

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1953 Wilmore Drive

**SUMMARY OF REQUEST:** New Construction

**APPLICANT/OWNER:** Angie Lauer

The application was continued from March for the following items: 1) Revised site plan that includes the location of all trees and those to be removed, 2) Clearer height survey details, 3) Evidence of basement garages in the neighborhood.

### **Details of Proposed Request**

#### *Existing Conditions*

The site is a large single family parcel that will be subdivided for new construction. The site has a creek and utility easements to the rear and side that cannot be built upon. The grade of the site slopes downward approximately 6-8 feet from front to rear. A retaining wall exists on the left side toward the rear. The new lot frontage is along a curve and the elevation of the street falls toward the property. Adjacent structures are 1-2 story single family homes. Setbacks along the street are generally +/- 33'. The applicant has included a similar site condition at 2119 Wilmore Drive for consideration of the front setback.

#### *Proposal*

The proposal is a new single family house. Proposed front setback is 29' from thermal wall to ROW and approximately 21' from the front porch. A new driveway is located on the left side for access to the rear yard and garage below the house.

Architectural features include an 8' front porch with brick piers and wood columns, raised concrete/smooth stucco foundation, wood or metal clad windows, cementitious siding, and wood for window and roof trim. Height from finished first floor to ridge on the front elevation is approximately 23'. The applicant has provided precedents of historic homes with attached garages below the first floor.

#### Revised Proposal – May 9, 2018

1. The applicant has provided evidence of basement/attached garages.
2. Adjacent heights are shown on the survey.
3. Site plan includes trees to be saved and removed.

### **Policy & Design Guidelines for New Construction, page 6.1**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction 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 Recommendation**

1. With additional information provided as requested the project meets the guidelines for new construction. Minor details may be reviewed by staff as recommended by the HDC.



VICINITY MAP



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

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- A-1.1 Street Survey
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- A-2.2 Proposed Second Floor Plan
- A-2.3 Proposed Roof Plan
- A-3.0 Proposed Front Elevation
- A-3.1 Proposed Right Elevation
- A-3.2 Propopsed Rear Elevation
- A-3.3 Proposed Left Elevation
- A-3.4 Sections and Deetails
- A-3.5 Sections and Details

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	0
TOTAL PROPOSED HEATED AREA	2553
PROPOSED UNHEATED	
REAR PORCH	76
REAR ENTRY	0
SIDE ENTRY	0
GARAGE	542
COVERED PATIO	208
POOL	0
TOTAL	826
REAR YARD PERMEABILITY CALCULATIONS (MAX. 50% PER HDC)	
REAR YARD AREA	5597
HOUSE ADDITION	0
CONCRETE APRON	75
PATIO	0
POOL	0
TOTAL	75
TOTAL PERMEABLE AREA	1%
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)	
TOTAL AREA OF SITE	14014
FOOT PRINT OF HOUSE	1647
FOOT PRINT OF GARAGE	0
TOTAL AREA	1647
PERCENTAGE OF OPEN SPACE	88%

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed Basement Floor:		542 S.F.
Proposed First Floor:	1,363 S.F.	
Proposed Front Porch:		208 S.F.
Proposed Rear Balcony:		76 S.F.
Proposed Second Floor:	1,190 S.F.	
Total:	2,553 S.F.	826 S.F.
Total Under Roof:	3,379 S.F.	



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Designed Exclusively For the:  
**MOSER RESIDENCE**  
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084  
ISSUED: 30 APRIL 2018  
REVISIONS:

COVER SHEET

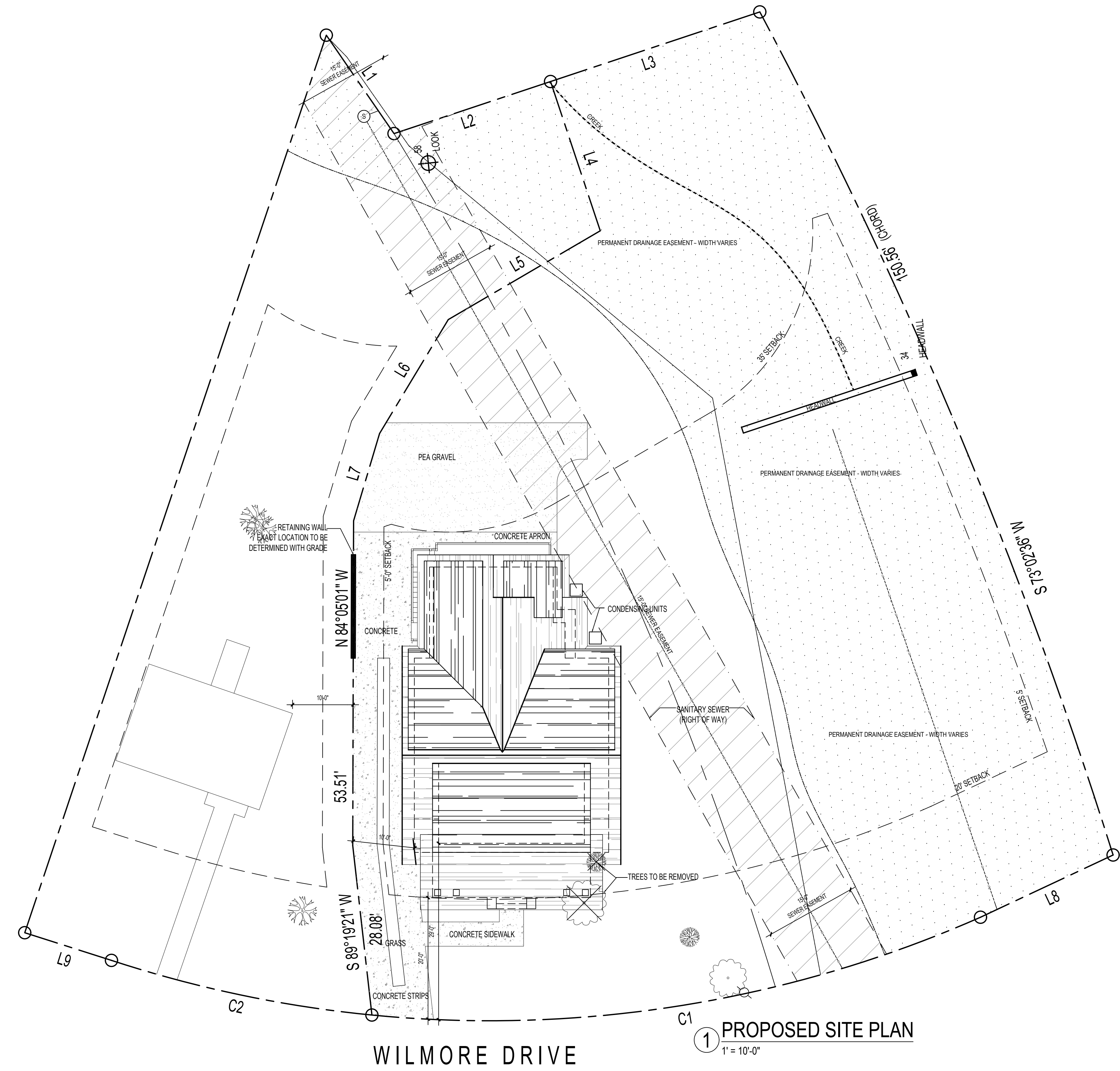
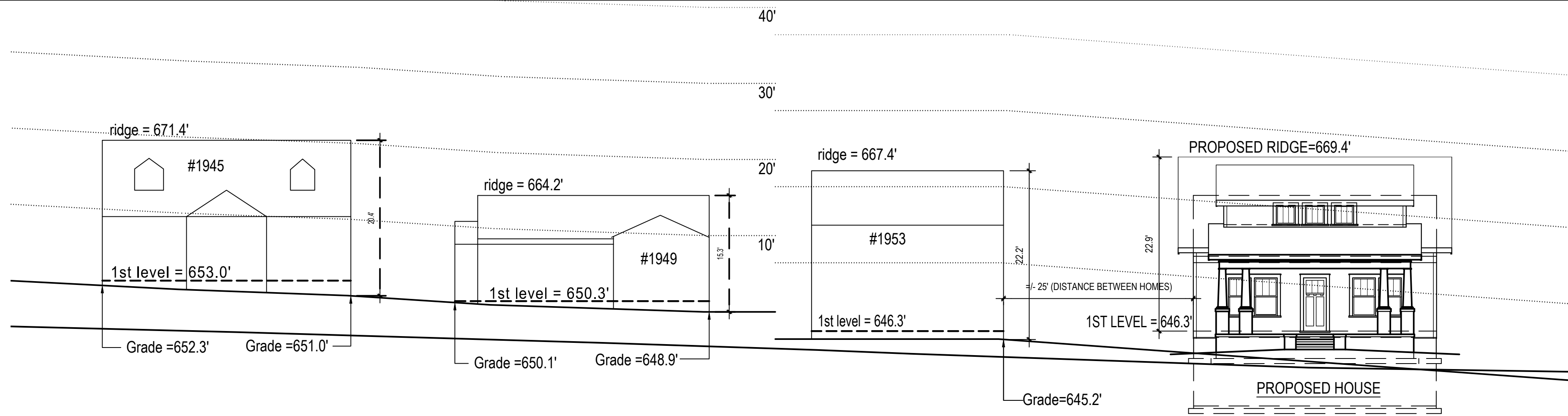
A-0

OF: THIRTEEN

***Charlotte Historic District Commission Case 2018-070***  
***HISTORIC DISTRICT: WILMORE***  
***NEW CONSTRUCTION***







**NOTE:**

CONCRETE: [Pattern]

GRAVEL: [Pattern]

RETAINING WALL: [Pattern]

PAVER SYSTEM: [Pattern]

**LEGEND:**

BOUNDARY LINE: [Line Style]

OVERHEAD UTILITIES: [Line Style]

FENCE (TYPE NOTED): [Line Style]

UTILITY POLE: [Symbol]

R/W: RIGHT OF WAY

E/P: EDGE OF PAVEMENT

C/L: CENTERLINE

**KEY:**

WALL TO BE REMOVED: [Symbol]

ITEM TO BE REMOVED: [Symbol]

**1** PROPOSED SITE PLAN

1" = 10'-0"



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PROJECT #: 17084  
ISSUED: 30 APRIL 2018  
REVISIONS:

PROPOSED SITE PLAN  
**A-1.0**  
OF: THIRTEEN

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-8" X 2'-8"	7'-0"	CASEMENT
E	3'-0" X 2'-8"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

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

GENERAL NOTES:

