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

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

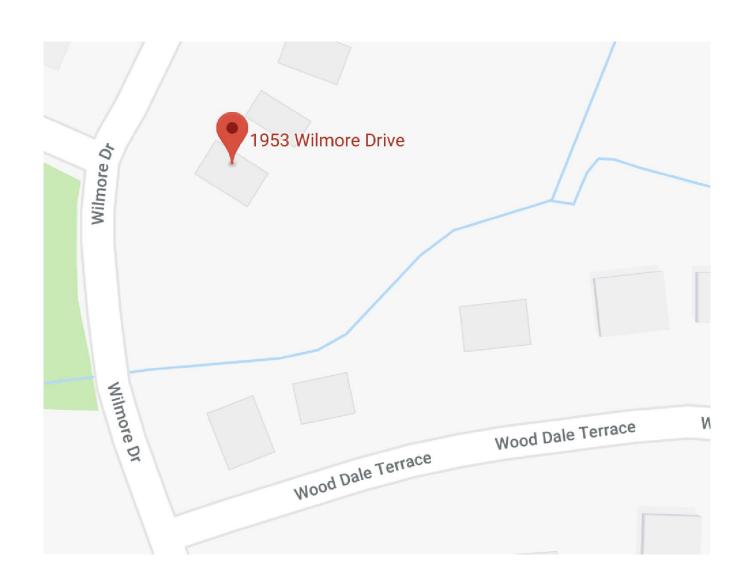
#### **Staff Recommendation**

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.



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.



VICINITY MAP

Proposed Ba

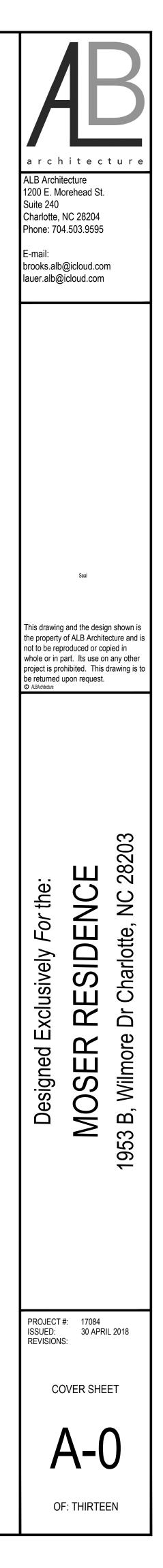
# INDEX OF DRAWINGS

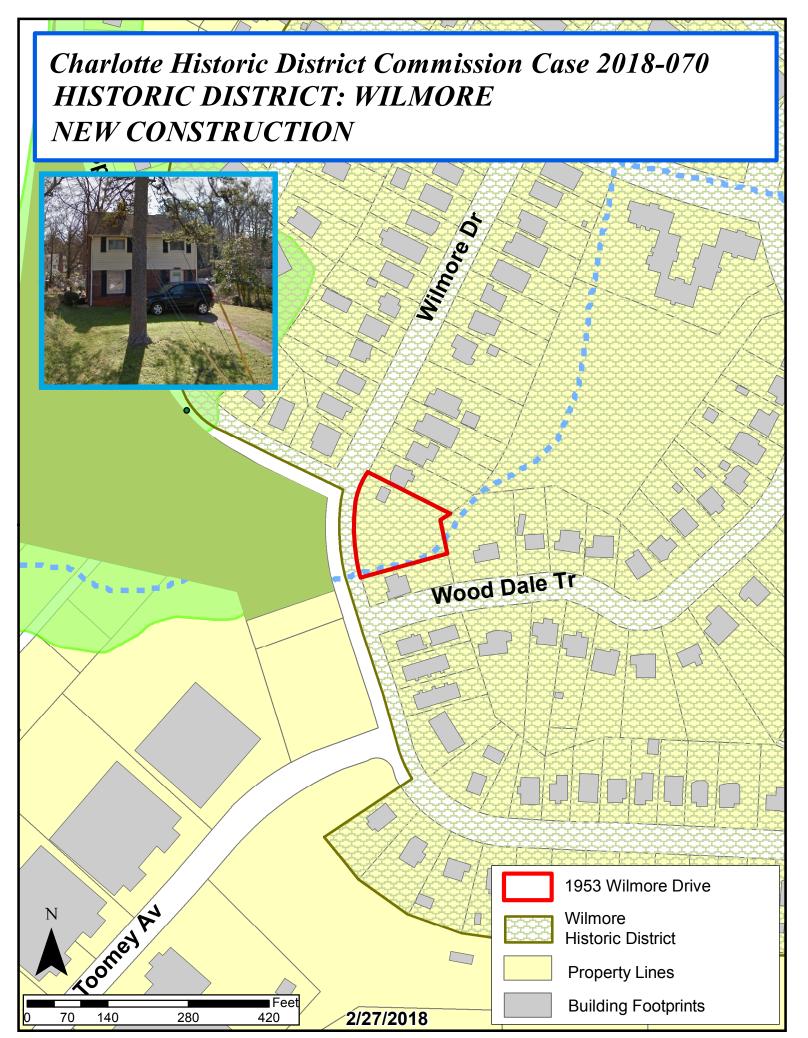
- A-0.0 Cover Sheet
- A-1.0 Proposed Site Plan
- A-1.1 Street Survey
- A-2.0 Proposed Basement/Foundation Plan
- A-2.1 Proposed First Floor Plan
- A-2.2 Proposed Second Floor Plan
- A-2.3 Proposed Roof Plan
- A-3.0 Proposed Front Elevation
- A-3.1 Proposed Right Elevation
- A-3.2 Propopsed Rear Elevation
- A-3.3 Proposed Left Elevation
- A-3.4 Sections and Deetails
- A-3.5 Sections and Details

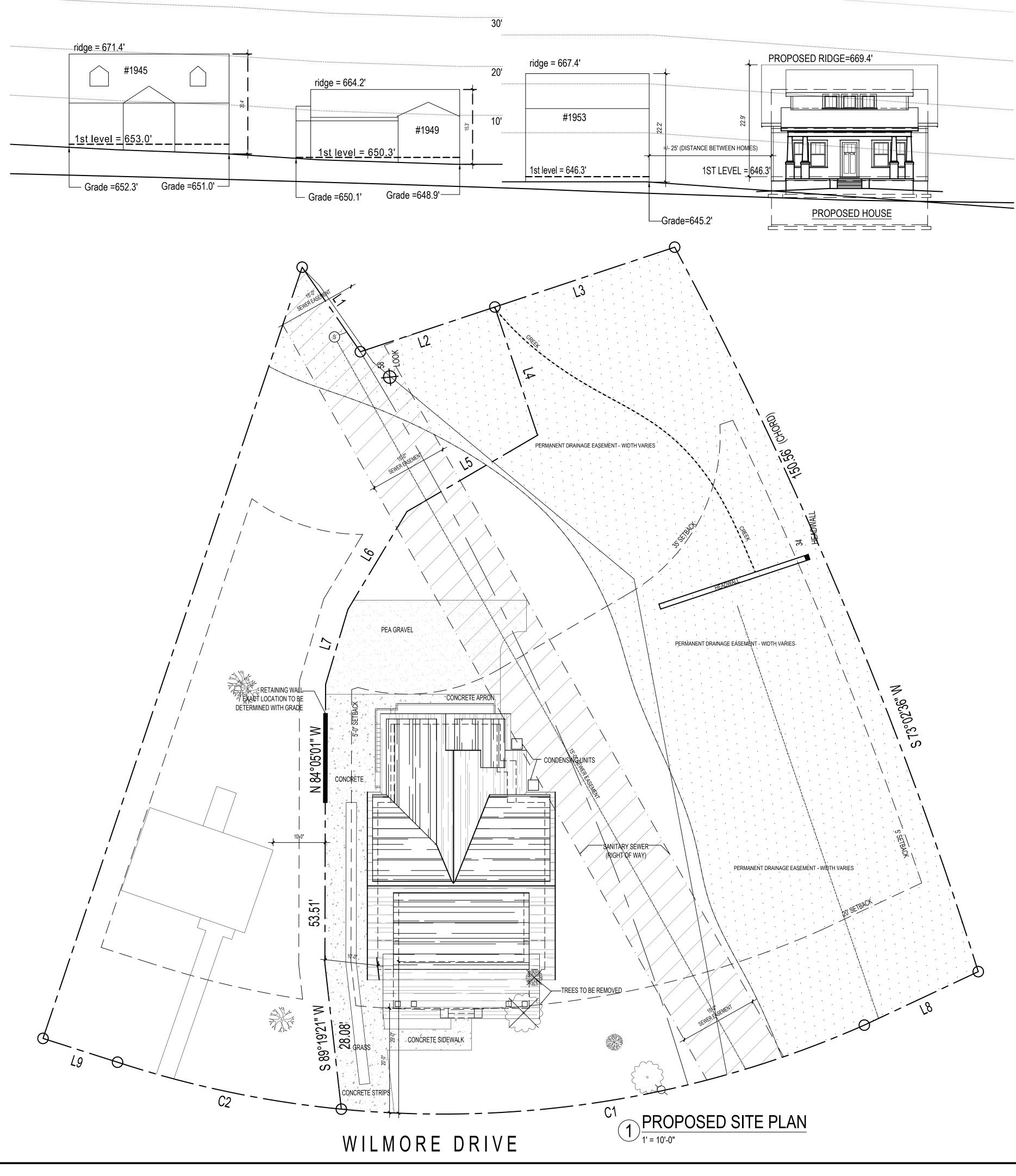
RESIDENCE CA	LCULATIONS
TOTAL EXISTING HEATED AREA	0
TOTAL PROPOSED HEATED AREA	2553
PROPOSED L	INHEATED
REAR PORCH	76
REAR ENTRY	0
SIDE ENTRY	0
GARAGE	542
COVERED PATIO	208
POOL	0
TOTAL	826
REAR YARD PERMEABILITY CAL HDC)	
REAR YARD AREA	5597
HOUSE ADDITION	0
CONCRETE APRON	75
PATIO	0
POOL	0
TOTAL	75
TOTAL PERMEABLE AREA	1%
OPEN SPACE CALCULATION	S (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%

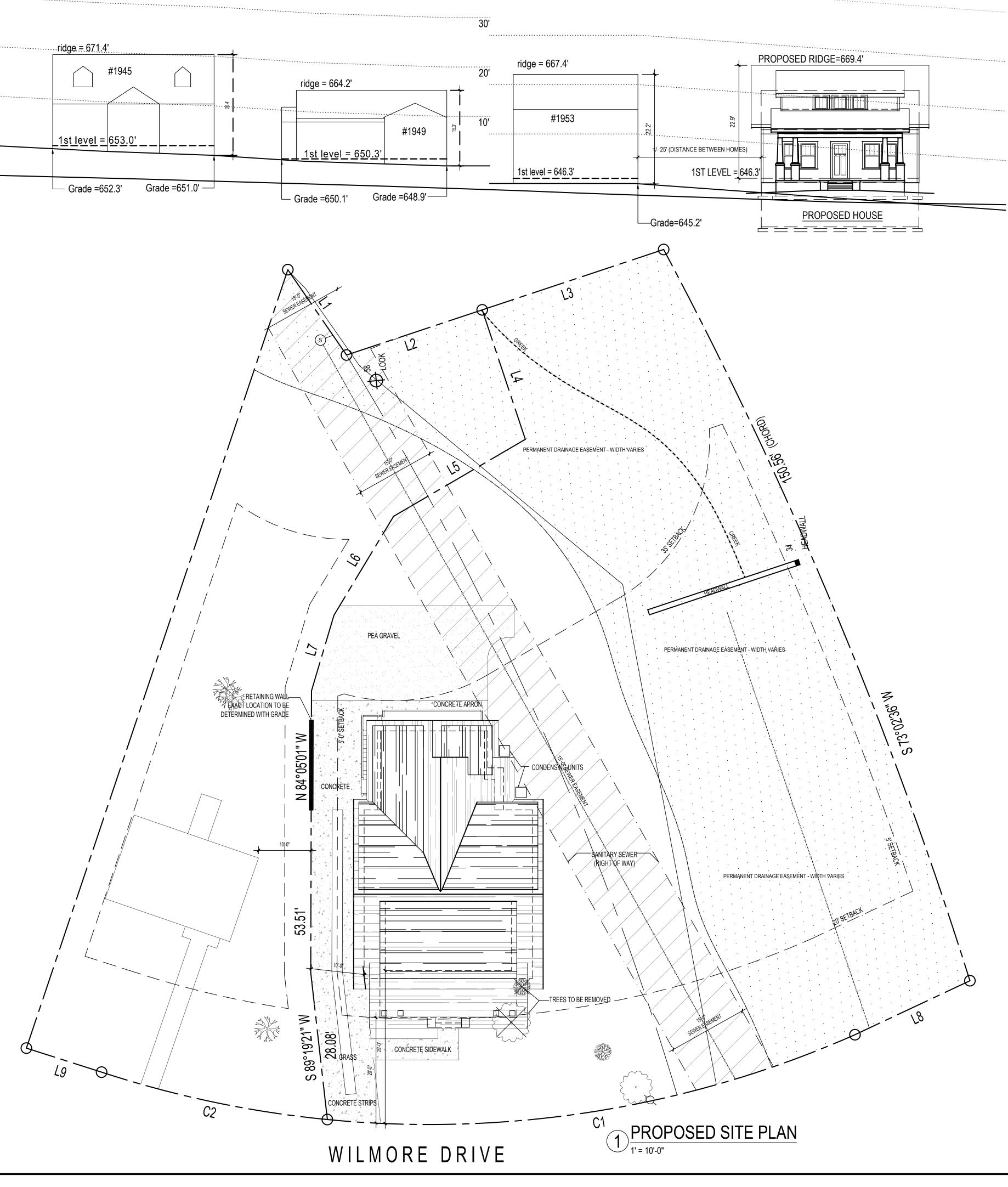
# SQUARE FOOTAGE CALCULATIONS

	Heated		Unheated
Proposed Basement Floor:			542 S.F.
Proposed First Floor: Proposed Front Porch: Proposed Rear Balcony:	1,363 S.F.		208 S.F. 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.	

