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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1912 South Mint Street

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Justin Nifong

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The application was continued for the following items: 1) Building setback, 2) Massing of front dormer, move back from front wall, 3) Trim details, and 4) Refer to August window configuration for front dormer.

**Details of Proposed Request**

*Existing Conditions*

The existing site is a vacant parcel located mid-block on South Mint Street, a large maturing tree exists in the front yard. The parcel tapers in width from the front to back. The distance between the sidewalk and existing grade is approximately 8 feet. The topography of the street and adjacent parcels vary. Adjacent houses are one to two stories of varying architectural designs. Setbacks along the block vary between 25' and 35' from back of sidewalk.

*Proposal*

The proposal is a new single family home. Design features include a front porch, front facing gable dormers, rear shed dormer and wood trim materials. The rear dormer has a standing seam metal roof. Proposed height is approximately 24'-7".

*Revised Proposal – October 12*

1. Front setback proposed is approximately 35' to the front porch. Adjacents are 29' and 34'-6".
2. Front dormer has been set back and reduced in mass.
3. Siding is ¾ x 8 cedar, 1" x 6" trim cedar boards, ¼" corner board reveal. 4' x 8' plywood board on board and batten siding, 1" x 2" battens.

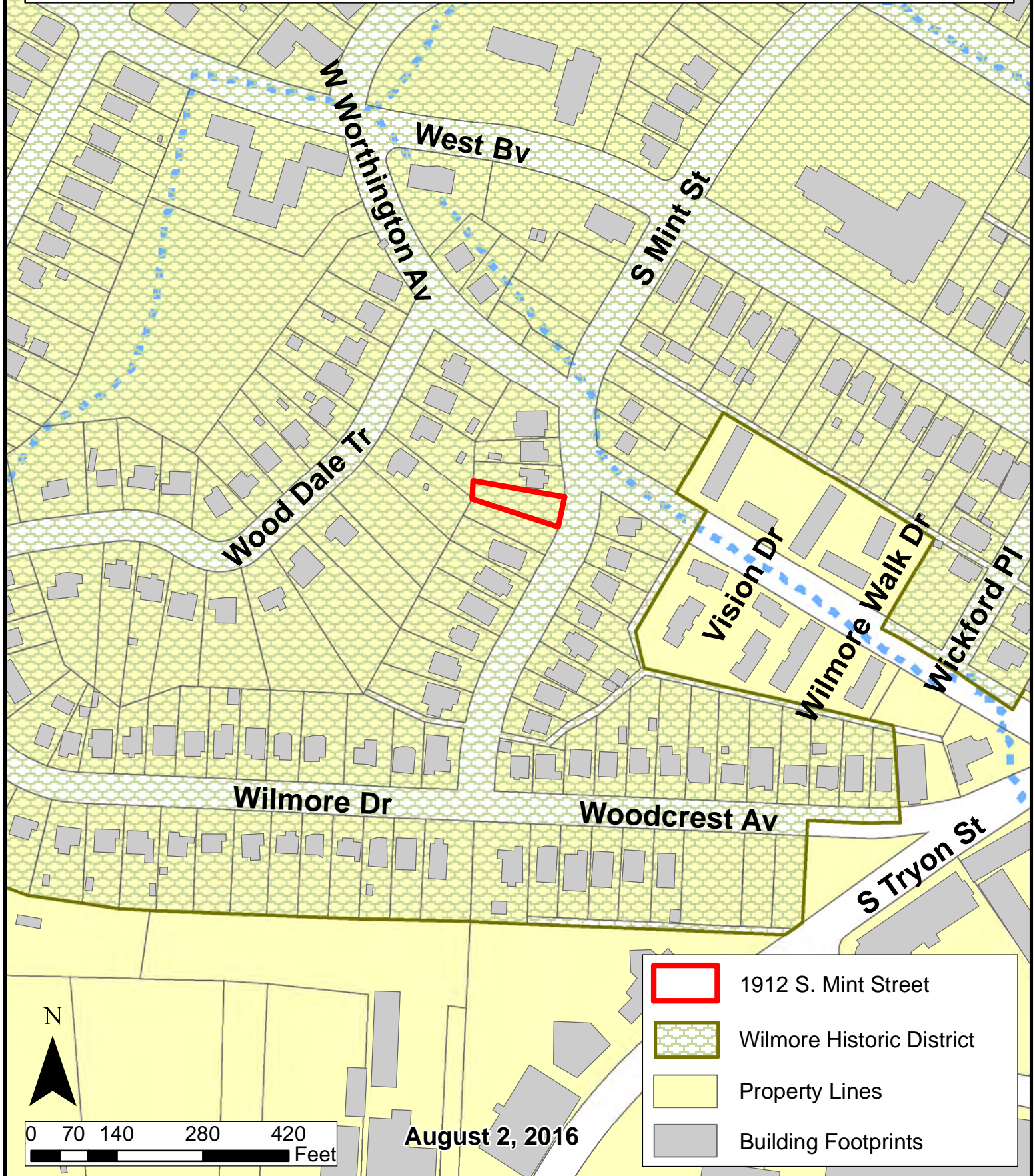
**Policy & Design Guidelines for New Construction, page 34**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

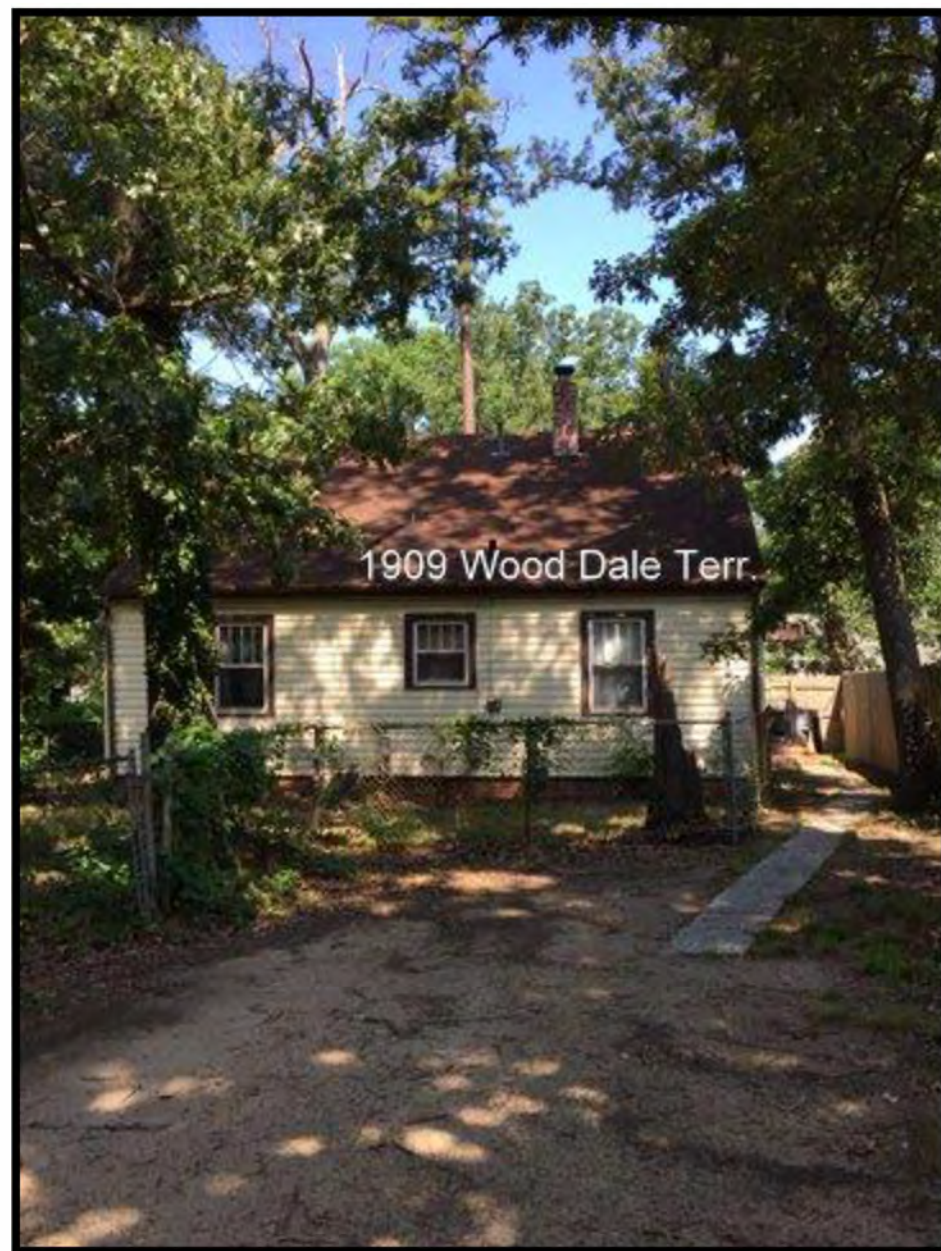
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

**Staff Analysis** The Commission will determine if the proposal meets the guidelines for new construction.

***Charlotte Historic District Commission - Case 2016-166***  
***HISTORIC DISTRICT: WILMORE***  
***NEW CONSTRUCTION***







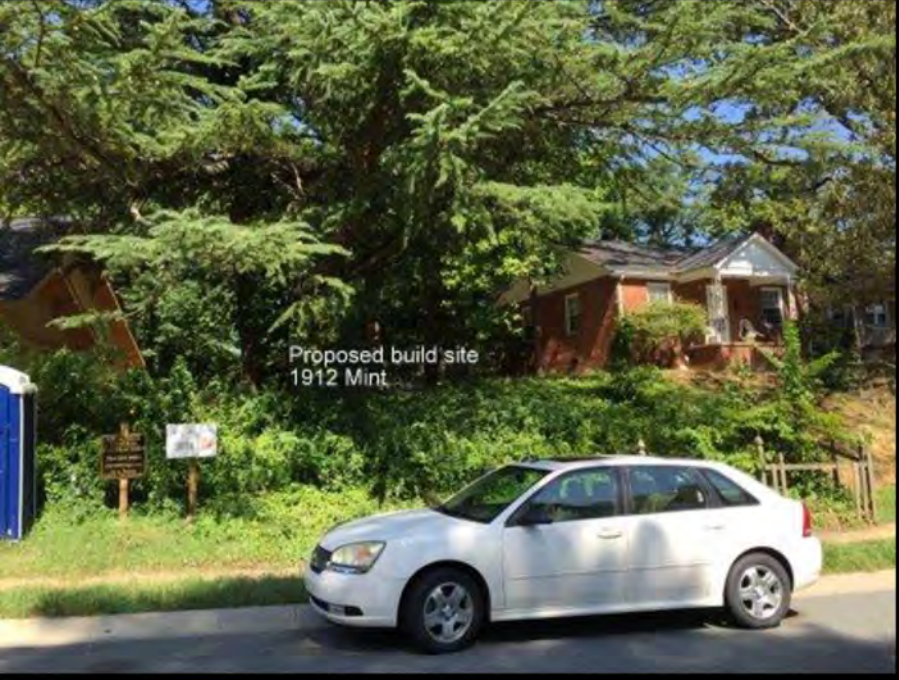






















GENERAL NOTES

RESIDENTIAL STANDARD NOTES

DESIGN LOADS:

- 1) Design loads are in accordance with the 202 NC Residential Code.
- A) Sleeping rooms..... 30 PSF
- B) All other floors ... 40 PSF
- C) Balconies ..... 60 PSF
- D) Attic floor live loading with the following:
- 1) Area accessible by stairs ..... 30 PSF
- 11) Roof slopes > 3:12 ..... 20 PSF
- 111) Roof slopes < 3:12 ..... 10 PSF
- E) Roof live load ..... 30 PSF, or as required by code
- F) Wind load ..... 30 MPH, or as required by code
- G) Snow load ..... 20 PSF, or as required by code
- 2) All designs are in accordance with the 202 NC Residential Code. Refer to the relevant Code for any additional information not covered in these notes or the designs.
- 3) Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, or mechanical information or any part of the plan not relevant to the structural information.