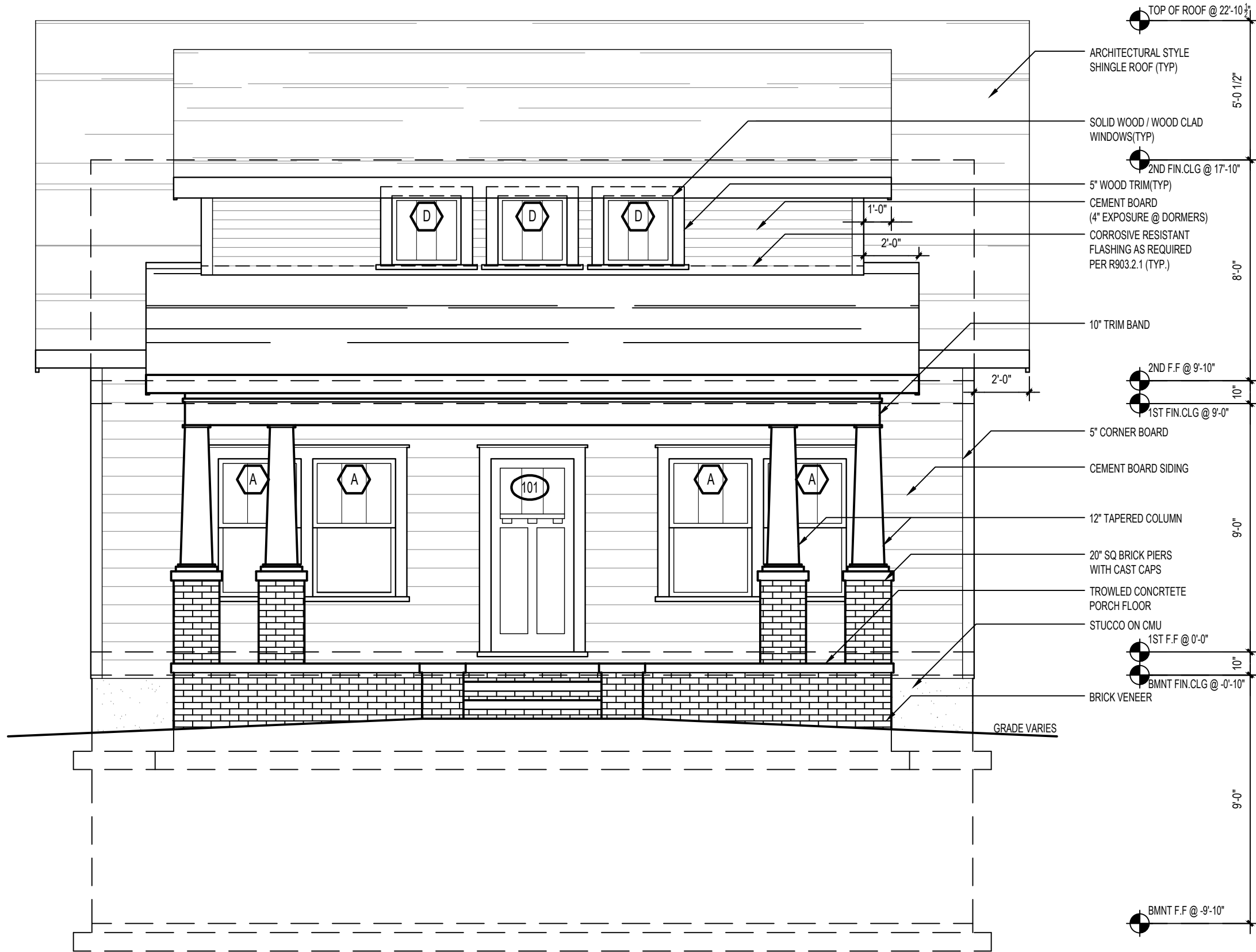
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
- FIRE 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.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{1}{8}"$ .**
- 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 INCHES
    - 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:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



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



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Seal

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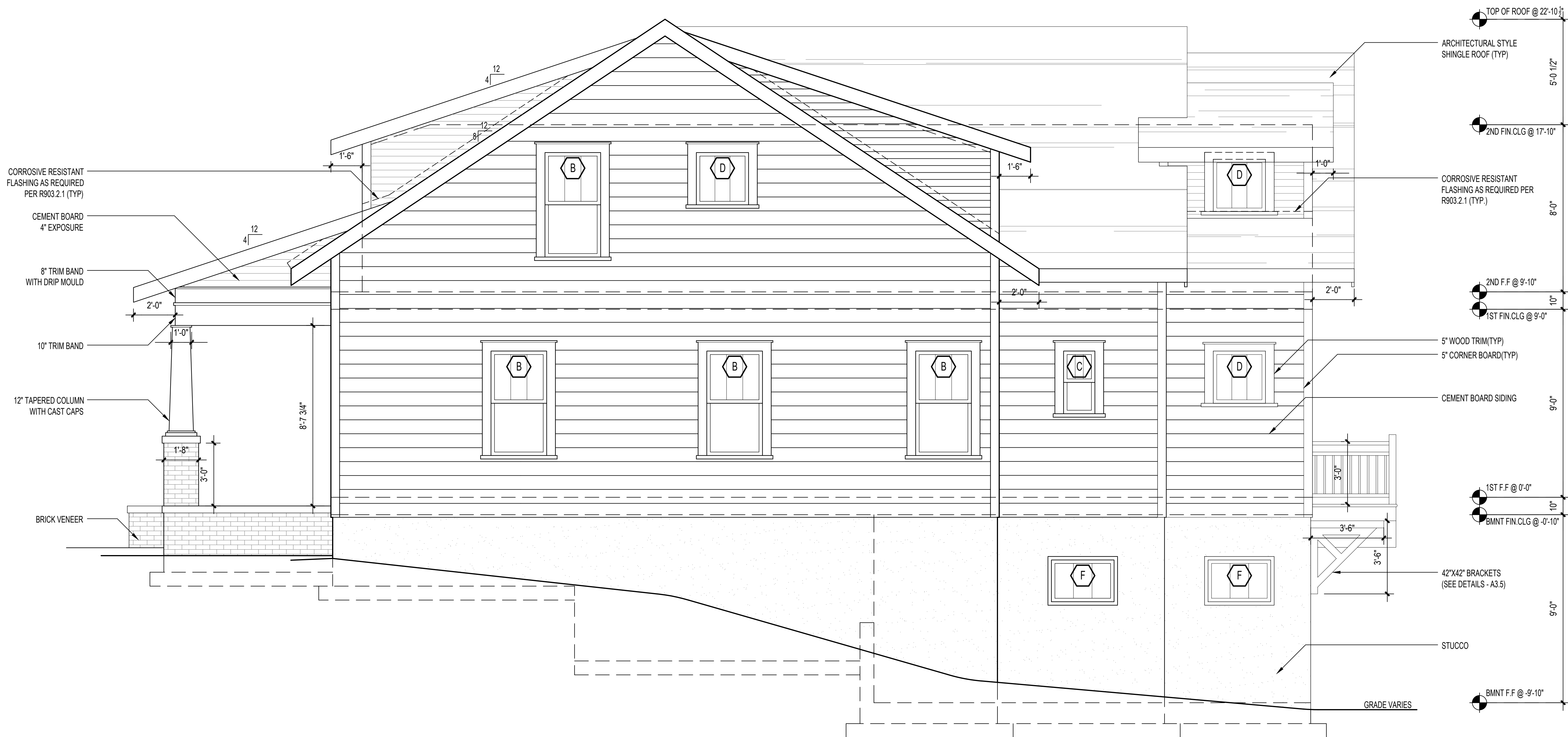
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PROPOSED FRONT  
ELEVATION  
**A-3.0**  
OF: THIRTEEN

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
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D	2'-6" X 2'-6"	7'-0"	CASEMENT
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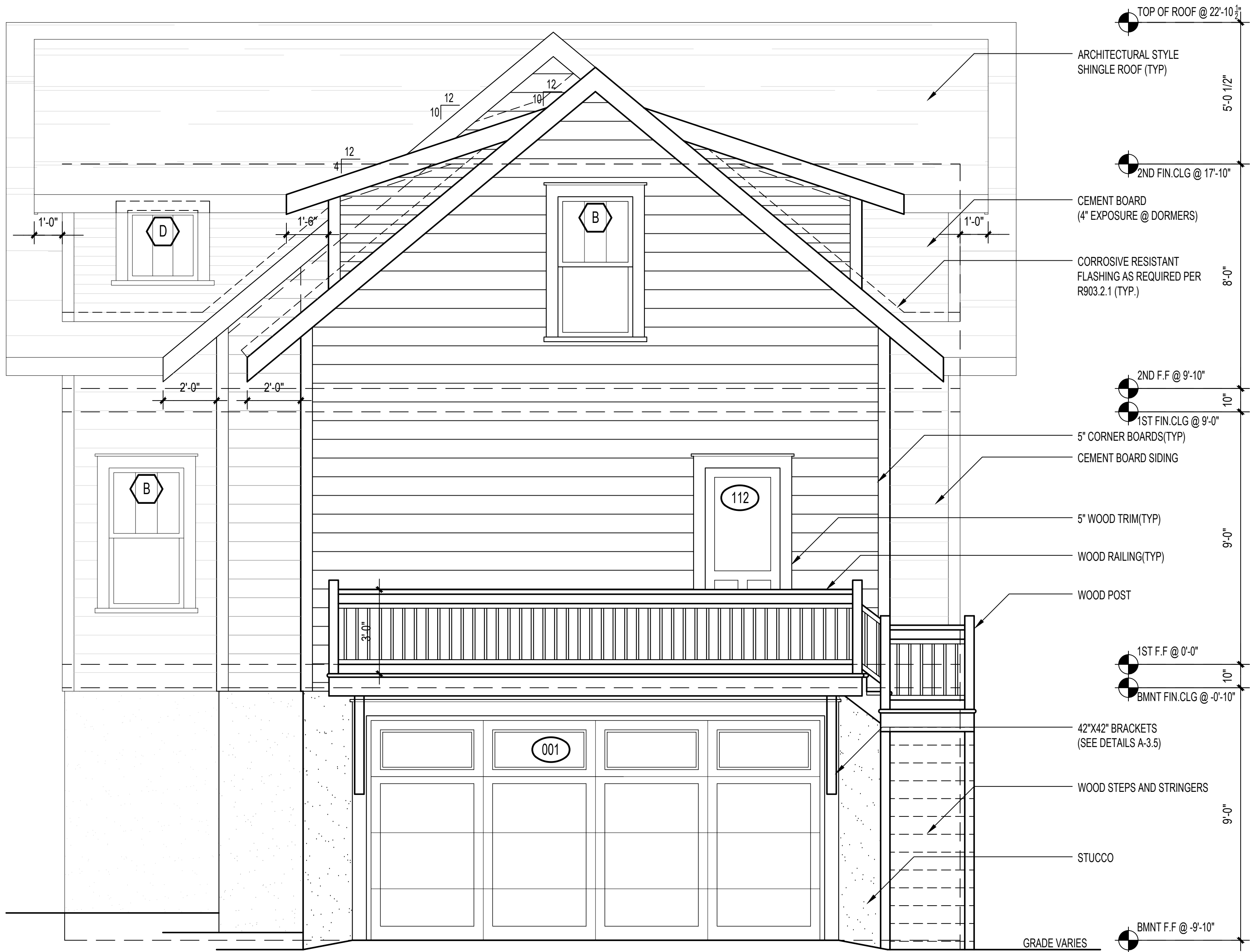
- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. **MUST** BE TEMPERED.
  - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
  - WINDOW SIZING:**
    - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
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    - M.E. = MATCH EXISTING
  - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