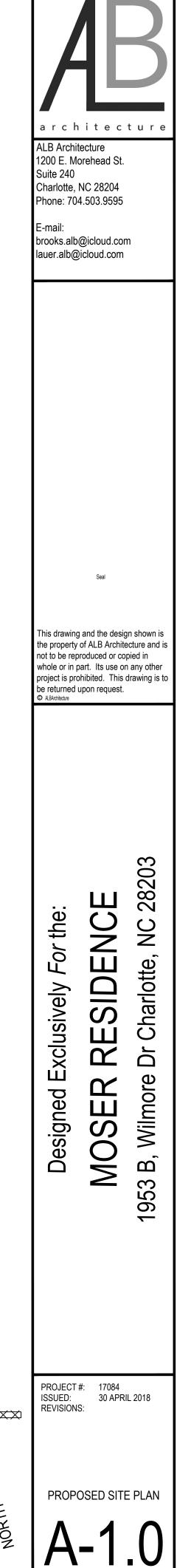








40'



OF: THIRTEEN

# NOTE:

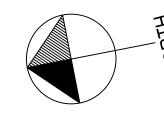
GRAVEL

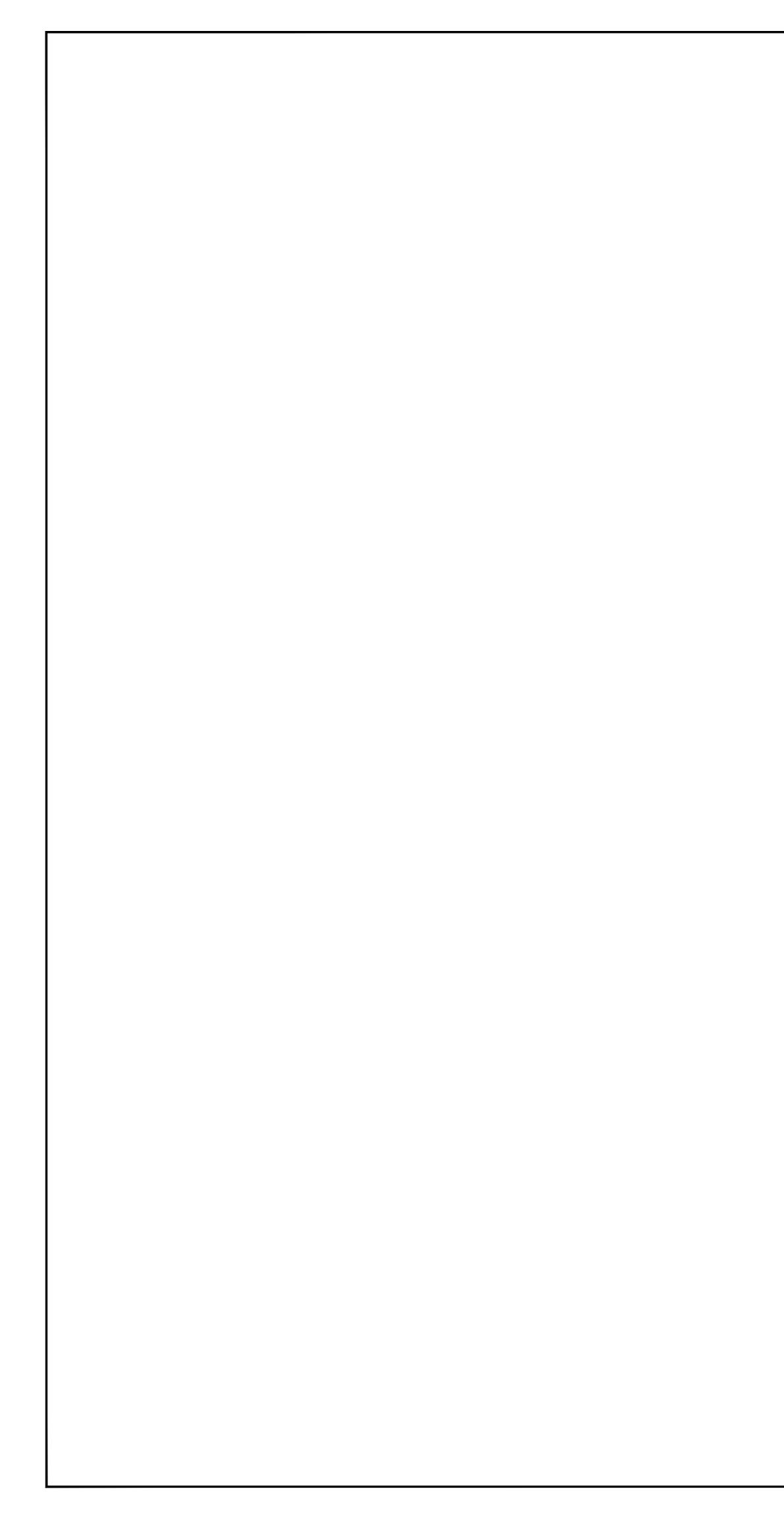
CONCRETE RETAINING WALL PAVER SYSTEM

\_\_\_\_

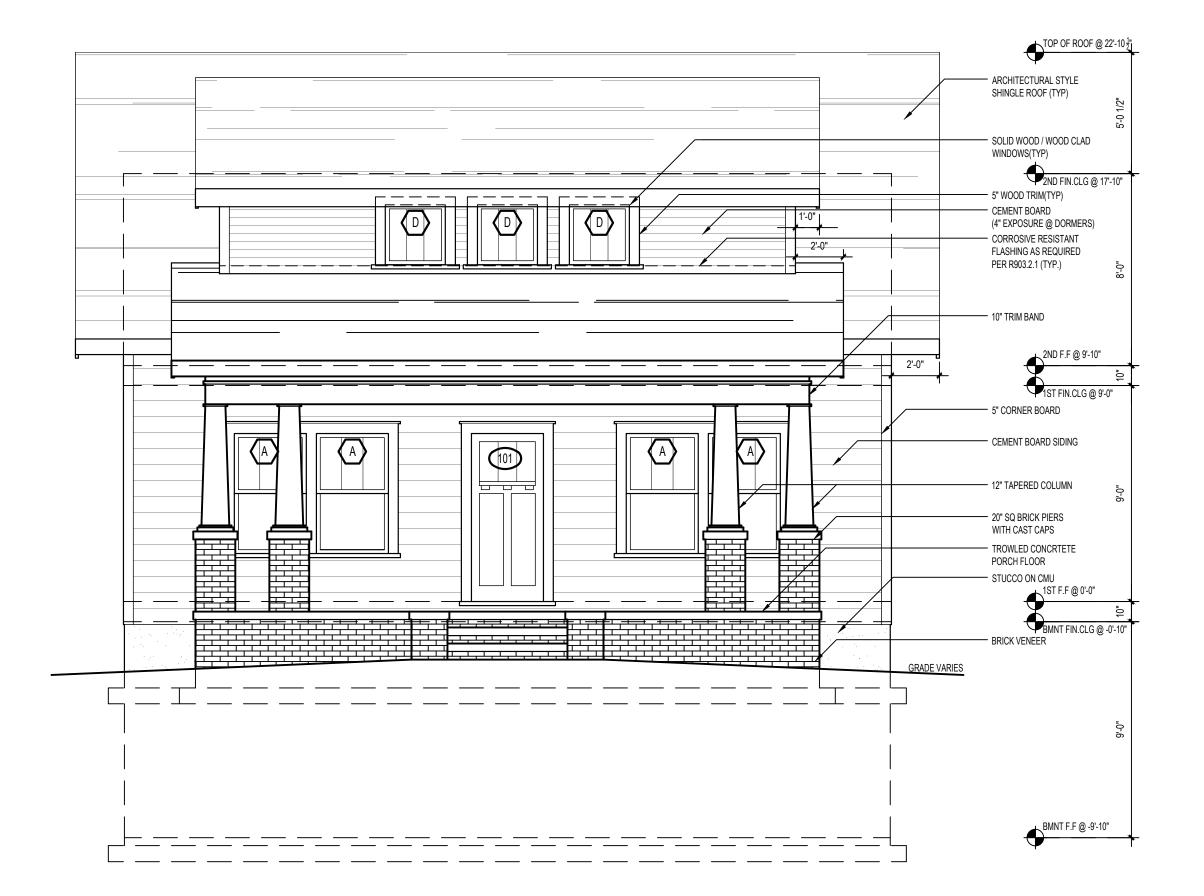
ITEM TO BE REMOVED

# LEGEND: BOUNDARY LINE: FENCE (TYPE NOTED UTILITY POLE: R/W: RIGHT OF WAY E/P: EDGE OF PAVEMENT C/L: CENTERLINE





# $(1) \frac{\text{PROPOSED FRONT ELEVATION}}{\frac{1}{1/4"} = 1'-0"}$



	WINDOW SCHEDULE										
	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								
	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. <u>VERIFY ANY REQUIREMENTS FOR</u>

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. 5. <u>WINDOW SIZING:</u> 5.1. <u>NEW CONSTRUCTION</u> - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.

- DIMENSIONS. 5.2. <u>FOR ADDITIONS & REMODELS</u> - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
- 5.3. M.E. = MATCH EXISTING
  6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

# GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
   ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
   ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &
- PRIOR TO CONSTRUCTION.
- 5. <u>FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF</u> CONCRETE WALL & SLAB
- 6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
- 7. <u>ALL</u> DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- 8. 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 <sup>9</sup>/<sub>16</sub>".
- 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE. 12. 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.
- 16. ALL EAVES TO BE <u>1'-0" U.N.O.</u>
- 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. -<u>SEE PLANS FOR CLEAR</u> WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT
- SHALL BE 8<sup>1</sup>/<sub>4</sub> INCHES.
  2.1. 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 OF MORE RISERS.
- 5. R311.7.7.1 HANDRAIL HEIGHT HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS THAN 36 INCHS
- 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.
- 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<sup>3</sup>/<sub>8</sub> DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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



architecture

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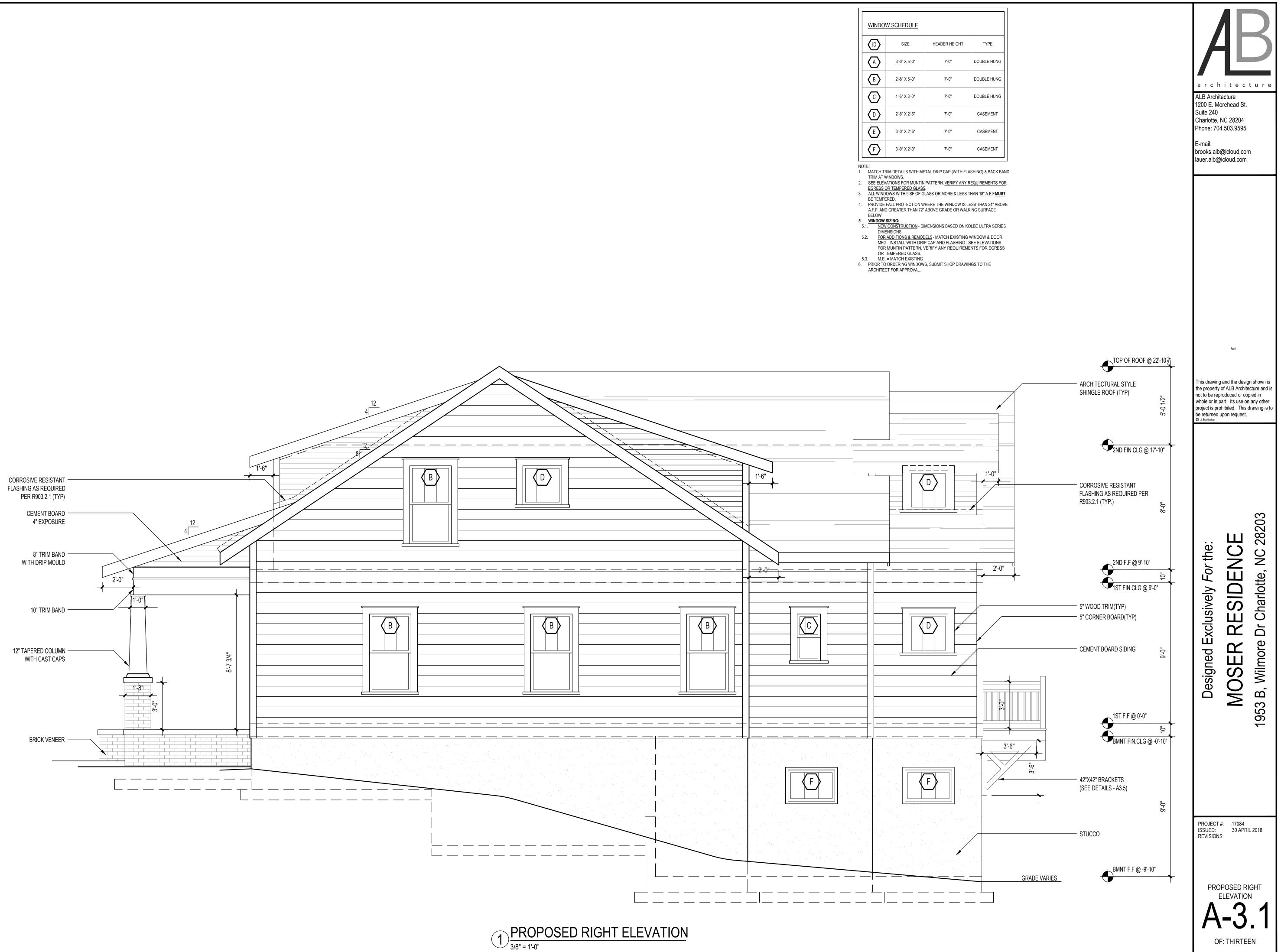
Seal This drawing and the design shown is the property of ALB Architecture and is

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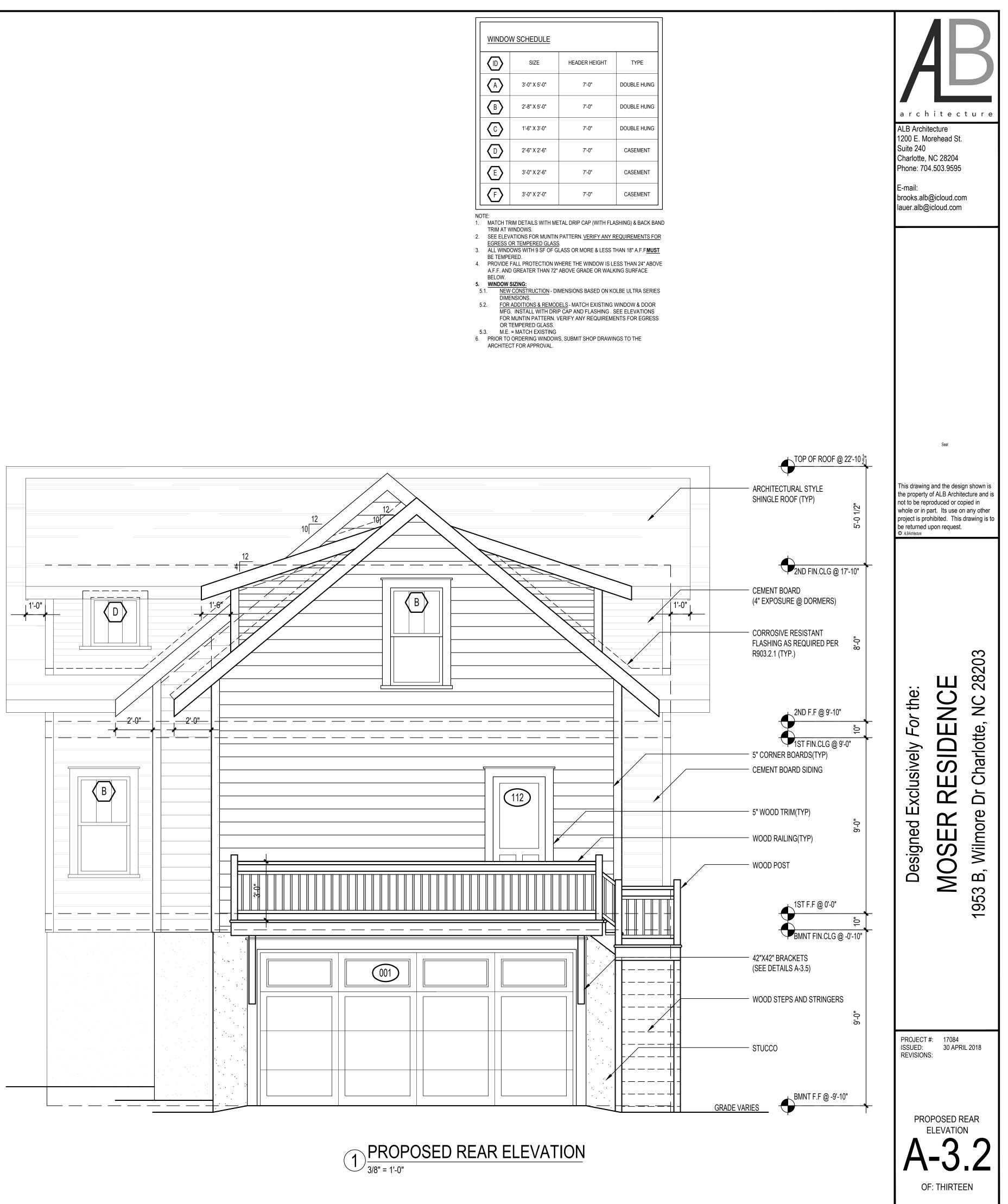
PROPOSED FRONT ELEVATION

