



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2018-00083

DATE: May 24, 2018

ADDRESS OF PROPERTY: 719 East Tremont Avenue

TAX PARCEL NUMBER: 12108605

HISTORIC DISTRICT: Dilworth

OWNER(S): Doug Ehman

APPLICANT: Allen Brooks, ALB Architecture

DETAILS OF APPROVED PROJECT: The project is a cross gable addition toward the rear of the house and one story hipped porch roof addition over the rear porch and 5' extension on the left side, rear. The cross gable ridge height is approximately 2' above existing ridge with a shed dormer facing the rear. Materials include cedar shake and brick to match existing. The chimney on the rear of the house will be removed and the windows on the rear and left side will be removed. Windows to remain are identified on the elevations. New roof and window trim details will match the house. There no impacts to mature trees.

The project was approved by the HDC April 11, 2018.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman


Staff



VICINITY MAP



ZONING INFORMATION

JURISDICTION	MECKLEMBERG COUNTY
ZONED	R-5
BUILDING LIMITS	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	35'-0"

MAXIMUM IMPERVIOUS

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
BASEMENT FLOOR	0	107
COVERED FRONT PORCH	0	271
EXISTING FIRST FLOOR	1186	
PROPOSED BASEMENT FLOOR	806	
PROPOSED FIRST FLOOR	593	
PROPOSED REAR PORCH		334
PROPOSED CAR PORT / STORAGE		552
PROPOSED SECOND FLOOR	738	
TOTAL	3323	1264
TOTAL UNDER ROOF		4587

INDEX OF DRAWINGS

A-0	COVER SHEET
A-1.0	EXISTING AND PROPOSED SITE PLAN
A-2.0	EXISTING FOUNDATION & FIRST FLOOR PLAN
A-2.1	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	LEFT ELEVATION (EXISTING & PROPOSED)
A-3.4	SECTIONS AND DETAILS
A-4.0	PROPOSED BASEMENT/FOUNDATION
A-4.1	PROPOSED FIRST FLOOR
A-4.2	PROPOSED SECOND FLOOR
A-4.3	PROPOSED ROOF

NOTE:

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3. THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2018 @ 11:59 PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE

AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	1186
TOTAL PROPOSED HEATED AREA	1331
PROPOSED UNHEATED	
REAR PORCH	334
CAR PORT	552

TOTAL 886

REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

REAR YARD AREA	4088
HOUSE ADDITION	593
REAR PORCH	334
CAR PORT	552
CONCRETE DRIVEWAY	107
TOTAL	1586

TOTAL PERMEABLE AREA 39%

OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)

TOTAL AREA OF SITE	7543
FOOTPRINT OF HOUSE	2387
STORAGE@CARPORT	552

TOTAL AREA	2939
PERCENTAGE OF OPENSOURCE	61%



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Designed Exclusively For the:

EHMANN RESIDENCE

719 East Tremont Avenue, Charlotte, NC 28031

PROJECT # 17077
ISSUED: 22 MAY 2018
REVISIONS:

COVER SHEET

A-0

OF: THIRTEEN



TREMONT AVENUE
60' PUBLIC R/W

TREMONT AVENUE
60' PUBLIC R/W

OF: THIRTEEN

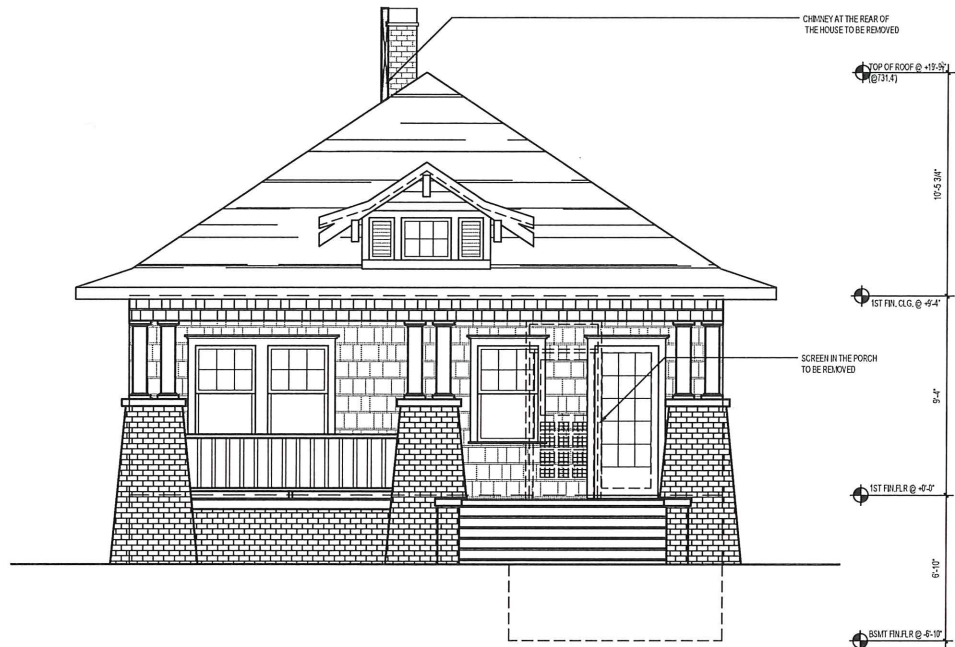


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2013-00083



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



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-10" X 4'-8"	MATCH EXISTING	CASEMENT
B	1'-3" X 3'-0"	MATCH EXISTING	CASEMENT
C	2'-10" X 2'-6"	MATCH EXISTING	CASEMENT
D	2'-0" X 3'-0"	FF - MATCH EXISTING SF - 8'-0" FFF	CASEMENT
E	2'-8" X 5'-0"	SF - 7'-0" FFF (REAR) SF - 7'-8" FFF (LEFT SIDE)	CASEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 172" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIZING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. I.E. = MATCH EXISTING
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

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 $\frac{1}{4}$ ".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO BE 2'-6" U.N.O. (MATCH EXISTING HOUSE).
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

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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.
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KEY:
WALL TO BE REMOVED ~~XXXXXX~~
ITEM TO BE REMOVED X



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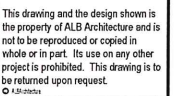
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PROJECT # 17077
ISSUED: 22 MAY 2018
REVISIONS:

EXISTING AND PROPOSED
FRONT ELEVATION
A-3.0
OF: THIRTEEN



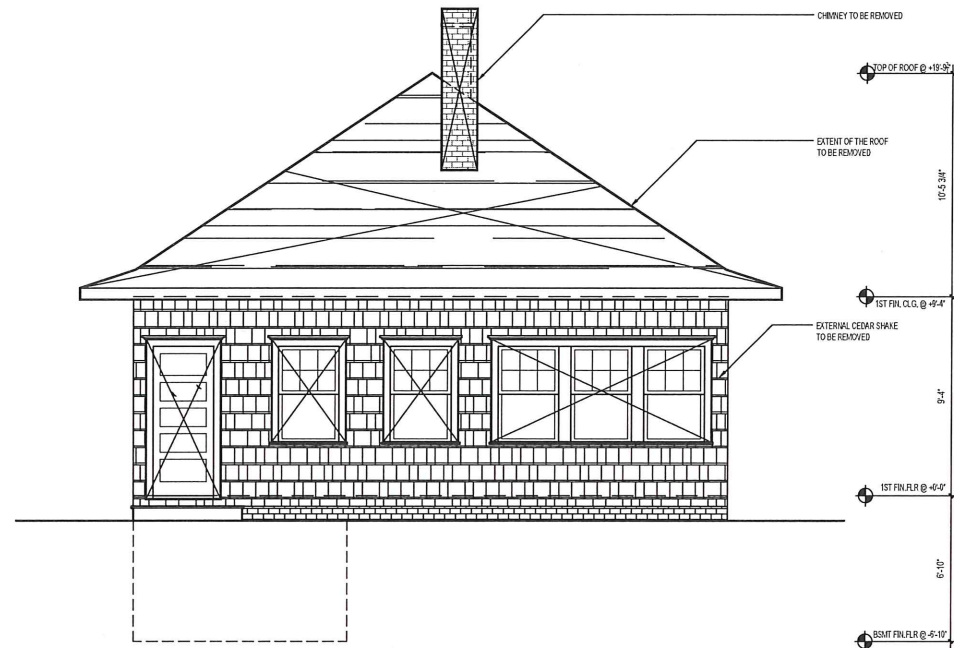
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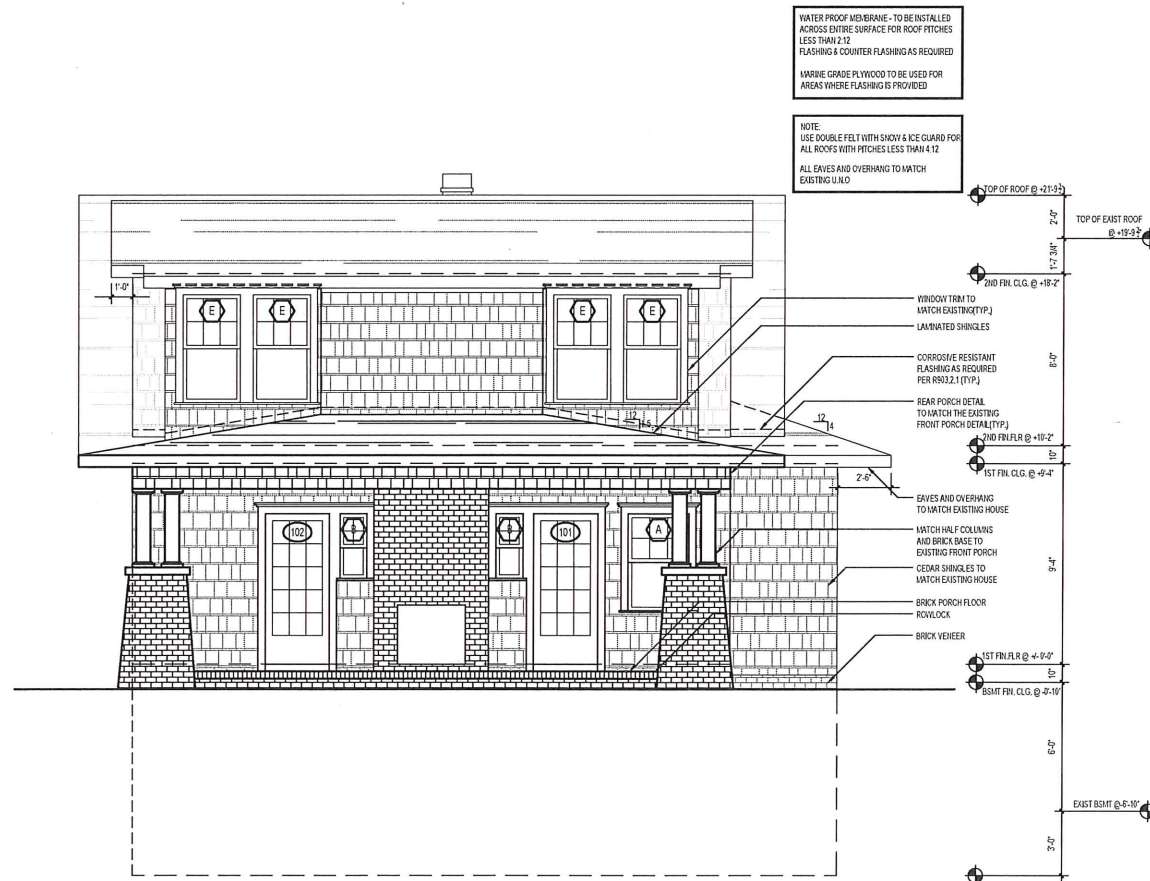