1 PROPOSED RIGHT ELEVATION  
3/8" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-6" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
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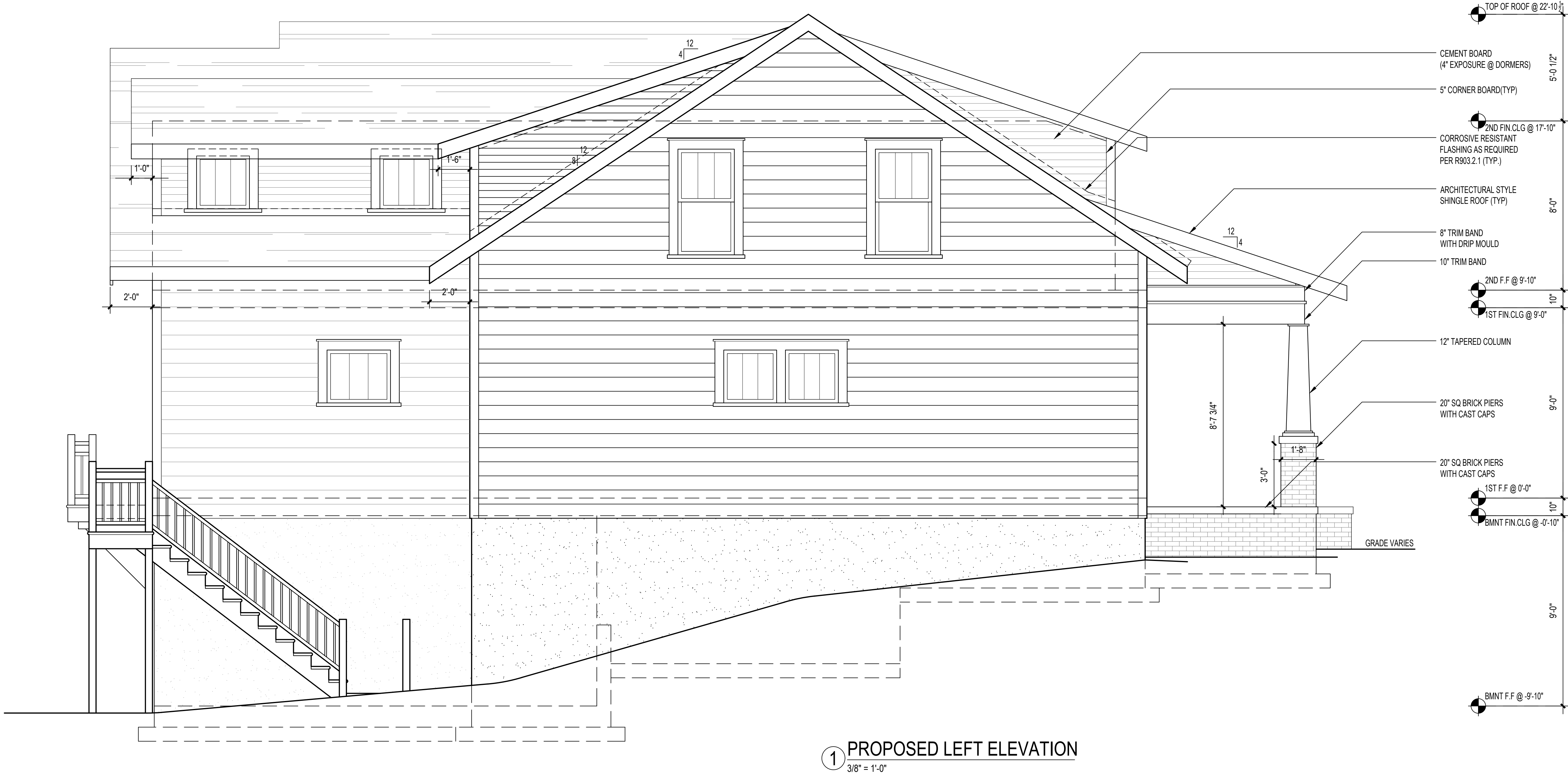


1 PROPOSED REAR ELEVATION  
3/8" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-6" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
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  5. **WINDOW SIZING:**
    - 5.1. **NEW CONSTRUCTION** - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
    - 5.2. **FOR ADDITIONS & REMODELS** - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
    - 5.3. **M.E. = MATCH EXISTING**
  6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



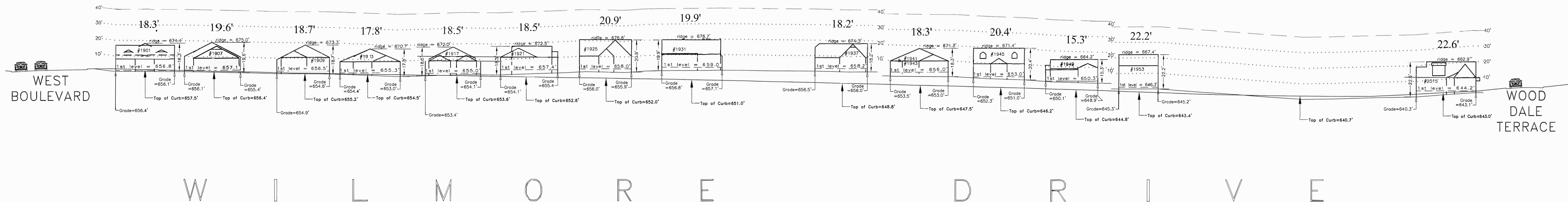


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 15<sup>th</sup> day of February, 2018.



Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



A.G. ZOUTEWELLE  
SURVEYORS

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

#### 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 or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearward 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.

Copyright 2018  
Building Heights Sketch of  
1901-2105 WILMORE DRIVE  
FACING SOUTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
February 15, 2018

Scale 1" = 20'  
0' 20' 40' 60' 80'

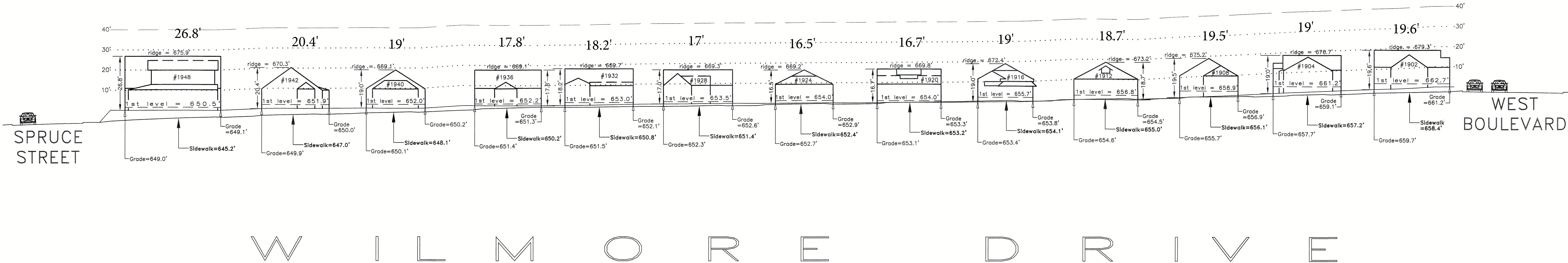


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This 16<sup>th</sup> day of February, 2018.



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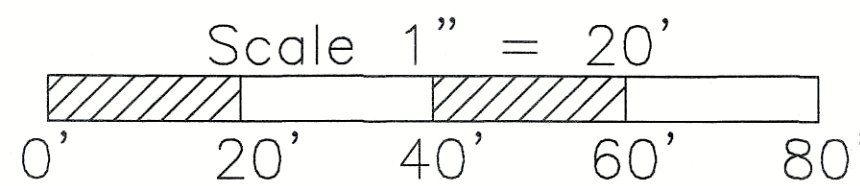
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Copyright 2018  
Building Heights Sketch of  
1900 BLOCK of WILMORE DRIVE  
FACING NORTHWEST - EVEN SIDE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
February 14, 2018





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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9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{1}{8}"$ .
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12. RAILS TO BE 36" IN HEIGHT
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14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
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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 PROJECT.
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6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS 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 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  $\frac{4}{8}$  DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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

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Designed Exclusively For the:

MOSER RESIDENCE

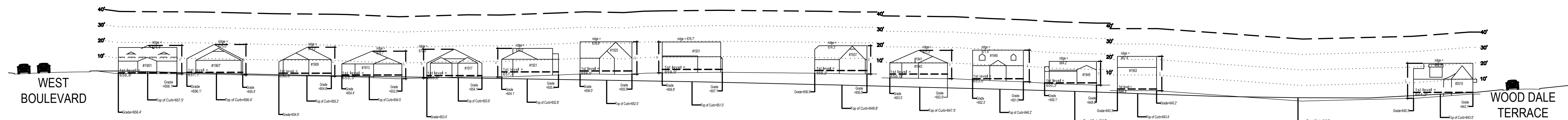
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084  
ISSUED: 30 APRIL 2018  
REVISIONS:

STREET STUDY

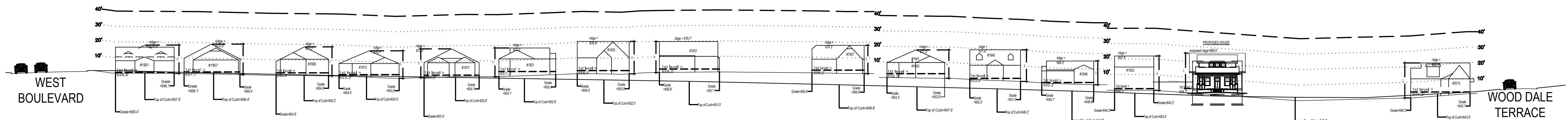
A-1.1

OF: THIRTEEN



W I L M O R E D R I V E

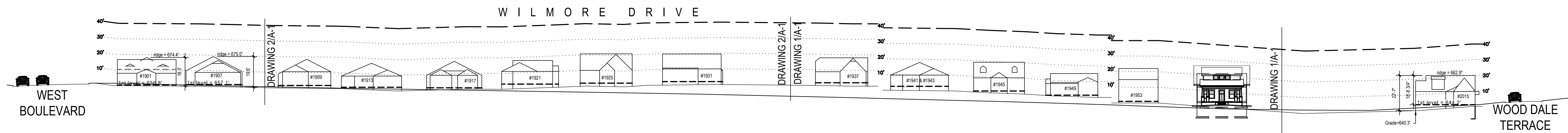
② EXISTING STREET  
1' = 10'-0"



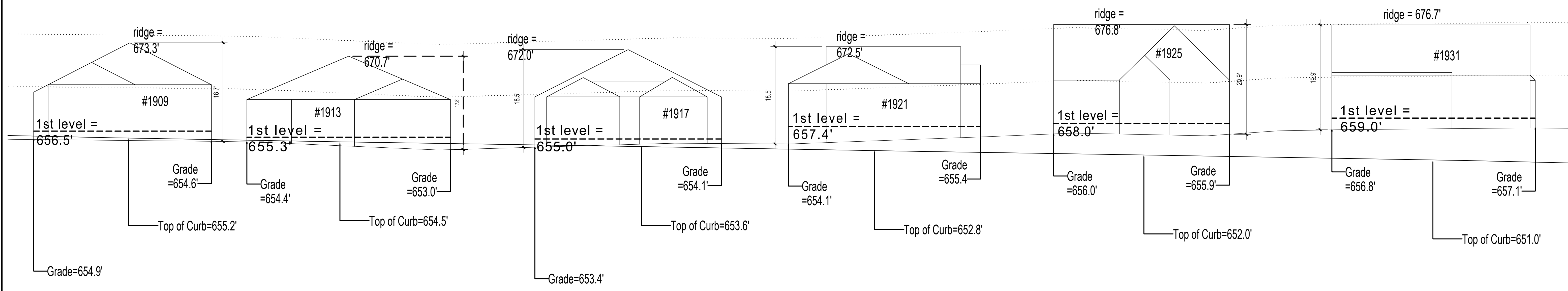
W I L M O R E D R I V E

① STRRET WITH PROPOSED HOUSE  
1' = 10'-0"

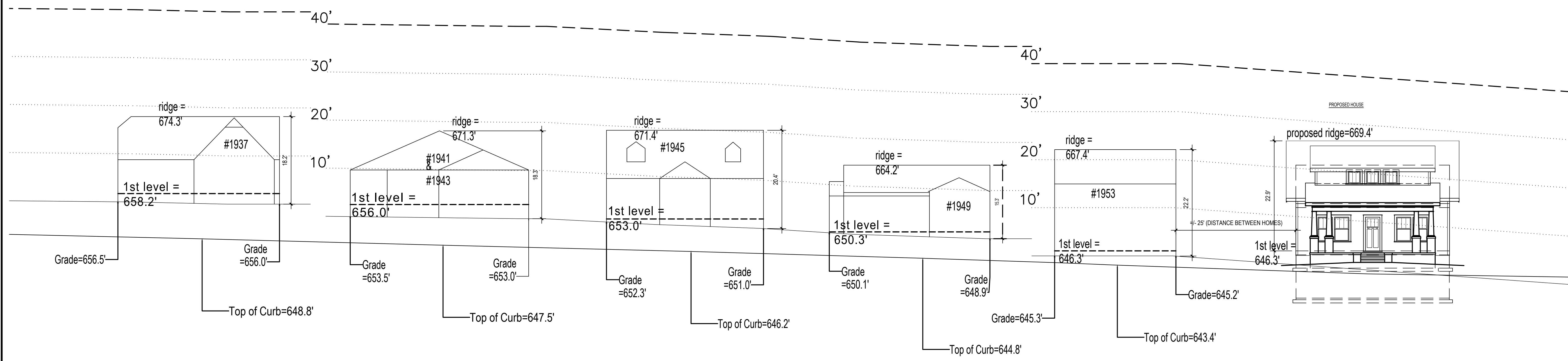




③ WILMORE DRIVE (SUBJECT PROPERTY SIDE)  
N.T.S.



