
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 300 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

The site is at the edge of the Dilworth Local Historic District and within the South End Transit Overlay District. The existing building is a 1.5 story Bungalow style structure constructed in 1930 and listed as non-contributing in the Dilworth National Register of Historic Places. A previous application for demolition was reviewed June 2017. A motion was made that this is a contributing structure with the National Register due to the year it was built, architectural style, materials and massing. A 365-Day Stay of Demolition was placed on the structure. The property is zoned B-1 which allows residential development.

Project

The project is an addition to create three residential units. The front elevation would be restored to an open front porch. The building addition would start toward the middle of the house and continue to the rear of the property. The roof planes are varied with the highest being approximately 8'taller than the existing ridge. Design features include traditional materials, wood trim, and entrances oriented to both streets.

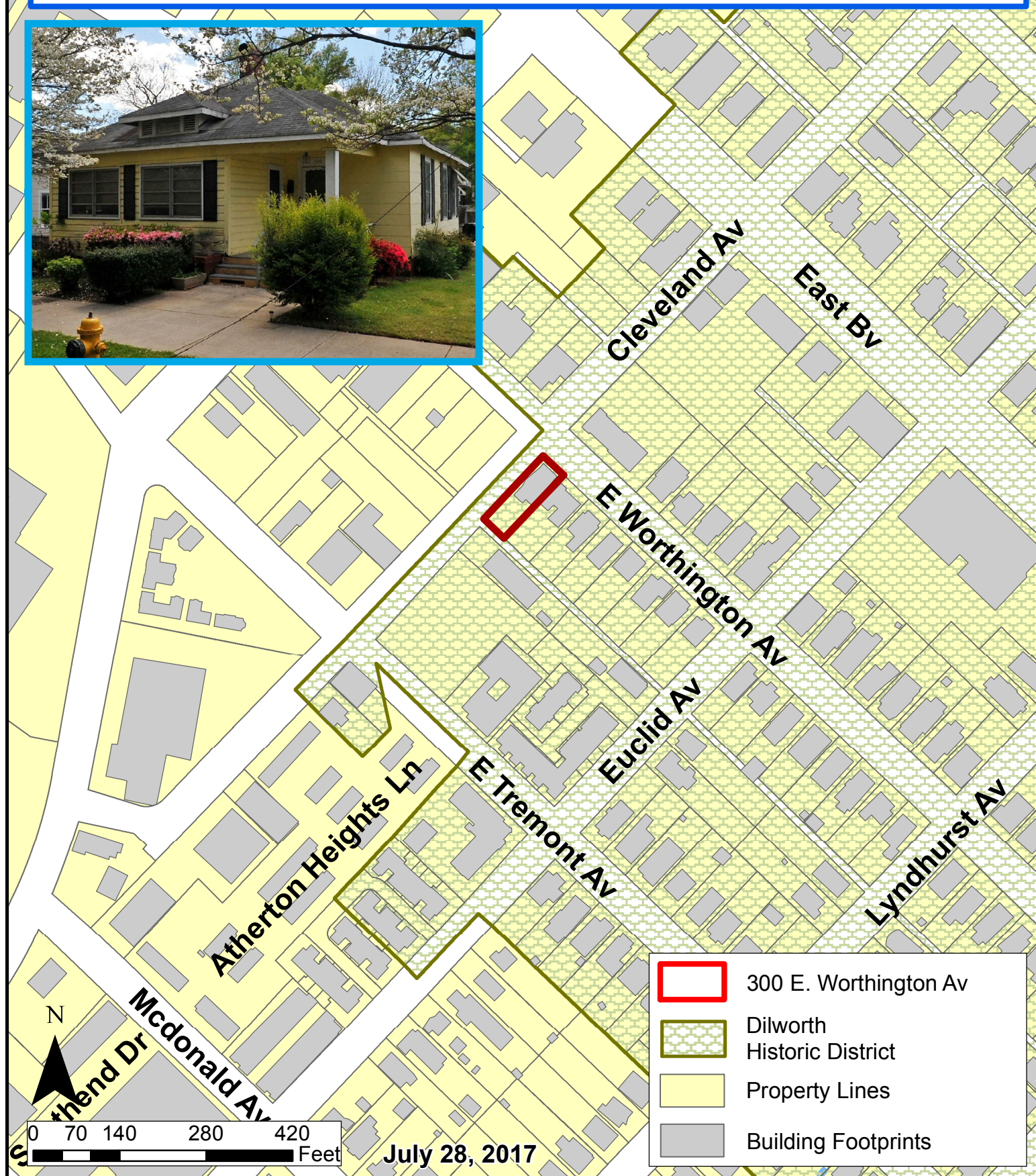
Design Guidelines-Additions, page 7.2

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.

Staff Analysis

The HDC will determine if the project meets the guidelines for additions.

Charlotte Historic District Commission Case 2017-444
HISTORIC DISTRICT: DILWORTH
ADDITIONS





MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 06/16/2017

Identity		Ownership	
Parcel ID	GIS ID	Owner Name	Mailing Address
12105618	12105618	GEORGIA B HAMRICK	300 E WORTHINGTON AV CHARLOTTE NC 28203

Property Characteristics	
Legal desc	P3 B22 M230-60
Land Area	0.145 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	COMMERCIAL

Zoning	
Contact appropriate Planning Department or see Map.	

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Situs Addresses Tied to Parcel	
300 E WORTHINGTON AV CHARLOTTE	



01/04/2016 from Mecklenburg County



12105618 001
10/05/2000 from Mecklenburg County

B.1 ZONING



LEFT SIDE VIEW @ FRONT



RIGHT FRONT @ PORCH



FRONT OF HOUSE LOOKING WEST AT WORTHINGTON



FRONT PORCH @ RIGHT SIDE



RIGHT SIDE ALONG CLEVELAND



REAR OF PROPERTY @ ALLEY



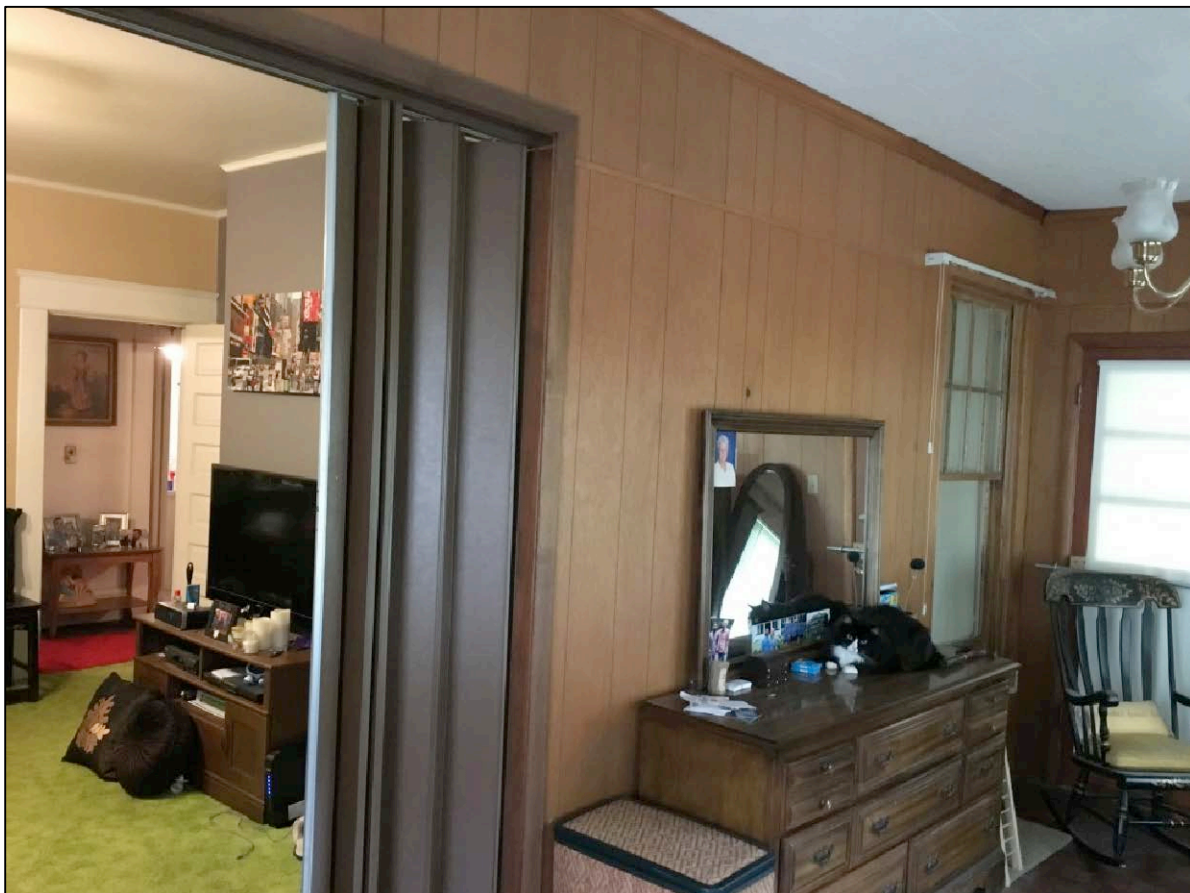
REAR YARD @ RIGHT OF WAY



LEFT OF PROPERTY LOOKING SOUTH



LEFT SIDE BETWEEN HOUSES



ENCLOSED FRONT PORCH



FRONT ENTRY DOOR



FIRE PLACE



316 EAST WORTHINGTON



312 EAST WORTHINGTON



308 EAST WORTHINGTON



304 EAST WORTHINGTON



SUBJECT HOUSE



CORNER OF CLEVELAND AND WORTHINGTON



229 EAST WORTHINGTON



1829 CLEVELAND AVENUE



1829 CLEVELAND AVENUE



311 EAST WORTHINGTON



FRONT YARD OF SUBJECT LOOKING EAST



RIGHT SIDE OF SUBJECT HOUSE ON CLEVELAND



REAR YARD OF SUBJECT \$ 1915 CLEVELAND



CORNER BUILDING ALONG CLEVELAND AND TREMONT



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

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

Seal

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Designed Exclusively For the:
RAYNOR - TRIPLEX
300 East Worthington Avenue, Charlotte, NC 28201

PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

SITE CONTEXT SHEET

OF: FOURTEEN

Designed Exclusively For the:

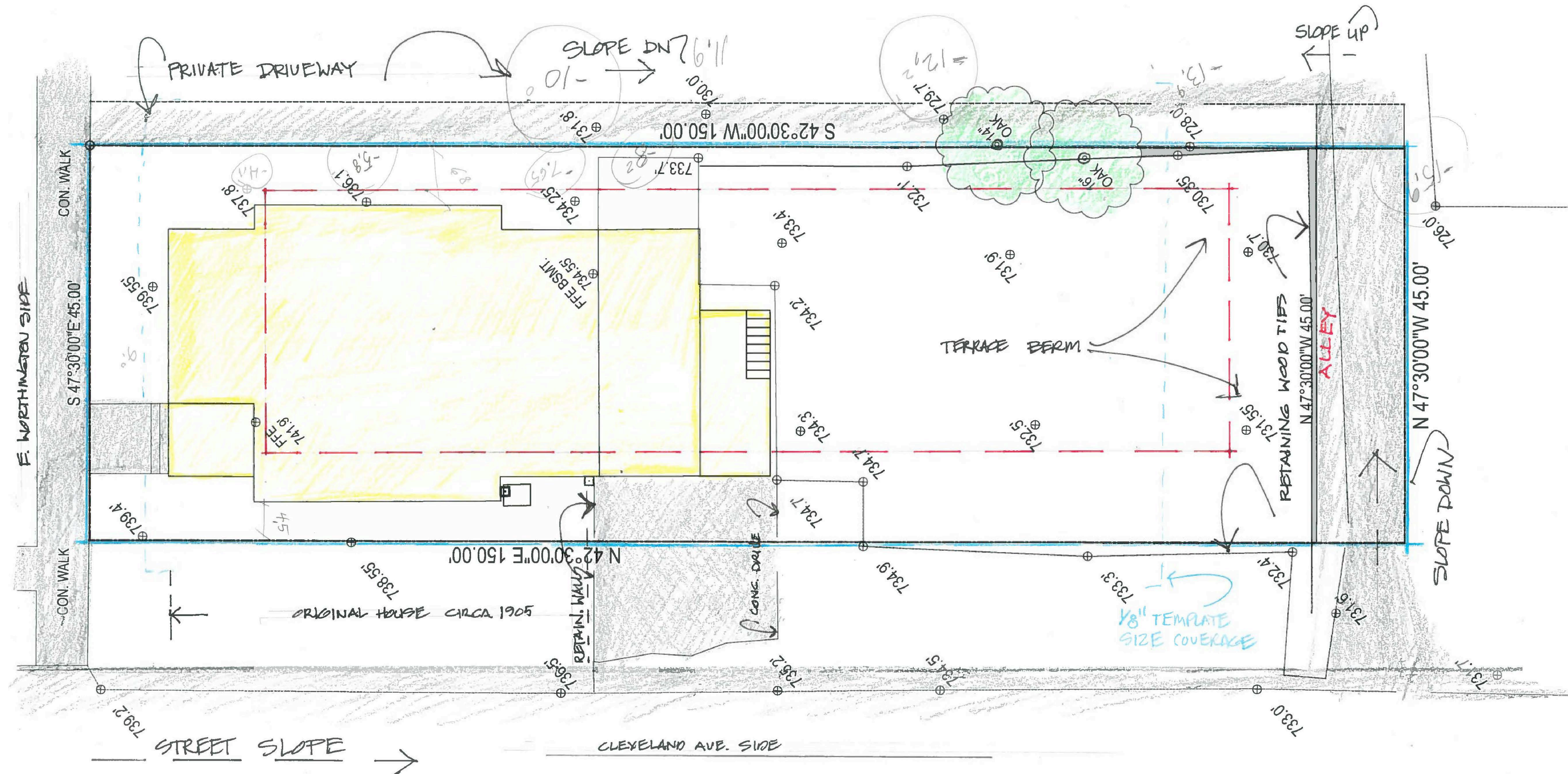
RAYNOR - TRIPLEX

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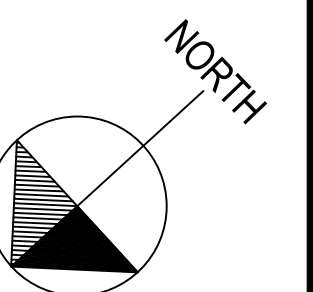
PROJECT #: 170
ISSUED: 03 AUG 2017
REVISIONS:

