



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-274

DATE: April 17, 2017

ADDRESS OF PROPERTY: 700 Templeton Avenue

TAX PARCEL NUMBER: 12305619

HISTORIC DISTRICT: Dilworth

OWNER(S): Micah Simon

DETAILS OF APPROVED PROJECT: The project is an addition to an existing single family house and detached garage. The front setback is approximately 38' from ROW. The proposed height of the house is approximately 23' from the FFE. Portions of the foundation and walls will remain along the front, sides and rear as shown on the foundation plan and elevations. Materials are brick with wood trim, the chimney on the right side will be removed. Other features include wood clad windows and new front and rear porches. The detached garage is approximately 20' in height with materials and architectural details to match the house and wood garage doors. Rear yard pervious area is approximately 58%.

The project was approved by the HDC March 8, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Jim Haden, Chairman

Staff

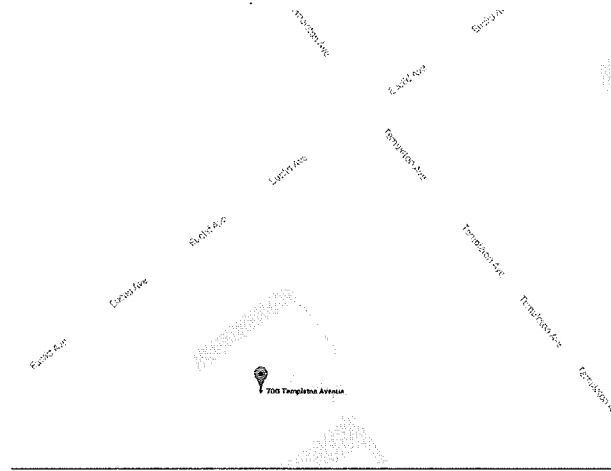


APPROVAL

Charlotte
Historic District
Commission

Certificate of Appropriateness

4.07.2017
2016-274



VICINITY MAP

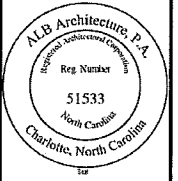
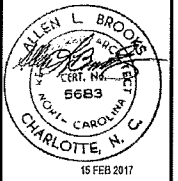
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HDC -COA: 2016-274

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,108 S.F.	168 S.F.
Proposed Basement Floor:	975 S.F.	170 S.F.
Proposed First Floor:	1650 S.F.	387 S.F.
Proposed Second Floor:	1313 S.F.	128 S.F.
Total:	3,938 S.F.	685 S.F.
Total Under Roof:	4.623 S.F.	
Proposed Garage:	0 S.F.	529 S.F.
Proposed Garret:	503 S.F.	0 S.F.
Total Under Roof:	1,032 S.F.	

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.

Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

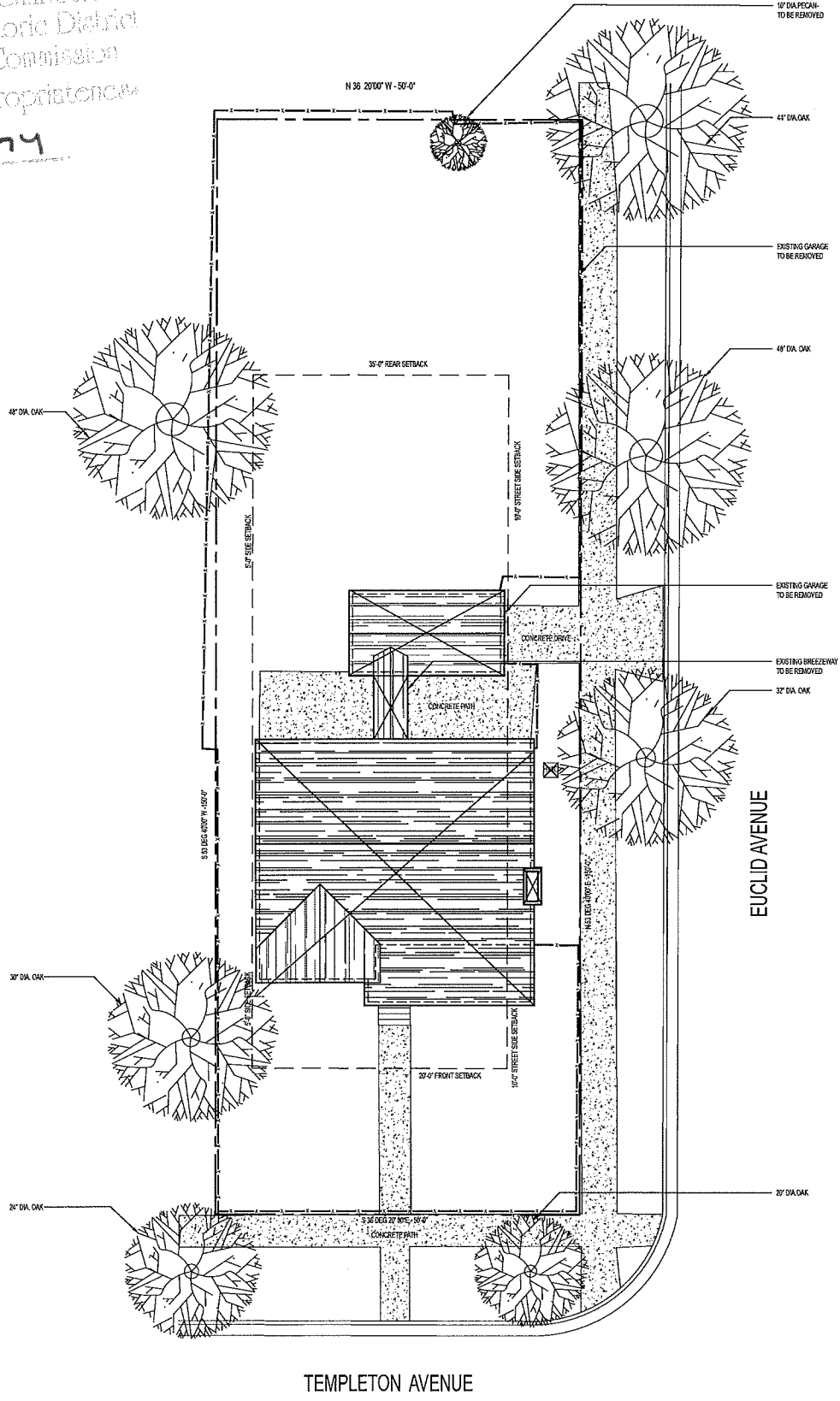
PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

COVER SHEET

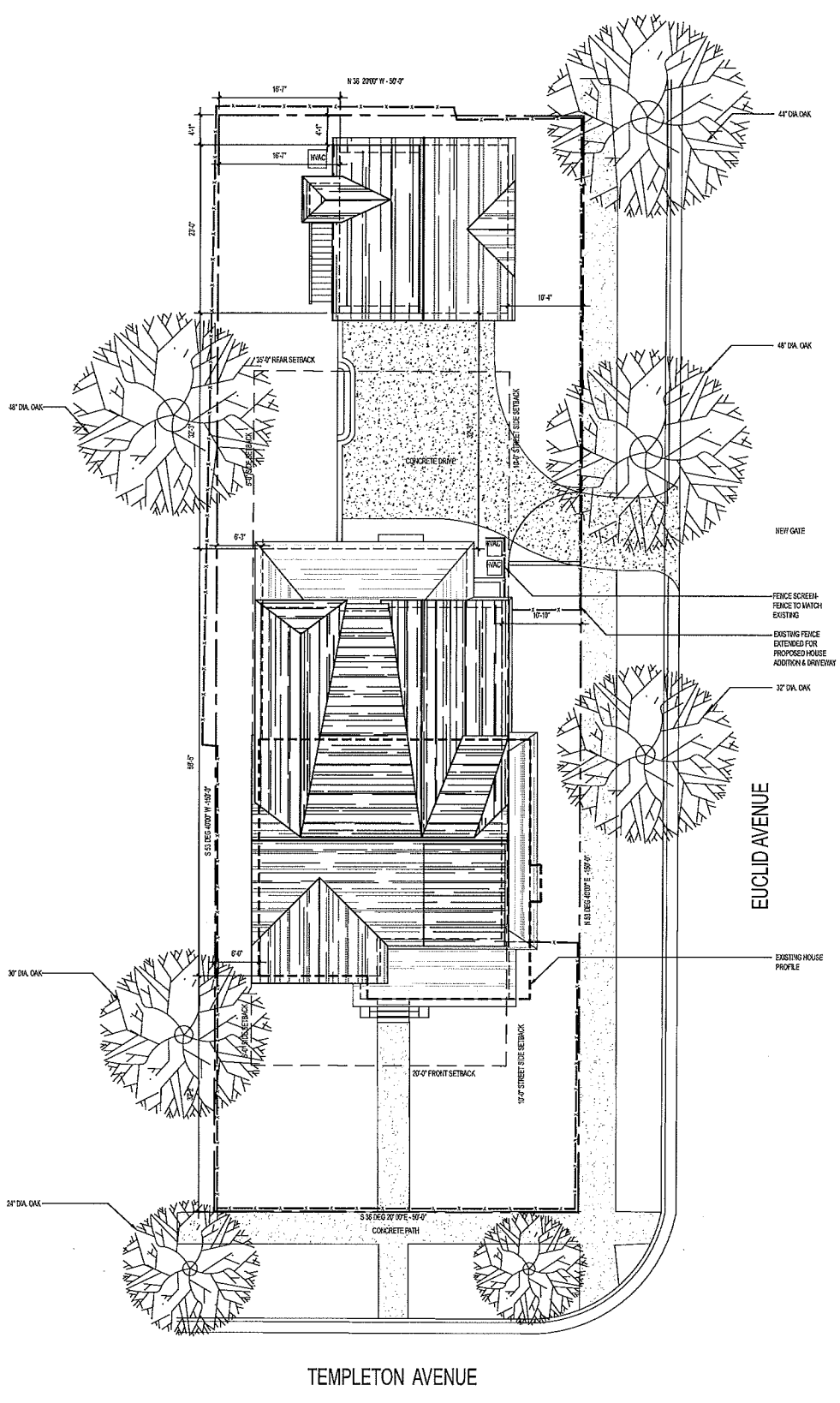
A-0

OF SEVENTEEN

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



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

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	3938
PROPOSED HEATED AREA OF GARAGE	503
PROPOSED UNHEATED	
REAR PORCH	231
UNHEATED GARAGE	279
POOL	0
PATIO	0
SHOP	0
TOTAL	760
REAR YARD PERMEABLE CALCULATIONS (50% AS REQUIRED BY HCC)	
EXISTING REAR YARD AREA	3066
CONCRETE DRIVE	735
GARAGE FOOTPRINT	568
IMPERVIOUS AREA AT REAR YARD	76
TOTAL AREA	1349
TOTAL PERMEABLE AREA	56%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7500
FOOTPRINT OF HOUSE	2106
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	529
TOTAL AREA	2635
PERCENTAGE OF OPEN SPACE	65%

3 PERMEABLE AREA CALCULATIONS

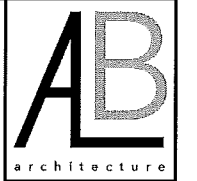
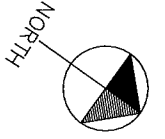
- GENERAL NOTES:
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 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
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 - WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
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- 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.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
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 - R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 - R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
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 - R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS.
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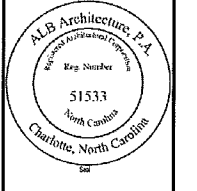
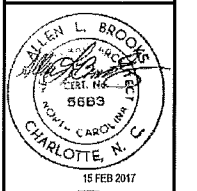
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XXXX ASSES TO BE RENOVED



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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
 700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

EXISTING & PROPOSED SITE PLANS
A-1
 OF: SEVENTEEN



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Historic District
Commission

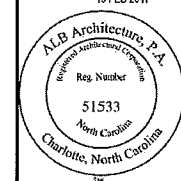
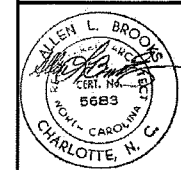
Certificate of Appropriateness