RESIDENTIAL FOUNDATIONS:

- 1) All continuous wall footings are 8" x 16" for one- and two-story houses and footings for three-story walls shall be 12" x 24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebars required on any compacted fill regardless of composition.
- 2) All interior piers are 8" x 16" CMU up to a maximum height of 32'. All piers over 32' high must be filled with Type 5 mortar. Maximum height for 8" x 16" filled pier is 6'-6". Piers larger than 8" x 16" are noted on plans and must be filled with Type 5 mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.
- 3) Footings for 8" x 16" piers are 24" x 36" x 10' unless noted otherwise. Reinforcing is to be as noted on plans.
- 4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2-#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.
- 5) All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
- 6) Shallow foundations are designed for an assumed soil bearing capacity of 2,000 psf. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-698).
- 7) All soils and fill under floors and/or within or under buildings shall have preconstruction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.
- 8) All footing excavations shall be neat, straight, and level to the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or walls will not be permitted. Reinforcing steel and mesh will be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.
- 9) All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.
- 10) Elevation differences between the bottom of adjacent footings shall be less than their horizontal distance less one foot. Differential heights between footings can become excessive usually where a pier footing is in a driveway or garage forcing is next to a basement wall footing.

SPECIAL FOUNDATION CONSIDERATIONS:

- 1) Walltie slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.
- 2) Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetration into good original ground. Depth of drilling is limited to 18'. Therefore, no poor material more than 10" deep is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Fills will have to be used in such cases.
- 3) Treated wood piles with a minimum diameter of 6" and a minimum design load of six tons are used for all foundations with unstable soil deeper than 10' or with water in drilled caissons. Drive per North Carolina or South Carolina Code.
- 4) Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.
- 5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick.
- 6) Foundation walls backfilled with dirt under support structural framing shall be constructed as follows:
- A) For earth fill up to a maximum height of 4'. Use 8" CMU or 8" brick with Bluthene membrane waterproofing on exterior. Footings are to be 8" x 16" or 8" x 24" as noted on the plan.
- B) For earth fill 4' to a maximum height of 9'. Use 8" x 24" footing with #4 at 16" c/c's hooked in footing and projecting 16" above footing. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non-dirt fill face. Lap all splices 12" and use Duro-wall horizontal reinforcing every 8" in CMU joints. Install L-#3 L-bar with 24" legs in every other joint horizontally at all corners. i.e., 90 degree bars at 16" c/c's vertically. Fill all open cells of CMU with either Type 5 or Mortar or fill with 2800 psi concrete. Install waterproof Bluthene membrane or equal.
- C) In lieu of the preceding design, basement walls may be constructed in accordance with R402.4 of the Code. However, 24" x 24", #3 corner bars shall be installed at 16" c/c's vertically regardless of the wall height.

ERECT ALL FRAMING BEFORE BACKFILLING.

- 1) For retaining walls without framing see special designs on drawings.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 1) See Table R602.3.1(1) of the Code for a faster schedule for structural members.
- 2) Wood beams shall be supported by metal hangers of adequate capacity unless framing into beams or ledgers. The allowable load capacity of the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.
- 3) Girders and band with 4" curtain wall and pier construction shall be 2x 10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'-8" 16'-0" o/c spacing of piers.
- To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:
- A) Nailing
- 1) All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
- 11) If dropped girders are used, end lap all joists and side nail each with a minimum of 3-8d nails at each end of each joist. Ledger strips should be spaced 3" apart and nailed with 3-8d nails at each joist end.
- 111) Nail multiple member built-up girders with two rows of led nails staggered at 32" o/c, 2" down from the top and 2" up from the bottom with 3-8d nails at each end of each piece in the joint through the members taking up the multiple girder.
- 112) This nailing pattern will ensure a tight floor from the outside of the house to the inside so that when the framing settles during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
- 113) All all girders where the joints change direction, install bridging at 6' o/c for a minimum of six joint spacings beyond any joint direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the joint.
- C) There must be good blocking thru contact to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.
- 4) All other lumber may be Spruce #2 unless noted otherwise.
- 5) Steel beams must have 5-2x 4 stud jacks under each end support unless noted otherwise.
- 6) "Lam" beams must have 3-2x 4 stud jacks under each end support unless noted otherwise.

- 1) Masonry limits:
- A) For spans up to 6': Use 3 1/2" x 3 1/2" x 4" steel angles.
- B) For spans from 6' to 10': Use 5" x 3 1/2" x 5-1/2" steel angles.
- C) For spans from 10' to 18': Use a pair of 8-gauge wires in each of the first 3 courses of brick or a 5" x 3 1/2" x 5-1/2" steel angle. Lap all 8-gauge wire splices a minimum of 12" and extend wires a minimum of 12" into joints. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.
- D) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry joints. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
- 8) All brick veneer over lower roofs (brick chimneys) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.
- 9) All rafter braces must have two studs from plates through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.

- 10) Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16" o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with Simpson Z" clip or similar device.
- 11) All used I-joists and open joists must be braced in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, Jacks, beams and column supports must be solid blocked through floor, trusses and plywood shall not carry concentrated point loads. I-joist material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations via adequate blocking and/or beams.
- 12) All steel columns where steel columns bear on concrete or masonry, unless otherwise noted, a 5/8" x 6 1/2" x 6 1/2" or 5/8" x 3 1/2" x 8" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two 1/2" diameter anchor bolts or expansion bolts to concrete or masonry.
- 13) Unless noted otherwise on plans, all exterior facing wall studs taller than 10' shall be constructed as follows:
- A) Sides 10' to 12' high. Balloon frame 2 x 4 studs at 12" o/c with 1/2" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
- B) Sides 12' to 20' high. Balloon frame 2 x 6 studs at 16" o/c (1/2" OSB sheathing required for wall heights > 17'). Provide 2x 12" x 5 1/2" LVL king studs on each side of openings 3' to 6' wide and 2 x 6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 3-d nails or 4-5/8" diameter lag screws extended a minimum of 4" into the header.
- C) Gable and eave or rooms with vaulted ceiling joists. Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.
- D) Two-story high gable walls less than 9' sides. Extend 3 1/2" x 3 1/2" FSL member with 3-2 x 4 flat plates across the entire wall. Locate the beam near mid-heights of the wall at or near first floor top plate.

NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20' WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

14) Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all overhead floor trusses over 10' long. They shall be installed near mid-span as is load distribution member. If the 2 x 6 bridging is not continuous, web ends of bridging are true space.

15) Lower stud walls for buildings over two stories, but not more than three stories:

- A) Interior walls
- 1) Load bearing ..... 2 x 4 @ 12" o/c
- 11) Non load bearing ..... 2 x 4 @ 12" o/c
- B) Exterior walls

- Use 2 x 6 at 16" o/c with 1/2" x 4 x 8 plywood sheathing at all corners and every 20'; OR use 2 x 4 at 12" o/c with 1/2" plywood sheathing solid on walls.
- 16) Headers shall be as shown unless noted differently on plans.

- A) Interior and exterior
- 1) Spans up to 2'-6" ..... 2x 4 @ 6's
- 11) Spans 2'-6" to 3'-6" ..... 2x 4 @ 8's
- 111) Spans 3'-6" to 6'-6" ..... 2x 4 @ 10's
- 112) Spans 6'-6" or more ..... See Plan

- B) Headers under 9' shall have a minimum of three king studs on each side unless noted otherwise.

- 17) When ceiling joists are parallel to an exterior wall, use the rafters near the top plates to ceiling joists with a 2 x 6 strongback, a minimum of 6' long on center along the top of the ceiling joists. 2 x 4 rafters ties shall be fastened to the side of the rafter and the strongback.
- 18) At all exterior diagonal wall panels, each panel shall be nailed to each adjacent panel with 3-d nails or tied together with metal strapping nailed at four locations between floors with a minimum of 2-d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
- 19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-d nails. This will avoid cracking between sub-board and top of base molding due to vertical oscillation of stair stringers.
- 20) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling/curling cracking.
- 21) Roof trusses close to side walls framing and used as dead load for sheetrock boards should be nailed to the wall framing to prevent ceiling/curling cracking.
- 22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry plans or concrete shall be treated. All wood in contact with the ground is to be ground-contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.
- 23) Unless otherwise detailed, all stick-built Yase chimneys shall be constructed with 2 x 4 studs at 12" o/c, balloon-framed attic ceiling or floor. Fasten 15/32" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1 1/2" x 24" 18-gauge metal strap, or a similar connector.
- 24) Item unchanged, but moved from under #14 on old Page 2.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHINGS ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

- 25) Note to apply to all hard coat stucco exterior finishes:

- A) Joints are necessary at the following locations:
- 1) Horizontally at each floor line.
- 11) No areas larger than 144 sq.ft. surface exposed.
- 111) No dimension longer than 18'-0"
- 112) No dimension longer than 2' times the shortest dimension.
- B) Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
- C) See ASTM 926 and 1063 for further information.
- D) Application of an approved chemical curing compound.
- The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

ROOF CONSTRUCTION:

- 1) All roof trusses must be built in accordance with truss manufacturer's requirements. Tie-down connections to resist uplift shall be installed where required. When roof truss manufacturers do not provide the required connectors, it is the responsibility of the contractor to notify the roof truss engineer or the Engineer of Record to provide an adequate connector.
- 2) In addition to the Code's faster schedule, unless noted otherwise on the plan, roof members shall be tied down with additional metal connectors as follows:
- A) Stick-framed rafters exceeding 10' in length, as measured from their horizontal projection, and all roofs over unenclosed areas such as porches use Simpson H2S connectors every 4' or at every third rafter to fasten the lower end of the rafter to the top plate.
- All lower ends of valley and hip members which bear on a top plate use a Simpson HQM or equivalent connector.
- 3) Rafters shall be 2 x 6 at 16" o/c spruce-pine-fir #2 for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall use 2 x 8 at 16" o/c spruce-pine-fir #2 rafters unless noted otherwise.
- 4) Collar ties shall be 2 x 6 at 48" o/c at all ridges unless noted otherwise and located a nominal 3" below the ridge. Vaulted ceilings require special collar ties or ridge beam details. See the end of Table R602.5.1 in the Code unless otherwise detailed on the plan.
- 5) A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
- 6) All hips and ridges are a size larger than rafters unless noted otherwise.
- 7) All hogs on ceiling joists or rafters are 12' long and 2 x 6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.
- 8) Gable end framing may be braced parallel to ridge with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.
- 9) Gable end framing may be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.
- 10) Ceiling joists when erected parallel to rafters must be fastened to rafters with 3-d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2 x 4 or 1 x 6 rafters tied spaced no more than 4" on center.
- 11) Roof Plan Legend:
- A) 0 Indicates location of roof brace point at rafter level
- B) 0 -> Arrow away from brace point indicates direction of roof brace to partition beam, or other brace point below.
- C) 0 -> Arrow into brace point indicates a vertical or angled vertical roof brace to partition beam, or other brace point below.
- D) All roof braces are 2x 4 nailed with 16 penny nails at 9" o/c vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.
- E) Maximum spacing of roof braces is to be as follows:
- 1) For 2 x 6 Hog ..... 4'-0" o/c
- 11) For 2 x 8 Hog ..... 1'-6" o/c