2018-00083



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



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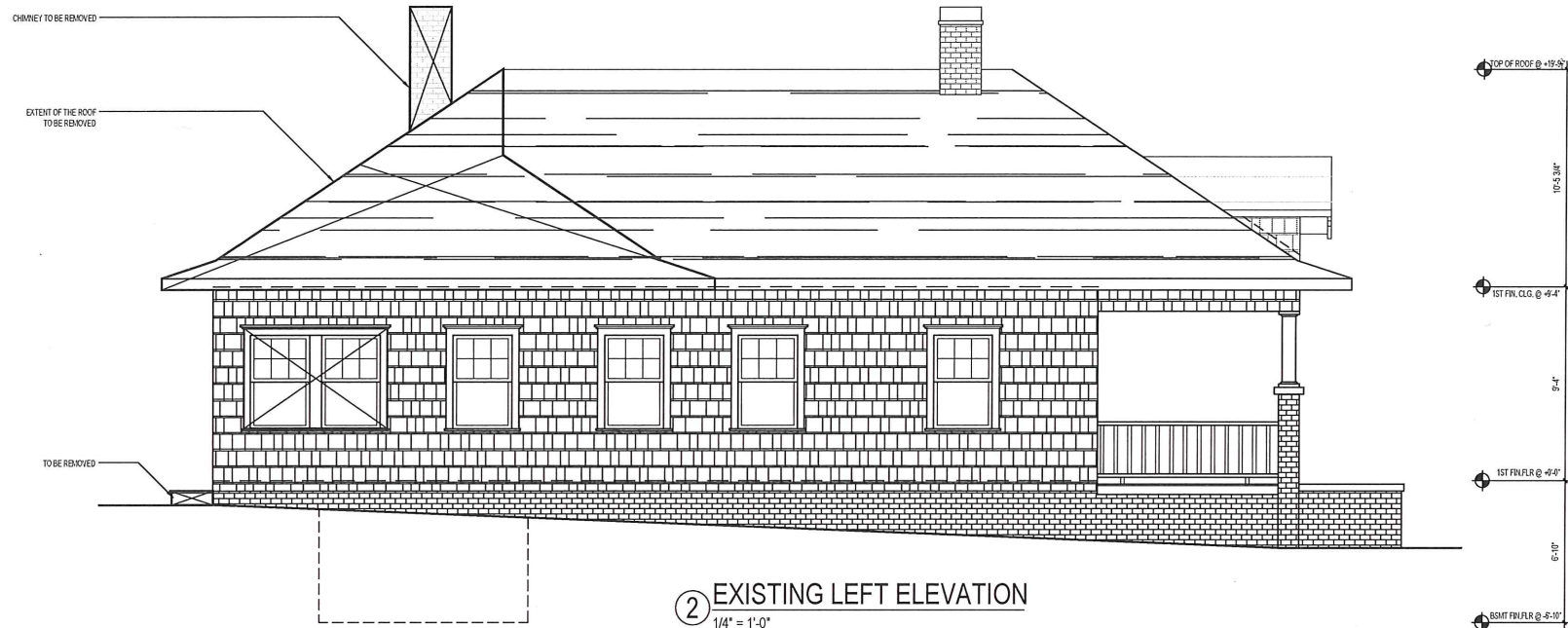
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PROJECT #: 17077
ISSUED: 22 MAY 2018
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EXISTING AND PROPOSED
REAR ELEVATION