② STREET WITH PROPOSED HOUSE  
N.T.S.



① STREET WITH PROPOSED HOUSE  
N.T.S.

ALB

architecture

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Designed Exclusively For the:  
**MOSER RESIDENCE**  
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084  
ISSUED: 30 APRIL 2018  
REVISIONS:

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

Date Printed: 04/18/2018

Identity		Ownership	
Parcel ID	GIS ID	Owner Name	Mailing Address
11907414	11907414	JOHN B R/L/T CRIDER	206 PARK AVE WEST CHARLOTTE NC 28203
Property Characteristics		Deed Reference(s) and Sale Price	
Legal desc	L1 B41 M3-329	Deed	Sale Date
Land Area	0.183 GIS Acres		Sale Price
Fire District	CITY OF CHARLOTTE	26976-948	12/21/2011
Special District		21173-984	10/05/2006
Account Type	INDIVIDUAL	18738-875	05/13/2005
Municipality	CHARLOTTE	14667-117	01/08/2003
Property Use	SINGLE FAMILY RESIDENTIAL	12643-604	09/07/2001
		11568-457	09/13/2000
Zoning		Site Location	
Contact appropriate Planning Department or see Map.		ETJ Area	Charlotte
Water Quality Buffer		Charlotte Historic District	Yes
Parcel Inside Water Quality Buffer	Yes	Charlotte 6/30/2011 Annexation Area	No
		Census Tract #	36
FEMA and Community Floodplain		Post Construction District	
FEMA Panel#	3710454300K	Jurisdiction	Charlotte
FEMA Panel Date	03/02/2009	District	Central Catawba
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY	Stream Watershed Districts	
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY	Stream Watershed Name	IRWIN
Situs Addresses Tied to Parcel		Built-Up Area Restriction	
2015 WILMORE DR CHARLOTTE		Allowed Built-Up Area	0.00 sq ft



FRONT PARKING WAS ADDED AND NOT  
ORIGINAL TO THIS HOUSE.



## Real Estate Lookup

Print

Close

### Parcel Information

Parcel ID	Account	Parent	Previous
11907414	INDIVIDUAL		

### Owner(s)

Owner Name	Mailing Address	City/State
CRIDER JOHN B R/L/T TRUSTEE	206 PARK AVE WEST	CHARLOTTE NC 28203

### Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L1 B41 M3-329	CHARLOTTE			CITY OF CHARLOTTE	0

### Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
161100	57000	0	218100	Exemption			

### Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Dec 21 2011			UNDER REVIEW	IMP	MULT LISTING	26976-948	CRIDER JOHN B
Oct 5 2006	234000	468		IMP	WARRANTY D	21173-984	HANNA,MAMDOUH
May 13 2005	126000	252	AFTERSALE	IMP	WARRANTY D	18738-875	REGISTER ,B PATRICK
Jan 8 2003	84500	169		IMP	WARRANTY D	14667-117	HARRIS HOLLAND PROPE
Sep 7 2001	55000			IMP	DEED STAMPS	12643-604	HILL CHRISTOPHER D
Sep 13 2000	53000			IMP	DEED STAMPS	11568-457	SIMPSON HAROLD L & L

### Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1	LT	O510	57000

### Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1948	2015 WILMORE DR CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2898	1437	CRAWL SPACE	HARDIPLANK -	GOOD 03	161100

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-NONE	0	3	1	0	1

### Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1249
1	PORCH - OPEN - FINISHED	20
1	BASEMENT - UNFINISHED	105
1	BASEMENT - UNFINISHED	884
1	WOOD DECK	192
1	ATTIC - FINISHED	188
1	GARAGE - FINISHED	260

### Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 11.00%	- 0.00%	- 0.00%	- 0.00%	- 0.00%

### Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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### Notes

Tax Year	Notes	Note Date
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### Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	221200	0
May 23 2008	2008	Remodeled and/or New Addition	149600	0
May 23 2008	2008	Remodeled Improvements and/or New Additi	149600	0





THIS BUILDING NOT ORIGINAL

DRIVEWAY TOO CLOSE TO CORNER





SIDE VIEW





house 111A/





NO PARK OR STORAGE AREAS TO BE ADJACENT





DRIVEWAY AS "EXTEND" DRIVEWAY TO EXTEND PARKING







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

Date Printed: 04/18/2018

Identity		Ownership	
Parcel ID	GIS ID	Owner Name	Mailing Address
11907417	11907417	JEANENE L GLANDER	2014 WOOD DALE TR CHARLOTTE NC 28203

Property Characteristics	
Legal desc	L10 B1 M4-295
Land Area	0.213 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
17011-533	04/06/2004	\$0.00
13091-519	12/28/2001	\$80,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

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

Situs Addresses Tied to Parcel	
2014 WOOD DALE TR CHARLOTTE	



01/04/2016 from Mecklenburg County



11907417 001  
10/06/2000 from Mecklenburg County

**FRONT FACING GARAGE**





## Real Estate Lookup



Print

Close

### Parcel Information

Parcel ID	Account	Parent	Previous
11907417	INDIVIDUAL		

### Owner(s)

Owner Name	Mailing Address	City/State
GLANDER JEANENE L	2014 WOOD DALE TR	CHARLOTTE NC 28203

### Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L10 B1 M4-295	CHARLOTTE			CITY OF CHARLOTTE	0

### Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
83000	57000	1300	141300	Exemption			

### Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Apr 6 2004	0		LESS \$3000	IMP	WARRANTY D	17011-533	GLANDER,JEANENE L
Dec 28 2001	80000			IMP	DEED STAMPS	13091-519	GRIER ROBERT LEE &WF

### Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1	LT	0510	57000

### Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1939	2014 WOOD DALE TR CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	2.0 STORY	1	3064	1351	CRAWL SPACE	FACE BRICK -	AVERAGE 01	83000

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-NONE	0	5	1	0	1

### Sub Area

Bldg	Description	Size
1	PORCH - ENCLOSED - FINISHED (HEAT)	130
1	PORCH - OPEN - FINISHED	28
1	BASEMENT - UNFINISHED	1221
1	GARAGE - UNFINISHED	200
1	BASE (FIRST FLOOR)	1221
1	ATTIC - UNFINISHED	264

### Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 31.00%	FUNC - 5.00%	- 0.00%	- 0.00%	- 0.00%

### Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1939	CARPORT	1	200.00000	1300

### Notes

Tax Year	Notes	Note Date
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### Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	159800	0
Mar 21 2003	2003	Countywide Revaluation	77600	0
Jan 5 1998	1998	Countywide Revaluation	76170	
Jan 2 1991	1991	Countywide Revaluation	43630	



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

Date Printed: 04/18/2018

Identity	
Parcel ID	GIS ID
11907418	11907418

Property Characteristics	
Legal desc	L9 B1 M4-295
Land Area	0.163 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

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

Situs Addresses Tied to Parcel
2010 WOOD DALE TR CHARLOTTE

Ownership	
Owner Name	Mailing Address
BARBARA J WILLIS	2010 WOOD DALE TER CHARLOTTE NC 28203
CHARLES E WILLIS	2010 WOOD DALE TER CHARLOTTE NC 28203
MARGARET L WILLIS	2010 WOOD DALE TER CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
18704-335	05/05/2005	\$0.00
03466-530	09/18/1972	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

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



**FRONT FACING GARAGE**





## Real Estate Lookup



Print

Close

### Parcel Information

Parcel ID	Account	Parent	Previous
11907418	INDIVIDUAL		

### Owner(s)

Owner Name	Mailing Address	City/State
WILLIS MARGARET L RIGHTS SURVI	2010 WOOD DALE TER	CHARLOTTE NC 28203
WILLIS BARBARA J	2010 WOOD DALE TER	CHARLOTTE NC 28203
WILLIS CHARLES E	2010 WOOD DALE TER	CHARLOTTE NC 28203

### Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L9 B1 M4-295	CHARLOTTE			CITY OF CHARLOTTE	0

### Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
73900	57000	100	131000	Exemption			

### Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
May 5 2005	0		LESS \$3000	IMP	WARRANTY D	18704-335	BOULWARE,SYLVESTER
Sep 18 1972	0			IMP		03466-530	

### Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1	LT	O510	57000

### Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1940	2010 WOOD DALE TR CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2035	1252	CRAWL SPACE	FACE BRICK -	AVERAGE 01	73900

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-NONE	0	3	1	0	0

### Sub Area

Bldg	Description	Size
1	BASEMENT - UNFINISHED	629
1	PORCH - OPEN - FINISHED	24
1	BASE (FIRST FLOOR)	1252
1	PORCH - SCREENED - FINISHED	130

### Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 21.00%	FUNC - 10.00%	- 0.00%	- 0.00%	- 0.00%

### Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1940	TERRACE	1	16.00000	100

### Notes

Tax Year	Notes	Note Date
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### Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	144700	0
Jan 17 2003	2003	Countywide Revaluation	65100	0
Jan 5 1998	1998	Countywide Revaluation	64970	
Jan 2 1991	1991	Countywide Revaluation	37400	



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

Date Printed: 04/18/2018

Identity		Ownership	
Parcel ID	GIS ID	Owner Name	Mailing Address
11907511	11907511	AUBREY L RICH	2013 WOODS DALE TR CHARLOTTE NC 28203
		DAVID S RICH	2013 WOODS DALE TR CHARLOTTE NC 28203

Property Characteristics	
Legal desc	L11 B2 M61-838
Land Area	0.263 AC
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31399-589	12/06/2016	\$298,000.00
16583-816	12/19/2003	\$92,500.00
16465-146	11/21/2003	\$0.00
04789-546	02/06/1984	\$0.00

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

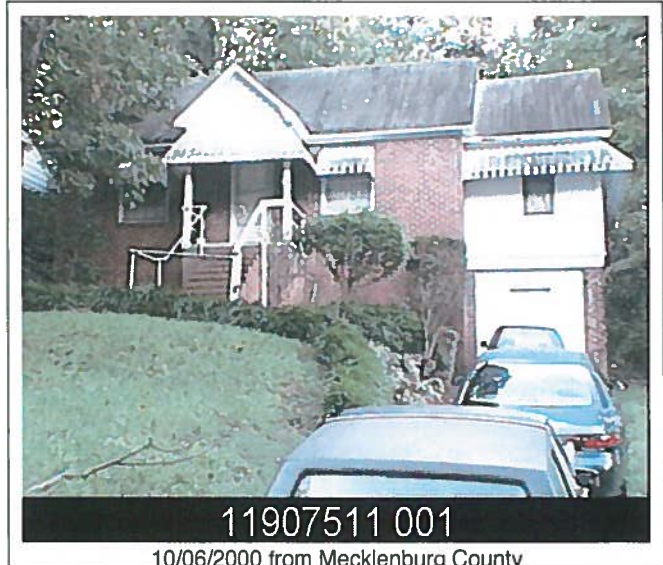
Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