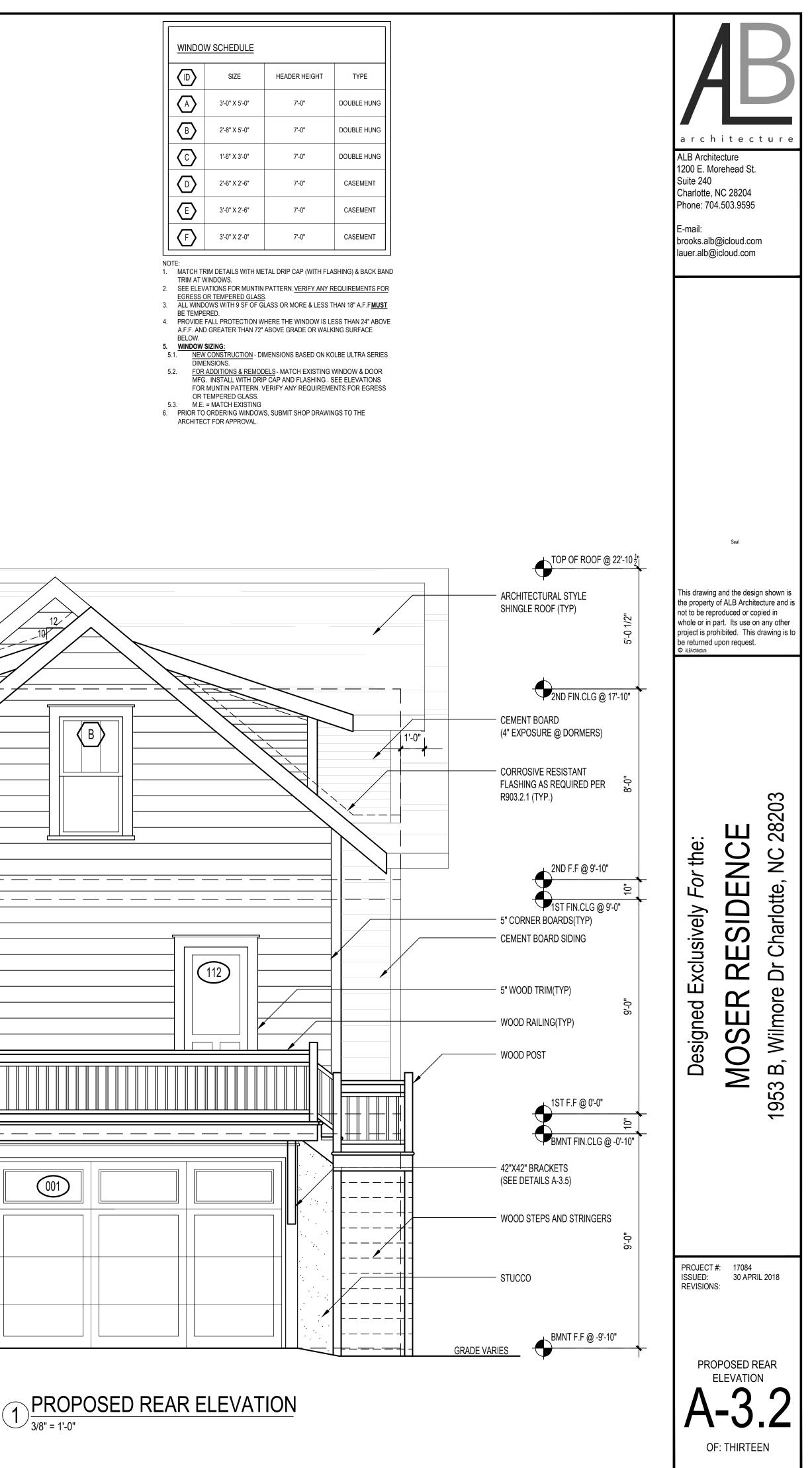
OF: THIRTEEN

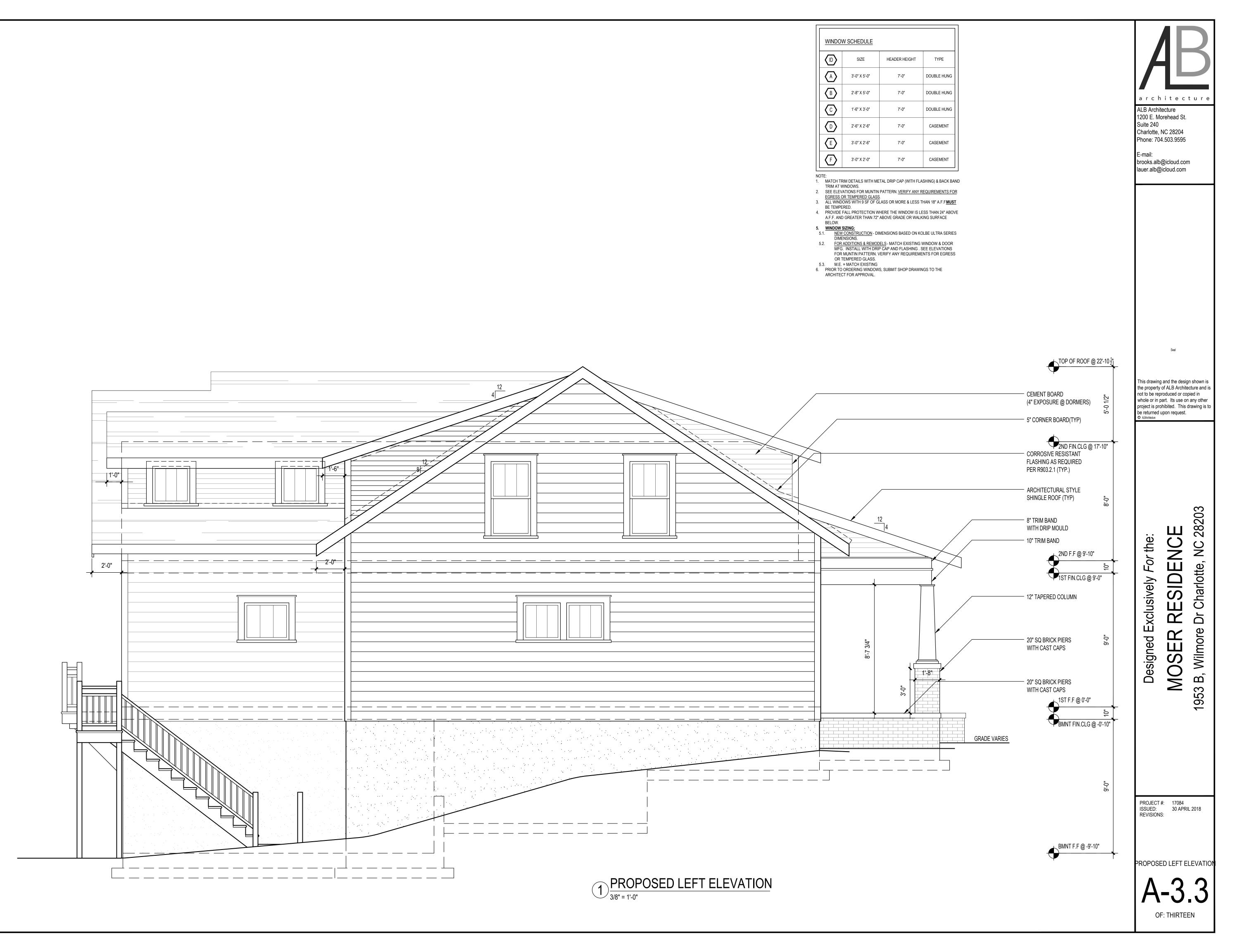


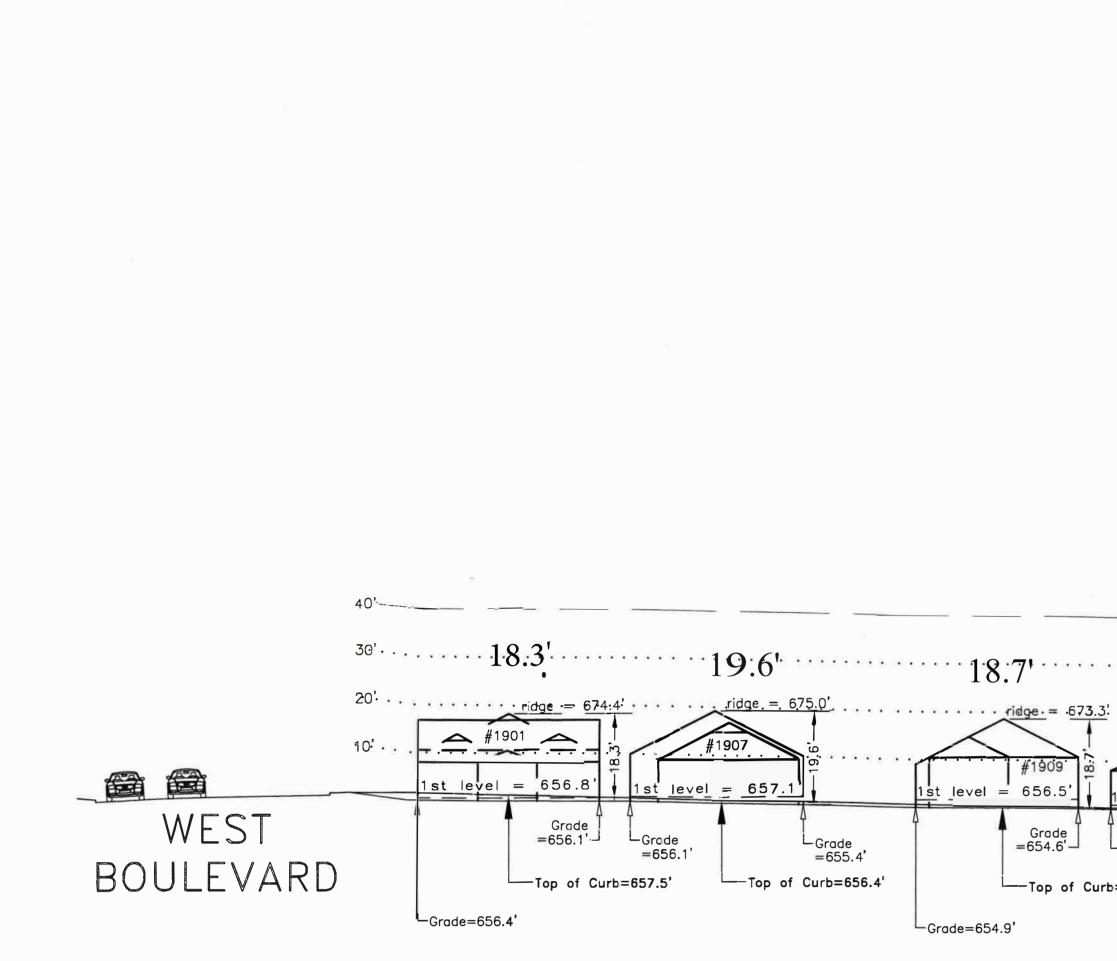
OF: THIRTEEN







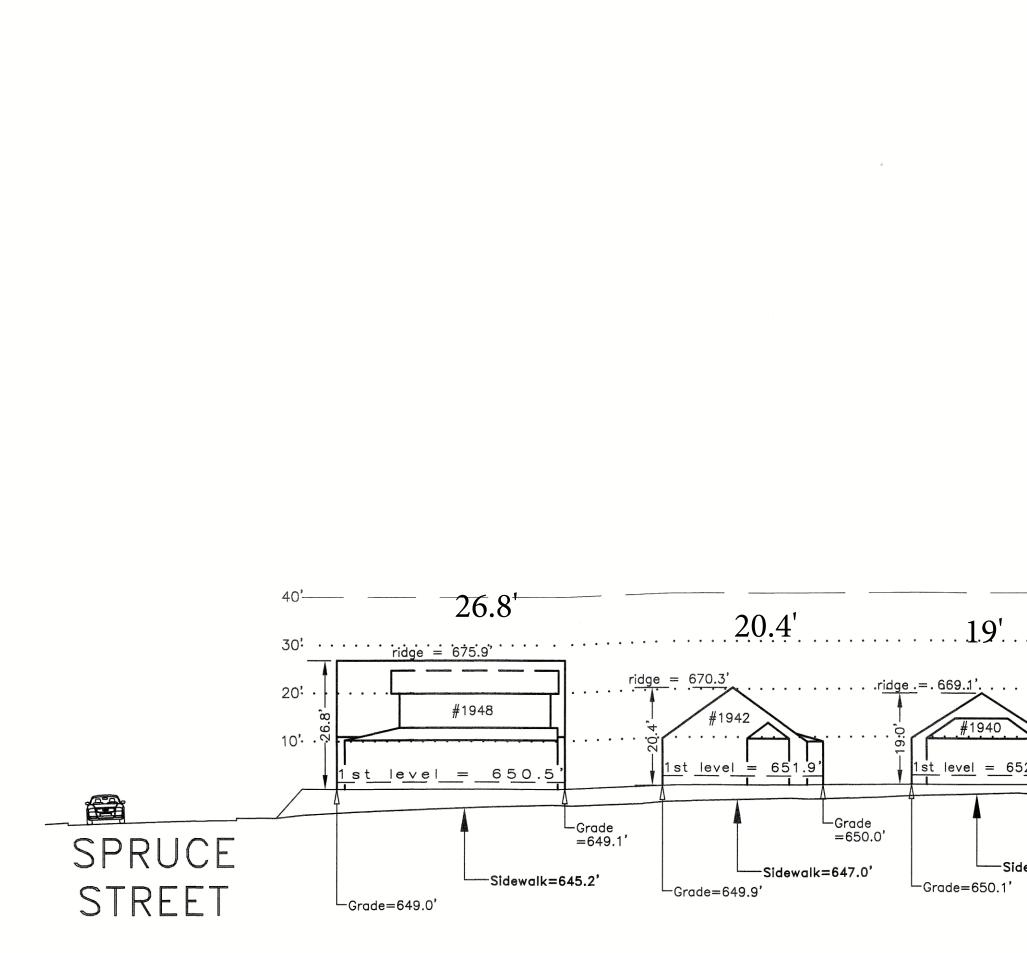




General Notes: 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were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

	10.51	20.9'	19.9'		- <u>40'</u>			40'	
	18.5' ····· 18.5' ····· 18.5'·····	$\frac{\operatorname{rid}^{\mathbb{Q}} e = 676.8}{1}$	ridge = 67 <u>6.7'</u>	·····	<u>idge = 674:3' · · · ·</u> 20' · · · · ·	$18.3' \cdots 2$	0.4'···· 15	5.3' <sup>30'</sup> 2	2.2'
#19 13 1 st_level = 655.3	$\frac{\#1917}{1 \text{ st }  eve } = \underline{655.0'} \qquad \boxed{1 \text{ st }  eve } = \underline{657.4'}$	$\frac{\#1925}{1 \text{ st }  eve } = \frac{658.0'}{1 \text{ st }  eve }$	$\frac{\#1931}{1 \text{ st level}} = 659.0$	••••••••••••••••••••••••••••••••••••••	$\frac{\#1937}{10!} = \frac{658.2}{10!} = \frac{658.2}{10!}$	$ \begin{array}{c}       941 \\       943 \\       vel = 656.0' \\       \hline       1                      $	1945 <b>ridge</b>	= 664.2' 20' ridge	953
Grade = $654.4'$ = $655.2'$ Grade = $653.0'$ 	$\begin{bmatrix} Grade \\ =654.1' \end{bmatrix} = 654.1' \qquad \qquad$	Grade =656.0' Grade =655.9'	Grade =656.8' Grade =657.1'-	Grade=656.5'-	Grade =656.0' Grade =653.5		<u>I = 653.0'</u> <u>Ist level =</u> Grade =651.0'- <u>Grade</u> =650.1'	Grode = 650.3'	
	Top of Curb=653.6' Top of Curb=65 Grade=653.4'	2.8' <sup>1</sup> —Top of Curb=652.0'	Top of Curb	=651.0'	Top of Curb=648.8'	=652.3'	Top of Curb=646.2'	=648.9' Grade=645.3' Top of Curb=644.8'	Grade=64

l 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 16th day of February, 2018. ndrew Professional Land Surveyor NC License No. L-3098 1st level = 644. WOOD Grade =643.1'-645.2' DALE Grade=640.3'-643.4' L-Top of Curb=643.0' ---- Top of Curb=640.7' TERRACE A.G. ZOUTEWELLE SURVEYORS 1418 East Fifth St. Charlotte, NC 28204 Phone: 704-372-9444 Fax: 704-372-9555 Firm Licensure Number C-1054 Copyright 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' 20' 40' 60' 80' Z: \2018DWGS\ZAC\WILMORE DRIVE 1901-2015\WILMORE DRIVE 1901-20





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 rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.

