



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2019-00314

DATE: October 7, 2019

ADDRESS OF PROPERTY: 2121 Sarah Marks Avenue

TAX PARCEL NUMBER: 12112204

HISTORIC DISTRICT: Dilworth

OWNER(S): Alexa Polivka

APPLICANT: Allen Brooks,  
ALB Architecture

**DETAILS OF APPROVED PROJECT:** The proposal is a cross gable addition toward the rear of the house and an 8' rear addition. Height increase is 2'-11". The screened in front porch will be opened and front porch repaired. Materials include wood German lap siding, wood shake siding, and brick to match existing. The proposal will also add windows on the right elevation and remove/change the configuration of windows on the left elevation. Both front doors are damaged will be replaced with new wood doors. New roof and window trim details will match existing. One window on the left elevation A clear tempering film will be installed on the interior glass on one window on the left elevation. The project also includes an addition to an existing historic garage. A 12" hackberry tree in the rear yard will be removed. See attached plans.

The project was approved by the HDC September 11, 2019.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- 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.

James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff

*Kristina A. Haynes*

[www.charlotteplanning.org](http://www.charlotteplanning.org)

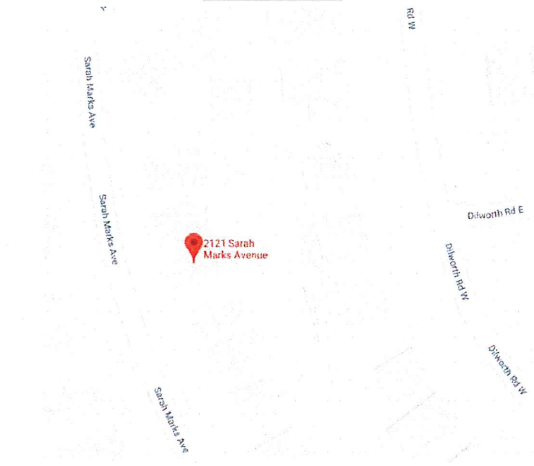
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

VICINITY MAP



INDEX OF DRAWINGS

- A-0 COVER SHEET
- A-1.0 EXISTING & PROPOSED SITE PLAN
- A-2.0 EXISTING FOUNDATION & FIRST FLOOR PLAN
- A-2.1 EXISTING SECOND FLOOR & ROOF PLAN
- A-3.0 EXISTING FRONT & RIGHT ELEVATION
- A-3.1 EXISTING REAR & LEFT ELEVATION
- A-3.2 REAR ELEVATION & DETAILS
- A-4.0 PROPOSE FOUNDATION PLAN
- A-4.1 PROPOSED FIRST FLOOR PLAN
- A-4.2 PROPOSED SECOND FLOOR PLAN
- A-4.3 PROPOSED ROOF PLAN
- A-5.0 PROPOSED FRONT & RIGHT ELEVATION
- A-5.1 PROPOSED REAR & LEFT ELEVATION
- A-5.2 SECTIONS & DETAILS
- A-5.3 SECTIONS & DETAILS
- A-5.4 SECTIONS & DETAILS
- A-6.0 EXISTING GARAGE PLANS & ELEVATIONS
- A-6.1 PROPOSED GARAGE PLANS
- A-6.2 PROPOSED GARAGE ELEVATIONS
- SGN STRUCTURAL GENERAL NOTES
- SD-1 STRUCTURAL STANDARD DETAILS
- S-1 FOUNDATION/FIRST FLOOR FRAMING PLAN
- S-2 FIRST/ SECOND FLOOR FRAMING PLAN
- S-3 SECOND/ ROOF FRAMING PLAN
- S-4 SECOND FLOOR CEILING PLAN
- S-5 GARAGE STRUCTURAL PLANS



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25 SEPT 2019

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ZONING INFORMATION

JURISDICTION	CITY OF CHARLOTTE
ZONED	R5
BUILDING LIMITS	
FRONT SETBACK	32'-0" (FROM BACK OF CURB)
SIDE YARD	5'-0"
REAR YARD	35'-0"

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
EXISTING FIRST FLOOR	1292	
FRONT PORCH		111
PROPOSED FIRST FLOOR	251	
REAR PORCH		26
PROPOSED SECOND FLOOR	513	
TOTAL	2056	137
TOTAL UNDER ROOF		2193
GARAGE		
EXISTING FIRST FLOOR		148
PROPOSED FIRST FLOOR		206
TOTAL		354
TOTAL UNDER ROOF		354

NOTE:  
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

REQUESTED CHANGES

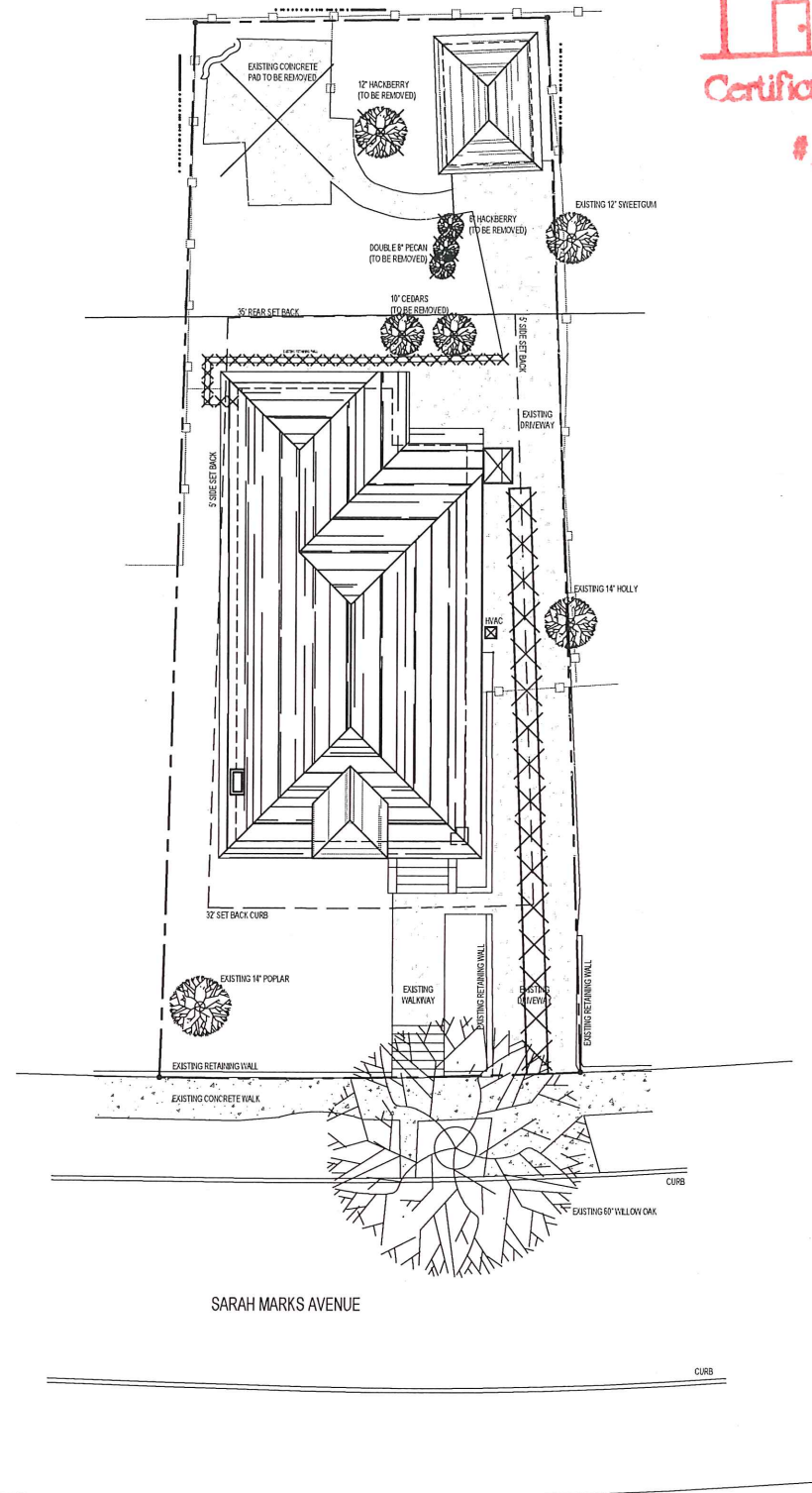
#	DATE	REQUESTED BY	REASON
1			

Designed Exclusively For the:  
**POLVIKA RESIDENCE**  
2121 Sarah Marks Avenue, Charlotte, NC 28203