EXISTING SITE SURVEY

OF:



1 EXISTING SITE SURVEY
N.T.S.



See

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PROJECT #: 17053
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REVISIONS:

EXISTING FRONT ELEVATION

A-3.0
OF: FOURTEEN

GENERAL NOTES:

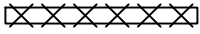

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- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE** - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
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STAIRS, RAILING & GUARD NOTES:

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KEY
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



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

See

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REVISIONS:

EXISTING RIGHT ELEVATION

A-3.1
OF: FOURTEEN

GENERAL NOTES:

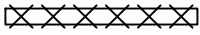

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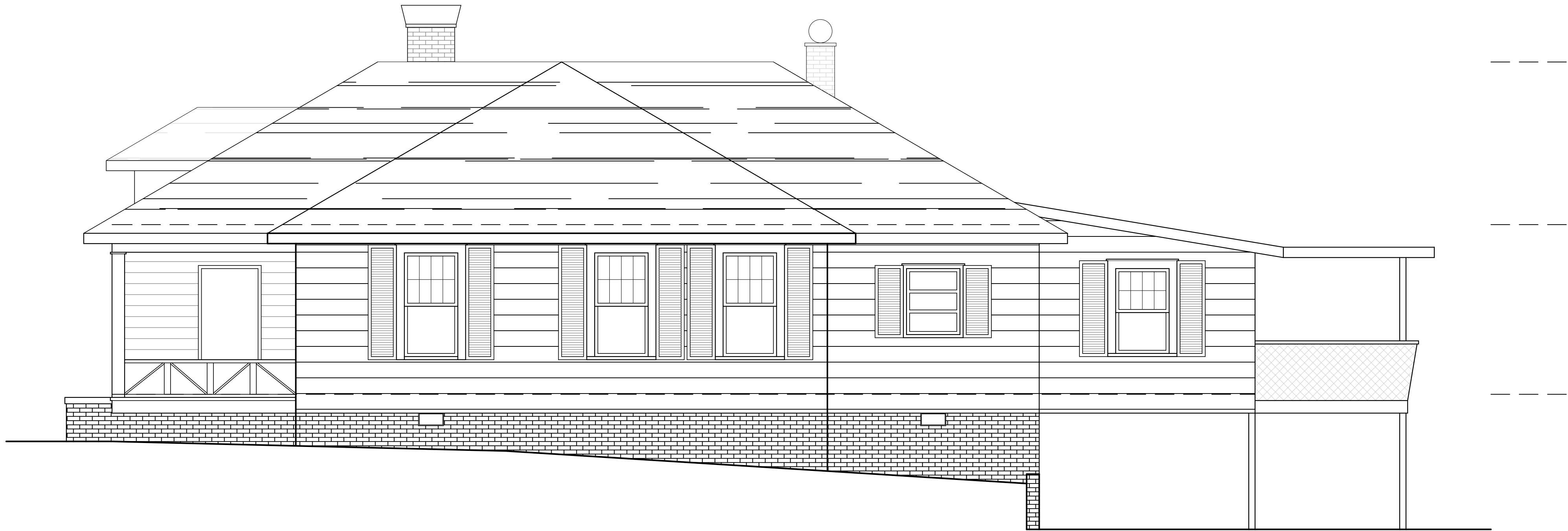
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KEY
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ITEM TO BE REMOVED 



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



② CLEVELAND AVENUE ELEVATION
N.T.S



① FRONT ELEVATION
N.T.S

See

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PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

EXISTING REAR ELEVATION

A-3.2
OF: FOURTEEN

GENERAL NOTES:

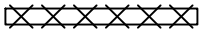

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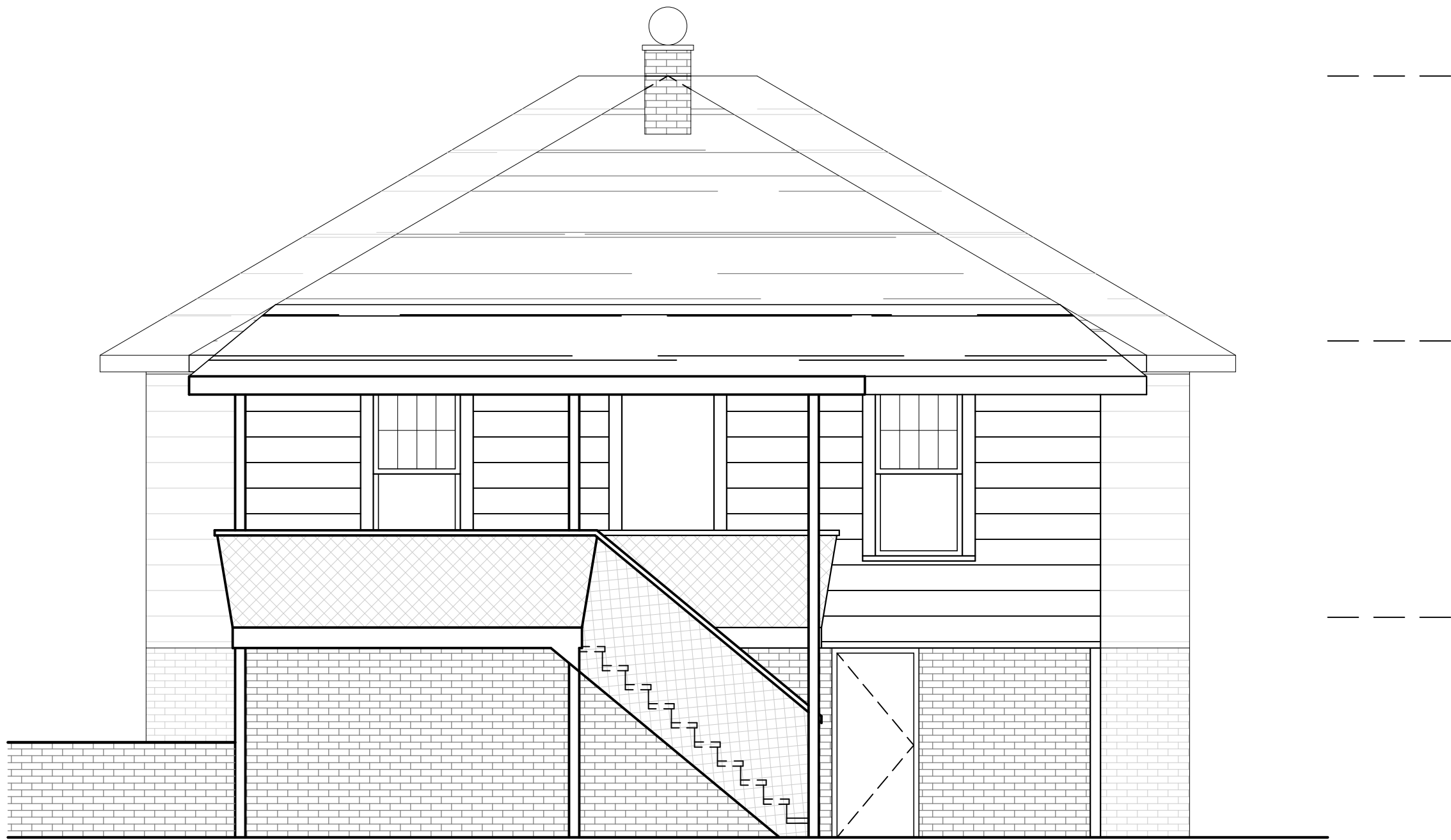
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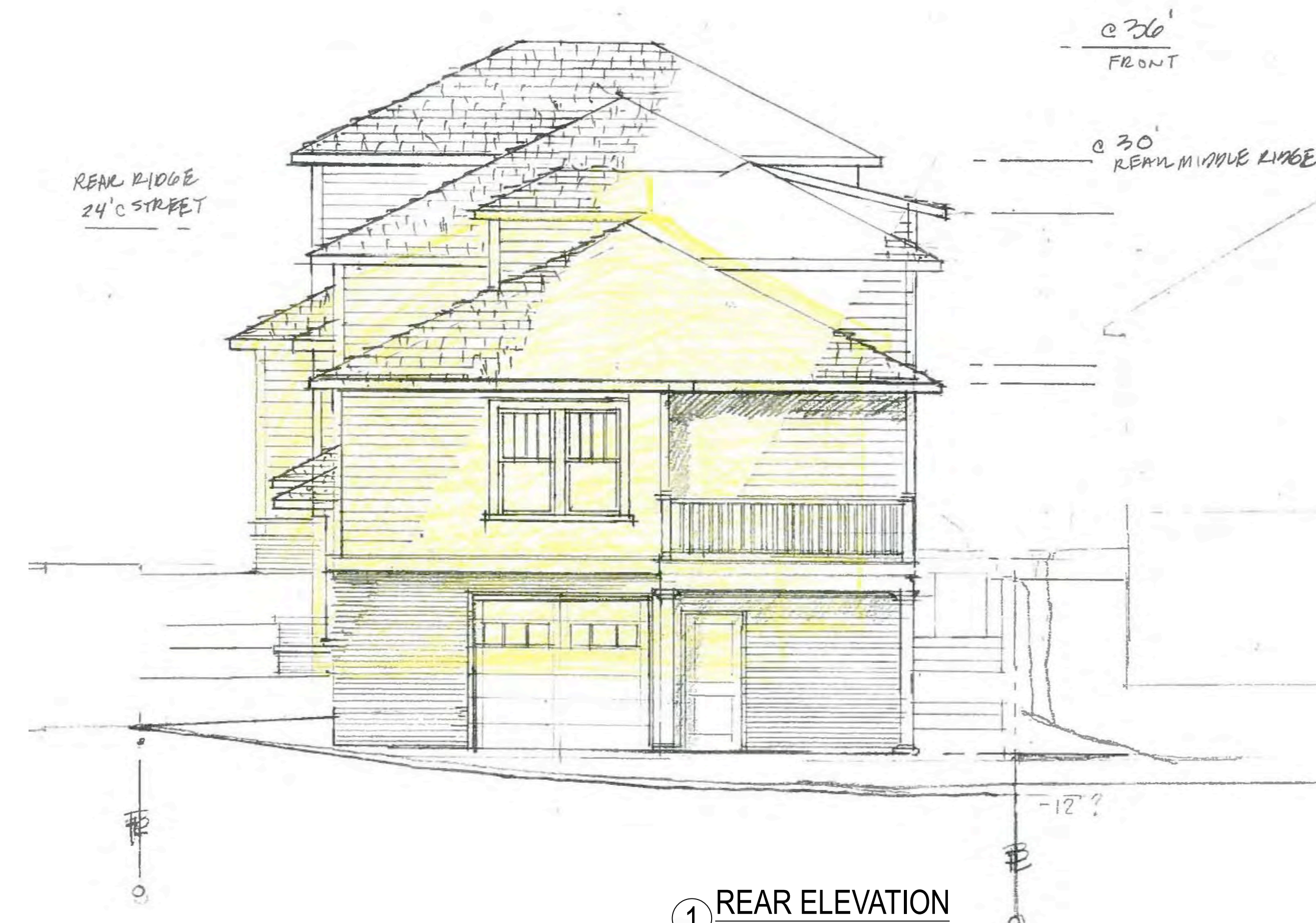
KEY
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② LEFT SIDE ELEVATION
N.T.S.