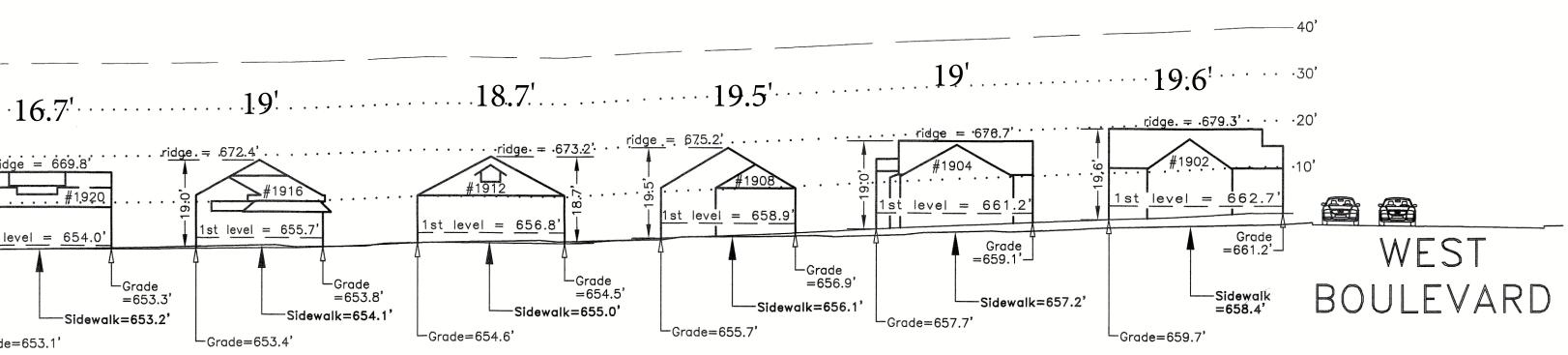
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		·····18:2 <sup>!</sup> · · · · · ·			16.5'	
5 <u>2.0'</u>	#1936  1 st level = 652.2'	#1932 	ridge = 669.3' #1928 1st level = 653.5'	16.5	$\frac{69.2}{. \# 1.924}$	ridge = 66
Grade=650.2'	Grade =651.3'- Grade=651.4'	Grade=651.5'	-Grade=652.3'		Grade =652.9' Sidewalk=652.4' de=652.7'	Grade=653.1'

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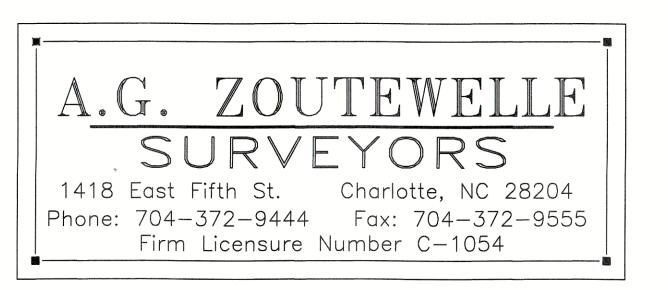
This 16th day of Eebruary, 2018.









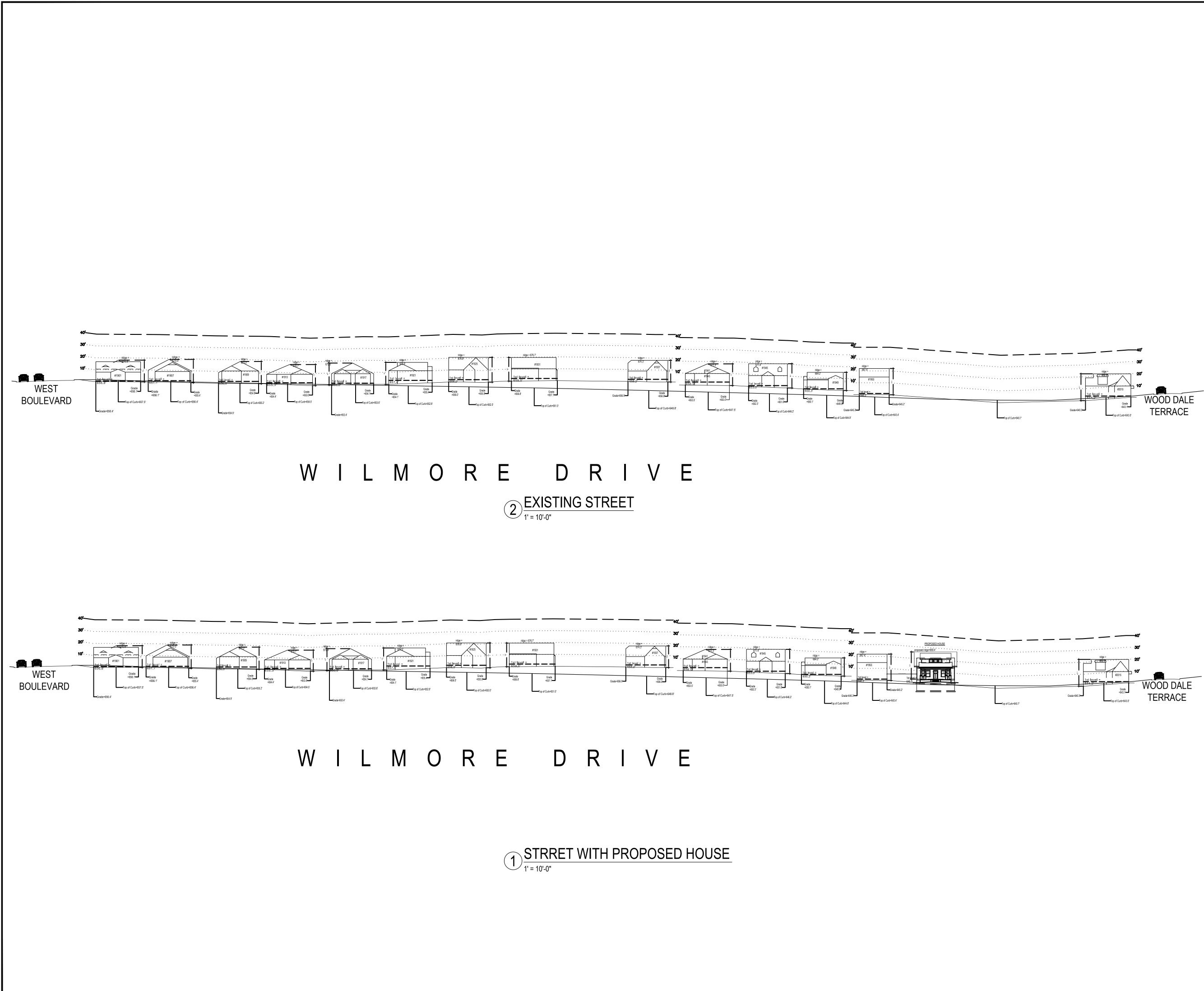


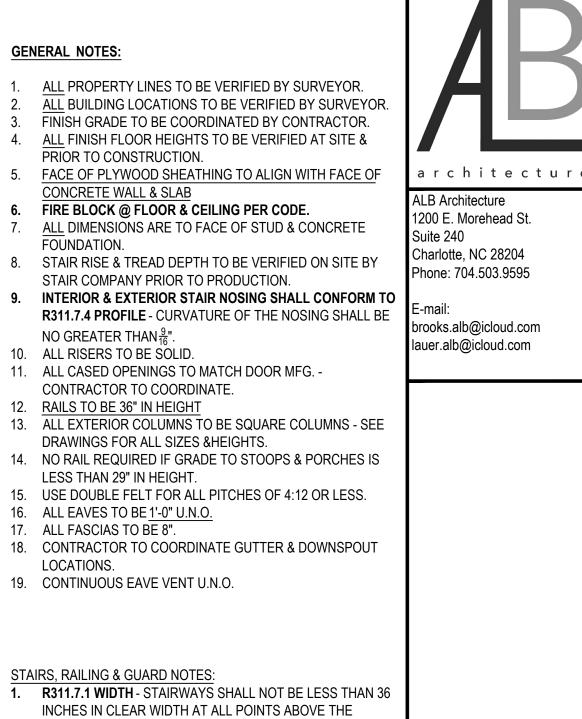
Copyright 2018 Building Heights Sketch of 1900 BLOCK of WILMORE DRIVE FACING NORTHWEST - EVEN SIDE CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department February 14, 2018

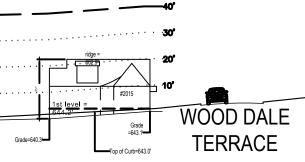
Andrew G. Zoutewelle

Professional Land Surveyor NC License No. L-3098

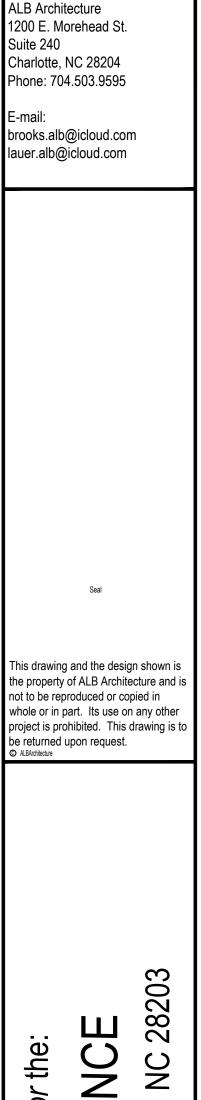


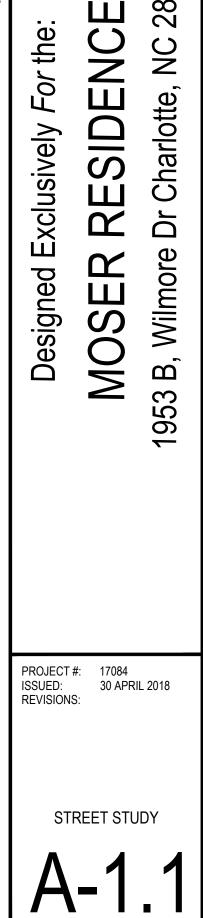




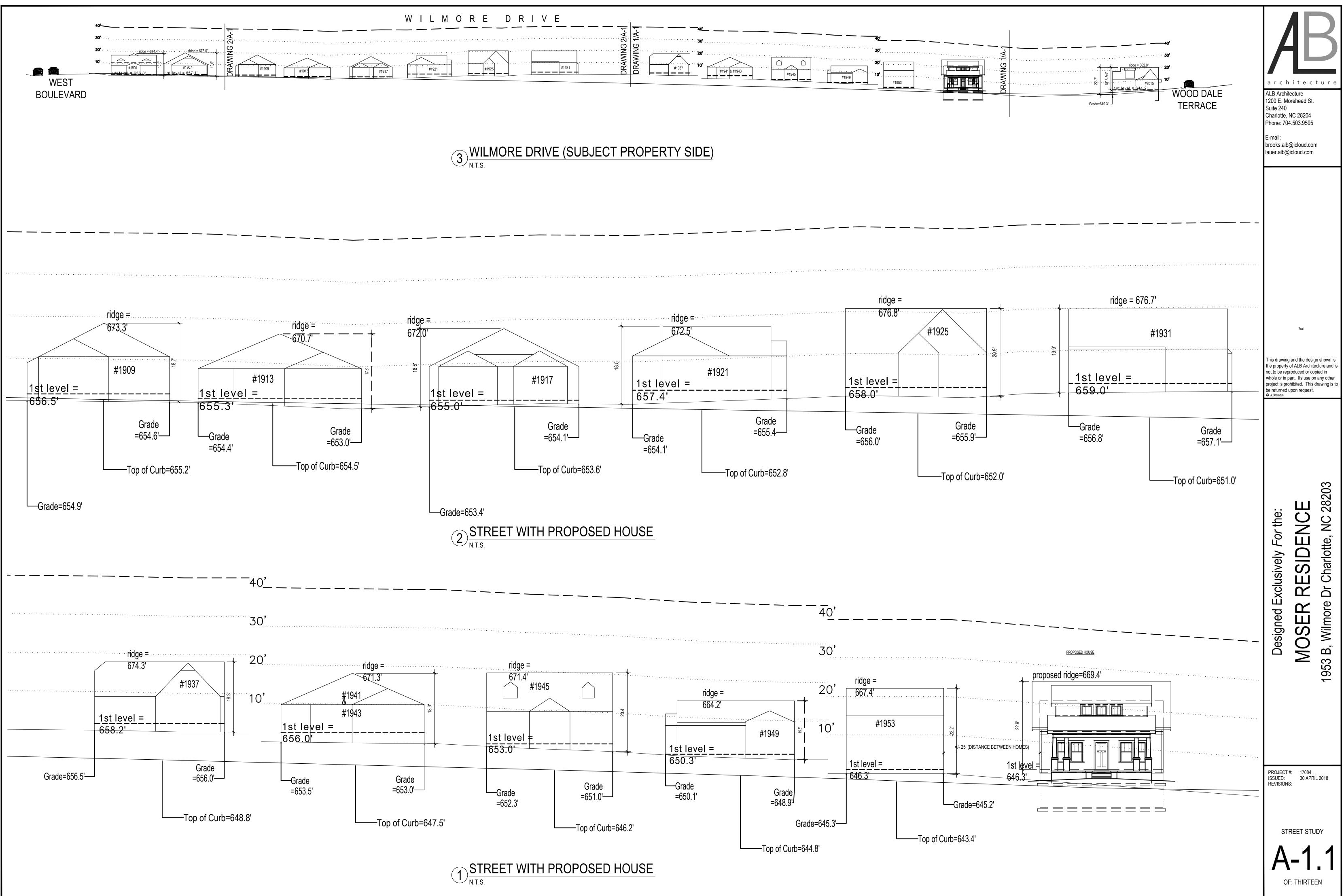


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- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT. 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT
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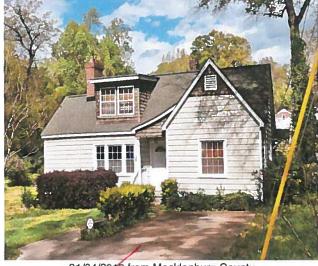
OF: THIRTEEN



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

Date Printed: 04/18/2018

		Date I Inited	d: 04/18/2018				
	lde	ntity		Own	ership		
Parcel ID	)	GIS ID	Owner N	Name	M	ailing Address	
11907414		11907414	JOHN B R/L/T CRIDER 2		206 PARI	206 PARK AVE WEST	
F	Property Ch	aracteristics			CHARLO	TTE NC 28203	
Legal desc		L1 B41 M3-329	De	ed Reference	(s) and Sal	e Price	
Land Area		0.183 GIS Acres	Deed	Sale	Date	Sale Price	
Fire District		CITY OF CHARLOTTE	26976-948	12/21/201	1		
Special District			21173-984	10/05/200	6	\$234,000.00	
Account Type		INDIVIDUAL	18738-875	05/13/200	5	\$126,000.00	
Municipality		CHARLOTTE	14667-117	01/08/200	3	\$84,500.00	
Property Use		SINGLE FAMILY	12643-604	09/07/200	1	\$55,000.00	
		RESIDENTIAL	11568-457	09/13/200	0	\$53,000.00	
	Zo	ning		Site L	ocation		
Contact appropriate	Planning De	epartment or see Map.	ETJ Area			Charlotte	
	Water Qu	ality Buffer	Charlotte Historic	District		Yes	
Parcel Inside Water			Charlotte 6/30/20	11 Annexation	Area	No	
			Census Tract #			36	
	-	nunity Floodplain		Post Constru	uction Dist	trict	
FEMA Panel#	37104543		Jurisdiction		Charlotte		
FEMA Panel Date	03/02/200		District		Central C	atawba	
FEMA Flood Zone		W FEMA FLOODPLAIN TO			1		
	VERIFY			Stream Wate		ricts	
Community Flood			Stream Watershe	ed Name	IRWIN		
Zone	TO VERI	-Υ		Built-Upon A	rea Restric	tion	
Situ	s Addresse	es Tied to Parcel	Allowed Built-Upd	on Area		0.00 sq ft	
2015 WILMORE DR	CHARLOT					A	



01/04/2016 from Mecklenburg County



# FRONT PARKING WAS ADDED AND NOT ORIGINAL TO THIS HOUSE .

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.