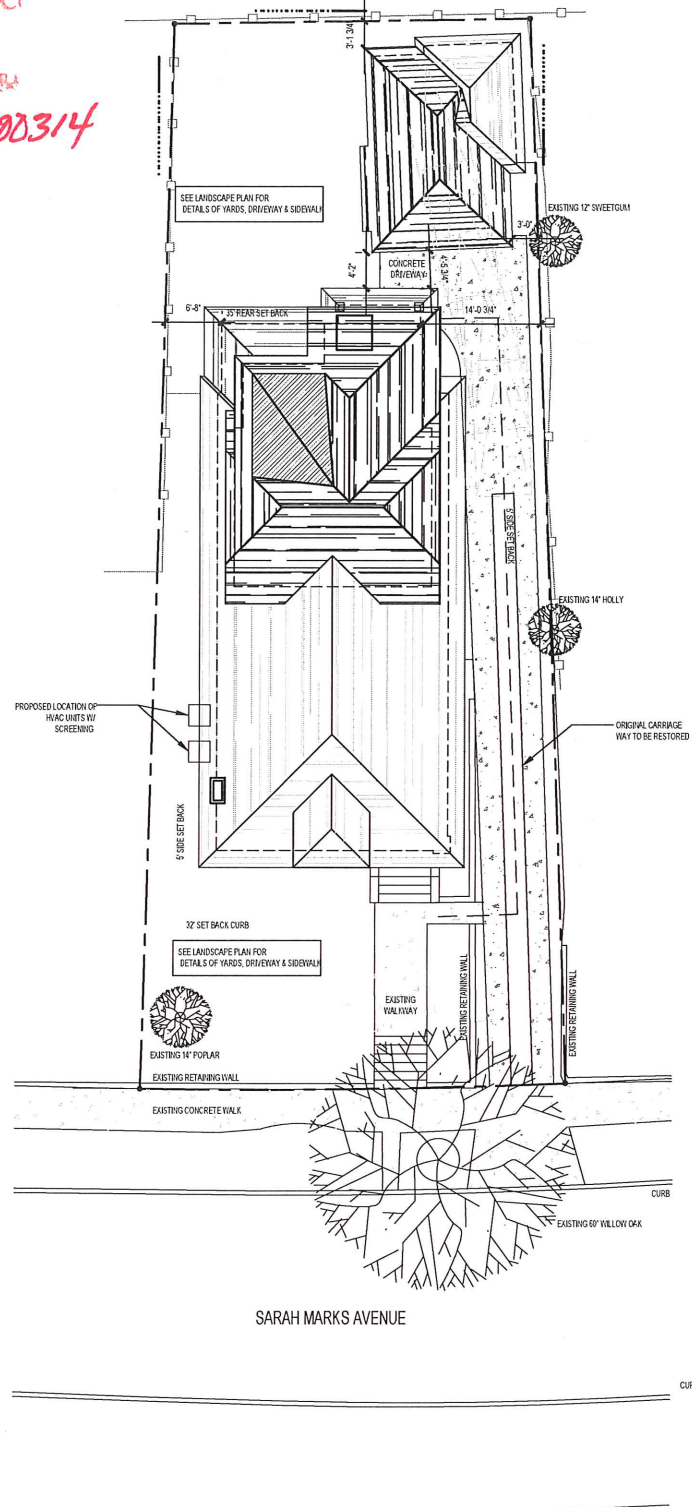
PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

COVER SHEET  
**A-0**  
OF: FOURTEEN





② EXISTING SITE PLAN  
1" = 10'-0"



① PROPOSED SITE PLAN  
1" = 10'-0"

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK.
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL PROPOSED DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{1}{4}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT.
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 28" IN HEIGHT.
- USE DOUBLE 2" FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES TO BE M.E.U.N.O.
- ALL FASCIAS, SOFFIT AND EAVES TO M.E.U.N.O.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.
- WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED.

STAIRS, RAILING & GUARD NOTES:

- 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.
- R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8  $\frac{1}{2}$  INCHES.
- ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.8 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.
- R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
- 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.
- R312.1.3 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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- GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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LEGEND:

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

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

NORTH



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PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

EXISTING SITE PLAN

**A-1.0**

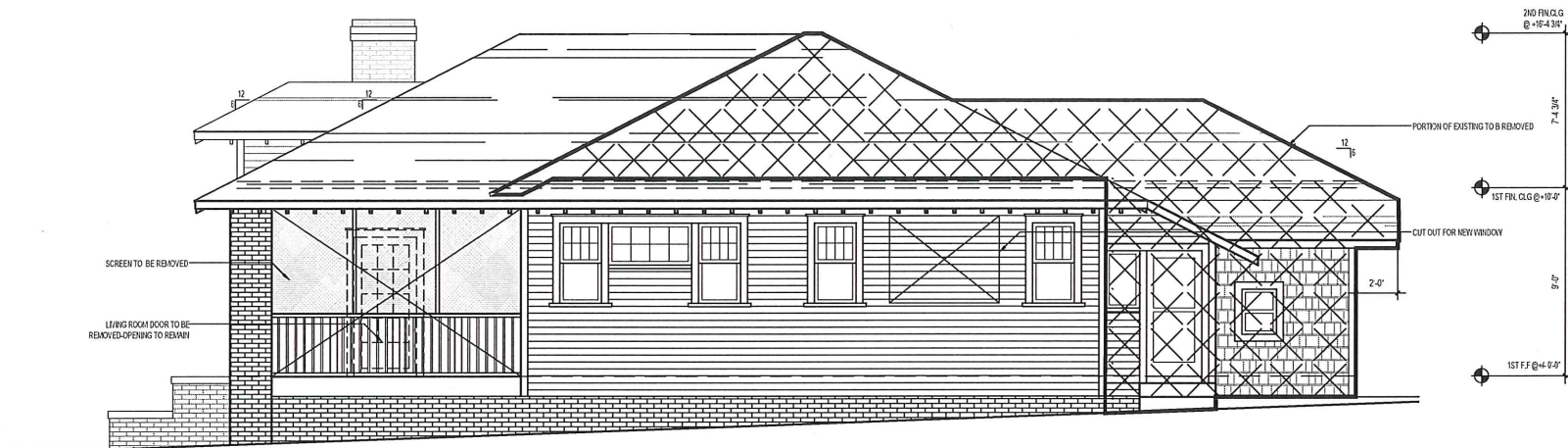
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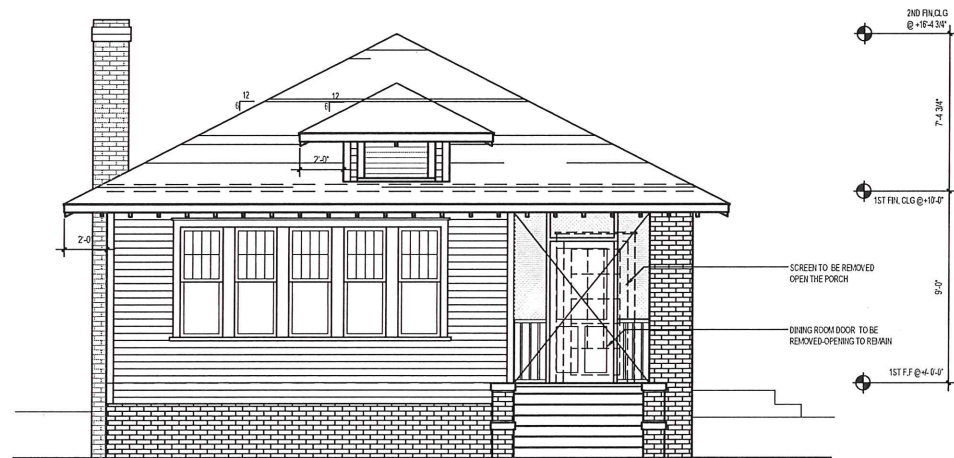


Certificate of Appropriateness  
# HDCRMA-2019-00314

SALVAGE WINDOW SCHEDULE			
ID	SIZE	LOCATION	TYPE
SW1	2'-8" X 3'-10"	KITCHEN	DOUBLE HUNG



② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"

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KEY:  
WALL TO BE REMOVED ~~XXXXXX~~  
ITEM TO BE REMOVED X



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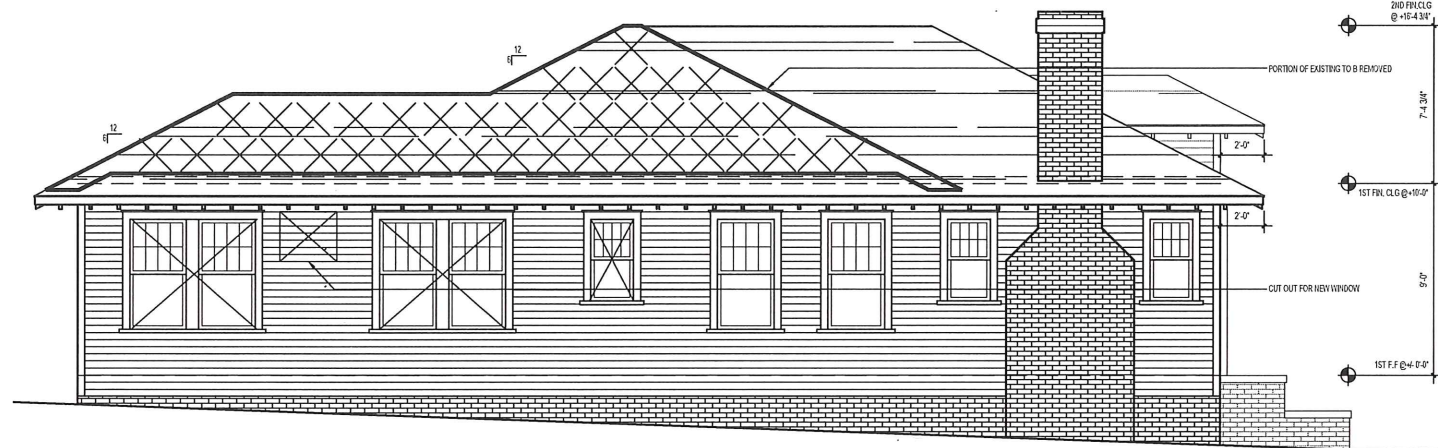
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

