**Charlotte Historic District Commission** 

Staff Review

HDC 2017-683 PID# 12302903

LOCAL HISTORIC DISTRICT: Dilworth

**PROPERTY ADDRESS:** 409 Rensselaer Avenue

**SUMMARY OF REQUEST:** Addition, fenestration and façade changes

**APPLICANT/OWNER:** Allen Brooks

#### **Details of Proposed Request**

**Existing Conditions** 

The existing structure is a one story Colonial style house constructed in 1930 and listed as a contributing structure in the Dilworth National Register of Historic Places. The site elevation drops from front to rear approximately 5 to 7 feet. Existing height is approximately 17'.

#### Project

The project is an addition to the front and rear. The front addition includes hand rails, porch columns and new porch roof. The rear addition begins at the ridge of the original house and follows the same pitch. Proposed ridge height is +/- 18'-9". Design features of the addition include clipped gables, and trim and widows to match the house. All primary and trim materials are wood. New windows and trim are shown on the elevations.

**Application for a Certificate of Appropriateness** 

Date: February 14, 2018

#### **Design Guidelines – Additions, page 7.2**

- 1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
- 2. Limit the size of the addition so that it does not visually overpower the existing building.
- 3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
- 4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
- 5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
- 6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction	n Projects Will be Evaluated for Compatibility by the Following Criteria	Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

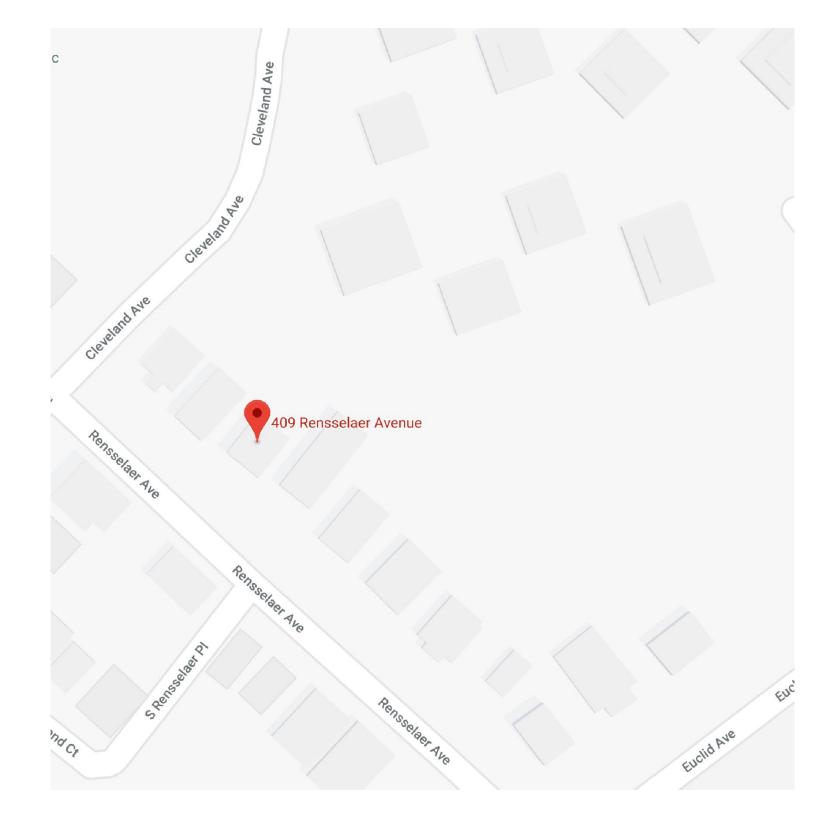
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

#### **Staff Analysis**

The Commission will determine if the proposal meets the guidelines for additions.

# Charlotte Historic District Commission Case 2017-683 HISTORIC DISTRICT: DILWORTH **ADDITION** 50` Cleveland Au Rensselaer A. South Pensselaer Pi Euclid Av II DATH AN 409 Rensselaer Avenue Dilworth **Historic District Property Lines** 120 240 360 **Building Footprints January 4, 2018** ∎Feet





VICINITY MAP



## INDEX OF DRAWINGS

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A-0.1	Existing Conditions
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	Proposed Front Elevation
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	Proposed Right Side Flevation

Proposed Right Side Elevation

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Proposed Rear Elevation

A-3.3 Existing Left Side Elevation
Proposed Left Side Elevation

A-3.4 Section and Details

A-3.5 Elevations - Compared

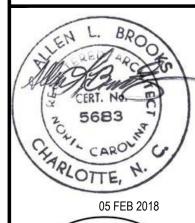
## SQUARE FOOTAGE CALCULATIONS

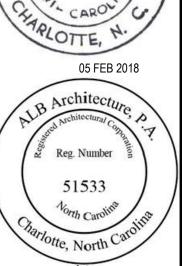
	Heated		Unheated
Existing Basement Floor: Existing Basement Patio: Existing First Floor: Existing Front Porch: Existing Rear Deck:	1047 S.F.		1047 S.F. 172 S.F. 84 S.F. to be removed 312 S.F. to be removed
Proposed Basement Floor: Proposed Front Porch:	662 S.F.		144 S.F.
Proposed First Floor: Proposed Balcony:	573 S.F.		274 S.F.
Proposed First Floor: Proposed Balcony:	965 S.F.		152 S.F.
Total:	3,247 S.F.		1,789 S.F.
Total Under Roof:		5,036 S.F.	

AB

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PRO ECT : 17054 ISSUED: 05 FEB 2018 REVISIONS:

COVER SHEET

A-0

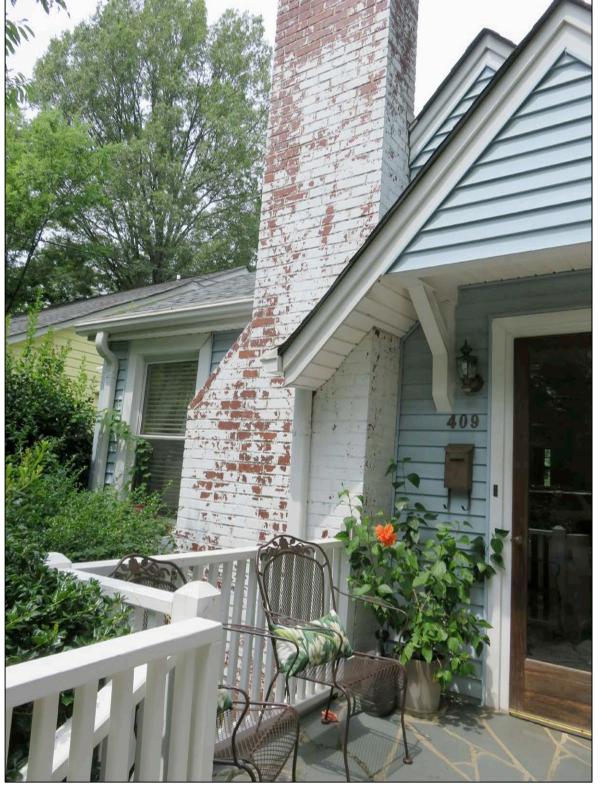
OF: FOURTEEN

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FRONTAL VIEW FROM YARD



LEFT FRONT WITH STOOP



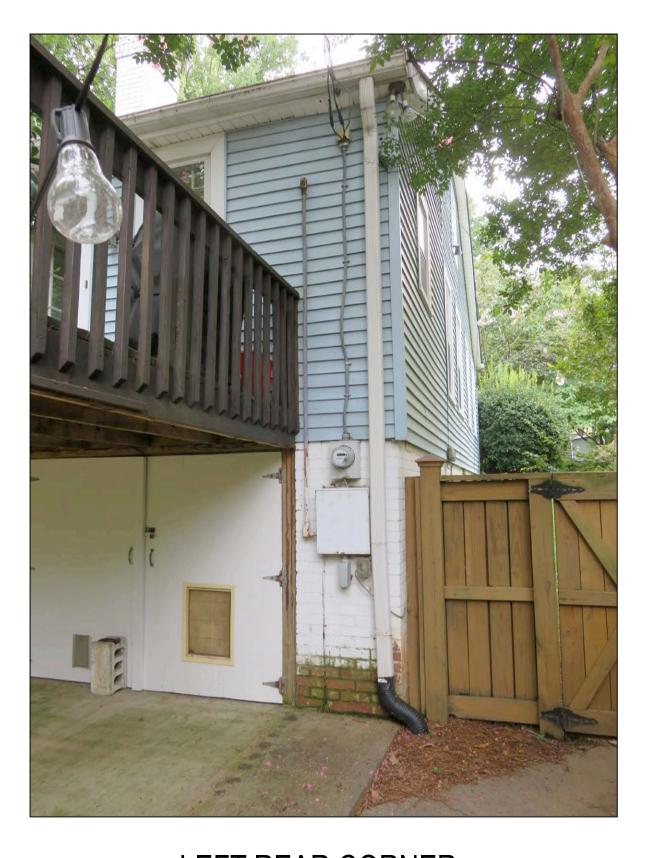
LEFT SIDE OF HOUSE



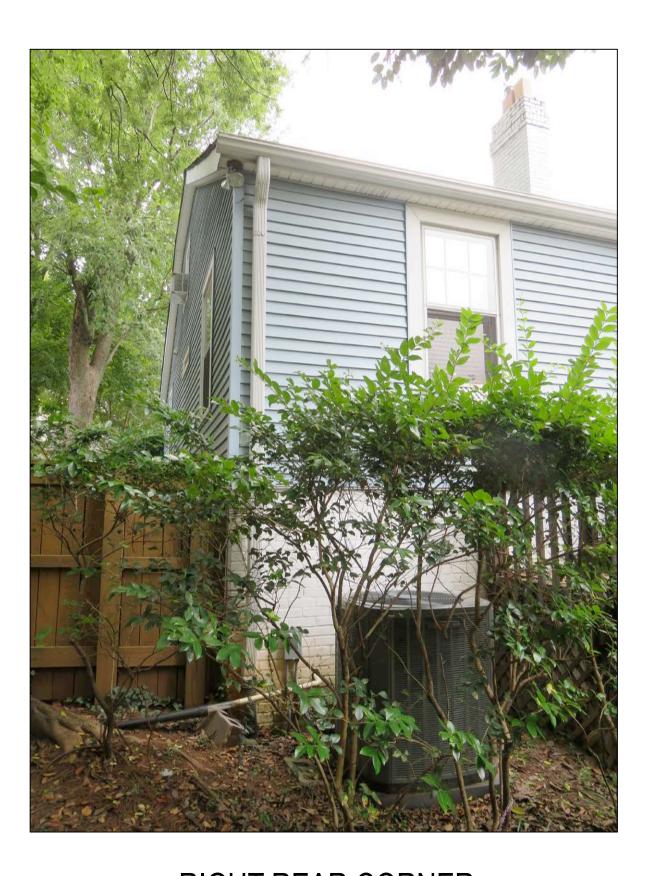
RIGHT SIDE OF HOUSE



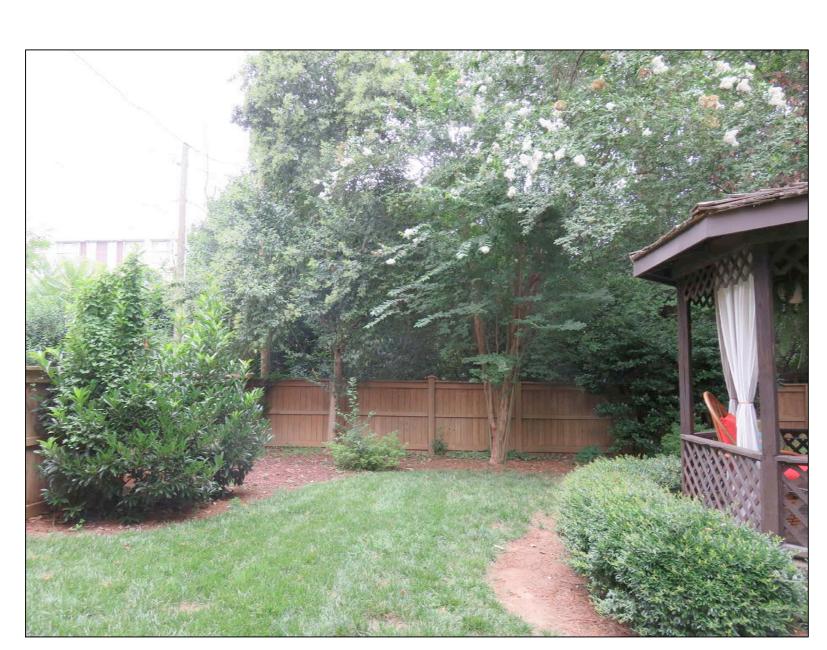
REAR OF HOUSE FROM YARD



LEFT REAR CORNER



RIGHT REAR CORNER



REAR YARD LOOKING TO CITY CENTER

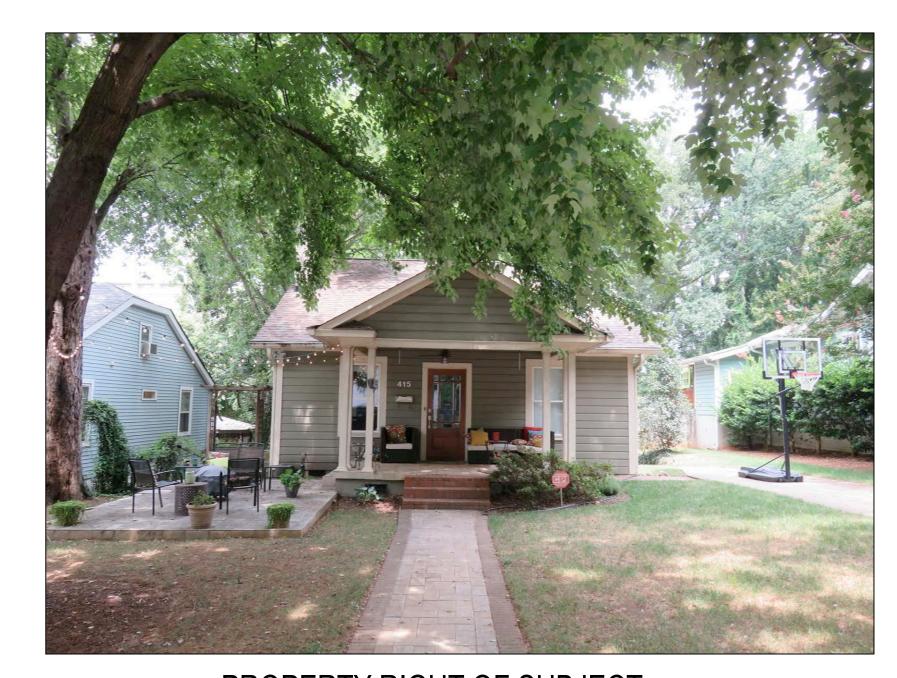
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PROPERTY FAR LEFT OF SUBJECT