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PROPOSED ELEVATIONS

OF:

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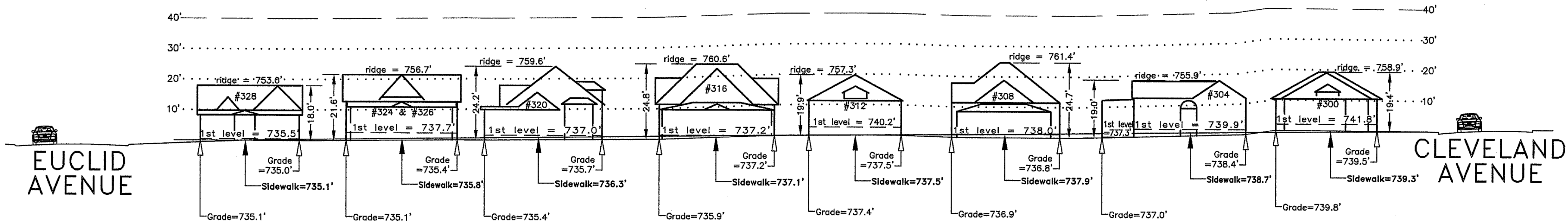
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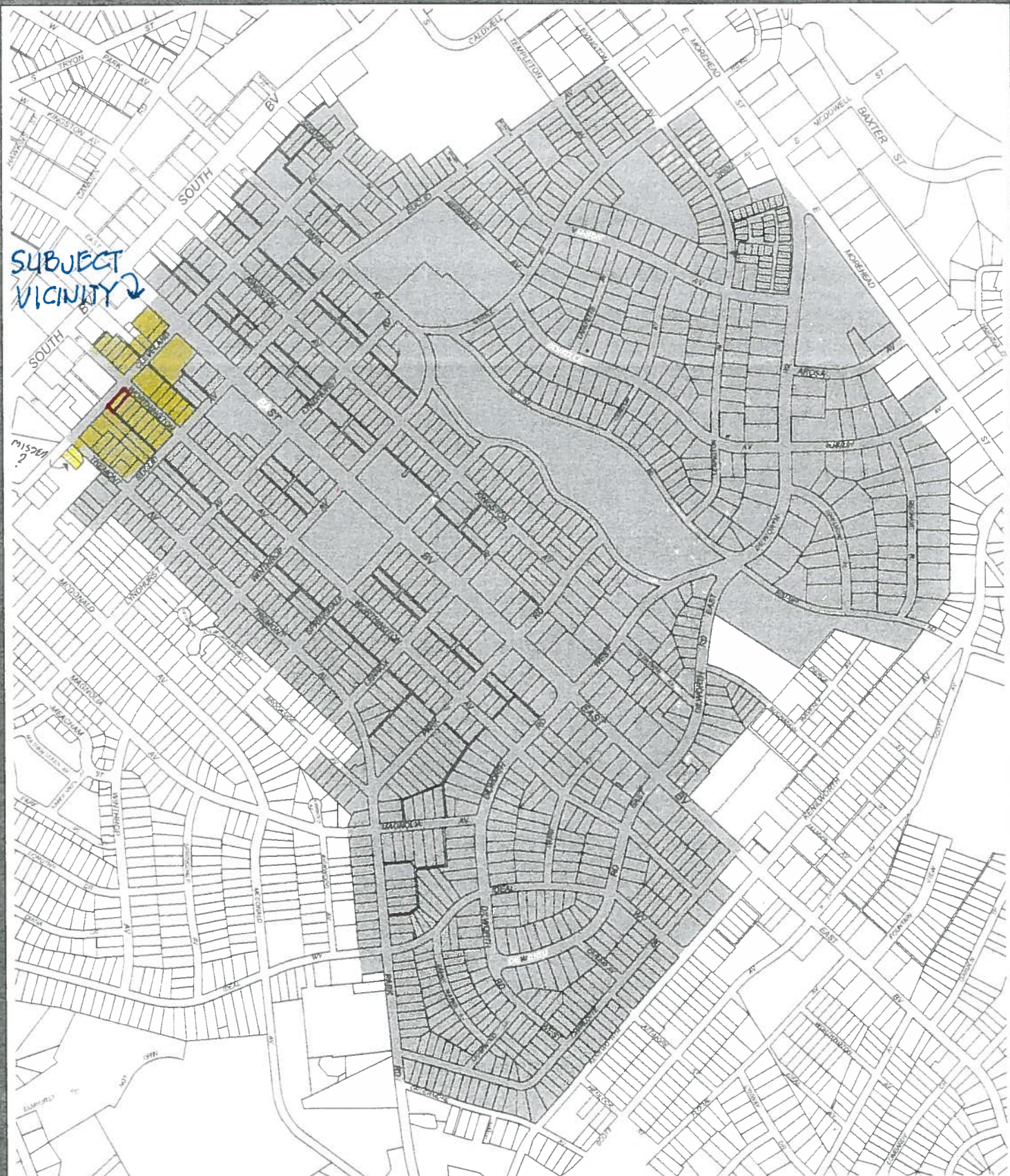
ELEVATION SURVEY FOR
300 BLOCK OF
WORTHINGTON

OF:



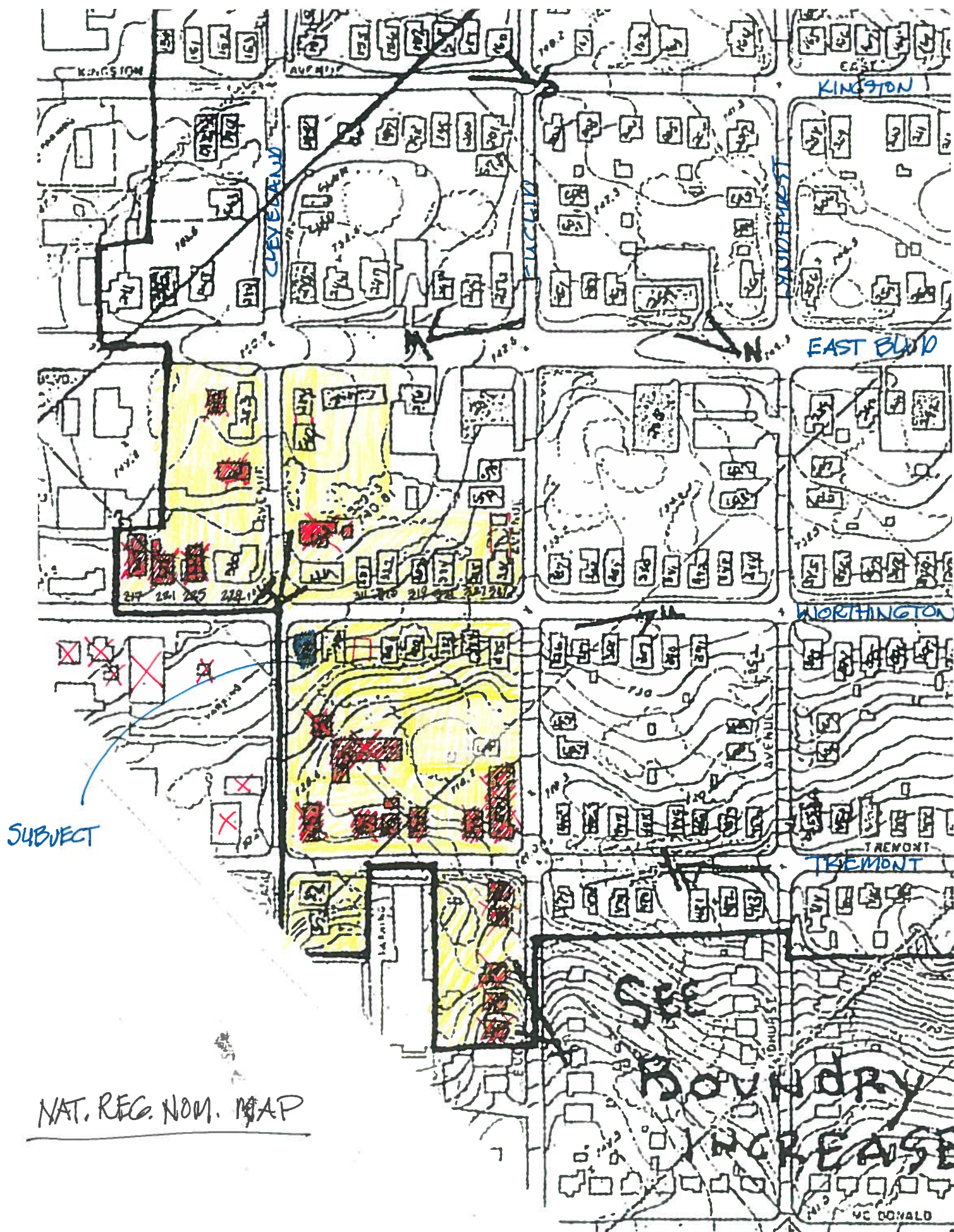
① ELEVATION SURVEY FOR 300 BLOCK OF E.WORTHINGTON AVENUE
N.T.S

Dilworth Historic District



Produced by the Charlotte-Mecklenburg Planning Commission, April 1999





United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet Description Item number 7 Page 37-42*

EAST WORTHINGTON AVENUE (NORTH SIDE)

- DEMO ~~327~~ 217 C 1½V, frame. Hip roof with shingled facade gable and pyramidal projection. Facade is obscured by enclosed porch. ca. 1900, 1979.
- DEMO ~~328~~ 221 C Robert Dixon. 1V, frame. Steep hip roof with side and front gables, shingled. Replacement brick piers with brick balustrade, full facade porch on square columns. Garage. ca. 1900.
- DEMO ~~329~~ 225 N 1 story aluminum building. ca. 1986.
- REHAB 330 229 C 1½V, frame. Hip roof with large shingled facade gable, side gable and hip roof wing. Wraparound porch on slender columns with brick piers, turned balustrade, and pedimented gable at entry. ca. 1900.
- 331 311 C 1B, frame/shingled. Nearly pyramidal hip roof with gabled entry porch, partially engaged, triangular brackets and exposed rafter ends. ca. 1920.
- 332 315 C L. M. Torrence. 1V, frame. Side gable with massive shingled facade gable flush with wall. Hip roof porch with end bay enclosed on one side, replacement posts and piers. Rear side shed wing. ca. 1905.
- 333 319 N 1B, frame/shingled. Hip roofed with engaged porch which has been bricked up. ca. 1920/1970.
- 334 321 C W. P. Owens, 1V, frame. Nearly pyramidal roof with cross gables with shingling and louvered vents. Wraparound porch with shallow facade entry gable, and replacements square posts and railing. 1905.
- 335 327 C 1B, frame/shingled. High hip roof with exposed rafter ends, hip roof ventilator, engaged porch/enclosed end bay (original) on paired posts on pier. ca. 1920.
- REHAB-AND 336 329 C 1V, frame. T-gable roof with facade gable "dormer", wraparound porch on replacement posts and piers. Entries on either side of the porch. ca. 1905.
- (SOUTH SIDE)
- SUBJECT 379 300 N 1½B, frame. Hip roof, hip roof dormer, rear ell. Engaged porch enclosed except for entry, with jalousy windows. ca. 1930.
- 380 304 N 1C, frame. Retains original form, but has been aluminum sided, and the porch has been removed. ca. 1920/1960.
- ASSUMED 308 ? 1C frame - GIS SAYS OFFICE 1940 3
- 381 312 C 1B, frame/shingled. Low hip roof with hip roof ventilator. Full facade engaged porch on posts and piers. ca. 1930.
- 382 316 C 1½QA, frame. High hip roof with lower cross gabled dormers. Full facade porch on square posts. ca. 1900.
- 383 320 C 1B, frame/shingled. Front gabled with replacement porch. ca. 1920.
- 384 324 N S. H. Keziah. 1C, frame. Side gable, rear ell, shingled facade gable. Central entry removed, two side entrances added when converted to duplex. Aluminum siding. ca. 1905.
- DEMO ~~385~~ 328 C 1C, frame. Side gable block with unequal pair of shingled facade gables. Full facade porch on replacement post and pier supports. ca. 1905.
- REBUILT