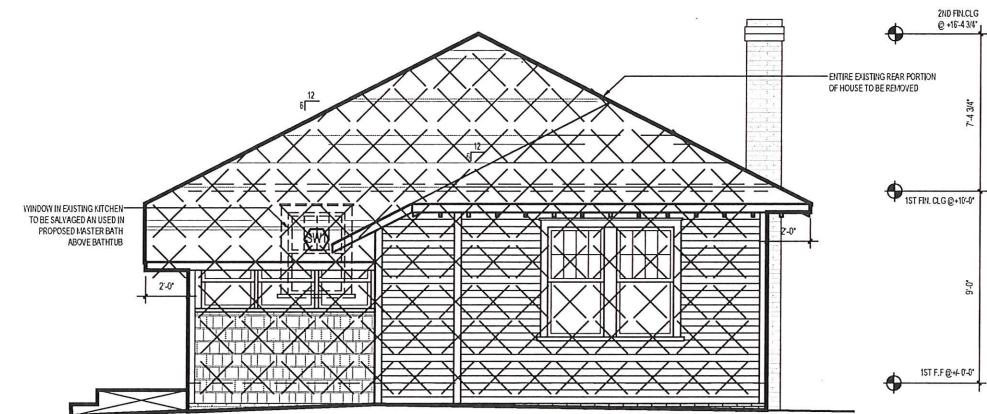
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REVISIONS:

EXISTING RIGHT ELEVATION

A-3.1

OF: FOURTEEN



UltraSafe Series

UltraSafe-8 mil clear

Image is only representative

**Product Description**

UltraSafe 8 Mil is a premium grade safety and security polyester film with a scratch resistant coating and pressure sensitive adhesive.

**Specifications**

Product Code	UltraSafe 8
Product Family	UltraBlock
Film Type	Polyester
Adhesive Type	Pressure-sensitive
Usage	Interior
Available Width(s)	60"
Full Roll Length	100 linear feet (30.5m)
Thickness	2 ply / 8 mil

**SOLAR PROPERTIES:**

Reflectance	10%
Visible Light Transmission	83%
UV Rejection	99%
Total Solar Reflectance	8%
Total Solar Absorbance	15%

**PHYSICAL PROPERTIES**

Tensile Strength psi	32,500
Yield Strength psi	12,000
Break Strength lbs/inch TD/MD	182/217
Longtude Elongation at Break	>100%
Peel Strength g/inch	2750
Puncture Resistant Load lbs	9320

**Product Construction**

Face Film	Adhesive	Release Liner
8 mil polyester	Clear, Pressure-sensitive	Silicone

**Product Details**

SOLVUX®, UltraSafe® and Solvux® are trademarks of Decorative Films, LLC. © 2015 Decorative Films, LLC. All rights reserved.

UltraSafe 8Mil Our innovative 8 Mil safety film is a very special type of polyester that combines 4 mil of polyester together with another layer of 4 mil polyester giving it a very strong form of protection for glass in case of impact from hurricane debris or vandalism. Part of its strength is not only its thickness, but it's extremely aggressive adhesive that molecularly bonds the film with the glass. Included in the construction is an interior layer of ultra violet screening that allows for 99% rejection of damaging ultra violet rays and on the outer surface is one of the strongest scratch resistant coatings in our industry. The combination of our film with the anchoring system of the Dow Corning 995 makes for a formidable system of protection.

**Installation and Warranty**

**Installation**  
Installation should be in accordance with manufacturer's installation instructions.

**Warranty**  
This UltraSafe® product will be free from defects in material and manufacture for a period of ten (10) years from the date of installation. See warranty information for specific details.

**Flammability Rating for UltraSafe® Polyester films with adhesive:**  
When applied to surfaces- glass or plastic sheet:  
Horizontal Burn (Flame Spread) ASTM D-635 inch <1.0  
UL 94 Rating UL 94 UL Classification V-0  
Class A 0-25 Flame Spread Index 0-450 Smoke Developed Index

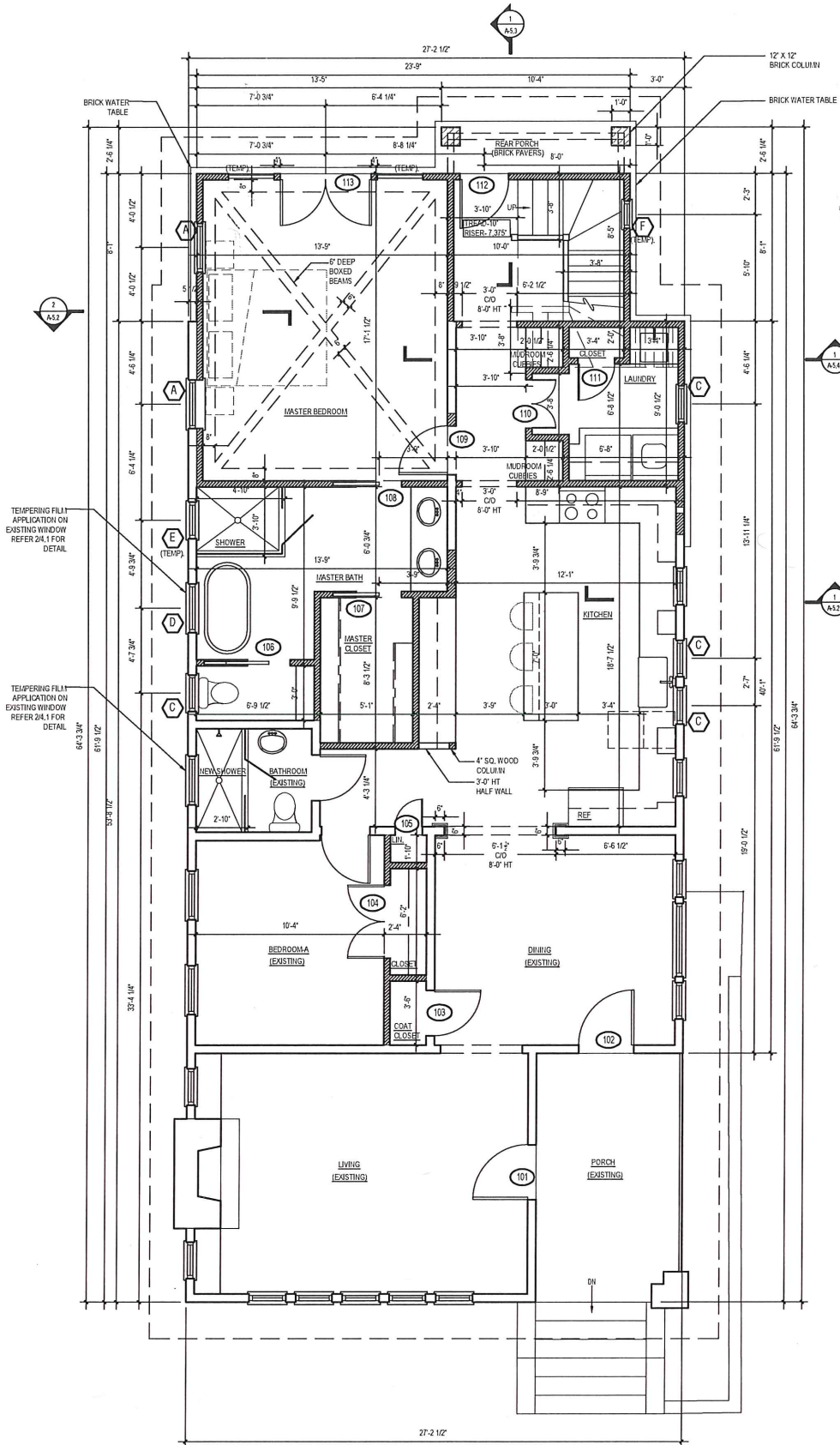
**CODE COMPLIANCE TEST DATA**  
NOA 13-0408.01  
Successfully passes:  
Air Infiltration Test, per FBC, TAS 202-94  
Uniform Static Air Pressure Test, Loading per: FBC, TAS 202-94 Water Resistance Test, per FBC, TAS 202-94  
Small Missile Impact Test per FBC, TAS 201-94 Cyclic Wind Pressure Loading per FBC, ASTM E 1886  
Successfully passes all weathering tests:  
ASTM D1929-10, ASTM D2843-10, ASTM D635-10, ASTM G155-04, ASTM D638-10

**Product Distribution and Contact Information**

UltraSafe® Decorative Films are available through qualified installing Dealers, Distributors or from Decorative Films, LLC. Samples submitted upon request.