PROPERTY RIGHT OF SUBJECT



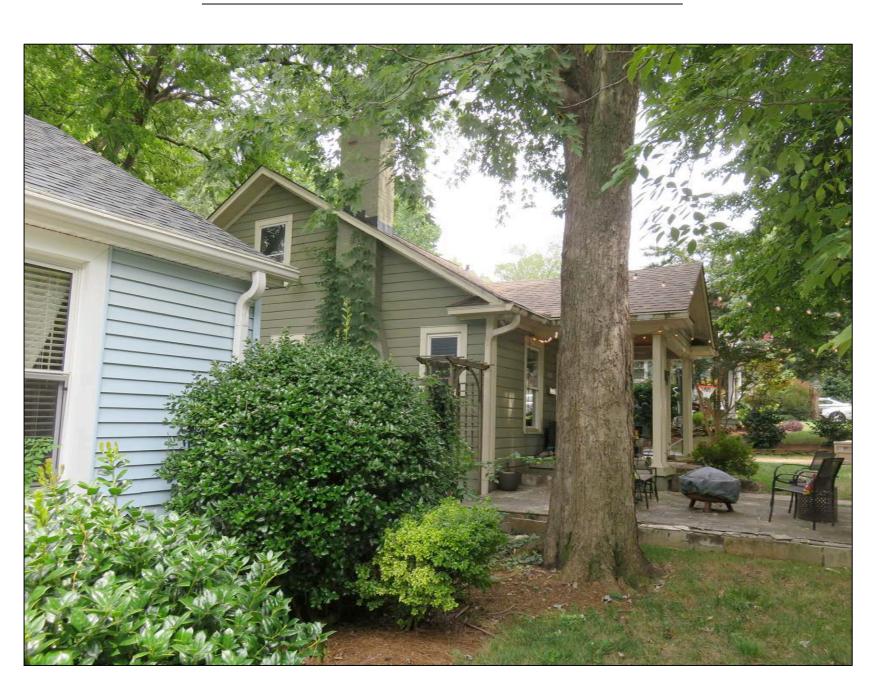
PROPERTY NW ACROSS STREET



PROPERTY LEFT OF SUBJECT



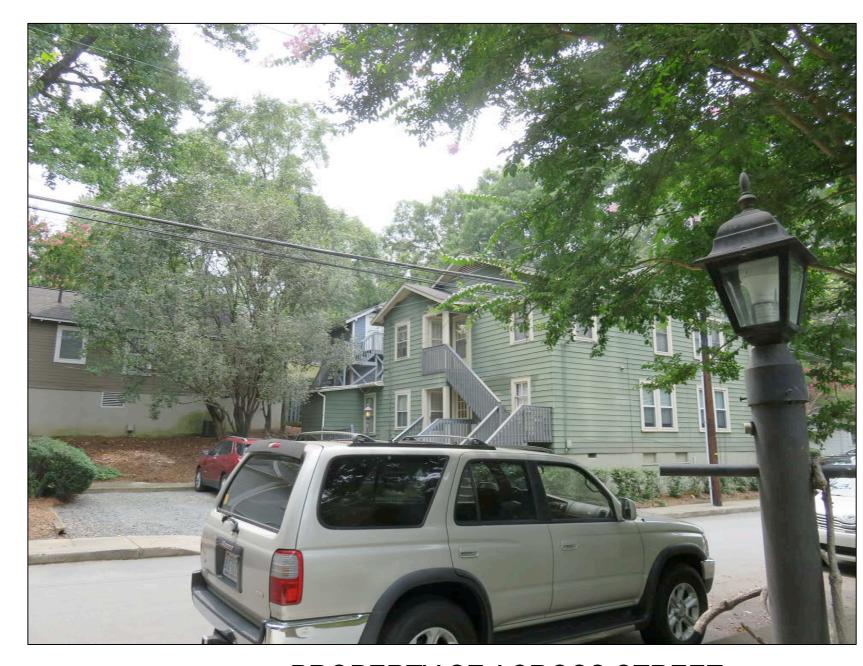
PROPERTY FAR RIGHT OF SUBJECT



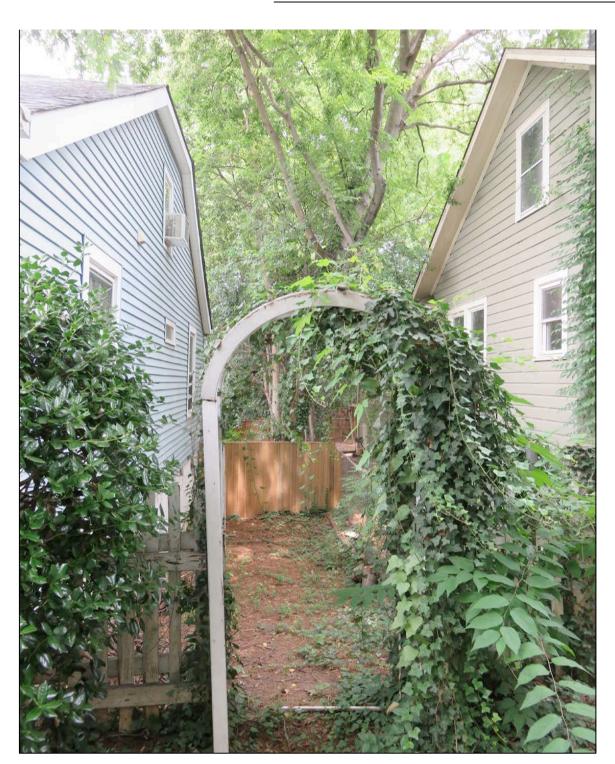
ACUTE VIEW OF RIGHT NEIGHBOR



SUBJECT PROPERTY



PROPERTY SE ACROSS STREET



SIDE YARD BETWEEN
SUBJECT AND RIGHT
NEIGHBOR

A I B a r c h i t e c t u r e

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STREET CONTEXT SHEET

A-1.2
OF: FOURTEEN



FRONT ELEVATION



REAR ELEVATION



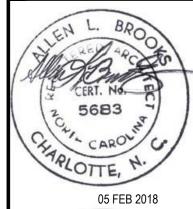
LEFT ELEVATION



RIGHT ELEVATION

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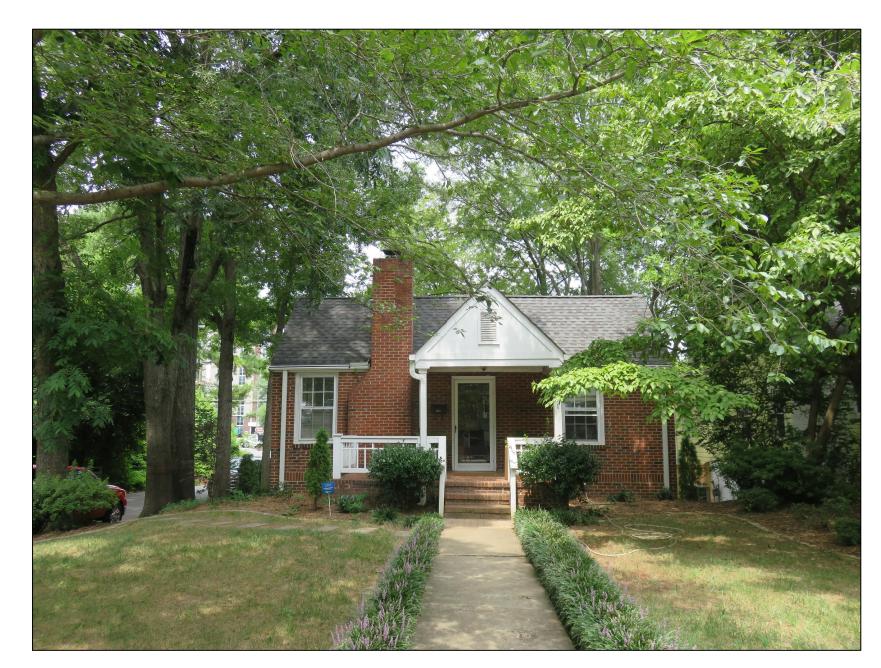
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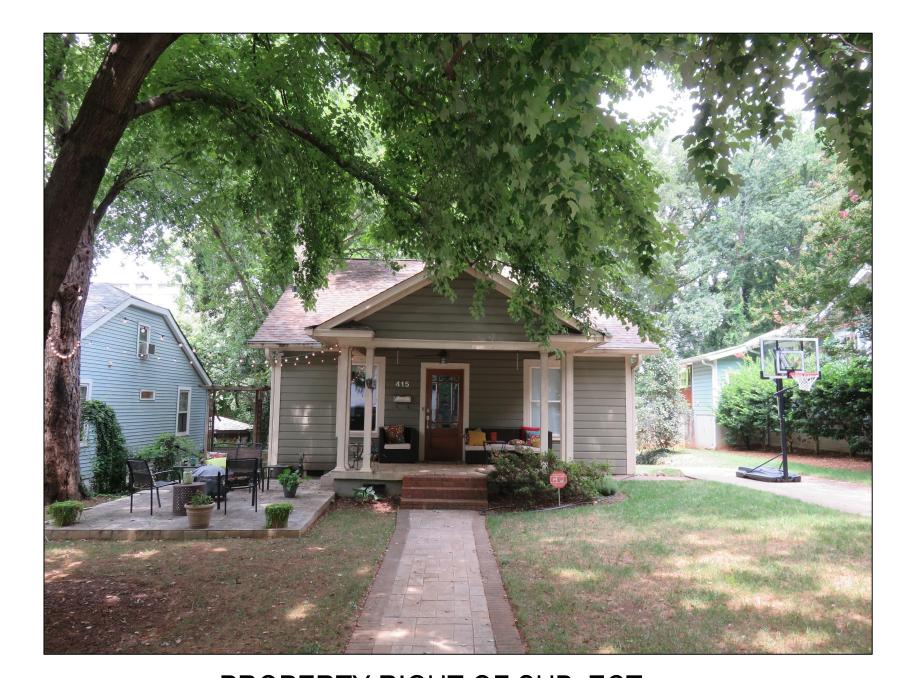
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PRO ECT : 17054 ISSUED: 05 FEB 2018 REVISIONS:

EXISTING CONDITIONS



PROPERTY FAR LEFT OF SUB ECT



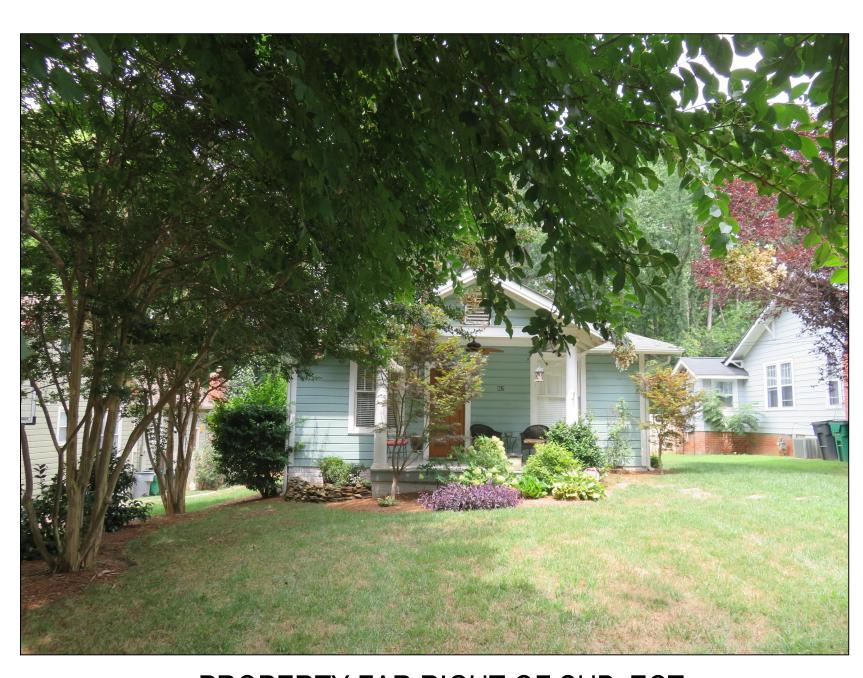
PROPERTY RIGHT OF SUB ECT



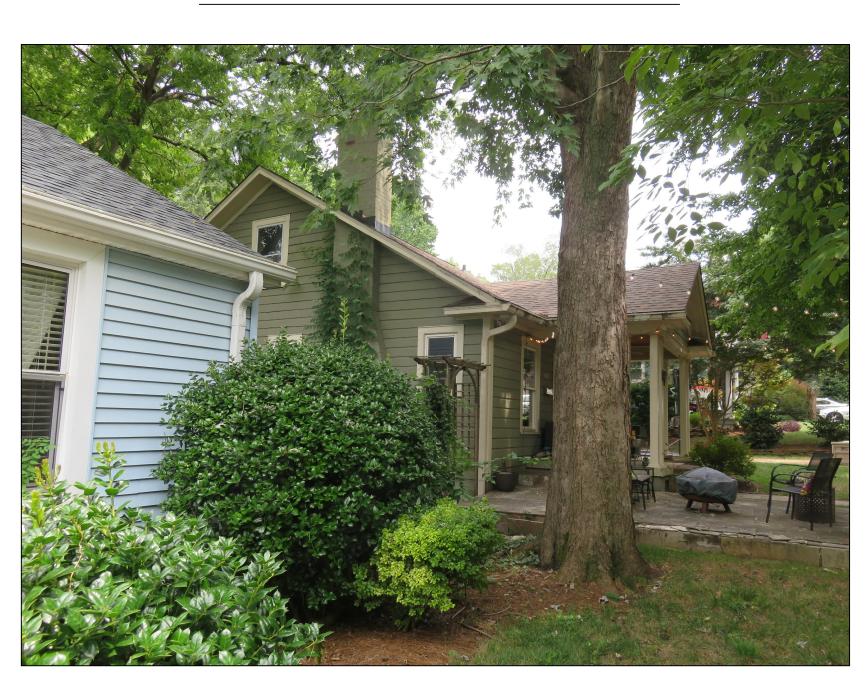
PROPERTY NW ACROSS STREET



PROPERTY LEFT OF SUB ECT



PROPERTY FAR RIGHT OF SUB ECT



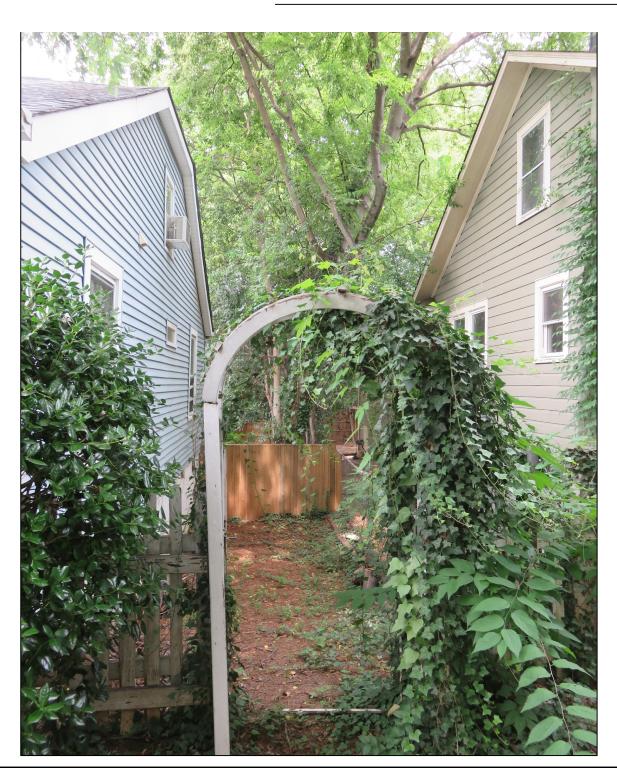
ACUTE VIEW OF RIGHT NEIGHBOR



SUB ECT PROPERTY



PROPERTY SE ACROSS STREET

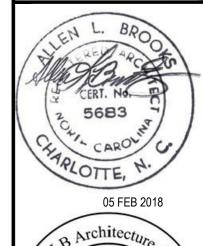


SIDE YARD BETWEEN SUB ECT AND RIGHT **NEIGHBOR** 



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STREET CONTEXT SHEET



FRONTAL VIEW FROM YARD



LEFT FRONT WITH STOOP



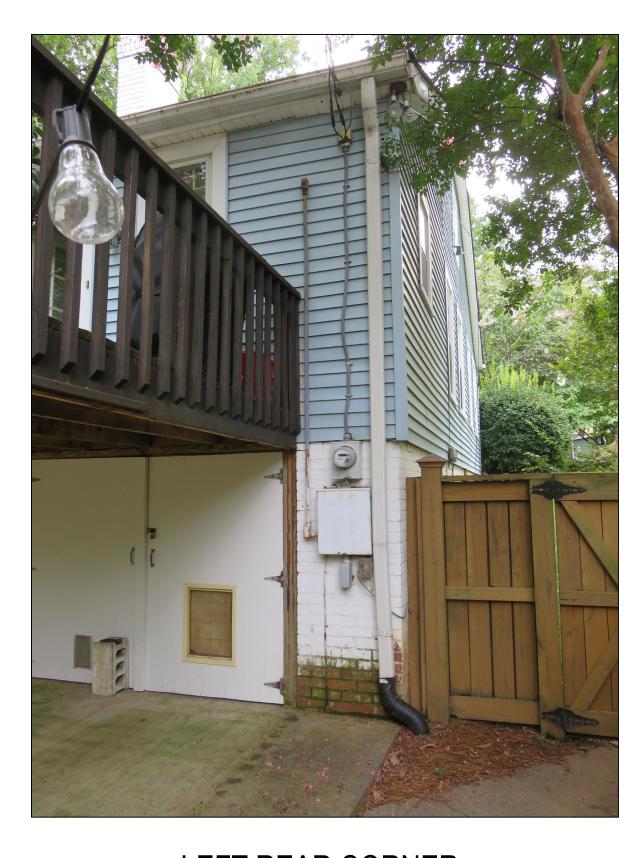
LEFT SIDE OF HOUSE



RIGHT SIDE OF HOUSE



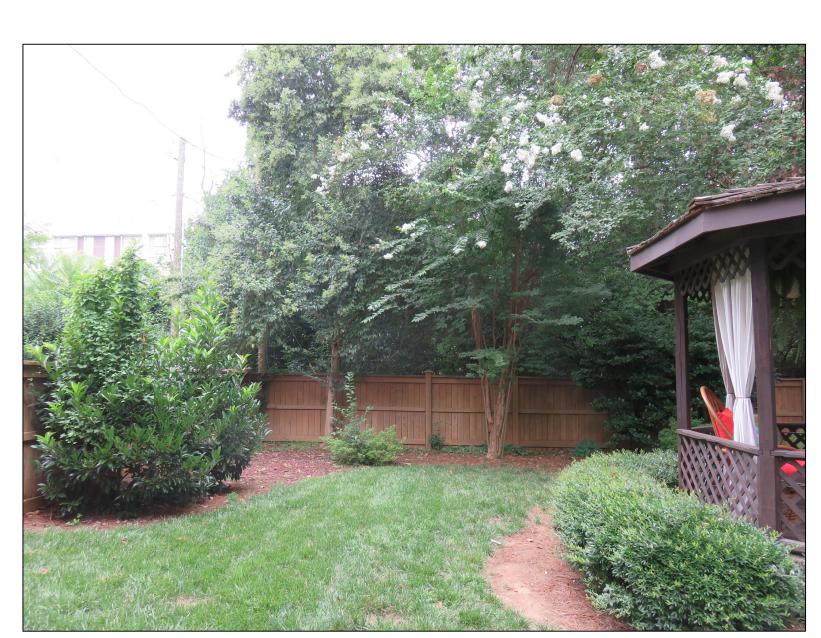
REAR OF HOUSE FROM YARD



LEFT REAR CORNER



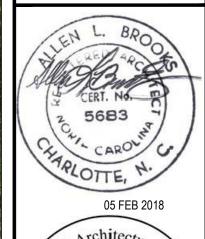
RIGHT REAR CORNER



REAR YARD LOO ING TO CITY CENTER

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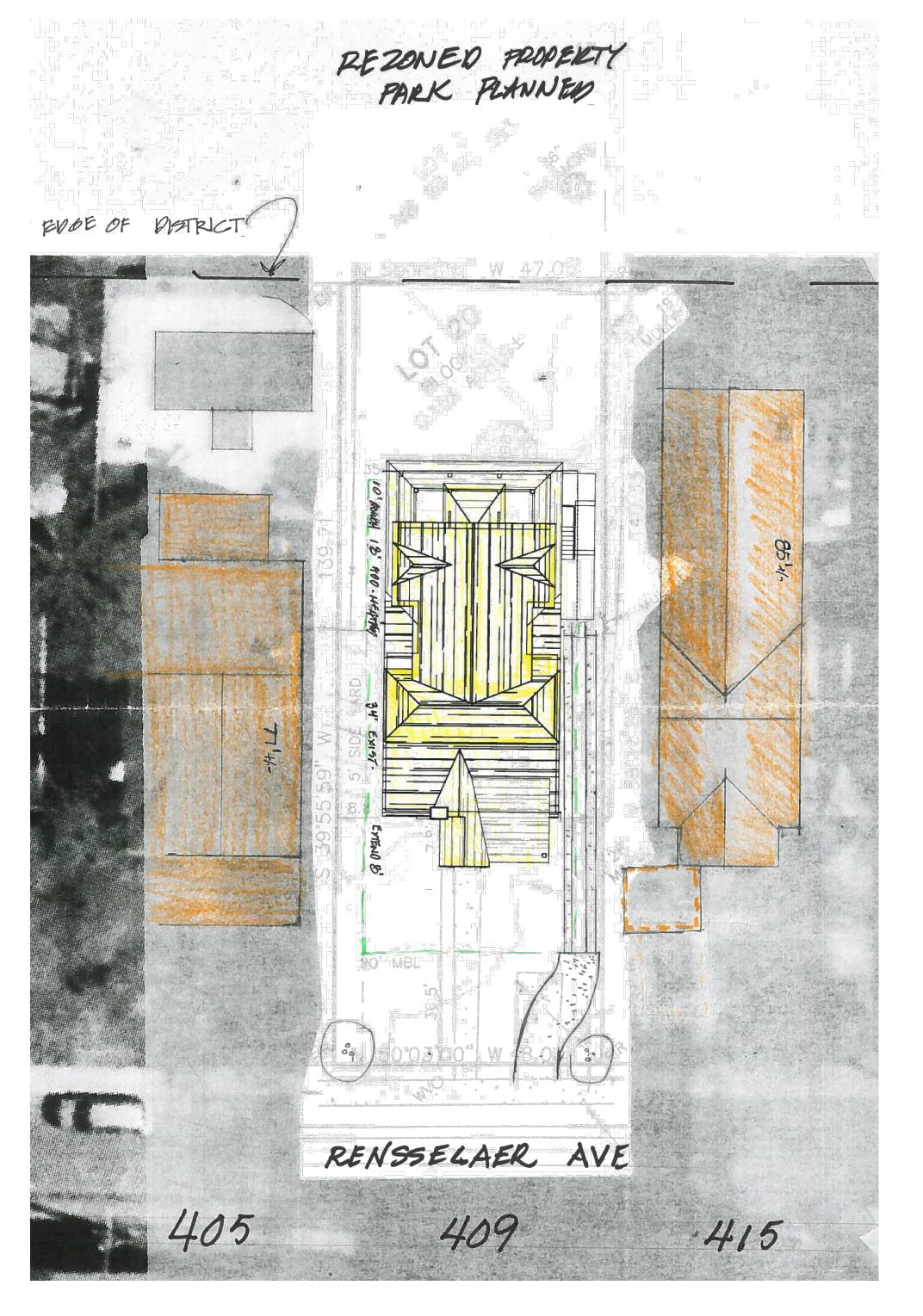
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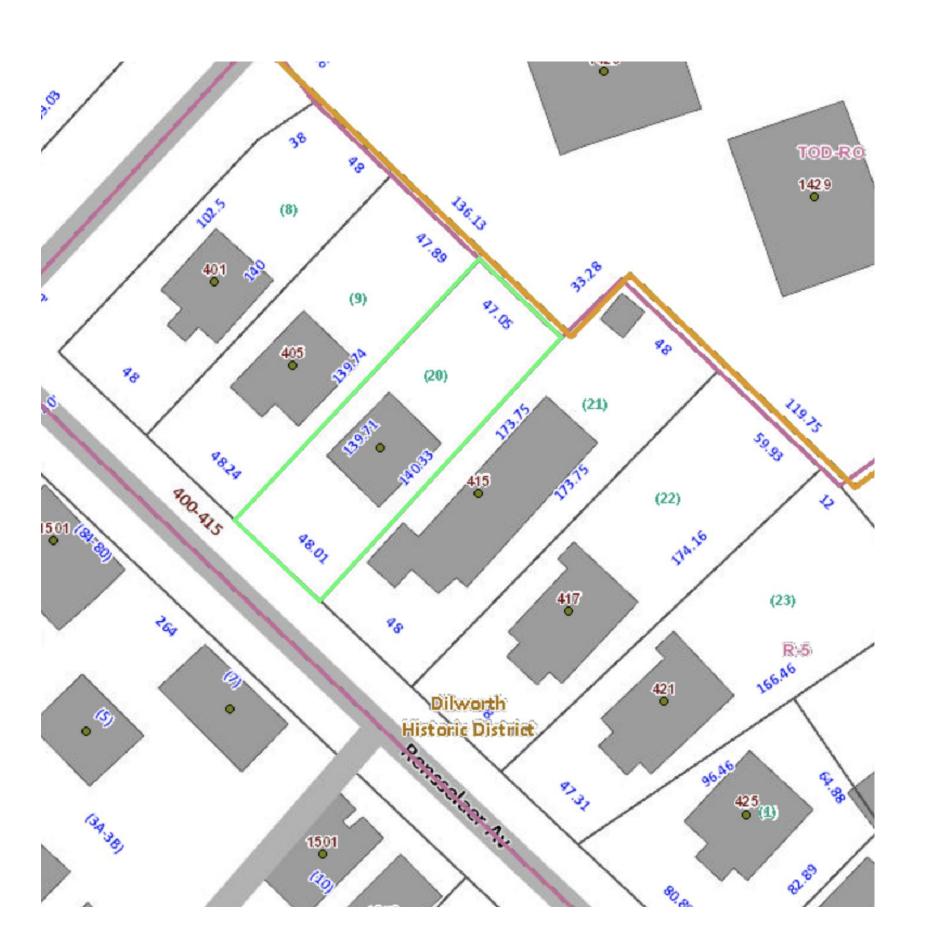
THOMA

