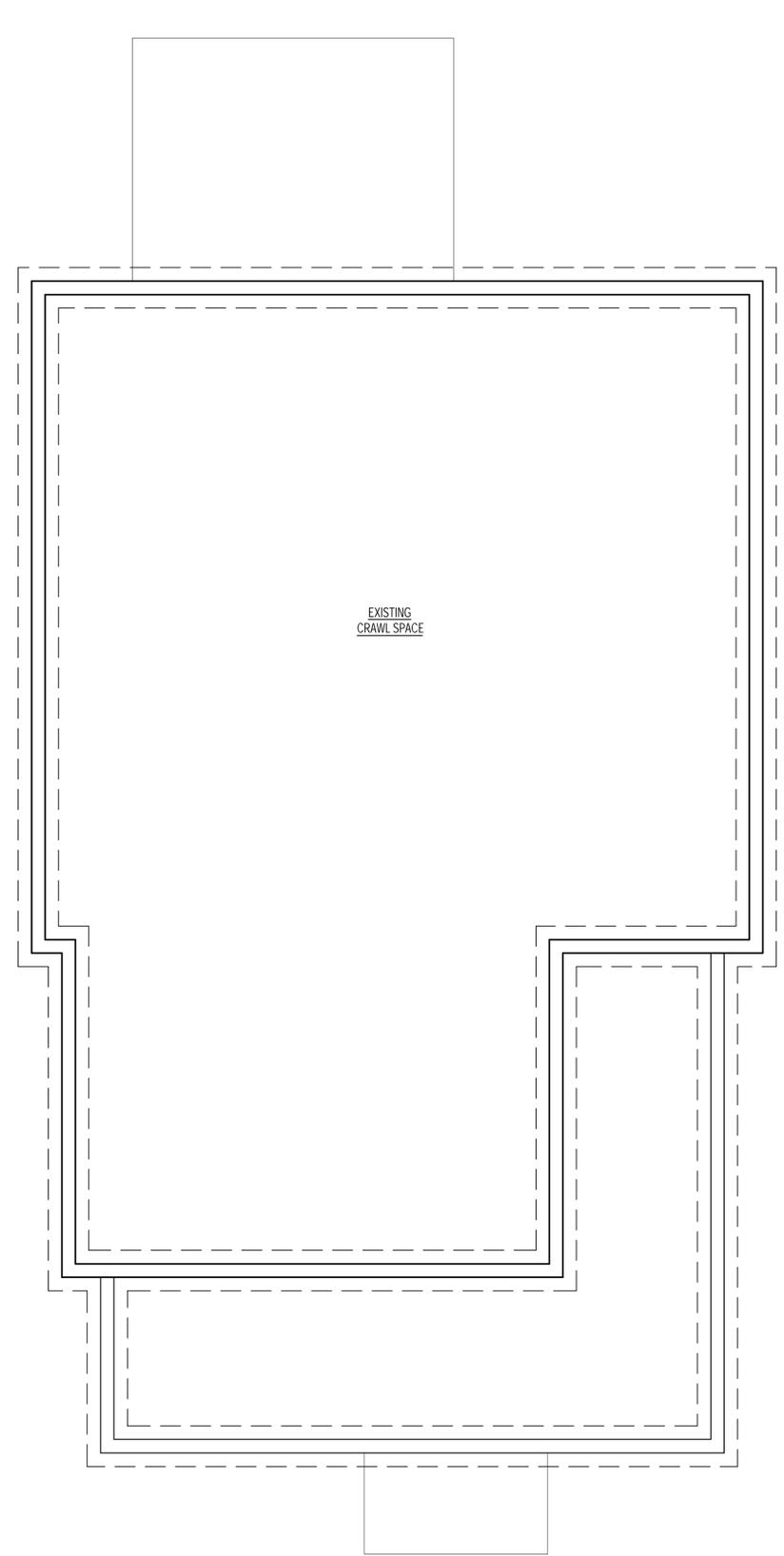
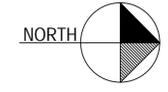
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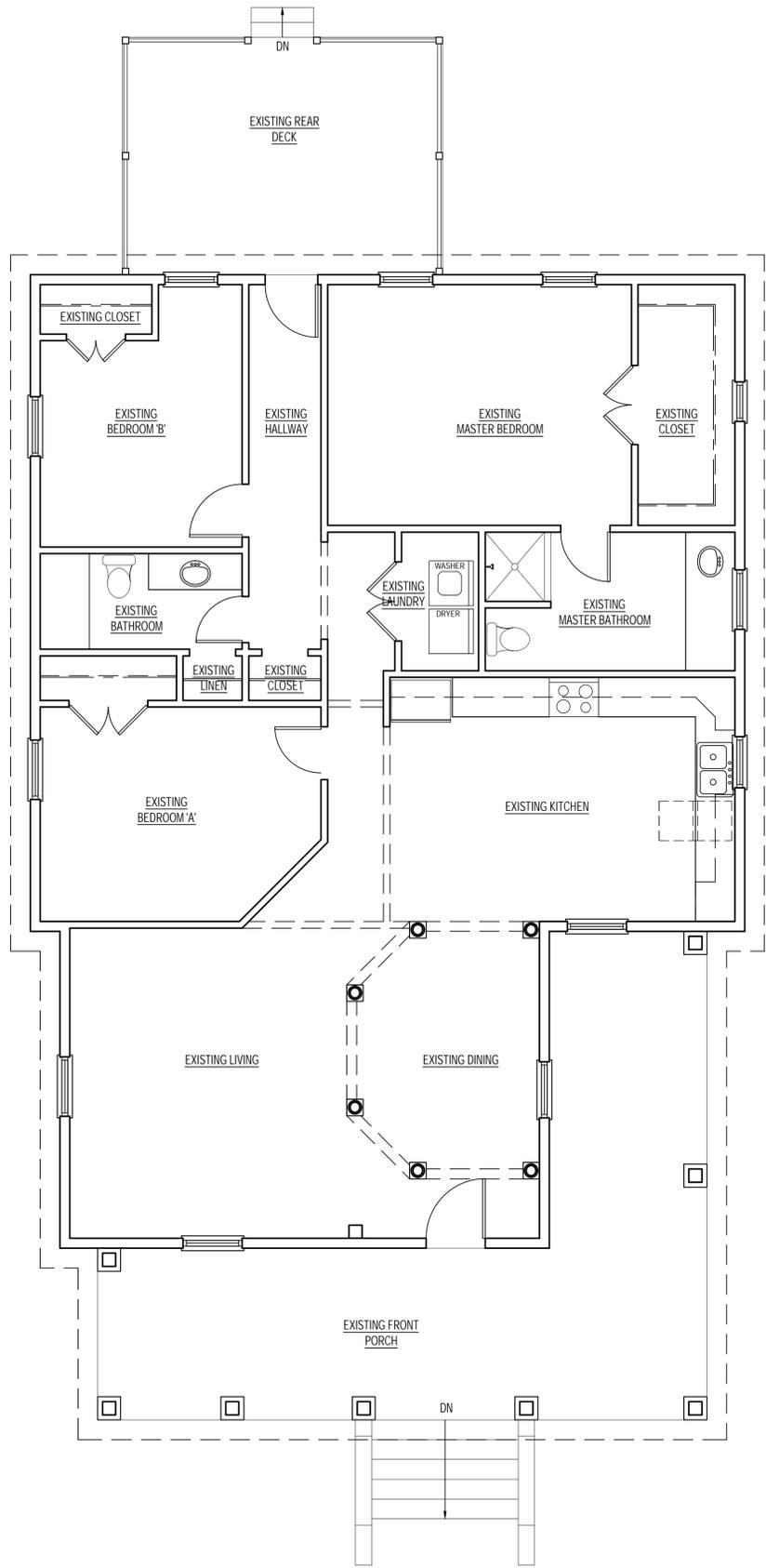