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

Date Printed: 04/18/2018

		Date Finited					
	lde	ntity		Own	ership	_	
Parcel ID	)	GIS ID	Owner N	Name	N	ailing Address	
11907417		11907417	JEANENE L GLA	NDER	2014 WC	OD DALE TR	
	Property Ch	aracteristics	-		CHARLO	TTE NC 28203	
Legal desc		L10 B1 M4-295	De	ed Reference	(s) and Sa	le Price	
Land Area		0.213 GIS Acres	Deed	1	Date	Sale Price	
Fire District		CITY OF CHARLOTTE	17011-533	04/06/200	)4	\$0.00	
Special District			13091-519	12/28/200	01	\$80,000.00	
Account Type INDIVIDUAL				Site I	ocation		
Municipality		CHARLOTTE	ETJ Area	One L		Charlotte	
Property Use		SINGLE FAMILY	Charlotte Historic	District		Yes	
		RESIDENTIAL	Charlotte 6/30/20		Area	No	
Zoning			Census Tract #	TT Annexation	Alea	36	
Contact appropriate		epartment or see Map.	Ochisus Hact #			- Alasta	
				Post Constr			
		ality Buffer	Jurisdiction Charlot				
Parcel Inside Water	Quality Buff	er No	District Central Catawba			atawba	
FEMA	and Comr	nunity Floodplain	Stream Watershed Districts				
FEMA Panel#	37104543	00K	Stream Watershed Name IRWIN				
FEMA Panel Date	03/02/200	9	Built-Upon Area Restriction				
FEMA Flood Zone	OUT:VIEV	W FEMA FLOODPLAIN TO	Allowed Built-Upon Area			0.00 sq ft	
Community Flood Zone	OUT:VIEV	N COMMUNITY FLOODPLAIN			100	AND AND A	
Situ 2014 WOOD DALE		es Tied to Parcel		663	/		
				11907 06/2000 from	417 00 Mecklenbur	A DESCRIPTION OF A DESC	

01/04/2016 from Mecklenburg County



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.

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arcel	Information												
arcel			Acc	ount				Paren	t	P	revious		
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wnei	r <u>(s)</u>												
	r Name				iling Addr				City/Sta				
LAND	DER JEANENE L			20	14 WOOD D	DALE 1	TR		CHARLO	ITE NC	28203		
	<u>Information</u>												
egal		Municip		Da	te Annexe	d	Spe	cial District	Fire D				creage
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	Parcel Assessm						F	xemptions					
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and L													
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<u>Buildi</u> ı	ng Information												
Bldg	Descriptio	n		Туре	Year		Propert	y Location					
1	Single-Fam			RES	1939		2014 W0	DOD DALE TR	CHARLOTTE	3			
Bldg	Story	Units	Total Se	qFt	Heated S	SqFt	Fo	undation	Ext. Wall		Grade		Value
1	2.0 STORY	1	3064		1351		CR	AWL SPACE	FACE BRIG	CK -	AVERAGE (	01	83000
Bldg	Heat	Fuei	Fire Pla	ice	AC	F	ixtures	Bedrooms	s Full Bath	IS	3/4 Baths	1/2	Baths
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L	1923		CARPURI			1			200.00000			1300	
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Page 1 of

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

Date Printed: 04/18/2018

		Date Printed	1: 04/18/2018					
	ntity							
	ļ			e		ailing Address		
	11907418	1	BARBARA J WILLIS		2010 WOOD DALE TER			
Property Ch	aracteristi	cs			CHARLOTTE NC 28203			
	1		CHARLES E WILLIS		2010 WOOD DALE TER			
					CHARLO	TTE NC 28203		
			MARGARET L WILLI	S	2010 WO	OD DALE TER		
					CHARLO	TTE NC 28203		
	INDIVIDU	AL	Deed	Reference	s) and Sal	e Price		
				T		Sale Price		
	SINGLE F	AMILY	18704-335			\$0.00		
						\$0.00		
	1			1				
	-			Site Lo	ocation			
Planning De	epartment o	r see Map.				Charlotte		
Water Qua	ality Buffer					Yes		
Quality Buff	er	No		Annexation	Area	No		
and Com	nunity Elec	dalain	Census Tract #			36		
-			Post Construction District					
			Jurisdiction Charlotte					
	-		District Central Catawba					
VERIFY			Stream Watershed Districts					
OUT:VIEV		NITY FLOODPLAIN	Stream Watershed Name IRWIN					
TO VERIF	Y		Bu	ilt-Upon Ar	ea Restric	tion		
s Addresse	es Tied to P	Parcel		-		0.00 sq ft		
<b>FR CHARLO</b>	DTTE		BAR DEENCLASSING	AND AND AND	17.458			
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	Property Ch Planning De Water Qua Quality Buff and Comr 37104543 03/02/200 OUT:VIEV VERIFY OUT:VIEV TO VERIFY S Addresse	11907418         Property Characteristing         L9 B1 M4-         0.163 GIS         CITY OF G         INDIVIDU         CHARLOT         SINGLE F         RESIDEN         Zoning         Planning Department of         Water Quality Buffer         Quality Buffer         and Community Floct         3710454300K         03/02/2009         OUT:VIEW FEMA FL         VERIFY         OUT:VIEW COMMUN         TO VERIFY	Identity GIS ID GIS ID 11907418  Property Characteristics L9 B1 M4-295 0.163 GIS Acres CITY OF CHARLOTTE CITY OF CHARLOTTE INDIVIDUAL CHARLOTTE SINGLE FAMILY RESIDENTIAL  Zoning Planning Department or see Map.  Water Quality Buffer Quality Buffer No and Community Floodplain 3710454300K 03/02/2009 OUT:VIEW FEMA FLOODPLAIN TO VERIFY OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY s Addresses Tied to Parcel	GIS ID       Owner Nam         11907418       BARBARA J WILLIS         IPoperty Characteristics       CHARLASE WILLIS         0.163 GIS Acres       CHARLES E WILLIS         CITY OF CHARLOTTE       MARGARET L WILLIS         INDIVIDUAL       Deed         CHARLOTTE       Barbara         INDIVIDUAL       Deed         CHARLOTTE       Dated         SINGLE FAMILY RESIDENTIAL       Dated         Vater Quality Buffer       Dated         Quality Buffer       No         Quality Buffer       No         Quality Buffer       No         Quality Buffer       No         Quality Fiew FEMA FLOODPLAIN TO       District         VERIFY       Stream Watershed N         OUT: VIEW FEMA FLOODPLAIN TO       VERIFY         OUT: VIEW COMMUNITY FLOODPLAIN TO       VERIFY         S Addresses Tied to Parcel       R         TR CHARLOTTE       Bu         Allowed Built-Upon A         FR CHARLOTTE       Marce Autor and Community Flootoplain         Yeiter Charlotte field to Parcel       FR         CHARLOTTE       Bu         Allowed Built-Upon A       Image: Charlotte Field to Parcel         RE CHARLOTTE       Bu </td <td>Identity       Owner         GIS ID       Owner Name         11907418       BARBARA J WILLIS         Property Characteristics       Characteristics         0.163 GIS Acres       Characteristics         CITY OF CHARLOTTE       MARGARET L WILLIS         INDIVIDUAL       Deed Reference(         CHARLOTTE       Deed Sate         SINGLE FAMILY       RESIDENTIAL         Zoning       Site Lo         Planning Department or see Map.       Charlotte Historic District         Quality Buffer       No         Quality Buffer       No         Coullity Buffer       No         Charlotte Historic District       Charlotte 6/30/2011 Annexation         Census Tract #       Dest Constru         Jurisdiction       District         District       Stream Water         OUT:VIEW COMMUNITY FLOODPLAIN TO       VERIFY         B Addresses Tied to Parcel       Rilowed Built-Upon Area         TR CHARLOTTE       Built-Upon Area         If C CHARLOTTE       Built-Upon Area         If C CHARLOTTE       District         If C CHARLOTTE       Built-Upon Area         Tract #       Lingor</td> <td>IdentityOwnershipGIS IDOwner NameM11907418Owner NameMProperty CharacteristicsCHARLOTCHARLOSL9 B1 M4-295CHARLOTTECHARLES E WILLIS2010 WO0.163 GIS AcresMARGARET L WILLIS2010 WOCITY OF CHARLOTTEMARGARET L WILLIS2010 WOCHARLOTTEMARGARET L WILLIS2010 WOCHARLOTTEDeed Reference(s) and SalINDIVIDUALDeed Reference(s) and SalCHARLOTTEDeedSale DateSINGLE FAMILY18704-33505/05/2005RESIDENTIAL03466-53009/18/1972ZoningSite LocationPlanning Department or see Map.ETJ AreaWater Quality BufferNoCharlotte Historic DistrictQuality BufferNoCharlotte 6/30/2011 Annexation AreaQuality BufferNoPost Construction DistQUI:VIEW FEMA FLOODPLAIN TOStream Watershed DistVERIFYStream Watershed NameIRWINOUT:VIEW COMMUNITY FLOODPLAINStream Watershed NameIRWINTO VERIFYBuilt-Upon Area RestrictAddresses Tied to ParcelAllowed Built-Upon Area</td>	Identity       Owner         GIS ID       Owner Name         11907418       BARBARA J WILLIS         Property Characteristics       Characteristics         0.163 GIS Acres       Characteristics         CITY OF CHARLOTTE       MARGARET L WILLIS         INDIVIDUAL       Deed Reference(         CHARLOTTE       Deed Sate         SINGLE FAMILY       RESIDENTIAL         Zoning       Site Lo         Planning Department or see Map.       Charlotte Historic District         Quality Buffer       No         Quality Buffer       No         Coullity Buffer       No         Charlotte Historic District       Charlotte 6/30/2011 Annexation         Census Tract #       Dest Constru         Jurisdiction       District         District       Stream Water         OUT:VIEW COMMUNITY FLOODPLAIN TO       VERIFY         B Addresses Tied to Parcel       Rilowed Built-Upon Area         TR CHARLOTTE       Built-Upon Area         If C CHARLOTTE       Built-Upon Area         If C CHARLOTTE       District         If C CHARLOTTE       Built-Upon Area         Tract #       Lingor	IdentityOwnershipGIS IDOwner NameM11907418Owner NameMProperty CharacteristicsCHARLOTCHARLOSL9 B1 M4-295CHARLOTTECHARLES E WILLIS2010 WO0.163 GIS AcresMARGARET L WILLIS2010 WOCITY OF CHARLOTTEMARGARET L WILLIS2010 WOCHARLOTTEMARGARET L WILLIS2010 WOCHARLOTTEDeed Reference(s) and SalINDIVIDUALDeed Reference(s) and SalCHARLOTTEDeedSale DateSINGLE FAMILY18704-33505/05/2005RESIDENTIAL03466-53009/18/1972ZoningSite LocationPlanning Department or see Map.ETJ AreaWater Quality BufferNoCharlotte Historic DistrictQuality BufferNoCharlotte 6/30/2011 Annexation AreaQuality BufferNoPost Construction DistQUI:VIEW FEMA FLOODPLAIN TOStream Watershed DistVERIFYStream Watershed NameIRWINOUT:VIEW COMMUNITY FLOODPLAINStream Watershed NameIRWINTO VERIFYBuilt-Upon Area RestrictAddresses Tied to ParcelAllowed Built-Upon Area		

FRONT FACING GARAGE

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	CHARLES								DALE TER			RLOTTE NC 282		
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	1972	0					IMP			03466-530		,		
and L	Jse													
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Buildir	<u>ng Informa</u>	ation												
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	Single	-Fam		F	RES	1940		2010 WO	OD DALE TR (	CHARLOTTE				
Bldg	Story	Units		otal SqFt		Heated Sq	Ft		ndation	Ext. Wall		Grade		Value
3	1 STORY	1	20	035		1252		CRA	WL SPACE	FACE BRIC	CK -	AVERAGE	)1	73900
Bidg	Heat		Fuel	Fire Pla	ce	AC	Fi	xtures	Bedrooms	Full Bat	hs	3/4 Baths	1/2	Baths
	AIR-DUCT	ED	GAS	1 - FP3		AC-NONE	0		3	1		0	0	
ub Ar	·ea													
ldg		Descripti	ion										Size	
	E	BASEMEN	T - UN	FINISHE	D								629	
				- FINISHE	ËD								24	
		BASE (FIF											1252	
	1	PORCH -	SCREE	NED - FI	NISHED	)							130	
	<u>ciation</u>													
Bldg	Physi	cal			Functio	onal 10.00%			Economic - 0.00%		Specia - 0.009		erride .00%	
	AV - 2	1.00%			I UNC -	10.00%			- 0,00%		0.009	- 0	.00%	
	I Features		Items	-			c						( . I.	
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	Date		Tax Y	'ear		eason		- 64 -			ged To		Deferre	ed
	2011		2011			ountywide I				14470		(		
	2002						< evalu			65100	1	(	1	
Jan 17			2003			ountywide I								
red 8 . Jan 17 Jan 5 1 Jan 2 1	1998		2003 1998 1991		C	ountywide f ountywide f ountywide f	Revalu	ation		64970 37400				

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Page 1 of

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

Date Printed: 04/18/2018

			ed: 04/18/2018			
		ntity			ership	
Parcel ID		GIS ID	Owner Na	ame	N	1ailing Address
11907511		11907511	AUBREY L RICH	1	2013 WC	ODS DALE TR
F	Property Ch	aracteristics			CHARLO	TTE NC 28203
Legal desc		L11 B2 M61-838	DAVID S RICH	DAVID S RICH 2013 WOODS D		
Land Area		0.263 AC			CHARLC	TTE NC 28203
Fire District		CITY OF CHARLOTTE	Dee	d Reference	(s) and Sa	le Price
Special District			Deed		Date	Sale Price
Account Type		INDIVIDUAL	31399-589	12/06/201	6	\$298,000.00
Municipality		CHARLOTTE	16583-816	12/19/200	3	\$92,500.00
Property Use	••.	SINGLE FAMILY	16465-146	11/21/200	3	\$0.00
		RESIDENTIAL	04789-546	02/06/198	4	\$0.00
	Zor	ning		Site L	ocation	
Contact appropriate		epartment or see Map.	ETJ Area		boutton	Charlotte
			Charlotte Historic [	District		Yes
		ality Buffer	Charlotte 6/30/201	1 Annexation	Area	No
Parcel Inside Water	Quality Buffe	er No	Census Tract #			36
FEMA	and Comn	nunity Floodplain				1
FEMA Panel#	37104543	00K		Post Constru		
FEMA Panel Date	03/02/200	9	Jurisdiction		Charlotte	
FEMA Flood Zone	OUT:VIEV	V FEMA FLOODPLAIN TO	District		Central C	atawba
	VERIFY			Stream Wate	rshed Dist	tricts
Community Flood	OUT:VIEV	V COMMUNITY FLOODPLAIN	Stream Watershed	Name	IRWIN	
Zone	TO VERIF	ŦΥ		Built-Upon A	rea Restri	ction
Situ	s Addresse	es Tied to Parcel	Allowed Built-Upor	-		0.00 sq ft
2013 WOOD DALE					-	

11907511 001 10/06/2000 from Mecklenburg County



01/04/2016 from Mecklenburg County

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.