A-3.2

OF: THIRTEEN



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

GENERAL NOTES:

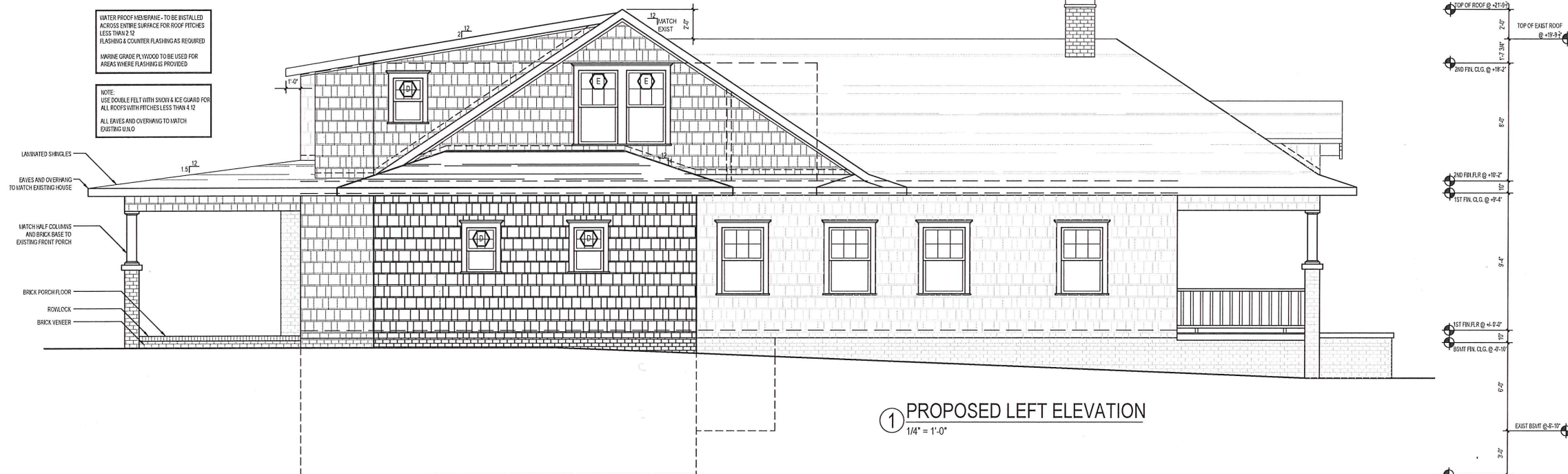
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A-3.3

