
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 409 Rensselaer Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks

The application was continued from August for the following items: Failure to comply with design guidelines 6.10.2, 6.10.3, 7.2.3 and 7.2.6.

Details of Proposed Request

Existing Conditions

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

Proposal

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

Revised Proposal – July 11, 2018

1. The applicant has modified the rear elevation roof form to address massing including a revised dormer design on the left and right side.

Revised Proposal – August 8, 2018

Design Guidelines – Additions, page 7.2

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

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

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

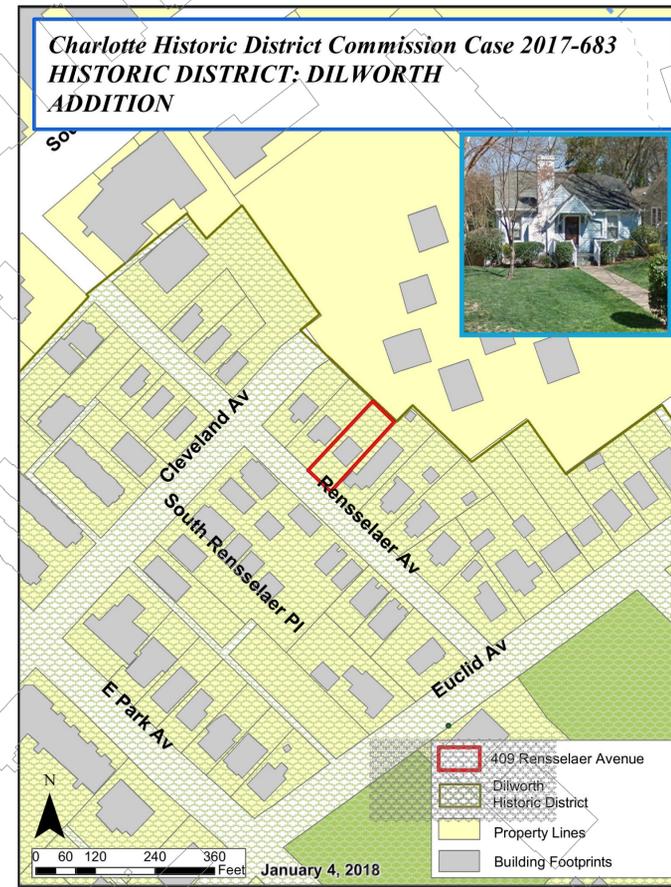
Staff Analysis

1. The proposed addition meets the guideline for massing, 6.5.
2. The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

This application was continued from July 2018 for:

It failure to meet guidelines 6.10, #2, #3
7.2, #3 and #6.

**Charlotte Historic District Commission Case 2017-683
HISTORIC DISTRICT: DILWORTH
ADDITION**



VICINITY MAP



ZONING INFORMATION

JURISDICTION	CHARLOTTE
ZONED	R-5
<u>BUILDING LIMITS</u>	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	30'-0"
MINIMUM OPEN SPACE	65%

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
EXIST. BASEMENT	1047	
EXIST. FIRST FLOOR	1047	
EXIST. PATIO		172
EXIST. FRONT STOOP		84 (TO BE REMOVED)
EXIST. REAR DECK		312 (TO BE REMOVED)
EXIST. SUBTOTAL	2094	50% = 1133 SF
PROP. BASEMENT	546	
PROP. FIRST FLOOR	581	
PROP. FRONT PORCH		144
PROP. REAR PORCH		225
PROP. SUBTOTAL	1127 (LESS THAN 50%)	
PROP. SECOND FLOOR	1167	
TOTAL PROPOSED	2294	
TOTAL	4388	541
TOTAL UNDER ROOF		4929

INDEX OF DRAWINGS

A-0	COVER SHEET
A-0.1	PHOTOGRAPHS OF EXISTING CONDITIONS
A-0.2	STREET & SITE CONTEXT
A-0.3	STREET & SITE CONTEXT
A-1.0	EXISTING & PROPOSED SITE PLANS
A-1.1	ZONING
A-2.0	EXISTING BASEMENT PLAN
A-2.1	EXISTING FIRST FLOOR PLAN
A-2.2	EXISTING SECOND FLOOR PLAN
A-2.3	EXISTING ROOF PLAN
A-3.0	FRONT ELEVATION (EXISTING & PROPOSED)
A-3.1	RIGHT ELEVATION (EXISTING & PROPOSED)
A-3.2	REAR ELEVATION (EXISTING & PROPOSED)
A-3.3	REAR ELEVATION (EXISTING & PROPOSED)
A-4.0	FRONT ELEVATION (JULY & AUG)
A-4.1	RIGHT ELEVATION (JULY & AUG)
A-4.2	REAR ELEVATION (JULY & AUG)
A-4.3	LEFT ELEVATION (JULY & AUG)
A-5.0	STREETSCAPE ELEVATIONS
A-6.0	ARCHITECTURAL DETAILS
A-7.0	PROPOSED BASEMENT FLOOR PLAN
A-7.1	PROPOSED FIRST FLOOR PLAN
A-7.2	PROPOSED SECOND FLOOR PLAN
A-7.3	PROPOSED ROOF PLAN

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

AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	2094
TOTAL PROPOSED HEATED AREA	2072
<u>PROPOSED UNHEATED</u>	
REAR PORCH	225
FRONT PORCH	144
	0
	0
	0
TOTAL	369
<u>REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)</u>	
REAR YARD AREA	2894
HOUSE ADDITION	581
REAR PORCH	225
	0
	0
TOTAL	806
TOTAL PERMEABLE AREA	28%
<u>OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)</u>	
TOTAL AREA OF SITE	6655
FOOTPRINT OF HOUSE	1981
	0
	0
	0
TOTAL AREA	1981
PERCENTAGE OF OPENSACE	70%



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

30 JULY 2018

Seal

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselaer Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

COVER SHEET

A-0

OF: TWENTY FOUR

Charlotte Historic District Commission Case 2017-683
HISTORIC DISTRICT: DILWORTH
ADDITION



-  409 Rensselaer Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

2/27/2018

30 JULY 2018

Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.
© ALB Architecture

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

EXISTING CONDITIONS

A-0.1

OF: TWENTY FOUR



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



PROPERTY FAR LEFT OF SUBJECT



PROPERTY LEFT OF SUBJECT



SUBJECT PROPERTY



PROPERTY RIGHT OF SUBJECT



PROPERTY FAR RIGHT OF SUBJECT



PROPERTY SE ACROSS STREET



PROPERTY NW ACROSS STREET



ACUTE VIEW OF RIGHT NEIGHBOR



SIDE YARD BETWEEN
SUBJECT AND RIGHT
NEIGHBOR



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

30 JULY 2018

Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.
© 2018 ALB Architecture

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

STREET CONTEXT SHEET

A-0.2

OF: TWENTY FOUR

30 JULY 2018

Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



FRONTAL VIEW FROM YARD



LEFT FRONT WITH STOOP



LEFT SIDE OF HOUSE



RIGHT SIDE OF HOUSE



REAR OF HOUSE FROM YARD



LEFT REAR CORNER



RIGHT REAR CORNER



REAR YARD LOOKING TO CITY CENTER

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

SUBJECT HOUSE SHEET

A-0.3

OF: TWENTY FOUR

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.
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 $\frac{3}{8}$ ".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 OR 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 INCHES
 - 6.1. 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.
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:

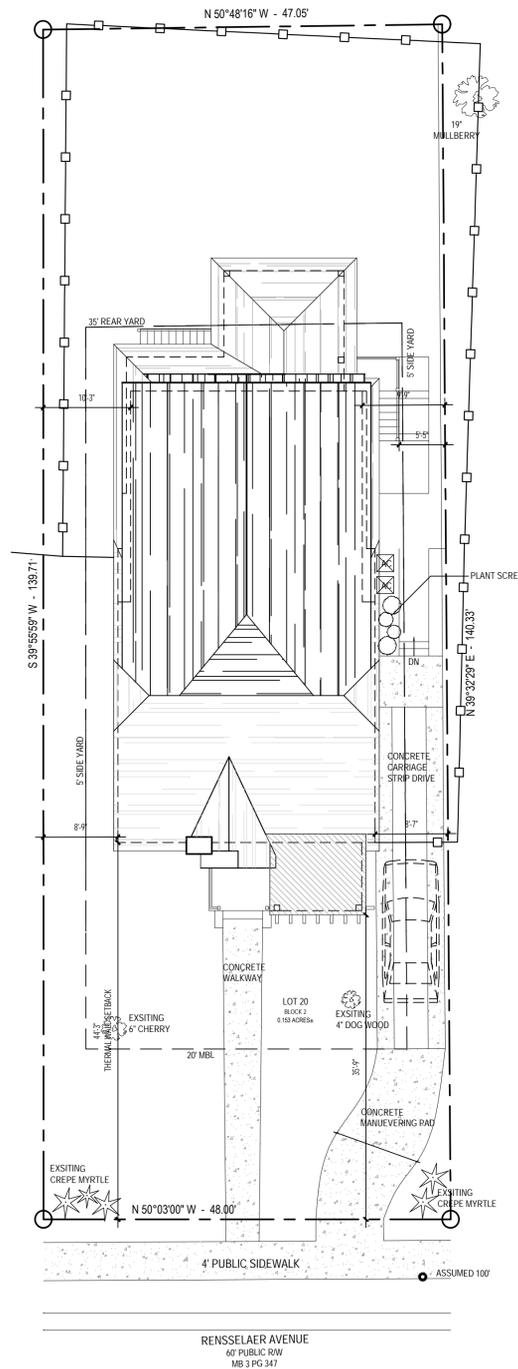
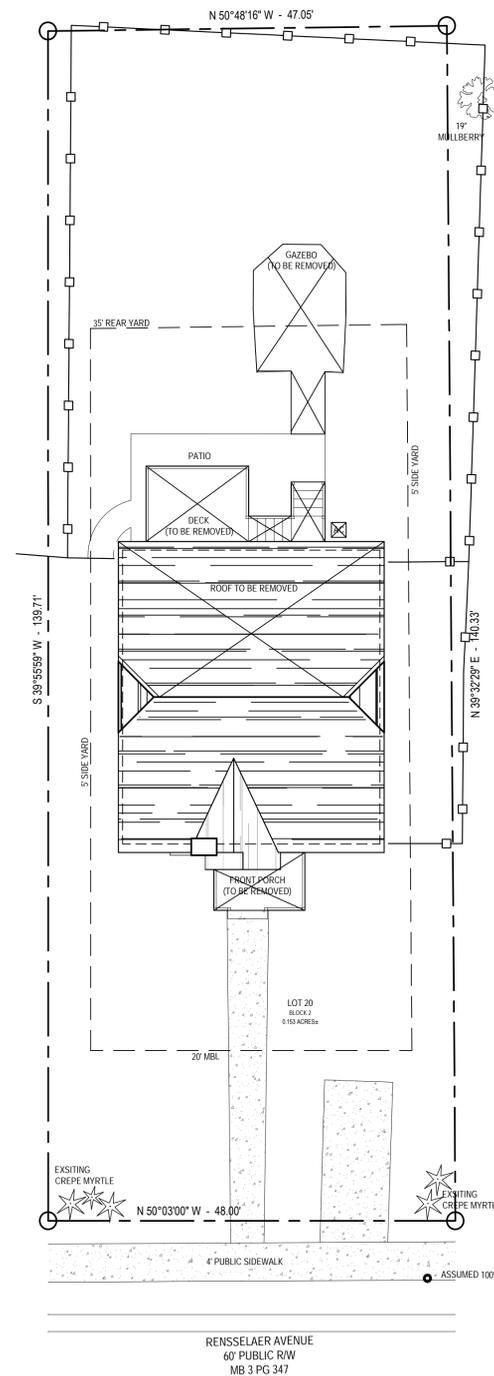
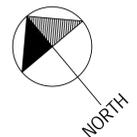
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY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

NOTE:

CONCRETE		KEY: WALL TO BE REMOVED ITEM TO BE REMOVED
GRAVEL		
RETAINING WALL		
PAVER SYSTEM		

LEGEND:

BOUNDARY LINE:	
OVERHEAD UTILITIES:	
FENCE (TYPE NOTED):	
UTILITY POLE:	
R/W: RIGHT OF WAY	
E.P.: EDGE OF PAVEMENT	
C.L.: CENTERLINE	



Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselaer Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

EXISTING AND PROPOSED
SITE PLANS
A-1.0
OF: TWENTY FOUR

30 JULY 2018

Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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 $\frac{3}{16}$ "
- 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.
- 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.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- 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 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.
 - 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:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.



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



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

30 JULY 2018

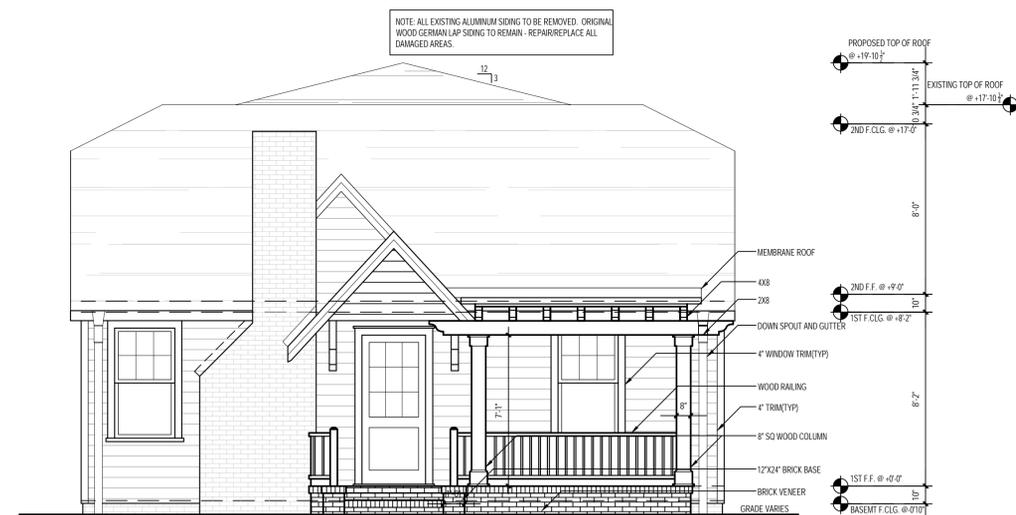
Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



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

JULY



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

AUG

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED FRONT
ELEVATION
A-4.0
OF: TWENTY FOUR

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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:

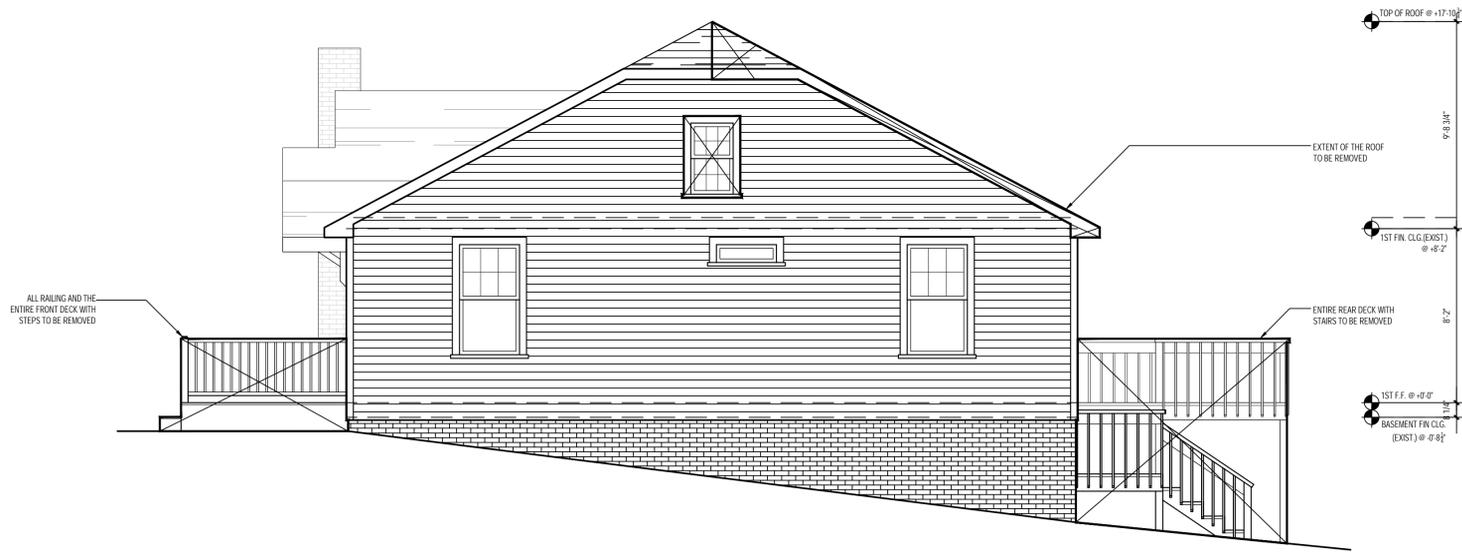
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
- FIRE 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 $\frac{3}{16}$ ".
- 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.
- NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

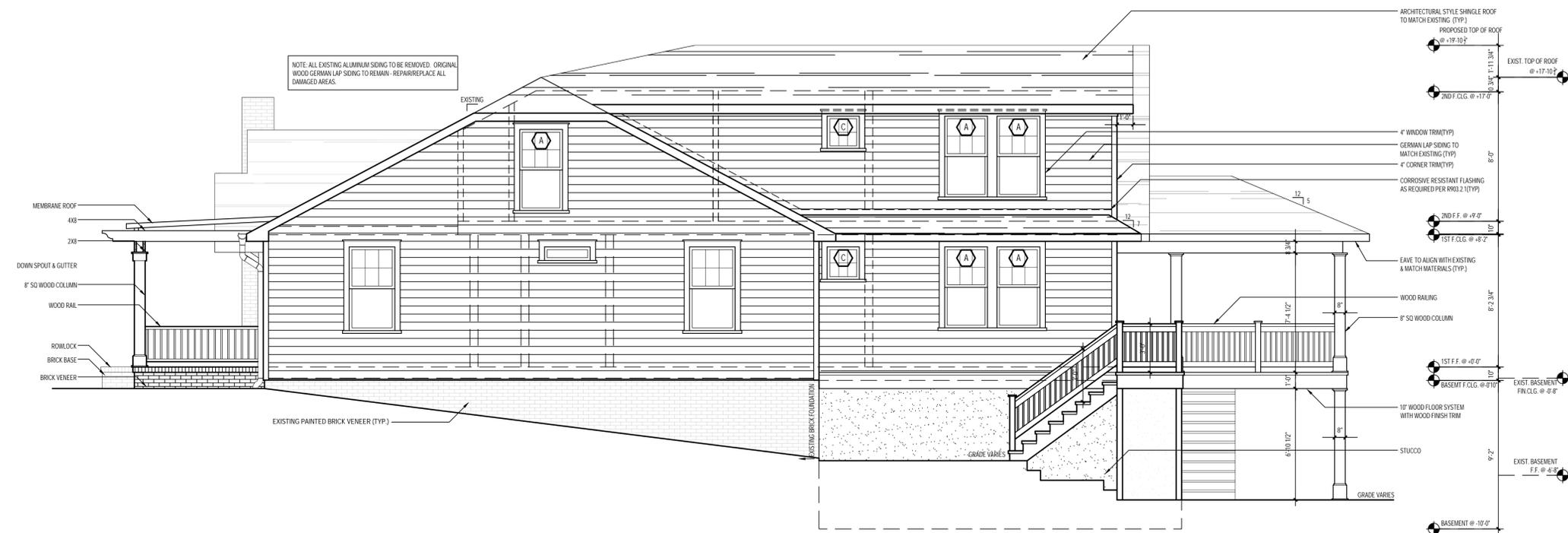
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - ALB SPECIFIES 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 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.
 - 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:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.