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

- 1) Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 Code. Concrete shall be 3500 psi in 28 days for footings and 5000 psi for walls, beams, and columns, unless noted otherwise.
- 2) Before placing concrete, all debris, water and other deleterious material shall be removed from the places to be occupied by the concrete. The placing of all concrete shall be in accordance with ACI 318 and ASTM C94 requirements. Pumping of concrete will be permitted only with the Engineer of Record's approval of proposed concrete mix and method of pumping. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaced and worked by hand and vibrated to insure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow of settlement but not long enough to cause segregation of the mix.
- 3) Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, slab construction joints shall not be over 20 feet center to center same way. Joints shall be saw a depth of one-third of the slab thickness. Saws of the joints shall commence as soon as the concrete has hardened sufficiently to permit sawing without excessive sawing. Fill the saw cuts with approved joint filler after the concrete has cured.
- 4) Concrete, when deposited, shall have a temperature not below 50°F and not above 90°F. The methods and recommended practices as described in ACI 308 shall be followed for cold weather concreting and ACI 309 for hot weather concreting.
- 5) Freshly placed concrete shall be protected from premature drying by one of the following methods:
- A) Ponding or continuous sprinkling.
- B) Absorbent mat or fabric kept continuously wet.
- C) Waterproof paper conforming to ASTM C111.
- D) Application of an approved chemical curing compound.
- The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.
- 6) Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and forms of ASTM A615-78 Grade 60 steel. Uncoated steel fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI Manual of Standard Practices. The following minimum concrete cover shall be provided over reinforcing bars:
- A) Exposed to Earth ..... 3"
- B) Exposed to Weather ..... 1 1/2"
- C) Slab not Exposed to Weather ..... 1"
- D) Beams and Columns ..... 1 1/2"

MASONRY GENERAL NOTES:

- 1) Masonry walls are to be of the sizes and in the locations shown on the plans and shall be constructed in accordance with the provisions of ACI 900.
- 2) Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N+ units shall be provided for exterior and foundation walls. Grade N or S+ units shall be provided for other load-bearing walls or partitions.
- 3) Concrete Building Bricks: ASTM C88 made with lightweight or normal aggregates. Grade N+ or S+ except this brick exposed to weather shall be N+.
- 4) Mortar: ASTM C270-95, Type S prepackaged mortar mix which shall not contain any non-cementitious fillers combined with not more than three parts sand per part mix.
- 5) Reinforcing Bars: ASTM A615 Grade 60 steel deformed bars where indicated on the plans. Where reinforcing bars are installed in the cells of concrete masonry units, they shall be secured with wire ties at intervals not exceeding 24" o/c to maintain the bars location in the cell. The tolerance for spacing of vertical bars is ± 2 inches along the length of the wall. The tolerance for the distance between the face of the concrete masonry unit and the center of the bar shall not exceed ± 1/2".
- 6) Mortar protrusion shall be less than 1/4". A protrusion of 1/4" or greater must be removed before grouting.
- 7) Horizontal Joint Reinforcement: ASTM A482 fabricated from cold drawn steel wire and hot dip zinc coated (ASTM A185). It shall consist of two or more parallel longitudinal wires 0.1875" in diameter with welded-connected cross wires 0.1485" in diameter at a minimum of 16" o/c. Joint reinforcement is to be installed in every other course and in the first two courses at the bottom and top of all openings and shall extend not less than 24" past the opening. Splices shall overlap not less than 12".
- 8) Elevation: Masonry units shall be laid in a running bond pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerance specified in ACI 900.148, Section 13.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or working joints. Unfinished work shall be stepped back for joining with new work. Touching will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.
- 9) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C494-96, Grout for Masonry with a minimum compressive stress of 2000 psi and slump range of 8" to 11". The outside face of the bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cell in maximum five foot lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibrating several inches into the preceding lift before placement is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.

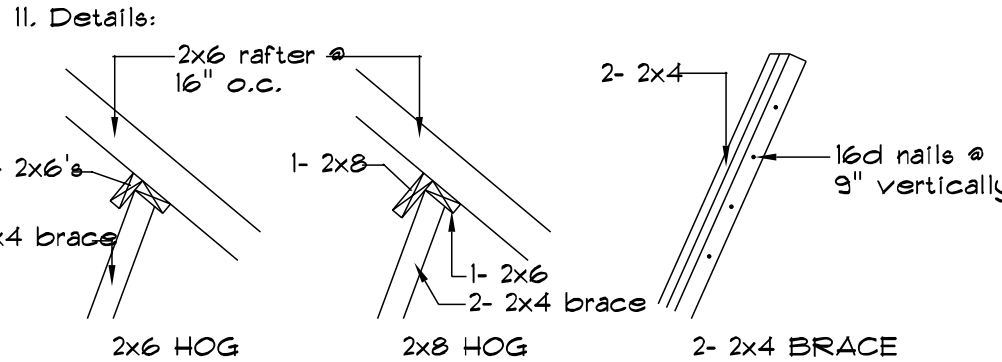
LUMBER GENERAL NOTES:

- 1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:
- | MATERIALS            | F <sub>b</sub> (psi) | F <sub>v</sub> (psi) | E <sub>x</sub> (psi/Temp.) | E <sub>y</sub> (psi) |
|----------------------|----------------------|----------------------|----------------------------|----------------------|
| 1 Spruce Pine Fir    | 450                  | 450                  | 0.8                        | 1,400,000            |
| Southern Yellow Pine | 750                  | 450                  | 0.8                        | 1,400,000            |
- 2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:
- | APPLICATION                 | F <sub>b</sub> (psi) | F <sub>v</sub> (psi/Temp.) | E <sub>x</sub> (psi/Temp.) | E <sub>y</sub> (psi) |
|-----------------------------|----------------------|----------------------------|----------------------------|----------------------|
| Girders & Beams (LVL/PSL)   | 2400                 | 230                        | 0.80                       | 1,800,000            |
| Columns (LSL) & Ribs/boards | 1100                 | 140                        | 0.80                       | 1,300,000            |
- 3) All Glue Laminated Timber (Glu-lam) is to meet the following minimum specifications:
- | APPLICATION     | F <sub>b</sub> (psi) | F <sub>v</sub> (psi/Temp.) | E <sub>x</sub> (psi/Temp.) | E <sub>y</sub> (psi) |
|-----------------|----------------------|----------------------------|----------------------------|----------------------|
| Girders & Beams | 2400                 | 240                        | 0.80                       | 1,800,000            |
| Columns         | 1400                 | 180                        | 0.80                       | 1,300,000            |
- 4) Open Web Floor Trusses:
- | APPLICATION                 | F <sub>b</sub> (psi) | E <sub>y</sub> (psi) |
|-----------------------------|----------------------|----------------------|
| Top & Bottom Chords         | 1800                 | 135,000,000 Lumber   |
| Columns (LSL) & Ribs/boards | 950                  | 145 Lumber           |

- 5) Where three or fourply "Lam" beams are side-loaded (joists frame into the side at the outside plates), fasten all plates together with two rows of 1/2" diameter bolts at 16" o/c. The bolts shall be located a minimum of 2" to a maximum of 3" from the top or bottom of the beam.
- 6) Built-up wood columns consisting of multiple studs shall have each lamination nailed with led nails at 9" o/c.
- STEEL GENERAL NOTES:
- 1) All steel wide flange beams shall conform to ASTM A571 having a minimum yield stress of 50,000 psi.
- 2) All steel pipes shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.
- 3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.
- 4) All other angles not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.
- 5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Code (AWS D.1).
- 6) Bolted connections shall include high strength bolts conforming to ASTM A305. Foundation anchor bolts or tie rods shall conform to ASTM A306 having a minimum yield strength of 36,000 psi.

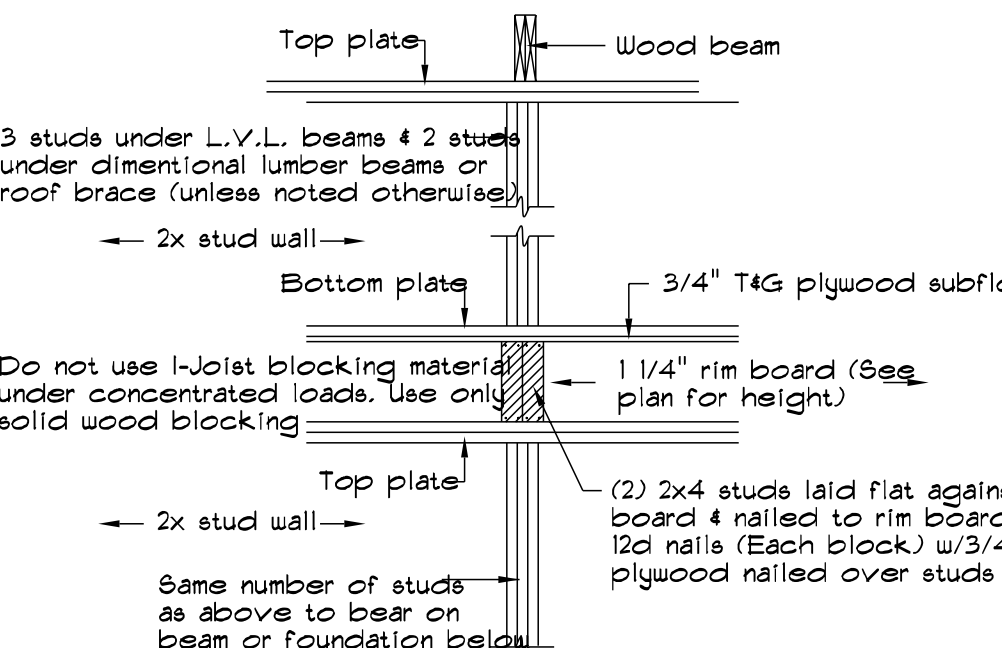
STRUCTURAL ENGINEER DISCLAIMER:

1. Structural engineer is responsible for structural components only - footing to roof sheathing. Engineer bears no responsibility for means and methods of construction or safety of workers. Assembly and installation of structural components are the responsibility of the builder. It is assumed that the builder and/or framer are familiar with code requirements for typical structural connections. For example, engineering details are not provided for nailing studs to a bottom plate.
2. Any Metal Plate Connected (MPC) trusses (roof or floor) identified on the plans were arranged per typical design practices. Builder should require sealed true drawings from the manufacturer before installing any trusses. Any braces required for MPC trusses are to be identified by the manufacturer. Report any deviations of the as-built trusses to the structural engineer.
3. Hangers identified are Simpson Strong-Tie. Hangers must be installed per manufacturer's instructions with the proper size nails. Simpson catalogs are available online or through local code applications. Hangers may not be substituted without engineering approval. Although popular with farmers, 10d x 1 1/2" "loose hanger" nails are not acceptable for most hangers. Contact engineer for any questions about hangers.
4. Contact a geotechnical engineer for any questionable soil conditions.
5. Plumbing, electrical, and HVAC design and installation are the responsibility of others.
6. Waterproofing and flashing details are specifically excluded from the structural engineer's responsibility.
7. Once engineer has no control over the conditions of use of the structure, no structural warranty is expressed or implied by engineer's seal on these drawings. Engineer has no duty to defend any other parties related to this project.