2016-274

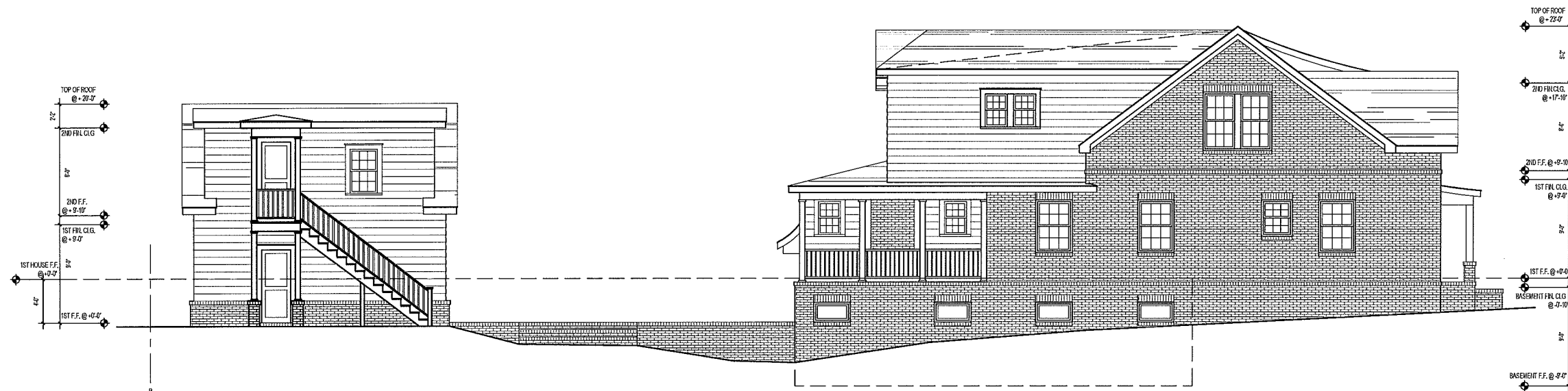


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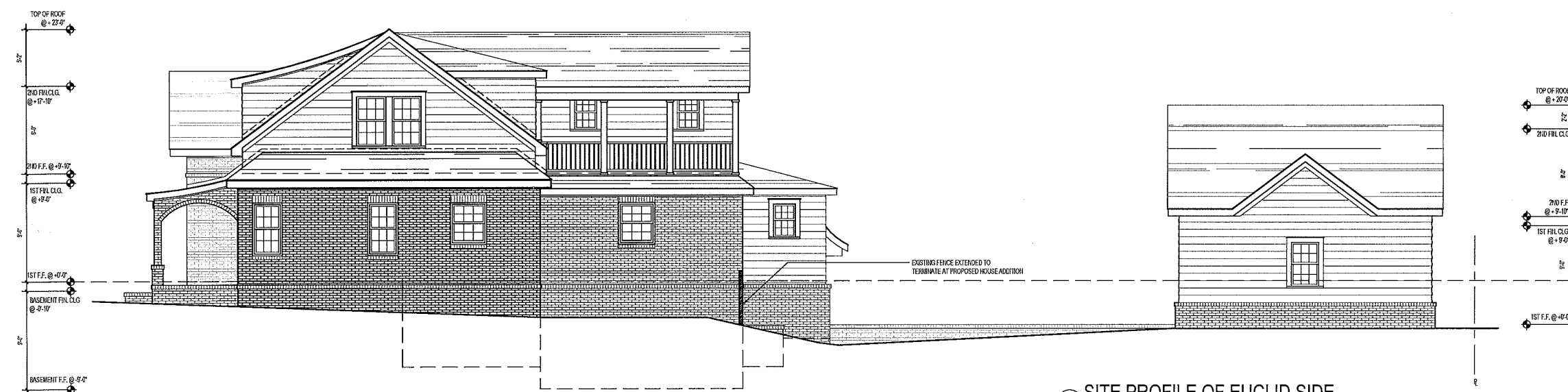
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② SITE PROFILE OF LEFT SIDE
3/16" = 1'-0"



① SITE PROFILE OF EUCLID SIDE
3/16" = 1'-0"

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SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

SITE PROFILE
A-2
OF: SEVENTEEN



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Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-274

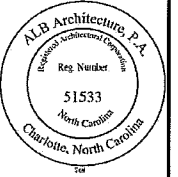


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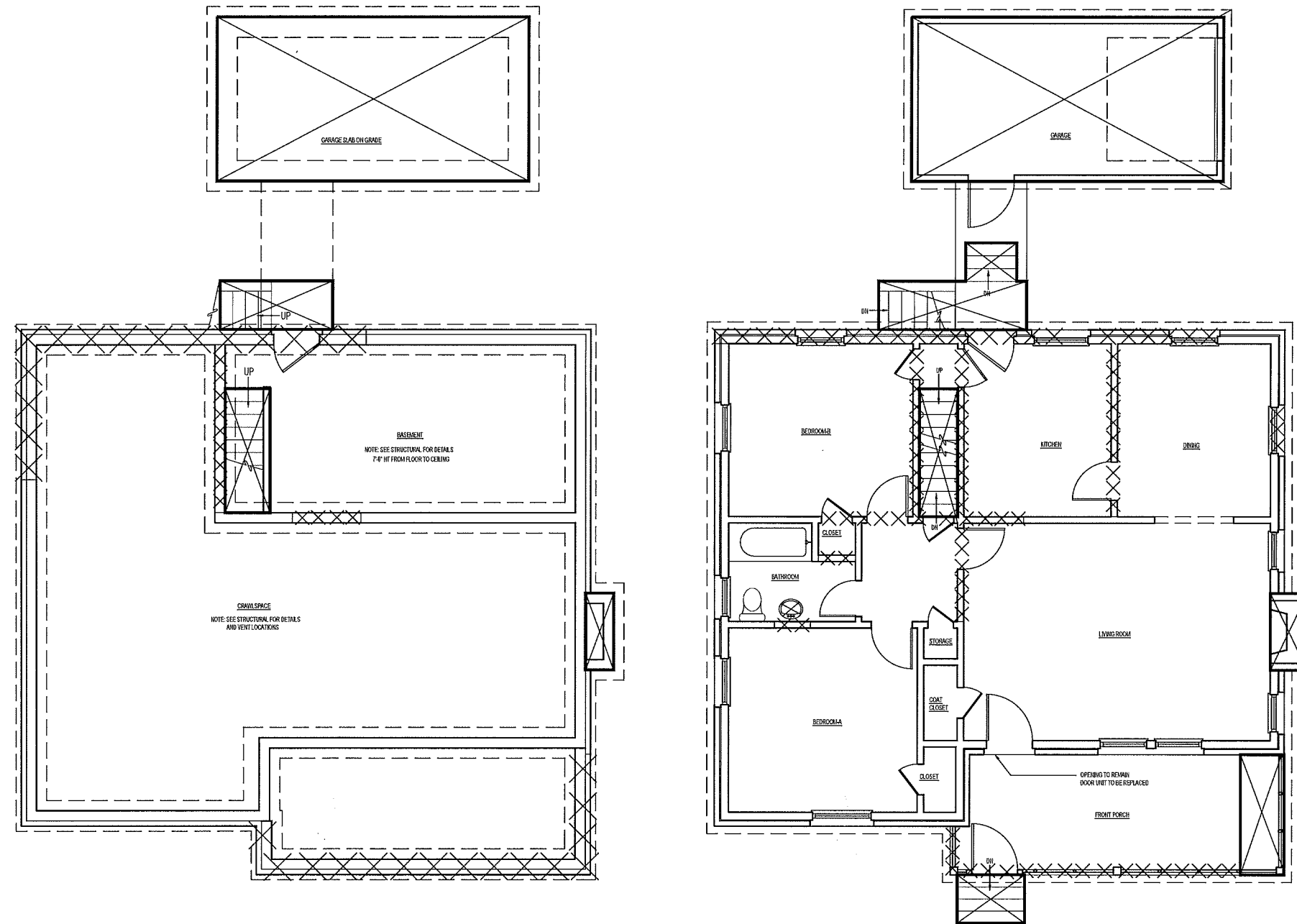
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15 FEB 2017



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9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
10. ALL EXISTING EAVES TO BE 8" U.N.O.
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STAIRS, RAILING & GUARD NOTES:

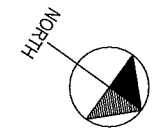
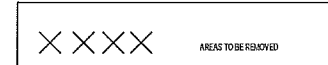
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2 EXISTING FOUNDATION PLAN
1/4" = 1'-0"

1 EXISTING FIRST FLOOR PLAN
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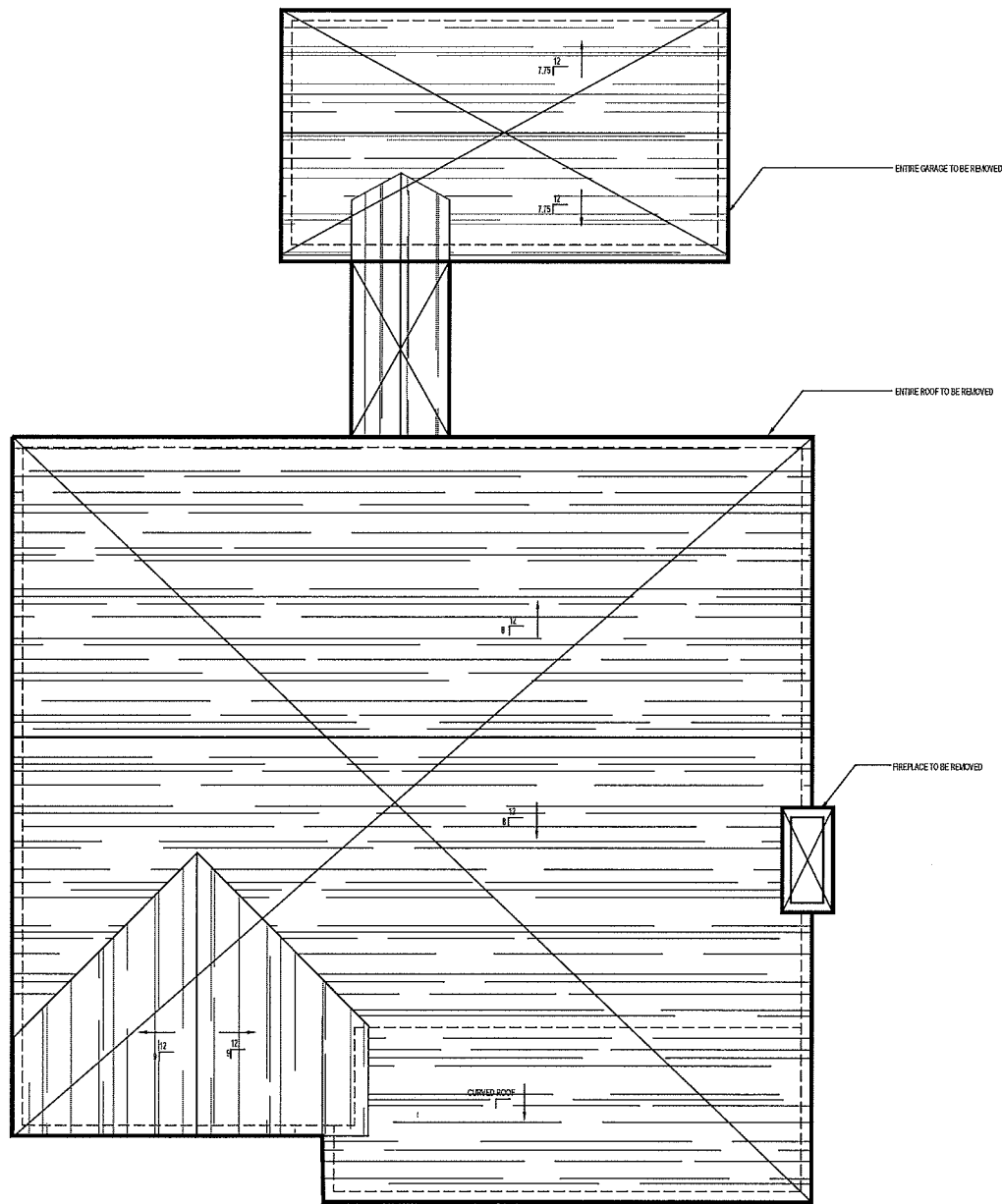
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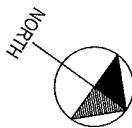
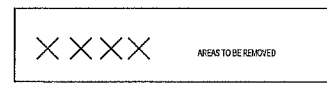
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NOTE:

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

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



Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING PLANS
A-4
OF SEVENTEEN



APPROVED

Charlotte
Historic District
Commission

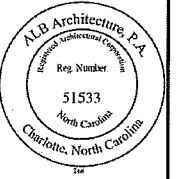
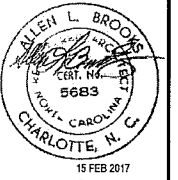
Certificate of Appropriateness