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



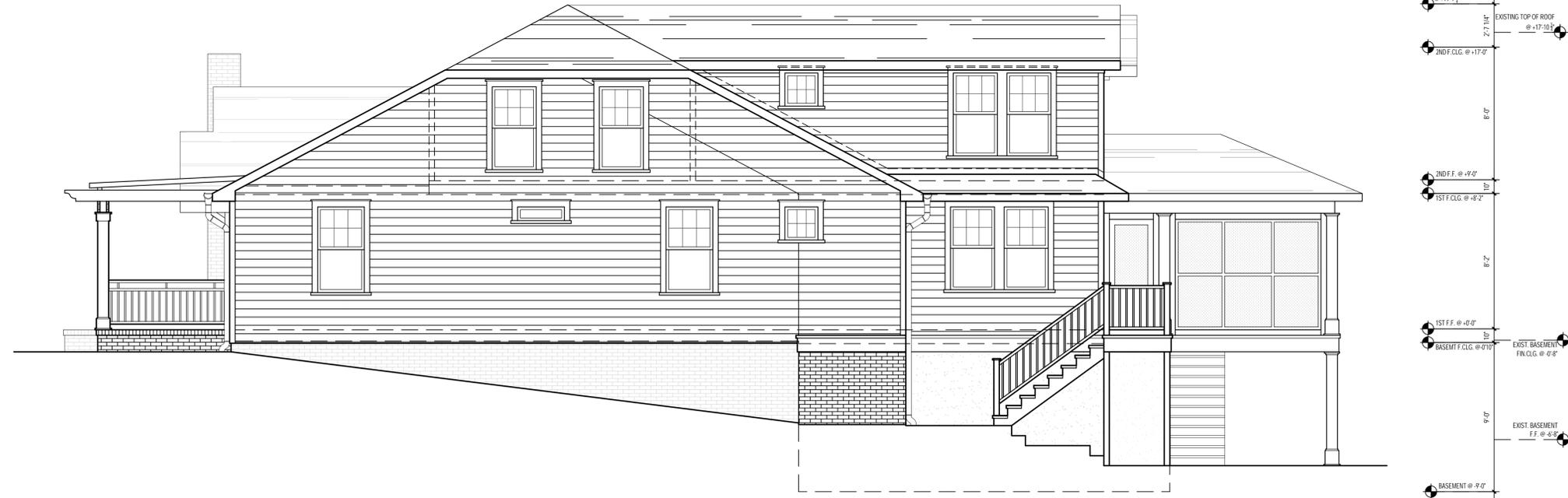
1 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED

30 JULY 2018

Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



② PREVIOUSLY RIGHT ELEVATION
1/4" = 1'-0"

JULY



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

AUG

Designed Exclusively For the:

THOMAS RESIDENCE

409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED RIGHT
ELEVATION

A-4.1

OF: TWENTY FOUR

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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 $\frac{3}{16}$ ".
- 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.
- 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.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED. 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 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.
 - 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:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



2 EXSITING REAR ELEVATION
1/4" = 1'-0"



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

30 JULY 2018

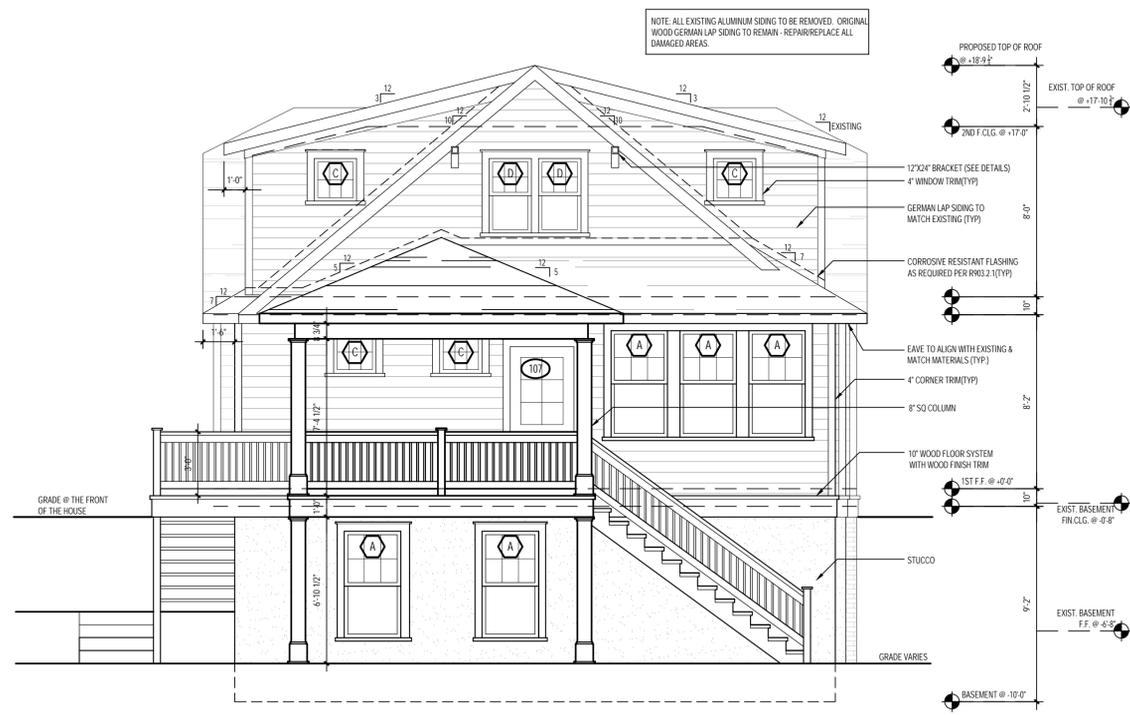
Set

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



2 PREVIOUS REAR ELEVATION
1/4" = 1'-0"

JULY



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

AUG

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED REAR ELEVATION
A-4.2
OF: TWENTY FOUR

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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 RAIL 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 $\frac{3}{16}$ ".
- 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.
- NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

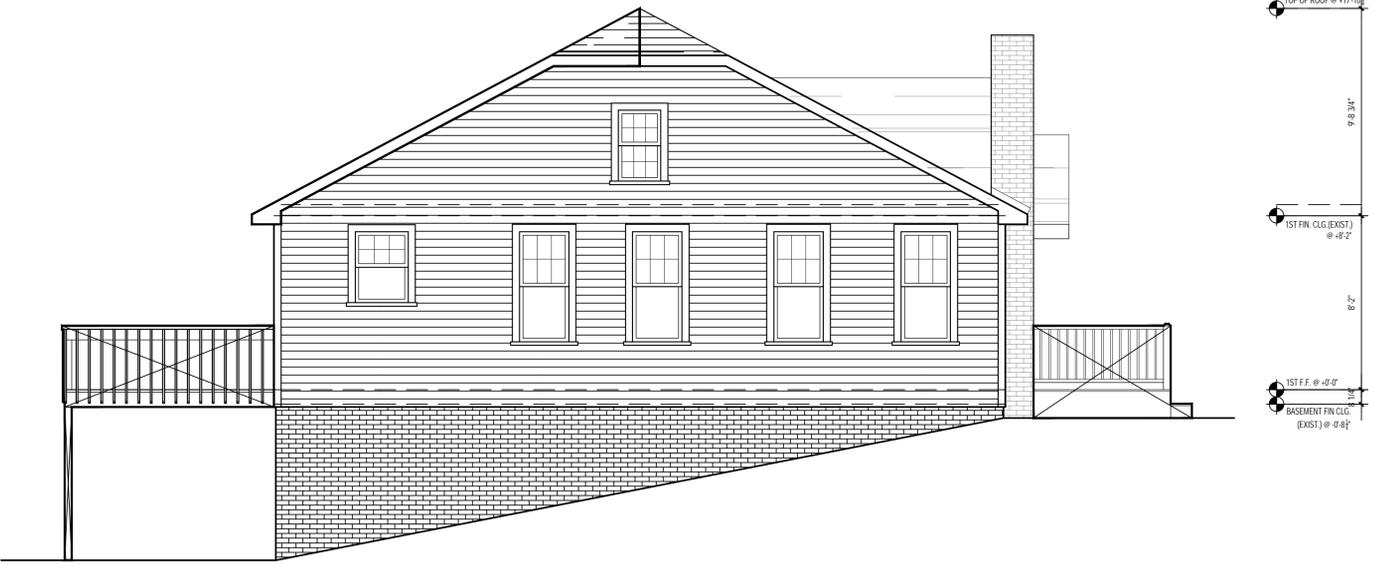
STAIRS, RAILING & GUARD NOTES:

- 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 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.
 - 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.

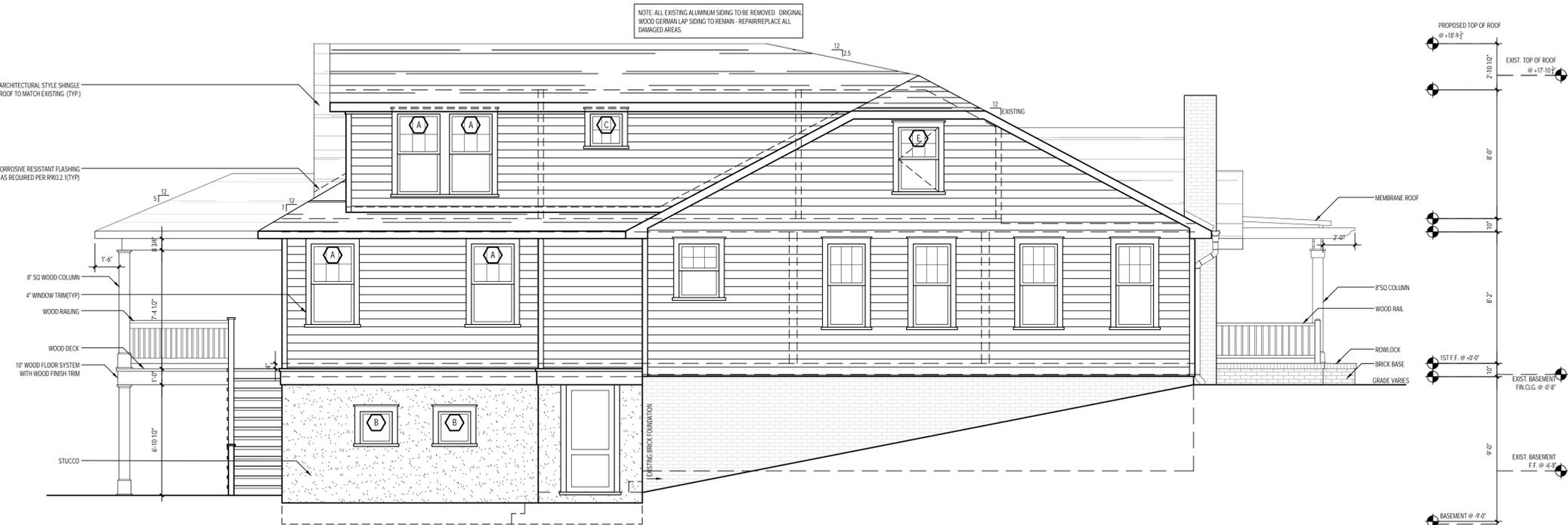
NOTE:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



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

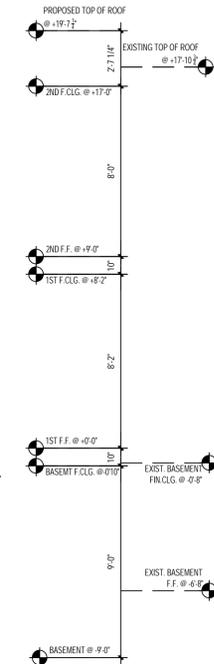
30 JULY 2018

Set

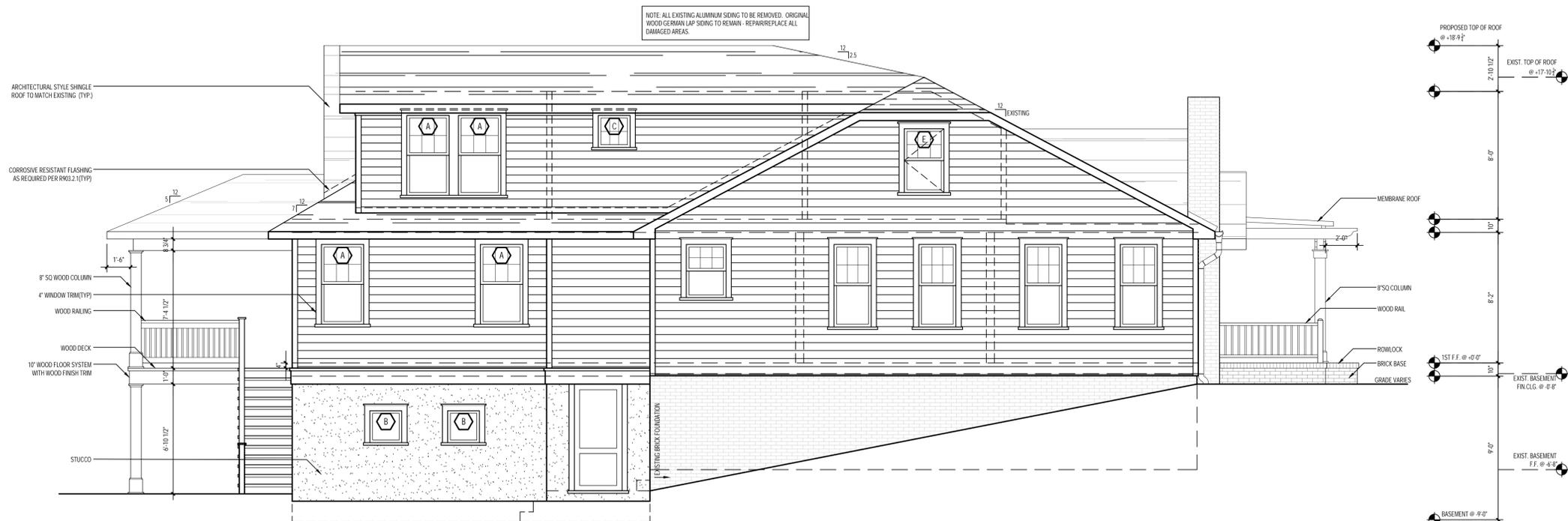
This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.



② PREVIOUS LEFT ELEVATION
1/4" = 1'-0"



JULY



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

AUG

Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

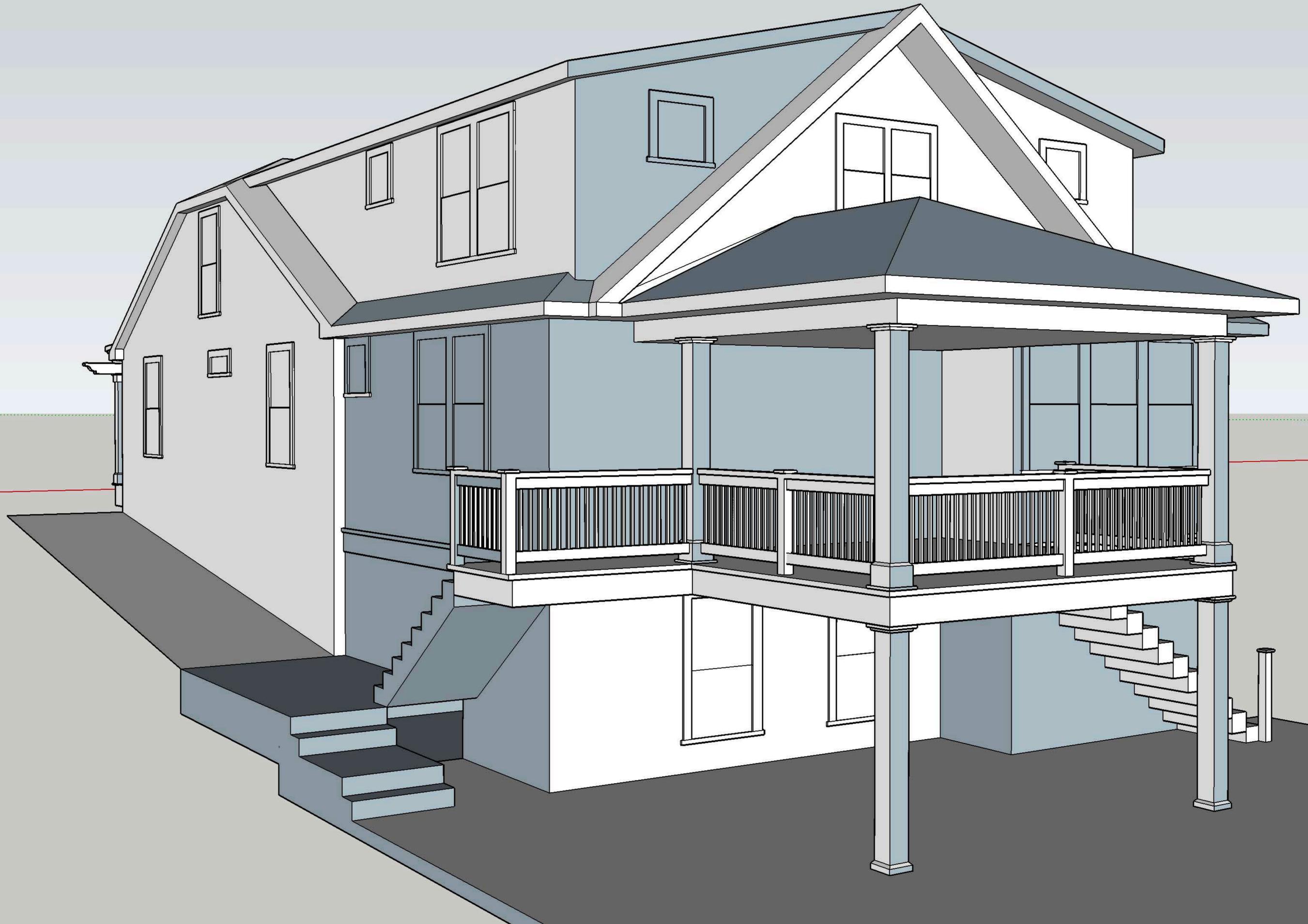
PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

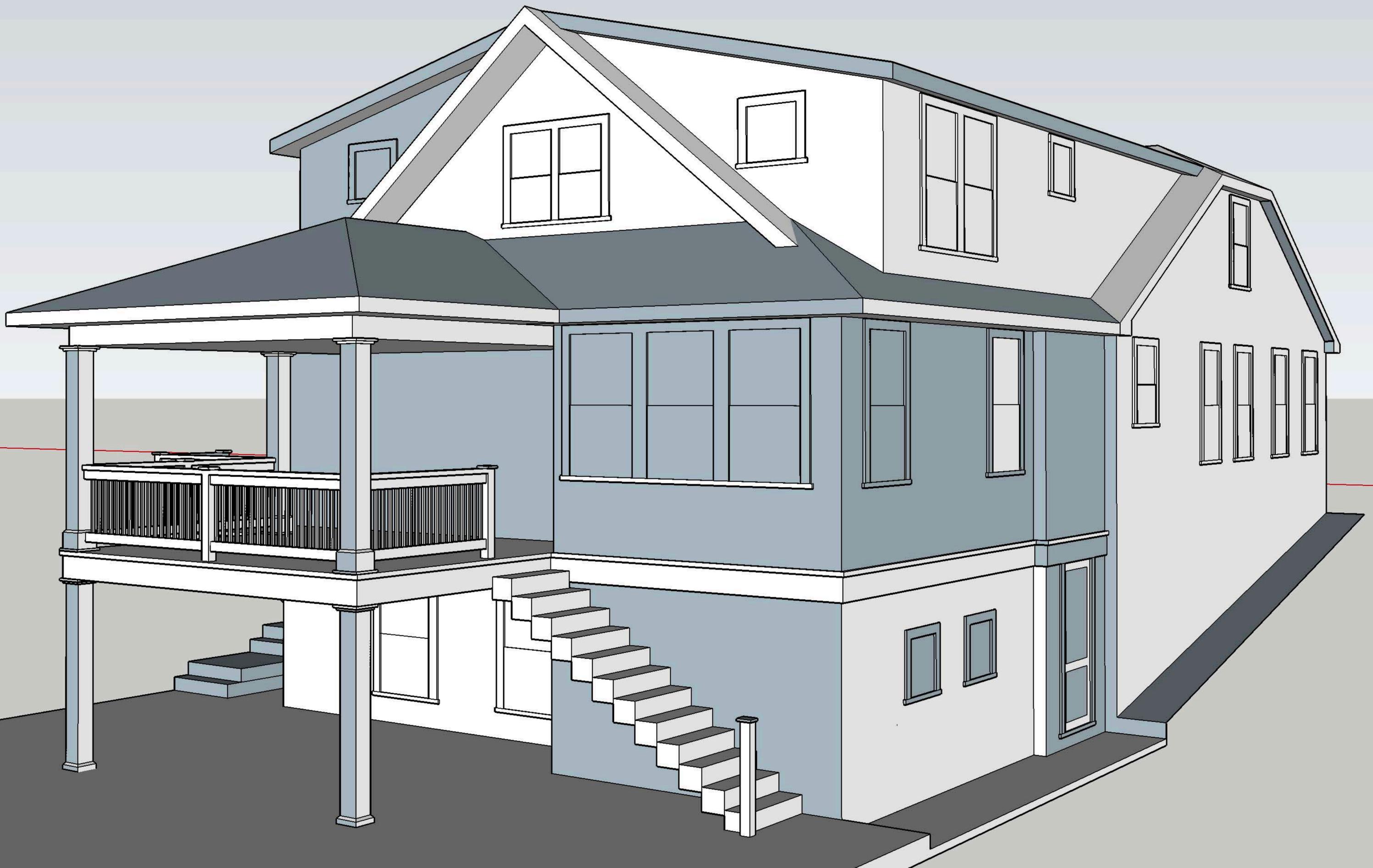
PROPOSED LEFT ELEVATION

A-4.3

OF: TWENTY FOUR







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

Date Printed: 07/26/2018

Identity	
Parcel ID	GIS ID
12112109	12112109

Property Characteristics	
Legal desc	L14 B16 M3-9
Land Area	0.227 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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel	
2108 DILWORTH RD EAST CHARLOTTE	
2108 DILWORTH RD EAST CHARLOTTE	