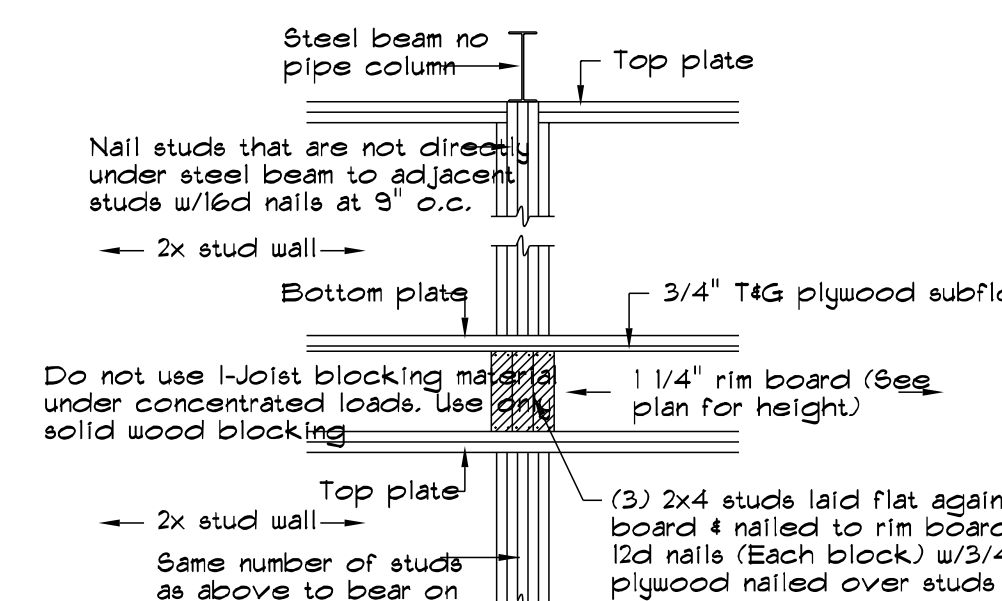


Stucco Code Requirements

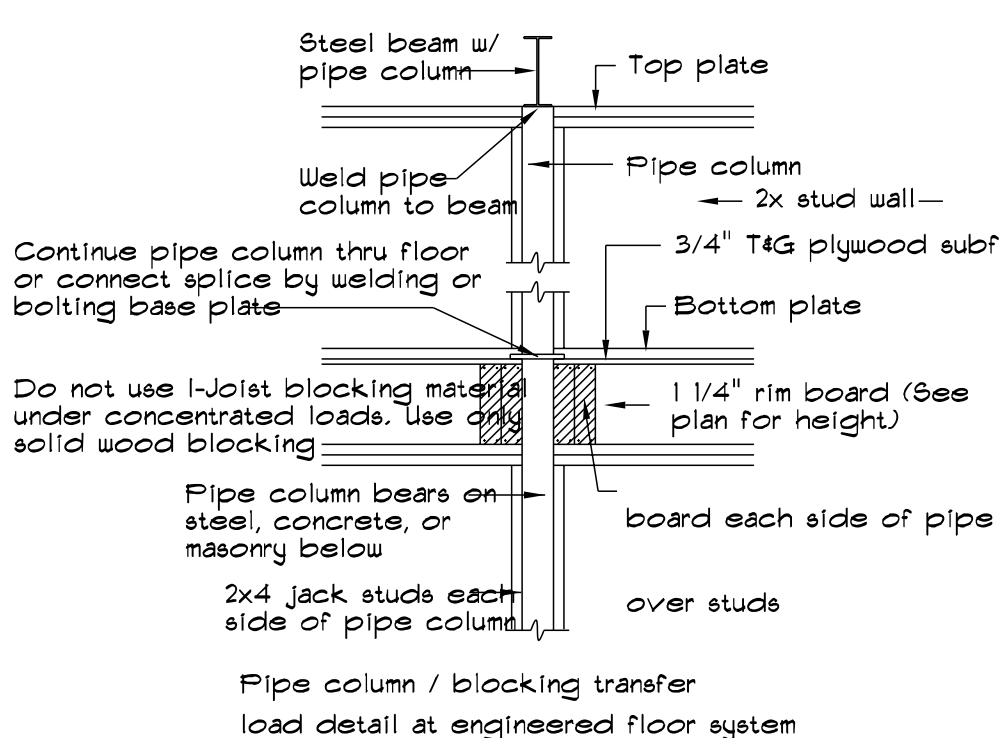
- A. Joints are necessary at the following locations:
- I) Horizontally at each floor line
- II) No areas larger than 144 sq.ft. exposed
- III) No dimension longer than 18'-0"
- IV) No dimension shorter than 2 1/2 times the shortest dimension
- B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
- C. See ASTM 926 and 1063 for further information.



Number of studs / blocking transfer load detail at engineered floor system



Number of studs / blocking transfer load detail at engineered floor system



Pipe column / blocking transfer load detail at engineered floor system

Typical Point Load Details

SCALE: 3/8" = 1'-0"

DRAWN BY: BR, KR

DATE: Monday, October 03, 2016

TWENTY ONE HOME DESIGN

704-401-6159

WAXHAW, NC

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MINT ST 1912

1912 MINT. ST.

Charlotte

North Carolina

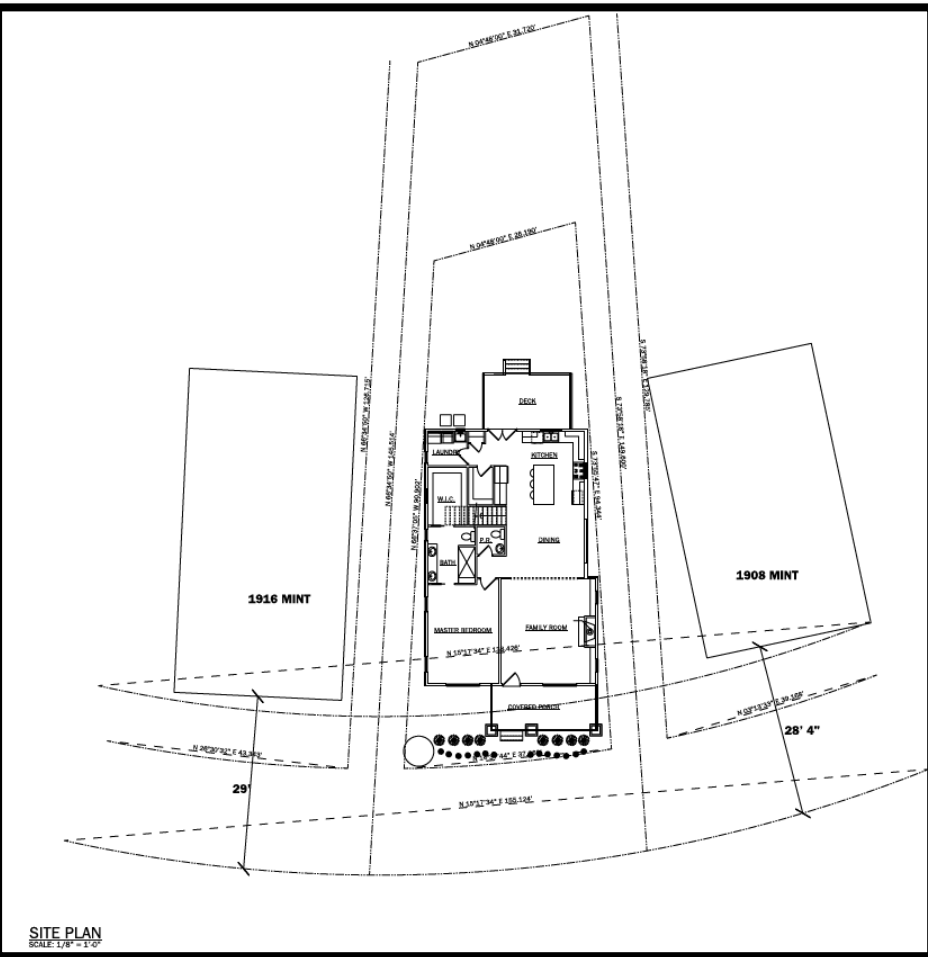
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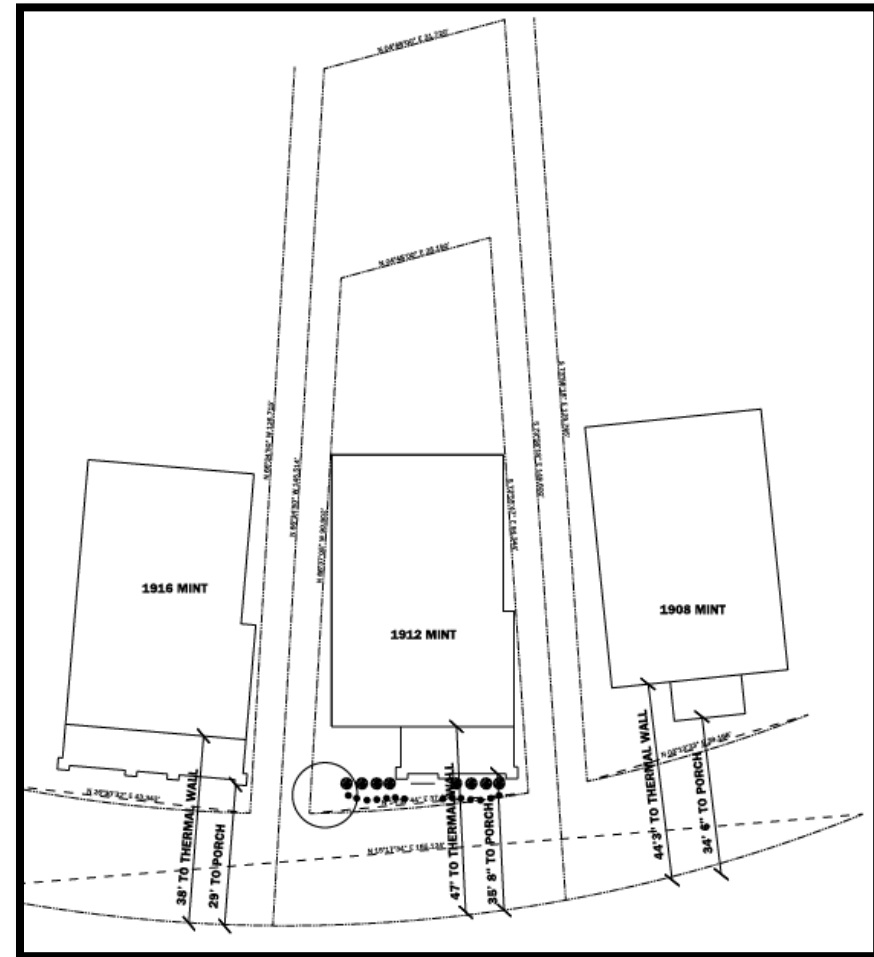
GENERAL NOTES



September 2016



October 2016





September 2016



**FRONT ELEVATION**

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

October 2016



**FRONT ELEVATION**

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



September 2016



**LEFT ELEVATION**

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

October 2016



**LEFT ELEVATION**

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



September 2016



REAR ELEVATION

SCALE:  $1/4^{\circ} = 1 \text{ cm}$ 

# October 2016



REAR ELEVATION

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



September 2016



**RIGHT ELEVATION**

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

**ELEVATION NOTES:**

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- SIDING TO BE 3/4"x8" SELECT CEDAR SIDING
- 4"x8" SMOOTH PLYWOOD FOR BOARDS ON BOARD AND BATTEN SIDING
- 1"x3" SIP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"x8" SELECT CEDAR TRIM BOARDS