2016-274

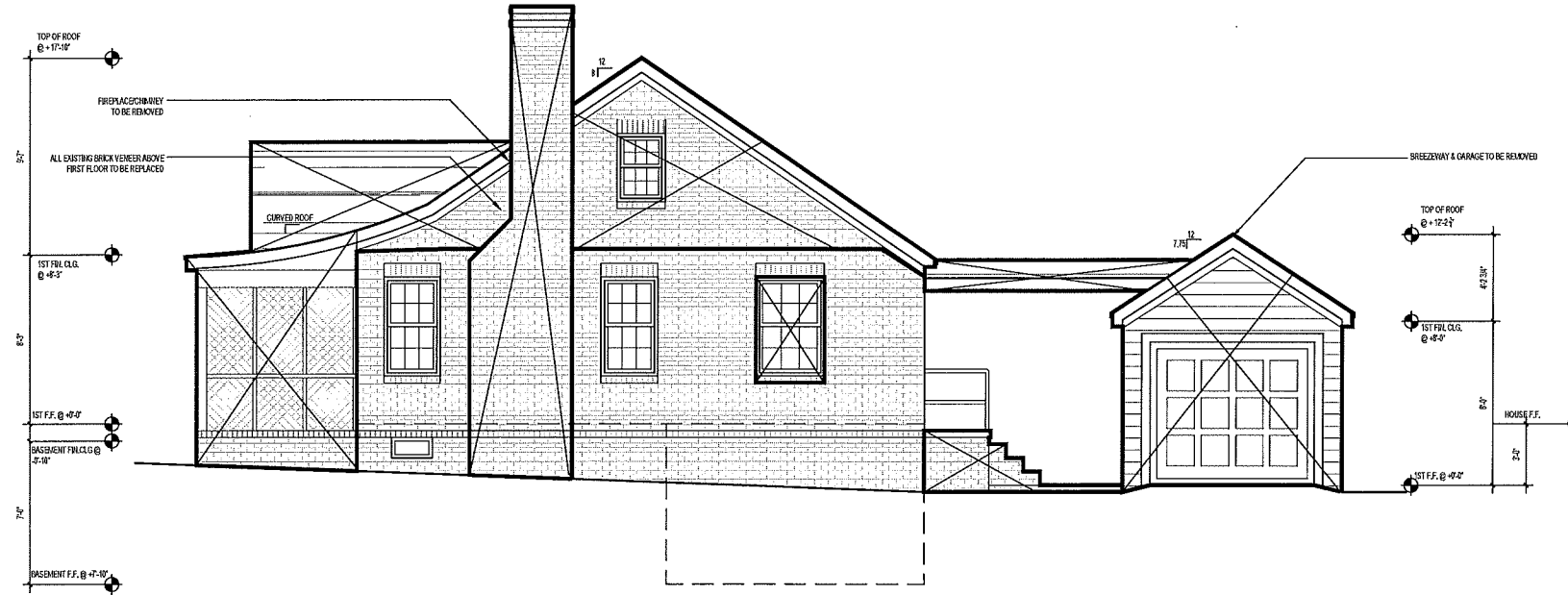


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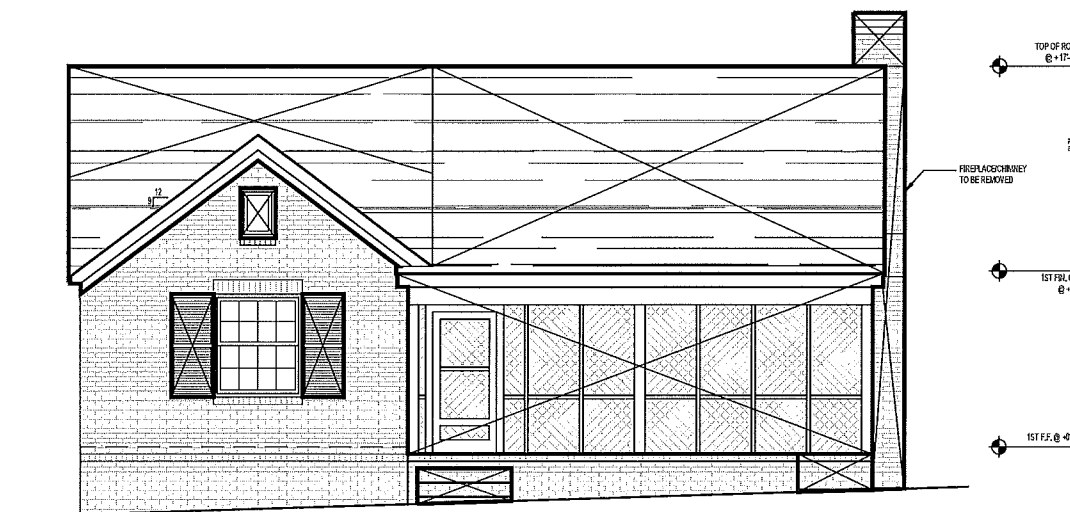
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② EXISTING EUCLID SIDE ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES:

1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHINGS AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED
8. ALL DIMENSIONS FROM FACE OF BLOCK U.N.O ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS
9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK
10. ALL EXISTING EAVES TO BE 6" U.N.O.
11. ALL PROPOSED EAVES TO BE 1'-5" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR 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
- 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.
- 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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- 2.

XXXXX AREAS TO BE REMOVED

Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING ELEVATIONS

A-5

OF: SEVENTEEN

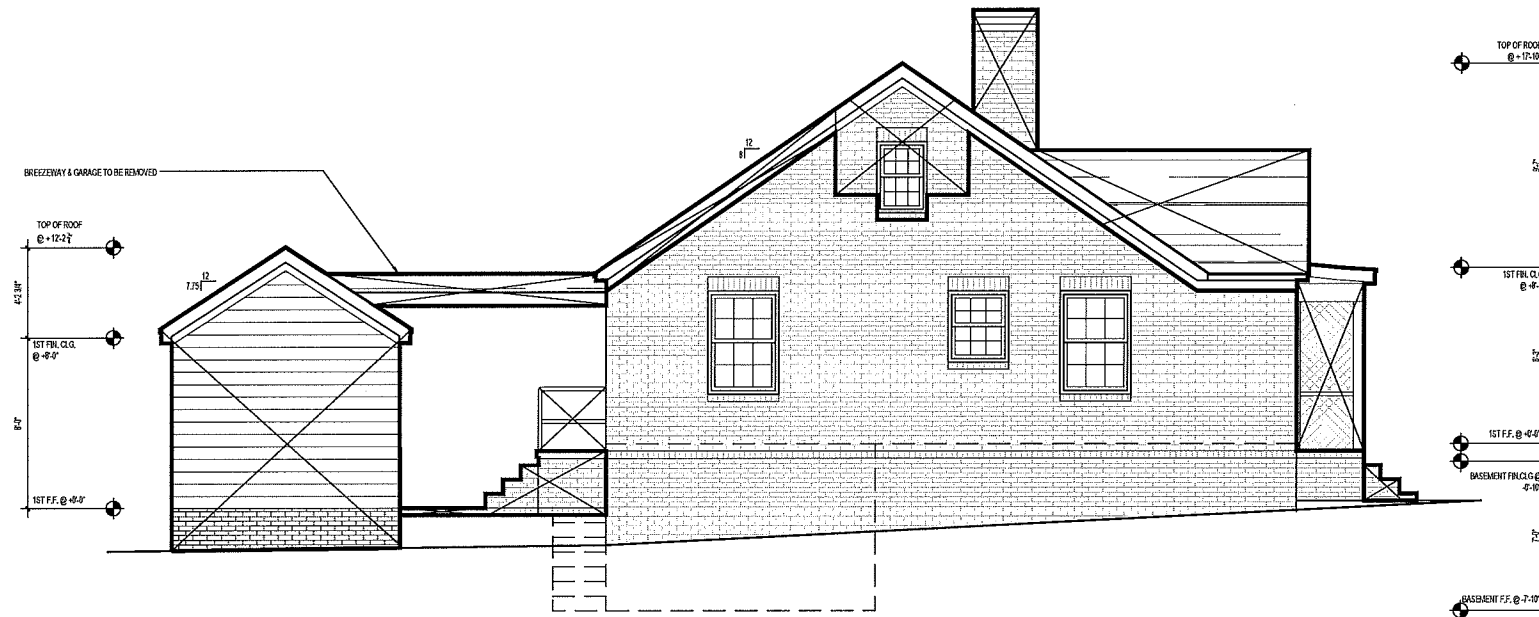


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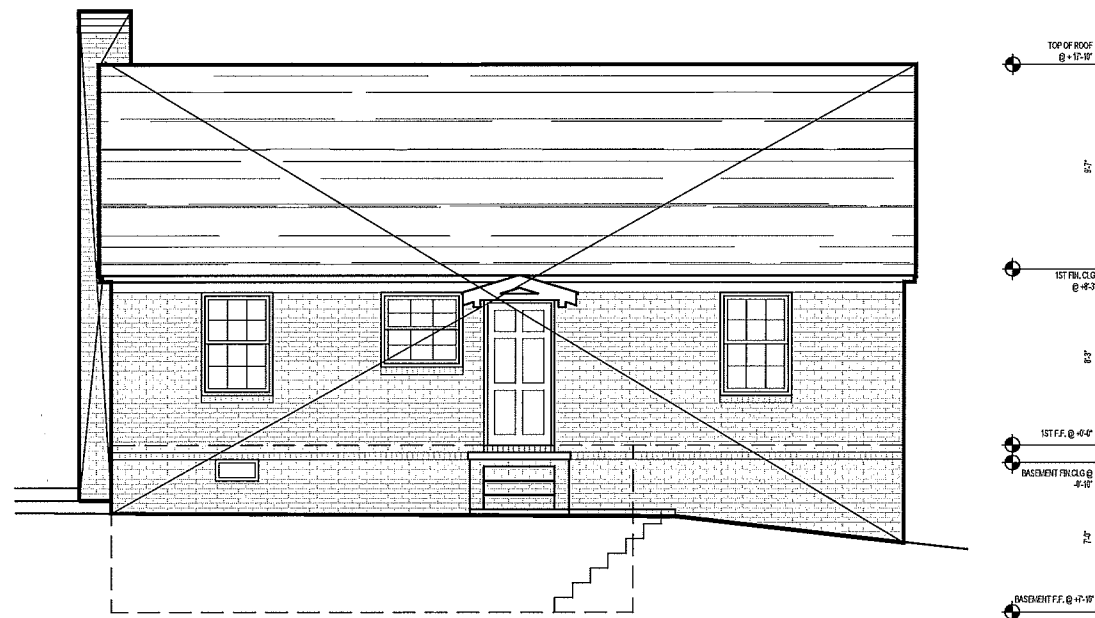
Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-274



2 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES:

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2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHINGS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
6. ALL PROPOSED EAVES TO BE 1'-0" U.N.D.
7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
8. ALL DIMENSIONS FROM FACE OF BLOCK U.N.D ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS.
9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
10. ALL EXISTING EAVES TO BE 6" U.N.D.
11. ALL PROPOSED EAVES TO BE 1'-6" U.N.D.

STAIRS, RAILING & GUARD NOTES:

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- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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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.
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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.
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NOTE:

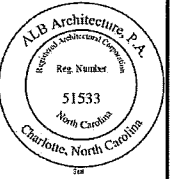
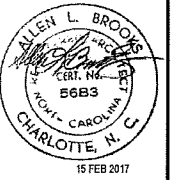
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XXXXX AREAS TO BE REMOVED



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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16642
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING ELEVATIONS