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NOTE:

- 10" CONCRETE
- STUD WALL
- FURRED WALL
- NEW WALL



② EXISTING FOUNDATION PLAN
1/4" = 1'-0"



① EXISTING FIRST FLOOR PLAN
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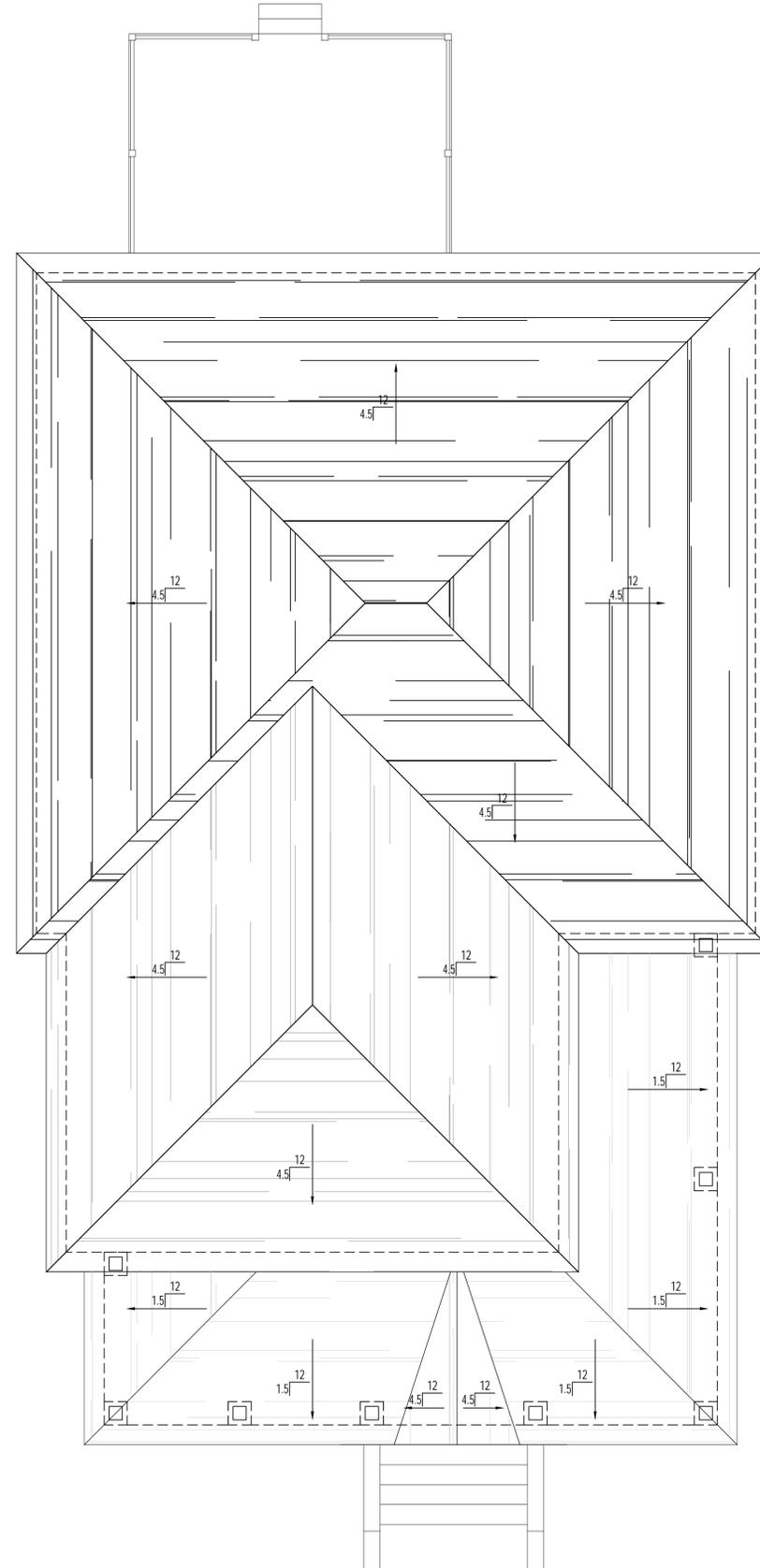
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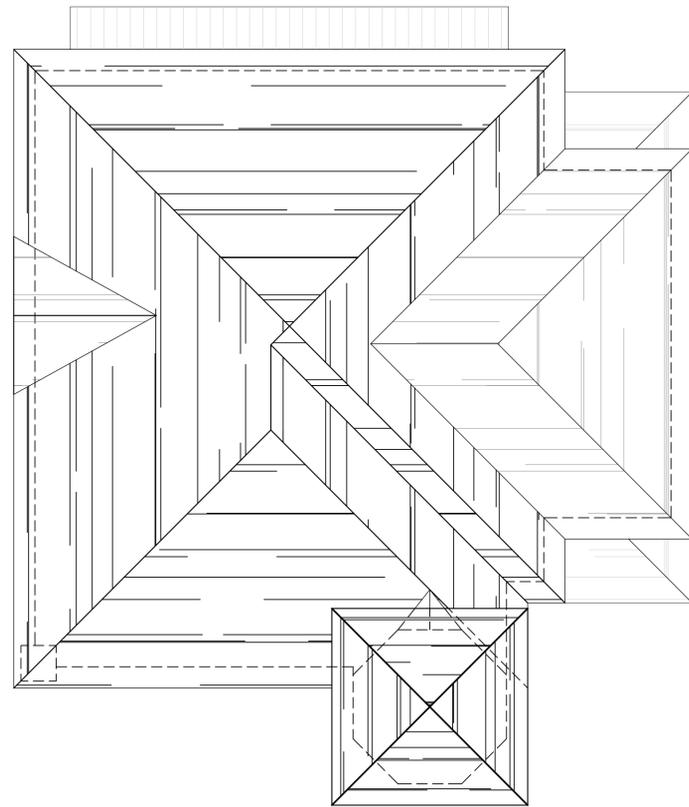


① EXISTING ROOF PLAN