OF: THIRTEEN

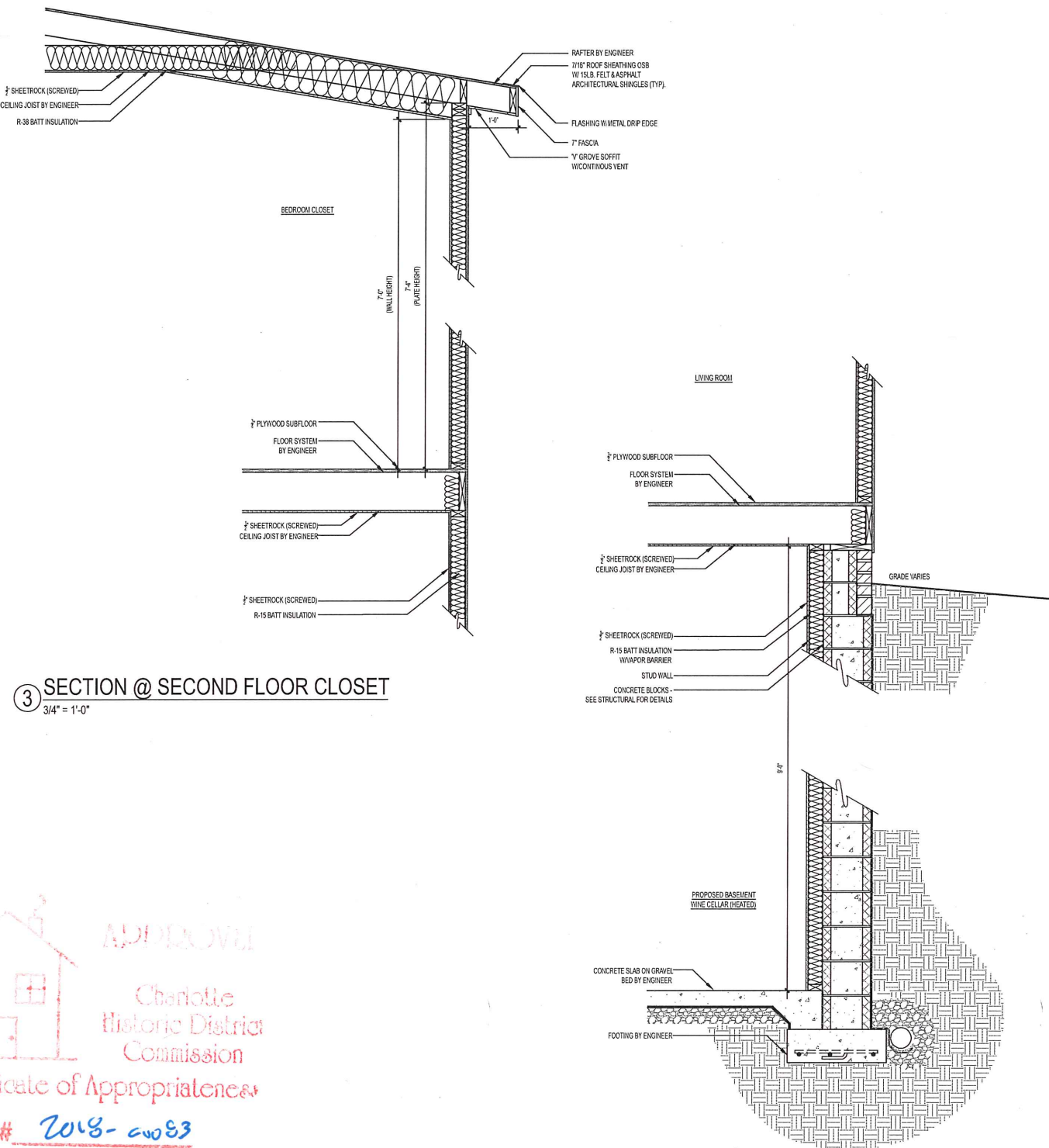
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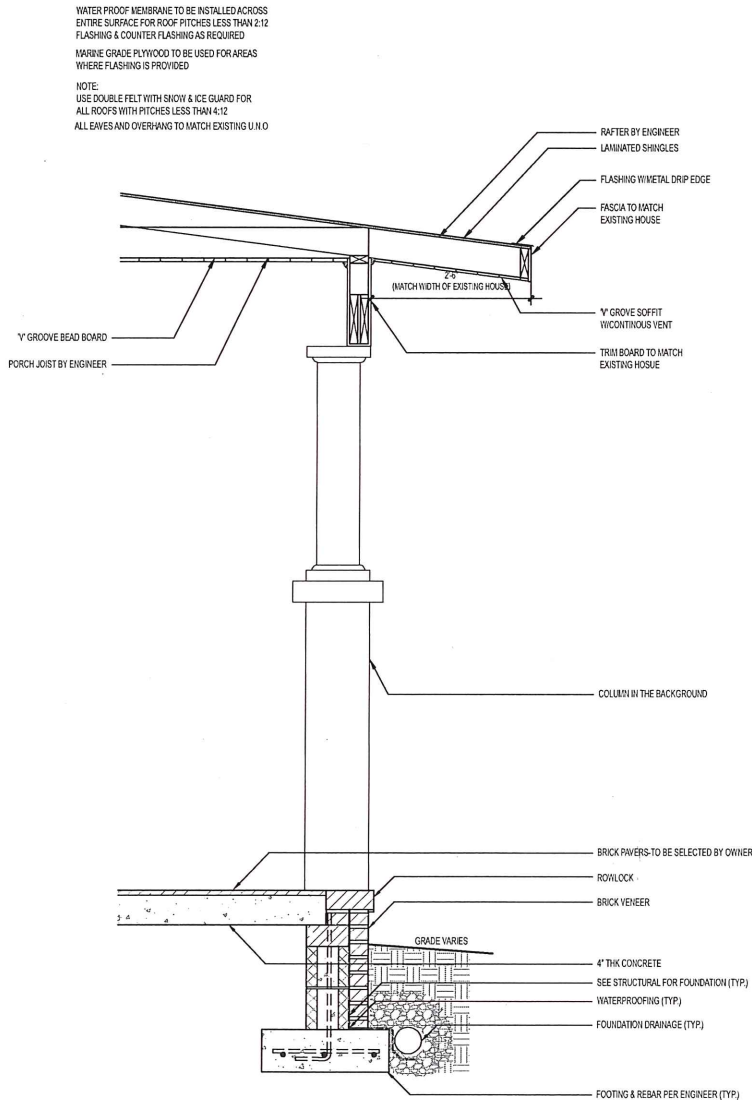
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② TYPICAL SECTION OF THE WALL @ BASEMENT
3/4" = 1'-0"