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet	Description	Item number	Page
	<u>CLEVELAND</u> (cont)	7	55
563 1714 C	Mrs. A. C. Dixon. 2½QA/CR, frame. Garage. Pedimented side gable with shingled ends, polygonal central projection, wraparound porch with balcony. One-story rear gabled ell. 1905.		
? 564 1812 C	2CR, frame. Low hip roof with front projection. Porch is in junction of "L", and is supported by Doric columns. ca. 1925.		
565 1621 C	Apartments. 2½FS, frame. Hip roof with gabled dormer. Central entrance two-tiered with french doors on second level. ca. 1925.		
566 1717 C	2½QA, frame. Gabled on hip roof with lower side gable section and front gabled projection. Wraparound porch on turned posts with turned balustrade, second story balcony engaged under side gable section, and tiny polygonal tower. Rear one-story ell with engaged porch. ca. 1900.		
? 567 1809 C	2CR, brick. Hip roof with hipped ventilator. One-bay gabled porch. ca. 1925. <i>FRAME</i>		
? 568 1823 C	1½VC, frame. High hip roof with facade gable and rear hip roofed ell. Wraparound porch on turned posts. Garage. ca. 1910.		
ADAPTIVE 569 1829 C	(former) Dilworth Methodist Church South. (Marvin W. Helms, architect; S. L. Vaughan, builder) 1CR, brick. Hip roof block surmounted by domed belvedere. Round arched bays in rear section with fanlights; rectangular transoms over front section bays. Classical portico with pedimented fanlight gable on massive Doric columns. Well proportioned, academic rendition of the style. 1915. <i>JOHN VAN CANT</i>		
570 1915 N	One story structure with low hip roof and corrugated metal siding. ca. 1950.		
571 1913 N	1 Commercial, block. Flat roofed, three bay. ca. 1960.		
572 2005 C	1C, frame. "Triple-A" mill house with shingled gable ends and unusually detailed vents in gable ends. Rear ell. ca. 1900. 1891		
	<u>EAST BLVD</u>		
282 224 C	W. M. Foreacre. 2½NC/FS, frame, shingled. Full facade porch with entry gable on square reeded columns (glassed in). Adaptively reused as restaurant. ca. 1911.		
283 230 C	Apartments. 2FS, frame. Typical hip roofed structure with engaged two-tier porch on (replacement) brick posts. Addition to rear and side. ca. 1928.		
RENOV 284 300 C	J. W. Mobley. 2½CR/frame. Gambrel roof with pedimented gable dormer and balcony flanked by small shed dormers. Engaged porch with projecting sunroom other is porte cochere. One bay gable porch. 1922.		

- RESIDENTIAL - SINGLE-FAMILY
- RESIDENTIAL - MULTI-FAMILY
- OFFICE
- BUSINESS
- CONDITIONAL/OTHER/PLANNED

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Carolina

300 E Worthington

Date Printed: 7/26/2017 2:28:05 PM



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Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 3/17/2017 11:39:42 AM



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From: **Spencer, Shad** sspencer@ci.charlotte.nc.us
Subject: RE: 300 East Worthington Avenue
Date: June 19, 2017 at 12:05 PM
To: Allen Brooks brooks.alb@icloud.com
Cc: Ken Lucy Raynor ken@raynorlawfirm.com

SS

Allen,

This is a legal nonconforming lot of record within the B-1 zoning district. These lots are treated a little differently within nonresidential zoning districts.

If the proposed use is residential (i.e. duplex, triplex, quadraplex, etc.), it would need to comply with the maximum density (i.e. 22 du/a) regulation rather than minimum lot size. The development would also need to comply with the setback, yards, height, and open space requirements. With a 6750sf lot, this would equate to a triplex being allowed.

If the proposed use is nonresidential or mixed use, it would need to comply with the maximum floor area ratio (i.e. 0.5 FAR) regulation rather than the minimum lot size. The development would also need to comply with the setback, yards, height, and open space requirements. With a 6750sf lot, this would equate to a maximum 3375sf building.

Please let me know if you have any questions.

Thanks,

Shad Spencer
Zoning Administrator
Charlotte-Mecklenburg Planning Department
600 East Fourth Street | Charlotte, NC 28202
P: (704) 353-1132 | F: (704) 336-5123
www.charlotteplanning.org

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From: Allen Brooks [<mailto:brooks.alb@icloud.com>]
Sent: Thursday, June 15, 2017 4:30 PM
To: Spencer, Shad
Cc: Ken Lucy Raynor
Subject: 300 East Worthington Avenue

Shad,

I am going to keep you busy obviously. I have yet another. Probably will be more proper to pass off to ZBA, but as I have your attention for Dilworth, I will ask. We just completed the project diagonally across the block at 229 East Worthington that had to have the larger breezeway to connect the house to the office building as one structure, that you had involvement. The owners want more insanity in their lives, so they are tackling this next

property. They actually want to be good stewards and positively affect their neighborhood. They have a contract on this 300 property and would like to have residential to reinforce their interest, but as a real estate venture would be viable only as a duplex or triplex they feel, or possibility mixed use with a residential component or two.

The dilemma with this property is it is zoned B.1 and is only 45 feet in lot width (6750 SF). The square footage of lot would allow a duplex (6500 SF), but it requires a 50 foot wide lot. Furthermore a non-residential use requires 50 width. ***So that means that a business zoned property cannot have a business use*** and this is the only 45 foot width in that B.1 zoned and other non-residential use block or two or three. The only pigeon hole that fits is detached dwellings, so I assume that means a single family unit. That would make this the only single family dwelling in that block and many other surrounding properties. It currently has a house that is listed in the national register nomination as a non-contributing structure because of its integrity. A former potential buyer had a demolition COA from the HDC with stay of 365 day delay, but was abandoned with four other properties as a large multiple lot project, but the prospect was abandoned. It has not been maintained and has structural and critical roof floor and moisture plaster damage not to mention other deteriorations and inadequacies with being vacant for many years.

Is there any finer print with the zoning considerations with this property or would this be a good candidate for the ZBA?

Allen Brooks
brooks.alb@icloud.com

ALB Architecture
1200 East Morehead Street, Suite 240
Charlotte, NC 28204
office: 704-503-9595; cell 704-502-4554

Seal

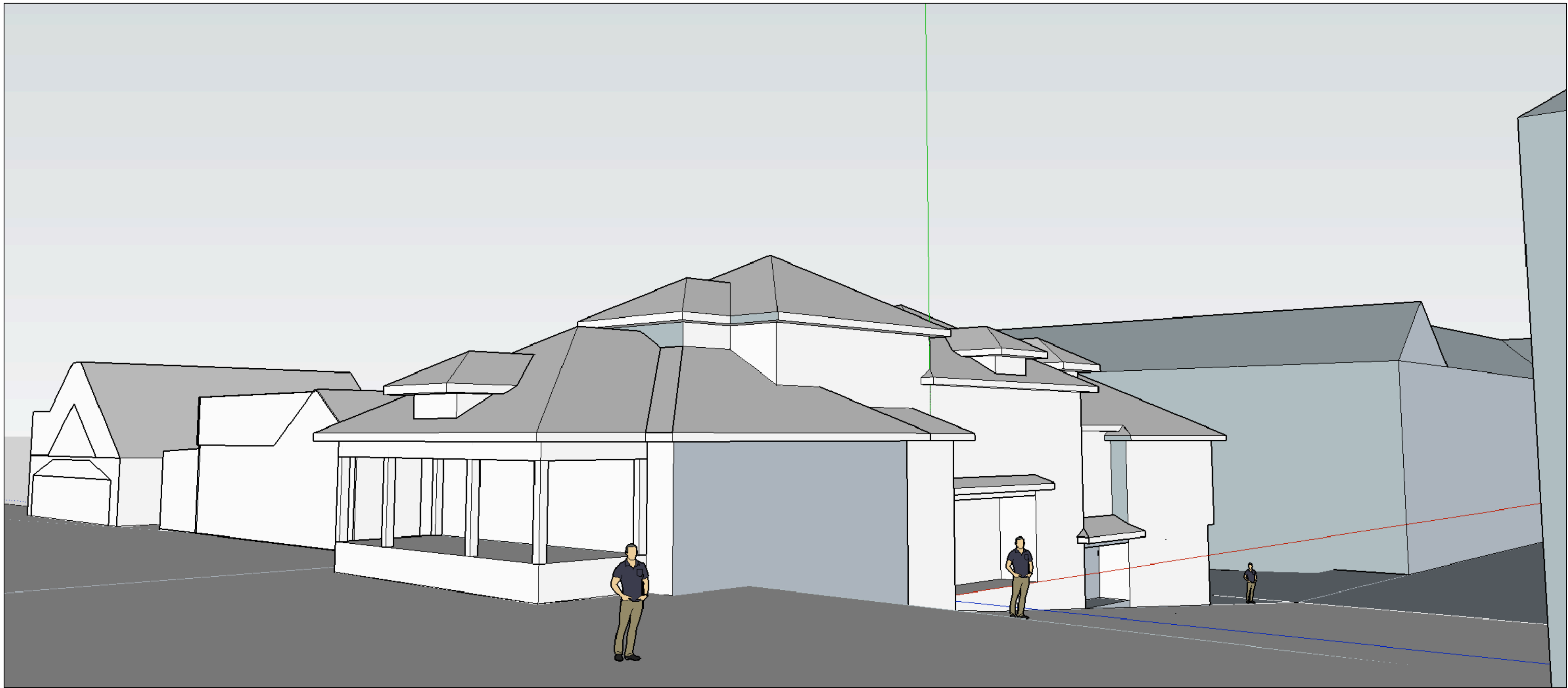
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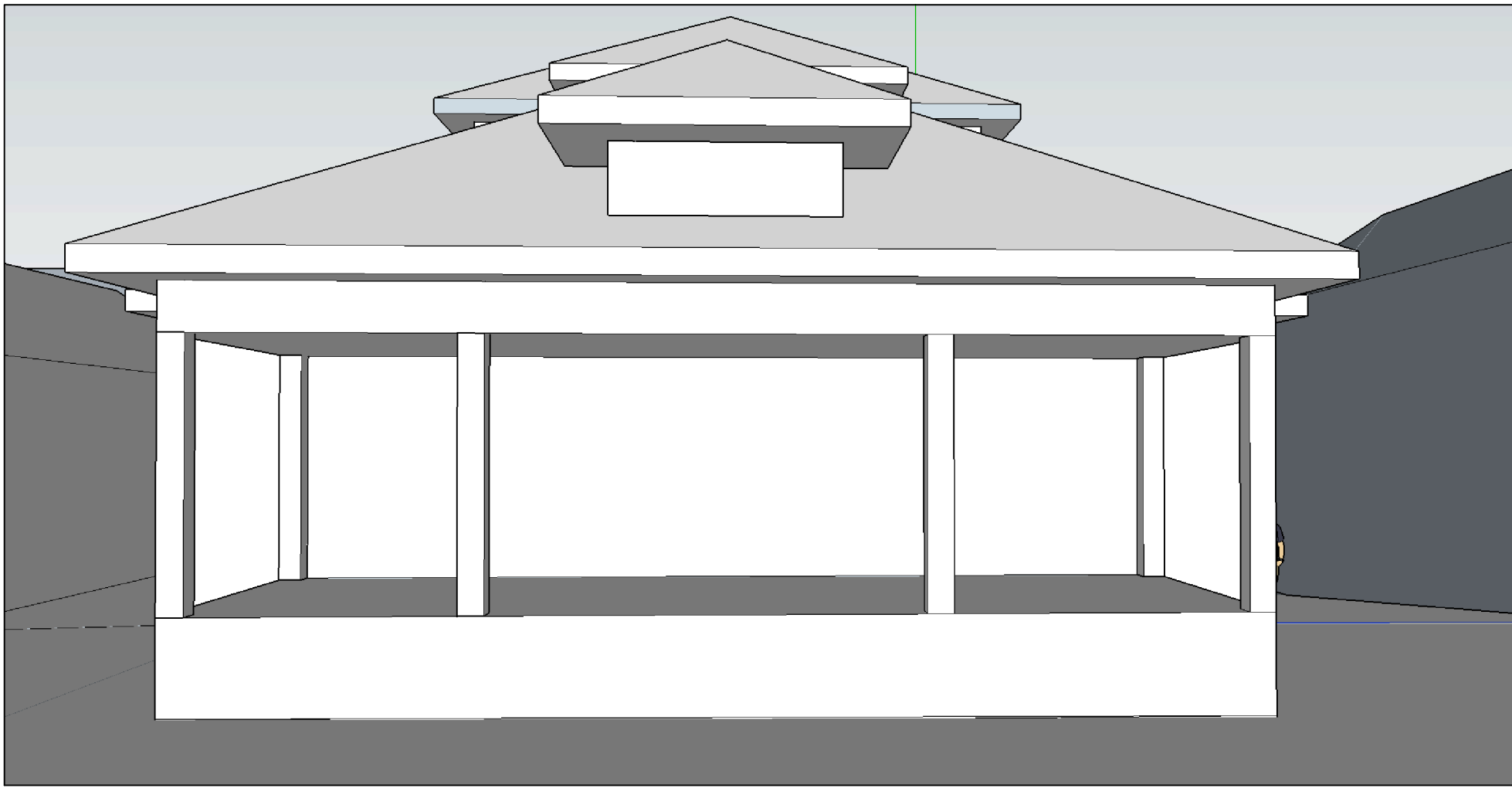
PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