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

Situs Addresses Tied to Parcel	
2013 WOOD DALE TR CHARLOTTE	



**FRONT FACING GARAGE**





## Real Estate Lookup



Print

Close

### Parcel Information

Parcel ID	Account	Parent	Previous
11907511	INDIVIDUAL		

### Owner(s)

Owner Name	Mailing Address	City/State
RICH DAVID S	2013 WOODS DALE TR	CHARLOTTE NC 28203
RICH AUBREY L WIFE	2013 WOODS DALE TR	CHARLOTTE NC 28203

### Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L11 B2 M61-838	CHARLOTTE			CITY OF CHARLOTTE	0.263

### Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
76000	57000	0	133000	Exemption			

### Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Dec 6 2016	298000	596		IMP	WARRANTY D	31399-589	STRAHL KENNETH L
Dec 19 2003	92500	185		IMP	WARRANTY D	16583-816	DON MCGEE CONSTRUCTI
Nov 21 2003	0		RELATED	IMP	WARRANTY D	16465-146	MCGEE,DONALD O
Feb 6 1984	0			IMP	WARRANTY D	04789-546	

### Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1	LT	0510	57000

### Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1940	2013 WOOD DALE TR CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2142	1240	CRAWL SPACE	FACE BRICK -	AVERAGE 04	76000

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-NONE	0	3	1	0	0

### Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1140
1	PORCH - OPEN - FINISHED	32
1	BASE - SEMI-FINISHED	100
1	BASEMENT - UNFINISHED	570
1	GARAGE - UNFINISHED	200
1	PORCH - ENCLOSED - UNFINISHED (NO HEAT)	100

### Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 31.00%	FUNC - 10.00%	- 0.00%	- 0.00%	- 0.00%

### Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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### Notes

Tax Year	Notes	Note Date
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### Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	144400	0
Jun 20 2003	2003	Reviewed - No change in value	65200	0
Jan 17 2003	2003	Countywide Revaluation	65200	0
Jan 5 1998	1998	Countywide Revaluation	62800	
Jan 2 1991	1991	Countywide Revaluation	57280	

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

Date Printed: 04/18/2018

Identity		Ownership	
Parcel ID	GIS ID	Owner Name	Mailing Address
11907512	11907512	MEGHAN C WALSH	2017 WOOD DALE TL CHARLOTTE NC 28203
		MICHAEL J WALSH	2017 WOOD DALE TL CHARLOTTE NC 28203

Property Characteristics	
Legal desc	L12 B2 M4-295
Land Area	0.289 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
29920-979	04/27/2015	\$320,000.00
09951-993	09/30/1998	\$55,000.00
09799-847	07/16/1998	\$56,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

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

Situs Addresses Tied to Parcel
2017 WOOD DALE TR CHARLOTTE



**FRONT FACING GARAGE**





# Real Estate Lookup

Print

Close

## Parcel Information

Parcel ID	Account	Parent	Previous
11907512	INDIVIDUAL		

## Owner(s)

Owner Name	Mailing Address	City/State
WALSH MICHAEL J	2017 WOOD DALE TL	CHARLOTTE NC 28203
WALSH MEGHAN C SPOUSE	2017 WOOD DALE TL	CHARLOTTE NC 28203

## Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L12 B2 M4-295	CHARLOTTE			CITY OF CHARLOTTE	0

## Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
118600	57000	0	175600	Exemption			

## Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Apr 27 2015	320000	640		IMP	WARRANTY D	29920-979	VAN DYKE RICHARD
Sep 30 1998	55000		OTHER	IMP	DEED STAMPS	09951-993	LOWE JOHN F & ANTONI
Jul 16 1998	56000			IMP	DEED STAMPS	09799-847	BELL ALBERTA S & HSB

## Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1	LT	O510	57000

## Building Information

Bldg	Description	Type	Year	Property Location
1	Single-Fam	RES	1940	2017 WOOD DALE TR CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	3430	1714	CRAWL SPACE	FACE BRICK - ALUM,VINYL	AVERAGE 01	118600

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS	1 - FP3	AC-CENTRAL	0	3	2	0	1

## Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1504
1	BASE - SEMI-FINISHED	210
1	BASEMENT - UNFINISHED	960
1	GARAGE - FINISHED	210
1	PORCH - OPEN - FINISHED	126
1	WOOD DECK	420

## Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 11.00%	FUNC - 10.00%	- 0.00%	- 0.00%	- 0.00%

## Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
------	-------	------	----------	-------	-------

## Notes

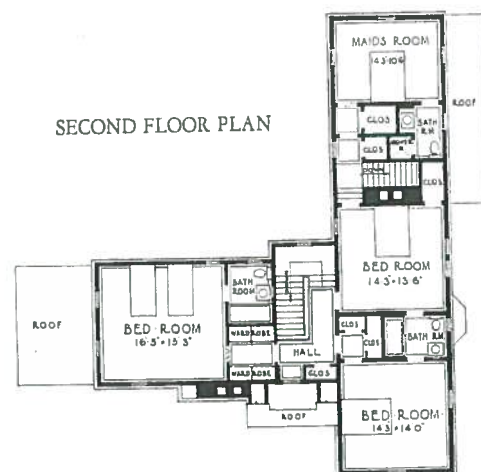
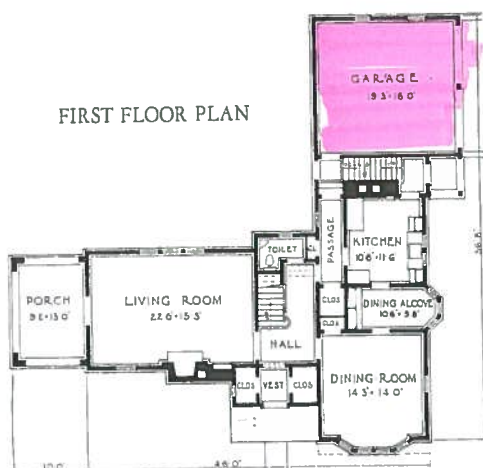
Tax Year	Notes	Note Date
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## Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	154500	0
Jan 17 2003	2003	Countywide Revaluation	73300	0
Jan 5 1998	1998	Countywide Revaluation	72700	
Jan 2 1991	1991	Countywide Revaluation	66810	



**The CORNING Seven Rooms and Three Baths**  
 With Dining Alcove and Attached Garage  
**No. 3357 Honor Bilt Home**



The Corning, with dormers cut into the eaves, interesting door detail, and a dozen delightful points of departure from other Colonial styles, suggests old time Maryland.

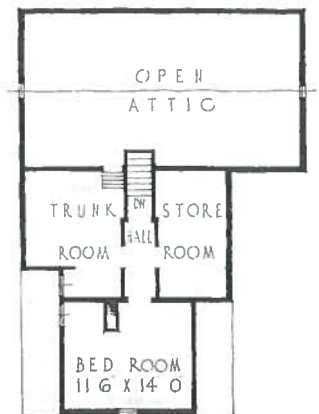
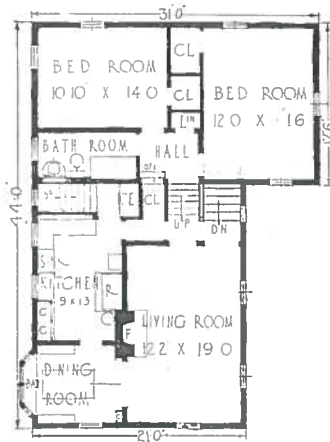
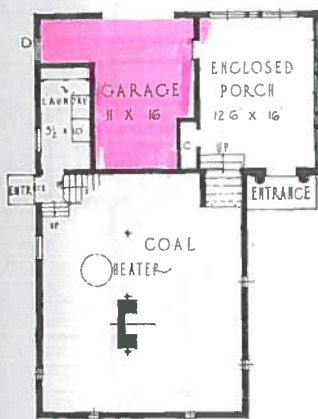
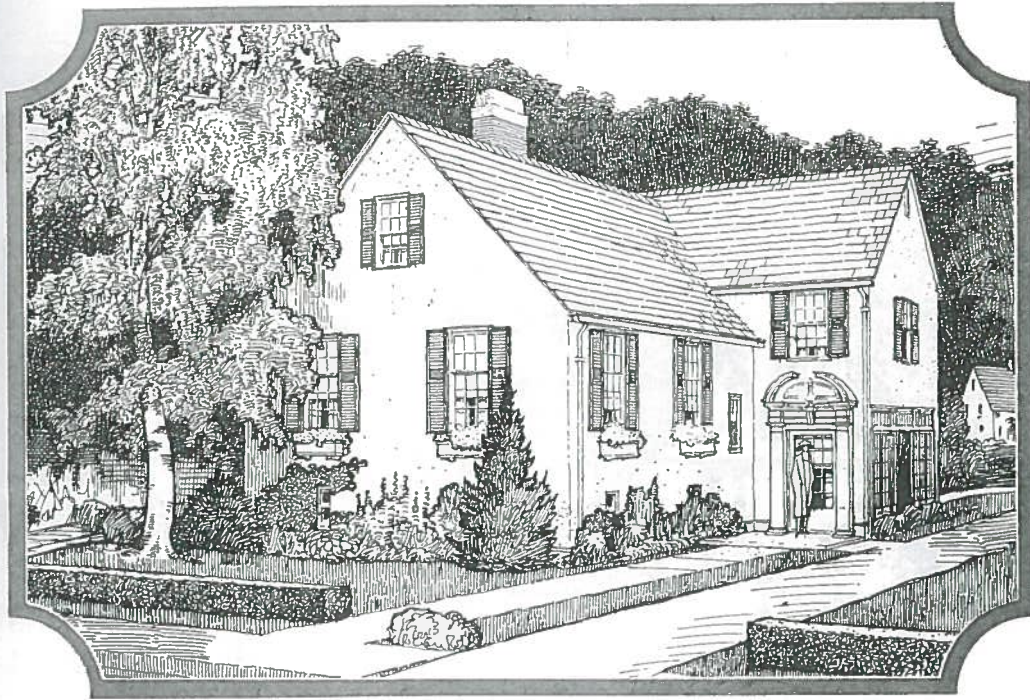
But it is a far cry from the rambling houses of those leisurely times to the efficient floor plan here shown. Tucked in with the seven rooms are two complete baths, a toilet with shower, and an extra first floor toilet. Add twelve closets, a breakfast room, halls, vestibules, four entrances, front and back stairs, and an attached double garage and it is seen that the Corning is very modern indeed.

From the 22½-foot living room with bookcases, fireplace, and grouped windows, French doors lead to a porch of room size. Built-in cabinets fill one wall of the breakfast room and much of the kitchen wall space. Bay windows lend charm to dining and breakfast rooms.

Upstairs are four large pleasant rooms with excellent ventilation, two complete baths and one shower room with toilet. Liberal closet space throughout the house. Two double wardrobes are provided for the largest bedroom.

Fill in Information Blank for complete delivered price and architectural drawings.





Plan No. 721

J. T. TUBBY, Architect

23,100 Cubic Feet

### An Interesting Innovation in Dwelling Design

THIS unusual design may in a sense be termed an innovation by an architect who has long specialized in moderate cost domestic architecture. Owing to lack of space we have not been able to show a section through this house, but it will be noted by a study of the floor plans and the perspective that the house is arranged in unusual floor levels. There is a cellar space excavated only under the main section of the house which contains a living room, dining room and kitchen. The rear section of the house which contains garage and an enclosed porch, has a

first floor level slightly below grade and a second floor level which is only a few steps up from the floor level of the living room section (which is located considerably above grade). This provides two bedrooms above the garage and enclosed porch, while another short flight of stairs leads up to bedroom and store rooms above the living room.

The architect's theory, which seems to be thoroughly practical, is that this type of house is more economical to build than the ordinary cellar and two-floor design to which we are accustomed by long use.