**Contact Information**  
Decorative Films, LLC  
1-888-657-5224 www.decorativefilm.com

2 TEMPERING FILM SPECIFICATION



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 4'-0"	5'-8"	OPERABLE CASEMENT
C	2'-8" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-8" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-4"	MATCH EXISTING	CASEMENT
F	1'-5" X 1'-5"	@ 2ND FL BATH 5'-5" STAIRS 5'-11" FROM 1ST F.F. 2'-3" FROM 2ND F.F.	CASEMENT
G	1'-5" X 1'-0"	5'-5"	CASEMENT

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

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	3'-0" x 6'-8" (EXISTING OPENING-NEW DOOR)	FRONT DOOR
102	3'-0" x 6'-8" (EXISTING OPENING-NEW DOOR)	DINING
103	2'-8" x 6'-8"	COAT CLOSET
104	FR 2'-0" x 6'-8"	BEDROOM A CLOSET
105	1'-5" x 6'-8"	LINEN CLOSET
106	2'-4" x 6'-8" POCKET DOOR	WC
107	2'-4" x 6'-8" POCKET DOOR	MASTER CLOSET
108	2'-8" x 6'-8" POCKET DOOR	MASTER BATH
109	2'-8" x 6'-8" WIT-0" TRANSOM	MASTER BED
110	FR 1'-4" x 6'-8" WIT-0" TRANSOM	LAUNDRY
111	DOOR FRAME TO BE ON OUTSIDE OF WALL	LAUNDRY CLOSET
112	2'-8" x 6'-8" WIT-0" TRANSOM (POCKET DOOR)	REAR ENTRY
113	FR 2'-6" x 6'-8" WIT-0" TRANSOM & 2'-5" SIDELIGHTS WIT-0" TRANSOMS	MASTER BEDROOM

- NOTE:
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  - THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

NOTE:

CONCRETE	
EXISTING WALL	
CHU	
PROPOSED WALL	
BRICK VENEER	

NORTH

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1200 E. Morehead St.  
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laurer.alb@icloud.com

25 SEPT 2019

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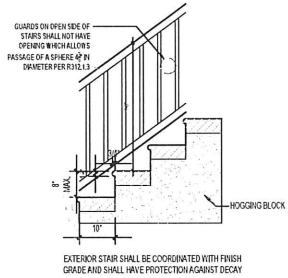
**POLVIKA RESIDENCE**

2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED 1ST FLOOR PLAN  
**A-4.1**  
OF: FOURTEEN

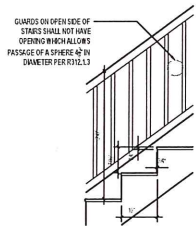




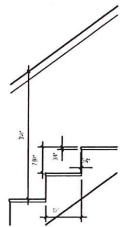
2 MASONRY STAIR DETAIL  
1/2" = 1'-0" (EXTERIOR ONLY)



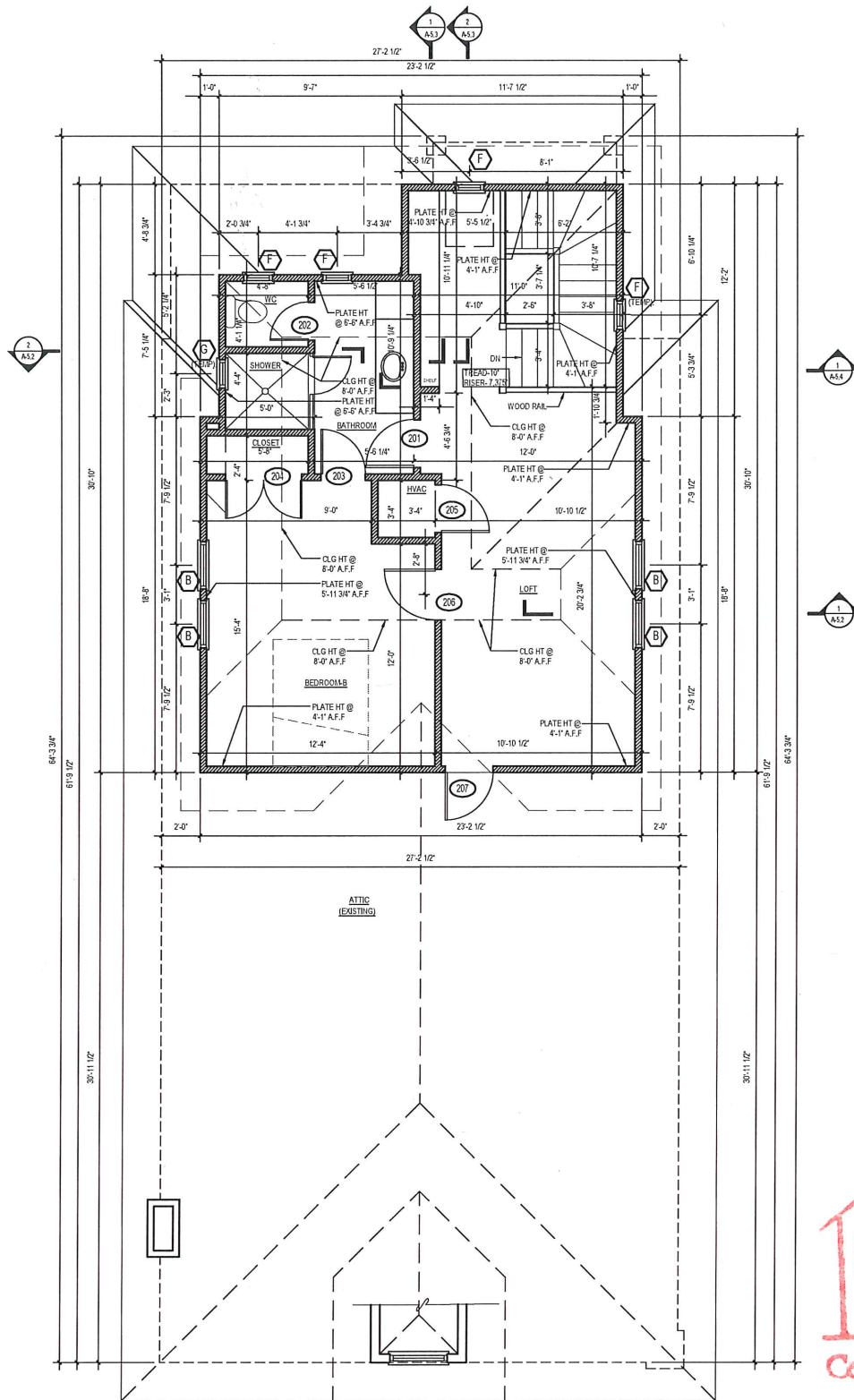
3 WOOD STAIR DETAIL  
(EXTERIOR ONLY)



4 STAIR DETAIL w/ GUARD  
1/2" = 1'-0" (INTERIOR ONLY)



5 STAIR DETAIL w/ RAIL  
1/2" = 1'-0" (INTERIOR ONLY)



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 4'-0"	5'-8"	OPERABLE CASEMENT
C	2'-0" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-8" X 2'-10" (SALVAGED FROM EXISTING KITCHEN SW1)	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-0"	MATCH EXISTING 8'-0" @ GARAGE	CASEMENT
F	1'-8" X 1'-8"	@ 2ND FL BATH 5'-8" @ 2ND FL STAIR LANDING 4'-8" STAIRS 5'-11" FROM 1ST F.F. 2'-2" FROM 2ND F.F.	CASEMENT
G	1'-8" X 1'-0"	5'-8"	CASEMENT

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

SECOND FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
201	2'-8" X 6'-8"	BATHROOM
202	2'-0" X 6'-8"	WC
203	2'-4" X 6'-8"	BATHROOM
204	PR 2'-0" X 6'-0"	BEDROOM AB CLOSET
205	2'-8" X 6'-8"	HVAC
206	2'-8" X 6'-8"	BEDROOM AB
207	2'-8" X 6'-8" (WEATHER STRIPPED & INSULATED)	ATTIC

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 AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL PROPOSED 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 R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 3/8".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES TO BE M.E. U.N.O.
16. ALL FASCIA, SOFFIT AND EAVES TO M.E. U.N.O.
17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
18. CONTINUOUS EAVE VENT U.N.O.
19. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED.

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. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 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. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, 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 SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

NOTE:

CONCRETE	
EXISTING WALL	
CMU	
PROPOSED WALL	
BRICK VENEER	



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25 SEPT 2019

1m

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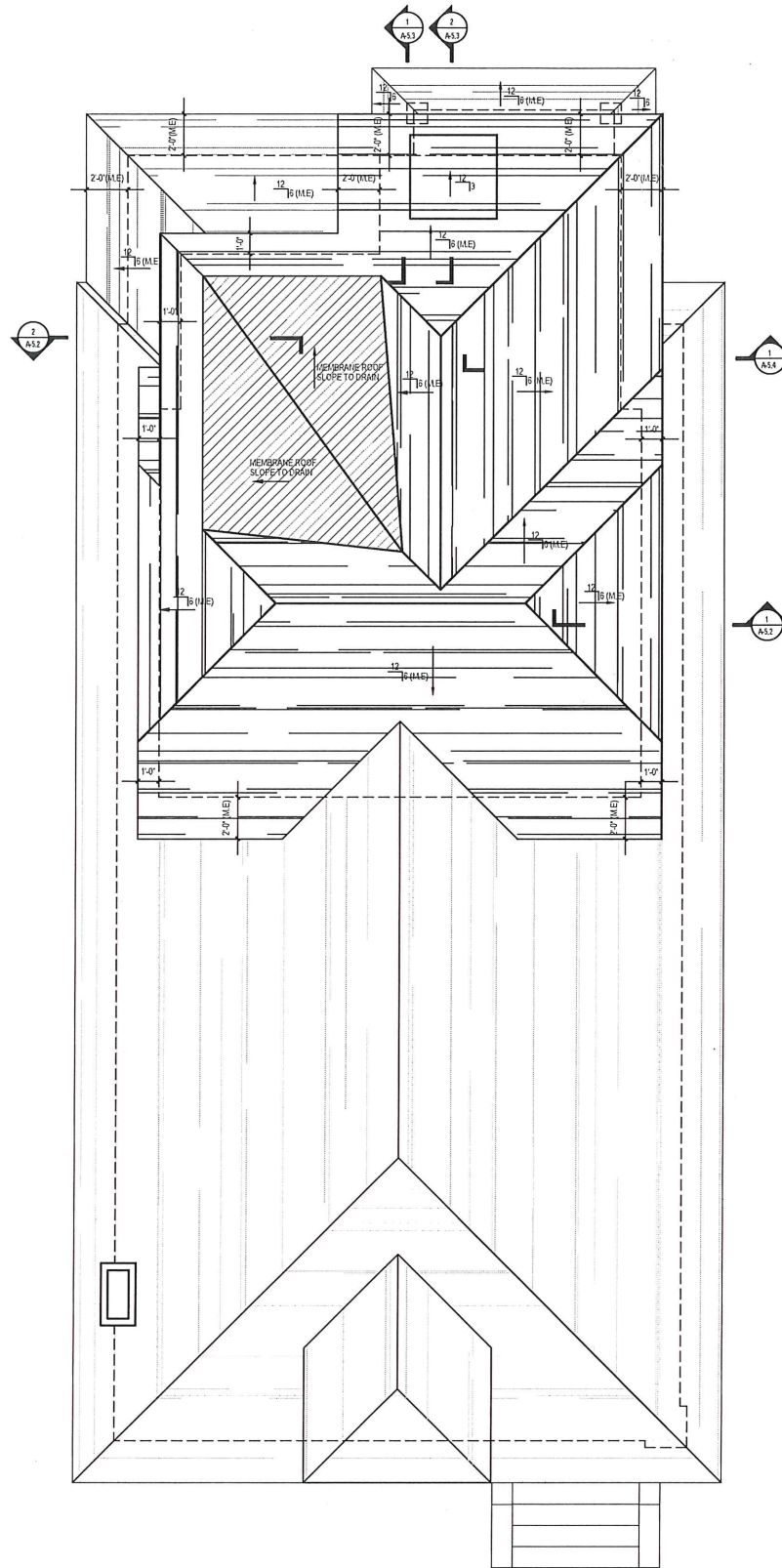
PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED 2ND FLOOR

A-4.2

OF: FOURTEEN

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# HDCRMA - 2019-00314



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



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 AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL PROPOSED 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 R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{3}{4}$ ".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 36" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES TO BE M.E.U.N.O.
  16. ALL FASCIAS, SOFFIT AND EAVES TO M.E.U.N.O.
  17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  18. CONTINUOUS EAVE VENT U.N.O.
  19. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED.
- 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. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8  $\frac{1}{4}$  INCHES.
  - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  4. R311.7.8 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. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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25 SEPT 2019

1st

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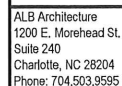
PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED ROOF PLAN

**A-4.3**

OF: FOURTEEN





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25 SEPT 2019

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***Designed Exclusively For the:***

POLVIKA RESIDENCE

2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #:	19021
ISSUED:	25 SEPT 2019
REVISIONS:	

PROPOSED FRONT & RIGHT  
ELEVATION  
**A-5.0**  
OF: FOURTEEN

NOTE:

- 1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BOLT TRIM AT WINDOWS.
- 2. SEE ELEVATIONS FOR MOUNT PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
- 3. ALL WINDOWS WITH 5" OR LESS OF GLASS OR MORE & LESS THAN 18" W.P.F. MUST BE FULLY OPERABLE.
- 4. PROVIDE FLAT PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
- 5. WINDOW SIZING:
  - a. NEW CONSTRUCTION- DIMENSIONS BASED ON KOLBE ULTRA SERIES.
  - b. REPAIRS AND REPLACEMENTS- MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MOUNT PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - c. M.E. - MATCH EXISTING
- 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

- GENERAL NOTES:

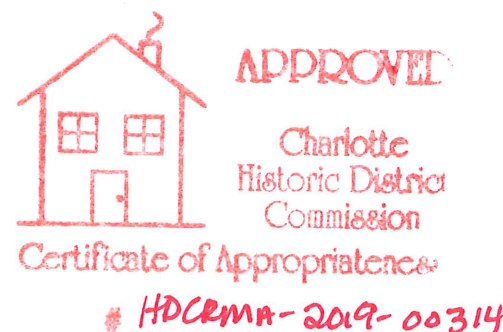
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL PROPOSED 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 R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{1}{4}"$ .
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 38" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 2'2" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES & GUTTERS.
16. ALL EAVES, SOFTS AND EAVES TO ME U.N.O.
17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
18. CONTINUOUS EAVE VENT U.N.O.
19. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED
- STAIRS, RAILING & GUARD NOTES:

1. **R311.7.1.2 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. EXCEPTIONS DO NOT APPLY TO THIS PROJECT.
2. **R311.7.5.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
- 2.1. ALL SPECIFICS MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. **R311.7.5.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. **R311.7.8 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. **R311.7.8.1 HANDRAIL HEIGHT** - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. **R312.1.2 GUARD HEIGHT** - GUARDS SHALL NOT BE LESS THAN 36 INCHS
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. **R312.1.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER).
- 7.2. GUARD SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR

- NOTE:**
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, 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 SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



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



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

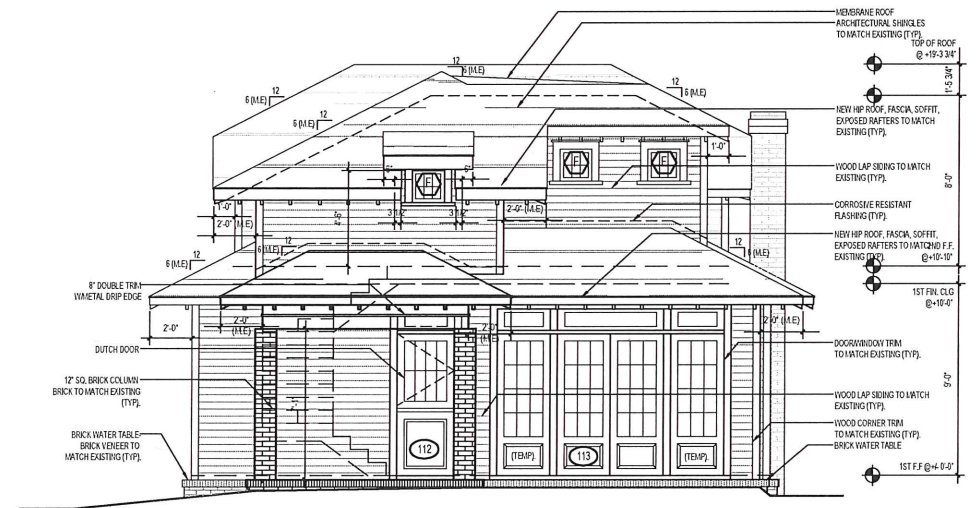
PROPOSED FRONT & RIGHT  
ELEVATION  
**A-5.0**  
OF: FOURTEEN





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

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# 14DCRMA-2019-00314



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 4'-0"	5'-0"	OPERABLE CASEMENT
C	2'-0" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-10" (SALVAGED FROM EXISTING KITCHEN-SW1)	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-0"	MATCH EXISTING 8'-0" @ GARAGE	CASEMENT
F	1'-0" X 1'-0"	@ 2ND FL BATH 5'-0" @ 2ND FL STAIR LANDING 4'-0" STAIRS 6'-11" FROM 1ST F.F. 2'-0" FROM 2ND F.F.	CASEMENT
G	1'-0" X 1'-0"	5'-0"	CASEMENT

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

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 AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL PROPOSED 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 R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 3/4".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 36" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12. ALL EAVES TO BE M.E. U.N.O.
  16. ALL FASCIA, SOFFIT AND EAVES TO M.E. U.N.O.
  17. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  18. CONTINUOUS EAVE VENT U.N.O.
  19. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
- 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. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
  - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
  5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.
- NOTE:  
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25 SEPT 2019

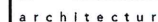
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Designed Exclusively For the:  
**POLVIKA RESIDENCE**  
2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED REAR & LEFT ELEVATION  
**A-5.1**  
OF: FOURTEEN