October 2016



**RIGHT ELEVATION**

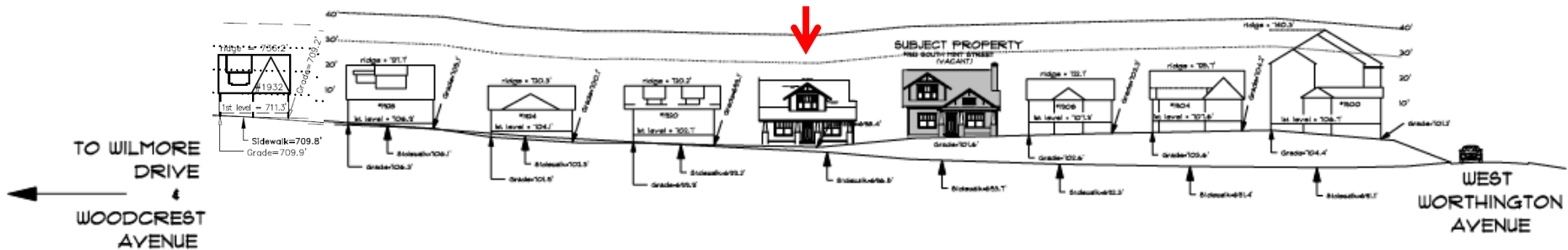
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**ELEVATION NOTES:**

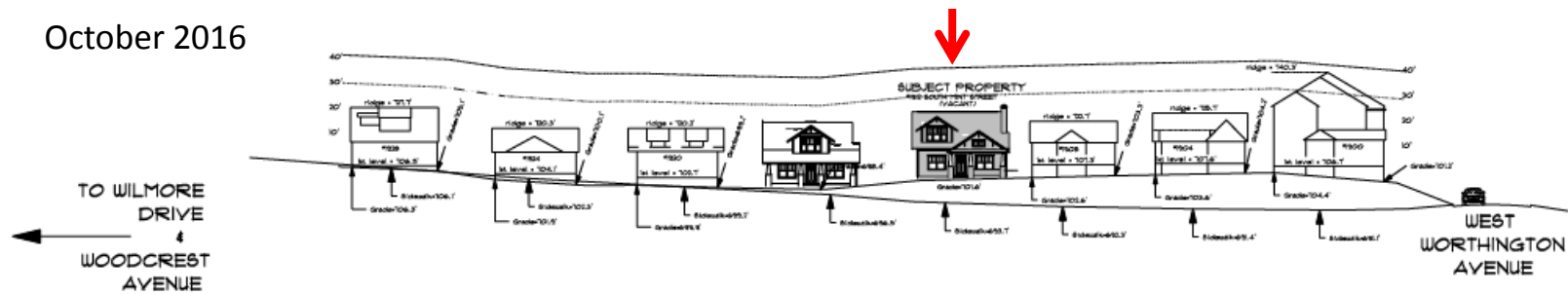
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- AT SIDING TO CORNER BOARD INTERSECTIONS, MAINTAIN 1/4" REVEAL, RACKOUT CORNER BOARDS ACCORDINGLY
- BATTENS TO BE FLUSH WITH TRIM BOARDS



September 2016

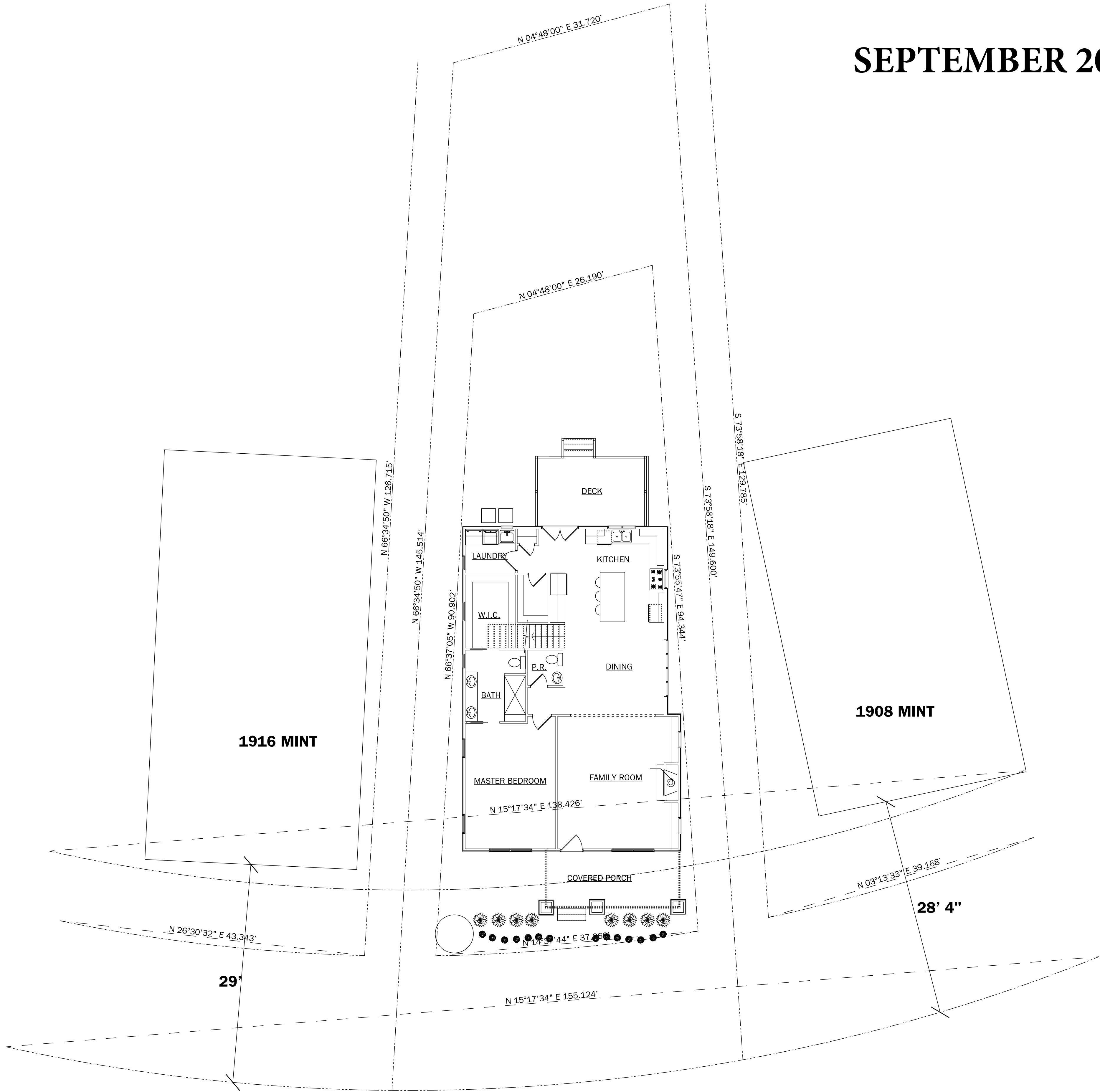


October 2016



SOUTH MINT STREET

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8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



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

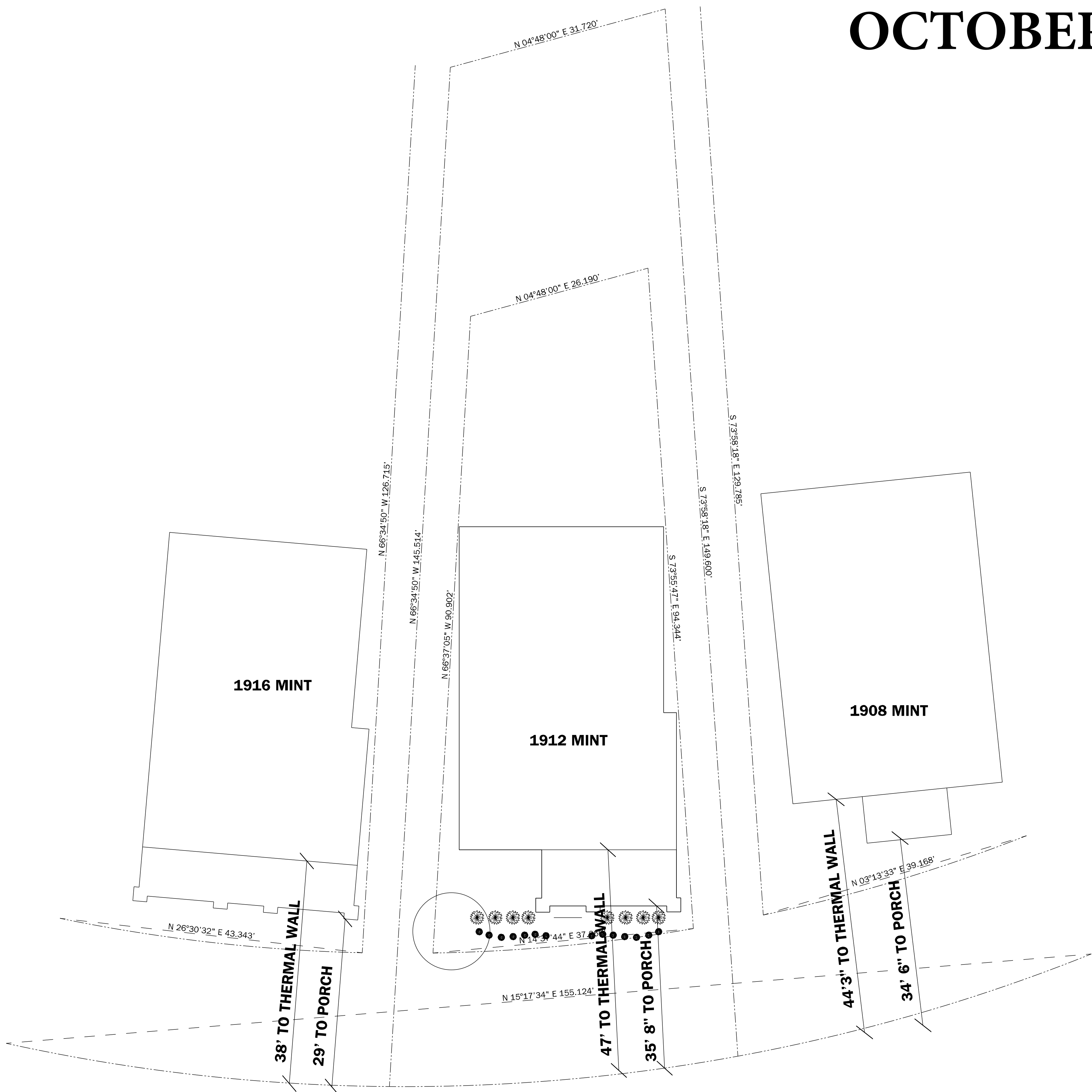
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1912 MINT. ST.  
Charlotte  
North Carolina



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SEPTEMBER 2016



FRONT ELEVATION

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



LEFT ELEVATION

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



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



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

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SEPTEMBER 2016

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**MINT ST 1912**  
1912 MINT. ST.  
Charlotte  
North Carolina



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



RIGHT ELEVATION  
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OCTOBER 2016

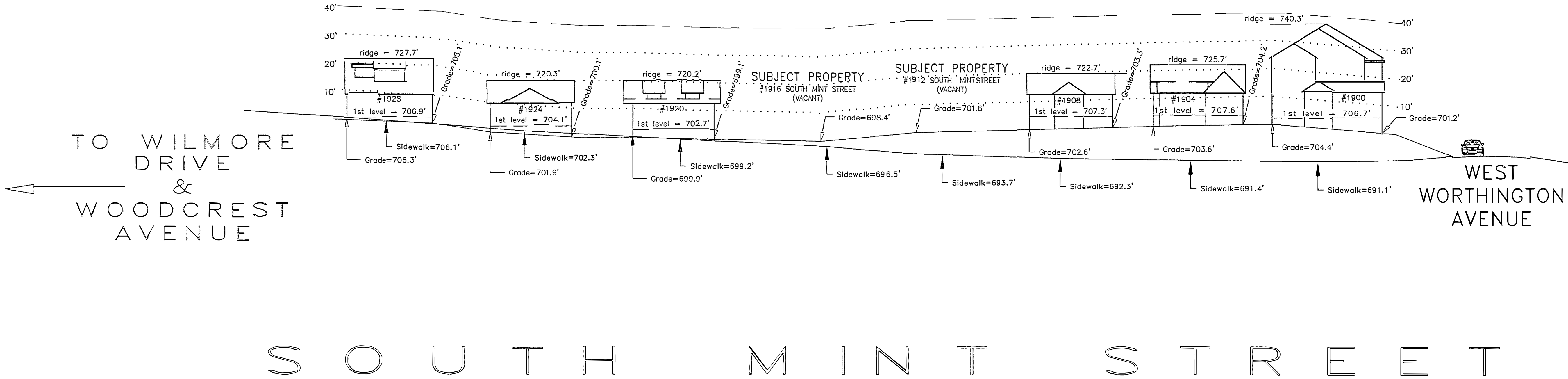
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This 30th day of June, 2015.