Full directions for obtaining complete working drawings and specifications will be found on page 281





## The TRENTON Seven Rooms and Three Baths

With Dining Alcove and Attached Garage

No. 3351 Honor Bilt Home

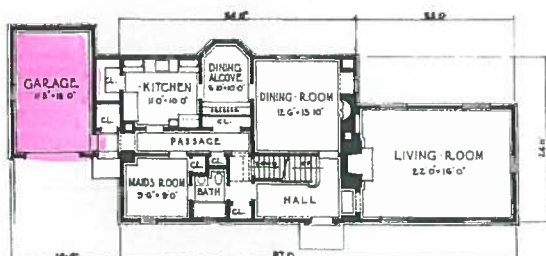
In the TRENTON a graceful roof line over a trim exterior tells its own tale of quiet good taste and pleasant living. Spacious, airy, well arranged rooms with unusual built-in features, afford utmost comfort.

Living, dining, and breakfast rooms face the garden, likewise all three upstairs bedrooms. Service entrance connects with garage or any part of house. Fireplace, bookcases, wide window seat, concave china closet, numerous modern cabinets, six other closets, and an additional bedroom with bath, offer

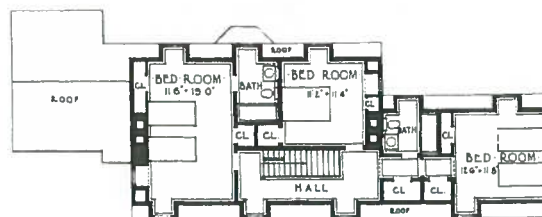
convenience throughout the first floor. The living room, with windows on three sides, is reached through a deep arch from the dignified stair hall.

On the second floor, three large bedrooms with another seven closets and two bathrooms, are connected by a well lighted hall. Deep window seats are also found in two of these bedrooms.

Fill out the Information Blank for complete delivered price and a copy of the original architectural elevations and floor plans.



FIRST FLOOR PLAN



SECOND FLOOR PLAN





**A** COMPLETE and comfortable home for any family, The Taft is a two-story house with a garage attached to one side and a wide open porch on the other, the two connected and the whole house tied into an attractive whole by the narrow porch and roof overhang along the front. The house retains all the economies of the square house, and yet becomes an authentic Colonial with all the charm of this early-American type of architecture.

Immediately at the front entrance is a conveniently located clothes closet. In addition, there are closets in abundance upstairs, and additional storage space in the attic, and, of course, in the full-size basement below the house. The kitchen entrance located back of the garage provides a direct access from the garage to the house in stormy weather, and in addition makes it possible to build a completely closed clothes drying yard at little expense.

On the first floor is a large living room with an open wood-burning fireplace, a separate dining room, and a streamlined kitchen with a dining alcove. Adding to the attractive appearance of the house from the outside, and contributing hours of sunlight and air for the living room, the three-sectioned window space on the street side helps create a cheery mood for this important room.

The second floor contains three large bedrooms and a bathroom. Each room has the all-important cross ventilation, and closet space which, in the master bedroom is really huge and extensive. Full-sized windows are provided upstairs by the addition of simple dormers which give an interesting break to the roof line.

Providing the setting for many hours of pleasant living for today's family, The Taft has all the housekeeping conveniences that are desired.



**A** SUBURBAN Colonial house, The James will settle down as naturally in Scarsdale as in Shaker Heights, College Park, or Beverly Hills. It is a most efficient adaptation of the early Colonial to modern suburban requirements.

This house has been designed for the family that requires the usual six rooms with at least three bedrooms. The attached garage, which furnishes a bedroom over it, lengthens out the front façade and provides a pleasing break in the roof. With a downstairs lavatory and a complete bathroom upstairs, and closets a-plenty to satisfy the longings of even the most demanding housewife, The James will meet all the requirements for livability that any family can dream and hope for.

The living room, with its open wood-burning fireplace, is twenty-two feet long and has light and ventilation on three sides. Furniture arrangements are thereby possible to provide friendly reading and conversation corners, and will make the room the center for happy times for family and friends. The open stairs, rising out of the back of the living room, will be further welcomed by the interior decorator.

There is more than the usual amount of closet space, six closets being provided on the second floor and four on the living room floor. The coat closet is in the logical place, just off the front vestibule. Directly back of the entrance, there is another closet space that could be used as an overflow coat closet, or that might become a convenient and private location for the family telephone. The downstairs lavatory is centrally located and accessible to all the downstairs rooms, including the kitchen.

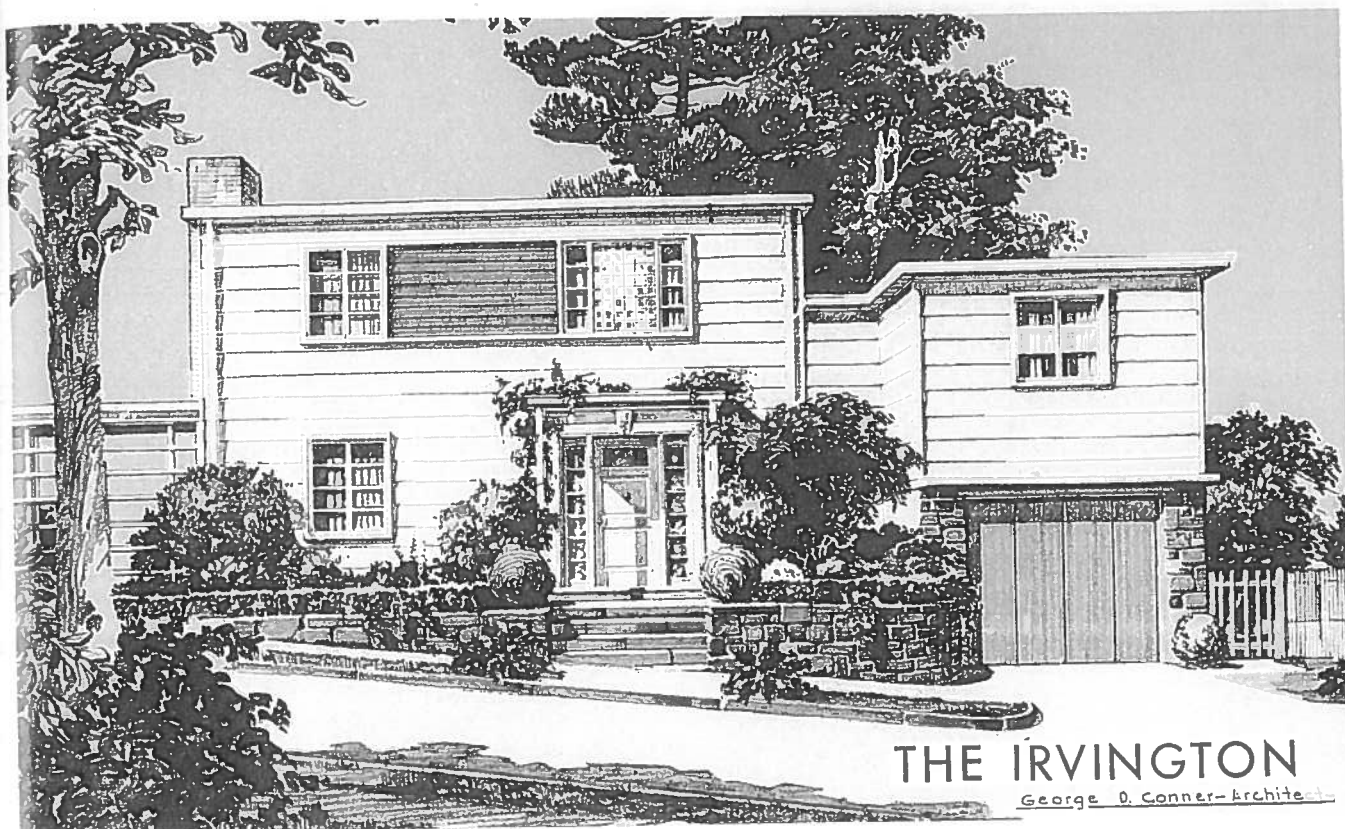




**T**HE VIRTUES of contemporary planning, epitomized in the grace and elegance of Regency design, render The Colby a home with all the resident features of comfortable living of this day. The pleasing fenestration of this delightful home is further enhanced by an exterior of white painted brick with wings and roof of asbestos shingling. The advantages of an attached garage, particularly convenient to the street, do much to fill out an attractive façade. Access to the sun decks both over the garage and right portion of this home could be made possible if desired.

Front shuttered entry is to the central hall, opening into a large living room with double exposure and an open wood-burning fireplace located centrally along the inner wall. Entrance to the rear porch is from this room and the adjoining dining room for gracious outdoor dining in the summer months. The kitchen is efficient and convenient to service and maidless serving. A lavatory and side delivery entrance complete the functionalism of this "business end" of the home, with a door leading from the rear of the garage as an attractive feature for inclement weather. Basement stairs are handy in the central hall.

The sleeping quarter, or second floor of The Colby, is delightfully composed of three large bedrooms, each with cross ventilation and individual closets, with the master bedroom boasting twin closets for the "Master and Mrs.". The bath is at the head of the stairs with a linen closet appropriately located to serve bedrooms and bath.



**A** HILLSIDE lot calls for The Irvington. Built on three different levels, it has a smart modern appearance, and an interesting interior. This house has many possibilities . . . there is a rumpus room in the large basement and a multi-purpose room above the garage, half-way between the first and second floors, which can serve as a studio, den, library or spare bedroom.

The front door opens into a foyer with ample guest closet and a stairway leading to the upper levels. To the left is a spacious living room, thirteen by twenty feet, with triple-exposure. It is "L" shaped, so that the wing at its rear has the privacy to serve as dining space overlooking the back garden. There are built-in cupboards here, and a door leading directly into the well-arranged kitchen. One nice thing about the kitchen is the fact that it is adjacent to stairs leading to both upper and lower levels.

The back stairs lead to the yard, the service entry, the garage and basement. In the basement are two extremely large rooms—the game room which is big enough to accommodate a workshop in its corner, and another room which will take all heating and laundry equipment.

Upstairs, the sleeping quarters consist of two commodious bedrooms. The master bedroom has wonderful light and ventilation, space for twin beds, and a double dressing room with vanity for luxurious convenience. The other bedroom has a recessed space for a dressing table, also a closet, and cross ventilation with a long stretch of windows across the back wall. There is a large bath with a glass block wall panel, and not to be overlooked is the complete bath with shower stall on the "mezzanine" level right off the stair landing.

An extra large garage and a sunny side porch complete The Irvington—definitely designed for modern living.