E-mail:  
brooks.alb@icloud.com  
lauer.alb@icloud.com

3

POLVIKA RESIDENCE

2121 Sarah Marks Avenue, Charlotte, NC 28203

SECTIONS &amp; DETAILS

## A-5.2

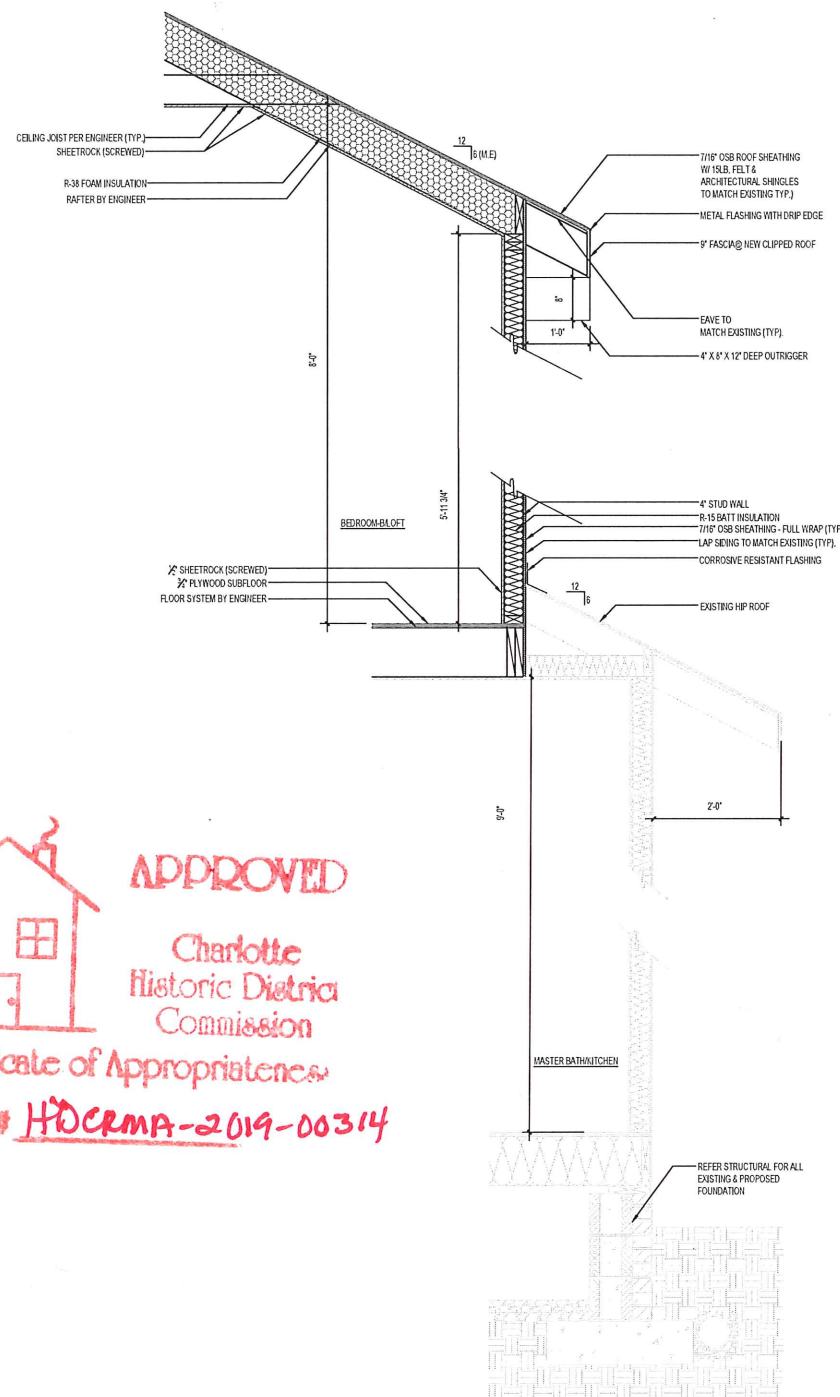
OF: FOURTEEN



Charlotte  
Historic District  
Commission

**Certificate of Appropriateness**

# HDCRMA-2019-00314



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5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL PROPOSED DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISER & TREAD DEPTH TO BE VERIFIED ON SITE BY STATE DEPARTMENT OF TRANSPORTATION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R317.1.7.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/4".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
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18. CONTINUOUS EAVE VENT U.N.O.
19. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED

**STAIRS, RAILING & GUARD NOTES:**

1. **R317.1.1 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.
1. **R317.1.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT** SHALL BE 8 1/4 INCHES.
  1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. **R317.1.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH** SHALL BE 9 INCHES.
4. **R317.1.8 HANDRAILS - HANDRAILS** SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
5. **R317.1.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT** SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. **R312.1.2 GUARD HEIGHT - GUARDS** SHALL NOT BE LESS THAN 36 INCHES
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. **R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS** SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER).
  - GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR

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

1 SECTION AT PROPOSED CLIPPED ROOF DORMERS  
3/4" = 1'-0"



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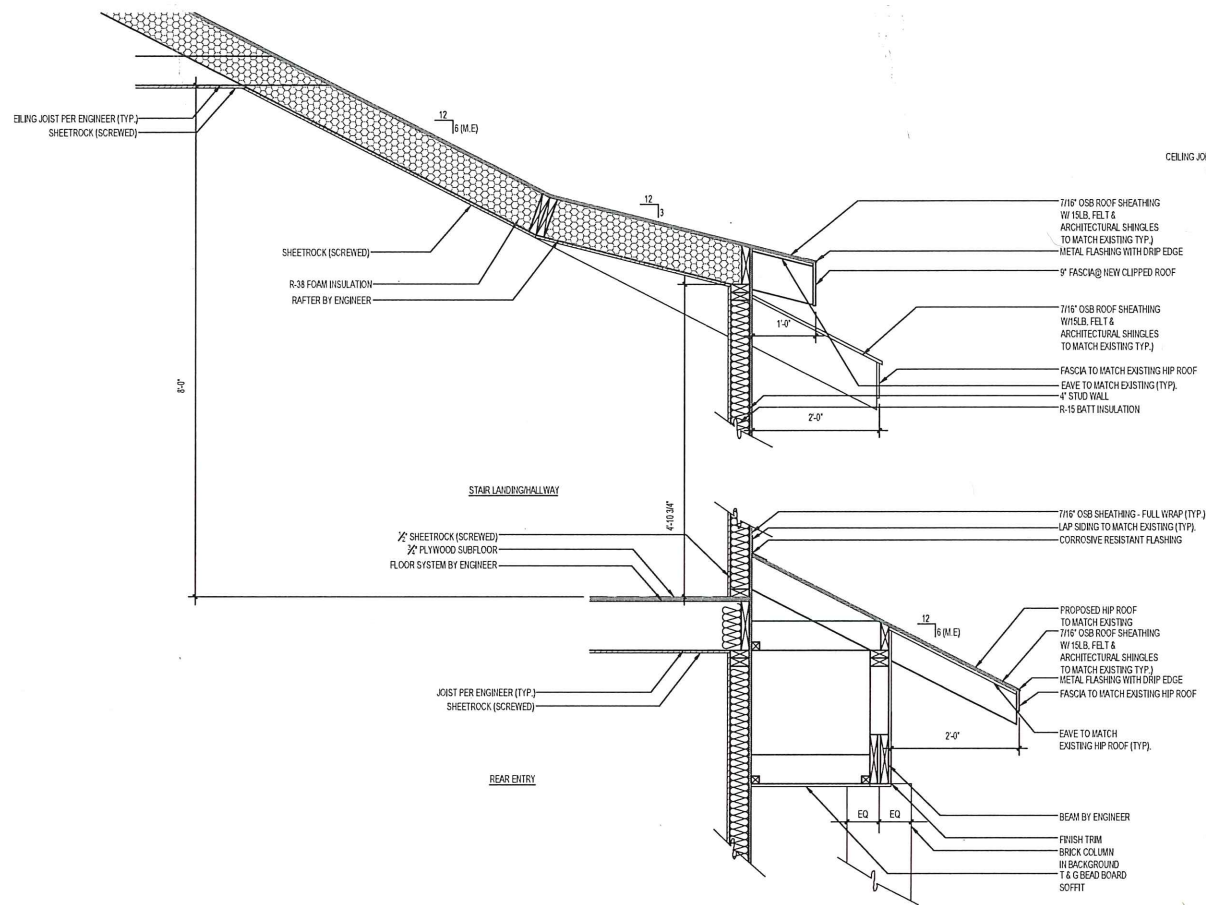
25 SEPT 2019