Ownership	
Owner Name	Mailing Address
MICHAEL E LAVINE	2108 DILWORTH RD E CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
11134-456	03/08/2000	\$250,000.00

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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

*DILWORTH (HHC)
HOUSE W/ REAR ADDITON
ADDED SECOND FLOOR
TAX CREDIT
ORIGINAL ROOF LINE*

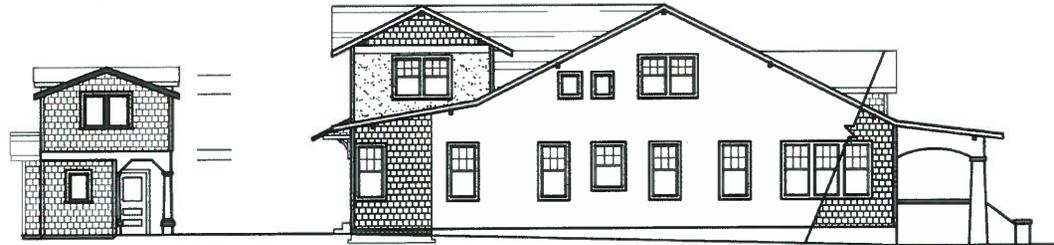
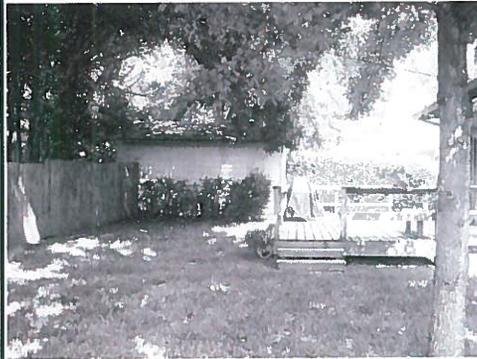


AB
Architecture, PA

9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 4483
FAX • 494 • 4030
abarchitecture@aol.com
www.abarchitecture.com

Scale

This drawing and the design herein are the property of AB Architecture, PA and are to be used only for the project and site indicated on the drawing. It is not to be used for any other project or presentation. This drawing is not to be construed as a contract.



HISTORIC DILWORTH RENOVATION
LAVINE RESIDENCE
2108 Dilworth Rd East, Charlotte, NC

PROJ. NO. - 0316
ISSUED - 06 APR 04
REVISIONS -

SITE CONTEXT

OF:

9200 Bob Beatty Road
Charlotte, NC 28203

Letter of Transmittal

704.494-4400
fax: 494-030

DATE: 11/11/03	JOB NUMBER: 0316
RE: Tax Credit	

TO: ████████████████████

2108 Dilworth Road East

Charlotte, NC 28203

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1	11/11/03		Tax Credit Package; one page to sign and return
1			Drawings Progress Drawings

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit ___ copies for approval

X For your use Approved as noted Submit ___ copies for distribution

As requested Returned for corrections Return ___ corrected prints

For review and comment -

FOR BIDS DUE _____ 2003 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:



5

HOUSE NEXT DOOR
AT 2114 D.R.E.
SECOND FLOOR ADDITION



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

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12109371	12109371

Property Characteristics	
Legal desc	L5 B48 M332-214&215
Land Area	0.224 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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2017 LYNDHURST AV CHARLOTTE

Ownership	
Owner Name	Mailing Address
LANCE CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203
KAYLIL S CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203

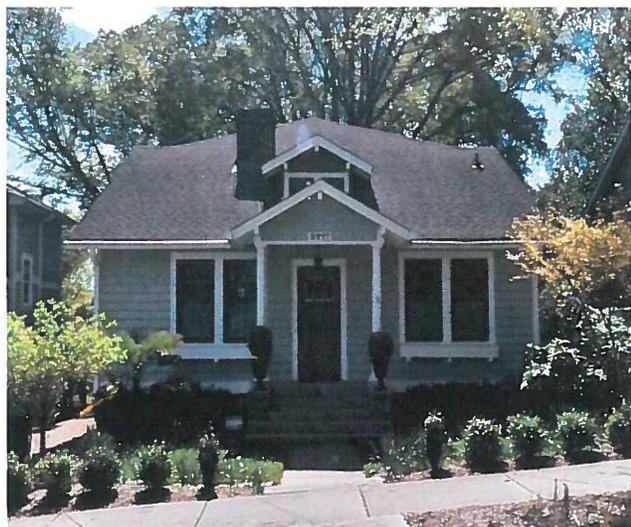
Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31466-96	12/29/2016	\$783,000.00
29417-793	08/29/2014	\$805,000.00
11458-926	07/28/2000	\$200,000.00

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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



01/04/2016 from Mecklenburg County

*DILWORTH (NAT. REG.)
 HOUSE W/ REAR ADDITION
 ADDED SECOND FLOOR
 TAX CREDIT
 EXTENDED ROOF LINE*

6

2021 Euclid Avenue
Charlotte, NC 28203

Letter of Transmittal

704.333.7004
fax: 333-3040

DATE: 5/26/04	JOB NUMBER: 03022
ATTENTION: Coordinator	
RE: 2017 Lyndhurst Avenue	

TO: Preservation Tax Credit Coordinator
Restoration Branch, HPO
N.C. Division of Archives and History

4613 Mail Service Center

Raleigh, NC 27699-4613

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Application, Plans, Photographs, Maps

COPIES	DATE	NO.	DESCRIPTION
1	5/5/04	1	Certification Application Attachment 1
1	5/5/04	4	Part A Description of Rehabilitation
2	4/99	1	Map
1	2/3/04	26	Photographs
1	5/26/04		A1 thru A4; A5a; A5b; Drawings

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

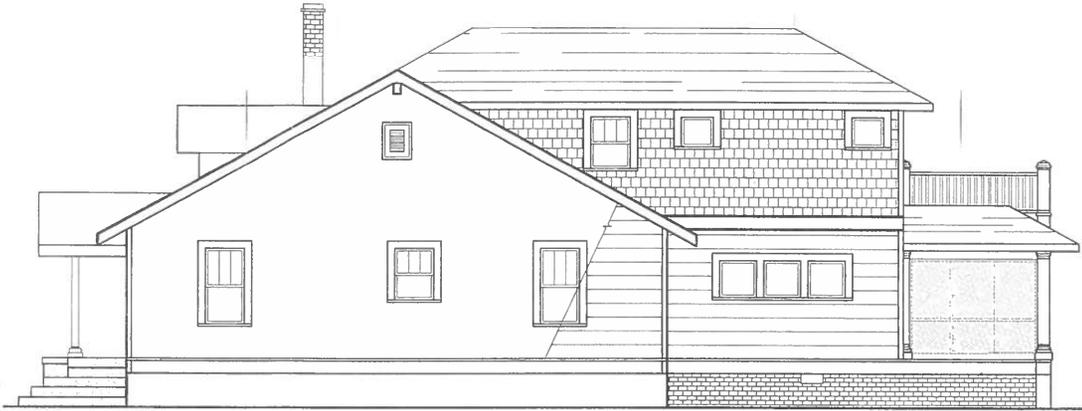
For review and comment _____

FOR BIDS DUE _____ 2004 _____ PRINTS RETURNED AFTER LOAN TO US

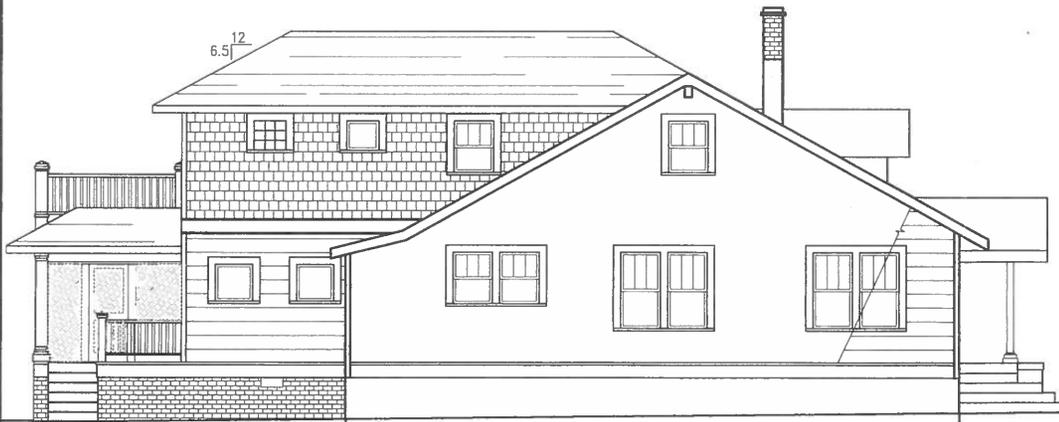
7



④ PROPOSED FRONT ELEVATION
1/8" = 1'-0"



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



② PROPOSED LEFT ELEVATION
1/8" = 1'-0"



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



9200 Bob Beatty Road
Charlotte, NC 28229
TEL# 494-4400
FAX# 494-4030
alarchitecture@aol.com
www.abarchitecture.com

HISTORIC DILWORTH RENOVATION
HOLLOWAY RESIDENCE
2017 Lyndhurst Avenue, Charlotte, NC 28203

PROJ. NO. 03022
ISSUED 26 MAY 07
REVISIONS:

PROPOSED ELEVATIONS SCHEME 'A'

OF: SIX

A-5b

T&E

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

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12108519	12108519

Property Characteristics	
Legal desc	L2 B59 M230-60
Land Area	0.231 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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1915 WINTHROP AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
KEVIN JAMES FULLER	1915 WINTHROP AVE CHARLOTTE NC 28203
ALYSE CHRISTINE DE JULIEN	1915 WINTHROP AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
32620-902	04/23/2018	\$1,285,000.00
29837-229	03/24/2015	
24980-19	07/31/2009	\$750,000.00
22065-54	04/13/2007	\$949,000.00
11648-146	10/16/2000	\$247,500.00
10997-672	12/29/1999	\$225,000.00

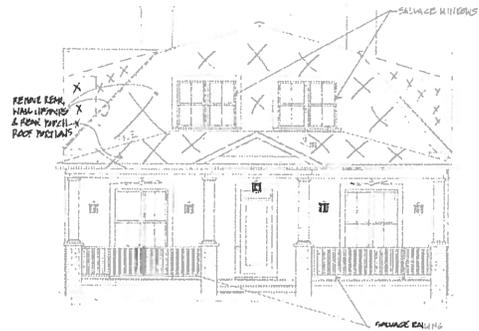
Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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

DILWORTH (HDC)
 HOUSE W/ REAR ADDITION
 ADDED SECOND FLOOR
 TAX CREDIT
 BROKEN PLANE ROOF LINE



EXISTING REAR ELEVATION
3/16"=1'-0"



EXISTING RIGHT ELEVATION
3/16"=1'-0"



EXISTING LEFT ELEVATION
3/16"=1'-0"



EXISTING FRONT ELEVATION
3/16"=1'-0"



AB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.553.9595
E-mail:
brooks.ab@tccast.com
laure.ab@tccast.com



This drawing and the design shown is the property of AB Architecture and is not to be reproduced or copied in whole or in part. To use on another project is prohibited. This drawing is to be returned upon request.
© 2017

Historic Dilworth Addition For the:
KING RESIDENCE
1915 Winthrop Avenue, Charlotte, NC 28203

PROJECT # 1707
REVISIONS 12 APRIL 2017
REVISIONS

A.3
OF SEVEN



HPO Use Only
Project No.:

Rev. 1/1/16

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
 PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK**

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): Income Producing Non-income Producing

1. Name of property: Victorian Millhouse Street 1915 Winthrop Avenue
 City Charlotte County Mecklenburg State NC Zip 28203

For Non-income Producing structures only, check applicable box:

- Located in a National Register or Certified Local Historic District; please complete Attachment 1.
- Listed individually in the National Register of Historic Places; give date of listing: _____

2. Data on rehabilitation project:

Project starting date: July 2017 Rehabilitation work on this property was completed on: October 2017
 Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ _____
 Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the *Secretary's Standards for Rehabilitation* and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name _____ Signature _____ Date _____
 Company _____ Social Security or Taxpayer Identification Number _____
 Street _____ City _____ State _____ Zip _____
 Telephone _____ Email Address _____

<p>HPO Use Only</p> <p>The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:</p> <p><input type="checkbox"/> that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)</p> <p><input type="checkbox"/> that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)</p> <hr/> <p><input type="checkbox"/> that the completed rehabilitation meets the <i>Secretary of the Interior's Standards for Rehabilitation</i> and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.</p> <p><input type="checkbox"/> that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> for the attached given reasons.</p> <p>Deputy SHPO _____ Date _____</p>

VIRTUALLY NOT
VISIBLE FROM STREET LL.



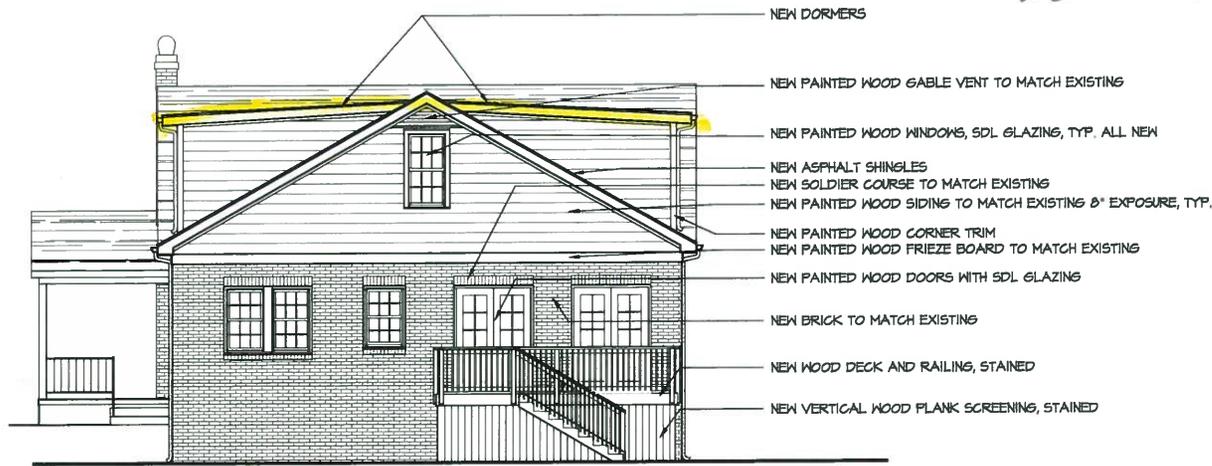


12

FRONT

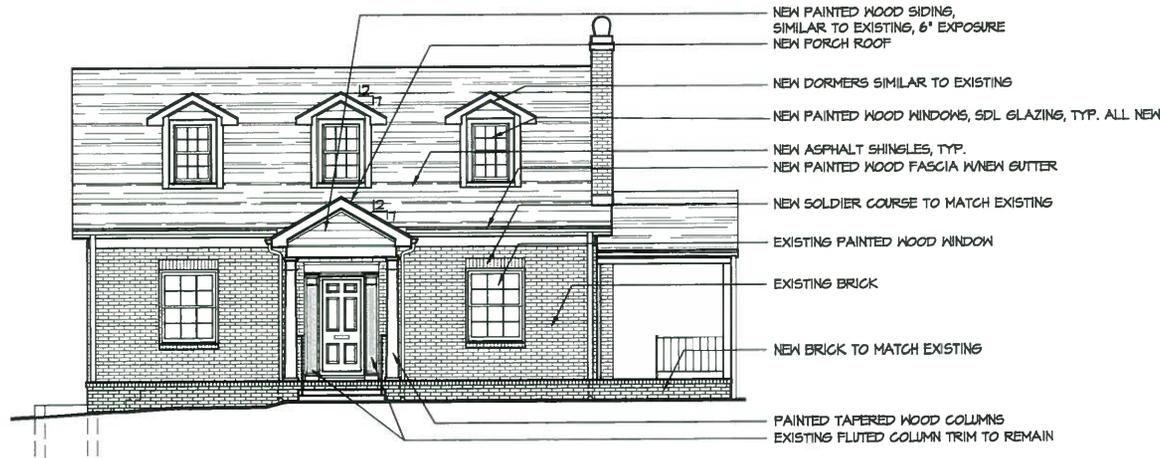
REAR

APPROVED HDC PROJECT
 W/ SHALLOW PITCH @
 "DORMER"



- NEW DORMERS
- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW ASPHALT SHINGLES
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD SIDING TO MATCH EXISTING @ 6" EXPOSURE, TYP.
- NEW PAINTED WOOD CORNER TRIM
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD DOORS WITH SDL GLAZING
- NEW BRICK TO MATCH EXISTING
- NEW WOOD DECK AND RAILING, STAINED
- NEW VERTICAL WOOD PLANK SCREENING, STAINED

SCALE: 1/8" = 1'-0" REAR ELEVATION 02



- NEW PAINTED WOOD SIDING, SIMILAR TO EXISTING, 6" EXPOSURE
- NEW PORCH ROOF
- NEW DORMERS SIMILAR TO EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW ASPHALT SHINGLES, TYP.
- NEW PAINTED WOOD FASCIA WITH GUTTER
- NEW SOLDIER COURSE TO MATCH EXISTING
- EXISTING PAINTED WOOD WINDOW
- EXISTING BRICK
- NEW BRICK TO MATCH EXISTING
- PAINTED TAPERED WOOD COLUMNS
- EXISTING FLUTED COLUMN TRIM TO REMAIN

SCALE: 1/8" = 1'-0" FRONT ELEVATION 01

FRYDAY & DOYNE
 ARCHITECTURE • INTERIOR DESIGN

118 East Kington Avenue
 Suite 20
 Charlotte, NC 28203

Tel: 704-372-0001
 Fax: 704-372-2517
 www.fryday-doyne.com

THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE REPRODUCED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT

© 2012 FRYDAY & DOYNE

PROJECT NAME:

MORRISON RESIDENCE
605 BERKELEY AVENUE
CHARLOTTE, NC 28203

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:

NEW ELEVATIONS

SHEET NUMBER:

HDC - 3

13.