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  $\frac{1}{8}"$ .**
- 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.
    - 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  $\frac{1}{8}$  DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

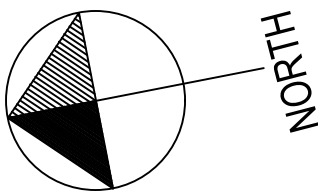
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- THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

FLOOR FINISH KEY:

TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

NOTE:

10" CONCRETE	
STUD WALL	
FURRED WALL	
4" WALL	



WINDOW SCHEDULE

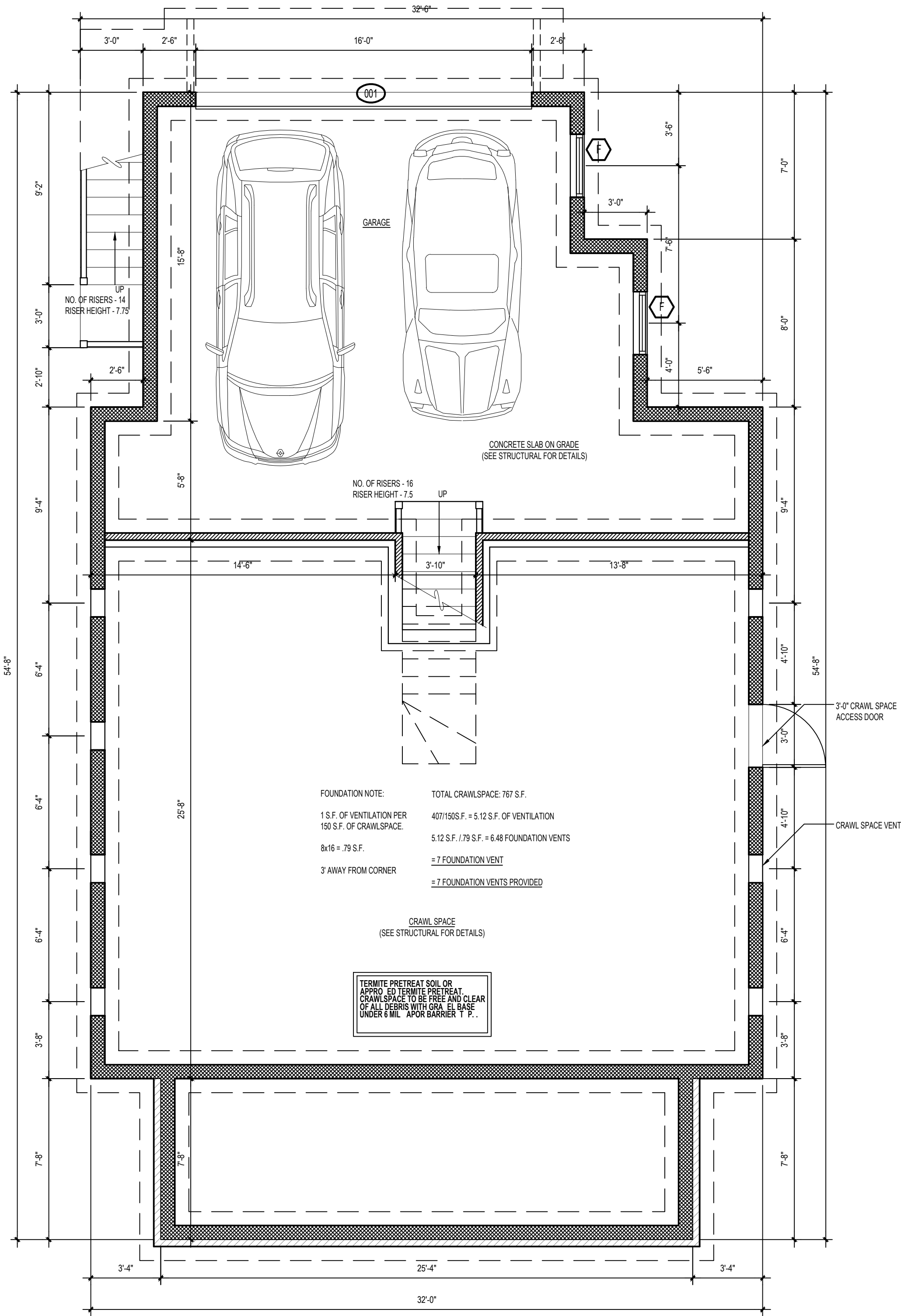
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-6" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

NOTE:

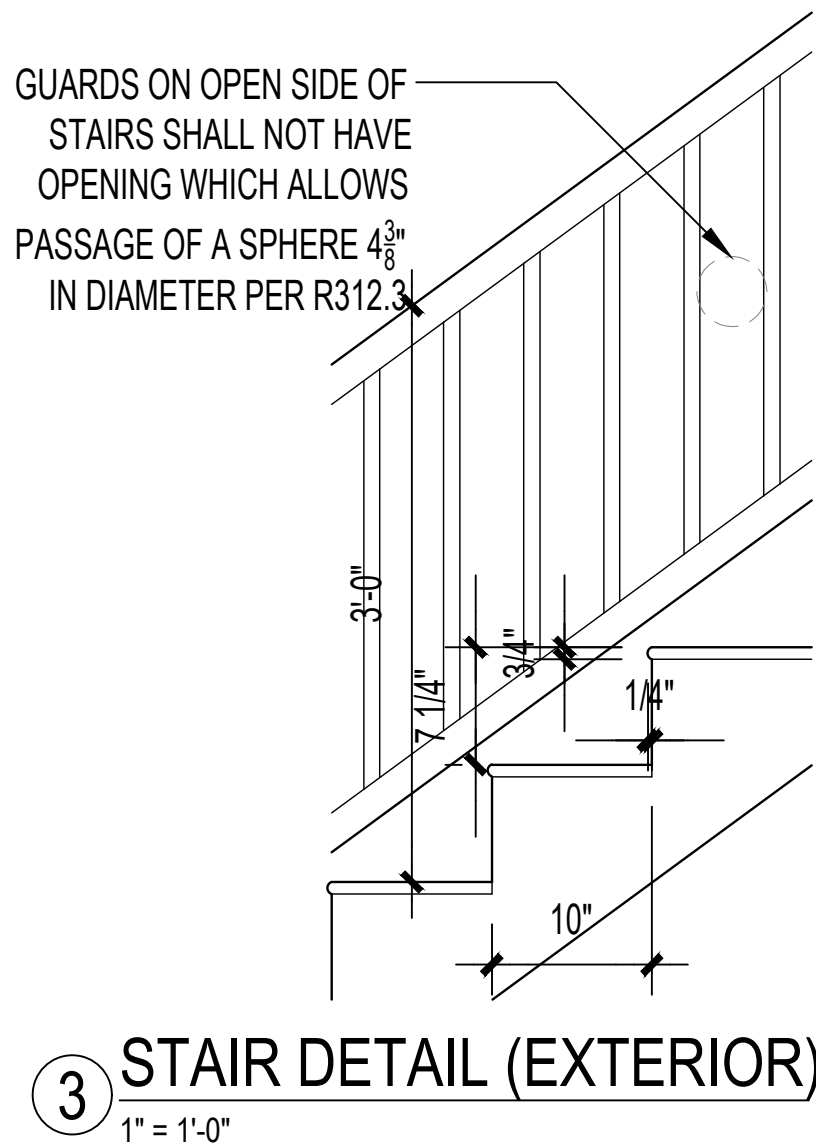
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
- SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
- ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F. **MUST** BE TEMPERED.
- PROVIDE FALL PROTECTION WHERE THE WINDOW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

BASEMENT DOOR SCHEDULE

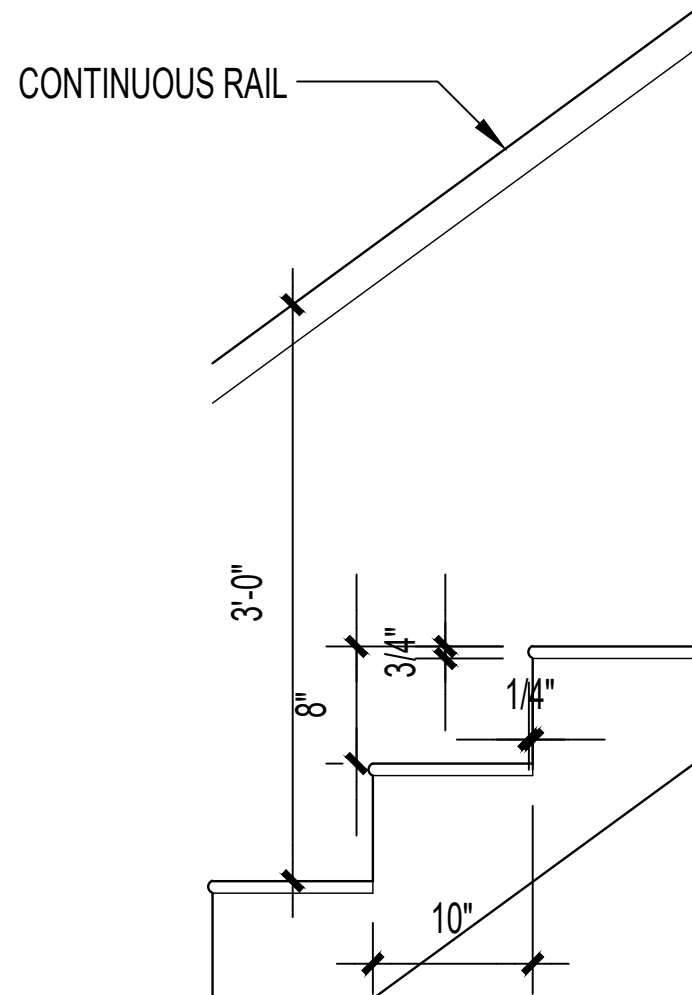
NUM	OPENING	LOCATION
001	16'-0" X 8'-0"	GARAGE DOOR



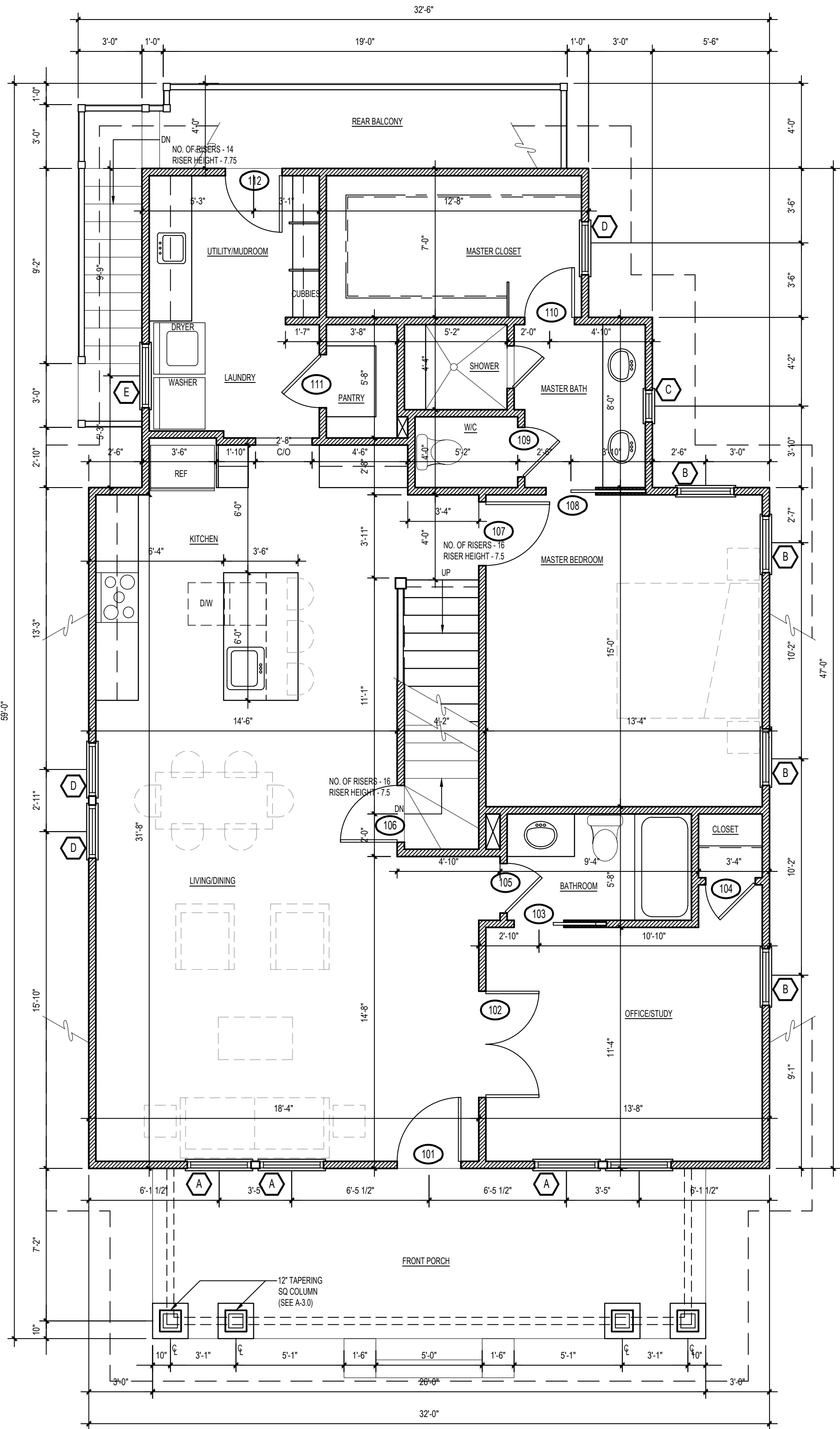
**1 PROPOSED FOUNDATION PLAN**  
1/4" = 1'-0"