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SUB ECT HOUSE SHEET



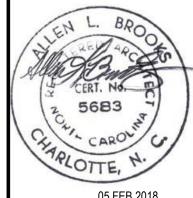






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CHARLOTTE, M. 05 FEB 2018

O5 FEB 2018

Architecture, As Reg. Number 51533

North Carolina
Seal

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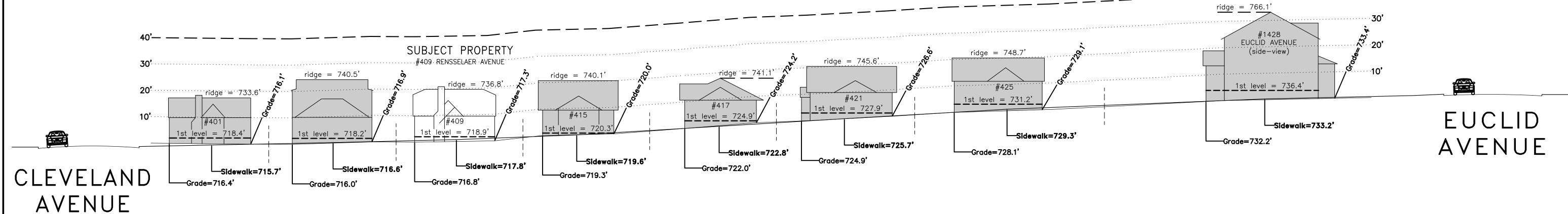
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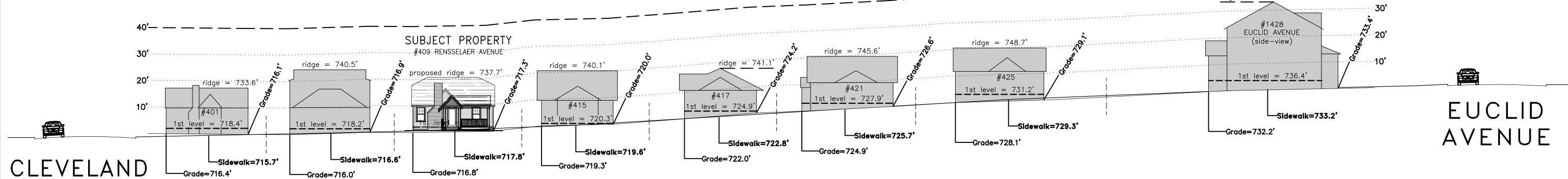
BUILDING HEIGHT SURVE

A-U.5

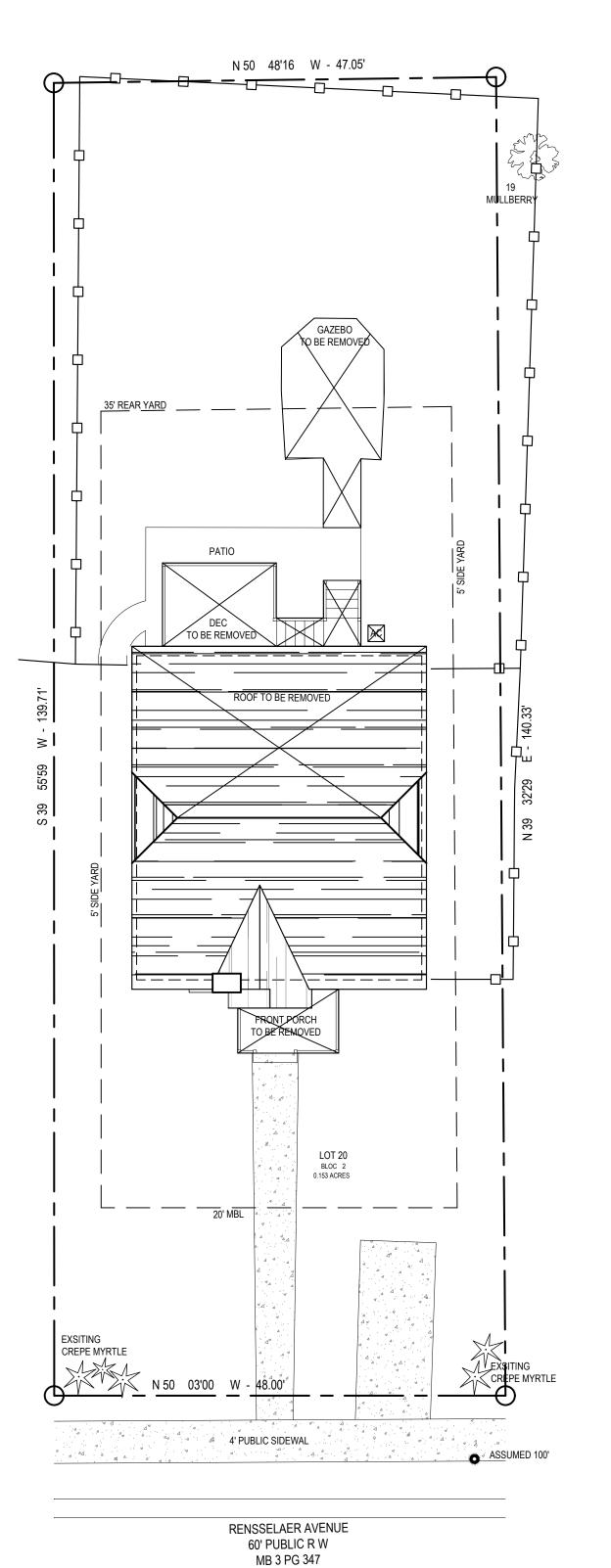
OF: FOURTEEN

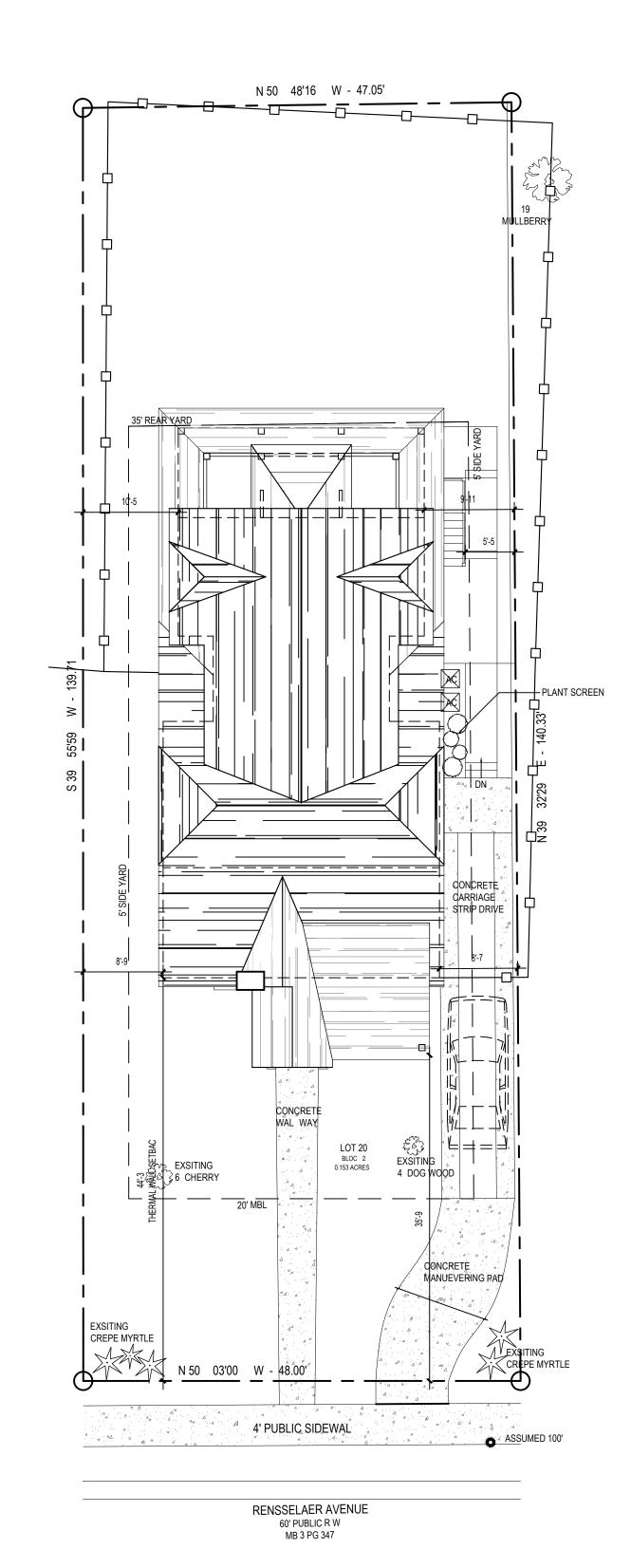


# RENSSELAER AVENUE



AVENUE





RESIDENCE CAL	CULATIONS
TOTAL PROPOSED HEATED AREA	2200
PROPOSED UN	IHEATED
REAR PORCH	426
FRONT PORCH	144
TOTAL	570
REAR YARD PERMEABILITY CALCULATION	ONS (50 % AS REQUIRED
EXISTING REAR YARD AREA	2907
CONCRETE DRIVE	0
IMPERVIUOS AREA AT REAR YARD	934
TOTAL AREA	934
TOTAL PERMEABLE AREA	68%
OPEN SPACE CALCULATIONS PER ZOI	NING (AT LEAST 65% RE
TOTAL AREA OF SITE	6655
FOOTPRINT OF HOUSE	1934
TOTAL AREA	1934
PERCENTAGE OF OPEN SPACE	71%

#### **GENERAL NOTES:**

- 1. <u>ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.</u>
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR. 4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE
- PRIOR TO CONSTRUCTION.
- 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE O CONCRETE WALL SLAB
- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE. ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE
- FOUNDATION. 8. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION. 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE
- NO GREATER THAN  $\frac{9}{16}$ .
- 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 36 IN HEIGHT 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE
- DRAWINGS FOR ALL SIZES HEIGHTS. 14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS
- LESS THAN 29 IN HEIGHT. 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO MATCH THE EXISTING HOUSE.
- 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

- SHALL BE  $8\frac{1}{4}$  INCHES. 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PRO ECT.
- 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 OF MORE 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 INCHS 6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT - GUARD
- THE OPEN SIDE OF STAIR SERVES AS THE RAILING. 7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WAL ING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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

 REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RIS , 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

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

CONCRETE RETAINING WALL PAVER SYSTEM

WALL TO BE REMOVED XXXXX ITEM TO BE REMOVED

LEGEND:

BOUNDARY LINE: — — — OVERHEAD UTILITIES: — — — — —

> E P: EDGE OF PAVEMENT C L: CENTERLINE

UTILITY POLE: R W: RIGHT OF WAY

2 EXISTING SITE PLAN
1' 10'-0

PROPOSED SITE PLAN

architecture ALB Architecture 1200 E. Morehead St. Suite 240 Charlotte, NC 28204 Phone: 704.503.9595

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<u>S</u> the: SIDE

品

THOMA

 $\check{\Box}$ 

28203

8

Charlotte,

Avenue,

Rensselear

409

HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON Exclusively

DIAMETER SPHERE ON OPEN SIDE OF STAIR.

CLIENT. FROM ARCHITECT.

ISSUED: 05 FEB 2018 REVISIONS:

EXISTING AND PROPOSE SITE PLANS OF: FOURTEEN



2 EXISTING FRONT ELEVATION
14 1'-0



PROPOSED FRONT ELEVATION

WINDO	W SCHEDULE		
(ID)	SIZE	HEADER HEIGHT	TYPE
A	2'-8 X 5'-0	MATCH EXISTING - FF 6'-6 - SF	DOUBLE HUNG
B	2'-0 X 1'-6	7'-6	CASEMENT
<u>C</u>	2'-0 X 3'-6	8'-6	DOUBLE HUNG
D	4'-6 X 2'-4	8'-6	CASEMENT
E	4'-6 X 2'-4	8'-6	CASEMENT
F	4'-6 X 2'-4	8'-6	CASEMENT
F	4'-6 X 2'-4	8'-6	CASEMENT

1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND

- 2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u> EGRESS OR TEMPERED GLASS.