A-6

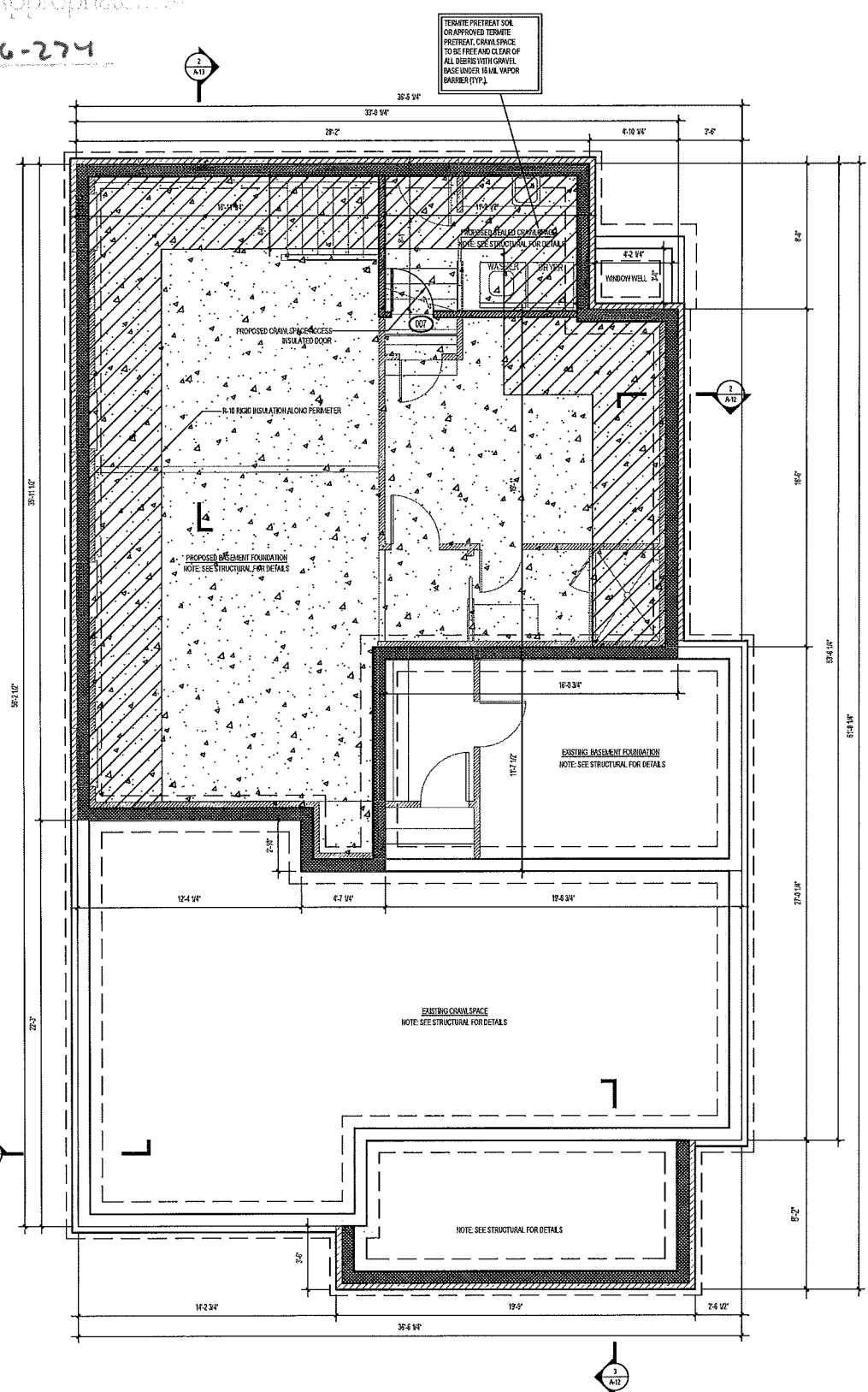
OF: SEVENTEEN



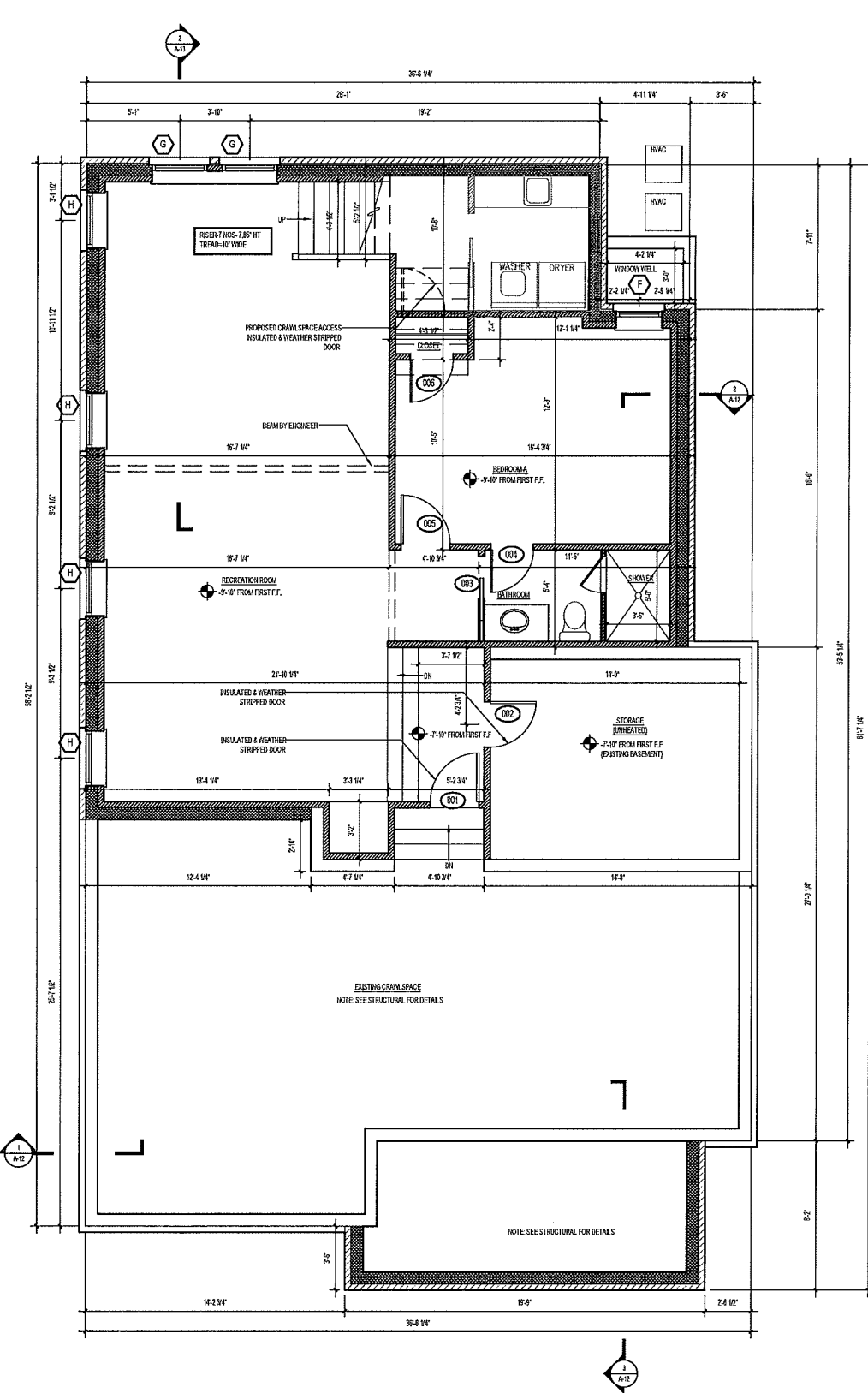
2016-274

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Charlotte
Historic District
Commission
Certificate of Appropriateness



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



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

GRID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-4"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-4"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-4"	7'-0"	DOUBLE HUNG
E	2'-8" X 4'-8"	7'-0"	DOUBLE HUNG
F	2'-5" X 4'-8"	7'-0" FROM BASEMENT F.F.	CASSETT
G	3'-0" X 3'-0" CASEMENT W/FP	7'-0" FROM BASEMENT F.F.	CASSETT WINDOW
H	3'-0" X 1'-4"	7'-0" FROM BASEMENT F.F.	FLUORESCENT

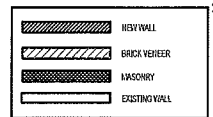
NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (NO FLASHING) & BACK BAND TRIM @ WINDOWS.
2. PRIOR TO INSTALLING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. SEE ELEVATIONS FOR WINDOW PATTERN, VERIFY ANY REQUIREMENTS FOR GLASS OR TINTED GLASS.

SYMBOL	OPENING	LOCATION
001	2'-0" X 6'-0"	CRAWL SPACE TO BASEMENT
002	2'-0" X 6'-0"	STORAGE
003	2'-4" X 6'-8" (POCKET DOOR)	BATHROOM
004	2'-4" X 6'-8"	BATHROOM
005	2'-4" X 6'-8"	BEDROOM
006	2'-4" X 6'-8"	CLOSET
007	2'-4" X 2'-4" (VERY HEIGHT)	CRAWLSPACE ACCESS

GENERAL NOTES:
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6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
8. ALL DIMENSIONS FROM FACE OF BLOCK UNLESS OTHERWISE NOTED. PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK.
9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
10. ALL EXISTING EAVES TO BE 6" U.N.O.
11. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

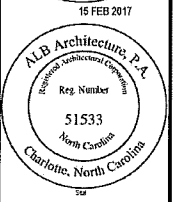
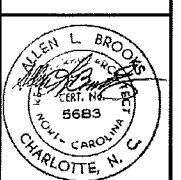
STAIRS, RAILING & GUARD NOTES:
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1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT- THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR 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.
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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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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

PROPOSED PLANS
A-7
OF: SEVENTEEN

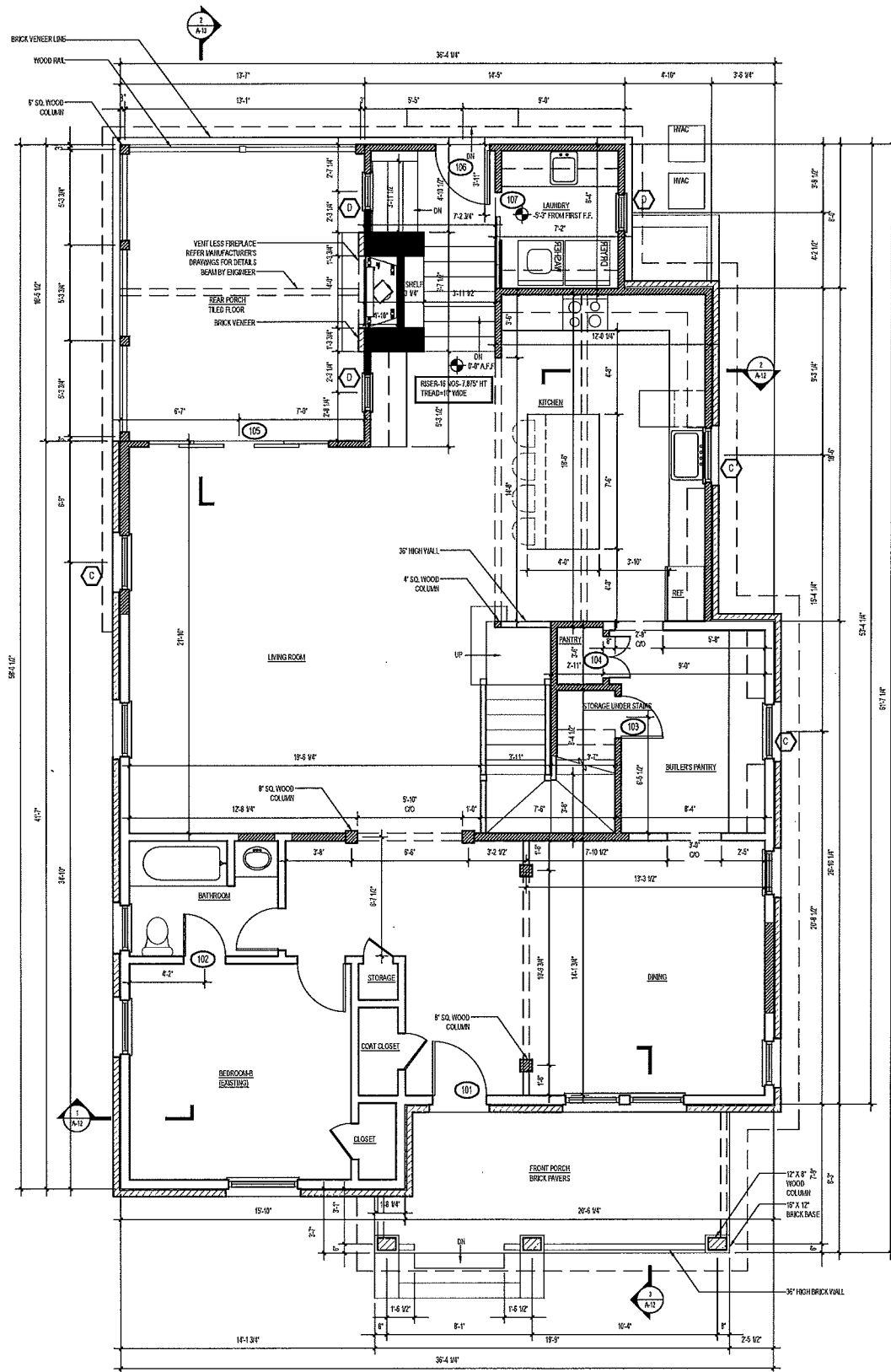


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Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-274

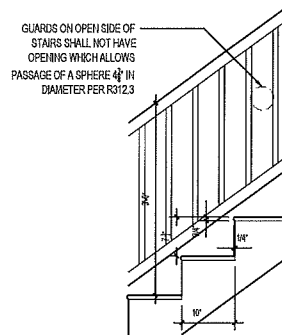


1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	7'-0" X 8'-0" (EXISTING OPENING-NEW DOOR UNIT)	HALL ENTRY
102	2'-4" X 6'-0"	BATHROOM
103	2'-4" X 6'-0"	STORAGE UNDER STAIRS
104	FR 1'-2" X 6'-0"	PANTRY
105	10'-0" X 6'-0" (FOUR-PANELED SLIDER)	LIVING ROOM
106	2'-0" X 6'-0"	REAR ENTRY
107	2'-0" X 6'-0" (POCKET DOOR)	LAUNDRY

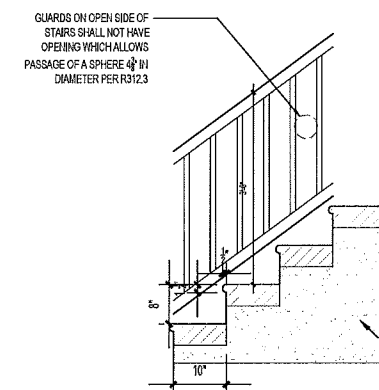
WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 6'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 4'-0"	NATCH EXISTING	DOUBLE HUNG
C	2'-0" X 3'-0"	NATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-0" X 4'-0"	7'-0"	DOUBLE HUNG
F	2'-0" X 4'-0"	7'-0" FROM BASEMENT F.F.	CASEMENT
G	2'-0" X 2'-0" CASSEMENT WITH 4" ANCHOR TRANSOM	7'-0" FROM BASEMENT F.F.	CASEMENT WITH ANCHOR
H	2'-0" X 1'-0"	7'-0" FROM BASEMENT F.F.	PRE-CAST CONCRETE

NOTE:
1. MATCH FROM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK DRAIN TRAP & VENTILATION.
2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. SEE ELEVATIONS FOR HEALTH PATTERNS, VERIFY ANY REQUIREMENTS FOR GLASS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 5' S.P. OF GLASS OR MORE & LESS THAN 14" A.F.F. MUST BE TEMPERED PER CODE (TPG)



EXTERIOR STAIR SHALL BE COORDINATED WITH FINISH GRADE AND SHALL HAVE PROTECTION AGAINST DECAY

2 WOOD STAIR DETAIL (Interior / Exterior)
3/4" = 1'-0"



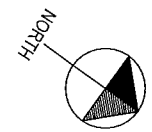
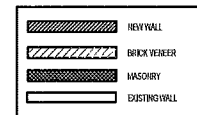
EXTERIOR STAIR SHALL BE COORDINATED WITH FINISH GRADE AND SHALL HAVE PROTECTION AGAINST DECAY

3 BRICK STAIR DETAIL
3/4" = 1'-0"

GENERAL NOTES:
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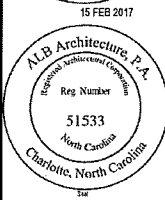
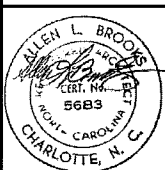
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7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:
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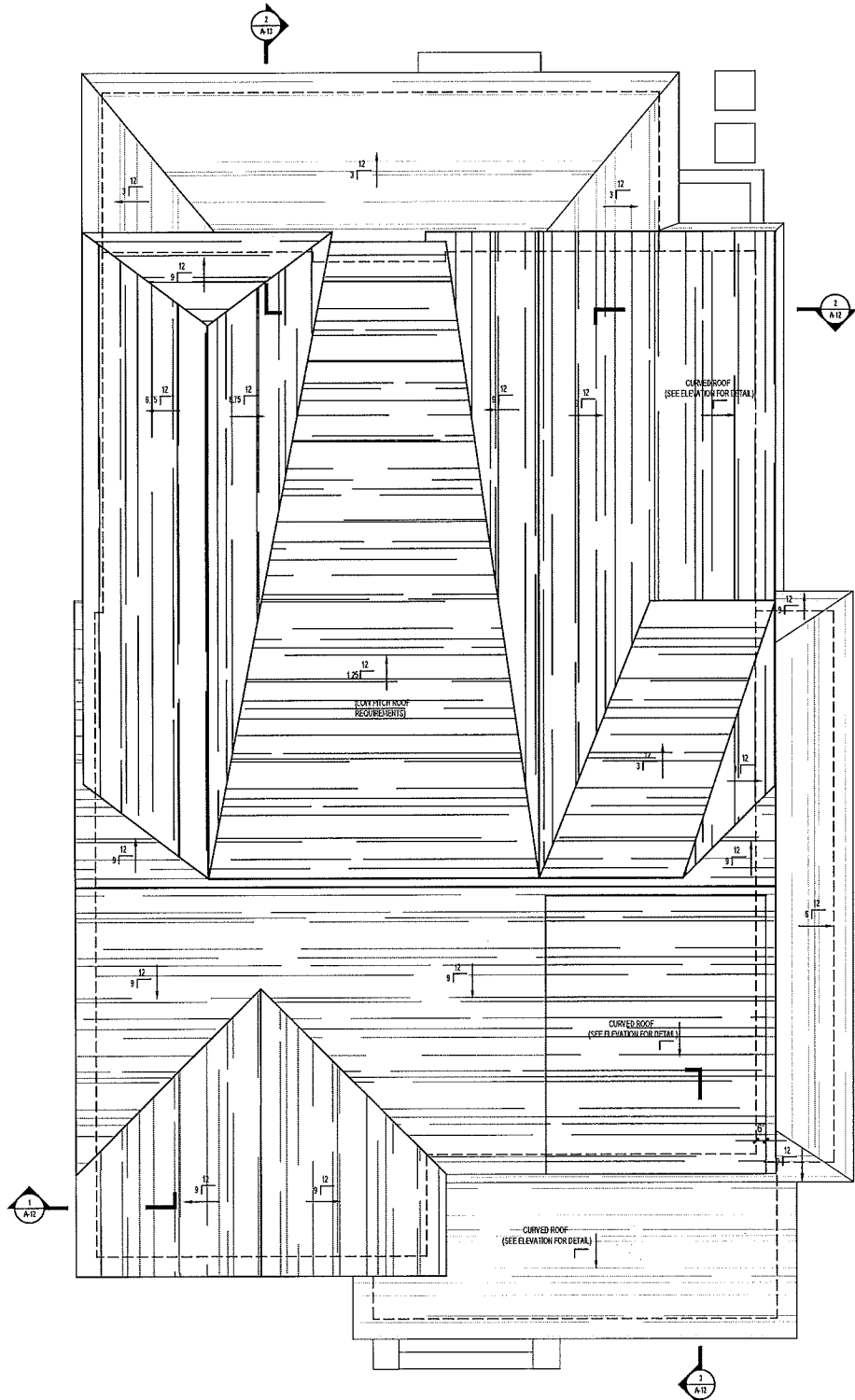
Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