3D PHOTOS -CONCEPTUAL

OF: FOURTEEN



VIEW OF PROPOSED TRIPLEX @ INTERSECTION OF WORTHINGTON & CLEVELAND



FRONT OF PROPOSED TRIPLEX AS SEEN FORM E.WORTHINGTON

See

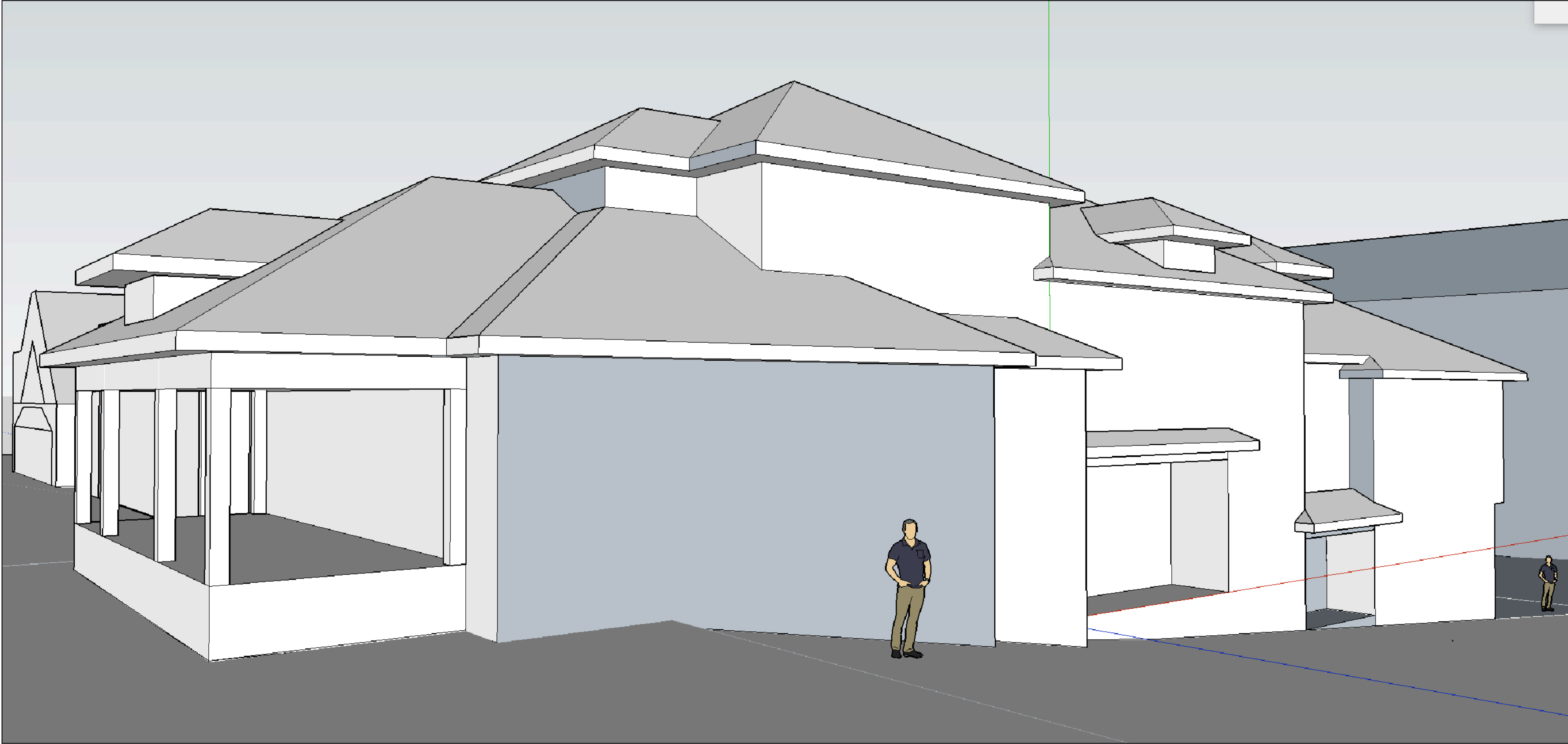
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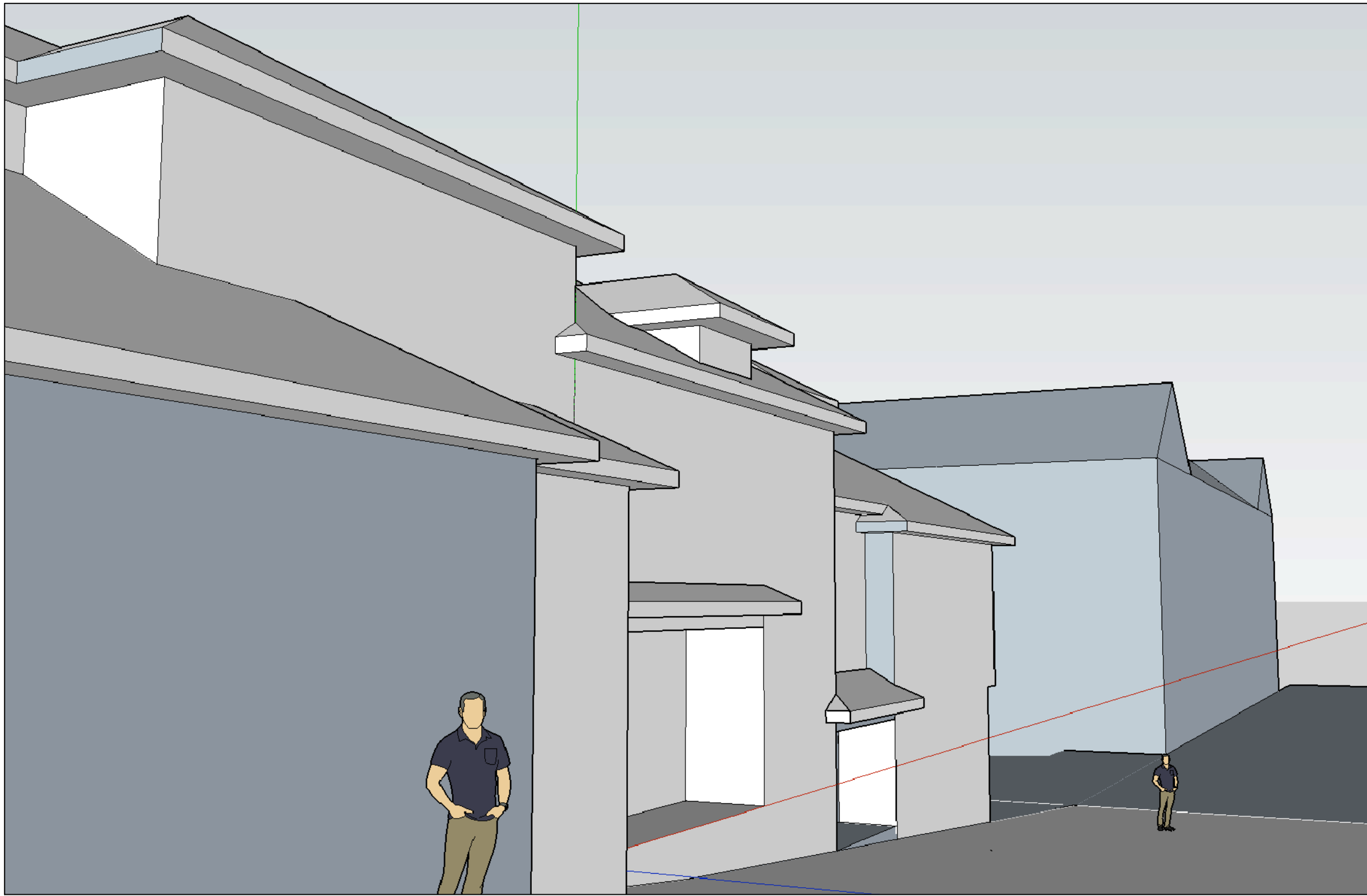
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ISSUED: 03 AUG 2017
REVISIONS:

3D PHOTOS -CONCEPTUAL

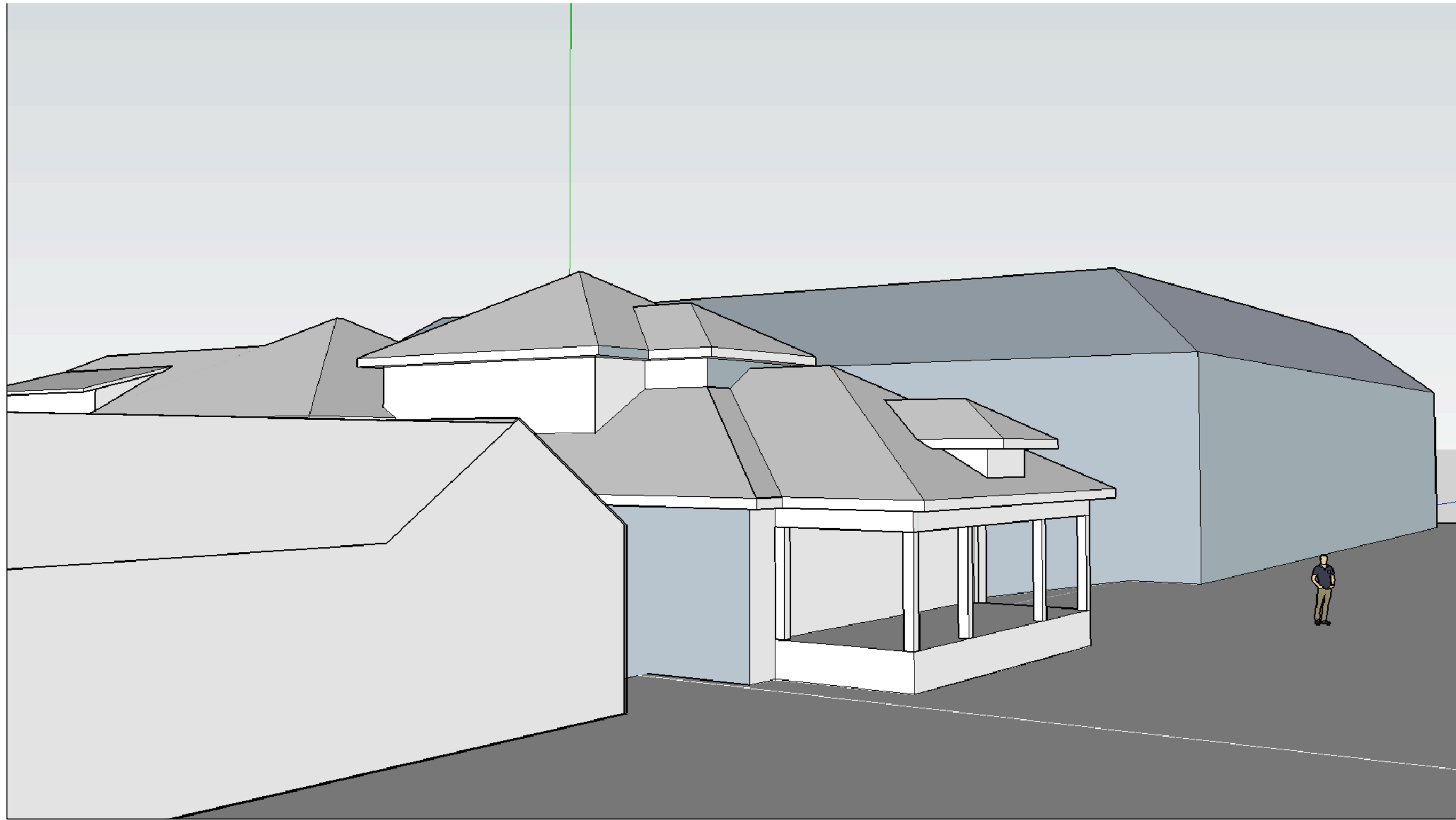
OF: FOURTEEN



RIGHT SIDE OF PROPOSED TRIPLEX FROM CLEVELAND



RIGHT SIDE OF PROPOSED TRIPLEX FROM CLEVELAND



VIEW OF FRONT LEFT CORNER FROM E.WORTHINGTON

See

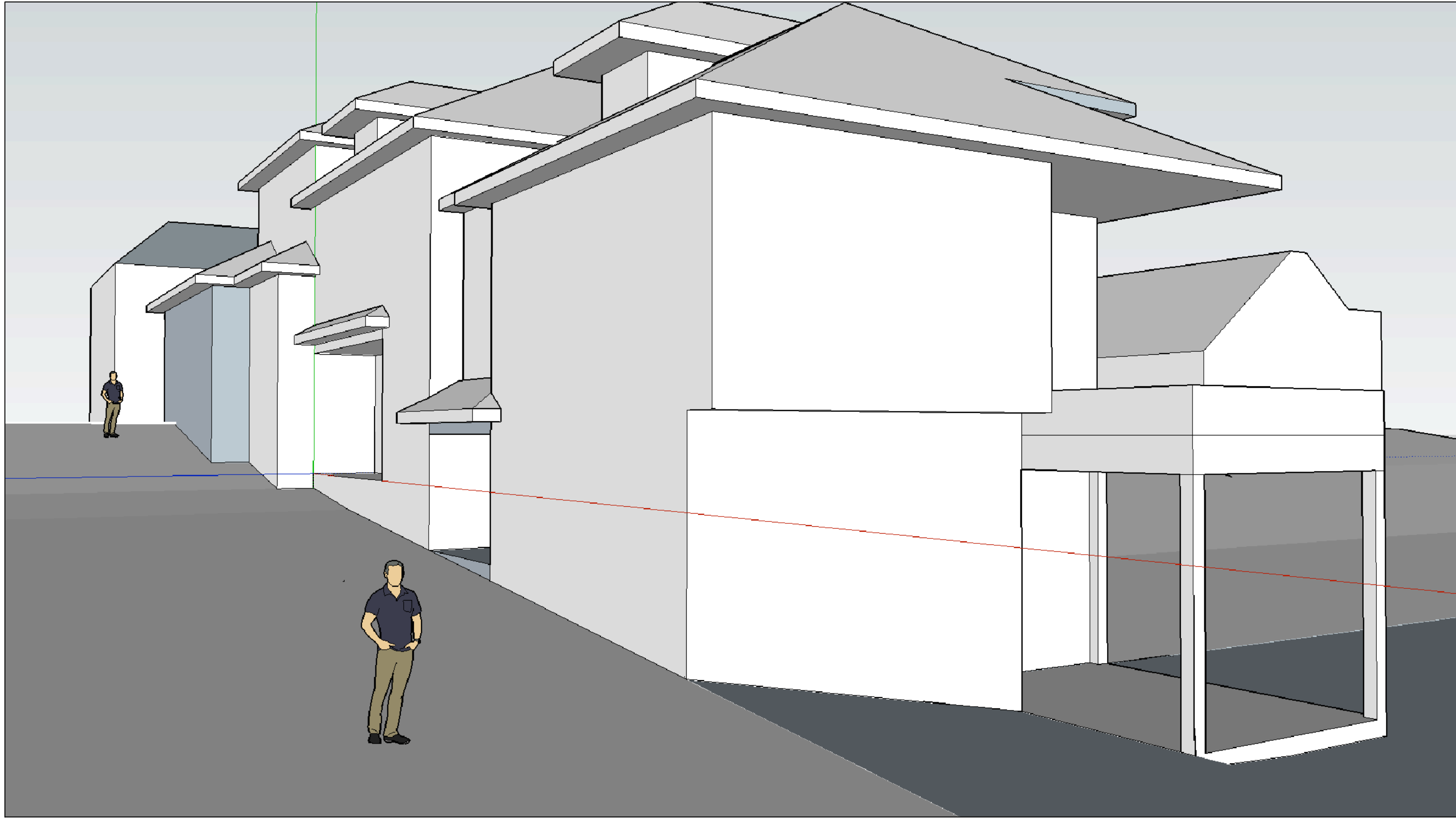
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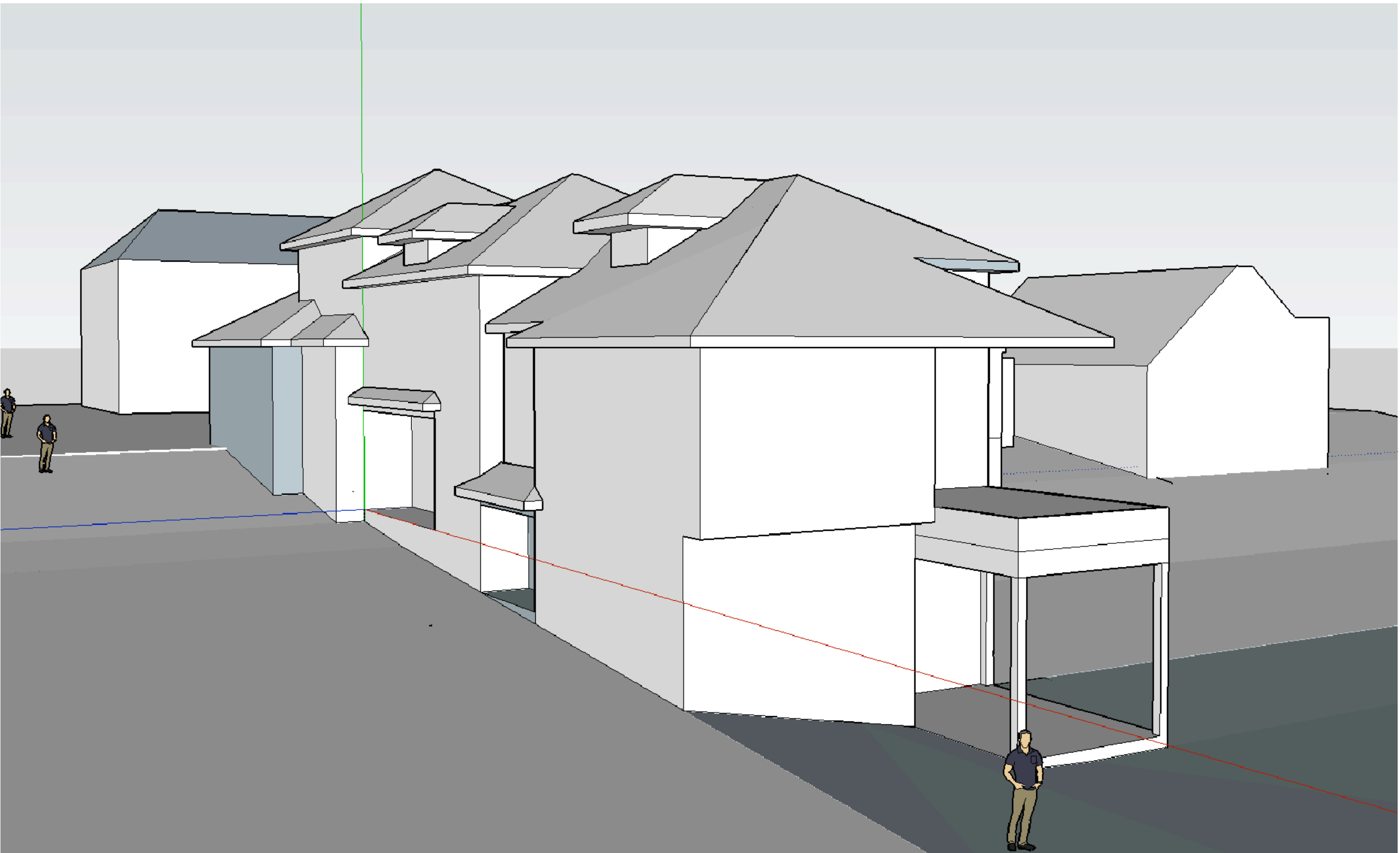
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REVISIONS:

3D PHOTOS -CONCEPTUAL

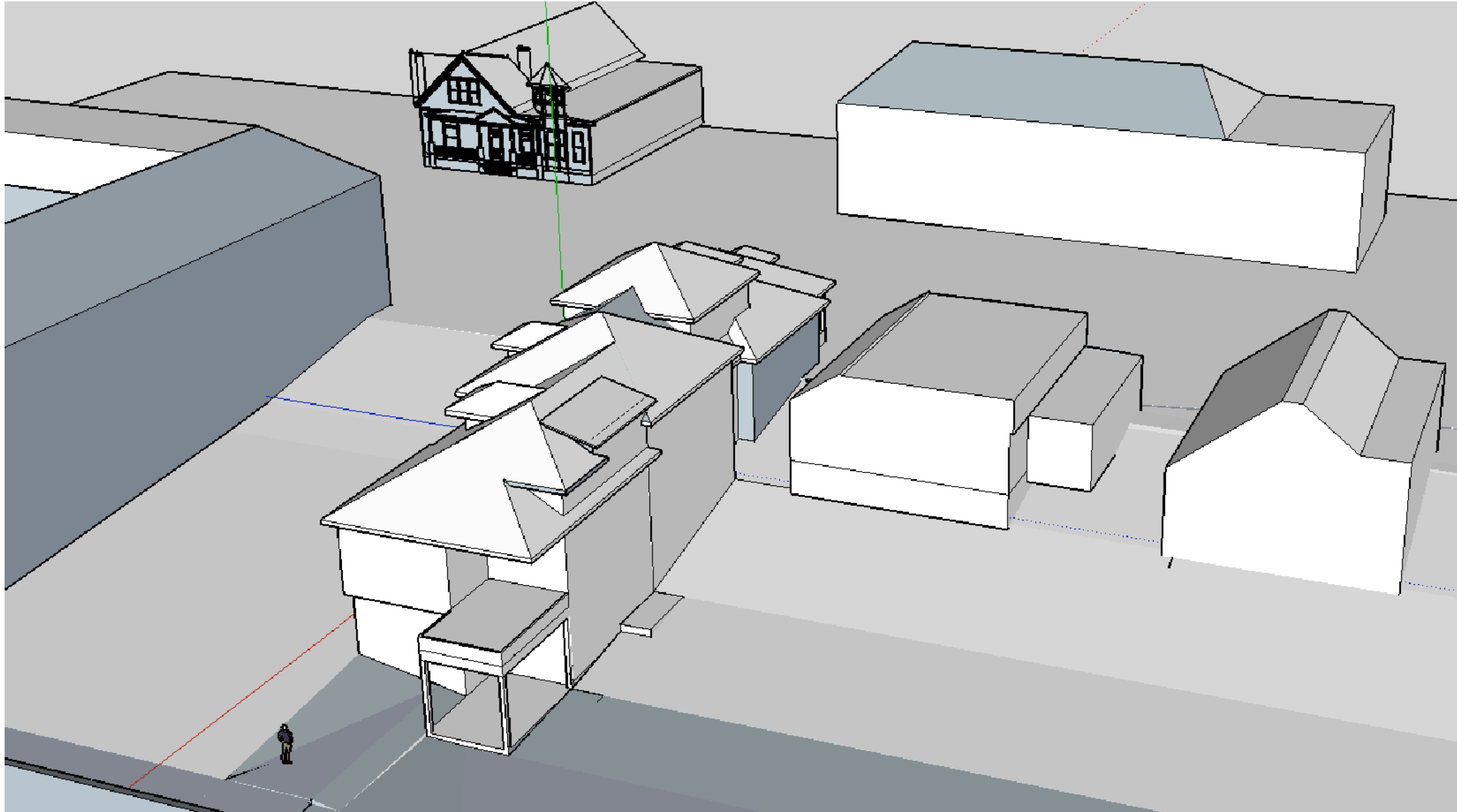
OF: FOURTEEN



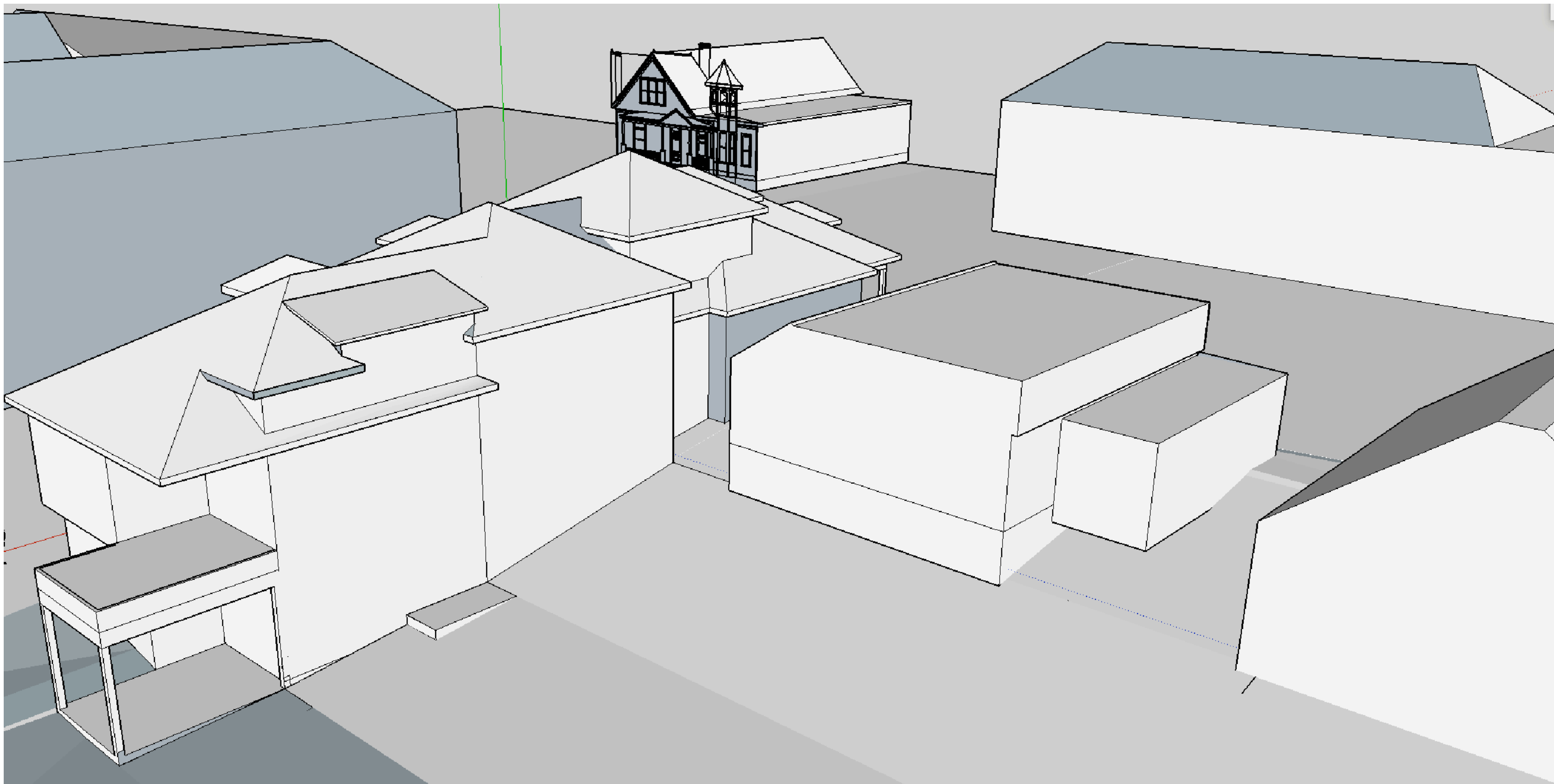
VIEW OF RIGHT REAR CORNER FROM CLEVELAND



VIEW OF RIGHT REAR CORNER FROM CLEVELAND



BIRDS EYE VIEW OF PROPOSED TRIPLEX FROM LEFT REAR CORNER



BIRDS EYE VIEW OF PROPOSED TRIPLEX FROM LEFT SIDE

See

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RAYNOR - TRIPLEX
300 East Worthington Avenue, Charlotte, NC 28201

PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

EXISTING 1ST FLOOR PLAN

A-2.1
OF: FOURTEEN

GENERAL NOTES:

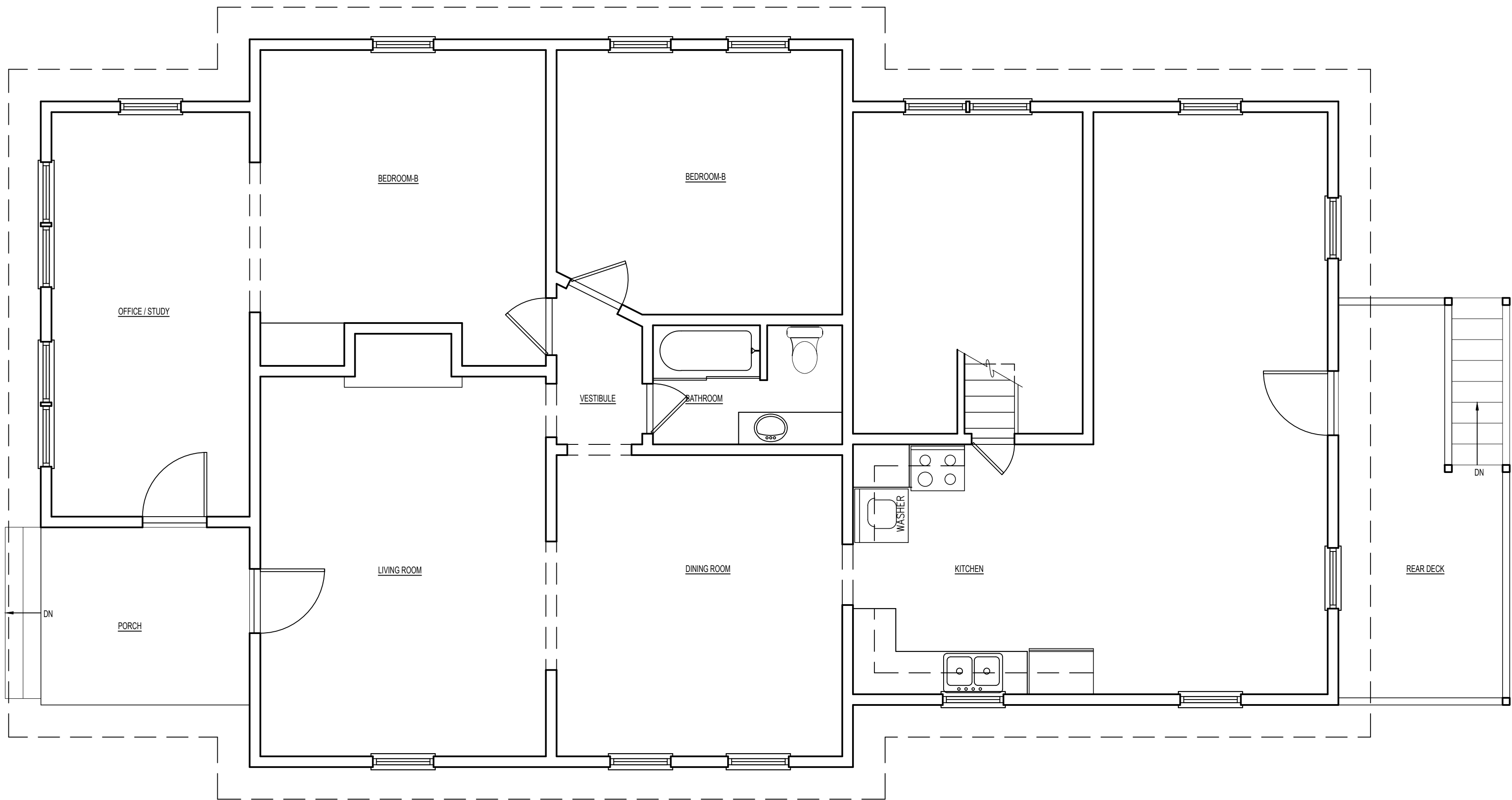
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
- FIRE 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.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE** - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- ALL EAVES TO BE 1'-0" U.N.O.
- ALL FASCIAS TO BE 8".
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

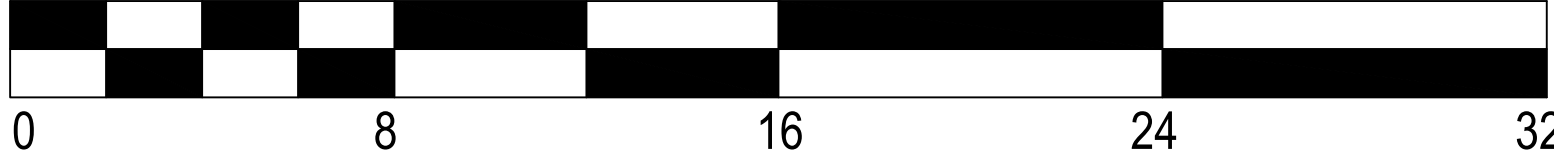
- R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
 - R311.7.7.1 HANDRAIL HEIGHT** - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.2 GUARD HEIGHT** - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{1}{2}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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

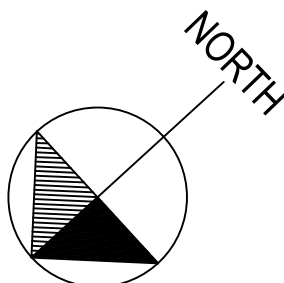


1

EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

KEY:
WALL TO BE REMOVED: XXXXXXXX
ITEM TO BE REMOVED: X



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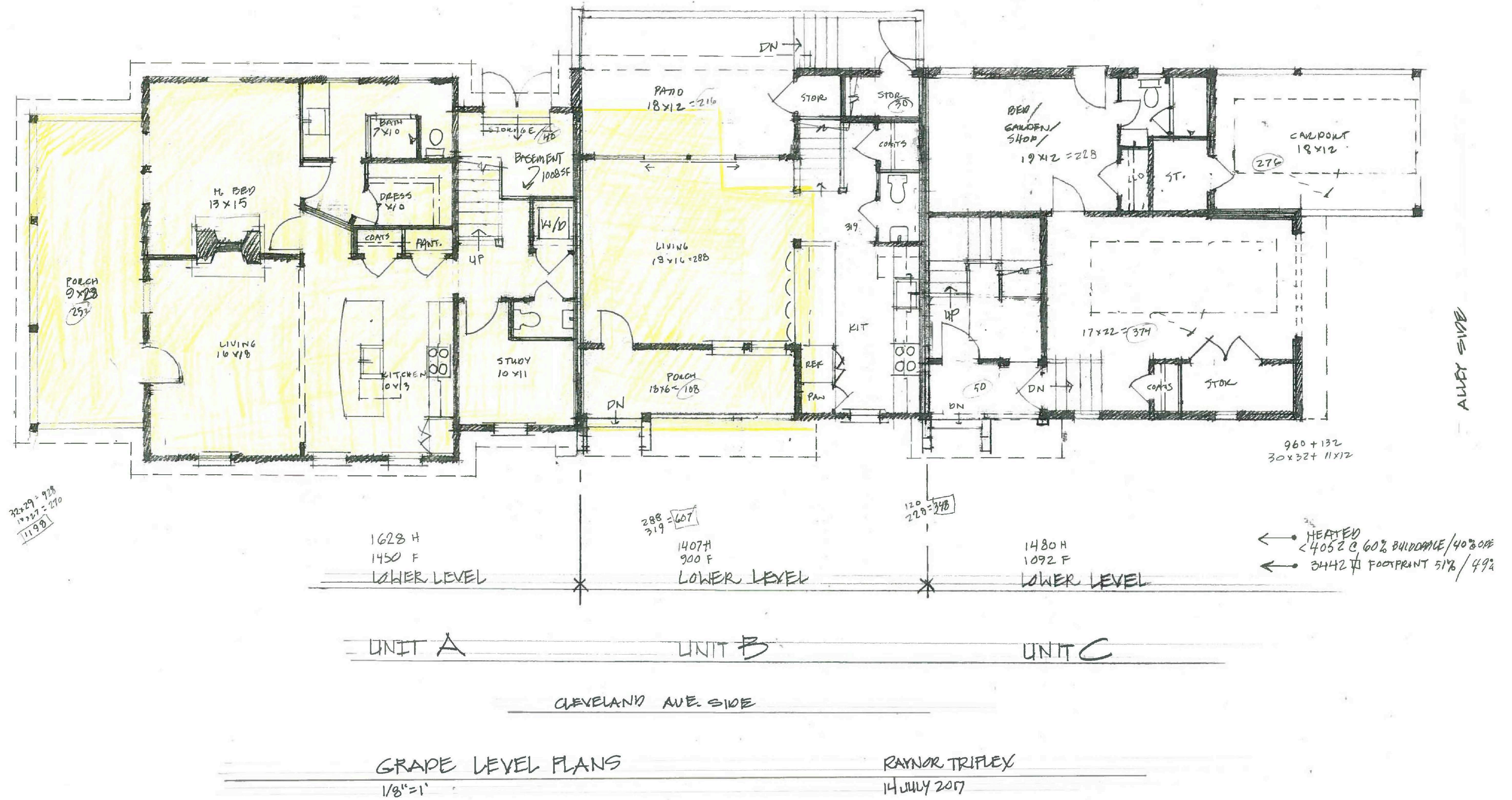
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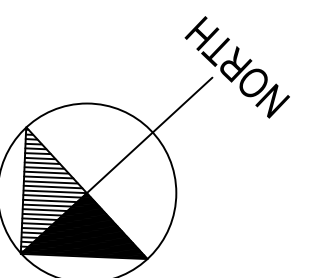
PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

PROPOSED PLANS

-
-



1 PROPOSED FIRST FLOOR PLAN
N.T.S.



1 PROPOSED SECOND FLOOR PLAN
N.T.S

See

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PROJECT #: 17053
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REVISIONS:

EXISTING ROOF PLAN
A-2.4
OF: FOURTEEN

GENERAL NOTES:

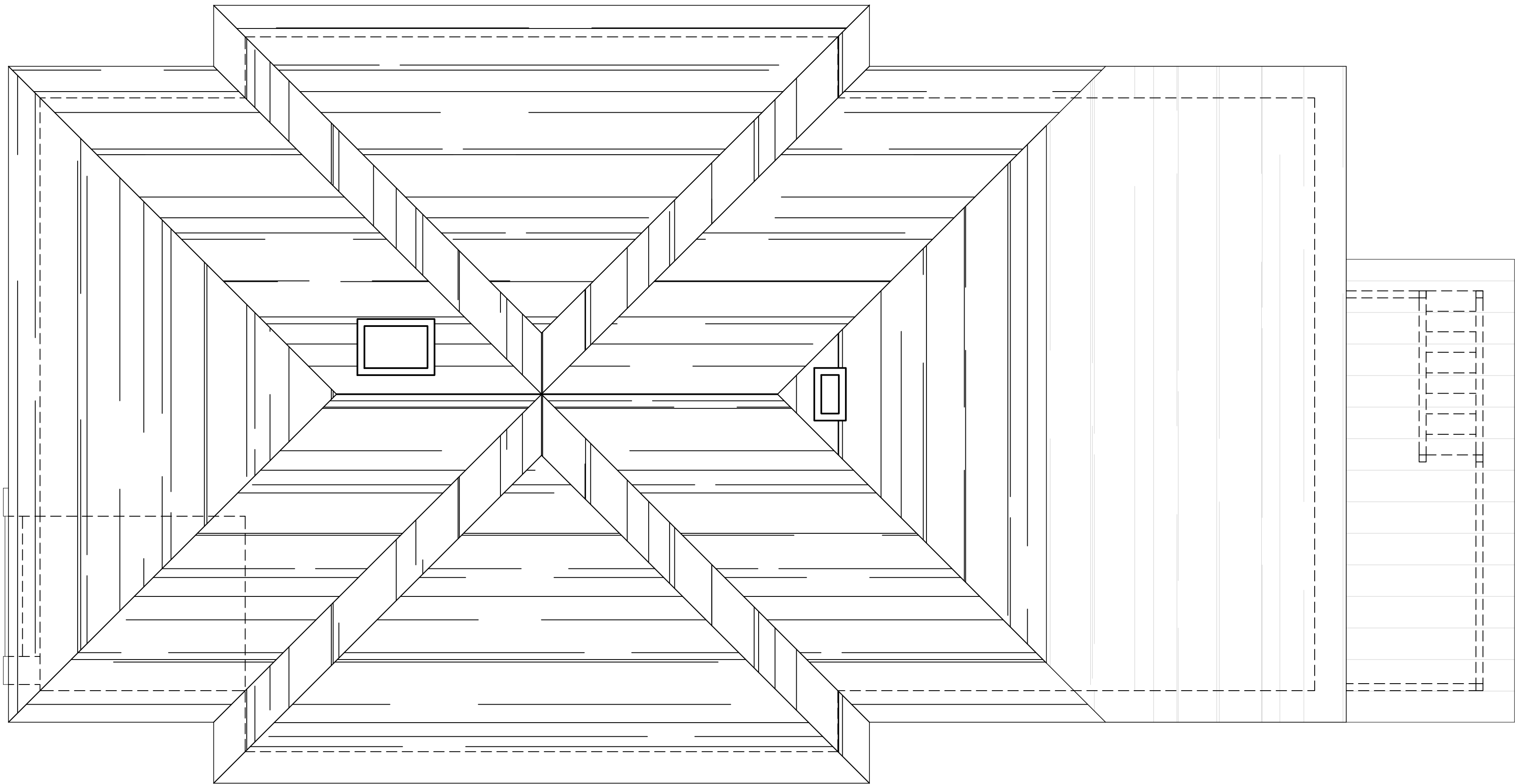
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.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

STAIRS, RAILING & GUARD NOTES:

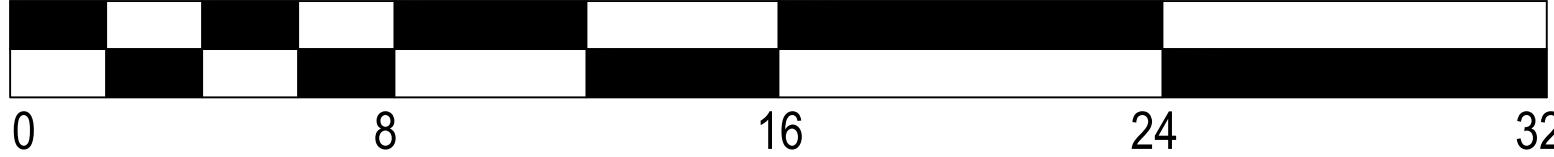
1. **R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. **R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. **R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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7. **R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{1}{2}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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

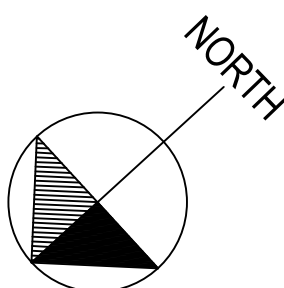


1

EXISTING ROOF PLAN

1/4" = 1'-0"

KEY
WALL TO BE REMOVED XXXXXXXX
ITEM TO BE REMOVED X



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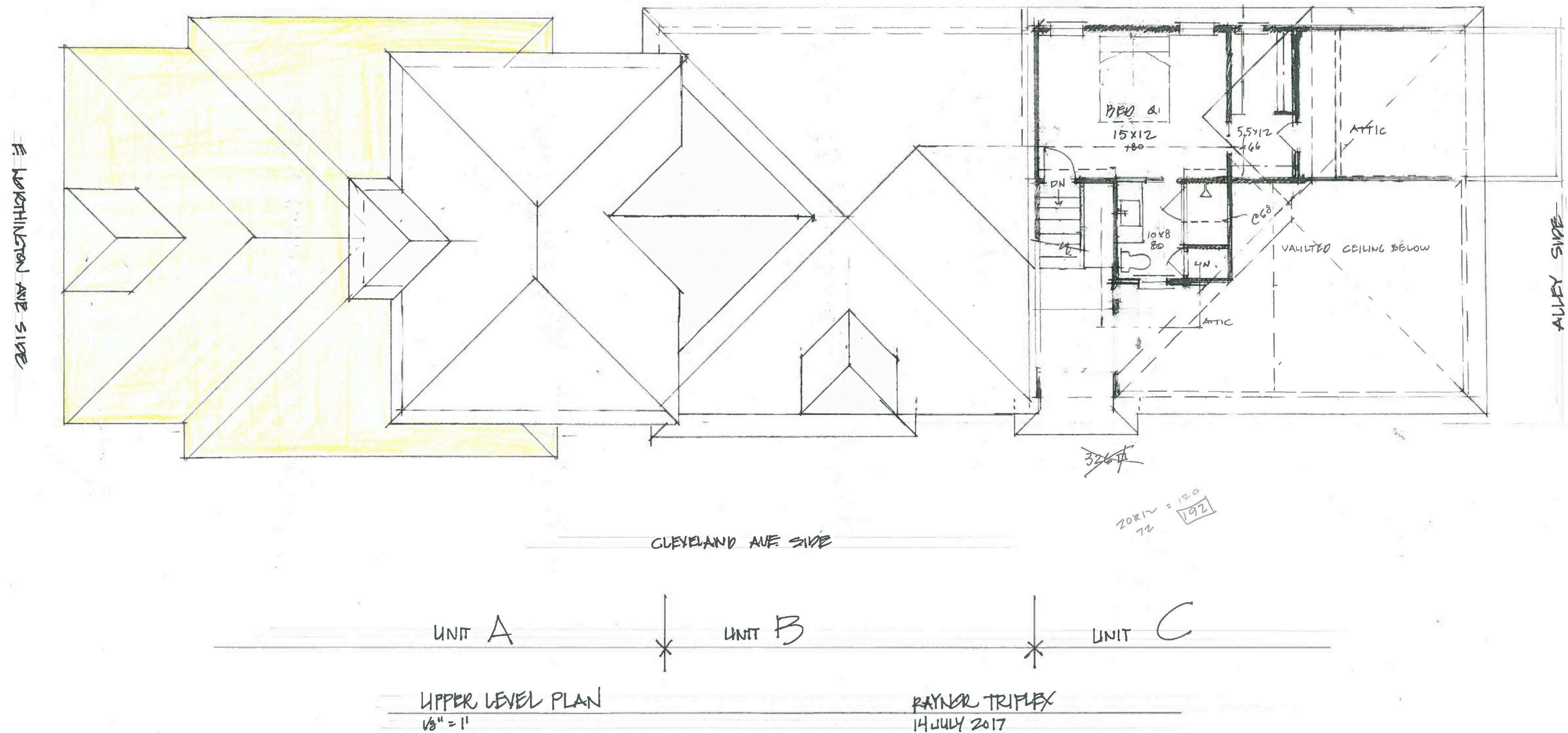
RAYNOR - TRIPLEX

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PROJECT #: 17053
ISSUED: 03 AUG 2017
REVISIONS:

PROPOSED PLANS

OF:



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PROJECT #: 17053
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REVISIONS:

REFERENCE PHOTOS

OF: FOURTEEN



329 E.WORTHINGTON @ CORNER OF EUCLID



END OF 329 E.WORTHINGTON @ ALLEY ALONG EUCLID



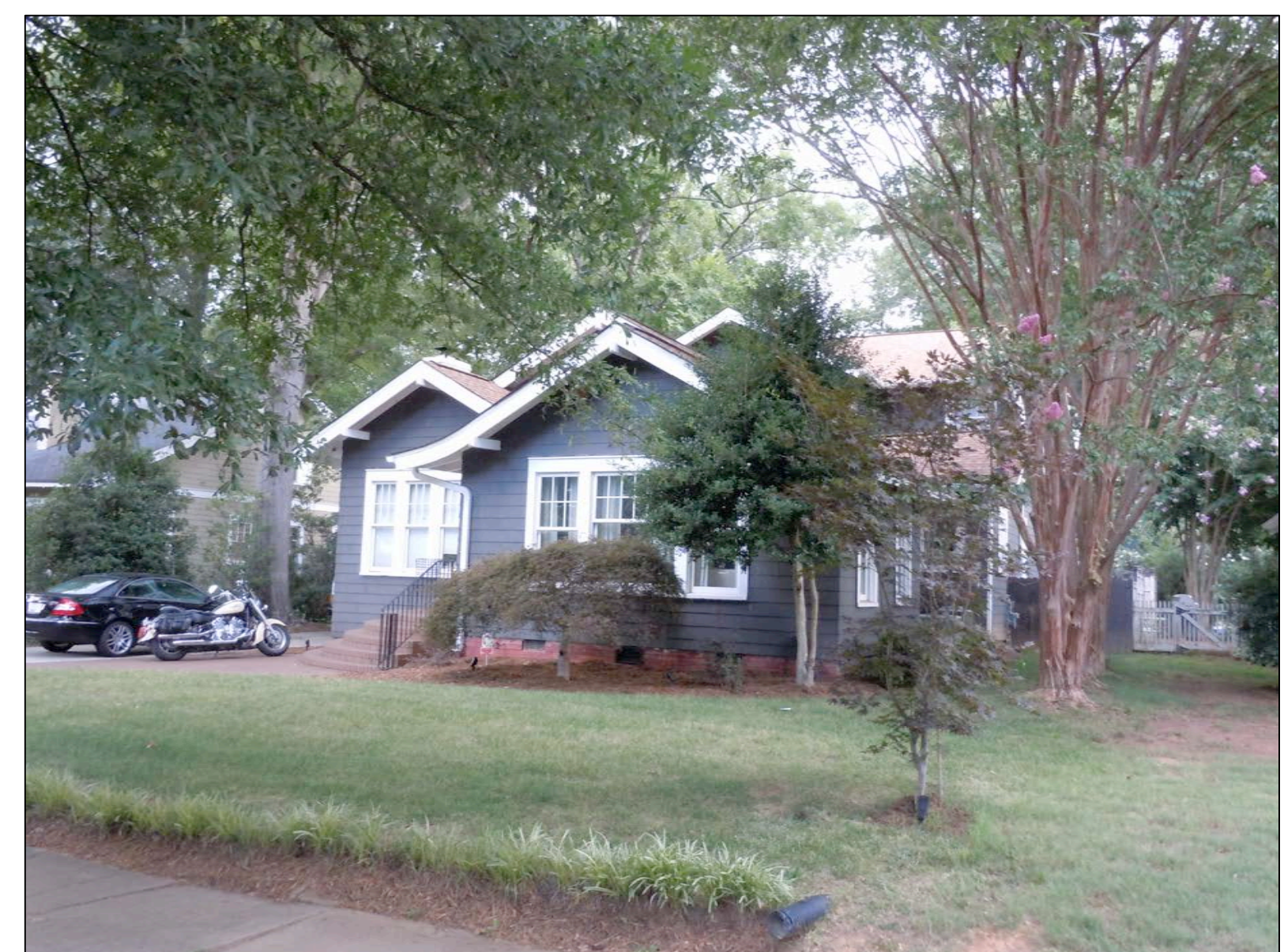
E. WORTHINGTON



E. WORTHINGTON



920 MAGNOLIA



921 MAGNOLIA