  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST BE TEMPERED.
- 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24 ABOVE A.F.F. AND GREATER THAN 72 ABOVE GRADE OR WAL ING SURFACE
- 5.1. <u>NEW CONSTRUCTION</u> DIMENSIONS BASED ON OLBE ULTRA SERIES DIMENSIONS. 5.2. <u>FOR ADDITIONS REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
- 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

5.3. M.E. = MATCH EXISTING

	WINDO	W SCHEDULE		
	(ID)	SIZE	HEADER HEIGHT	TYPE
	A	2'-8 X 5'-0	MATCH EXISTING - FF 6'-6 - SF	DOUBLE HUNG
	B	2'-0 X 1'-6	7'-6	CASEMENT
	(C)	2'-0 X 3'-6	8'-6	DOUBLE HUNG
	D	4'-6 X 2'-4	8'-6	CASEMENT
	E	4'-6 X 2'-4	8'-6	CASEMENT
	F	4'-6 X 2'-4	8'-6	CASEMENT
L			<u> </u>	

#### **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- CONCRETE WALL SLAB
- ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE FOUNDATION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO
- 10. ALL RISERS TO BE SOLID.
- CONTRACTOR TO COORDINATE.
- 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE DRAWINGS FOR ALL SIZES HEIGHTS.
- 14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS LESS THAN 29 IN HEIGHT.
- 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36

- 1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
- 3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH
- AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE
- INCHES IN HEIGHT.
- 6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON
- THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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.

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION THE CLIENT AGREES TO INDEMNIFY AND HOLD THE

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.

ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

PRIOR TO CONSTRUCTION.

FIRE BLOCK @ FLOOR & CEILING PER CODE.

STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.

R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{9}{16}$ .

11. ALL CASED OPENINGS TO MATCH DOOR MFG. -

12. RAILS TO BE 36 IN HEIGHT

15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.

16. ALL EAVES TO MATCH THE EXISTING HOUSE.

INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

INCHES FOR THIS PRO ECT.

SHALL BE 9 INCHES. 4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON

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

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS

THE OPEN SIDE OF STAIR SERVES AS THE RAILING. 7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WAL ING SURFACE TO

DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RIS , AND ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH

ISSUED: 05 FEB 2018 REVISIONS:

EXISTING AND PROPOSE FRONT ELEVATION

OF: FOURTEEN

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WALL TO BE REMOVED XXXXX ITEM TO BE REMOVED

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architecture

ALB Architecture 1200 E. Morehead St.

Charlotte, NC 28204 Phone: 704.503.9595

brooks.alb@icloud.com

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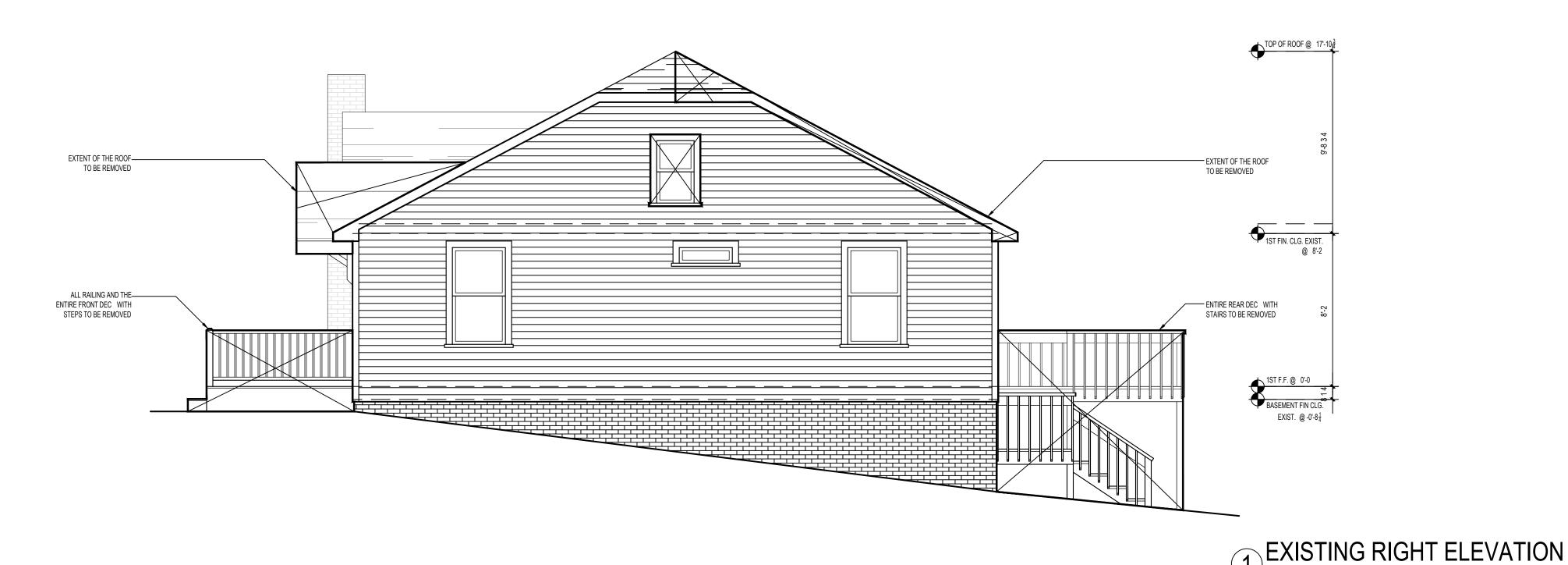
Rensselear

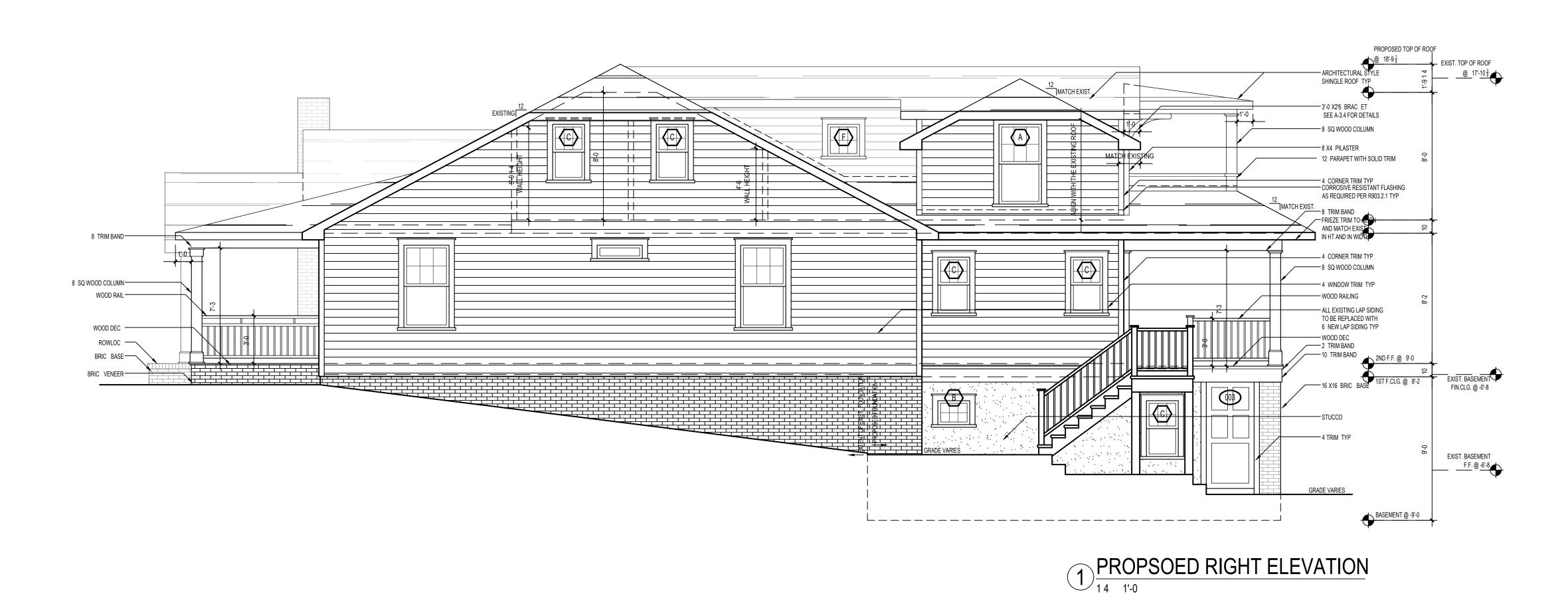
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lauer.alb@icloud.com

Suite 240





WINDOW SCHEDULE HEADER HEIGHT TYPE MATCH EXISTING - FF 2'-8 X 5'-0 DOUBLE HUNG CASEMENT 2'-0 X 1'-6 DOUBLE HUNG 2'-0 X 3'-6 4'-6 X 2'-4 CASEMENT CASEMENT 4'-6 X 2'-4 CASEMENT 4'-6 X 2'-4

1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND

- 2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u> EGRESS OR TEMPERED GLASS.

  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST
- BE TEMPERED. 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24 ABOVE A.F.F. AND GREATER THAN 72 ABOVE GRADE OR WAL ING SURFACE

FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS

- 5.1. <u>NEW CONSTRUCTION</u> DIMENSIONS BASED ON OLBE ULTRA SERIES DIMENSIONS. 5.2. <u>FOR ADDITIONS REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS
- 5.3. M.E. = MATCH EXISTING 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

OR TEMPERED GLASS.

## **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- PRIOR TO CONSTRUCTION. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- FOUNDATION. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION.
- NO GREATER THAN  $\frac{9}{16}$ .
- CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 36 IN HEIGHT
- DRAWINGS FOR ALL SIZES HEIGHTS. 14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS
- 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 17. ALL NEW FASCIAS MATCH EXISTING HOUSE. 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT
- 19. CONTINUOUS EAVE VENT U.N.O.

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36

1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT

- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
- 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 OF MORE
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS THAN 36 INCHS
- HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR SERVES AS THE RAILING.
- OF A SPHERE 4 INCHES IN DIAMETER
- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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.

 REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RIS , AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF

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.

ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE

CONCRETE WALL SLAB

ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE

INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH DOOR MFG. -

13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE

LESS THAN 29 IN HEIGHT.

16. ALL EAVES TO MATCH THE EXISTING HOUSE.

LOCATIONS.

STAIRS, RAILING GUARD NOTES:

INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

SHALL BE  $8\frac{1}{4}$  INCHES.

INCHES FOR THIS PRO ECT.

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

6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT - GUARD

7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WAL ING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE

SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

ISSUED: 05 FEB 2018 REVISIONS:

EXISTING AND PROPOSE RIGHT ELEVATION

OF: FOURTEEN

WALL TO BE REMOVED [XXXXXX] ITEM TO BE REMOVED

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ALB Architecture 1200 E. Morehead St.