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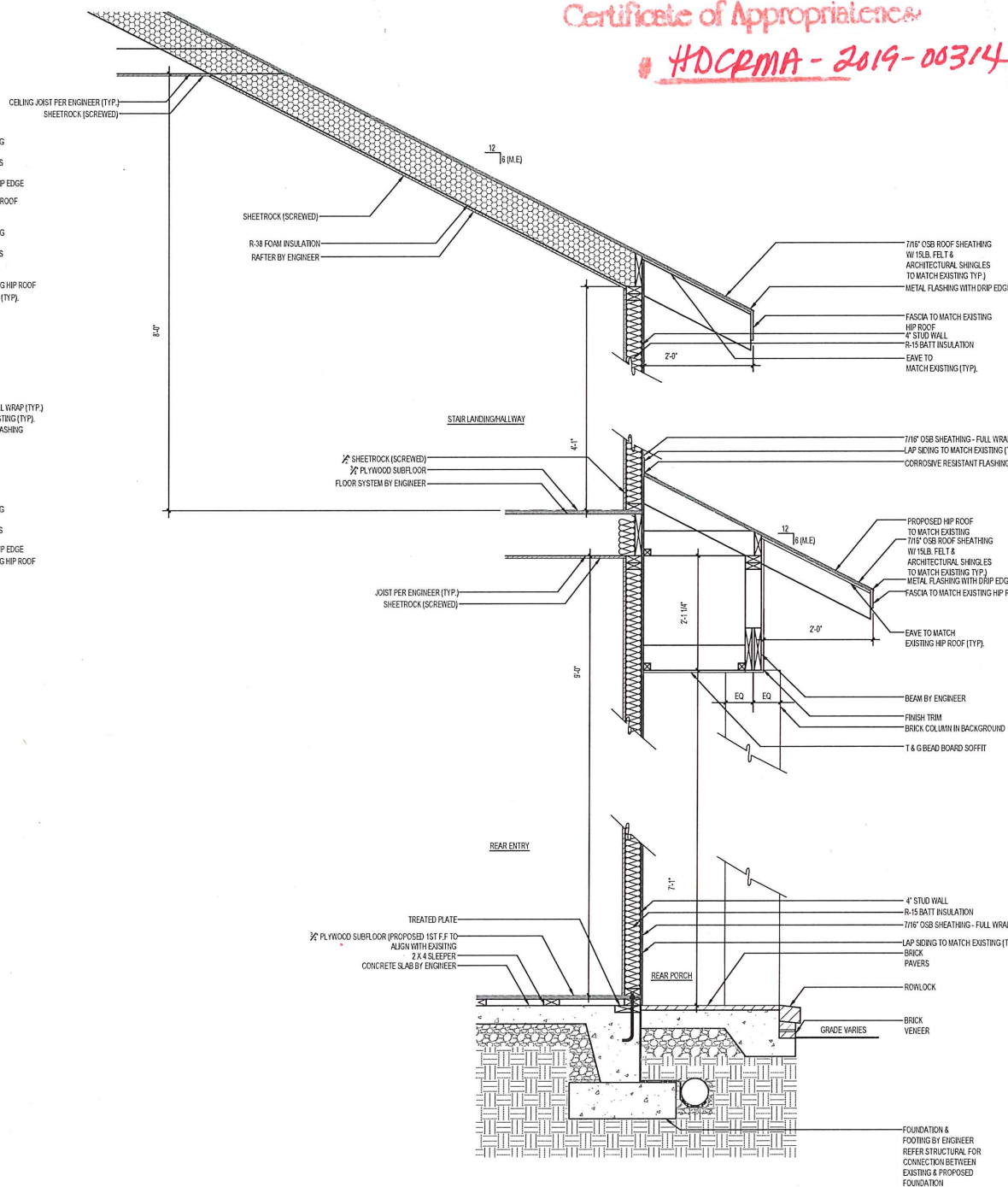
Designed Exclusively For the:  
**POLVIKA RESIDENCE**  
2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

SECTIONS & DETAILS  
**A-5.3**  
OF: FOURTEEN



2 SECTION THROUGH SECOND FLOOR SHED DORMER  
3/4\"/>



1 SECTION THROUGH REAR PORCH  
3/4\"/>

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
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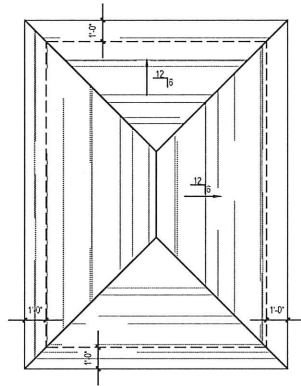
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- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 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. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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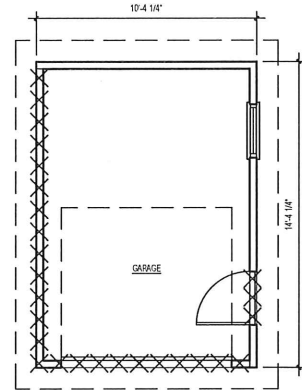
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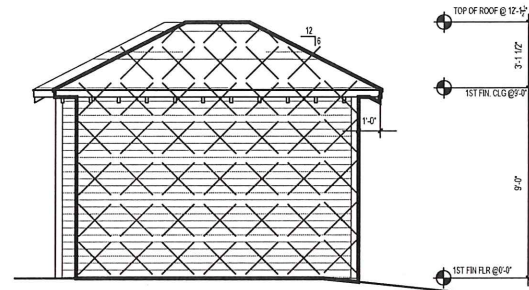




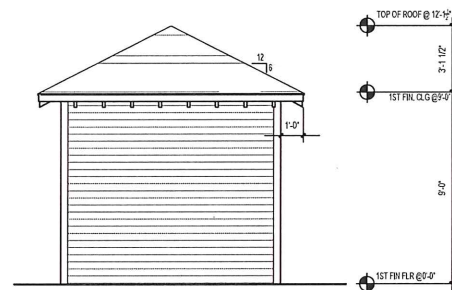
6 EXISTING GARAGE ROOF PLAN  
1/4" = 1'-0"



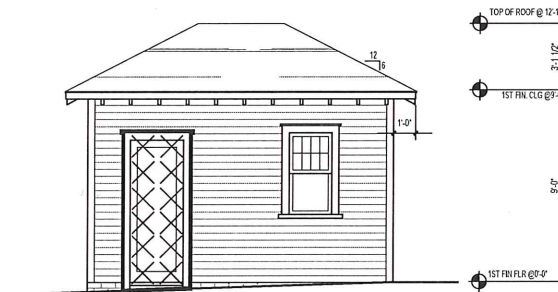
5 EXISTING GARAGE PLAN  
1/4" = 1'-0"



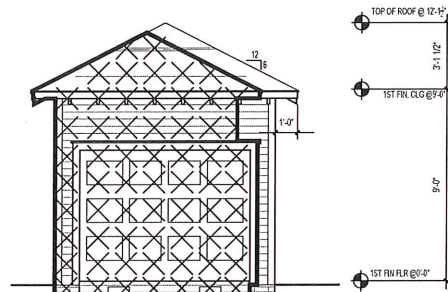
4 EXISTING GARAGE LEFT ELEVATION  
1/4" = 1'-0"



3 EXISTING GARAGE REAR ELEVATION  
1/4" = 1'-0"



2 EXISTING GARAGE RIGHT ELEVATION  
1/4" = 1'-0"



1 EXISTING GARAGE FRONT ELEVATION  
1/4" = 1'-0"

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25 SEPT 2019

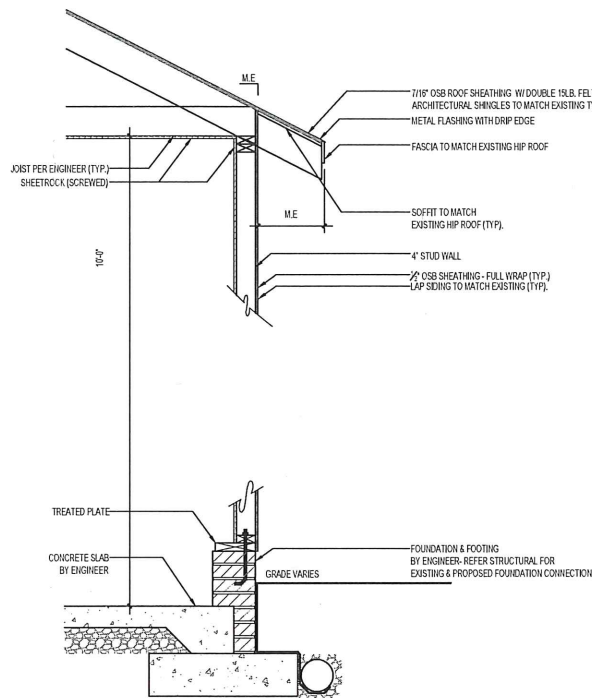
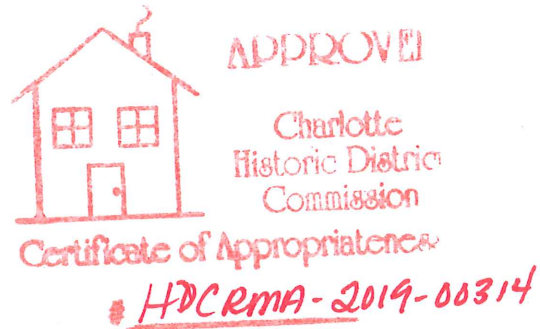
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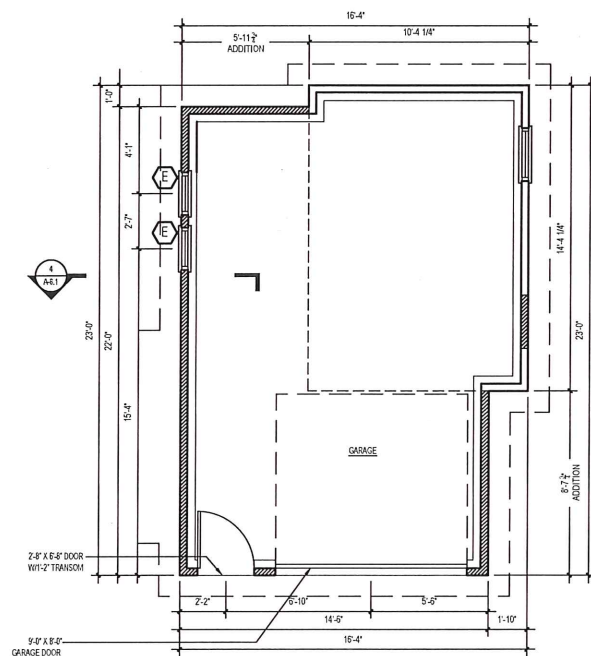
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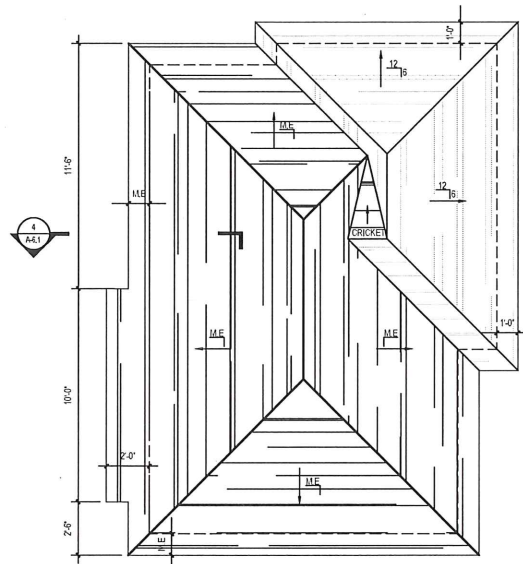
EXISTING GARAGE  
**A-6.0**  
OF: FOURTEEN