① TYPICAL SECTION AT THE REAR PORCH
3/4" = 1'-0"





APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00083

SALVAGE DOOR SCHEDULE		
NUM.	OPENING	LOCATION
SD1	3'-0" x EXISTING	KITCHEN STORAGE

ALB
architecture

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

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

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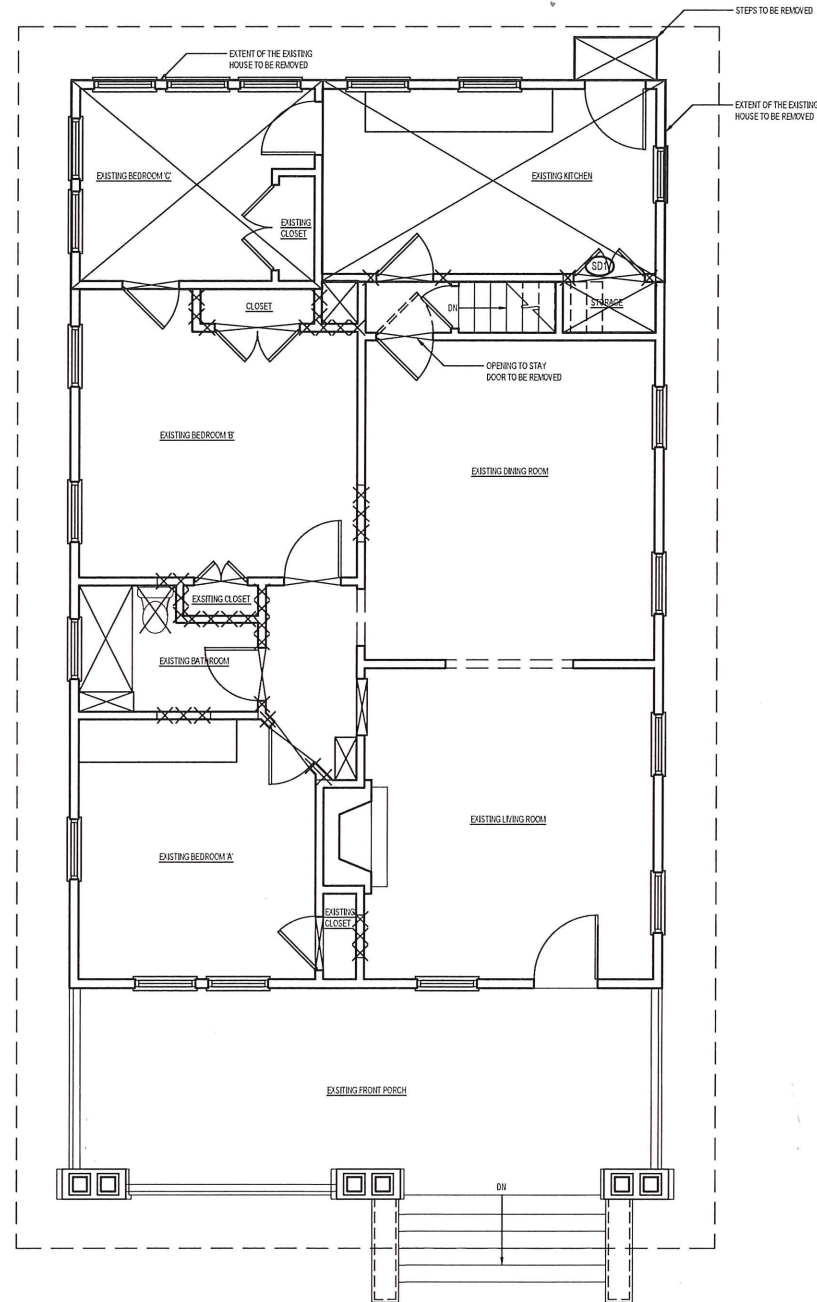
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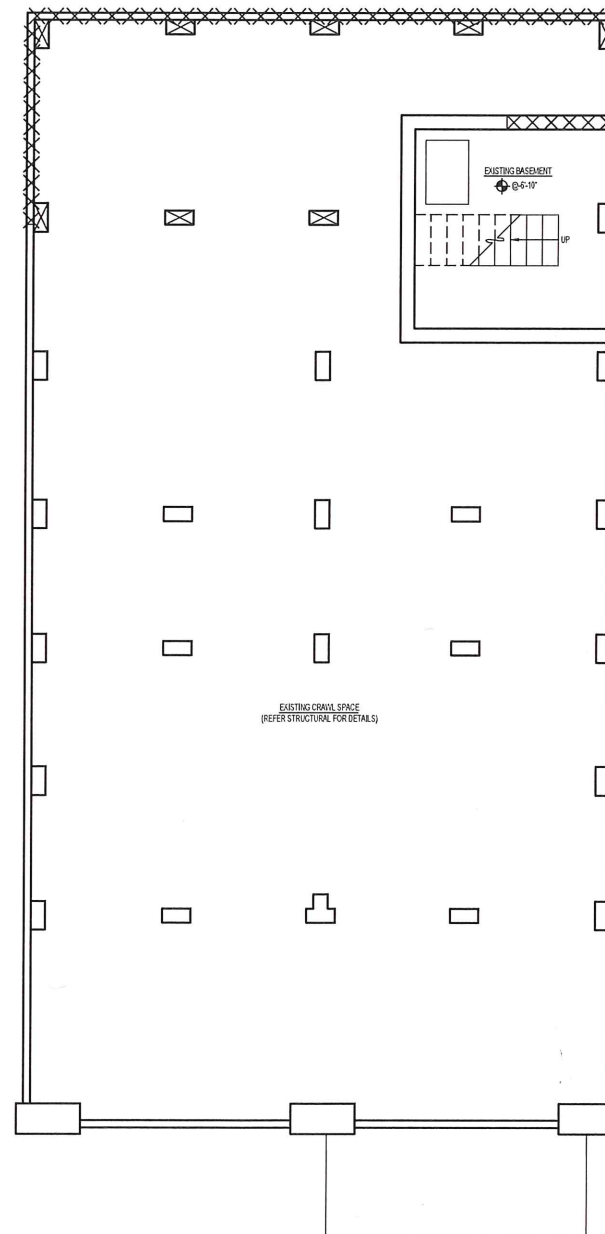
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2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