APPROVED HDC PROJECT
W/ NON ALIGNING & LARGE
UPPER FLOOR WINDOWS

FRYDAY & DOYNE
ARCHITECTS • INTERIOR DESIGNERS

118 East Kington Avenue
Suite 20
Charlotte, NC 28203

Tel: 704-372-0901
Fax: 704-372-2517
www.fryday-doyne.com

THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE MODIFIED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT

© 2012 FRYDAY & DOYNE

PROJECT NAME:

**MORRISON
RESIDENCE
605 BERKELEY
AVENUE
CHARLOTTE, NC
28203**

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:

**NEW
ELEVATIONS**

SHEET NUMBER:

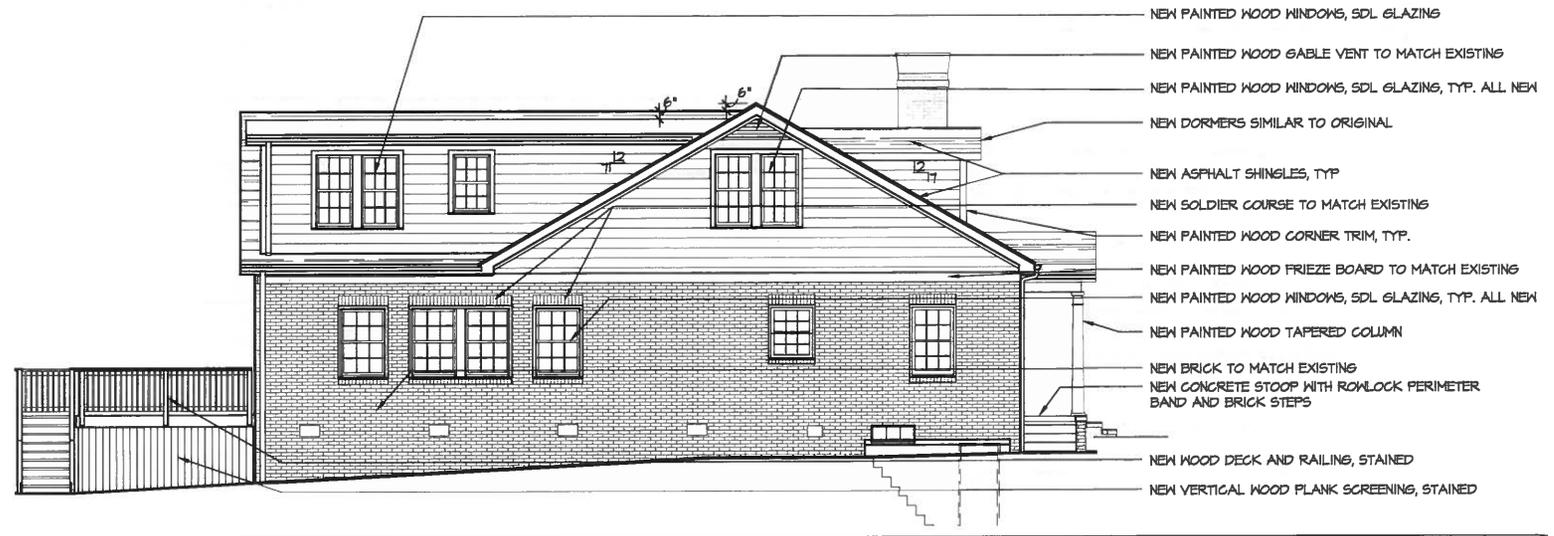
HDC-4



- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW PAINTED WOOD SIDING TO MATCH EXISTING 8" EXPOSURE, TY
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW DORMERS
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD CORNER TRIM
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD DOORS WITH SDL GLAZING
- NEW ROWLOCK WINDOW SILLS TO MATCH EXISTING, TYP.
- NEW WOOD DECK AND RAILINGS, STAINED
- EXISTING PORCH TO REMAIN
- NEW VERTICAL WOOD PLANK SCREENINGS, STAINED

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

RIGHT ELEVATION 02



- NEW PAINTED WOOD WINDOWS, SDL GLAZING
- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW DORMERS SIMILAR TO ORIGINAL
- NEW ASPHALT SHINGLES, TYP
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD CORNER TRIM, TYP.
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW PAINTED WOOD TAPERED COLUMN
- NEW BRICK TO MATCH EXISTING
- NEW CONCRETE STOOP WITH ROWLOCK PERIMETER BAND AND BRICK STEPS
- NEW WOOD DECK AND RAILINGS, STAINED
- NEW VERTICAL WOOD PLANK SCREENINGS, STAINED

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

LEFT ELEVATION 01

14.

15.

DILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



16.

OILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



BERKELEY AVE.
WINDOW IN CORNER
@ OFFSET WALL

17.



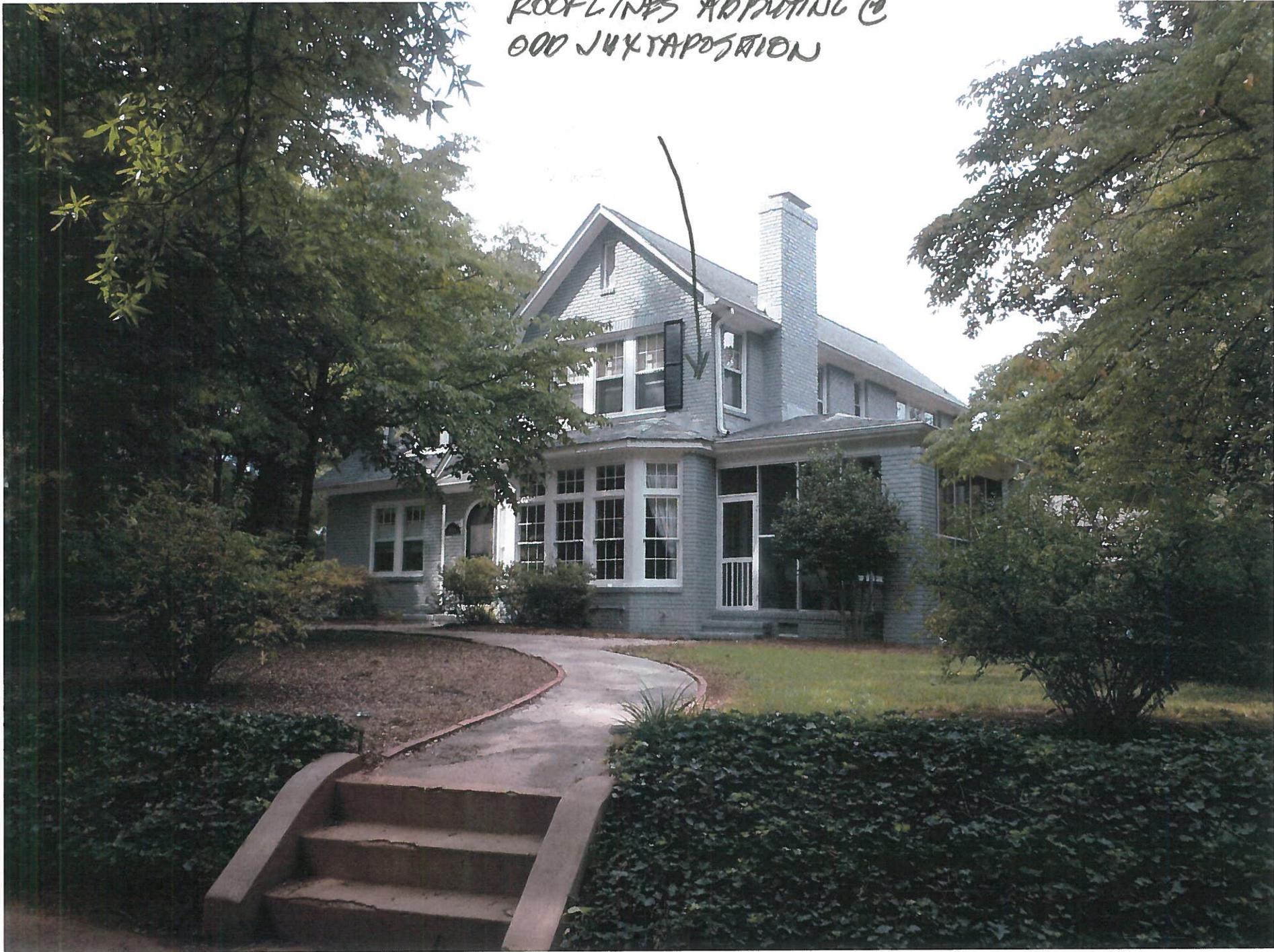
BELKELEY AVE
WINDOWS LOCATIONS
CARVED OUT OF ROOF

18.



BERKELEY AVE.
ROOFLINES ADDITIONAL @
OOD JUXTAPOSITION

— 19.



NON ALIGNMENT OF EAVES & 000 VERTIC POSITION

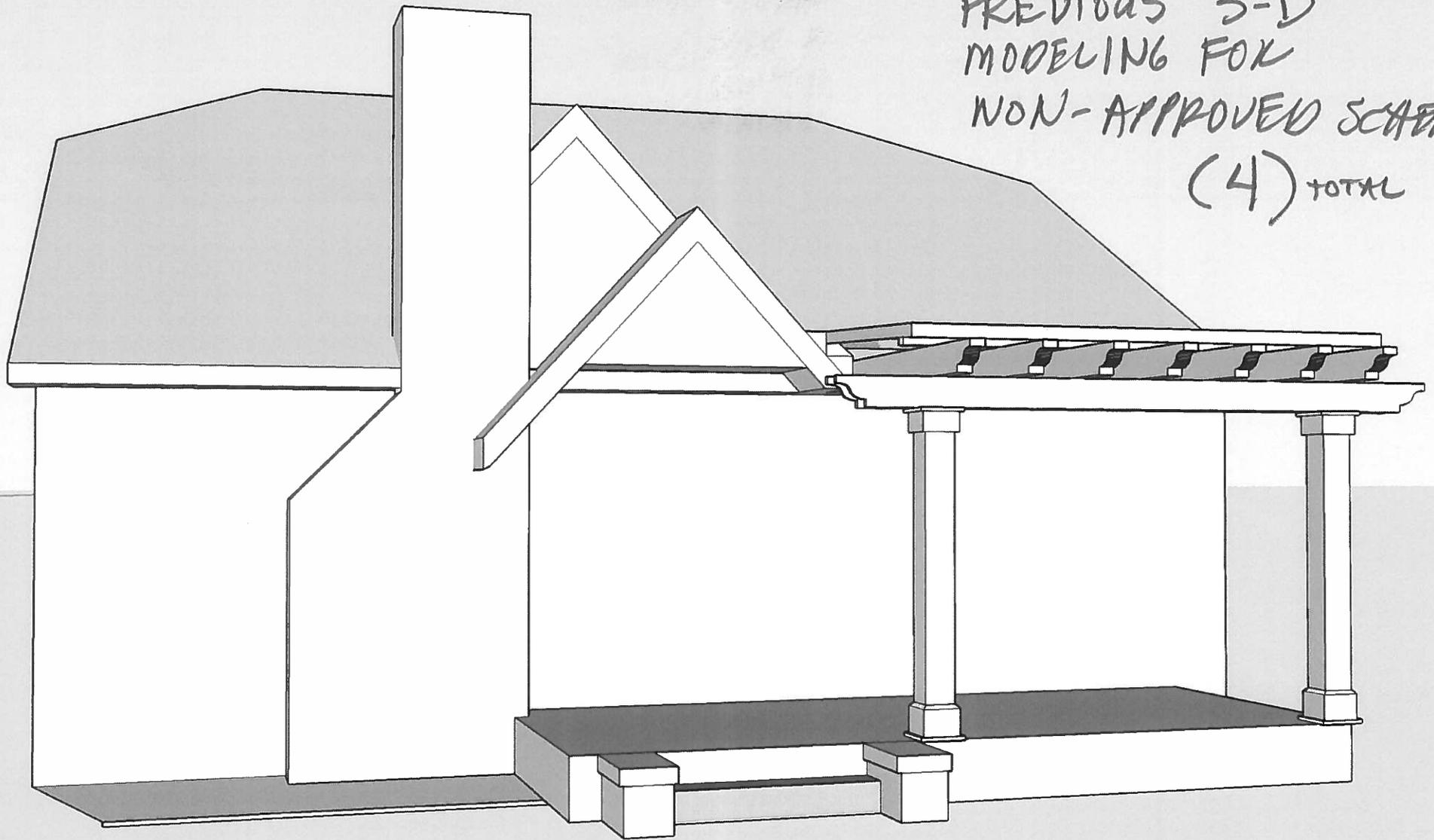
20.

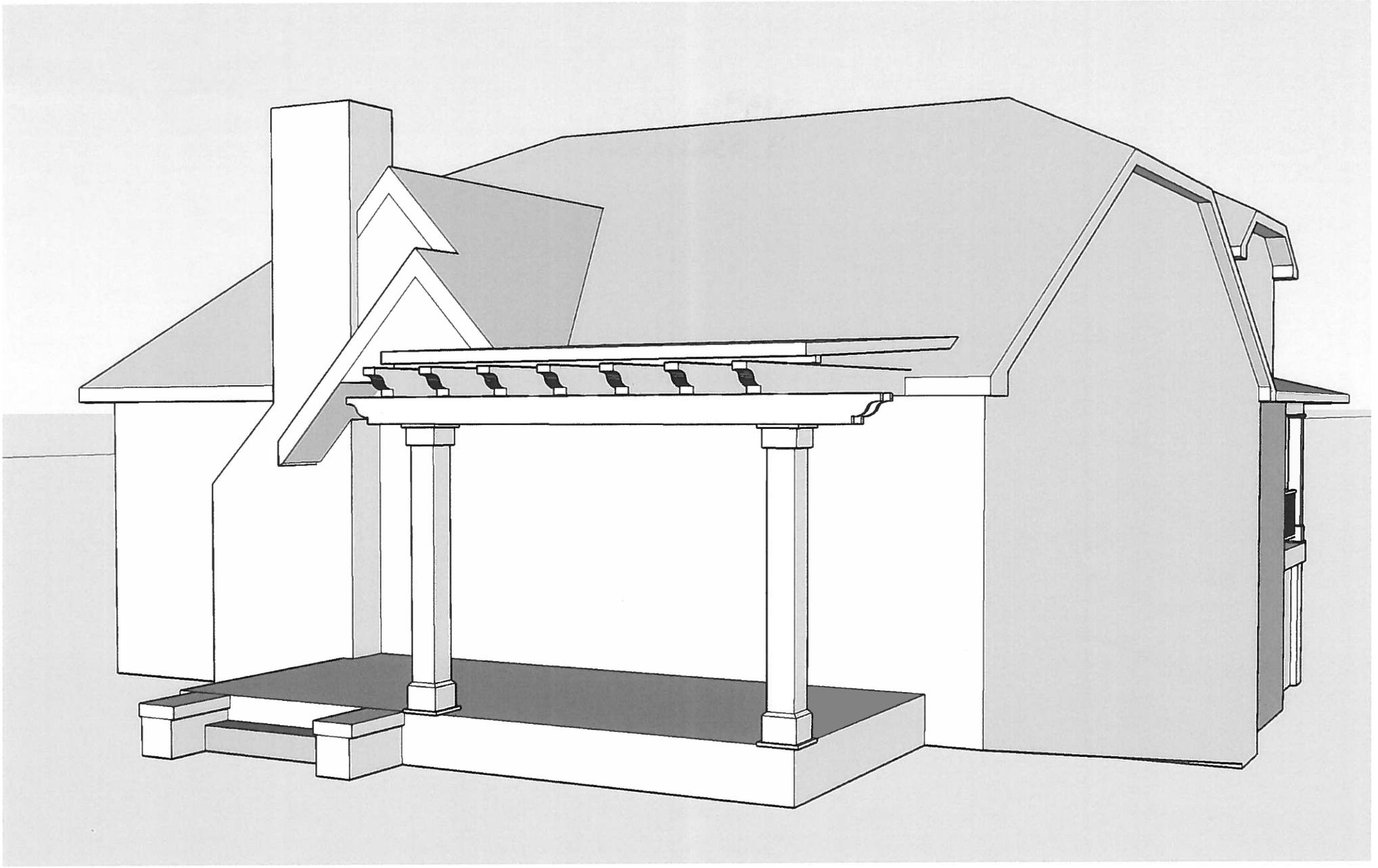


BERKELEY AVE
SHED ROOF BREAKING GABLE RANGE
MULTIPLE SHED ROOFS &
HIP ROOF ENGAGEMENT



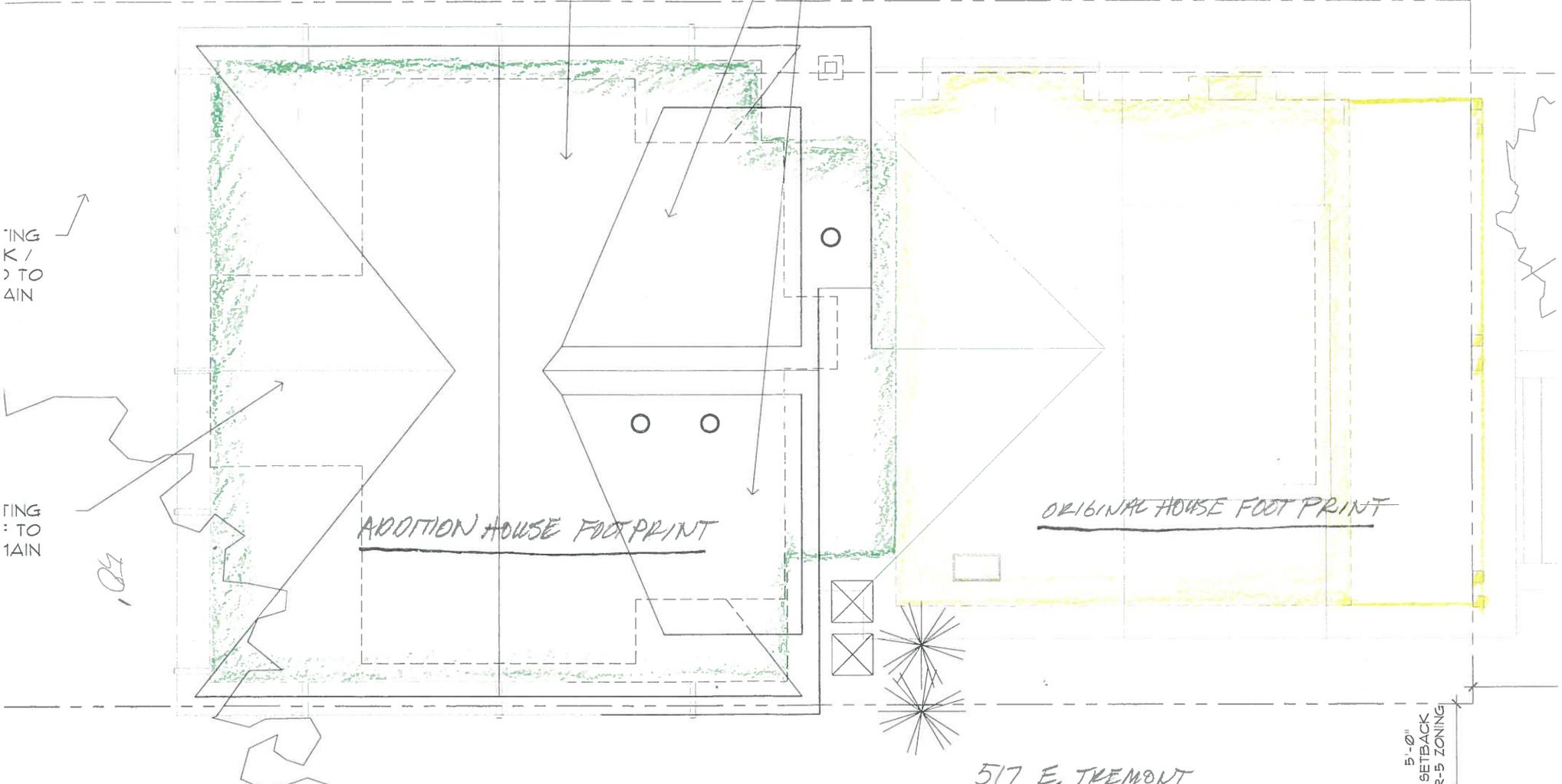
PREVIOUS 3-D
MODELING FOR
NON-APPROVED SCHEME
(4) TOTAL