#### 4/18/18, 8:25 AN



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http://meckcama.co.mecklenburg.nc.us/RELookup/Property/Print?parcelld=11907511

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

		Date Printe	d: 04/18/2018		2.2	
	lde	entity		Own	ership	
Parcel ID	)	GIS ID	Owner N	lame		Mailing Address
11907512		11907512	MEGHAN C WAL	SH	2017 W	DOD DALE TL
	Property C	haracteristics	CHARLOTTE NC 28			DTTE NC 28203
Legal desc	Toperty O	L12 B2 M4-295	MICHAEL J WALSH 2017 WOOD DAL			DOD DALE TL
Land Area		0.289 GIS Acres	-		CHARLO	DTTE NC 28203
Fire District		CITY OF CHARLOTTE	De	ed Reference	(s) and Sa	ale Price
Special District			Deed		e Date	Sale Price
Account Type		INDIVIDUAL	29920-979	04/27/201		\$320,000.00
Municipality		CHARLOTTE	09951-993	09/30/199		\$55,000.00
Property Use		SINGLE FAMILY	09799-847	07/16/199	98	\$56,000.00
		RESIDENTIAL				, ,
				Site L	ocation	
		oning	ETJ Area			Charlotte
Contact appropriate	Planning D	epartment or see Map.				Yes
	Water Qu	ality Buffer		11 Annexation	Area	No
Parcel Inside Water	Quality Buf	fer No	Census Tract #			36
EEM4	and Com	munity Floodplain	1	Post Constr	uction Dis	strict
FEMA Panel#	3710454		Jurisdiction		Charlotte	8
FEMA Panel Date	03/02/20		District		Central	Catawba
FEMA Flood Zone		W FEMA FLOODPLAIN TO		Stream Wate	rshed Dis	tricts
	VERIFY		Stream Watershe		IRWIN	
Community Flood	OUT:VIE	W COMMUNITY FLOODPLAIN		Duille I la an A		1-41
Zone	TO VERI	FY	Allowed Built-Upo	Built-Upon A	rea Hestr	
011-		es Tied to Parcel		n Area		0.00 sq ft
2017 WOOD DALE				- gil		



01/04/2016 from Mecklenburg County



FRONT FACING GARAGE

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.



**Total Parcel Assessment** 

Iotal Parcel /		-		Exemptions			
Building 118600	<b>Land</b> 57000	Features 0	<b>Total</b> 175600	Exemption	Year Approved	<b>Review Date</b>	Amount

**Sales Information** 

Sale	Price	Stamps	Qualify	VI	Туре	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

		Assessment	
R100 1 LT	0510	57000	

#### **Building Information**

Bldg	Description	Туре	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

<u>Sub Area</u>		
Bldg	Description	Size
1	BASE (FIRST FLOOR)	1504
1	BASE - SEMI-FINISHED	210
L	BASEMENT - UNFINISHED	960
L	GARAGE - FINISHED	210
L	PORCH - OPEN - FINISHED	126
L	WOOD DECK	420

Depreciation

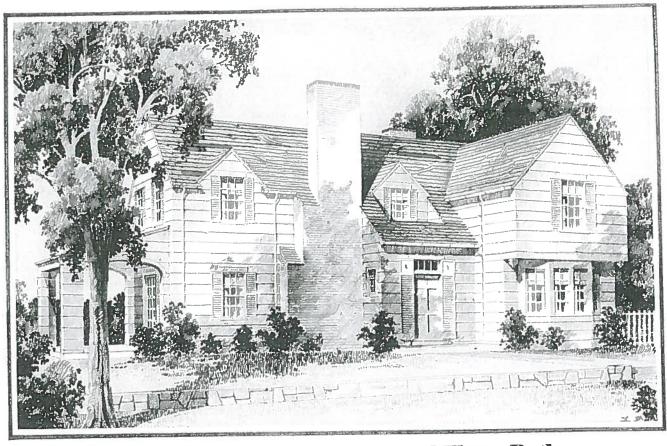
Bldg	Physical	Functional	Economic	Special	Override	
1	AV - 11.00%	FUNC - 10.00%	- 0.00%	- 0.00%	- 0.00%	

**Special Features & Yard Items** 

Bldg	Built	Туре	Quantity	Units	Value
Notes					
Tax Year		Notes		Note Date	
Value Changes					
Notice Date	Tay Vear	Descon		Changed To	Deferred

Notice Date	lax year	Reason	Changed To	Deterred
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	

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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 roiler with shower, and an extra first floor toiler. 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.



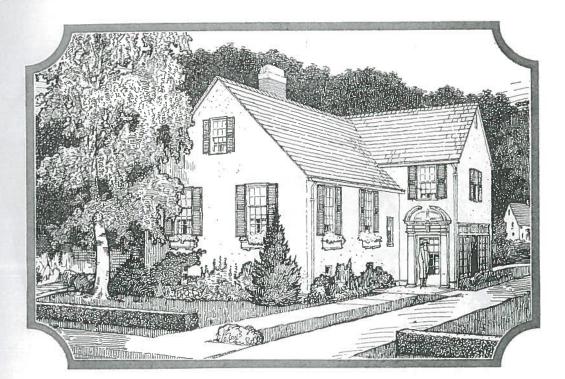
From the 22.1/2-foot living room with bookcases, fireplace, and grouped windows, French doors lead to a porch of room size. Built-in cabinets fill one wall of the breakfast room and much of the kitchen wall space. Bay windows lend charm to dining and breakfast rooms.

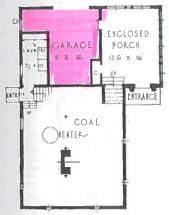
Upstairs are four large pleasant rooms with excellent ventilation, two complete baths and one shower room with toilet. Liberal closet space throughout the house. Two double wardrobes are provided for the largest bedroom.

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

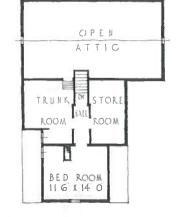
SEARS, ROEBUCK and CO.

Page 56





BED ROOM IN IN X 14 O CL BED ROOM IN IZ O X 16 BATH ROOM HALL D. 2. TI CL UP ON SICHER G 9 x 13 C LIVING ROOM C 10 x 14 O CL BED ROOM IZ O X 16 BATH ROOM SICHER C 2 X 19 O



Plan No. 721

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54

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 pholosed 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 pooms 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 twofloor 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

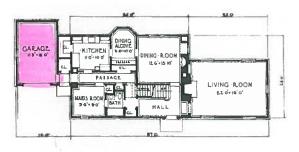
#### No. 3351 Honor Bilt Home

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

HOME CONSTRUCTION DIVISION

Page 57



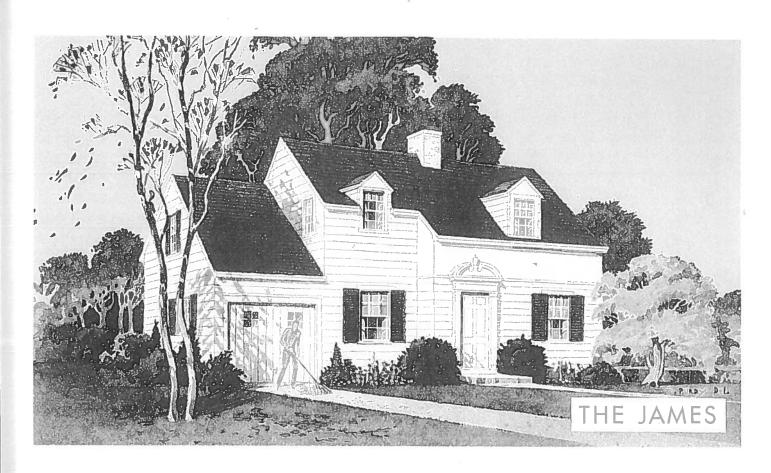
COMPLETE and comfortable home for any family, The Taft is a two-story house with a garage attached to one side and a wide open porch on the other, the two connected and the whole house tied into an attractive whole by the narrow porch and roof overhang along the front. The house retains all the economies 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.



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.

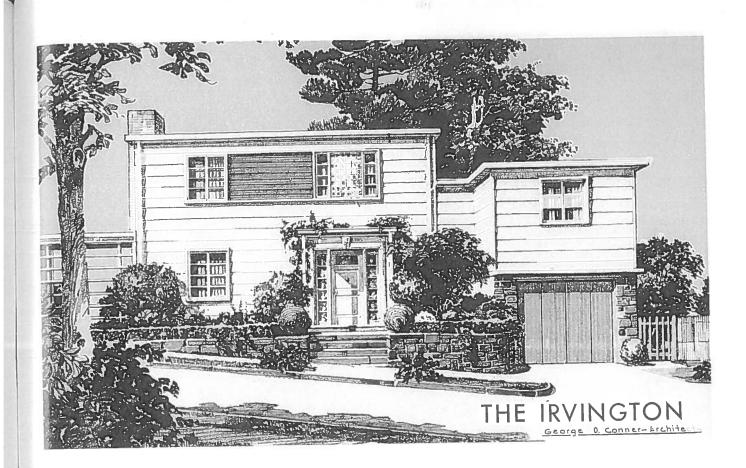


**T**HE VIRTUES of contemporary planning, epitomized in the grace and elegance of Regency design, render The Colby a home with all the resident features of comfortable living of this day. The pleasing fenestration of this delightful home is further enhanced by an exterior of white painted brick with 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.

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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.

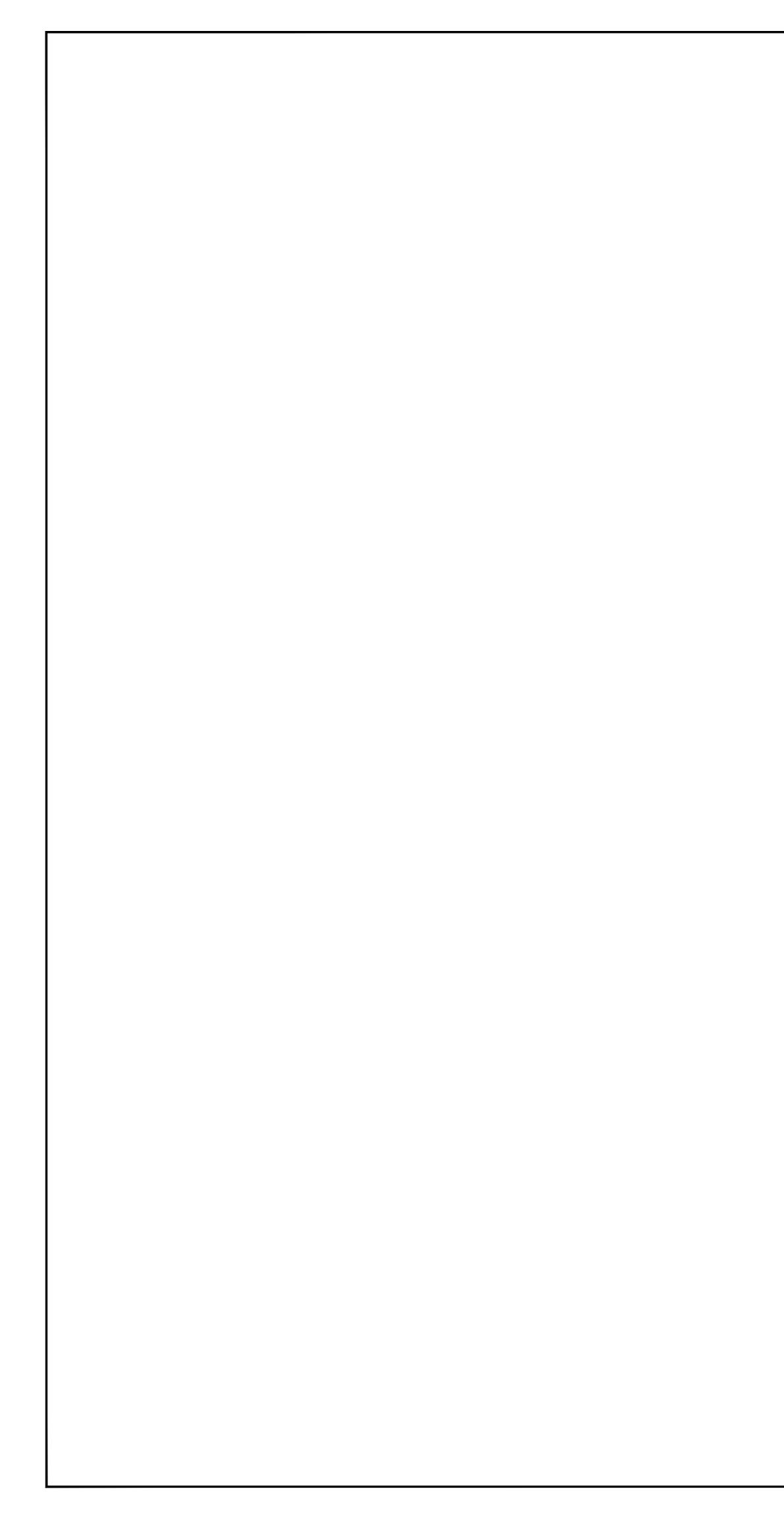
The front door opens into a foyer with ample guest closet and a stairway leading to the upper levels. To the left is a spacious living room, thirteen by twenty feet, with triple-exposure. It is "L" shaped, so that the wing at its rear has the privacy to serve as dining space overlooking the back garden. 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.