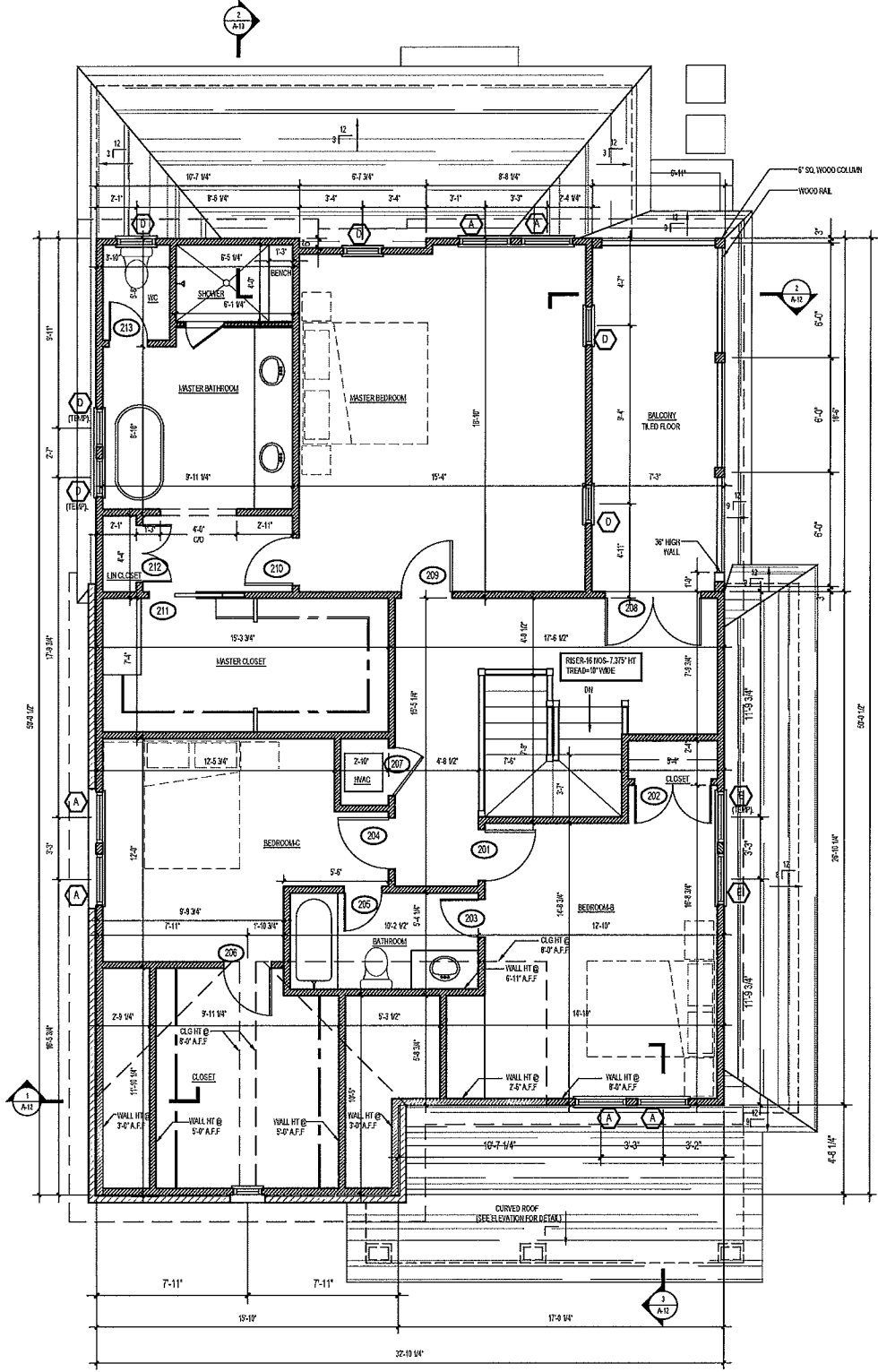
PROPOSED PLANS

A-8
OF SEVENTEEN

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-274



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



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

NUM	OPENING	LOCATION
201	2'-0" X 6'-0"	BEDROOM B
202	PR 2'-0" X 6'-0"	CLOSET OF BEDROOM B
203	2'-0" X 6'-0"	BATHROOM
204	2'-0" X 6'-0"	BEDROOM C
205	2'-0" X 6'-0"	BATHROOM
206	2'-0" X 6'-0"	CLOSET OF BEDROOM C
207	2'-0" X 6'-0"	HALL
208	PR 2'-0" X 6'-0"	BALCONY
209	2'-0" X 6'-0"	MASTER BEDROOM
210	2'-0" X 6'-0"	MASTER BATHROOM
211	2'-0" X 6'-0" (POCKET DOOR)	MASTER CLOSET
212	PR 1'-4" X 6'-0"	LINEN CLOSET
213	2'-0" X 6'-0"	YIC

W	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 6'-0"	NATCH EXISTING	DOUBLE HUNG
C	2'-0" X 7'-0"	NATCH EXISTING	DOUBLE HUNG
D	2'-0" X 7'-0"	7'-0"	DOUBLE HUNG
E	2'-0" X 6'-0"	7'-0"	DOUBLE HUNG
F	2'-0" X 6'-0"	7'-0" FROM BASEMENT F.F.	CASEMENT
G	2'-0" X 7'-0" CASEMENT W/ 6" ANCHOR TRANSOM	7'-0" FROM BASEMENT F.F.	CASEMENT ANCHOR
H	2'-0" X 1'-0"	7'-0" FROM BASEMENT F.F.	FIXED ANCHOR

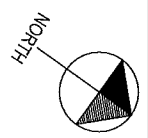
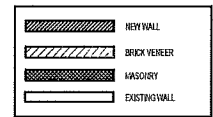
NOTE:
 1. WATCH TRIM DETAILS AT METAL DRIP CAP (W/ FLASHING) & BRICK BAND TRIM @ WINDOWS.
 2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 3. SEE SPECIFICATIONS FOR WINDOW PATTERNS. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TP).

GENERAL NOTES:
 1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 3. COORDINATE DRAINAGE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
 6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
 7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
 8. ALL DIMENSIONS FROM FACE OF BLOCK UNO ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK.
 9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
 10. ALL EXISTING EAVES TO BE 6" U.N.O.
 11. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

STAIRS, RAILING & GUARD NOTES:
 1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR 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
 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.
 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENING (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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 No. 101-101
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 CHARLOTTE, N.C.

15 FEB 2017

ALB Architecture, P.A.
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 North Carolina
 Charlotte, North Carolina

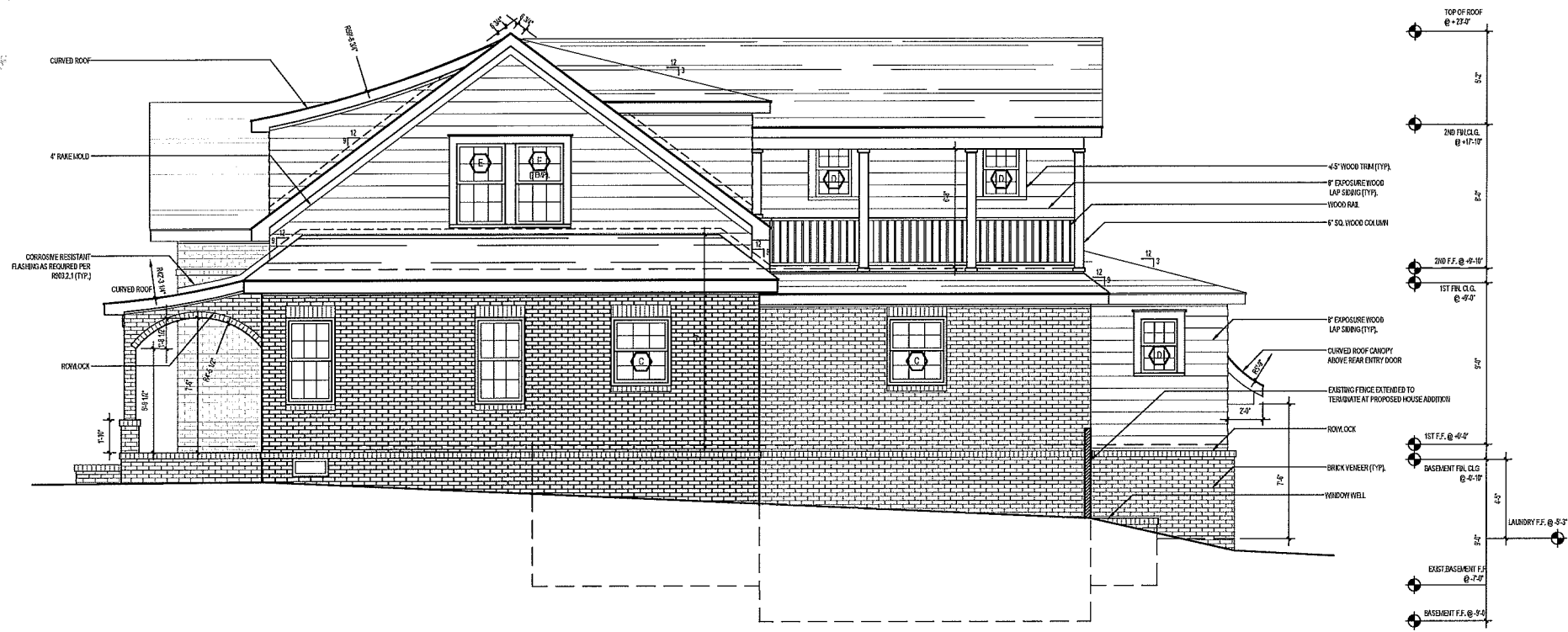
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
 700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

PROPOSED PLANS
A-9
 OF: SEVENTEEN

APPROVED
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 # 2016-274



② PROPOSED EUCLID SIDE ELEVATION
 1/4" = 1'-0"



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

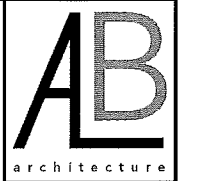
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'4" X 3'0"	7'-0"	DOUBLE HUNG
B	2'0" X 4'0"	MATCH EXISTING	DOUBLE HUNG
C	2'0" X 3'0"	MATCH EXISTING	DOUBLE HUNG
D	2'0" X 3'0"	7'-0"	DOUBLE HUNG
E	2'0" X 4'0"	7'-0"	DOUBLE HUNG
F	2'0" X 4'0"	7'-0" FROM BASEMENT F.F.	CASMENT
G	2'0" X 2'0" CASEMENT 18" X 14" ANTI-GRAZING	7'-0" FROM BASEMENT F.F.	CASMENT HUNG
H	2'0" X 1'4"	7'-0" FROM BASEMENT F.F. (BEAR HOLLOW-12'-3" FROM LANDING F.F.F.)	PANELED HUNG

NOTE:
 1. MATCH FIRM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & ROCK BAND
 TRIM @ WINDOWS.
 2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE
 ARCHITECT FOR APPROVAL.
 3. SEE ELEVATIONS FOR MATERIAL PATTERNS, VERIFY ANY REQUIREMENTS
 FOR EGRESS OR TINTED GLASS.
 (NOTE: ALL WINDOWS WITH 3" S.F. OF GLASS OR MORE & LESS THAN 12" H.F.F. MUST BE
 TINTED PER CODE (TYPE))

- GENERAL NOTES:
- FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
 - ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
 - ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
 - ALL DIMENSIONS FROM FACE OF BLOCK UNLESS OTHERWISE NOTED ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK.
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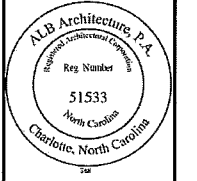
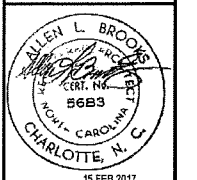
- STAIRS, RAILING & GUARD NOTES:
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 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 - R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 - R312.2 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.
 - R312.3 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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PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