③ STAIR DETAIL (EXTERIOR)  
1" = 1'-0"



② STAIR DETAIL (INTERIOR)  
1" = 1'-0"



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-6" X 2'-6"	7'-0"	CASEMENT
E	3'-0" X 2'-6"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. **MUST** BE TEMPERED.
  - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
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FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	3'-0" x 7'-0"	FRONT DOOR
102	PR 5'-0" x 7'-0"	STUDY/OFFICE
103	2'-4" x 7'-0" (POCKET DOOR)	BATHROOM
104	2'-4" x 7'-0"	CLOSET
105	2'-4" x 7'-0"	BATHROOM
106	2'-8" x 7'-0"	TO BASEMENT
107	3'-0" x 7'-0"	MASTER BEDROOM
108	2'-4" x 7'-0" (POCKET DOOR)	MASTER BATHROOM
109	2'-4" x 7'-0"	WIC
110	2'-4" x 7'-0"	MASTER CLOSET
111	2'-6" x 7'-0"	PANTRY
112	3'-0" x 7'-0"	REAR BALCONY

- GENERAL NOTES:**
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  - FIRE BLOCK @ FLOOR & CEILING PER CODE.**
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  - INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN  $\frac{3}{16}$ ".**
  - 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.
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  - ALL FASCIAS TO BE 8".
  - CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  - CONTINUOUS EAVE VENT U.N.O.

- STAIRS, RAILING & GUARD NOTES:**
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  - R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  - R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
    - 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 INCHES
      - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  - R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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FLOOR FINISH KEY:			
TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
- 10" CONCRETE
  - STUD WALL
  - FURRED WALL
  - 4" WALL
- 



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

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Designed Exclusively For the:  
**MOSER RESIDENCE**  
1953 B, Wilmore Dr Charlotte, NC 28203

PROJECT #: 17084  
ISSUED: 30 APRIL 2018  
REVISIONS:

PROPOSED 1ST FLOOR PLAN  
**A-2.1**  
OF: THIRTEEN



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG
D	2'-8" X 2'-8"	7'-0"	CASEMENT
E	3'-0" X 2'-8"	7'-0"	CASEMENT
F	3'-0" X 2'-0"	7'-0"	CASEMENT

- NOTE:
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  - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F. **MUST** BE TEMPERED.
  - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
  - WINDOW SIZING:**
    - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
    - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
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SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	3'-0" x 7'-0"	BEDROOM 'A'
202	PR 4'-0" x 7'-0"	CLOSET (BEDROOM 'A')
203	PR 4'-0" x 7'-0"	CLOSET (BEDROOM 'B')
204		
205		
206		
207		

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  $\frac{1}{8}"$ .**
- 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.
    - 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  $\frac{1}{8}$  DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

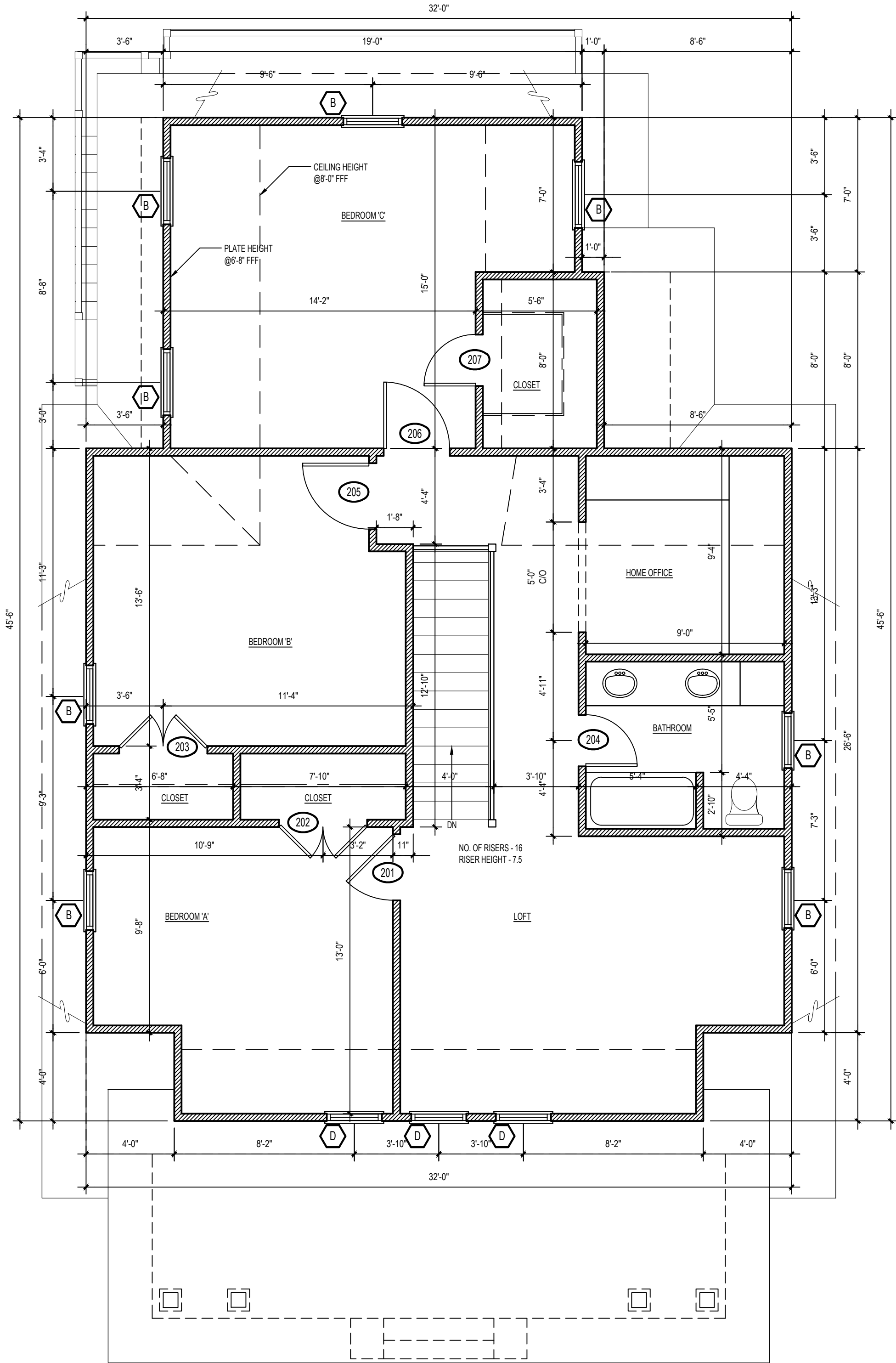
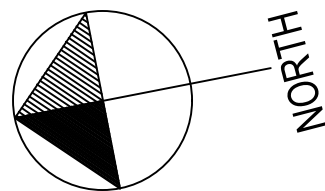
- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT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

FLOOR FINISH KEY:

TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

NOTE:

10" CONCRETE	
STUD WALL	
FURRED WALL	
4" WALL	



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

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STAIRS, RAILING & GUARD NOTES:

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- 6.1. 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.
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  $\frac{1}{8}$  DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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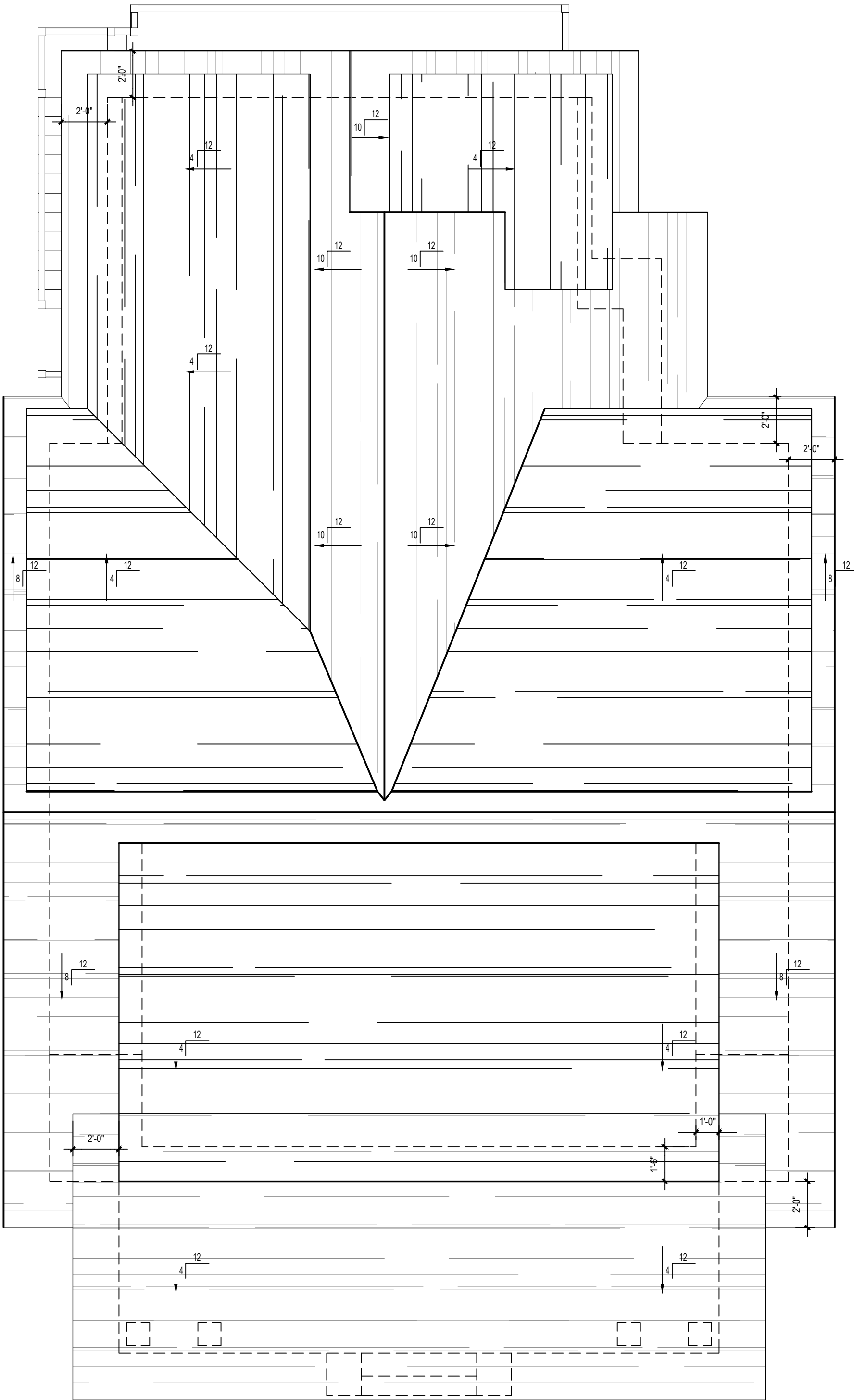
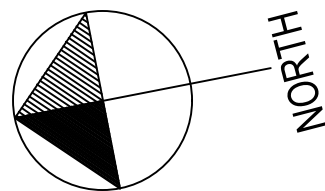
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NOTE:

- 10" CONCRETE
- STUD WALL
- FURRED WALL
- 4" WALL



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