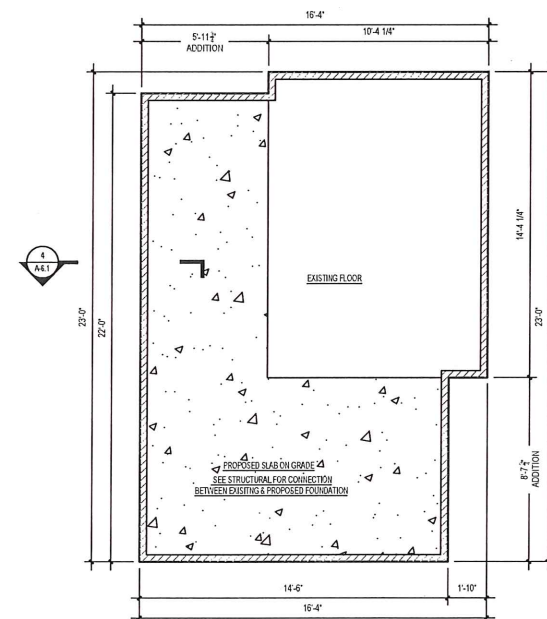
④ TYPICAL SECTION  
3/4" = 1'-0"



② PROPOSED GARAGE PLAN  
1/4" = 1'-0"



③ PROPOSED GARAGE ROOF PLAN  
1/4" = 1'-0"



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

WINDOW SCHEDULE			
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A	2'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 4'-0"	5'-0"	OPERABLE CASEMENT
C	2'-0" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-10" (SALVAGED FROM EXISTING KITCHEN-SW1)	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-0"	MATCH EXISTING	CASEMENT
F	1'-0" X 1'-0"	@ 2ND FL BATH - 5'-0" @ 2ND FL STAIR LANDING - 4'-0" STAIRS - 6'-11" FROM 1ST F.F. 2'-0" FROM 2ND F.F.	CASEMENT
G	1'-0" X 1'-0"	5'-0"	CASEMENT

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

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 AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF STUD TO ALIGN WITH FACE OF CONCRETE BLOCK FIRE BLOCK @ FLOOR & CEILING PER CODE.
6. ALL PROPOSED DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
7. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
8. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/4".
9. ALL RISERS TO BE SOLID.
10. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
11. RAILS TO BE 36" IN HEIGHT.
12. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
13. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
14. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES TO BE M.E.U.N.O.
15. ALL FASCIAS, SOFFIT AND EAVES TO M.E.U.N.O.
16. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
17. CONTINUOUS EAVE VENT U.N.O.
18. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED.
19. 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. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
  - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/8" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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



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25 SEPT 2019

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Designed Exclusively For the:  
**POLVIKA RESIDENCE**  
2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED GARAGE PLANS

**A-6.1**  
OF: FOURTEEN



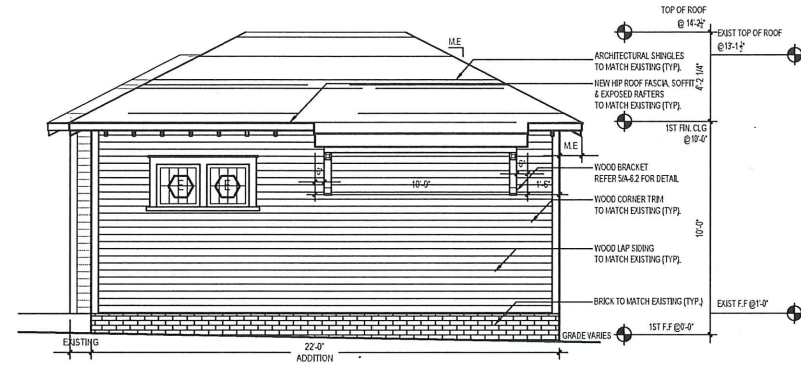


APPROVED

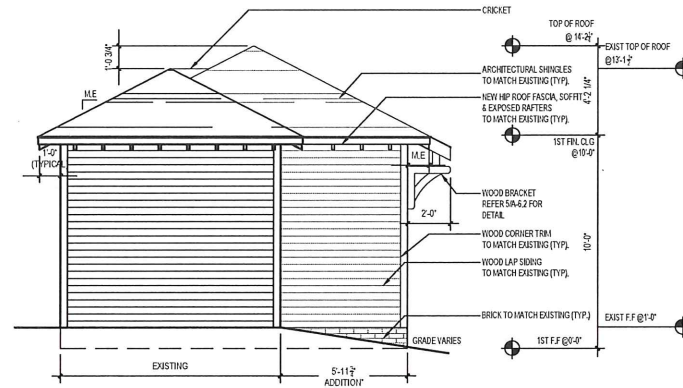
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

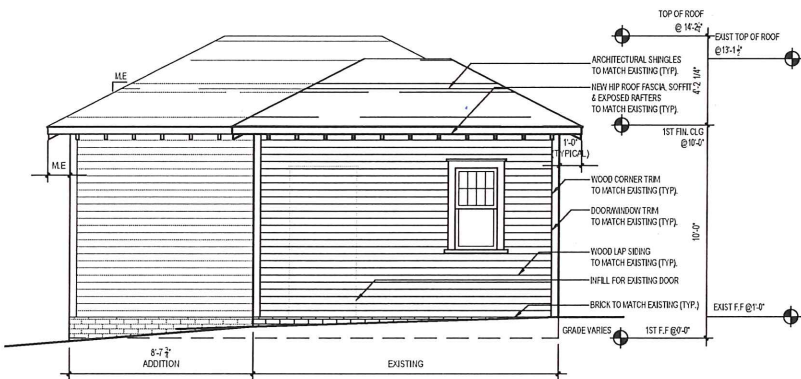
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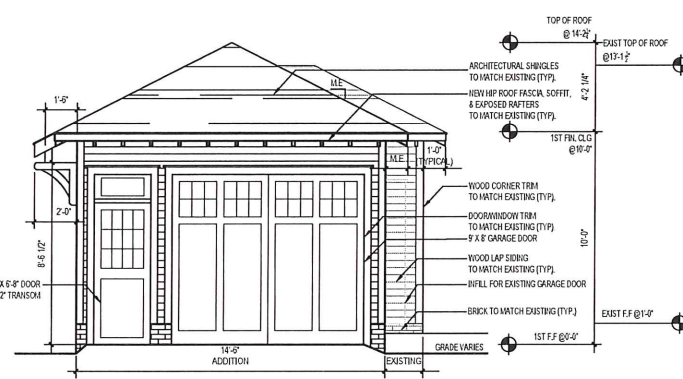
4 PROPOSED GARAGE LEFT ELEVATION  
1/4" = 1'-0"



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



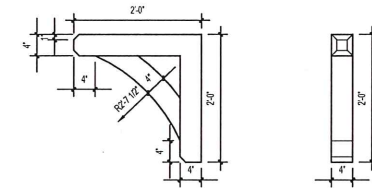
2 PROPOSED GARAGE RIGHT ELEVATION  
1/4" = 1'-0"



1 PROPOSED GARAGE FRONT ELEVATION  
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-6" X 4'-0"	5'-8"	OPERABLE CASEMENT
C	2'-0" X 3'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-8" X 3'-10" (SALVAGED FROM EXISTING KITCHEN-SW)	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-0"	MATCH EXISTING 8'-0" @ GARAGE	CASEMENT
F	1'-6" X 1'-6"	@ 2ND FL BATH 5'-8" @ 2ND FL STAIR LANDING 4'-6" STAIRS 6'-11" FROM 1ST F.F. 2'-3" FROM 2ND F.F.	CASEMENT
G	1'-6" X 1'-0"	5'-8"	CASEMENT

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



5 WOOD BRACKET DETAIL  
3/4" = 1'-0"

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14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 28" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES LESS THAN 4:12 ALL EAVES TO BE M.E.U.N.O.
16. ALL FASCIAS, SOFFIT AND EAVES TO M.E.U.N.O.
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#### STAIRS, RAILING & GUARD NOTES:

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PROJECT #: 19021  
ISSUED: 25 SEPT 2019  
REVISIONS:

PROPOSED GARAGE  
ELEVATION  
**A-6.2**  
OF: FOURTEEN