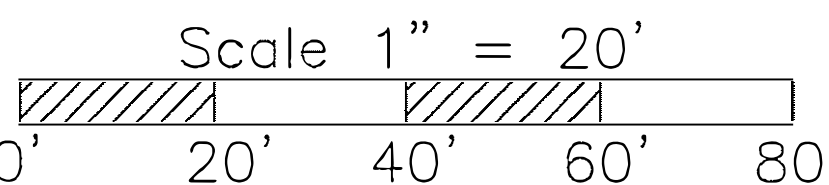
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A.G. ZOUTEWELLE  
SURVEYORS  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

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Building Heights Sketch of  
1900-1928 of SOUTH MINT STREET  
FACING NORTHWEST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
June 30, 2015

General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





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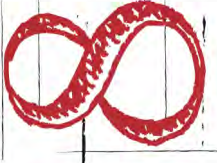
This \_\_\_\_ day of \_\_\_\_\_, 2015.

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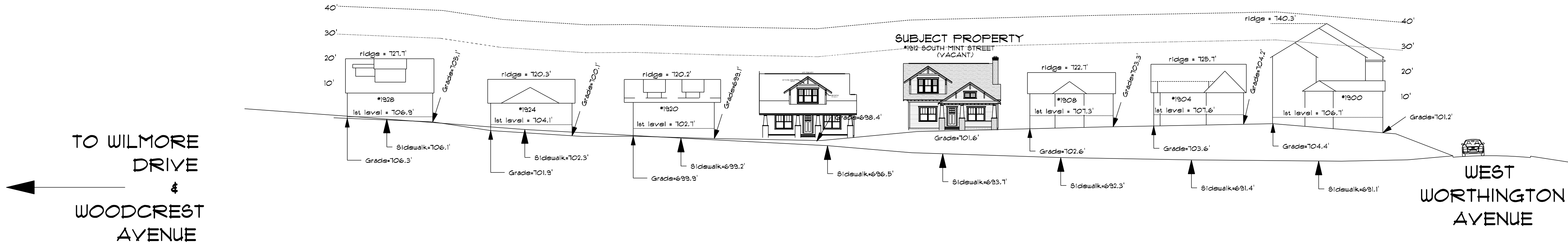
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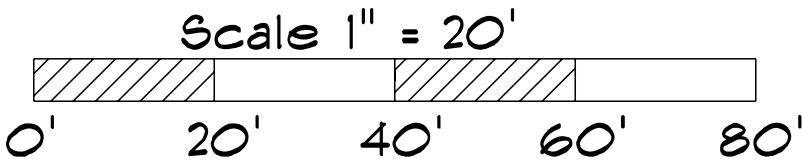


SOUTH MINT STREET

A.G. ZOUTEWELLE  
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Z:\2015\BUDG\ZAC\BOUTH MINT STREET 1900 TO 1928.DWG\BOUTH MINT STREET 1900 TO 1928

PAGE SIZE 24"X36"

DATE: Wednesday, September 07, 2016  
SCALE: 0.0469" = 1'-0"

MINT ST 1912

1912 MINT. ST.  
Charlotte  
North Carolina

5

STREET VIEW

PAGE:



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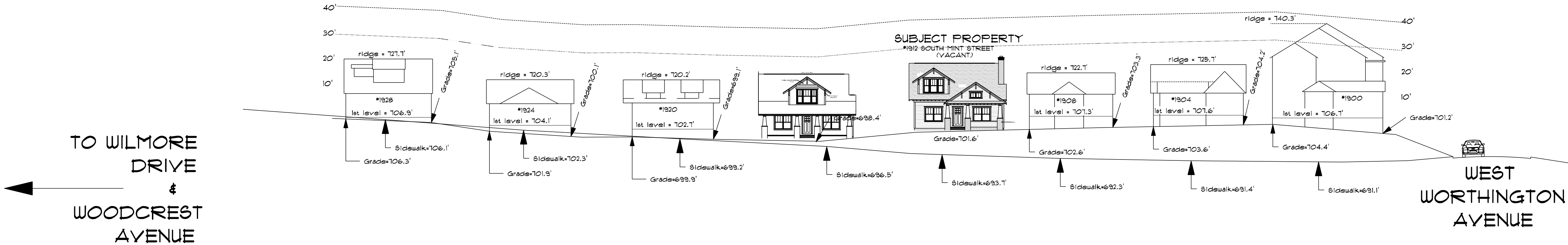
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MINT ST 1912  
1912 MINT. ST.  
Charlotte  
North Carolina

PAGE:  
2  
STREET VIEW

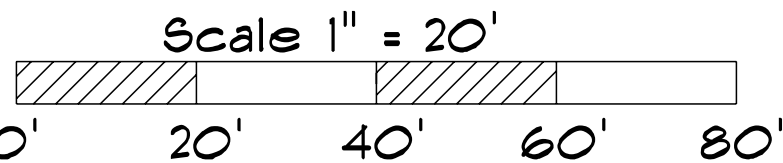
OCTOBER 2016



SOUTH MINT STREET

A.G. ZOUTEWELLE  
SURVEYORS  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

Copyright 2015  
Building Heights Sketch of  
1900-1928 of SOUTH MINT STREET  
FACING NORTHWEST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
June 30, 2015



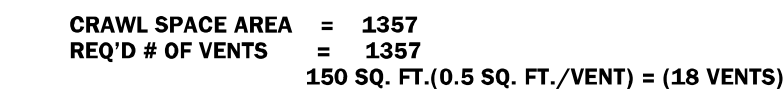
General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



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- 7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/4" WIDE, U.N.O.

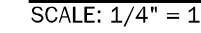
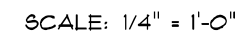


SCALE: 1/4" = 1'-0"






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STAIR / BALUSTER  
STYLES ARE DIAGRAMMATIC  
ONLY -- CONTRACTOR TO  
COORDINATE STYLES  
WITH OWNER / FINISHERS



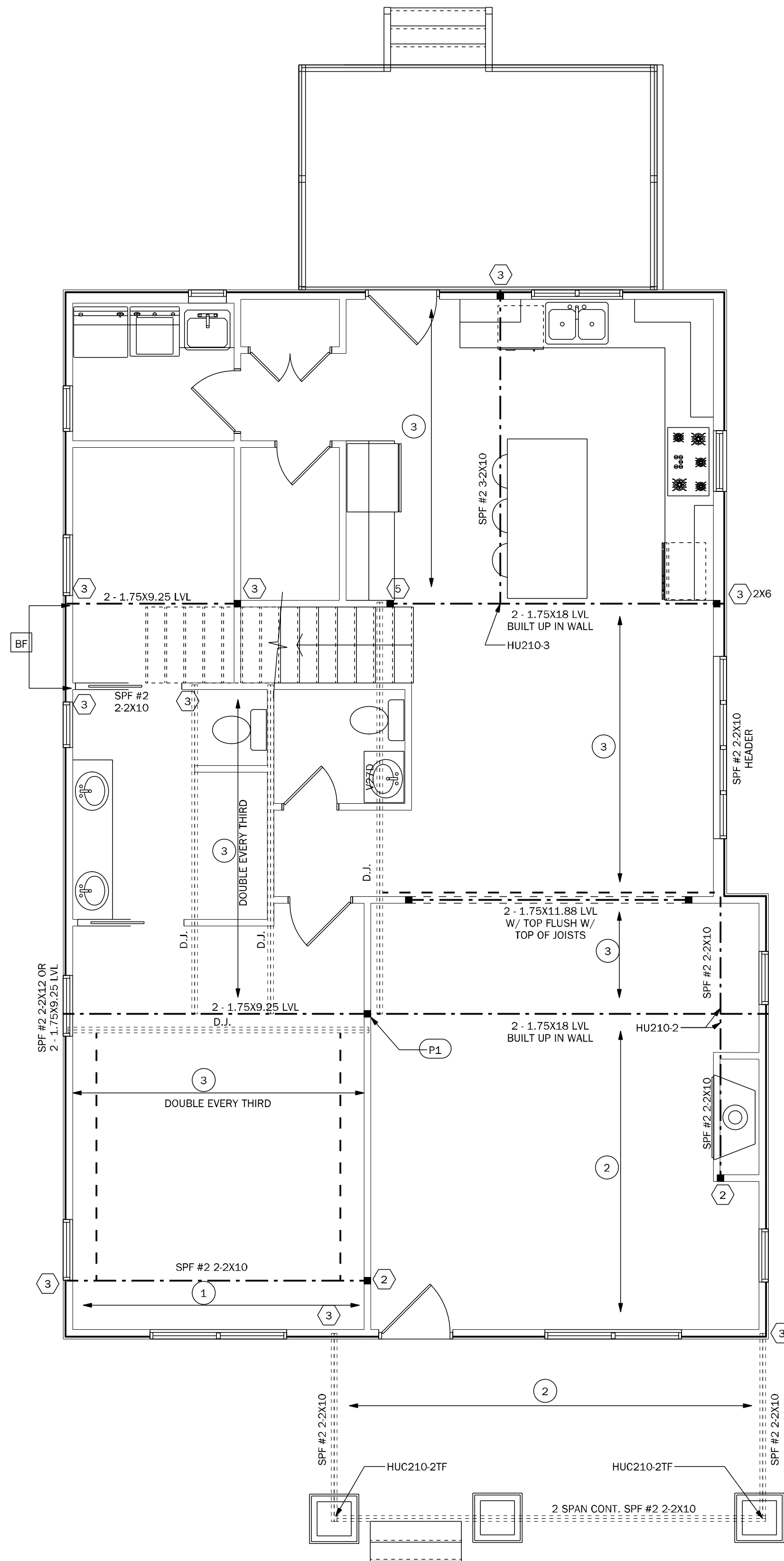
ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH  
OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS  
SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN  
CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL  
PROVIDE AN EQUIVALENT GRIPPING SURFACE

Sq Footage	
FIRST FLOOR	1357
SECOND FLOOR	952
TOTAL HEATED	2309
FRONT PORCH	155
TOTAL UNDER ROOF	2464
DECK	160

## FIRST FLOOR



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

- 1 SPF #2 2X6 @ 16" O.C.
- 2 SPF #2 2X6 @ 16" O.C.
- 3 SPF #2 2X10 @ 16" O.C.