HOC APPROVED PROJECT

517 E. TREMONT

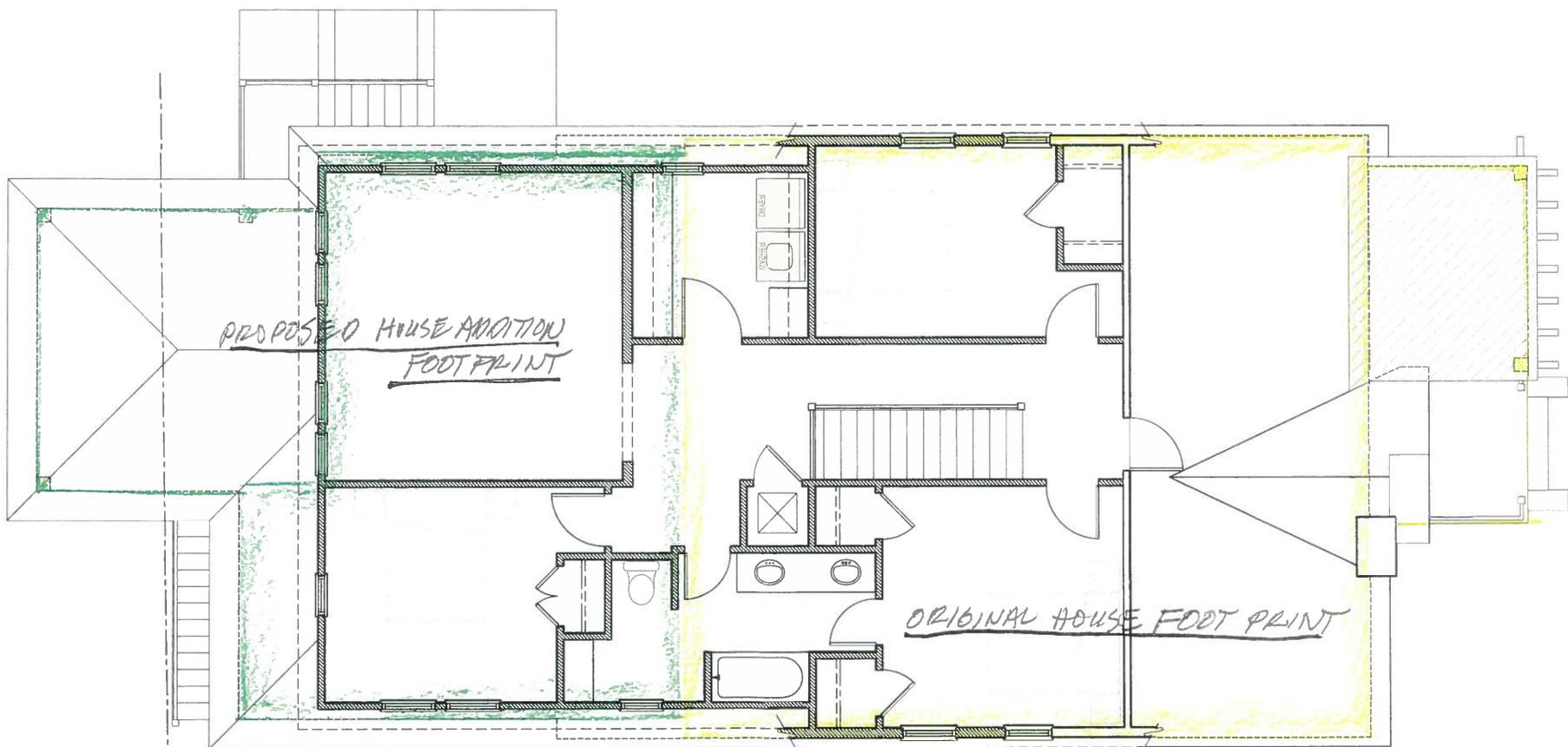
5'-0"
SETBACK
R-5 ZONING



2 APPROVED SITE PLAN - NO CHANGE
A0.3 SCALE: 1/8" = 1'-0"

3/16" = 1'



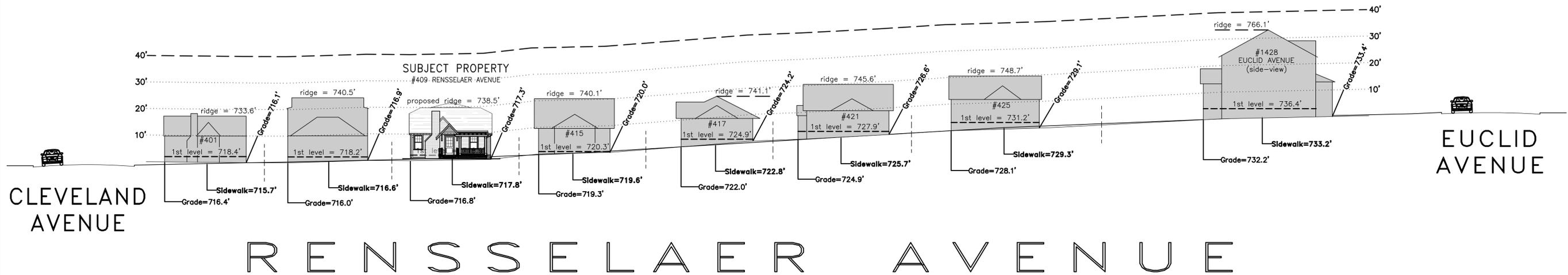
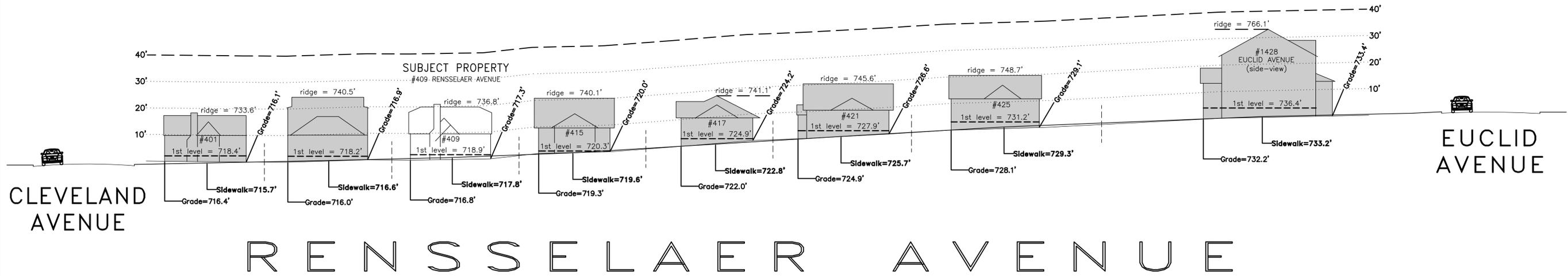


PROPOSED HOUSE ADDITION
FOOTPRINT

ORIGINAL HOUSE FOOTPRINT

HDC PROPOSED & NOT APPROVED PROJECT

409 RENSSELAER



Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselaer Avenue, Charlotte, NC 28203

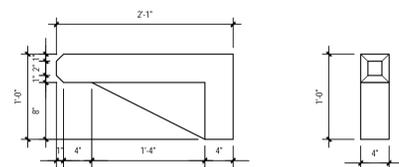
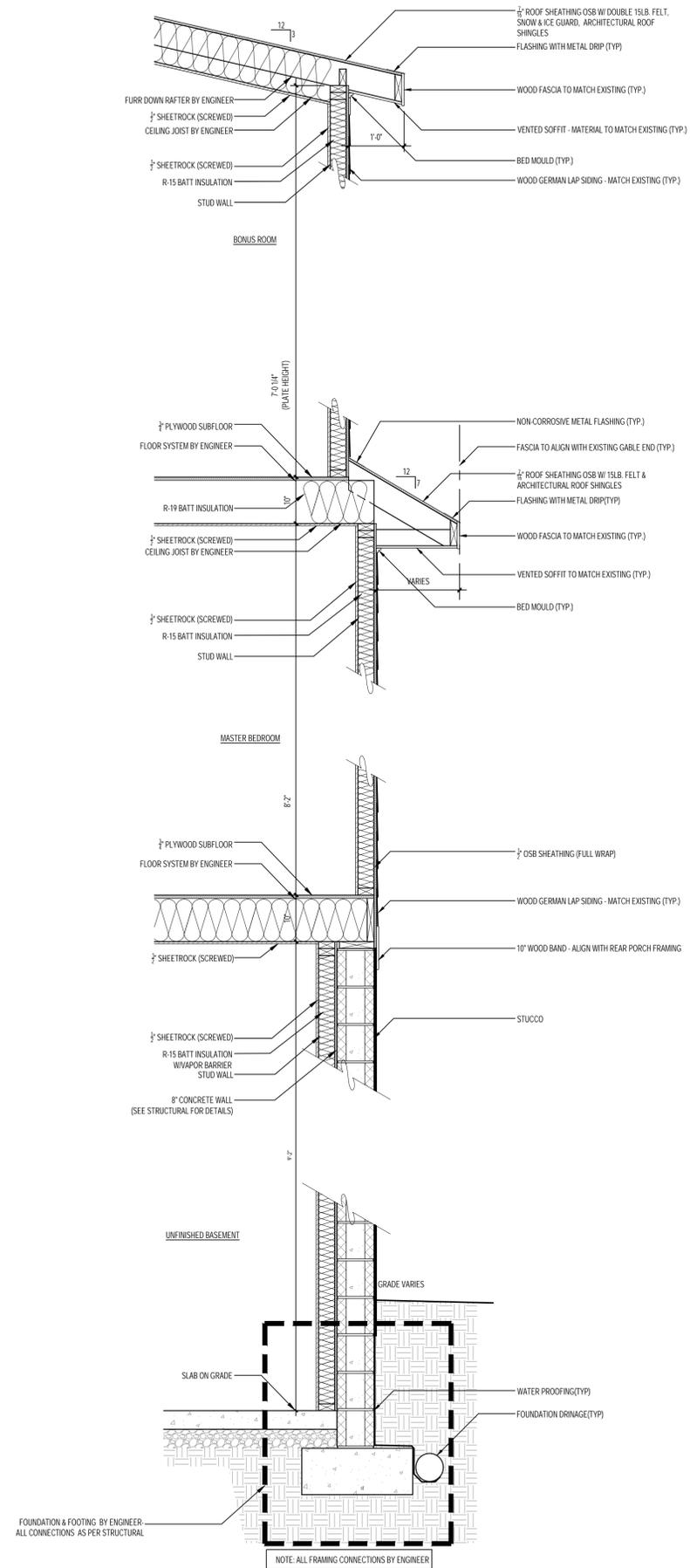
HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

BUILDING HEIGHT SURVEY

A-5.0

OF: TWENTY FOUR



② BRACKET DETAILS
1" = 1'-0"

① TYPICAL WALL SECTION
3/4" = 1'-0"

GENERAL NOTES:

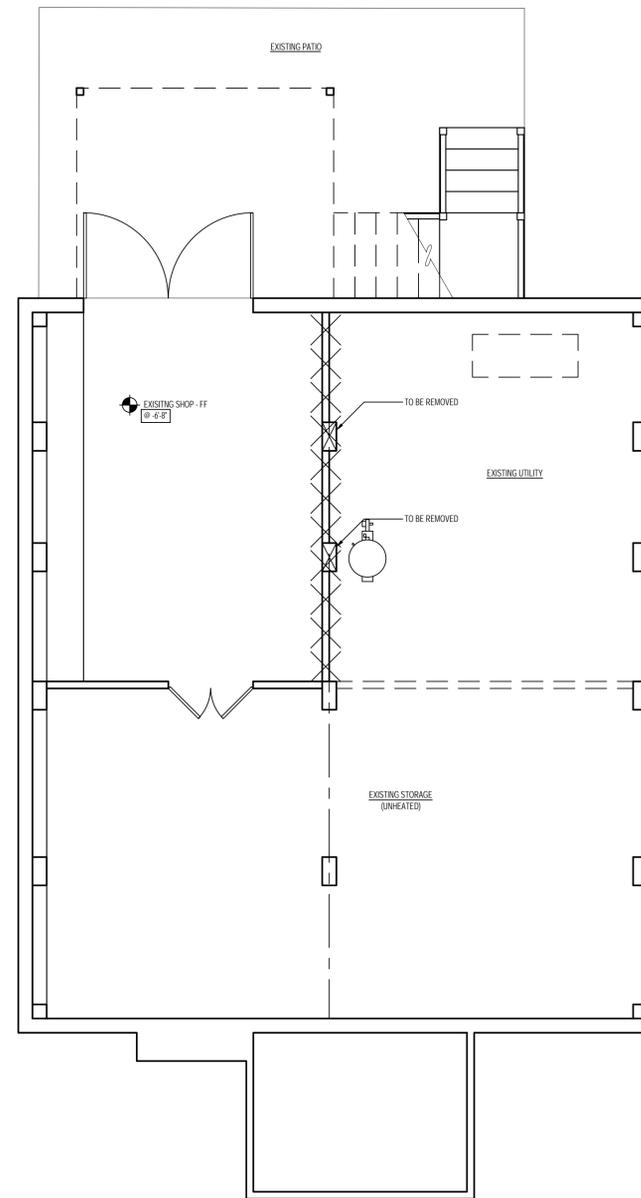
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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 $\frac{3}{8}$ "
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 OR 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 INCHES
 - 6.1. 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.
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 ARCHITECT'S 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.
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.



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

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



GENERAL NOTES:

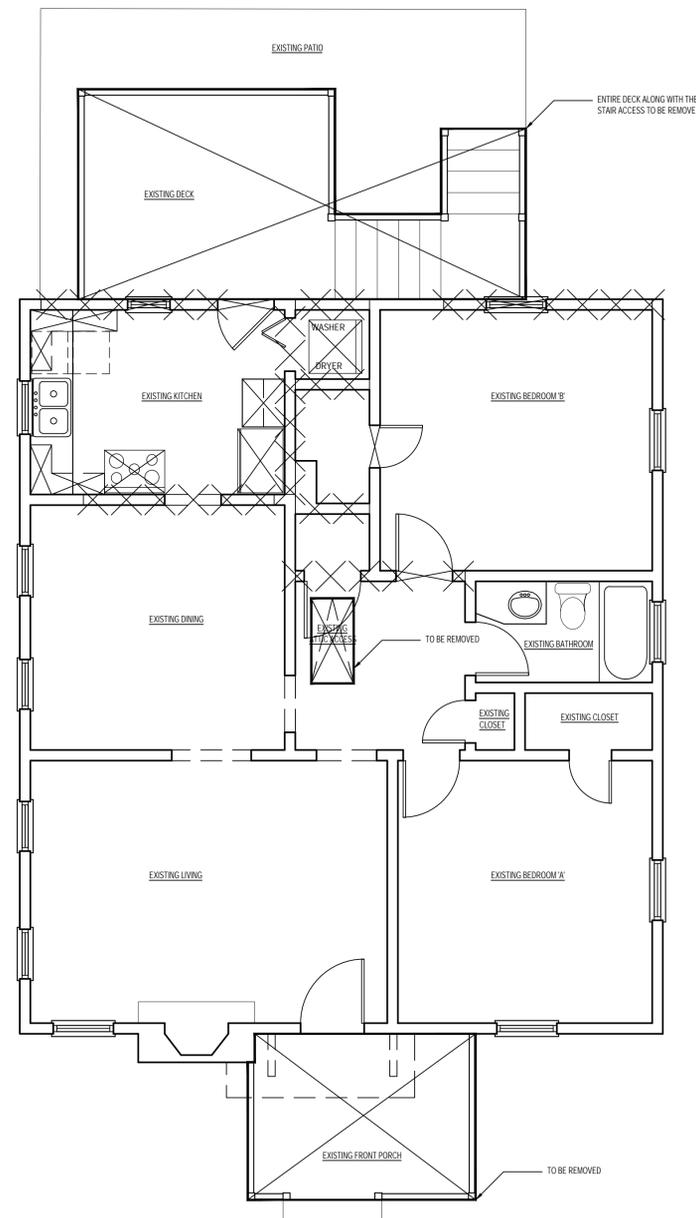
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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 $\frac{3}{8}$ "
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 INCHES
 - 6.1. 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.
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 4 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 ARCHITECT'S 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.
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.



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

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



GENERAL NOTES:

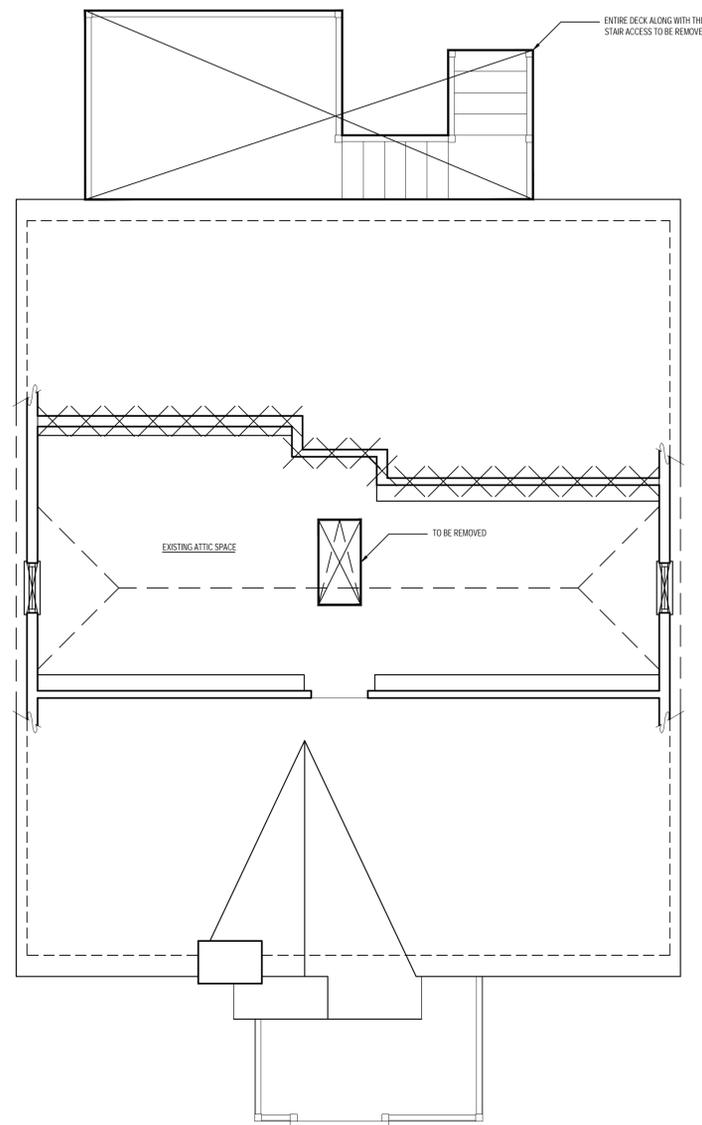
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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 $\frac{3}{8}$ "
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 OR 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 INCHES
 - 6.1. 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.
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.

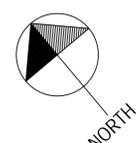
NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.
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.



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



GENERAL NOTES:

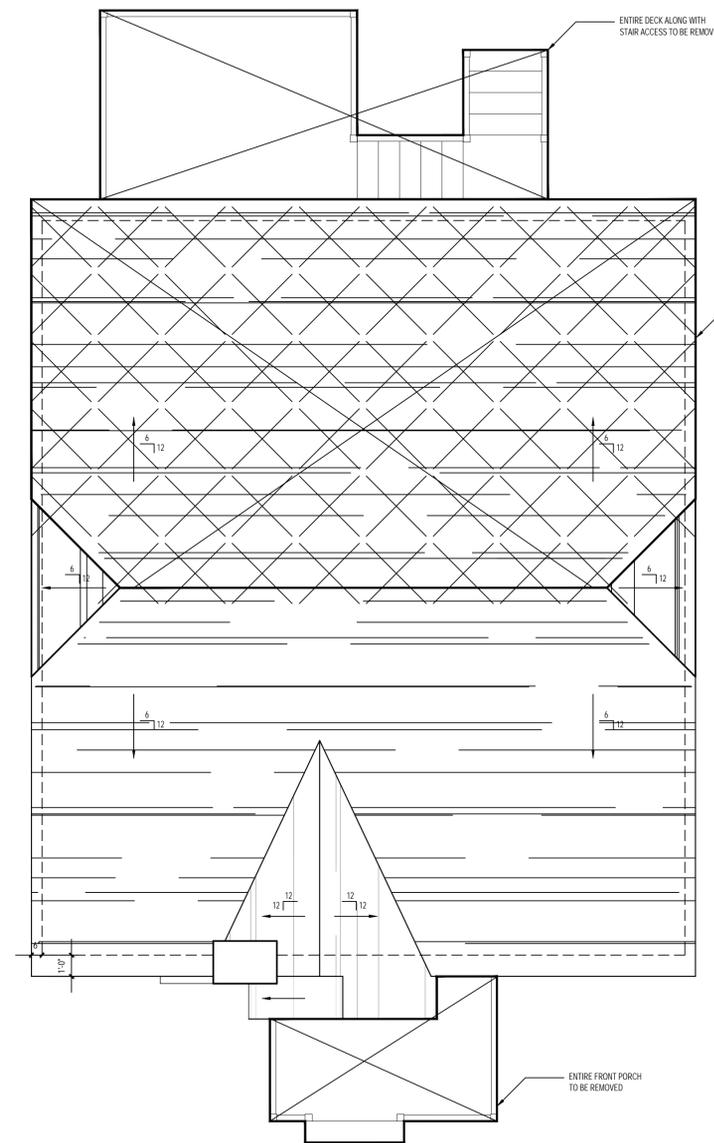
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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 $\frac{3}{8}$ "
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 OR 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 INCHES
 - 6.1. 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.
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.