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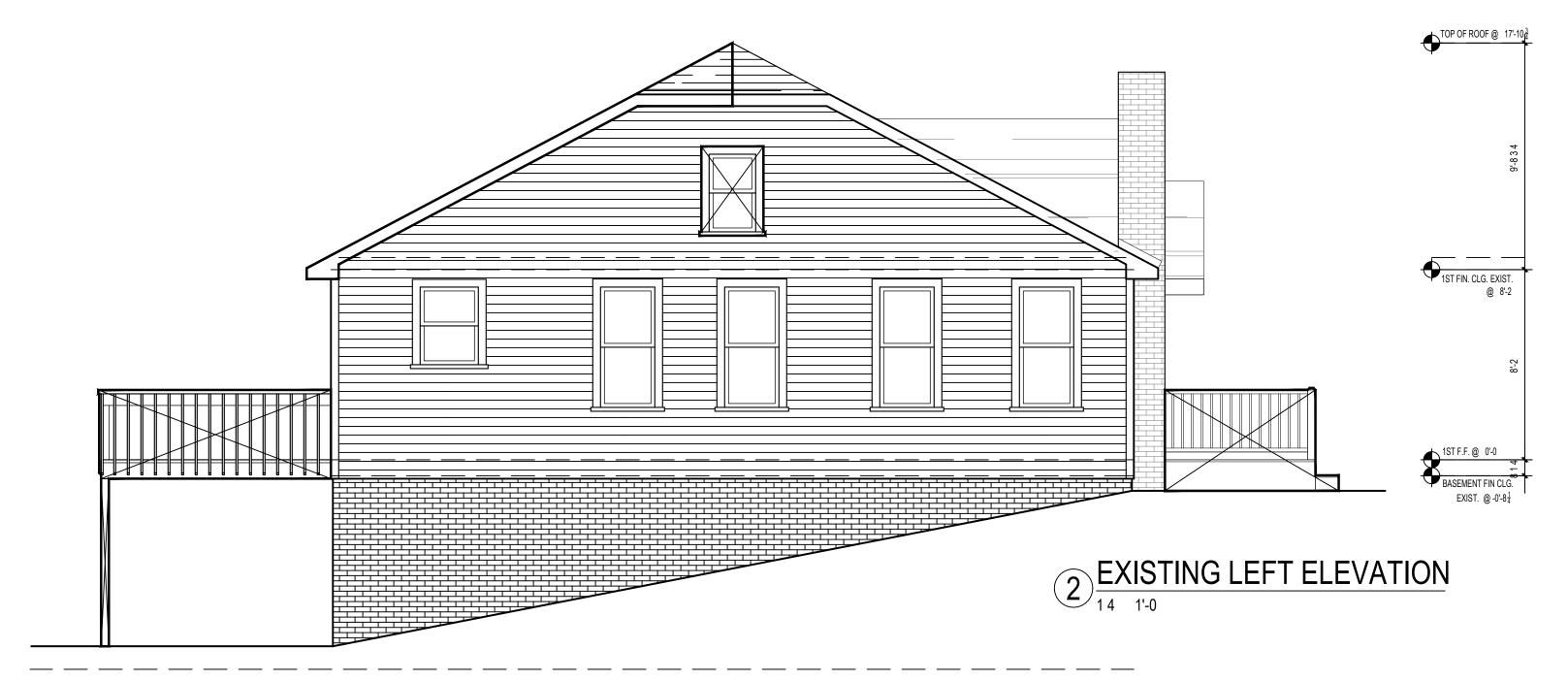
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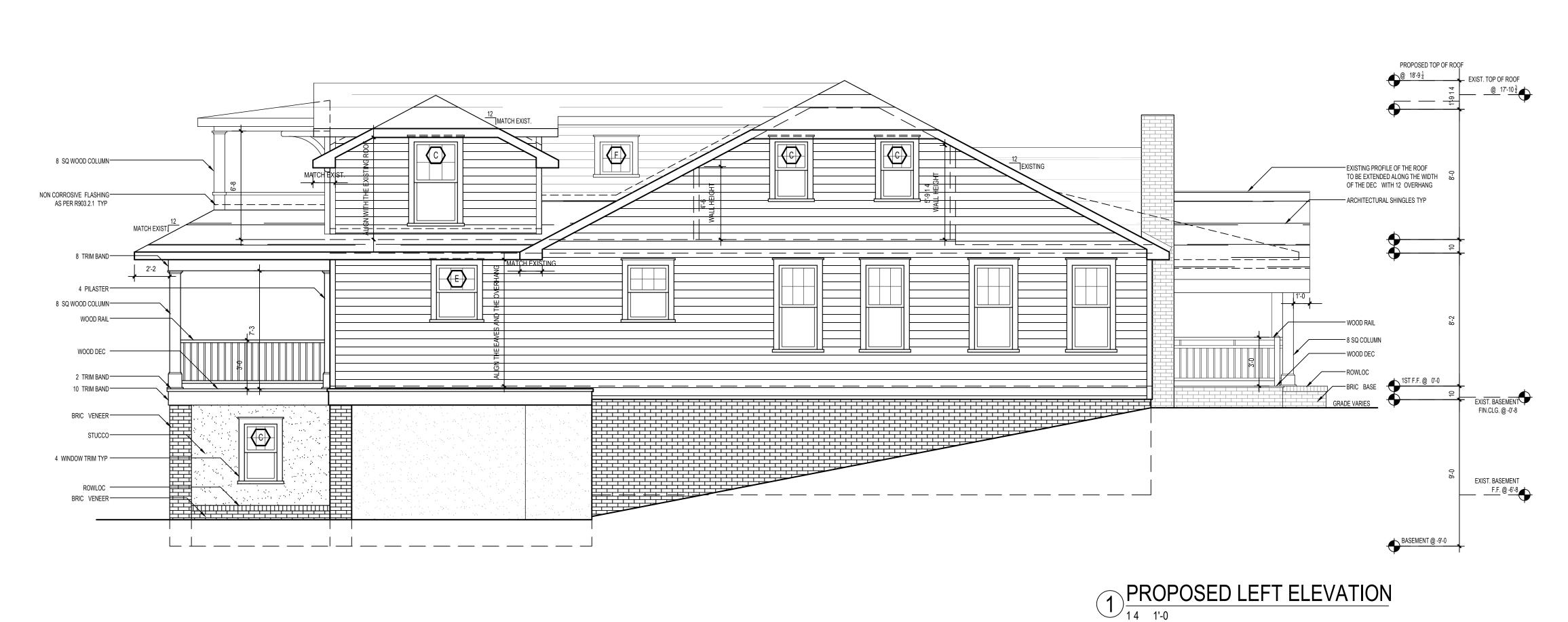
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Suite 240





WINDOW SCHEDULE HEADER HEIGHT TYPE MATCH EXISTING - FF 2'-8 X 5'-0 DOUBLE HUNG 6'-6 - SF CASEMENT 2'-0 X 1'-6 DOUBLE HUNG 2'-0 X 3'-6 8'-6 CASEMENT 4'-6 X 2'-4 CASEMENT 4'-6 X 2'-4 CASEMENT 4'-6 X 2'-4

1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND TRIM AT WINDOWS. 2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u>

- EGRESS OR TEMPERED GLASS.

  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST BE TEMPERED. 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24 ABOVE
- A.F.F. AND GREATER THAN 72 ABOVE GRADE OR WAL ING SURFACE 5. WINDOW SIZING:
- 5.1. <u>NEW CONSTRUCTION</u> DIMENSIONS BASED ON OLBE ULTRA SERIES DIMENSIONS. 5.2. <u>FOR ADDITIONS REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
- 5.3. M.E. = MATCH EXISTING 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

#### **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE
- PRIOR TO CONSTRUCTION. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- CONCRETE WALL SLAB FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE FOUNDATION. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION. 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE
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- 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 36 IN HEIGHT 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE
- DRAWINGS FOR ALL SIZES HEIGHTS. 14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS
- LESS THAN 29 IN HEIGHT. 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO MATCH THE EXISTING HOUSE. 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 ½ INCHES.

- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PRO ECT.
- 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 OF MORE
- 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 INCHS
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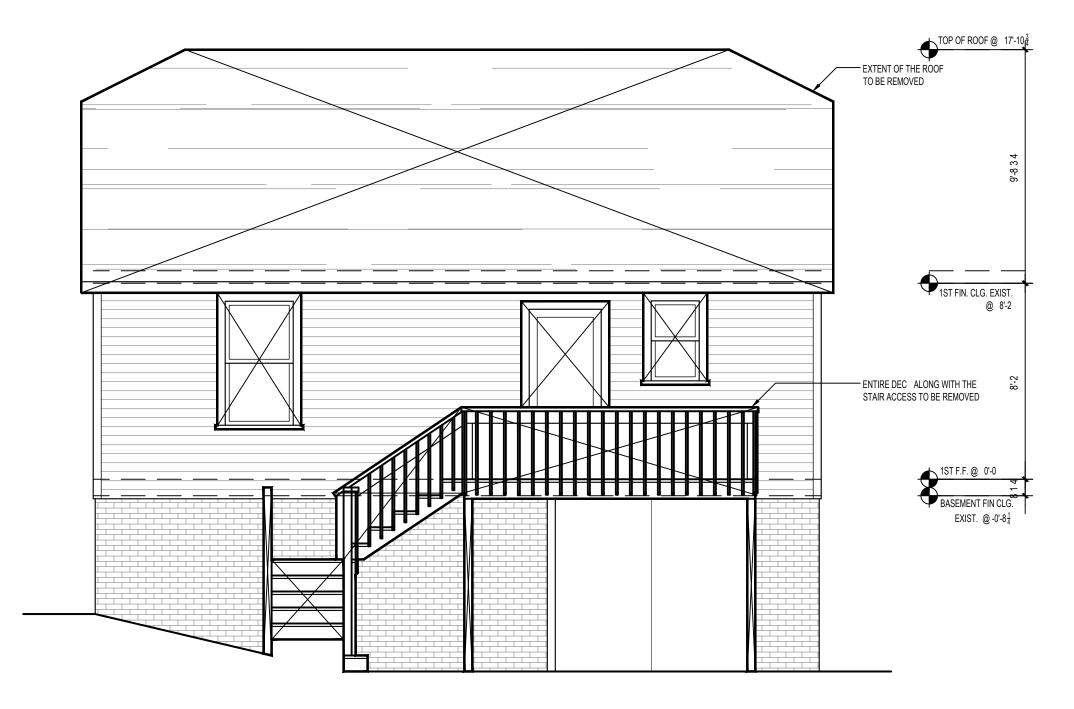
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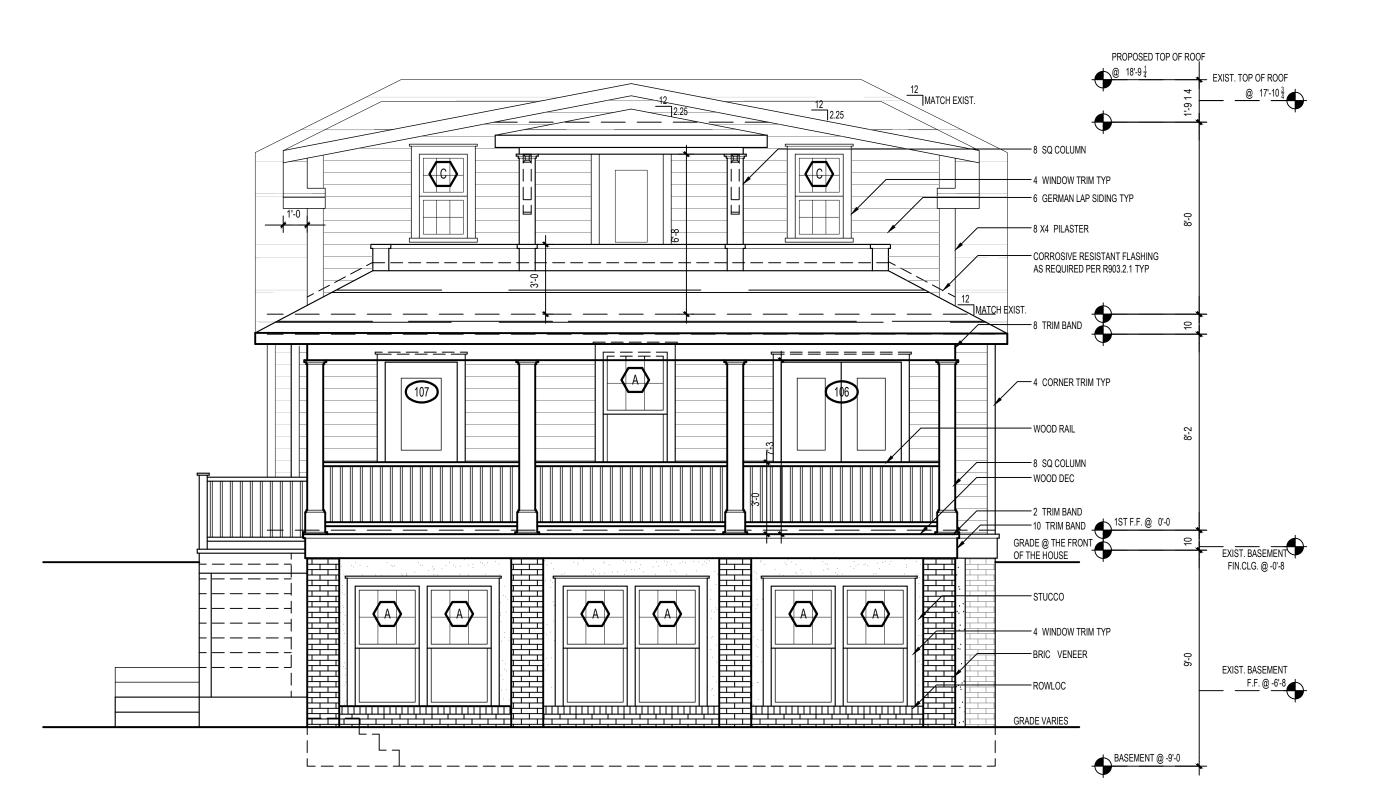
**EXISTING LEFT ELEVATION** 

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2 EXSITING REAR ELEVATION



PROPOSED REAR ELEVATION

WINDOW SCHEDULE HEADER HEIGHT TYPE MATCH EXISTING - FF 2'-8 X 5'-0 DOUBLE HUNG CASEMENT 2'-0 X 1'-6 8'-6 DOUBLE HUNG 2'-0 X 3'-6 4'-6 X 2'-4 CASEMENT CASEMENT 4'-6 X 2'-4 CASEMENT 4'-6 X 2'-4

1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND 2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u>

- EGRESS OR TEMPERED GLASS.

  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST BE TEMPERED.
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- NEW CONSTRUCTION DIMENSIONS BASED ON OLBE ULTRA SERIES 5.2. <u>FOR ADDITIONS REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS. 5.3. M.E. = MATCH EXISTING
- 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

## **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
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- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- CONCRETE WALL SLAB FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE
- STAIR COMPANY PRIOR TO PRODUCTION. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE
- NO GREATER THAN  $\frac{9}{16}$ .
- 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- DRAWINGS FOR ALL SIZES HEIGHTS.
- LESS THAN 29 IN HEIGHT.
- 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE

- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PRO ECT.
- 3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH
- 6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR SERVES AS THE RAILING.
- OF A SPHERE 4 INCHES IN DIAMETER
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PRIOR TO CONSTRUCTION.

FOUNDATION. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY

10. ALL RISERS TO BE SOLID.

CONTRACTOR TO COORDINATE. 12. RAILS TO BE 36 IN HEIGHT 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE

14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.