**BWL** BRACE ALL EXTERIOR WALLS PER ENGINEERED DESIGN (SECTION R602.10.4 OF THE 2012 NCRC W/ SEPTEMBER 2013 AMENDMENTS) AS FOLLOWS: COVER EXT. FACE OF WALL W/ 7/16" OSB, FASTEN W/ 8d (PENNY) NAILS @ 6" O.C. @ EDGES AND @ 12" O.C. @ INTERMEDIATE SUPPORTS; LAP ALL PLATES (FASTEN PER "EDGES" @ TOP, BOTTOM, AND SILL PLATES)

- POINT LOAD

P1 3.5"x7" PSL COLUMN W/ TOP IN CONTACT LET-IN  
TO TOP PLATE TO BE IN CONTACT W/ BOTTOM  
OF BEAMS

TWENTY ONE  
HOME DESIGN

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MAXHAW, NC

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# STINT

1912 MINT. ST.

Charlotte

# North Carolina

PAGE:

6

2ND FLR SYS

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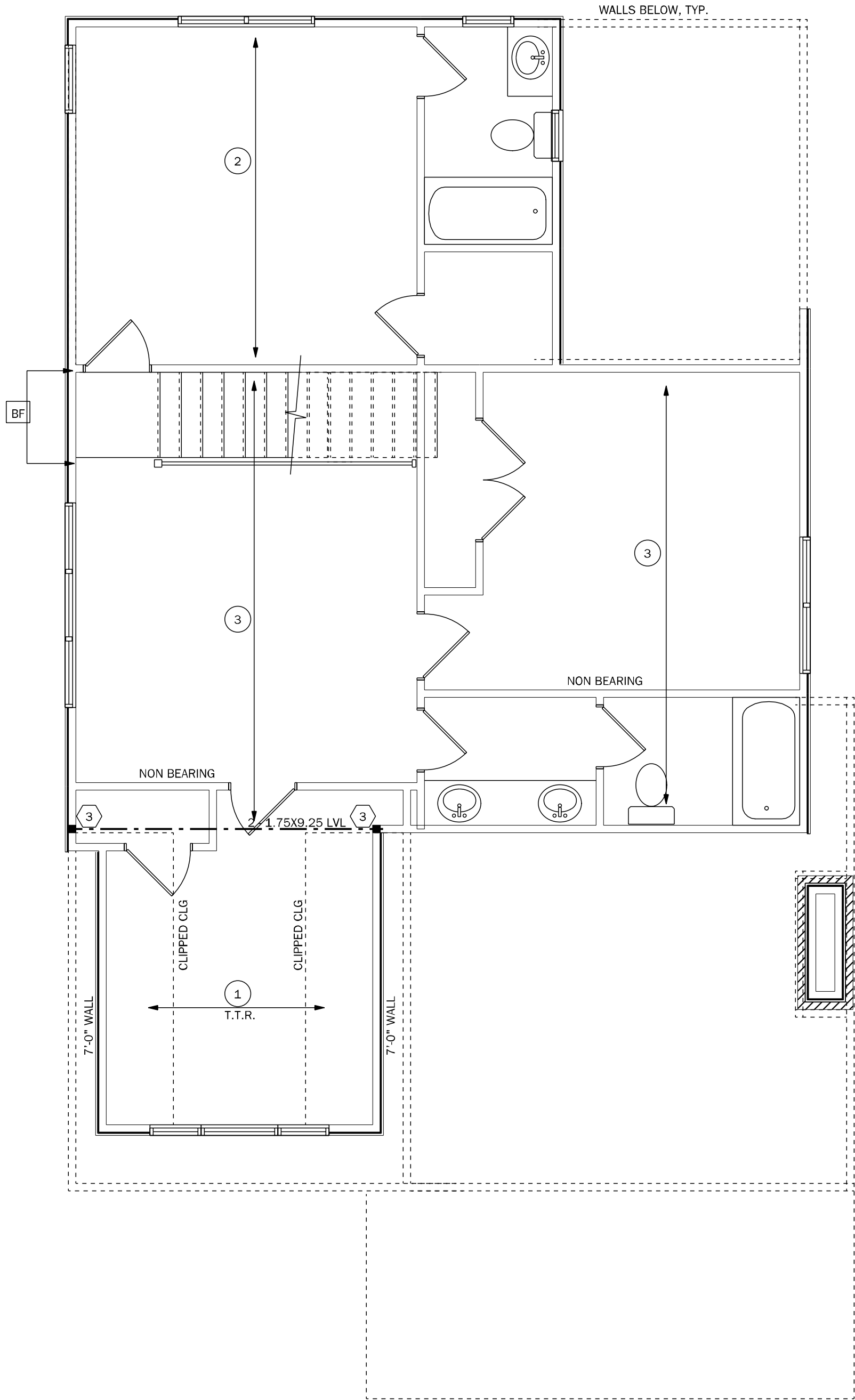


ALL WINDOWS TO BE:  
MW pro series 200 wood Windows



GENERAL NOTES

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SECOND FLOOR CEILING

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

NOTES:

- 1 SPF #2 2X6 @ 16" O.C.
- 2 SPF #2 2X8 @ 16" O.C.
- 3 SPF #2 2X10 @ 16" O.C.

T.T.R. = TIE TO RAFTERS W/ 3-10d NAILS

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- = NUMBER OF 2X4 JACK STUDS
- - - CENTER LINE OF BEAM
- POINT LOAD

CHIMNEY CHASE FRAMING (TYPICAL):

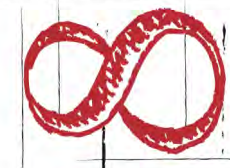
- 2X4 @ 12" O.C. OR 2X6 @ 16" O.C. BALLOON FRAMED FROM ATTIC CEILING OR FLOOR
- FASTEN 7/16" OSB SHEATHING ON ALL SIDES W/ 8d NAILS AT 4" O.C. AROUND EDGES AND 12" O.C. IN FIELD.
- FASTEN ALL STUDS TO SUPPORT BEAM OR STUDS BELOW WITH SIMPSON LSTA24 STRAPS
- FASTEN BEARING ENDS OF BEAMS TO SUPPORT STUDS WITH SIMPSON MSTC28 STRAPS

MEMBER

**A I B D**

AMERICAN INSTITUTE of  
BUILDING DESIGN

TWENTY ONE  
HOME DESIGN



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WAXHAW, NC

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**MINT ST 1912**

1912 MINT. ST.

Charlotte

North Carolina

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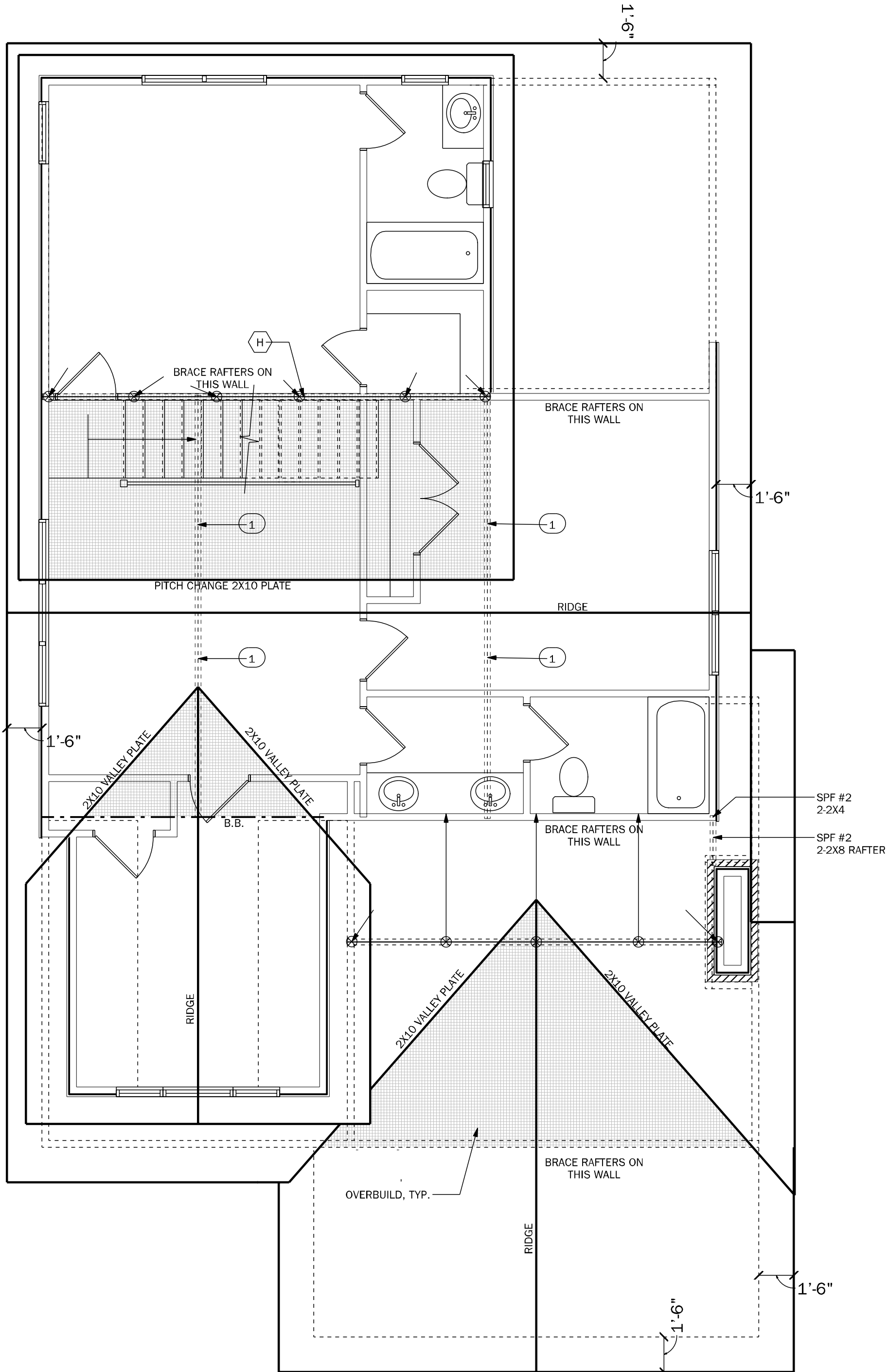
8

2ND FLR CLG

PAGE SIZE 24"X36"

DATE: Monday, October 03, 2016  
SCALE: 1/4" = 1'-0"

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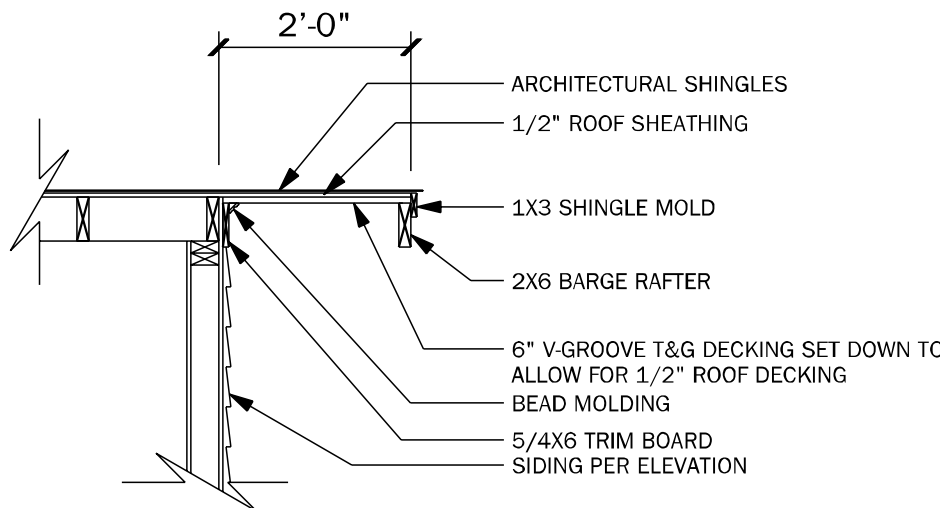
- ALL RAFTERS TO BE SPF #2 2X6 @ 16" O.C. U.N.O.
  - ALL HIPS, RIDGES, AND VALLEYS TO BE SPF #2 2X10'S
- 1 = SPF #2 2-2X6 RAFTER W/ A SPF #2 2X4 COLLAR AT EACH FACE FASTENED W/ 3-10d NAILS
- H = SPF #2 2-2X6 HOG @ RAFTERS