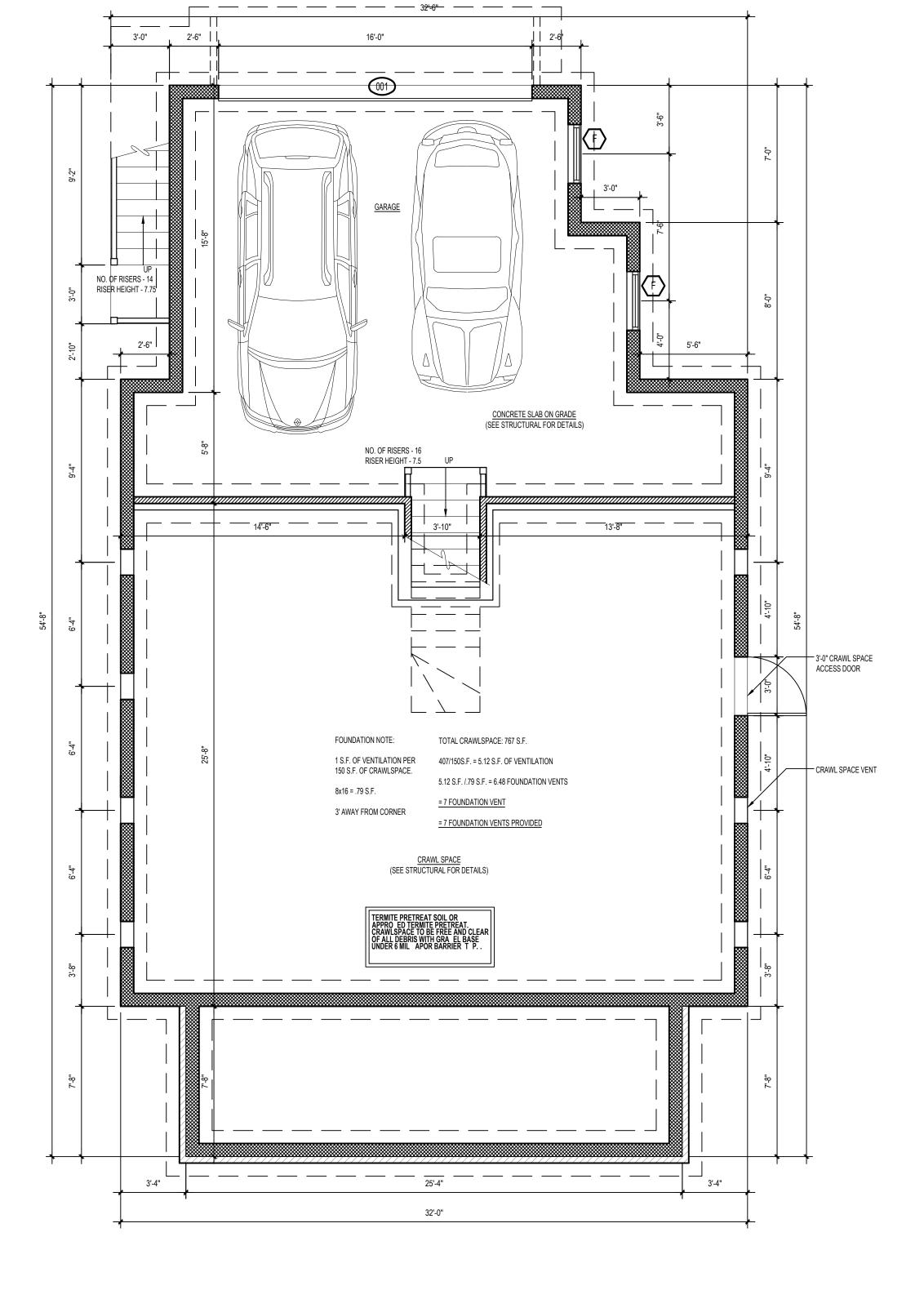
Upstairs, the sleeping quarters consist of two commodious bedrooms. The master bedroom has wonderful light and ventilation, space for twin beds, and a double dressing room with vanity for luxurious convenience. The other bedroom has a recessed space for a dressing table, also a closet, and cross ventilation 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.

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



	WINDOW SCHEDULE						
	SIZE	HEADER HEIGHT	TYPE				
	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				
	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 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -TRIM AT WINDOWS. 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR

EGRESS OR TEMPERED GLASS. 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F.**MUST** BE TEMPERED. 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE

A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW. 5. WINDOW SIZING:

- 5.1. <u>NEW CONSTRUCTION</u> 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.

BASEM	ENT DOOR SCHEDULE	
NUM	OPENING	LOCATION
001	16'-0" x 8'-0"	GARAGE DOOR

# **GENERAL NOTES:**

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. 1. 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. 7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN <sup>9</sup>/<sub>16</sub>".
- 10. ALL RISERS TO BE SOLID.
- CONTRACTOR TO COORDINATE. 12. RAILS TO BE 36" IN HEIGHT
- 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- 14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT. 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO BE 1'-0" U.N.O.
- 17. ALL FASCIAS TO BE 8".
- 18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- 19. CONTINUOUS EAVE VENT U.N.O.

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- SHALL BE  $8\frac{1}{4}$  INCHES. 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- 3. R311.7.4.2 TREAD DEPTH THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. 4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON
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- 5. R311.7.7.1 HANDRAIL HEIGHT HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS THAN 36 INCHS
- 6.1. EXCEPTIONS 1 & 2 APPLY TO 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 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

#### NOTE:

TRAVERTINE

CONCRETE

NOTE:

10" CONCRETE

STUD WALL

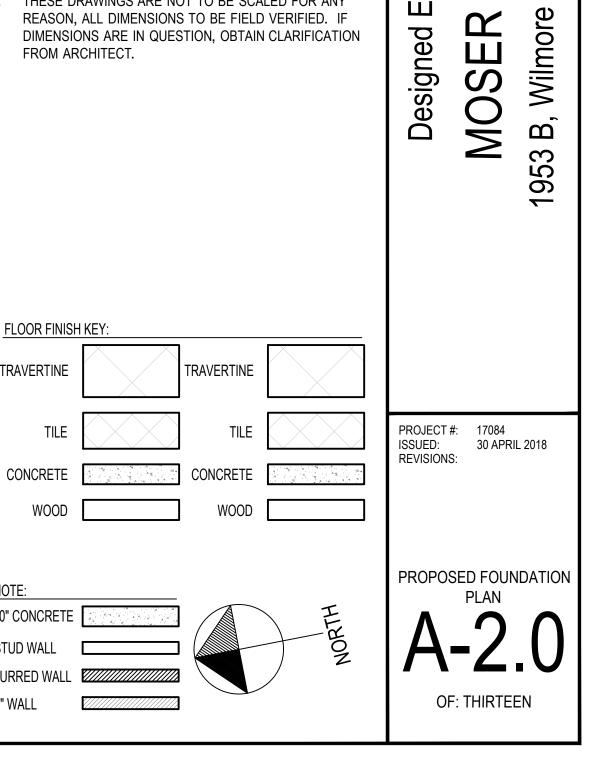
4" WALL

FURRED WAL

TILE

WOOD

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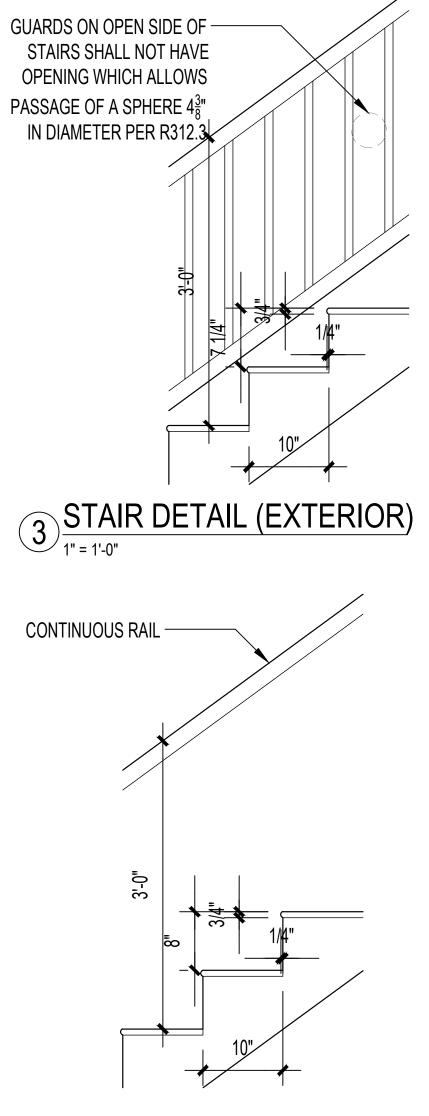
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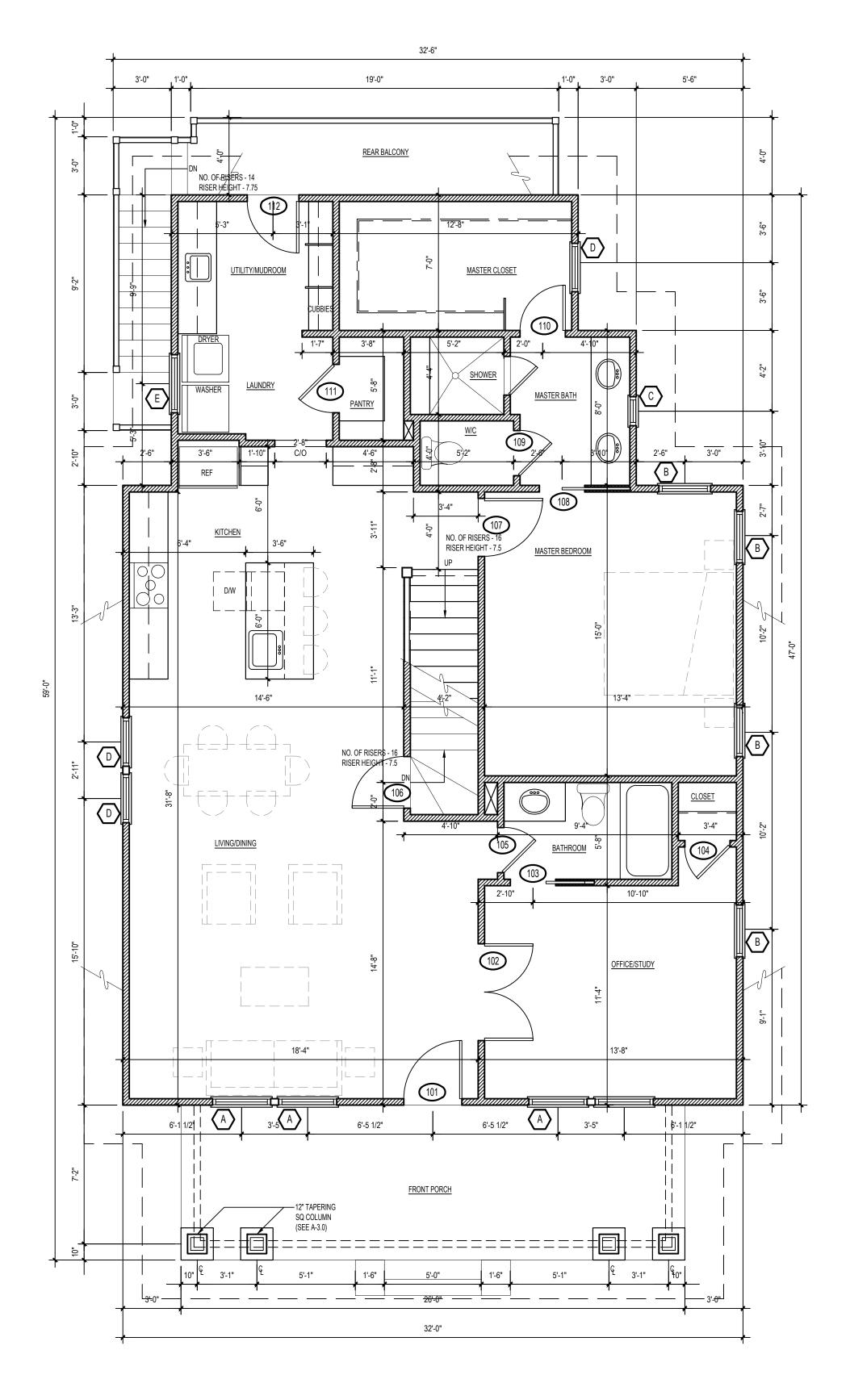
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Seal





1 PROPOSED FIRST FLOOR PLAN



	WINDOW SCHEDULE						
	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				
	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. <u>VERIFY ANY REQUIREMENTS FOR</u> ECRESS OR TEMPERATE OF ASS.

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.
 S. <u>WINDOW SIZING:</u>
 5.1. <u>NEW CONSTRUCTION</u> - DIMENSIONS BASED ON KOLBE ULTRA SERIES
 DIMENSIONS.

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

5.3. M.E. = MATCH EXISTING
6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

FIRST FLOOR DOOR SCHEDULE					
NUM.	OPENING	LOCATION			
	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			
	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"	W/C			
(110)	2'-4" x 7'-0"	MASTER CLOSET			
	2'-6" x 7'-0"	PANTRY			
(112)	3'-0" x 7'-0"	REAR BALCONY			

# GENERAL NOTES:

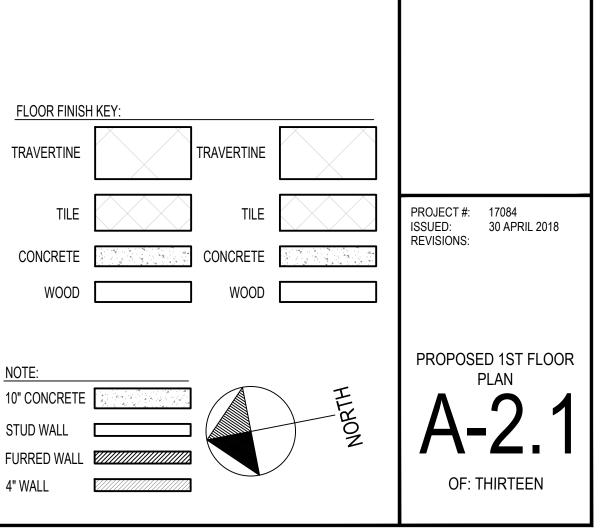
- <u>ALL</u> PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
   <u>ALL</u> BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- <u>ALL</u> BOILDING LOCATIONS TO BE VERTILED BY CONTRACTOR.
   FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
   ALL EINISH ELOOP HEIGHTS TO BE VERTILED AT SITE #
- 4. <u>ALL</u> FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
- <u>CONCRETE WALL & SLAB</u> **FIRE BLOCK @ FLOOR & CEILING PER CODE.**
- FIRE BLOCK @ FLOOK & CEILING FER CODE.
   ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN <sup>9</sup>/<sub>16</sub>".
- ALL RISERS TO BE SOLID.
   ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE. 12. RAILS TO BE 36" IN HEIGHT
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   ALL DATE DESCRIPTION OF A DESCRIPT
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   USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO BE <u>1'-0" U.N.O.</u>
- 17. ALL FASCIAS TO BE 8".
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   CONTRIBUINDED FAVE VENTION OF
- 19. CONTINUOUS EAVE VENT U.N.O.