PROPOSED ELEVATIONS
A-10
 OF SEVENTEEN

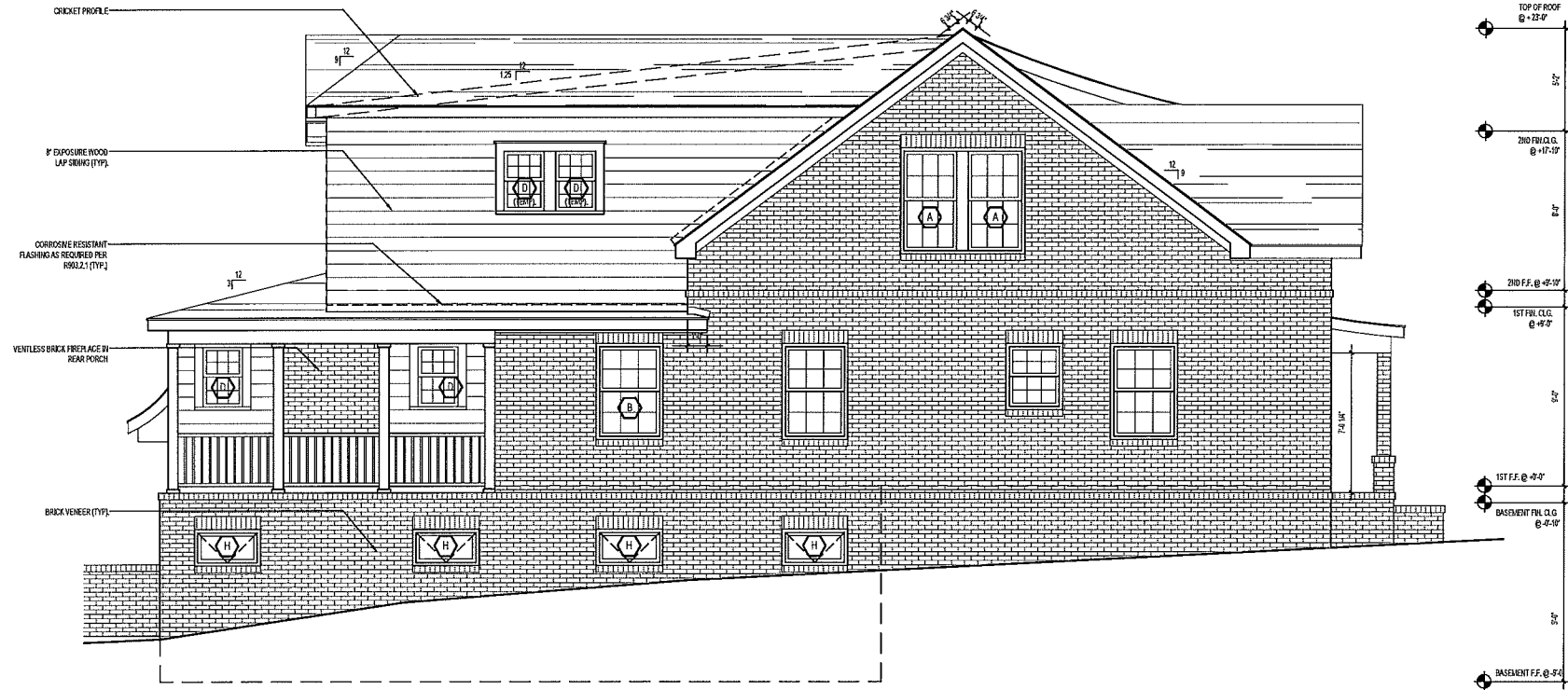


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Commission

Certificate of Appropriateness

2016-274



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



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

WINDOW SCHEDULE			
CALLOUT	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-4" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-4" X 3'-0"	MATCH EXISTING	DOUBLE HUNG
D	2'-4" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-4" X 4'-0"	7'-0"	DOUBLE HUNG
F	2'-4" X 4'-0"	7'-0" FROM BASEMENT F.F.	CASEMENT
G	2'-4" X 2'-0" CASSETTE VIEW-OUT AWNING/TRANSOM	7'-0" FROM BASEMENT F.F.	CASEMENT AWNING
H	2'-0" X 1'-0"	7'-0" FROM BASEMENT F.F. @ REAR HALLWAY-12" FROM LAUNDRY F.F.	FIXED AWNING

- NOTE:
1. MATCH FROM DETAILS TO METAL Drip CAP (W/ FLASHING) & BACK GARD TYPED WINDOWS.
 2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 3. SEE ELEVATIONS FOR WINDOW PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 3" S.F. OF GLASS OR MORE & LESS THAN 10" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

GENERAL NOTES:

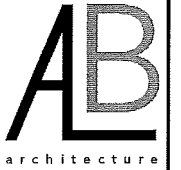
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2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
8. ALL DIMENSIONS FROM FACE OF BLOCK UNLESS OTHERWISE NOTED. PORCH DIMENSIONS FROM FACE OF BRICK.
9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
10. ALL EXISTING EAVES TO BE 6" U.N.O.
11. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
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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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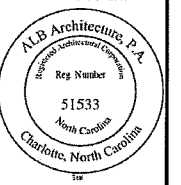
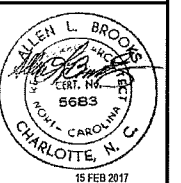
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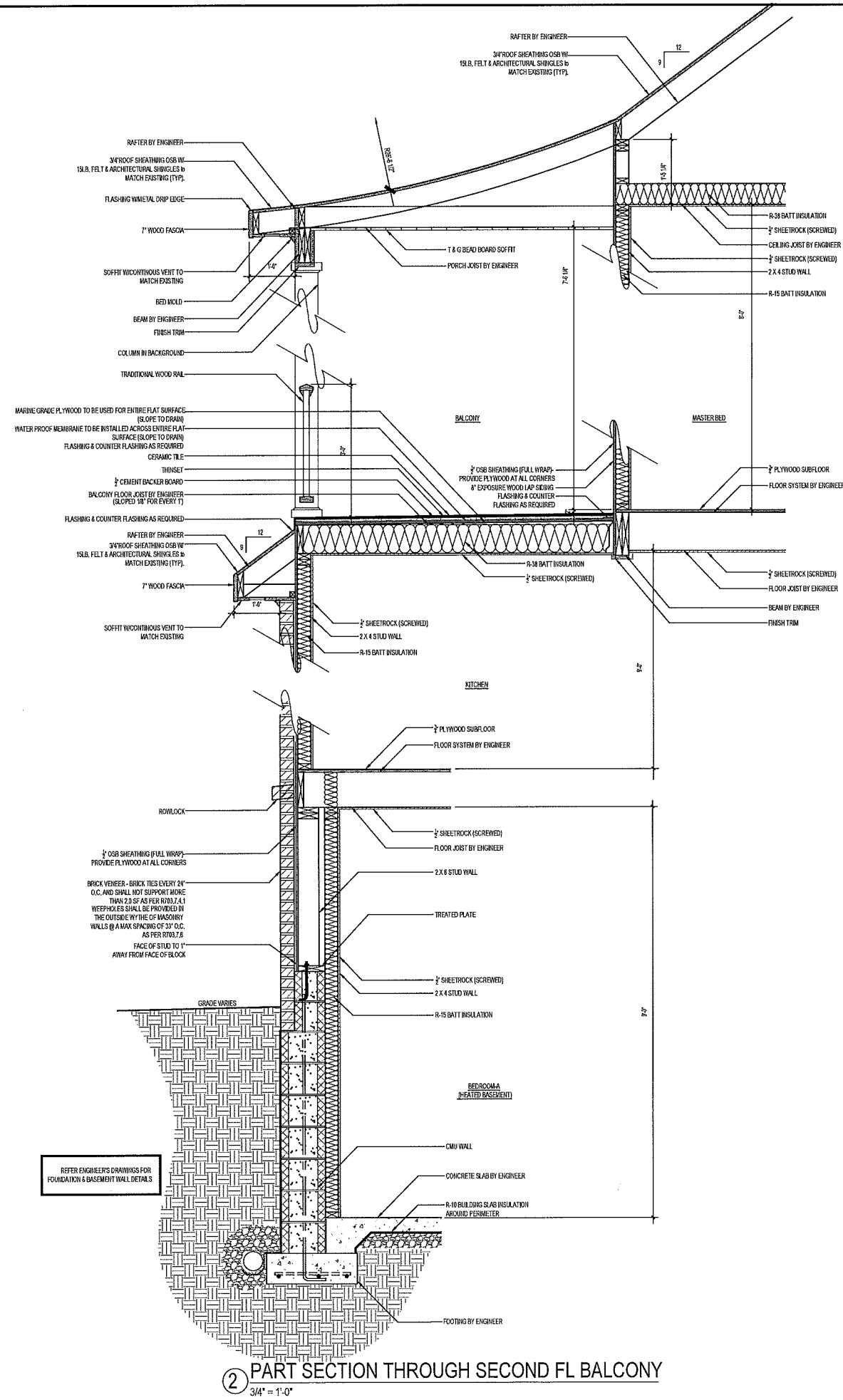
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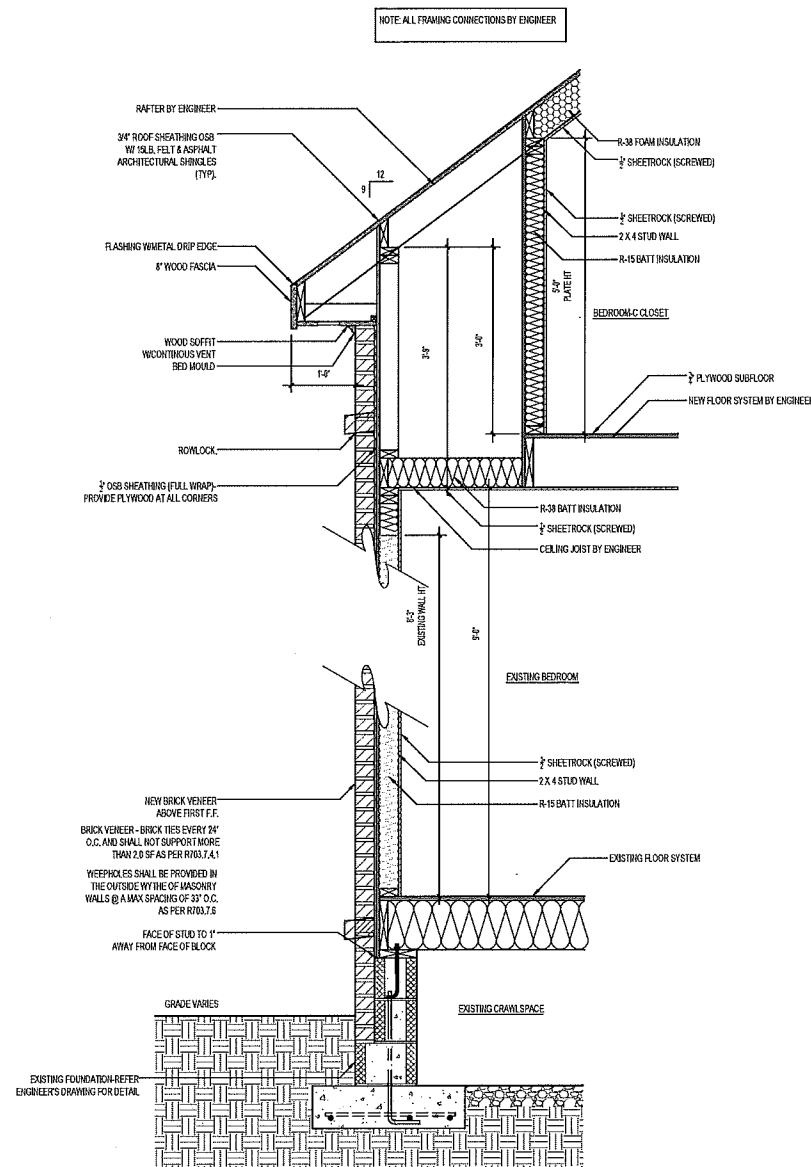
PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

PROPOSED ELEVATIONS

A-11
OF SEVENTEEN

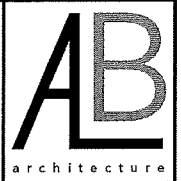


2 PART SECTION THROUGH SECOND FL BALCONY
3/4" = 1'-0"



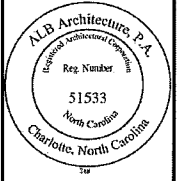
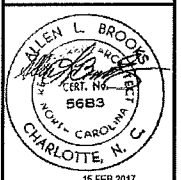
1 PART SECTION THROUGH EXISTING BEDROOM
3/4" = 1'-0"

APPROVED
Charlotte
Historic District
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Certificate of Appropriateness
2016-274



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 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
 - ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
 - ALL DIMENSIONS FROM FACE OF BLOCK UNLESS OTHERWISE NOTED ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS.
 - PORCH DIMENSIONS FROM FACE OF BRICK.
 - FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
 - ALL EXISTING EAVES TO BE 1'-0" U.N.O.
 - ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

- 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.
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 - R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
 - R311.7.1.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 - 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.
 - R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 6 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