1/4" = 1'-0"

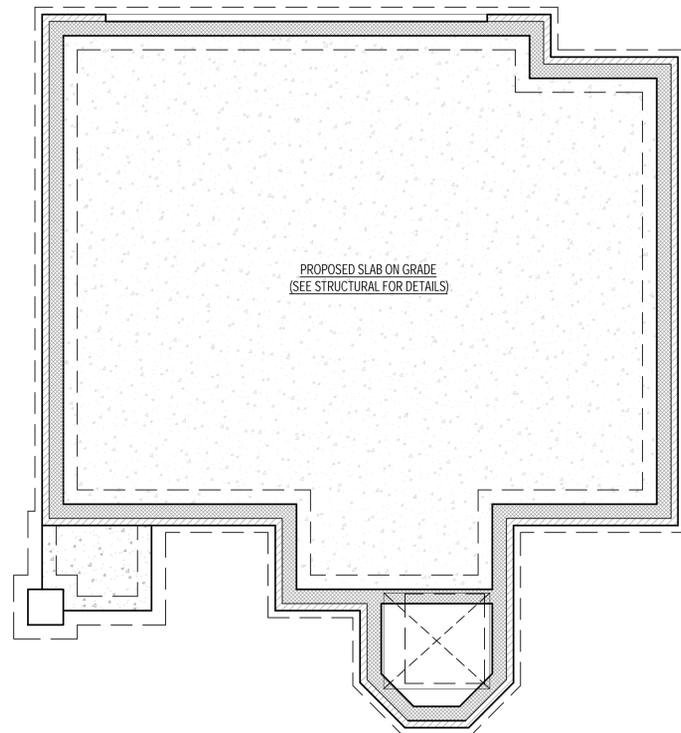
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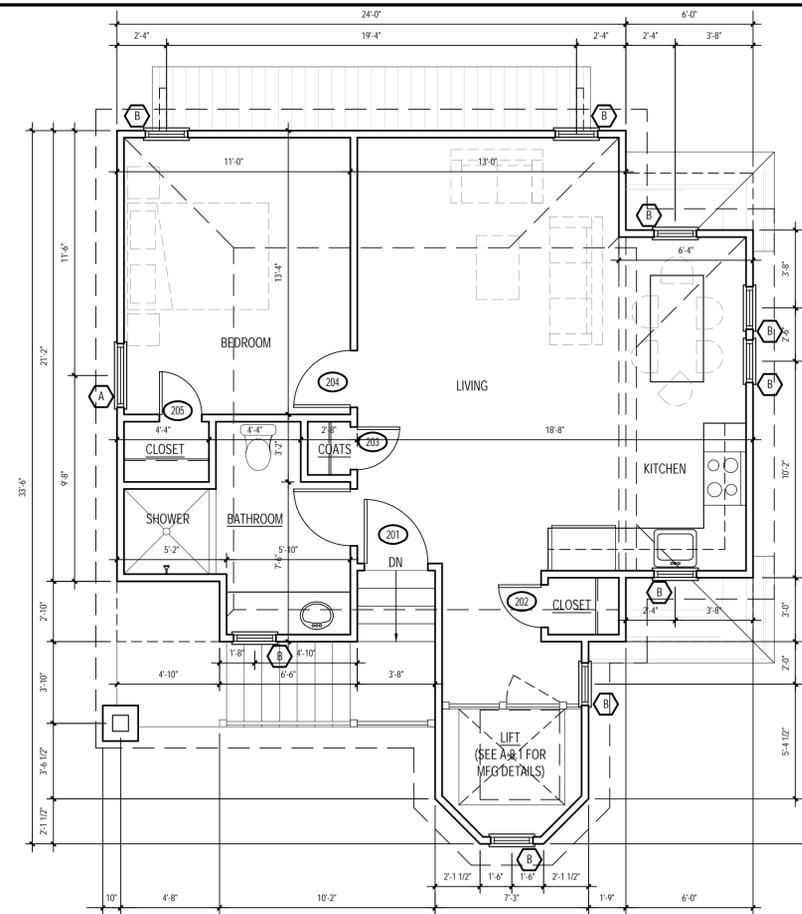




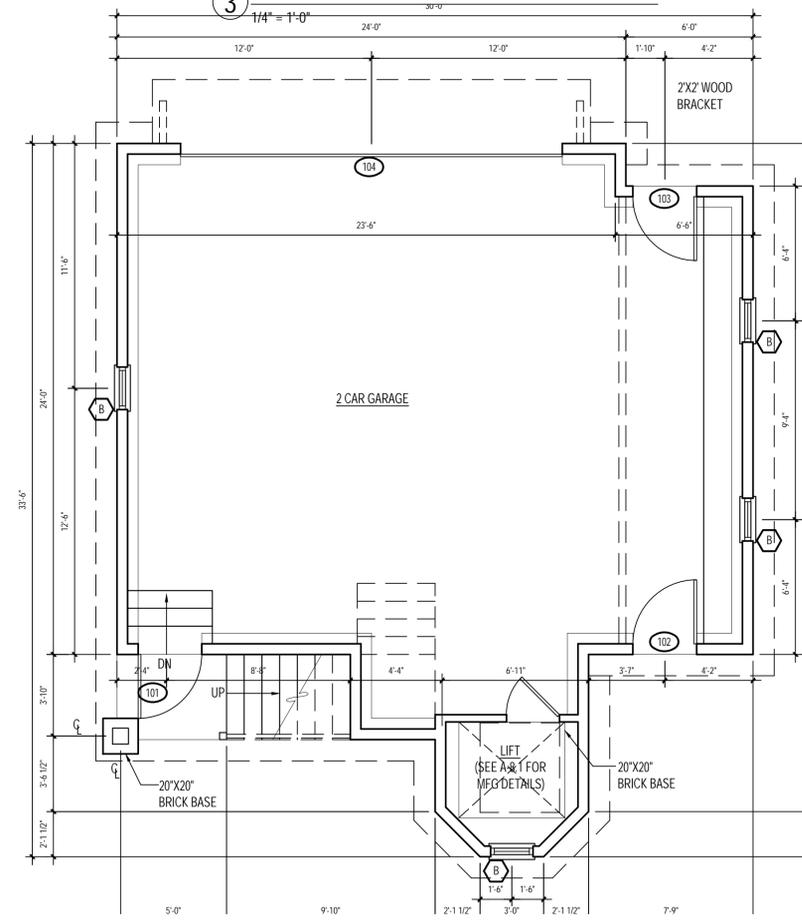
④ PROPOSED ROOF PLAN
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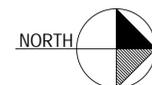
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A-7.2

OF: FIFTEEN