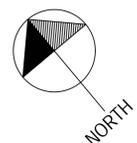
NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.
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.



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

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

EXISTING ROOF PLAN

A-2.3

OF: TWENTY FOUR

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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 GAP 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	2'-6" x 6'-0"	BASEMENT
002	2'-6" x 6'-0"	BASEMENT
003	3'-0" x 6'-8"	BASEMENT

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{16}$ ".
- 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.
- 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.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

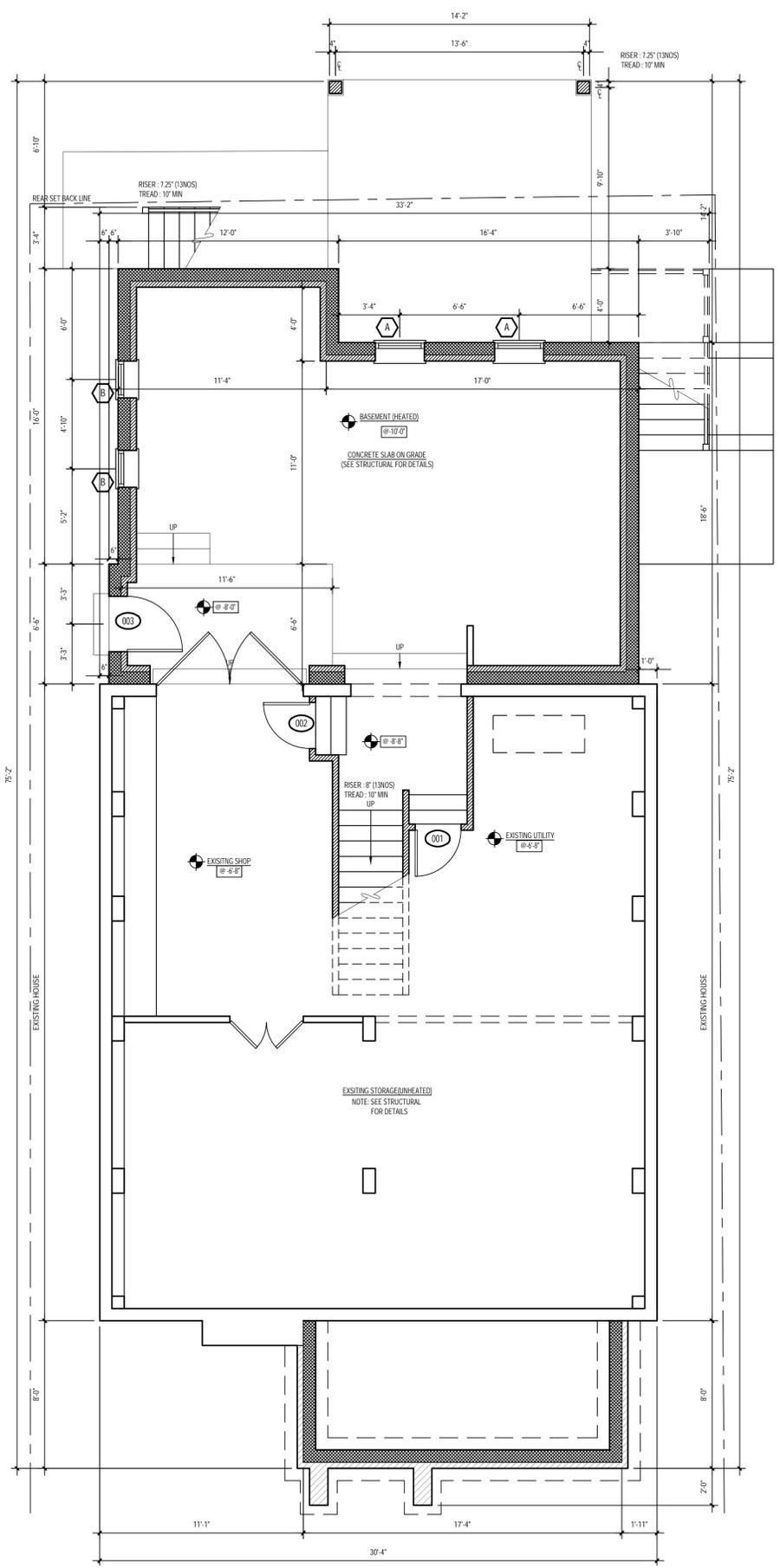
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - ALB SPECIFIES 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 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.
 - 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 $\frac{4}{8}$ INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.

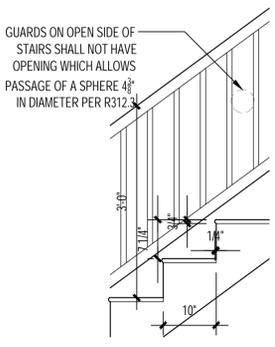
NOTE:

- 10" POURED CONCRETE
- EXISTING WALL
- NEW WALL
- BRICK
- BLOCK
- STONE

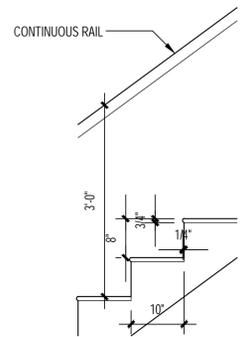


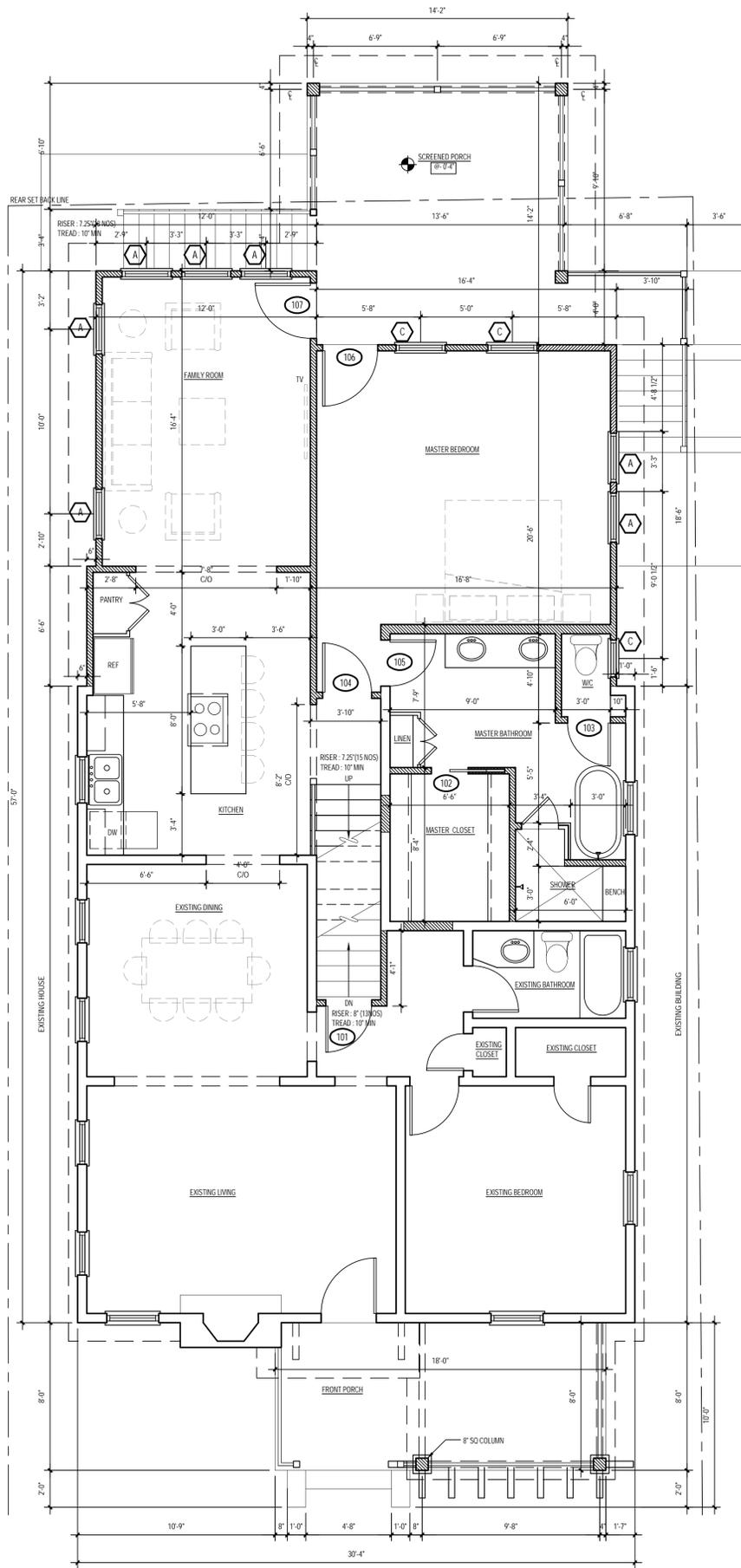
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

3 INTERIOR STAIR DETAIL
3/4" = 1'-0"



2 STAIR DETAIL
3/4" = 1'-0"





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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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.

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	2'-6" x 6'-8"	TO BASEMENT
102	2'-0" x 6'-8" (POCKET DOOR)	MASTER CLOSET
103	2'-4" x 6'-8"	WIC
104	2'-8" x 6'-8"	MASTER BEDROOM
105	2'-6" x 6'-8"	MASTER BATHROOM
106	3'-0" x 6'-8"	FAMILY SCREENED PORCH
107	3'-0" x 6'-8"	MASTER BEDROOM SCREENED PORCH

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 5/16".
- 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.
- 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.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

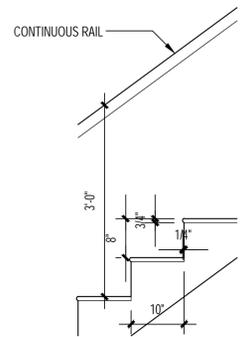
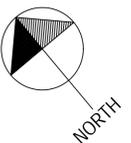
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - ALB SPECIFIES MAXIMUM 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 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.
 - 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 1/8 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

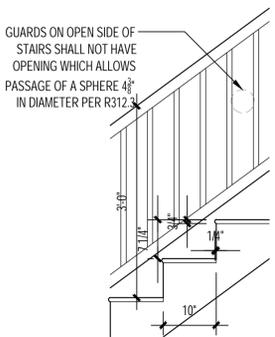
- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY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

NOTE:

- 10" POURED CONCRETE
- EXISTING WALL
- NEW WALL
- BRICK
- BLOCK
- STONE



3 INTERIOR STAIR DETAIL
3/4" = 1'-0"



2 STAIR DETAIL
3/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	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.

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" x 6'-8"	BEDROOM 'A'
202	2'-8" x 6'-8"	BEDROOM 'C'
203	2'-4" x 6'-8"	CLOSET (BEDROOM 'C')
204	2'-4" x 6'-8"	CLOSET (BEDROOM 'A')
205	2'-4" x 6'-8"	BATHROOM (BEDROOM 'A')
206	2'-4" x 6'-8"	CLOSET (BEDROOM 'A')
207	2'-4" x 6'-8"	BATHROOM
208	2'-8" x 6'-8"	BEDROOM 'B'
209	PR 3'-0" x 6'-8"	CLOSET (BEDROOM 'B')
210	2'-6" x 6'-8"	MECH
211	2'-8" x 6'-8"	LAUNDRY
212	2'-8" x 5'-4" (CHECK AT SITE)	TO ATTIC

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
- STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
- ALL EAVES TO MATCH THE EXISTING HOUSE.
- ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

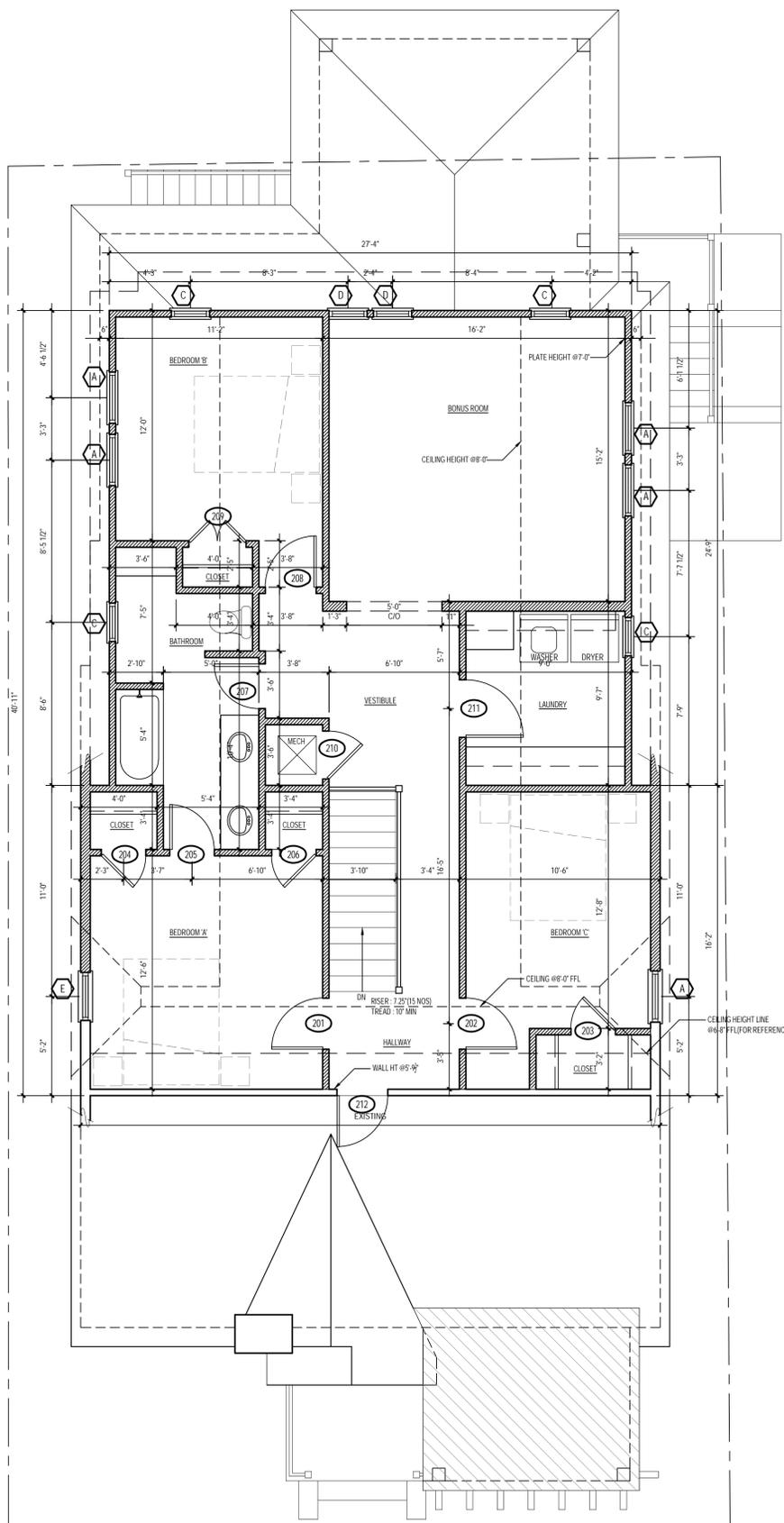
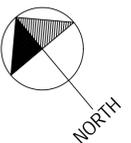
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - ALB SPECIFIES 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 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.
 - 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:

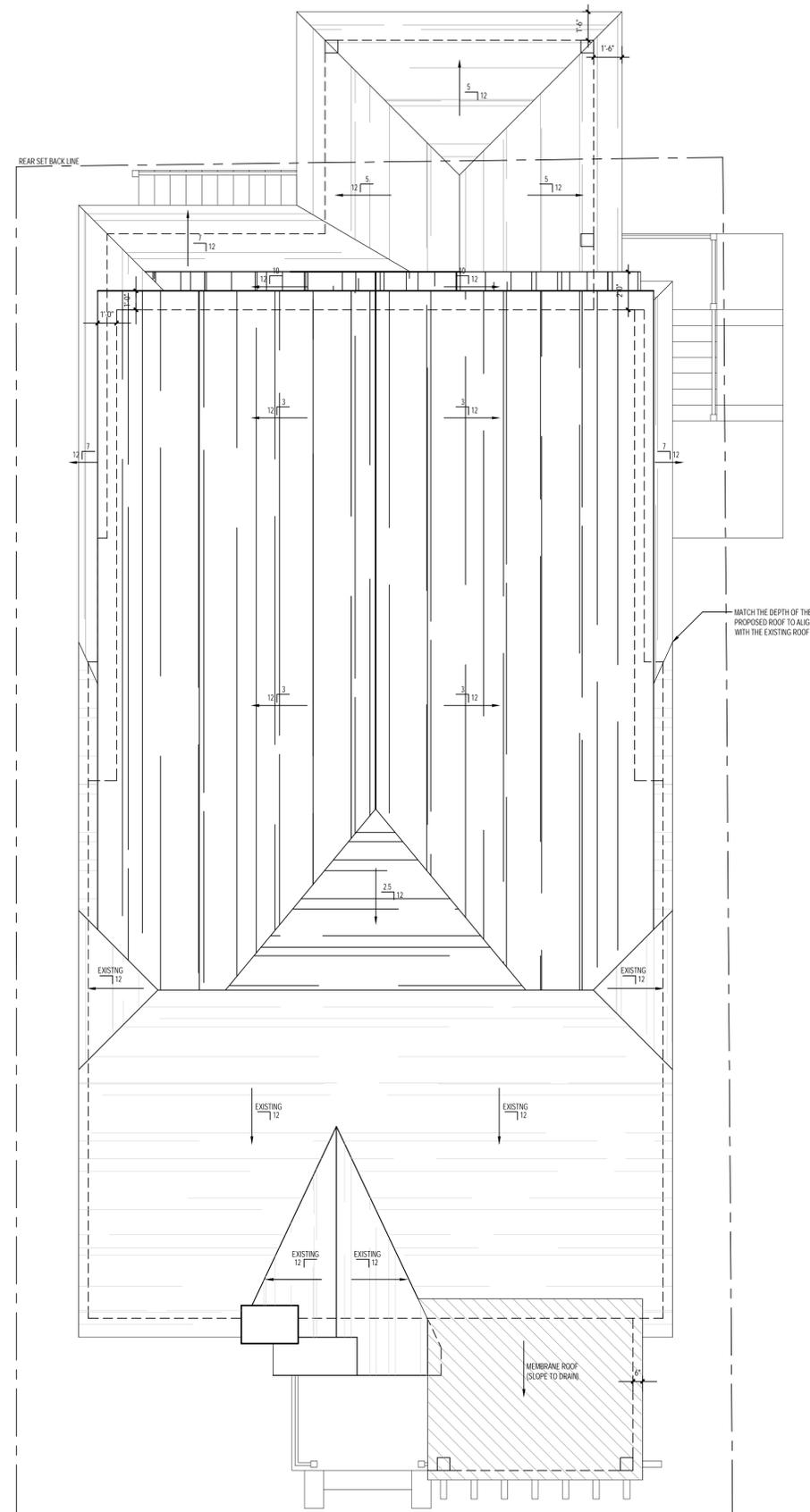
- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY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

NOTE:

- 10" POURED CONCRETE
- EXISTING WALL
- NEW WALL
- BRICK
- BLOCK
- STONE



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



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

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.
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 3/8".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. 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 1/2 INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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 OR 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 INCHES.
 - 6.1. 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.
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 1/2 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.
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.