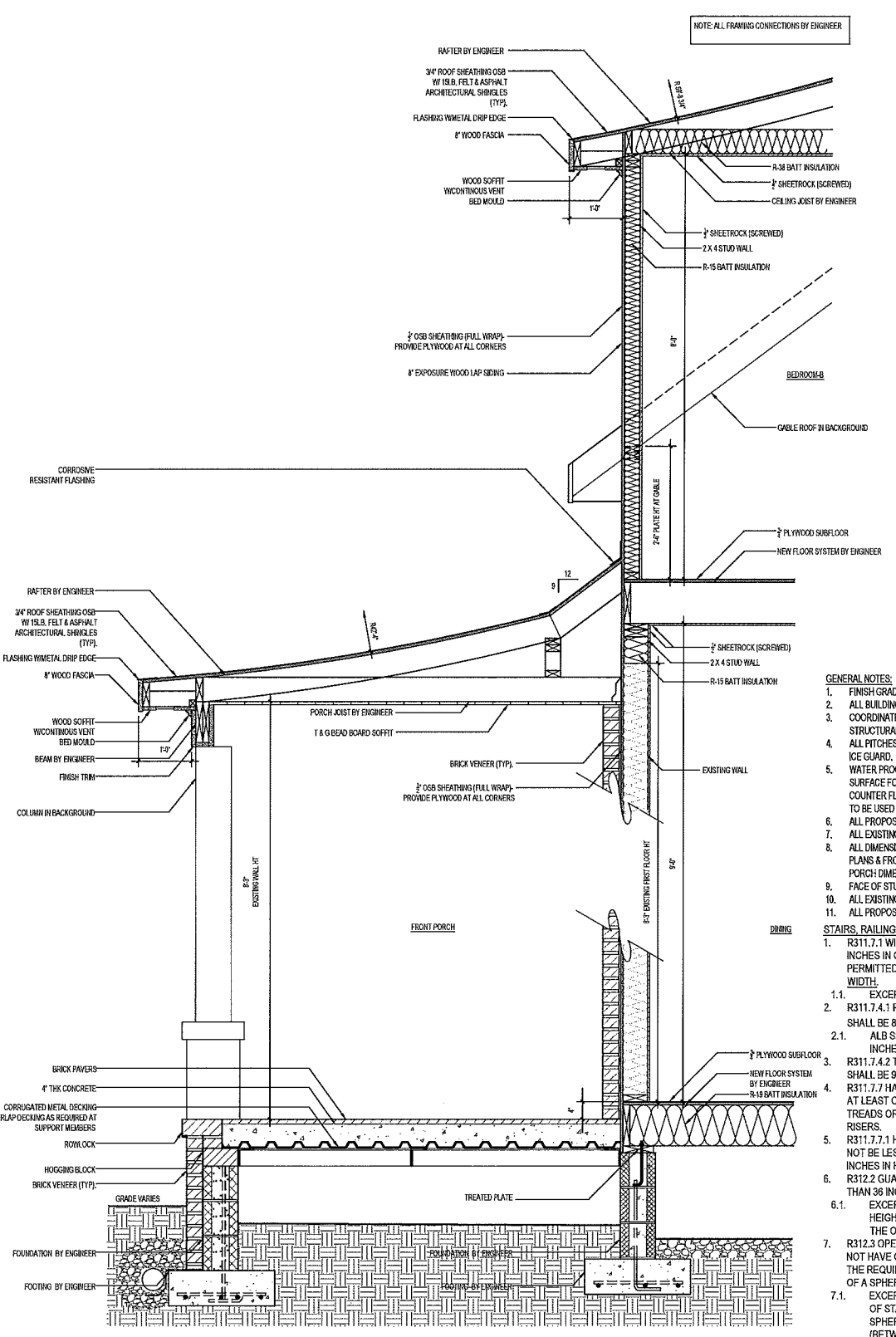
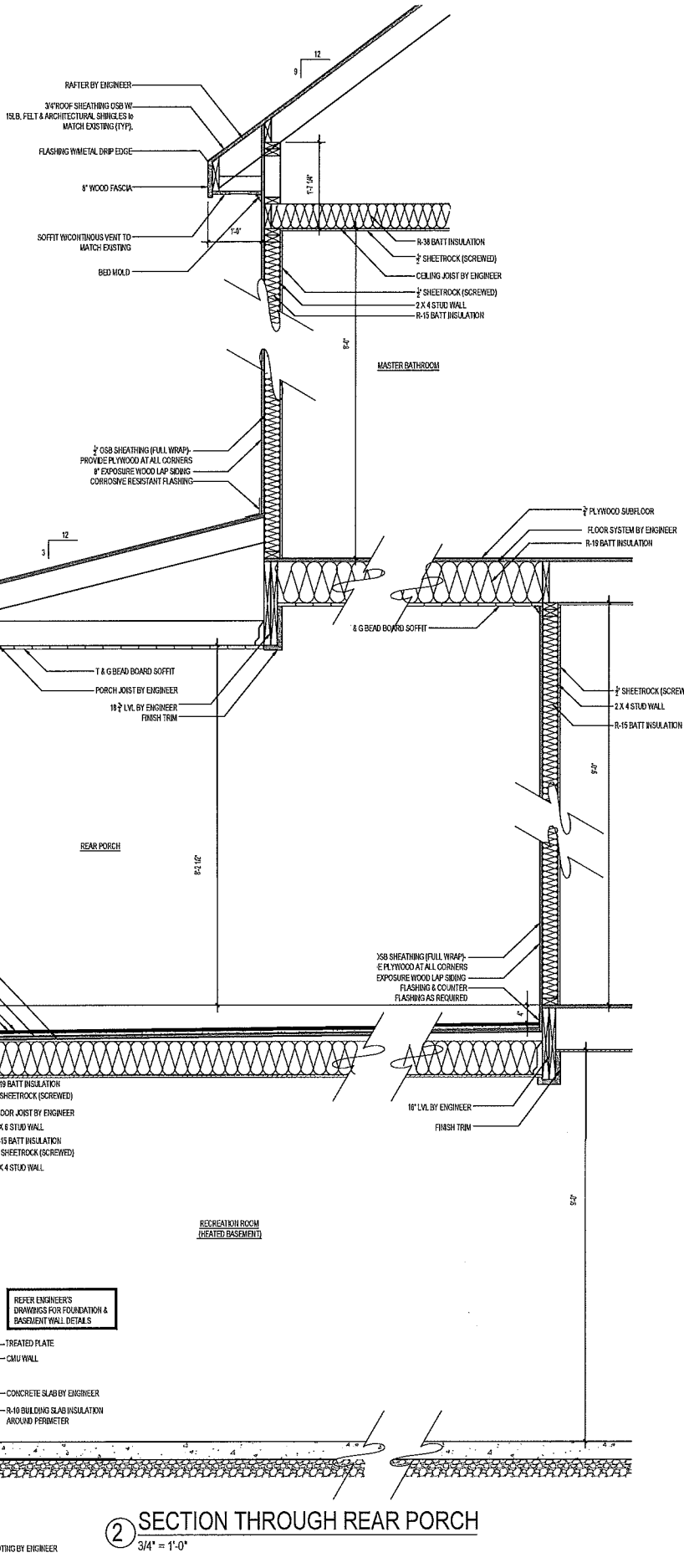
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

BUILDING SECTIONS
A-12
OF: SEVENTEEN

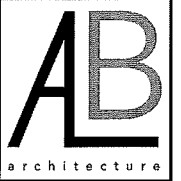


NOTE: ALL FRAMING CONNECTIONS BY ENGINEER

- GENERAL NOTES:**
- FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
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 - ALL PROPOSED EAVES TO BE 1" U.N.O.
 - ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
 - ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK.
 - FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
 - ALL EXISTING EAVES TO BE 1" U.N.O.
 - ALL PROPOSED EAVES TO BE 1'-6" U.N.O.
- 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.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - ALB SPECIFICS MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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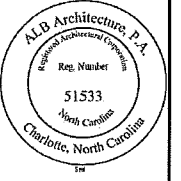
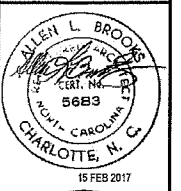
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

BUILDING SECTIONS

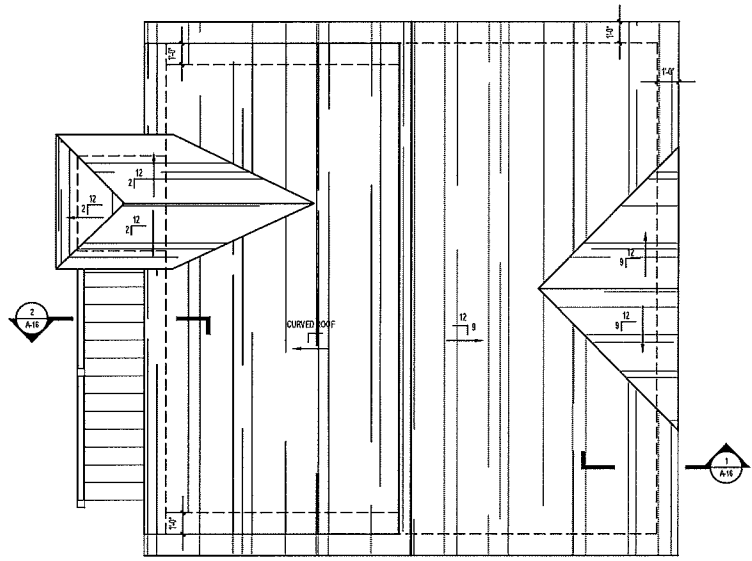
A-13

OF SEVENTEEN

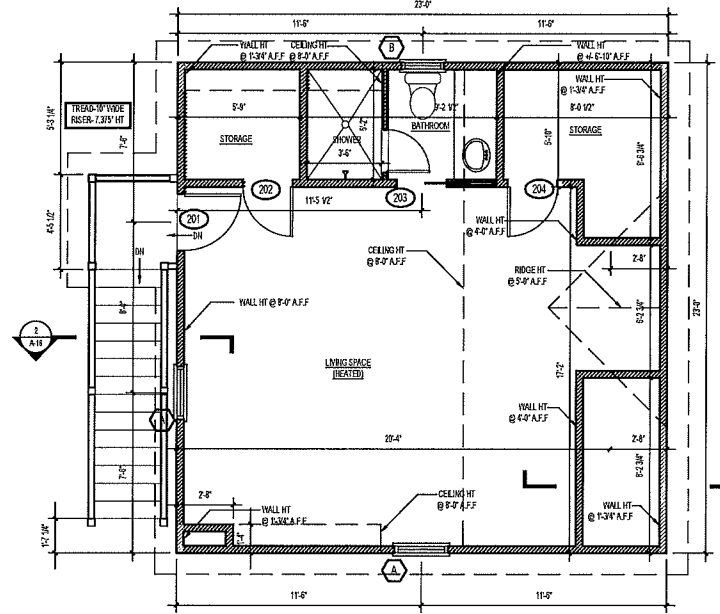


APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

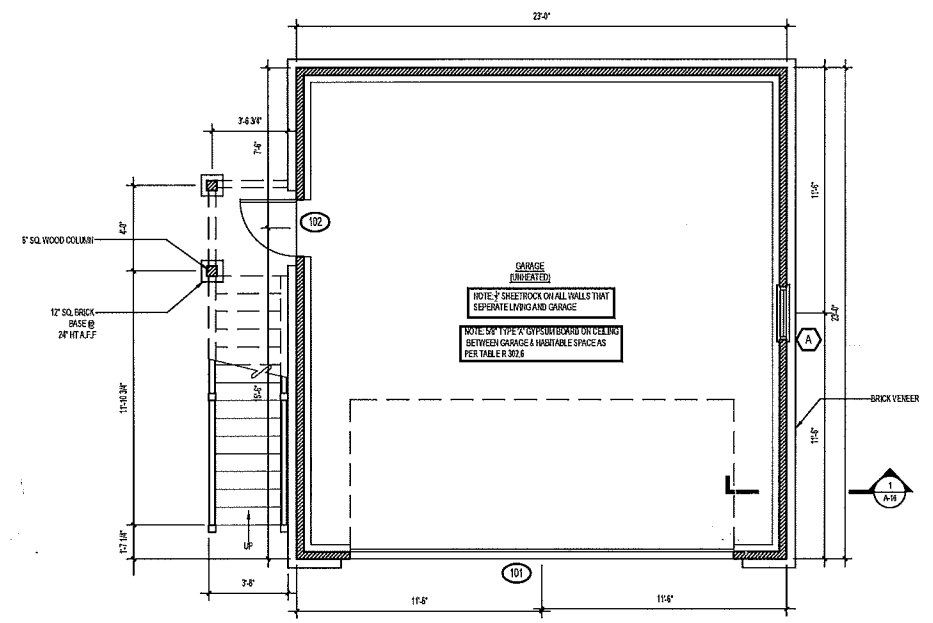
2016-274



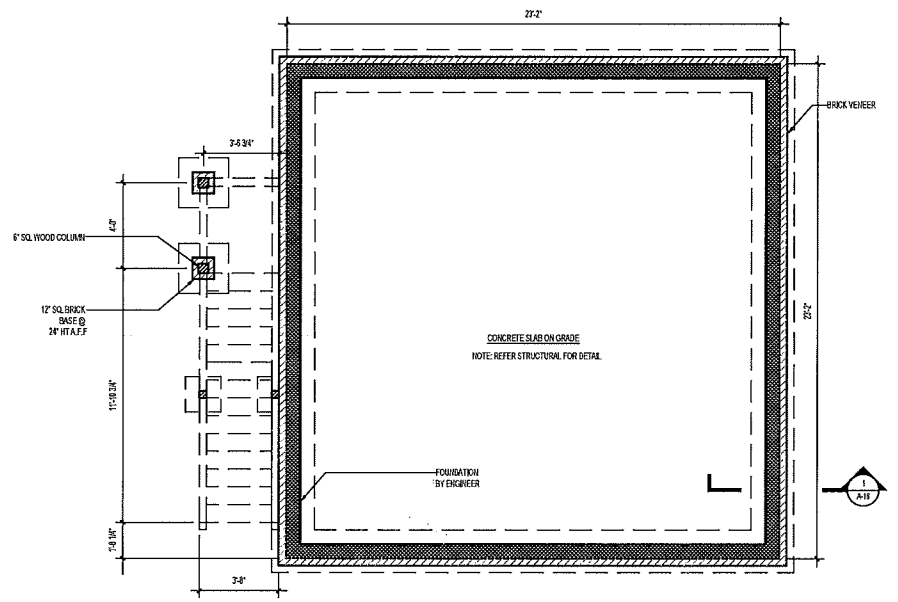
4 PROPOSED ROOF PLAN
1/4" = 1'-0"



3 PROPOSED GARRET PLAN
1/4" = 1'-0"



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



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

GARAGE FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	18'-0" X 8'-0"	GARAGE
102	2'-8" X 8'-0"	GARAGE

GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	2'-8" X 8'-0"	ENTRY
202	2'-4" X 8'-0"	STORAGE
203	2'-4" X 8'-0"	BATHROOM
204	2'-4" WIDE VERY HIGH	STORAGE

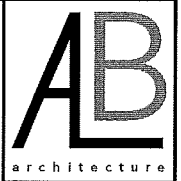
GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-0"	FIRST FLOOR 7'-0"	DOUBLE HUNG
B	2'-0" X 3'-0"	8'-0"	DOUBLE HUNG

NOTE:
1. MATCH TRIM DETAILS TO METAL DRIP CAP (IF FLASHING & BACK BOND TRIM @ WINDOWS).
2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. SEE SLOW TRIM FOR MOUTH PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 3/8" OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED (PER CODE (IF)).