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STAIRS, RAILING GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR

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DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION

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EXISTING REAR ELEVATION

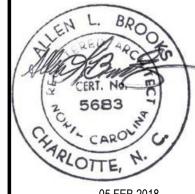
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PRO ECT : 17054 ISSUED: 05 FEB 2018 REVISIONS:

COMPARISION OF EXISTING PROPOSED ELEVATIONS



- 1. <u>ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.</u>
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- PRIOR TO CONSTRUCTION.
- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
- 7. <u>ALL</u> DIMENSIONS ARE TO FACE OF STUD CONCRETE FOUNDATION.
- STAIR COMPANY PRIOR TO PRODUCTION. 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE

- 12. RAILS TO BE 36 IN HEIGHT
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- 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
- 2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT
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- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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 48 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

WALL TO BE REMOVED [XXXXX]

ITEM TO BE REMOVED

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- FROM ARCHITECT.

**GENERAL NOTES:** 

- 4. <u>ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE</u>
- 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL SLAB
- 8. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY
- NO GREATER THAN  $\frac{9}{16}$  . 10. ALL RISERS TO BE SOLID.
- 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -CONTRACTOR TO COORDINATE.
- 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE
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- 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- LOCATIONS.

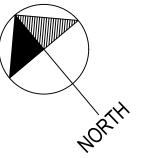
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- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
- SHALL BE 9 INCHES.
- 4. R311.7.7 HANDRAILS HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS THAN 36 INCHS
- THE OPEN SIDE OF STAIR SERVES AS THE RAILING.
- 7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WAL ING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

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

ISSUED: 05 FEB 2018 REVISIONS:

1 EXISTING FOUNDATION PLAN



05 FEB 2018

architecture

ALB Architecture 1200 E. Morehead St.

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lauer.alb@icloud.com

Suite 240

Reg. Number

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> 28203 NCE

NC Charlotte, SIDE Exclusively R Avenue, Designed THOMA Rensselear

409

**EXISTING FOUNDATION** 



- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- 4. <u>ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE</u> PRIOR TO CONSTRUCTION.
- 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL SLAB
- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE. ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE
- FOUNDATION. 8. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION. 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE
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- 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
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- 16. ALL EAVES TO MATCH THE EXISTING HOUSE. 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

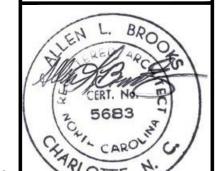
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**GENERAL NOTES:** 

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Charlotte, NC 28204 Phone: 704.503.9595

Suite 240

05 FEB 2018



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Charlotte,

Avenue,

Rensselear

409

NCE SIDEI

Exclusively Designed THOMA

ISSUED: 05 FEB 2018 REVISIONS:

EXISTING 1ST FLOOR PLAN

OF: FOURTEEN

WALL TO BE REMOVED XXXXX ITEM TO BE REMOVED 1 EXISTING FIRST FLOOR PLAN



- 1. <u>ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.</u>
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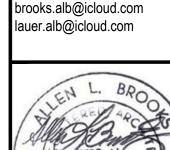
WALL TO BE REMOVED XXXXX

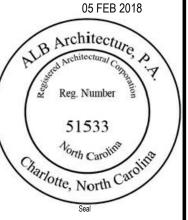
ITEM TO BE REMOVED

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architecture ALB Architecture 1200 E. Morehead St.

Suite 240 Charlotte, NC 28204 Phone: 704.503.9595





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Exclusively

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ISSUED: 05 FEB 2018 REVISIONS:

EXISTING 2ND FLOOR PLAN

OF: FOURTEEN

1 EXISTING SECOND FLOOR PLAN



- 1. <u>ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.</u>
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR. 4. <u>ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE</u>
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- 1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT. 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 PRO ECT.
- 3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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ALB Architecture 1200 E. Morehead St.

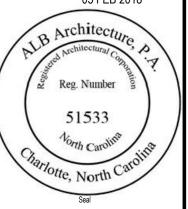
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05 FEB 2018



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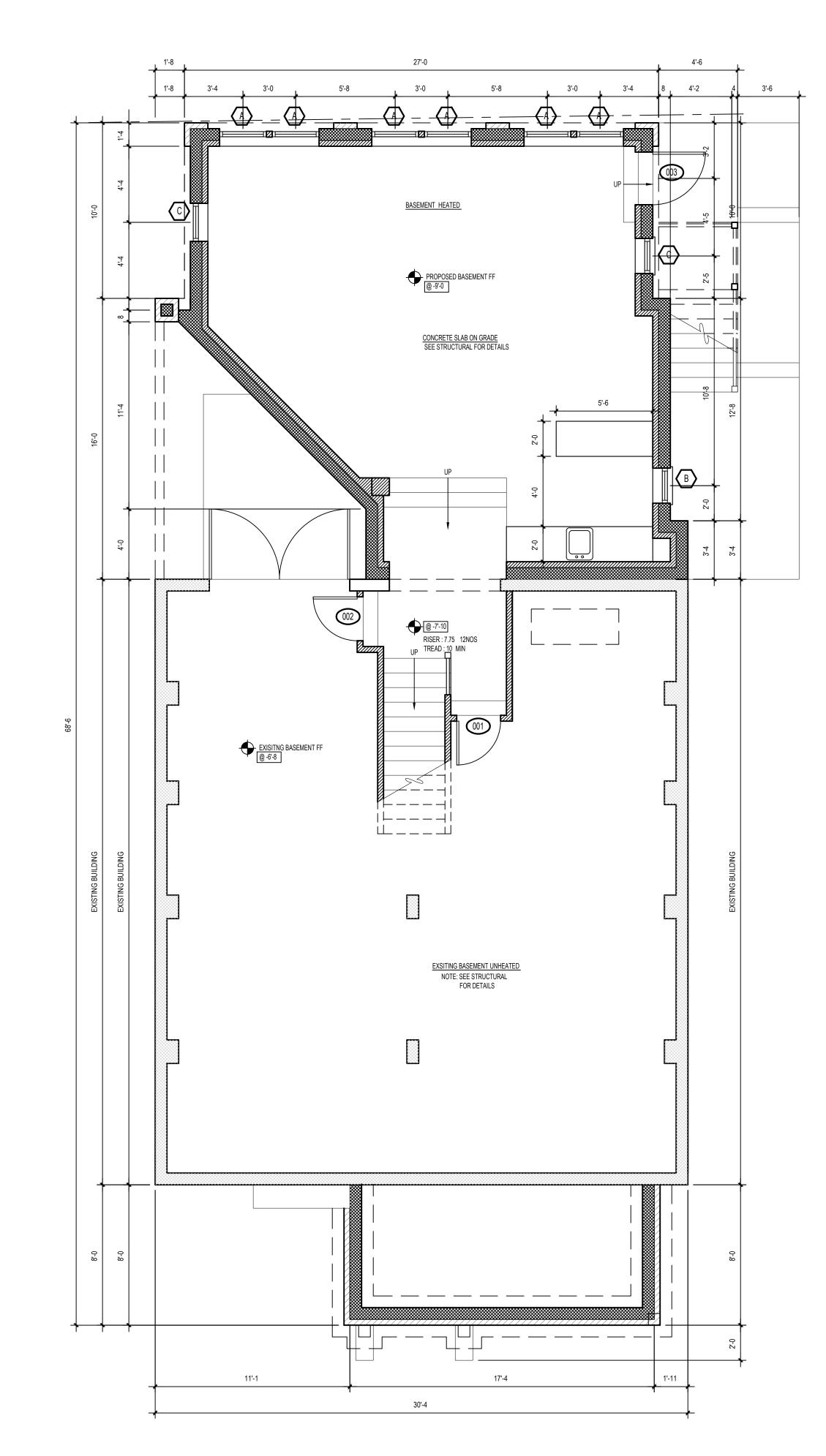
Charlotte, SIDEI R Avenue, Designed THOMA Rensselear 409

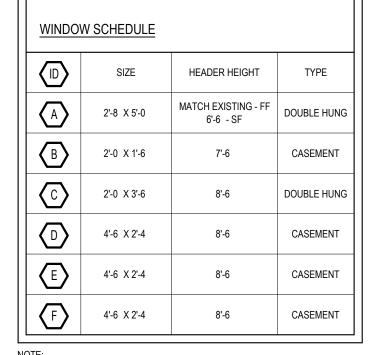
ISSUED: 05 FEB 2018 REVISIONS:

EXISTING ROOF PLAN

OF: FOURTEEN

WALL TO BE REMOVED XXXXX ITEM TO BE REMOVED EXISTING ROOF PLAN
14 1'-0





1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND

2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u> EGRESS OR TEMPERED GLASS.
3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST BE TEMPERED.

4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24 ABOVE A.F.F. AND GREATER THAN 72 ABOVE GRADE OR WAL ING SURFACE

5.1. <u>NEW CONSTRUCTION</u> - DIMENSIONS BASED ON OLBE ULTRA SERIES DIMENSIONS. 5.2. <u>FOR ADDITIONS REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

5.3. M.E. = MATCH EXISTING

BASEM	ENT DOOR SCHEDULE	
NUM.	OPENING	LOCATION
001	2'-6 x 6'-0	BASEMENT
002	2'-6 x 6'-8	BASEMENT
003	3'-0 x 6'-8	BASEMENT

#### **GENERAL NOTES:**

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architecture

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Charlotte,

Avenue,

Rensselear

409

NC.

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Exclusively

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be returned upon re uest.

Suite 240

- PRIOR TO CONSTRUCTION. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
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STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY

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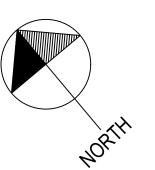
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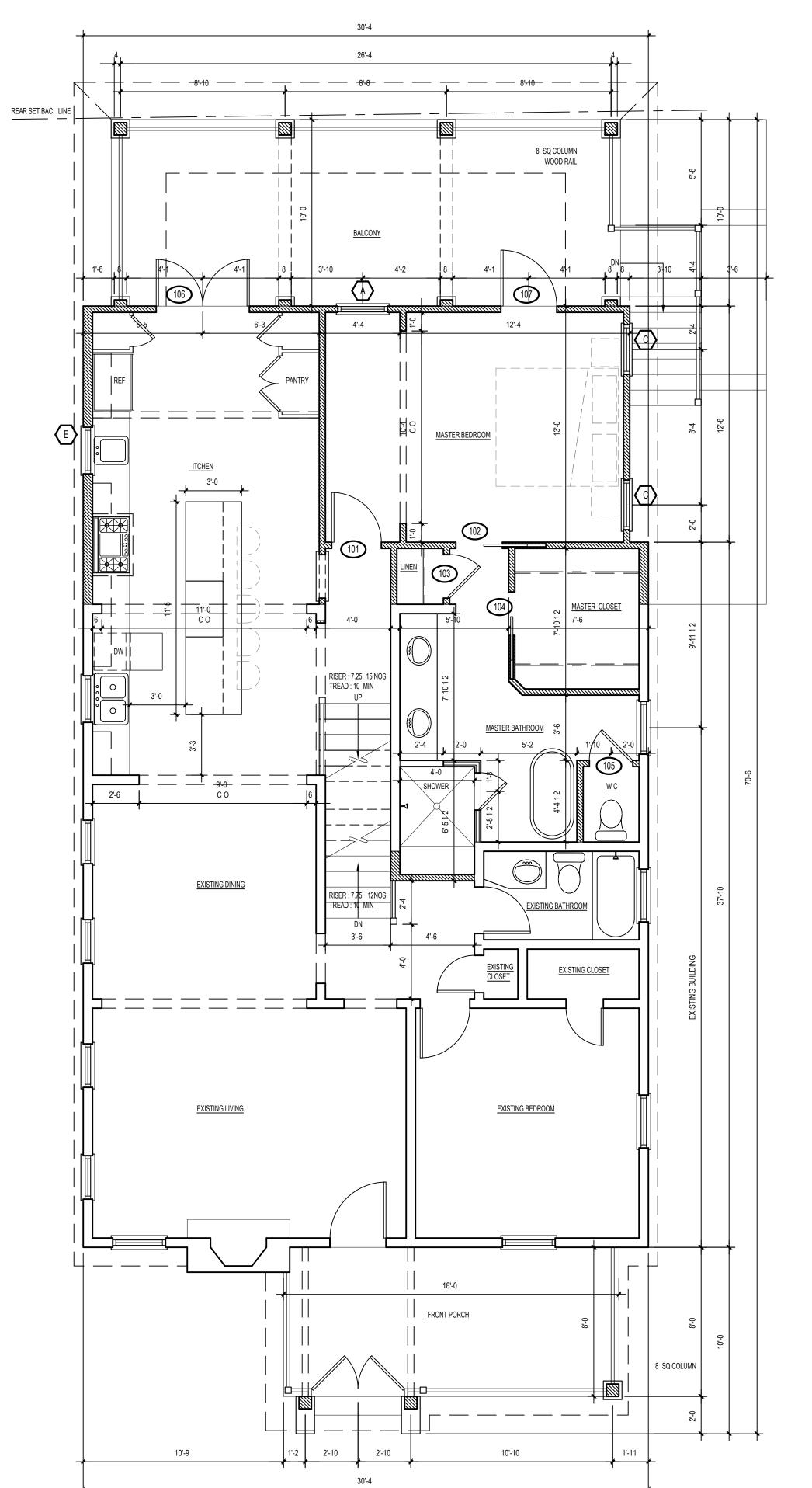
CONCRETE