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  2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT
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  2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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E-mail:

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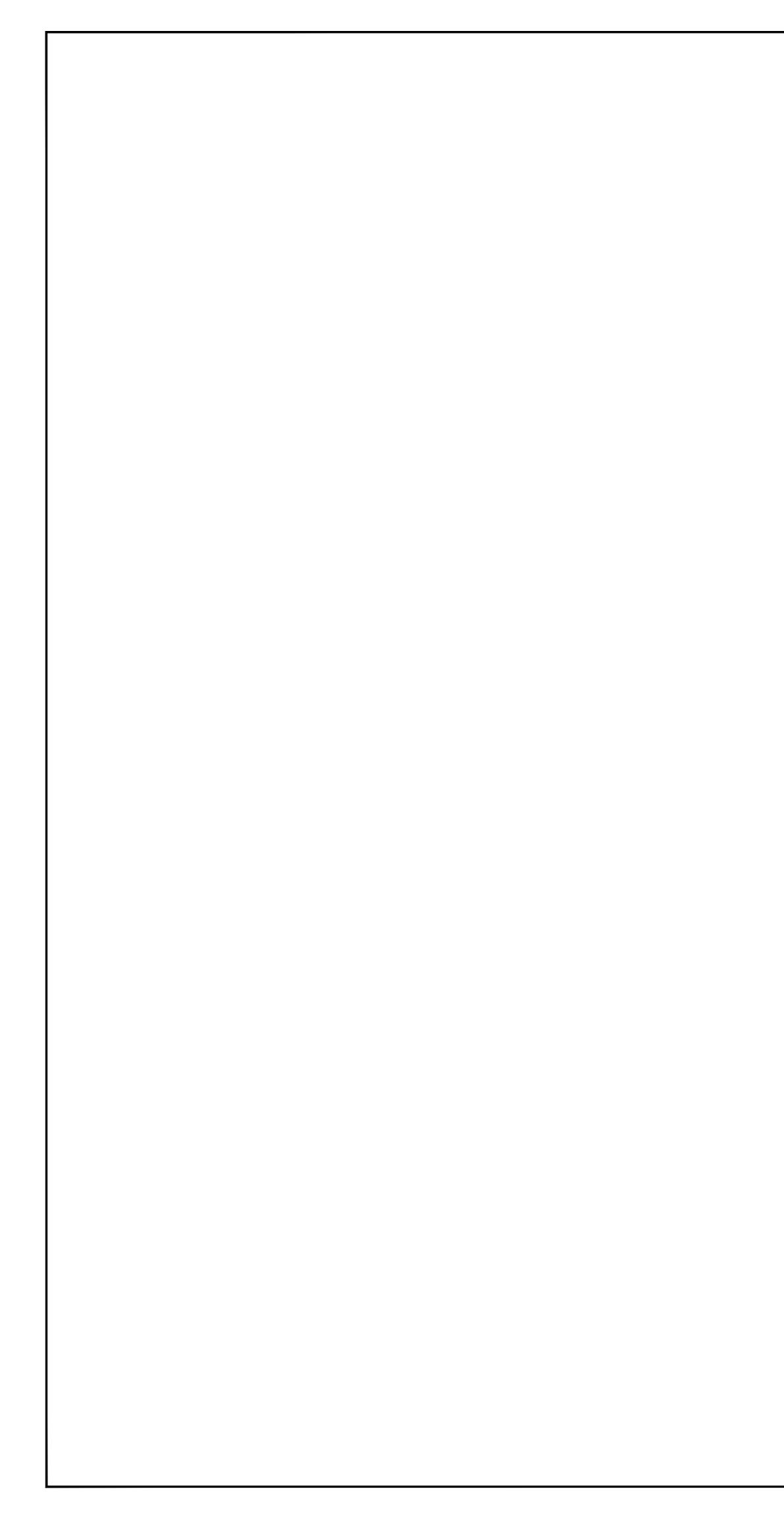
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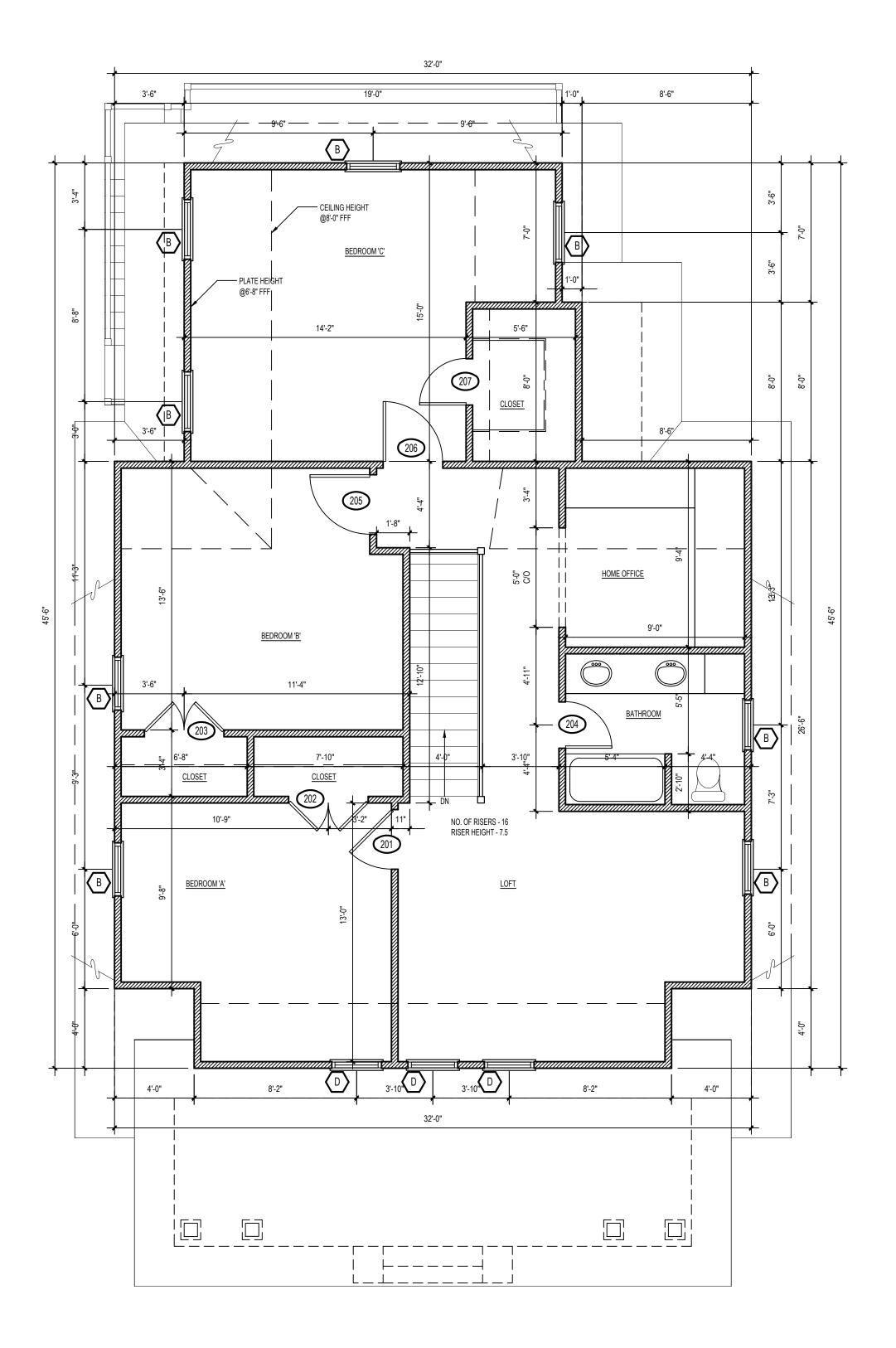
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	WINDOW SCHEDULE						
	SIZE	HEADER HEIGHT	TYPE				
A	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG				
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG				
C	1'-6" X 3'-0"	7'-0"	DOUBLE HUNG				
	2'-6" X 2'-6"	7'-0"	CASEMENT				
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SECON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

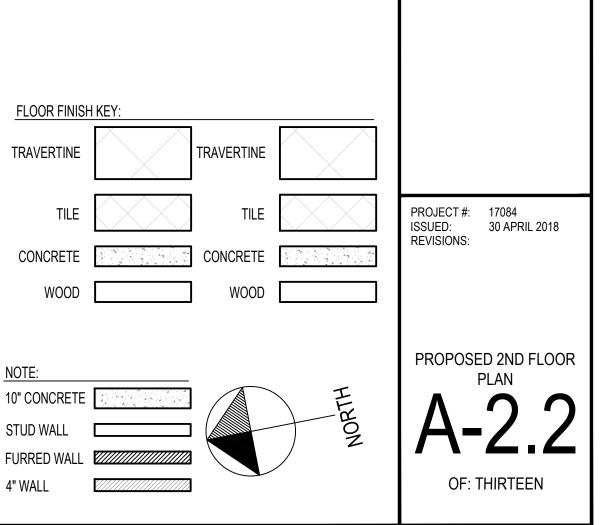
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- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- 7. R312.3 OPENING LIMITATIONS REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED 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 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

#### NOTE:

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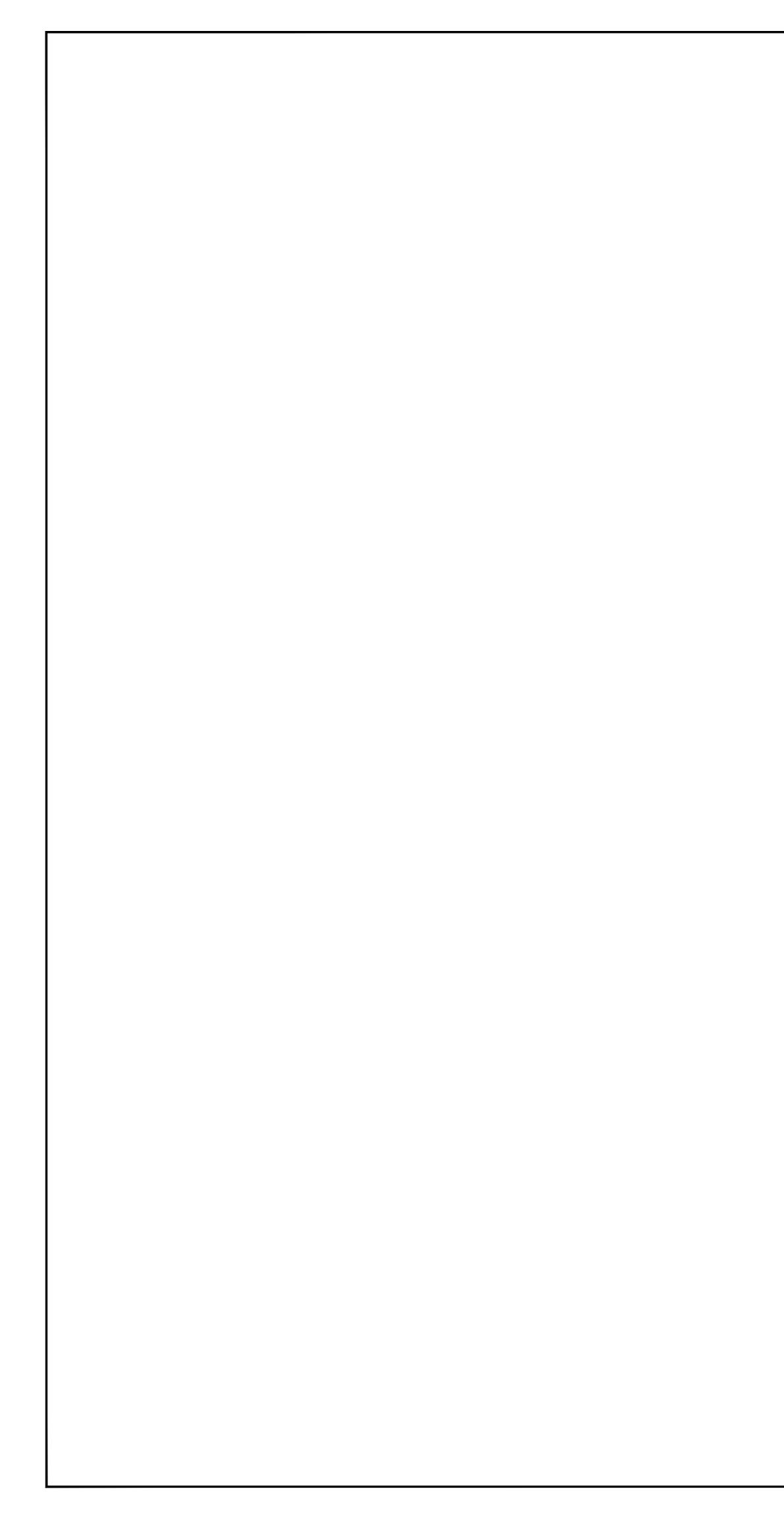
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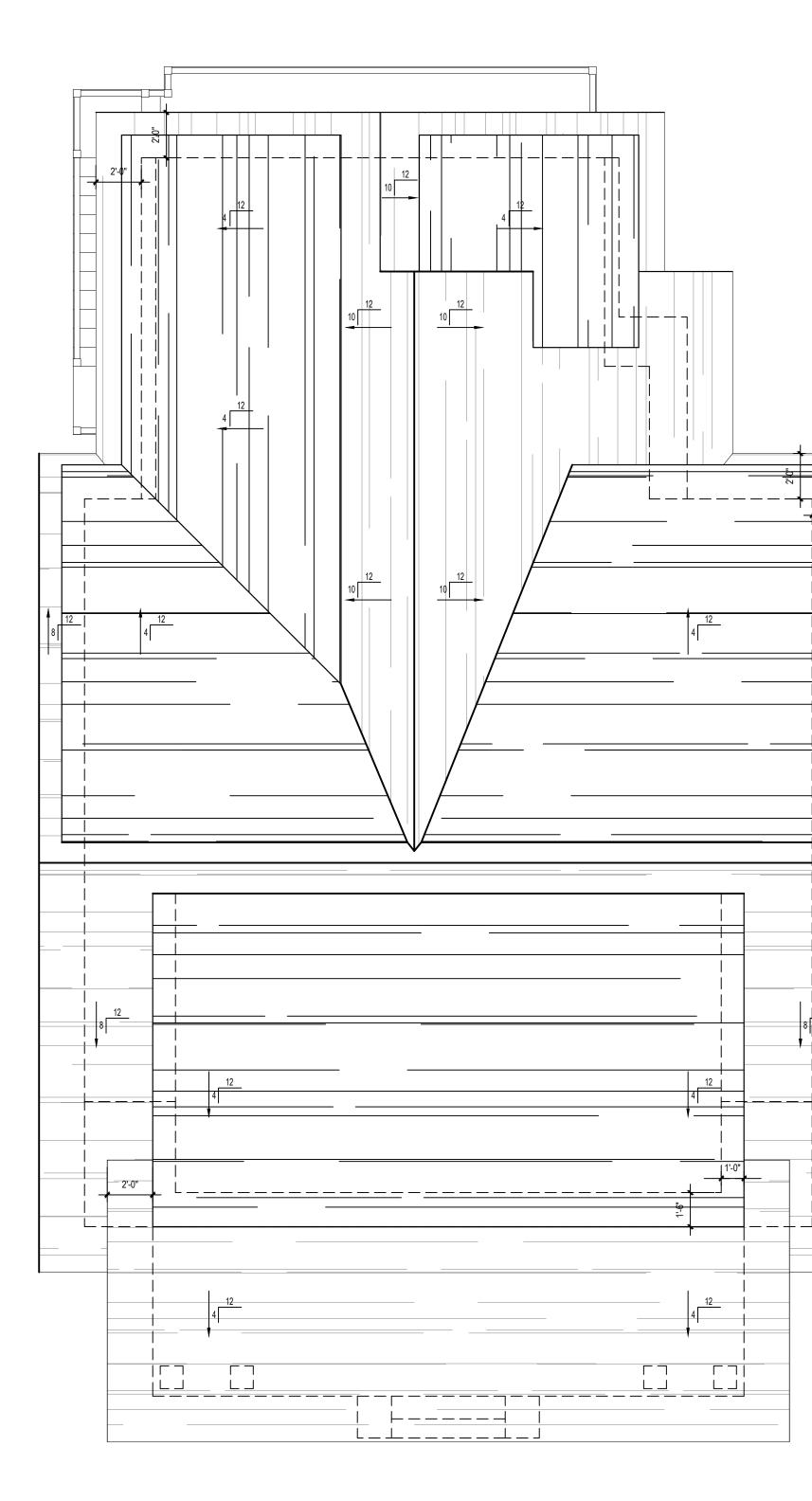
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1953

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



# **GENERAL NOTES:**

- 1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR. 2. 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.
- 7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE
- NO GREATER THAN <sup>9</sup>/<sub>16</sub>". 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH DOOR MFG. -
- CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 36" IN HEIGHT 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE
- DRAWINGS FOR ALL SIZES & HEIGHTS. 14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- 16. ALL EAVES TO BE <u>1'-0" U.N.O.</u> 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  $8\frac{1}{4}$  INCHES. 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
- INCHES FOR THIS PROJECT. 3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH
- SHALL BE 9 INCHES. 4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE
- RISERS. 5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- 6. R312.2 GUARD HEIGHT GUARDS SHALL NOT BE LESS THAN 36 INCHS
- 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 43 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

#### NOTE:

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PROJECT #: 17084

**REVISIONS**:

ISSUED: 30 APRIL 2018

PROPOSED ROOF PLAN

OF: THIRTEEN

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NOTE:

10" CONCRETE

STUD WALL

FURRED WALL

4" WALL



TILE	TILE	
CONCRETE	CONCRETE	
WOOD	WOOD	

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