GENERAL NOTES:
1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
7. ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED.
8. ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. ON FOUNDATION PLANS & FROM OF STUD ON FIRST & SECOND FLOOR PLANS. PORCH DIMENSIONS FROM FACE OF BRICK.
9. FACE OF STUD TO BE 1" AWAY FROM FACE OF BRICK.
10. ALL EXISTING EAVES TO BE 6" U.N.O.
11. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.

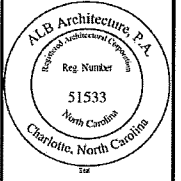
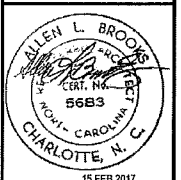
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1.1 EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
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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.
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.

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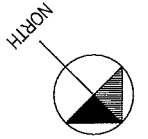
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

PROPOSED ACCESSORY PLANS

A-14
OF: SEVENTEEN





APPROVED

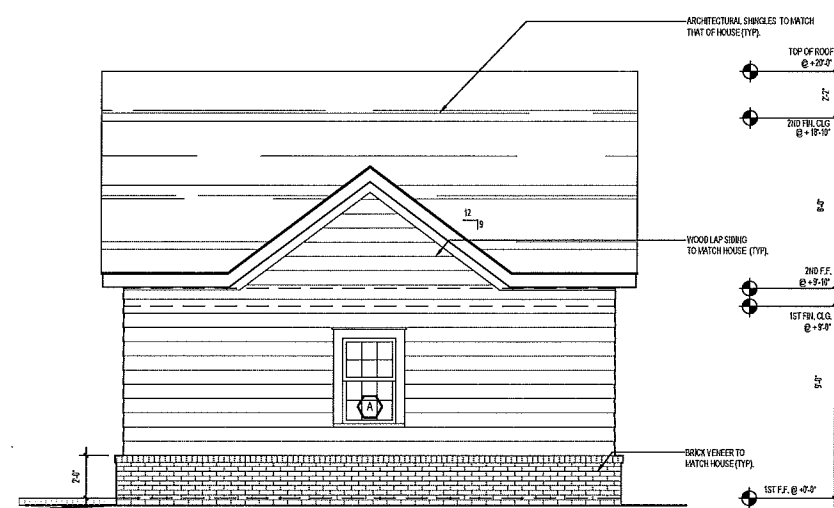
Charlotte
Historic District
Commission

Certificate of Appropriateness

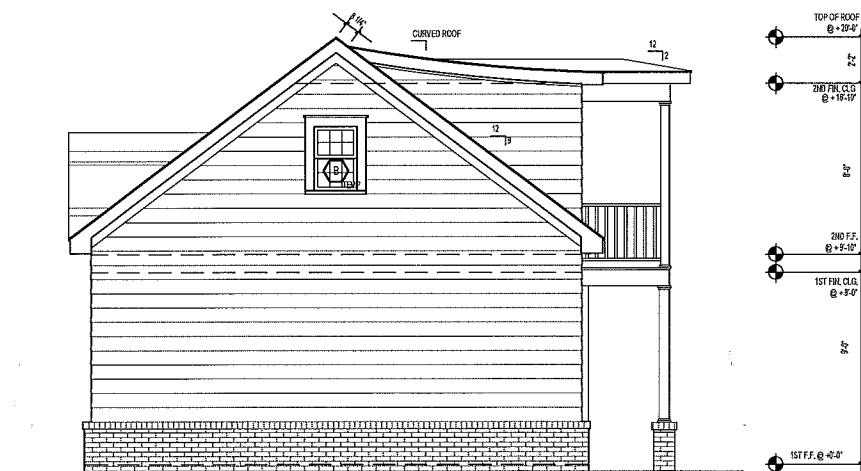
2016-274



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



③ PROPOSED EUCLID SIDE ELEVATION
1/4" = 1'-0"



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



① PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"

GARAGE FIRST FLOOR DOOR SCHEDULE		
UJ#	OPENING	LOCATION
101	12'0" X 8'0"	GARAGE
102	2'0" X 8'0"	GARAGE

GARAGE SECOND FLOOR DOOR SCHEDULE		
UJ#	OPENING	LOCATION
201	2'0" X 8'0"	ENTRY
202	2'0" X 8'0"	STORAGE
203	2'0" X 8'0" (POCKET DOOR)	BATHROOM
204	2'0" WIDE VERIFY HEIGHT	STORAGE

GARAGE WINDOW SCHEDULE			
D	SIZE	HEADER HEIGHT	TYPE
A	2'0" X 4'0"	FIRST FLOOR 7'-0"	DOUBLE HUNG
B	2'0" X 3'0"	6'0"	DOUBLE HUNG

NOTE:
1. MATCH TRIM METALS W/ METAL DRIP CAP @ FLASHING & BACK BAND TRIM @ WINDOWS.
2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. SEE ELEVATIONS FOR FINISH MATERIALS. VERIFY ANY REQUIREMENTS FOR SPECIES OR TENSILE CLASS.
NOTE: ALL WINDOWS WITH S.F. OF GLASS OR MORE LESS THAN 10' A.F.F. MUST BE TEMPERED PER CODE (TYP.)

- GENERAL NOTES:
- FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CHIMNEY/SPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
 - ALL PROPOSED EAVES TO BE 1'-0" U.O.D.
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 - FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.
 - ALL EXISTING EAVES TO BE 6" U.O.D.
 - ALL PROPOSED EAVES TO BE 1'-8" U.O.D.

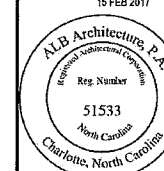
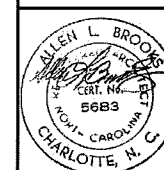
- STAIRS, RAILING & GUARD NOTES:
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 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 6 1/2 INCHES.
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PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

PROPOSED ACCESSORY ELEVATIONS

A-15
OF: SEVENTEEN

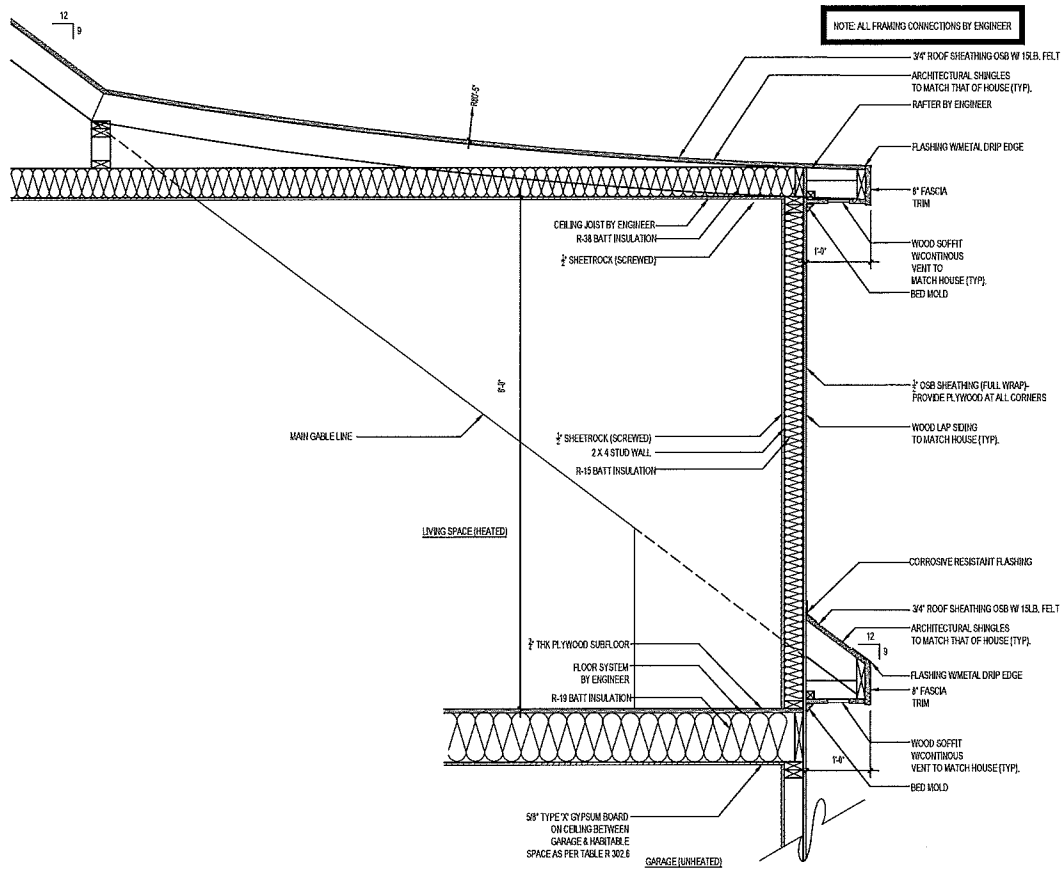
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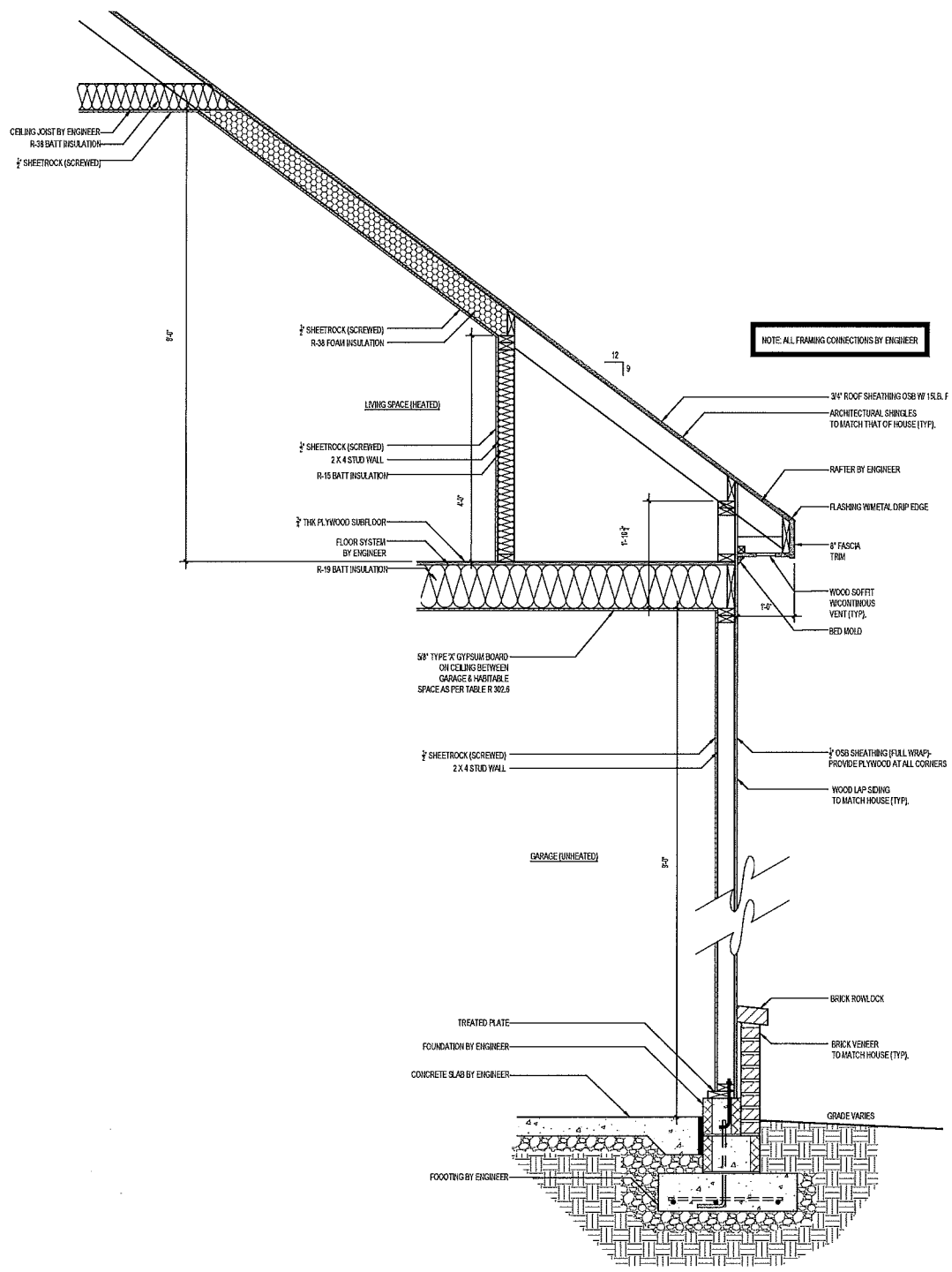
PROPOSED ACCESSORY SECTIONS

A-16

OF SEVENTEEN



② PARTIAL SECTION THROUGH CURVED ROOF
3/4" = 1'-0"



① PARTIAL SECTION THROUGH GARAGE
3/4" = 1'-0"

- GENERAL NOTES:**
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