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

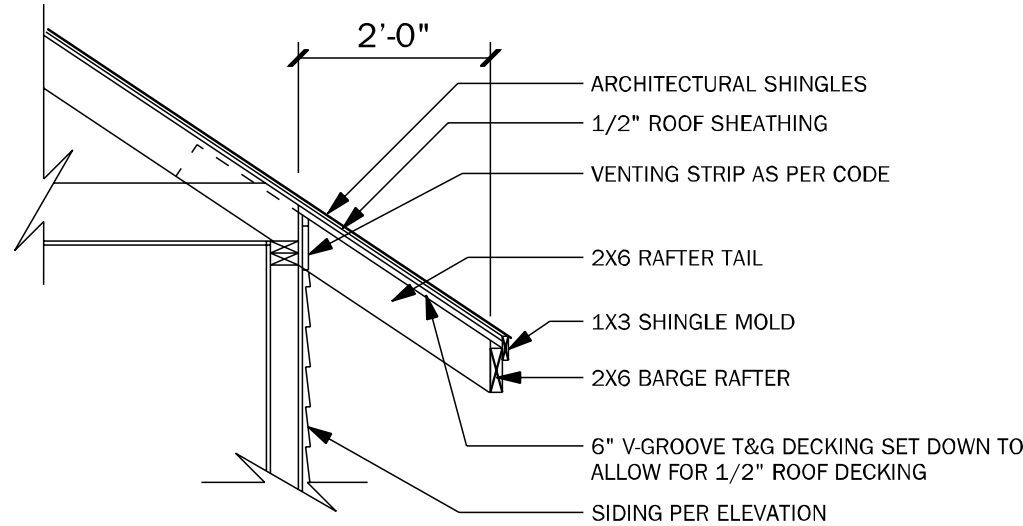
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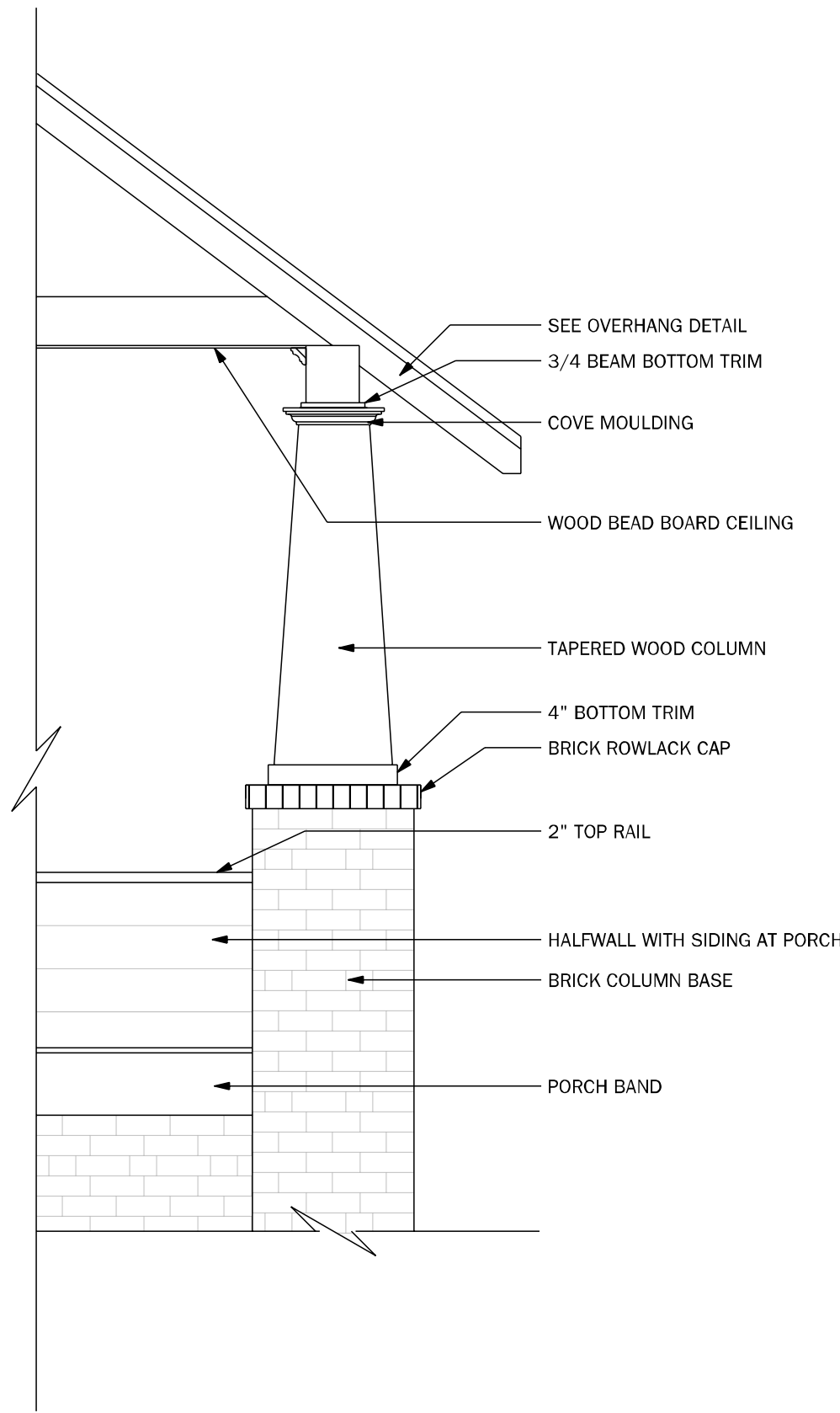
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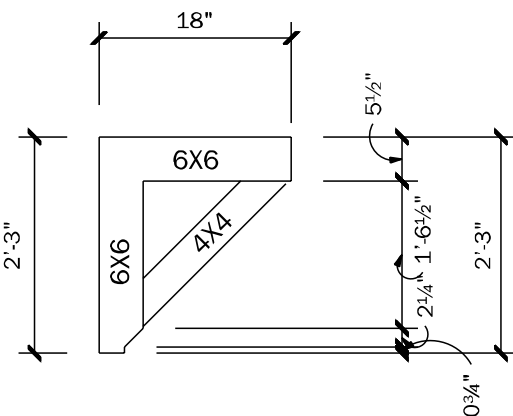
**RAKE OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"



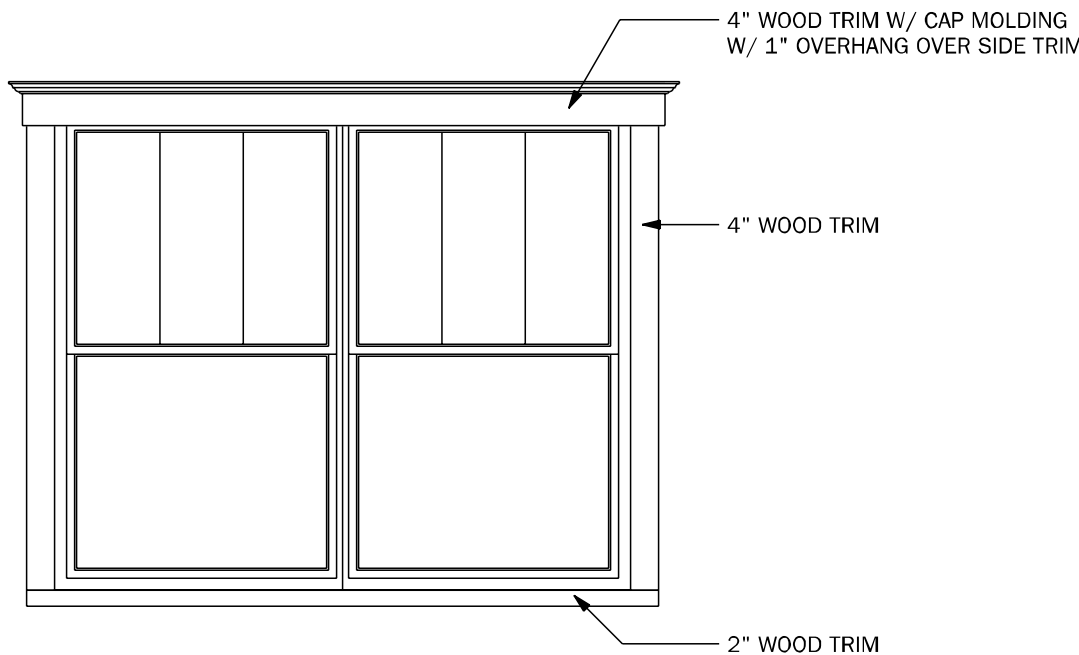
**SLOPED OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"



**PORCH POST DETAIL**  
SCALE: 1/2" = 1'-0"



**BRACKET OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"



**WINDOW TRIM DETAIL**  
SCALE: 1/2" = 1'-0"

Heartwood Tree Service, LLC  
P.O. Box 240881  
Charlotte, NC 28224  
Office: 704-525-3066  
Fax: 704-521-8831



## Tree Protection Plan



**Project specifications for the new home construction at 1912 S. Mint St, 28203 will contain language to address the following items to preserve the (46") Deodara Cedar (front of property):**

1. Install a tree protection barrier/fence to protect the critical root zone measured 6.5' (minimum) from the buttress roots oriented at 185° S, 250°W, 279°W, 324°NW, and 5°N; measured 20' from the buttress root oriented at 55°NE; measured 20' from the base perpendicular to the sidewalk (fence running parallel to the sidewalk)—There is to be no equipment access, storing of materials, or any action that will compact or disturb the soil or roots within the protected zone (\$1,890.00-\$2,205.00)
2. Use an Air Spade to create a trench (within the protected root zone) and prune any roots that have been damaged or have the potential to be damaged as a result of the construction process (\$1,575.00)
3. Prune to remove dead or broken branches >1" diameter; raise/reduce the lower canopy (as appropriate) to allow adequate clearance for house construction (\$1,260.00)
4. Collect a relative soil sample to have the current nutrient content analyzed (\$75.00)
5. Kill/remove all voluntary ground cover within the tree preservation area (\$307.50)
6. Use an Air Spade to install 4-6 radial trenches within the protected root zone to improve the soil structure/quality and increase the volume of fibrous/collection roots (\$2,460.00)
7. Administer a prescription fertilizer blend (according to the soil analysis) directly to the root zone to improve the soil structure, correct the soil pH, and increase vigor (prior, during, and post construction) (\$345.00/application)



8. Install a 3-4" layer of wood chips/mulch to buffer the critical root zone (@50 cubic yards) (\$1,155.00)
9. Treat the lower stem with a preventative insecticide to protect against Ambrosia Beetles and other harmful wood-boring pests (April, June, Aug, and Oct 2017) (\$102.50/application)
10. Have an ISA Certified Arborist will inspect this tree monthly throughout the construction process to assess and document the tree's health
11. Install a lightning protection system in the upper canopy to protect against electrical energy in the event of a lightning strike (\$630.00); **this is a risk mitigation item, not an essential for construction sustainability**; price is valid if scheduled at the same time as pruning

**The recommended items (above) are listed in order of priority and scheduling**