STONE



PROPOSED BASEMENT PLAN

PROPSOED BASEMENT





- 1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND
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	FIRST I	FLOOR DOOR SCHEDULE	
	NUM.	OPENING	LOCATION
	101	2'-8 x 6'-8	MASTER BEDROOM
	102	2'-6 x 6'-8 POC ET DOOR	MASTER BATHROOM
	103	2'-4 x 6'-8	LINEN
	104	2'-4 x 6'-8 POC ET DOOR	MASTER CLOSET
	105	2'-4 x 6'-8	W C
	106	PR 2'-6 x 6'-8	ITCHEN BALCONY
	107	3'-0 x 6'-8	MASTER BEDROOM BALCONY
$\vdash$			

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- 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 INCHS
- 6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT GUARD HEIGHT SHALL NOT BE LESS HAN 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 WAL ING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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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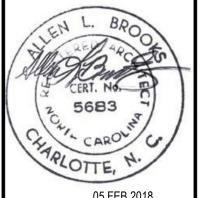
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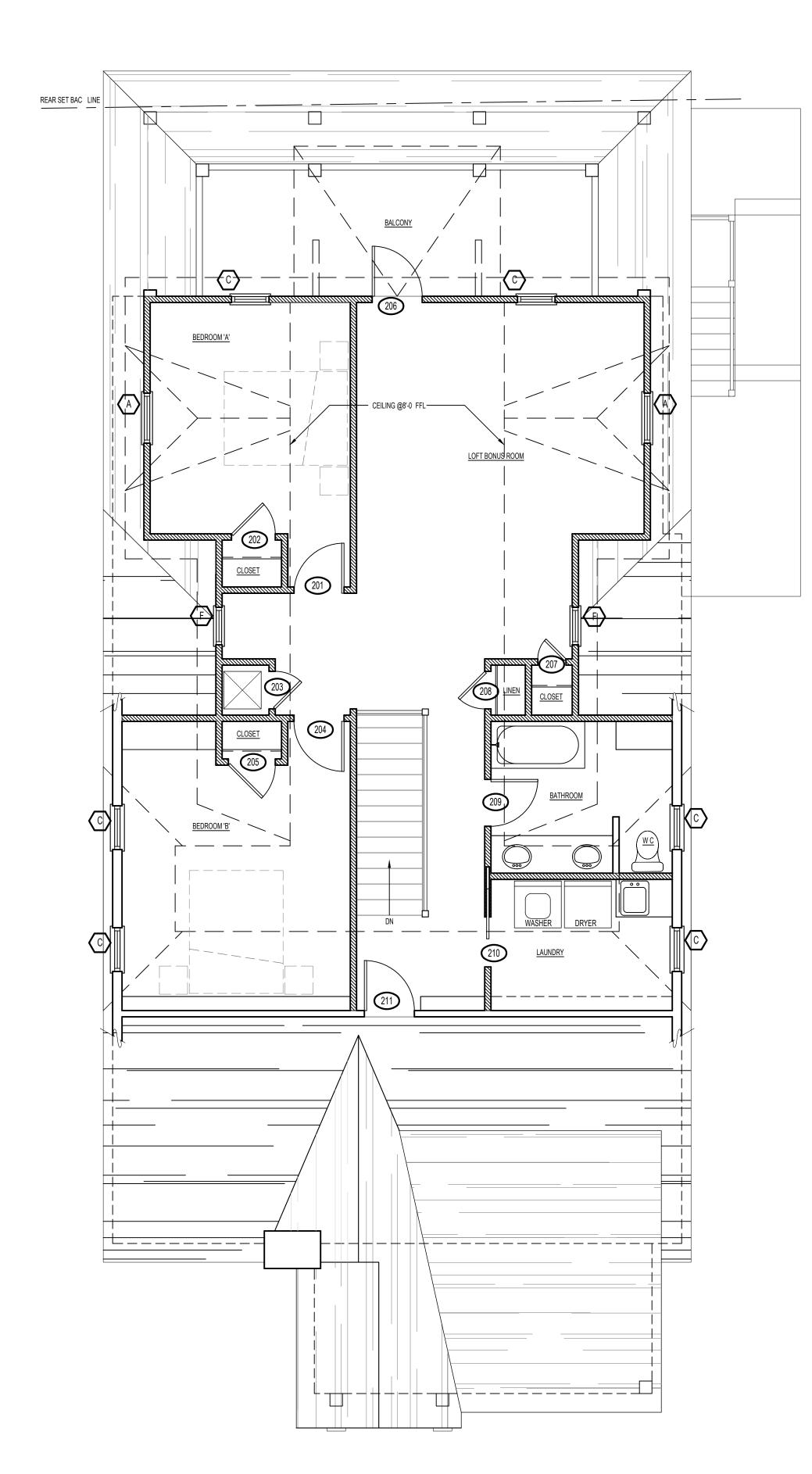
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ISSUED: 05 FEB 2018 REVISIONS:

PROPOSED FIRST FLOOR

OF: FOURTEEN

1 PROPOSED FIRST FLOOR PLAN



WINDO	WINDOW SCHEDULE			
(ID)	SIZE	HEADER HEIGHT	TYPE	
A	2'-8 X 5'-0	MATCH EXISTING - FF 6'-6 - SF	DOUBLE HUNG	
B	2'-0 X 1'-6	7'-6	CASEMENT	
<u>C</u>	2'-0 X 3'-6	8'-6	DOUBLE HUNG	
D	4'-6 X 2'-4	8'-6	CASEMENT	
E	4'-6 X 2'-4	8'-6	CASEMENT	
F	4'-6 X 2'-4	8'-6	CASEMENT	

- 1. MATCH TRIM DETAILS WITH METAL DRIP CAP WITH FLASHING BAC BAND
- 2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u> EGRESS OR TEMPERED GLASS.

  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE LESS THAN 18 A.F.F.MUST
- BE TEMPERED. 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24 ABOVE A.F.F. AND GREATER THAN 72 ABOVE GRADE OR WAL ING SURFACE
- 5.1. <u>NEW CONSTRUCTION</u> DIMENSIONS BASED ON OLBE ULTRA SERIES DIMENSIONS.
- 5.2. <u>FOR ADDITIONS REMODELS</u>-MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS. 5.3. M.E. = MATCH EXISTING
- 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

SECON	ID FLOOR DOOR SCHEDULE	
NUM.	OPENING	LOCATION
201	2'-8 x 6'-8	BEDROOM 'A'
202	2'-4 x 6'-8	CLOSET BEDROOM 'A'
203	2'-0 x 6'-8	HVAC
204	2'-8 x 6'-8	BEDROOM 'B'
205	2'-4 x 6'-8	CLOSET BEDROOM 'B'
206	2'-8 x 6'-8	BONUS ROOM BALCOI
207	1'-6 x 6'-8	CLOSET BONUS ROOM
208	2'-0 x 6'-8	LINEN
209	2'-6 x 6'-8	BATHROOM
210	2'-8 x 6'-8	LAUNDRY
211	3'-0 x 5'-6	WAL -IN ATTIC INSULATE WEATHE STRIP

#### **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE

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- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- FOUNDATION.
- STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- R311.7.4 PROFILE CURVATURE OF THE NOSING SHALL BE
- 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE.
- 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE DRAWINGS FOR ALL SIZES HEIGHTS.
- LESS THAN 29 IN HEIGHT.

14. NO RAIL REQUIRED IF GRADE TO STOOPS PORCHES IS

- 18. CONTRACTOR TO COORDINATE GUTTER DOWNSPOUT LOCATIONS.

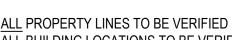
- 1. R311.7.1 WIDTH STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PRO ECT.
- 3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- 5. R311.7.7.1 HANDRAIL HEIGHT HANDRAIL HEIGHT SHALL
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- THAN 36 INCHS 6.1. EXCEPTIONS 1 2 APPLY TO PRO ECT - GUARD
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- 7.1. EXCEPTIONS 1 2 APPLY TO PRO ECT 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 .

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- PERMISSION, SHALL BE AT THE CLIENT'S SOLE RIS , 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
- FROM ARCHITECT.



PRIOR TO CONSTRUCTION.

CONCRETE WALL SLAB

ALL DIMENSIONS ARE TO FACE OF STUD CONCRETE

9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO

NO GREATER THAN  $\frac{9}{16}$ .

12. RAILS TO BE 36 IN HEIGHT

- 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO MATCH THE EXISTING HOUSE. 17. ALL NEW FASCIAS MATCH EXISTING HOUSE.
- 19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING GUARD NOTES:

- PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PRO ECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT
- 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 OF MORE
- NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS
- HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR SERVES AS THE RAILING. 7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL
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- GUARDS SHALL NOT ALLOW PASSAGE OF A 4 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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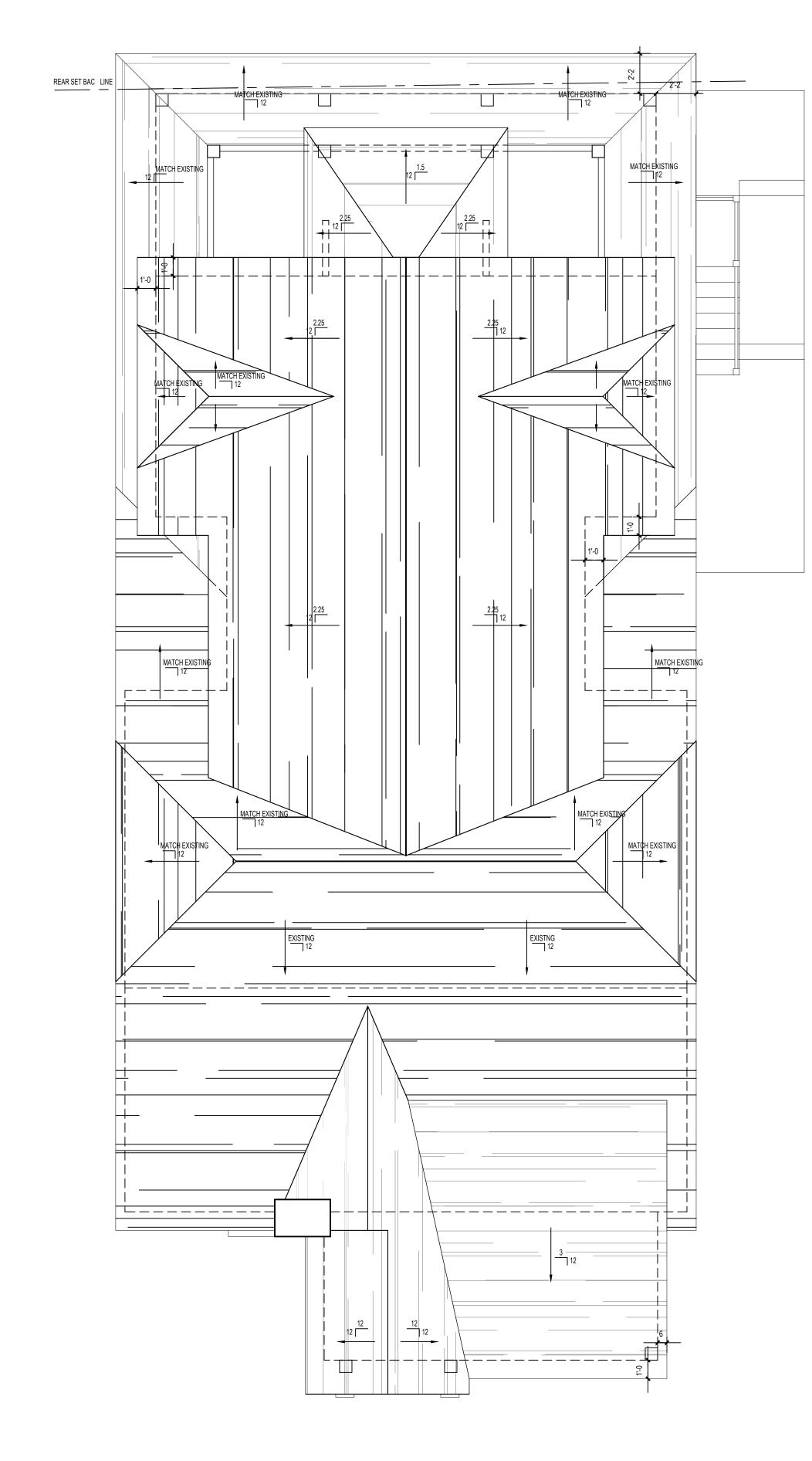
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ISSUED: 05 FEB 2018 REVISIONS:

OF: FOURTEEN

PROPOSED SECOND FLOOF

1 PROPOSED SECOND FLOOR PLAN





- 1. <u>ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.</u>
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
   FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
   ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE

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  5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL SLAB
- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
- 7. <u>ALL DIMENSIONS ARE TO FACE OF STUD</u> CONCRETE FOUNDATION.
- 8. STAIR RISE TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{9}{16}$ .
- 10. ALL RISERS TO BE SOLID.11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE.

  12. RAILS TO BE 36 IN HEIGHT
- 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE DRAWINGS FOR ALL SIZES HEIGHTS.
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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 PRO ECT.
  2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
- SHALL BE  $8\frac{1}{4}$  INCHES. 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
- INCHES FOR THIS PRO ECT.

  3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES
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NOTE:

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PROPOSED ROOF PLAN

A-2.

OF: FOURTEEN

1 PROPOSED ROOF PLAN



- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.

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- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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STAIRS, RAILING GUARD NOTES:

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SECTIONS AND DETAILS

OF: FOURTEEN

1 WALL SECTION @ BALCONY

FOUNDATION FOOTING BY ENGINEER-— ALL CONNECTIONS AS PER STRUCTURAL