NOTE:

- 10" POURED CONCRETE
- EXISTING WALL
- NEW WALL
- BRICK
- BLOCK
- STONE



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

Date Printed: 07/26/2018

Identity	
Parcel ID	GIS ID
12112109	12112109

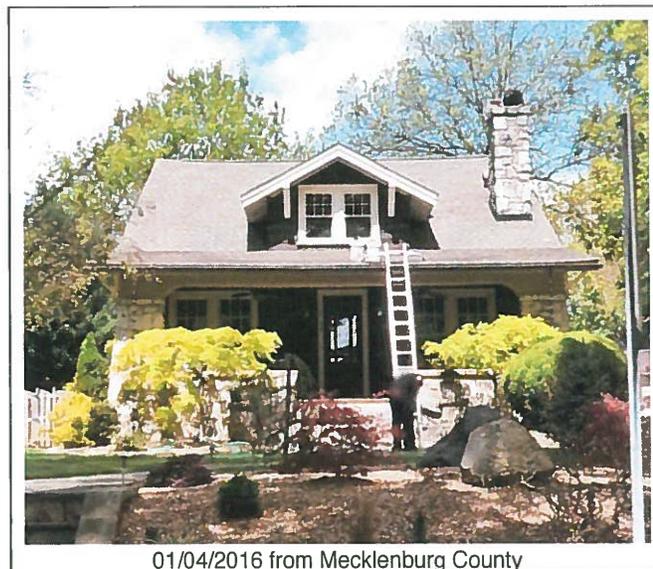
Property Characteristics	
Legal desc	L14 B16 M3-9
Land Area	0.227 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2108 DILWORTH RD EAST CHARLOTTE
2108 DILWORTH RD EAST CHARLOTTE



Ownership	
Owner Name	Mailing Address
MICHAEL E LAVINE	2108 DILWORTH RD E CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
11134-456	03/08/2000	\$250,000.00

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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

*DILWORTH (HHC)
HOUSE W/ REAR ADDITON
ADDED SECOND FLOOR
TAX CREDIT
ORIGINAL ROOF LINE*

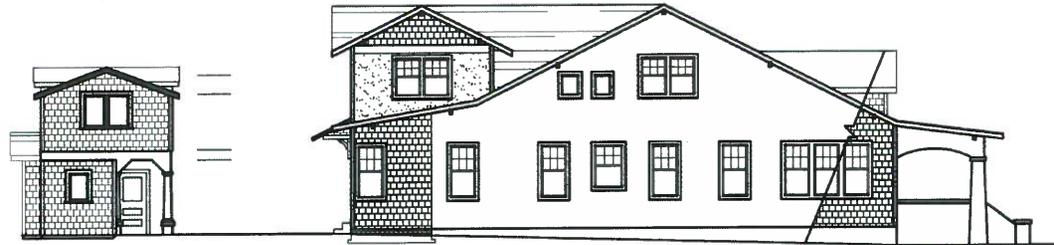
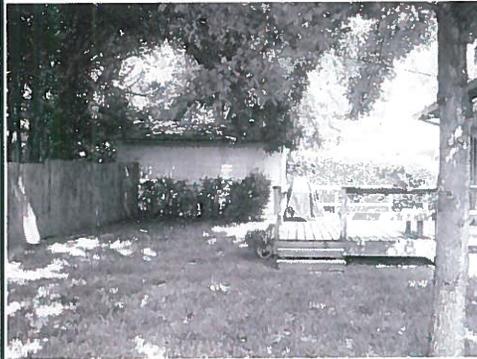


AB
Architecture, PA

9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 4483
FAX • 494 • 4030
abarchitecture@aol.com
www.abarchitecture.com

Scale

This drawing and the design herein are the property of AB Architecture, PA and are to be used only for the project and site indicated on the drawing. It is not to be used for any other project or presentation. This drawing is not to be construed as a contract.



HISTORIC DILWORTH RENOVATION
LAVINE RESIDENCE
2108 Dilworth Rd East, Charlotte, NC

PROJ. NO. - 0316
ISSUED - 06 APR 04
REVISIONS -

SITE CONTEXT

OF:

9200 Bob Beatty Road
Charlotte, NC 28203

Letter of Transmittal

704.494-4400
fax: 494-030

DATE: 11/11/03	JOB NUMBER: 0316
RE: Tax Credit	

TO: ██████████

2108 Dilworth Road East

Charlotte, NC 28203

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1	11/11/03		Tax Credit Package; one page to sign and return
1			Drawings Progress Drawings

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

X For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment _____

FOR BIDS DUE _____ 2003 PRINTS RETURNED AFTER LOAN TO US

REMARKS:



5

HOUSE NEXT DOOR
AT 2114 D.R.E.
SECOND FLOOR ADDITION



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

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12109371	12109371

Property Characteristics	
Legal desc	L5 B48 M332-214&215
Land Area	0.224 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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2017 LYNDHURST AV CHARLOTTE

Ownership	
Owner Name	Mailing Address
LANCE CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203
KAYLIL S CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31466-96	12/29/2016	\$783,000.00
29417-793	08/29/2014	\$805,000.00
11458-926	07/28/2000	\$200,000.00

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

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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



01/04/2016 from Mecklenburg County

*DILWORTH (NAT. REG.)
 HOUSE W/ REAR ADDITION
 ADDED SECOND FLOOR
 TAX CREDIT
 EXTENDED ROOF LINE*

6

2021 Euclid Avenue
Charlotte, NC 28203

Letter of Transmittal

704.333.7004
fax: 333-3040

DATE: 5/26/04	JOB NUMBER: 03022
ATTENTION: Coordinator	
RE: 2017 Lyndhurst Avenue	

TO: Preservation Tax Credit Coordinator
Restoration Branch, HPO
N.C. Division of Archives and History

4613 Mail Service Center

Raleigh, NC 27699-4613

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Application, Plans, Photographs, Maps

COPIES	DATE	NO.	DESCRIPTION
1	5/5/04	1	Certification Application Attachment 1
1	5/5/04	4	Part A Description of Rehabilitation
2	4/99	1	Map
1	2/3/04	26	Photographs
1	5/26/04		A1 thru A4; A5a; A5b; Drawings

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment _____

FOR BIDS DUE _____ 2004 _____ PRINTS RETURNED AFTER LOAN TO US

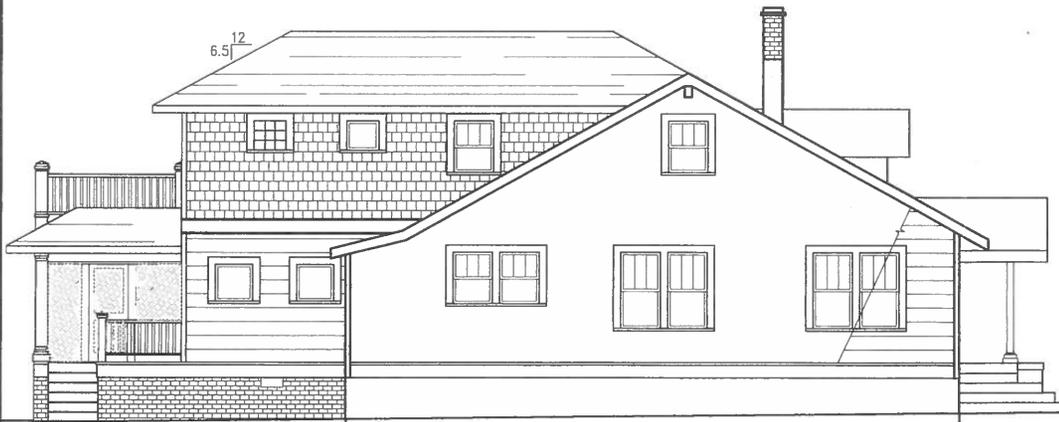
7



④ PROPOSED FRONT ELEVATION
1/8" = 1'-0"



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



② PROPOSED LEFT ELEVATION
1/8" = 1'-0"



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



9200 Bob Beatty Road
Charlotte, NC 28229
TEL# 478-4400
FAX# 478-4030
alarchitecture@aol.com
www.abarchitecture.com

HISTORIC DILWORTH RENOVATION
HOLLOWAY RESIDENCE
2017 Lyndhurst Avenue, Charlotte, NC 28203

PROJ. NO.: 03022
ISSUED: 26 MAY 0
REVISIONS:

PROPOSED ELEVATIONS SCHEME 'A'
OF: SIX

A-5b

T&E

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

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12108519	12108519

Property Characteristics	
Legal desc	L2 B59 M230-60
Land Area	0.231 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	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1915 WINTHROP AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
KEVIN JAMES FULLER	1915 WINTHROP AVE CHARLOTTE NC 28203
ALYSE CHRISTINE DE JULIEN	1915 WINTHROP AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
32620-902	04/23/2018	\$1,285,000.00
29837-229	03/24/2015	
24980-19	07/31/2009	\$750,000.00
22065-54	04/13/2007	\$949,000.00
11648-146	10/16/2000	\$247,500.00
10997-672	12/29/1999	\$225,000.00

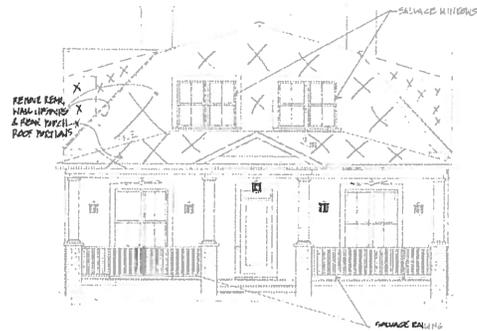
Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

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

DILWORTH (HDC)
 HOUSE W/ REAR ADDITION
 ADDED SECOND FLOOR
 TAX CREDIT
 BROKEN PLANE ROOF LINE



EXISTING REAR ELEVATION
3/16"=1'-0"



EXISTING RIGHT ELEVATION
3/16"=1'-0"



EXISTING LEFT ELEVATION
3/16"=1'-0"



EXISTING FRONT ELEVATION
3/16"=1'-0"

Historic Dilworth Addition For the:
KING RESIDENCE
1915 Winthrop Avenue, Charlotte, NC 28203



HPO Use Only
Project No.:

Rev. 1/1/16

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
 PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK**

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): Income Producing Non-income Producing

1. Name of property: Victorian Millhouse Street 1915 Winthrop Avenue
 City Charlotte County Mecklenburg State NC Zip 28203

For Non-income Producing structures only, check applicable box:

- Located in a National Register or Certified Local Historic District; please complete Attachment 1.
- Listed individually in the National Register of Historic Places; give date of listing: _____

2. Data on rehabilitation project:

Project starting date: July 2017 Rehabilitation work on this property was completed on: October 2017
 Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ _____
 Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the *Secretary's Standards for Rehabilitation* and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name _____ Signature _____ Date _____
 Company _____ Social Security or Taxpayer Identification Number _____
 Street _____ City _____ State _____ Zip _____
 Telephone _____ Email Address _____

<p>HPO Use Only</p> <p>The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:</p> <p><input type="checkbox"/> that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)</p> <p><input type="checkbox"/> that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)</p> <hr/> <p><input type="checkbox"/> that the completed rehabilitation meets the <i>Secretary of the Interior's Standards for Rehabilitation</i> and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.</p> <p><input type="checkbox"/> that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> for the attached given reasons.</p> <p>Deputy SHPO _____ Date _____</p>

VIRTUALLY NOT
VISIBLE FROM STREET LL.



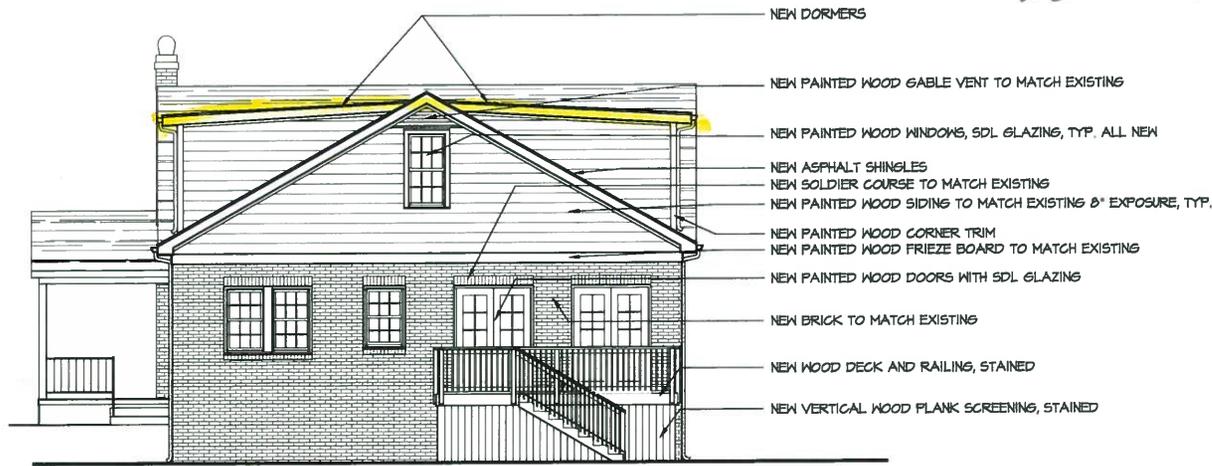


12

FRONT

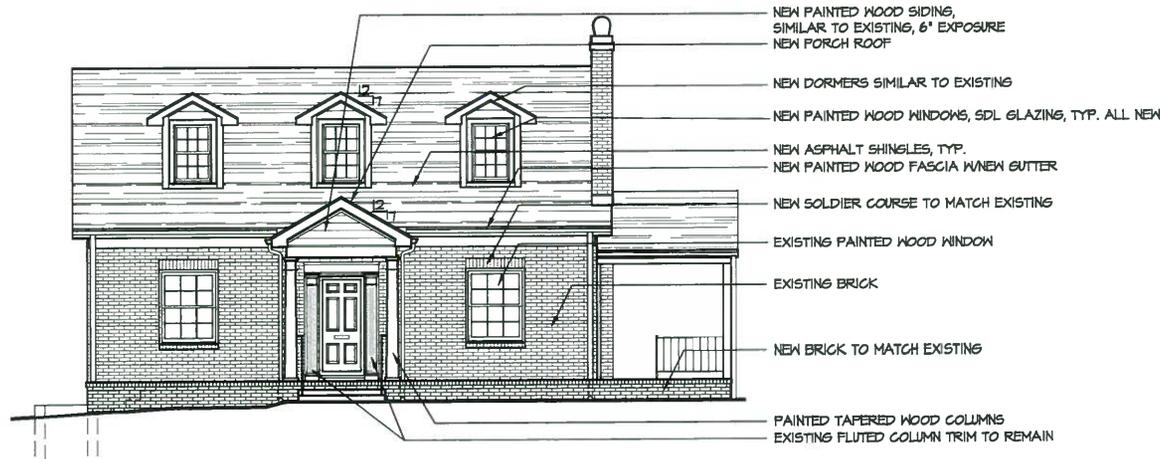
REAR

APPROVED HDC PROJECT
 W/ SHALLOW PITCH @
 "DORMER"



- NEW DORMERS
- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW ASPHALT SHINGLES
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD SIDING TO MATCH EXISTING @ 6" EXPOSURE, TYP.
- NEW PAINTED WOOD CORNER TRIM
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD DOORS WITH SDL GLAZING
- NEW BRICK TO MATCH EXISTING
- NEW WOOD DECK AND RAILINGS, STAINED
- NEW VERTICAL WOOD PLANK SCREENING, STAINED

SCALE: 1/8" = 1'-0" REAR ELEVATION 02



- NEW PAINTED WOOD SIDING, SIMILAR TO EXISTING, 6" EXPOSURE
- NEW PORCH ROOF
- NEW DORMERS SIMILAR TO EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW ASPHALT SHINGLES, TYP.
- NEW PAINTED WOOD FASCIA WITH GUTTER
- NEW SOLDIER COURSE TO MATCH EXISTING
- EXISTING PAINTED WOOD WINDOW
- EXISTING BRICK
- NEW BRICK TO MATCH EXISTING
- PAINTED TAPERED WOOD COLUMNS
- EXISTING FLUTED COLUMN TRIM TO REMAIN

SCALE: 1/8" = 1'-0" FRONT ELEVATION 01

FRYDAY & DOYNE
 ARCHITECTURE • INTERIOR DESIGN
 118 East Kington Avenue
 Suite 20
 Charlotte, NC 28203
 Tel: 704-372-0001
 Fax: 704-372-2517
 www.fryday-doyne.com

THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE MODIFIED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT

© 2012 FRYDAY & DOYNE

PROJECT NAME:
MORRISON RESIDENCE
605 BERKELEY AVENUE
CHARLOTTE, NC 28203

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:
NEW ELEVATIONS

SHEET NUMBER:
HDC - 3

13.

APPROVED HDC PROJECT
W/ NON ALIGNING & LARGE
UPPER FLOOR WINDOWS

FRYDAY & DOYNE
ARCHITECTS • INTERIOR DESIGN

118 East Kington Avenue
Suite 20
Charlotte, NC 28203

Tel: 704-372-0901
Fax: 704-372-2517
www.fryday-doyne.com

THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE MODIFIED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT

© 2012 FRYDAY & DOYNE

PROJECT NAME:

**MORRISON
RESIDENCE
605 BERKELEY
AVENUE
CHARLOTTE, NC
28203**

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:

**NEW
ELEVATIONS**

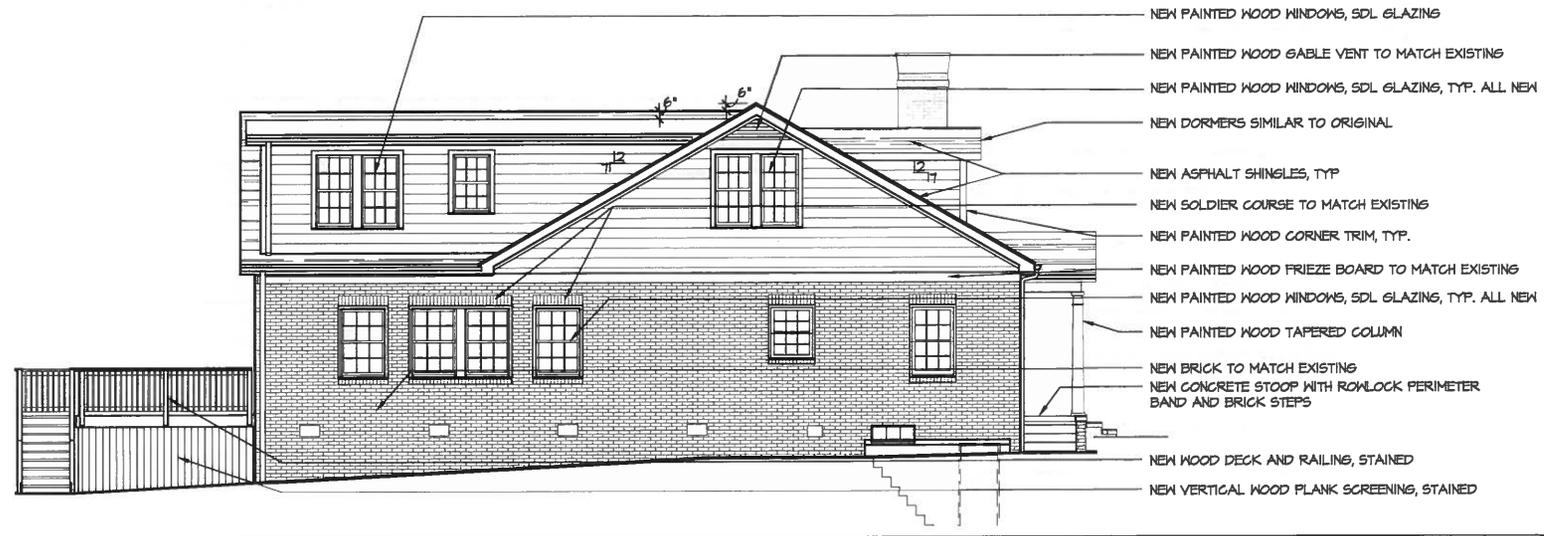
SHEET NUMBER:

HDC-4



- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW PAINTED WOOD SIDING TO MATCH EXISTING 8" EXPOSURE, TY
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW DORMERS
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD CORNER TRIM
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD DOORS WITH SDL GLAZING
- NEW ROWLOCK WINDOW SILLS TO MATCH EXISTING, TYP.
- NEW WOOD DECK AND RAILINGS, STAINED
- EXISTING PORCH TO REMAIN
- NEW VERTICAL WOOD PLANK SCREENINGS, STAINED

SCALE: 1/8" = 1'-0" RIGHT ELEVATION 02



- NEW PAINTED WOOD WINDOWS, SDL GLAZING
- NEW PAINTED WOOD GABLE VENT TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW DORMERS SIMILAR TO ORIGINAL
- NEW ASPHALT SHINGLES, TYP
- NEW SOLDIER COURSE TO MATCH EXISTING
- NEW PAINTED WOOD CORNER TRIM, TYP.
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING
- NEW PAINTED WOOD WINDOWS, SDL GLAZING, TYP. ALL NEW
- NEW PAINTED WOOD TAPERED COLUMN
- NEW BRICK TO MATCH EXISTING
- NEW CONCRETE STOOP WITH ROWLOCK PERIMETER BAND AND BRICK STEPS
- NEW WOOD DECK AND RAILINGS, STAINED
- NEW VERTICAL WOOD PLANK SCREENINGS, STAINED

SCALE: 1/8" = 1'-0" LEFT ELEVATION 01

14.

15.

DILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



16.

OILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



BERKELEY AVE.
WINDOW IN CORNER
@ OFFSET WALL

17.



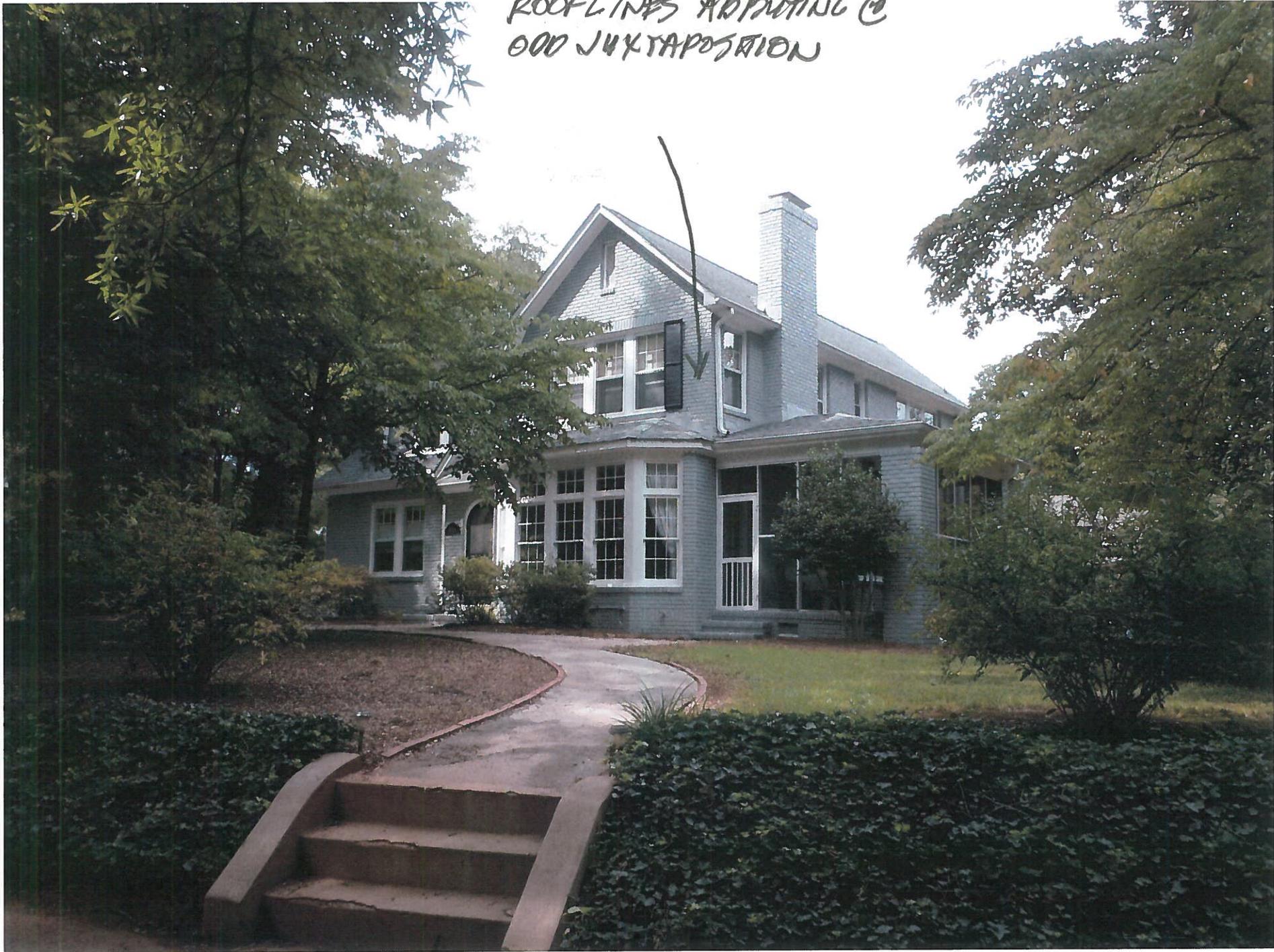
BELKELEY AVE
WINDOWS LOCATIONS
CARVED OUT OF ROOF

18.



BERKELEY AVE.
ROOFLINES ADDITIONAL @
OOD JUXTAPOSITION

— 19.



NON ALIGNMENT OF EAVES & 000 VERTIC POSITION

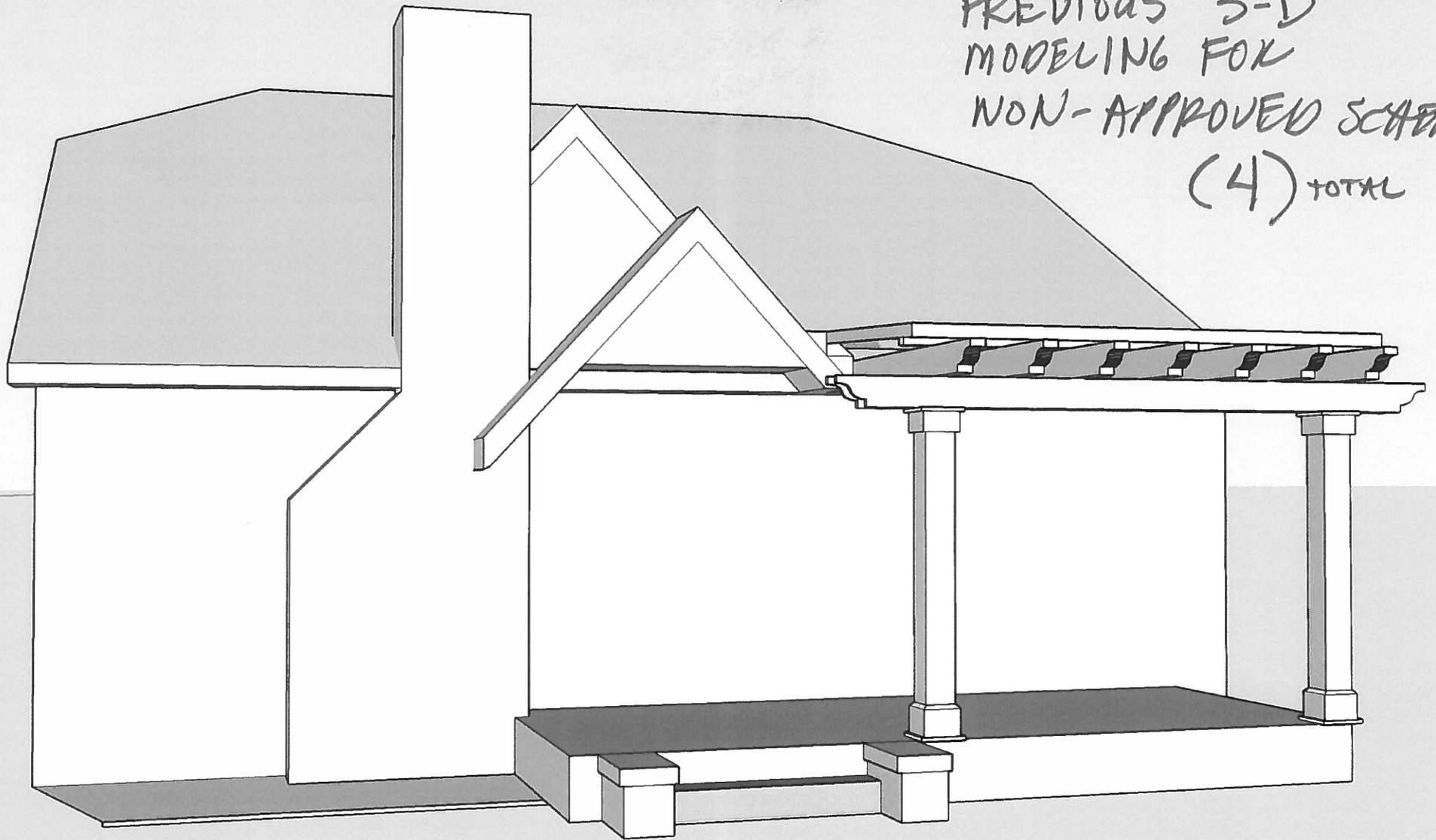
20.

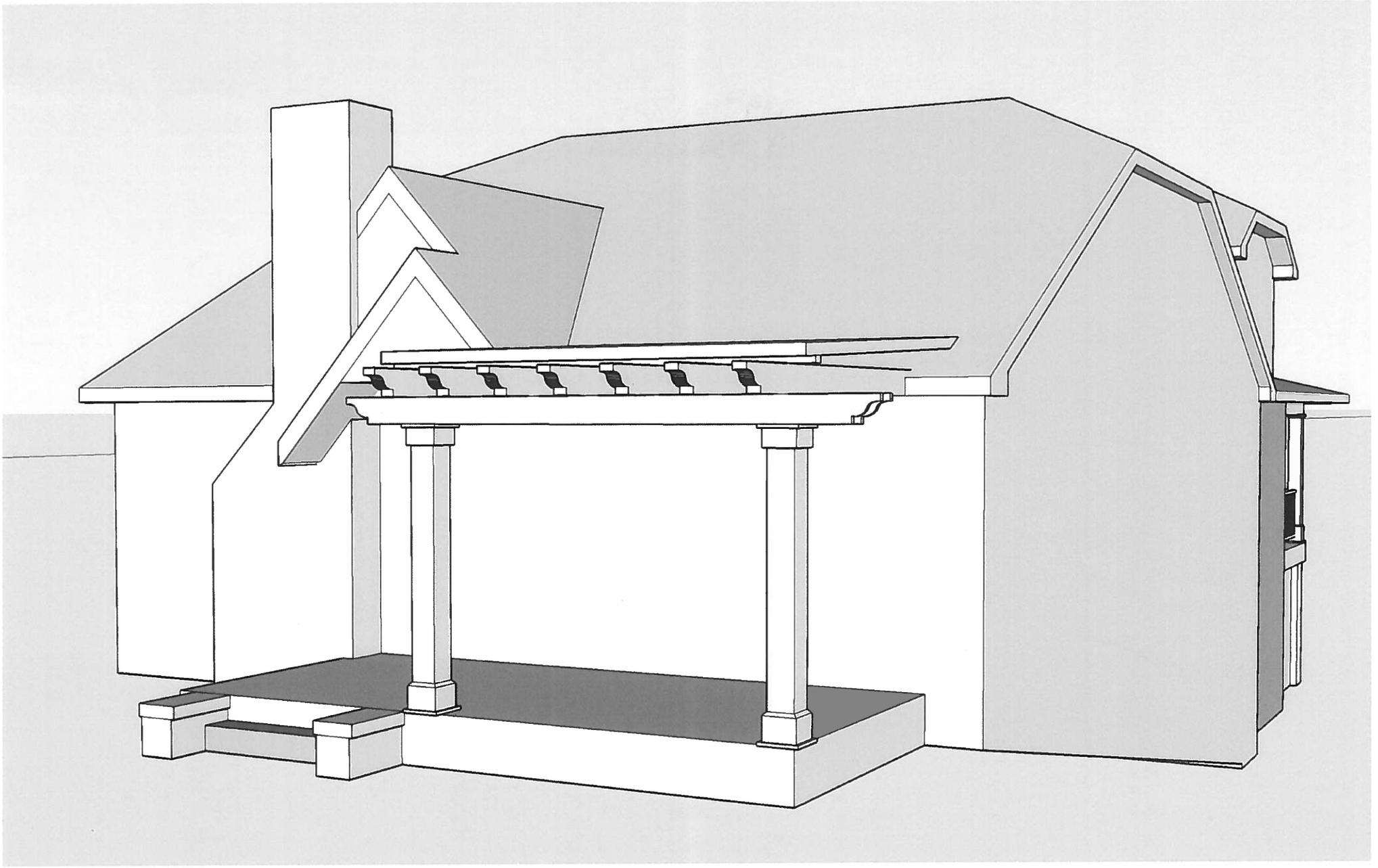


BERKELEY AVE
SHED ROOF BREAKING GABLE RANGE
MULTIPLE SHED ROOFS &
HIP ROOF ENGAGEMENT



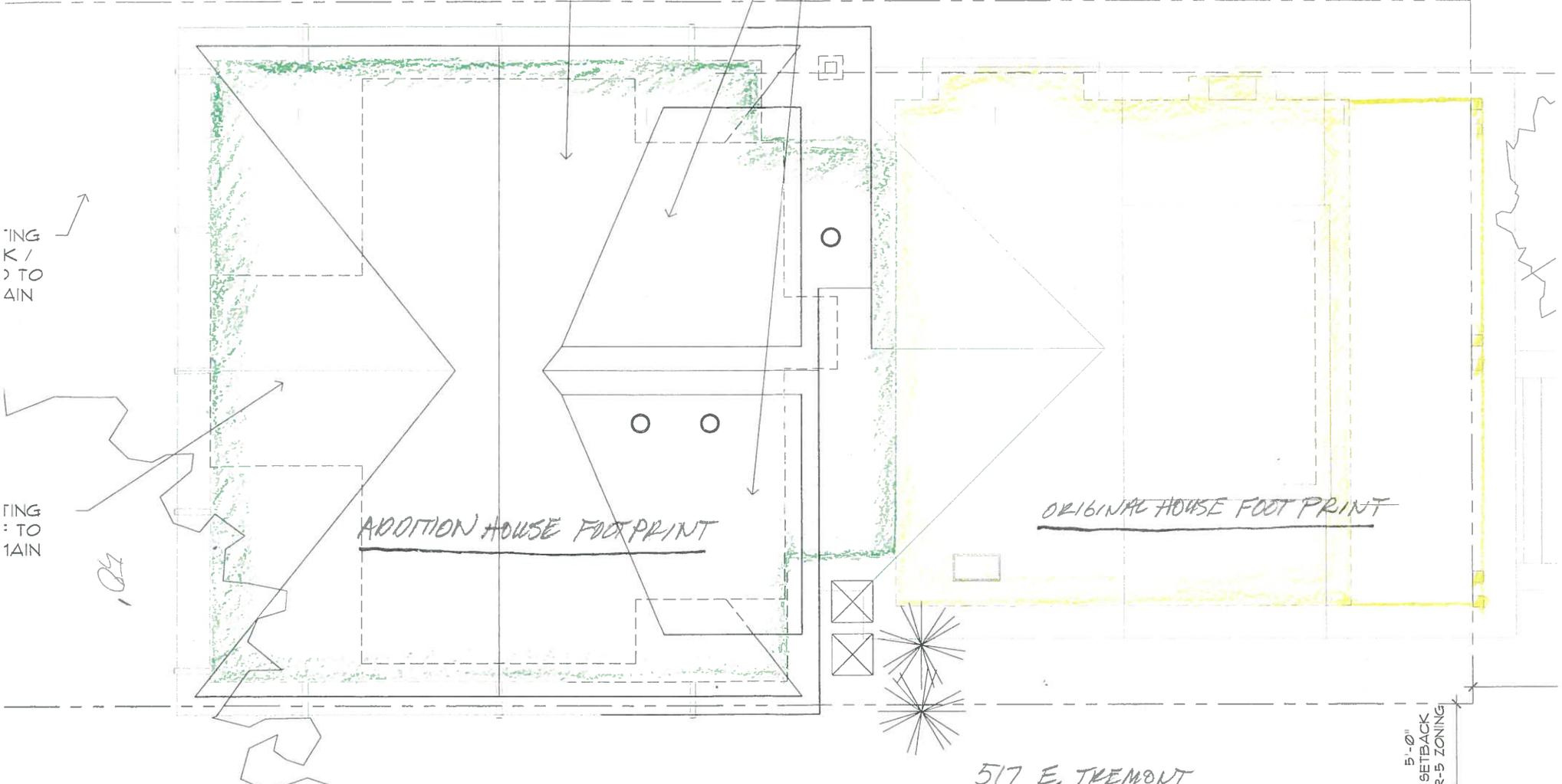
PREVIOUS 3-D
MODELING FOR
NON-APPROVED SCHEME
(4) TOTAL











ADDITION HOUSE FOOTPRINT

ORIGINAL HOUSE FOOT PRINT

517 E. TREMONT

5'-0"
SETBACK
R-5 ZONING

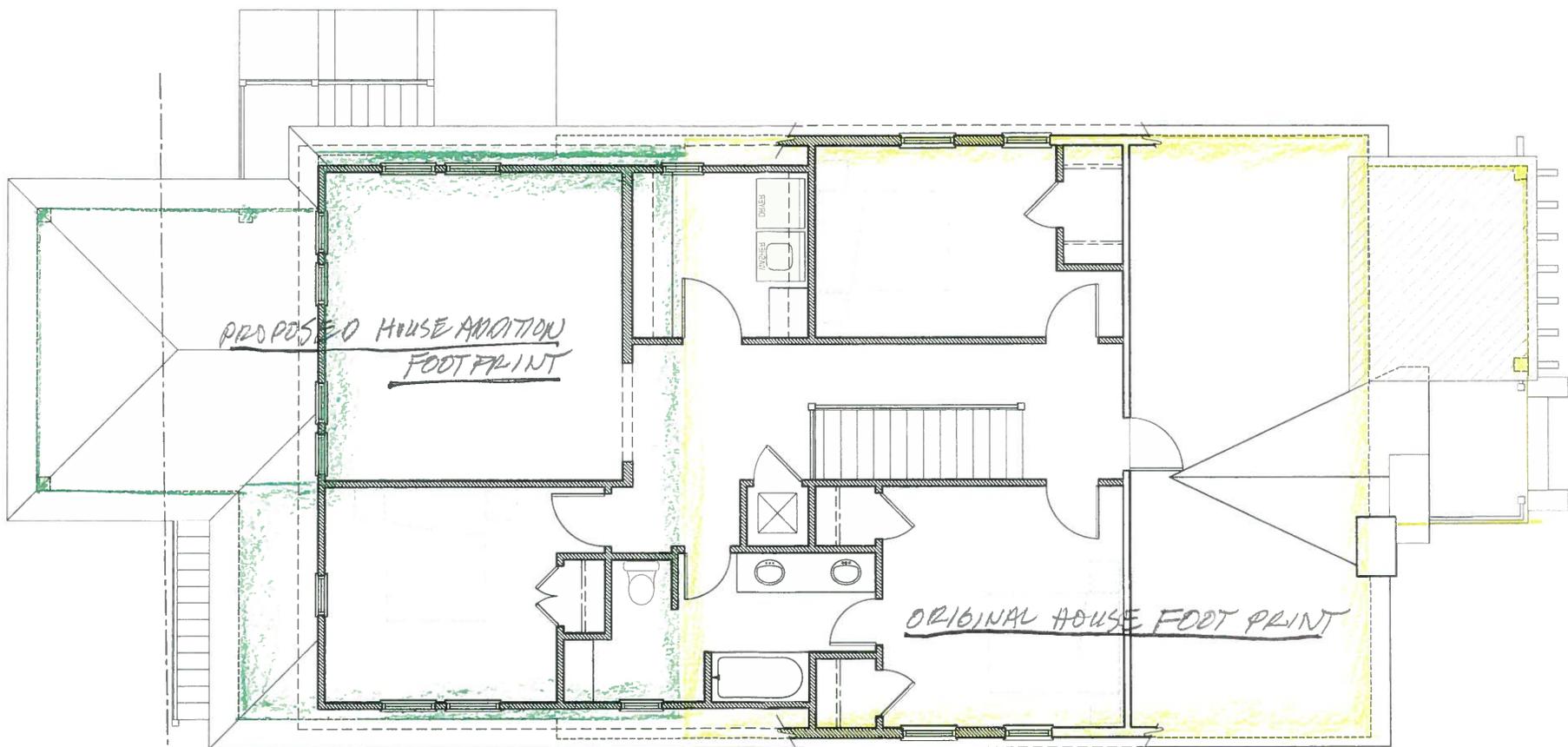
HOC APPROVED PROJECT



APPROVED SITE PLAN - NO CHANGE
SCALE: 1/8" = 1'-0"

3/16" = 1'





PROPOSED HOUSE ADDITION
FOOTPRINT

ORIGINAL HOUSE FOOTPRINT

HDC PROPOSED & NOT APPROVED PROJECT

409 RENSSELAER