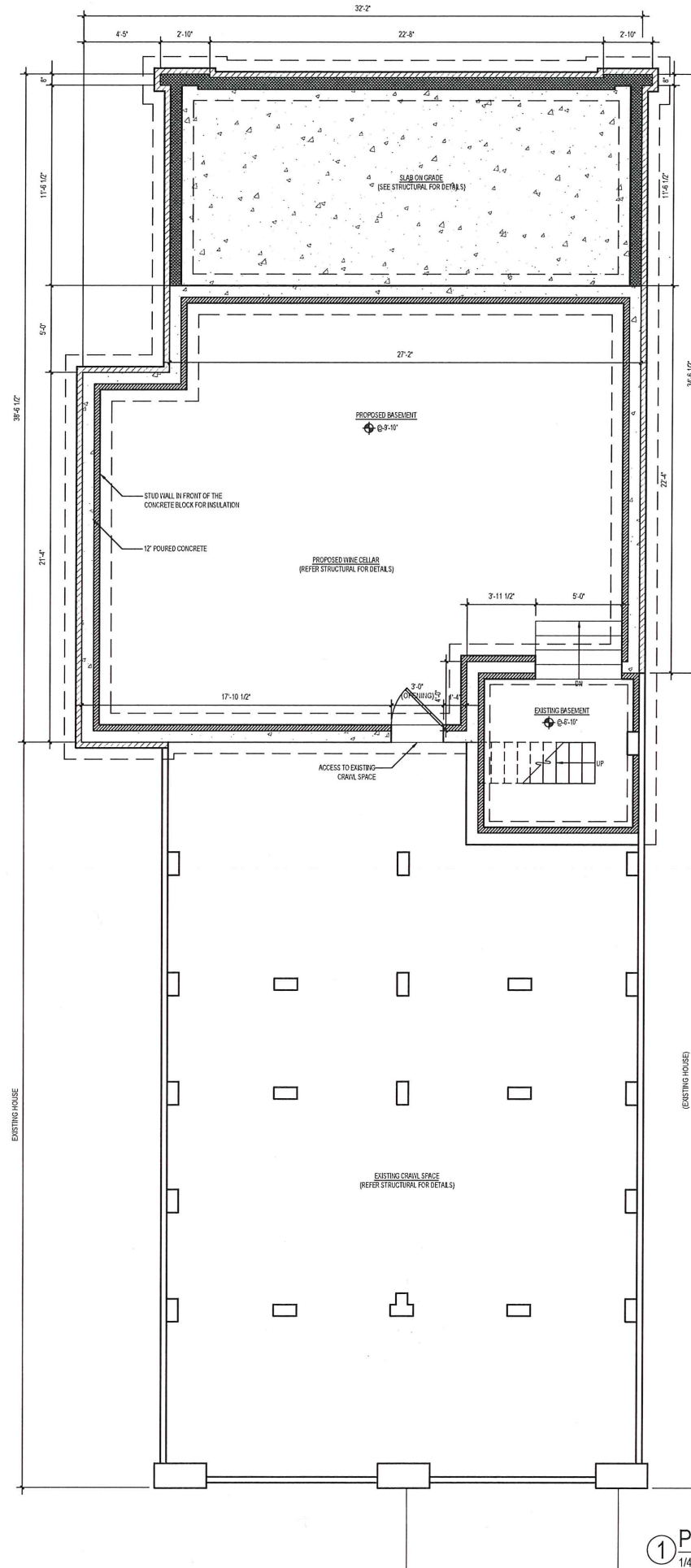
EXISTING FOUNDATION \$
FRIST FLOOR PLAN

A-2.0

OF: THIRTEEN

Designed Exclusively For the:
EHMANN RESIDENCE
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:



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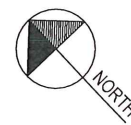
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NOTE:	
CONCRETE	
GRAVEL	
RETAINING WALL	
PAVER SYSTEM	



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



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

E-mail:
brooks.alb@icloud.com
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Designed Exclusively For the:
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719 East Tremont Avenue, Charlotte, NC 28031

PROJECT # 17077
ISSUED: 22 MAY 2018
REVISIONS:

PROPOSED FOUNDATION
PLAN
A-4.0
OF: THIRTEEN



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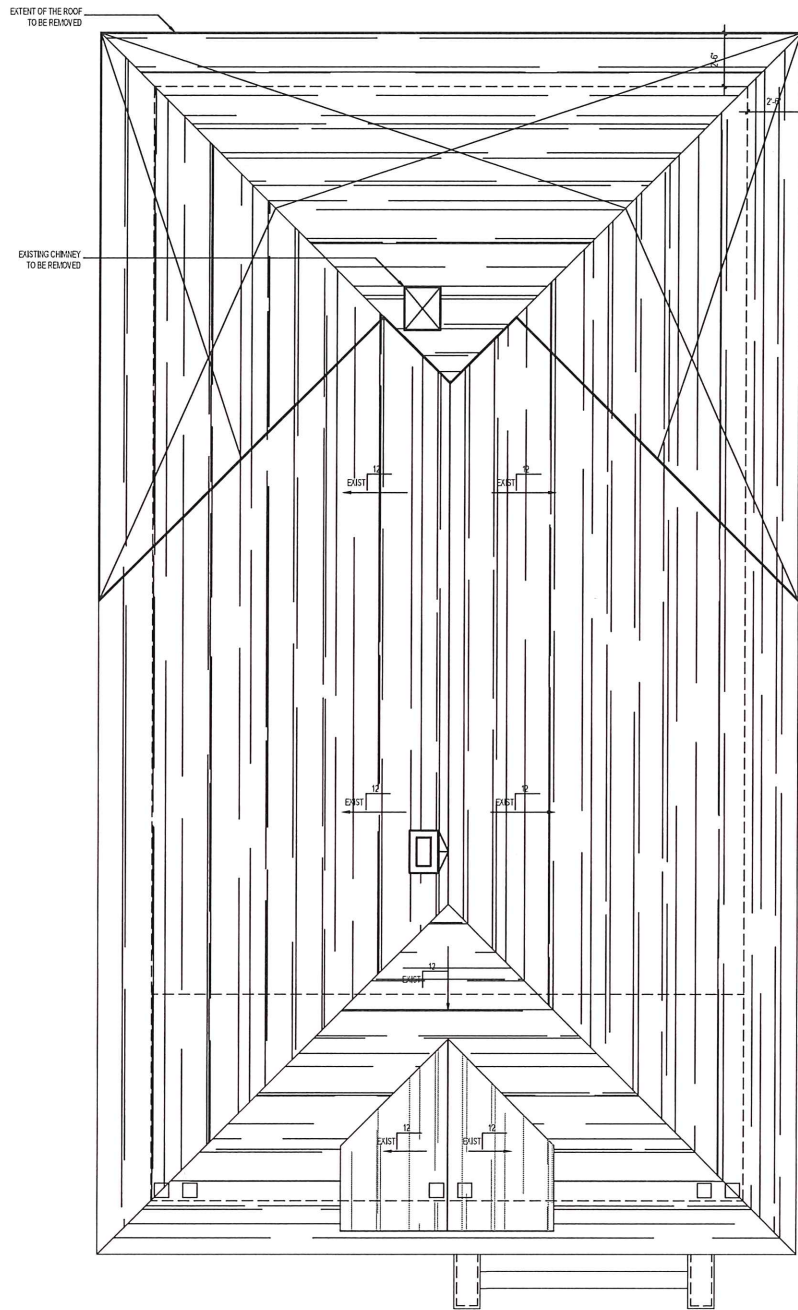
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1 EXISTING ROOF PLAN
1/4" = 1'-0"

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



Designed Exclusively For the:
EHMANN RESIDENCE
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:

EXISTING ROOF PLAN

A-2.1

OF: THIRTEEN

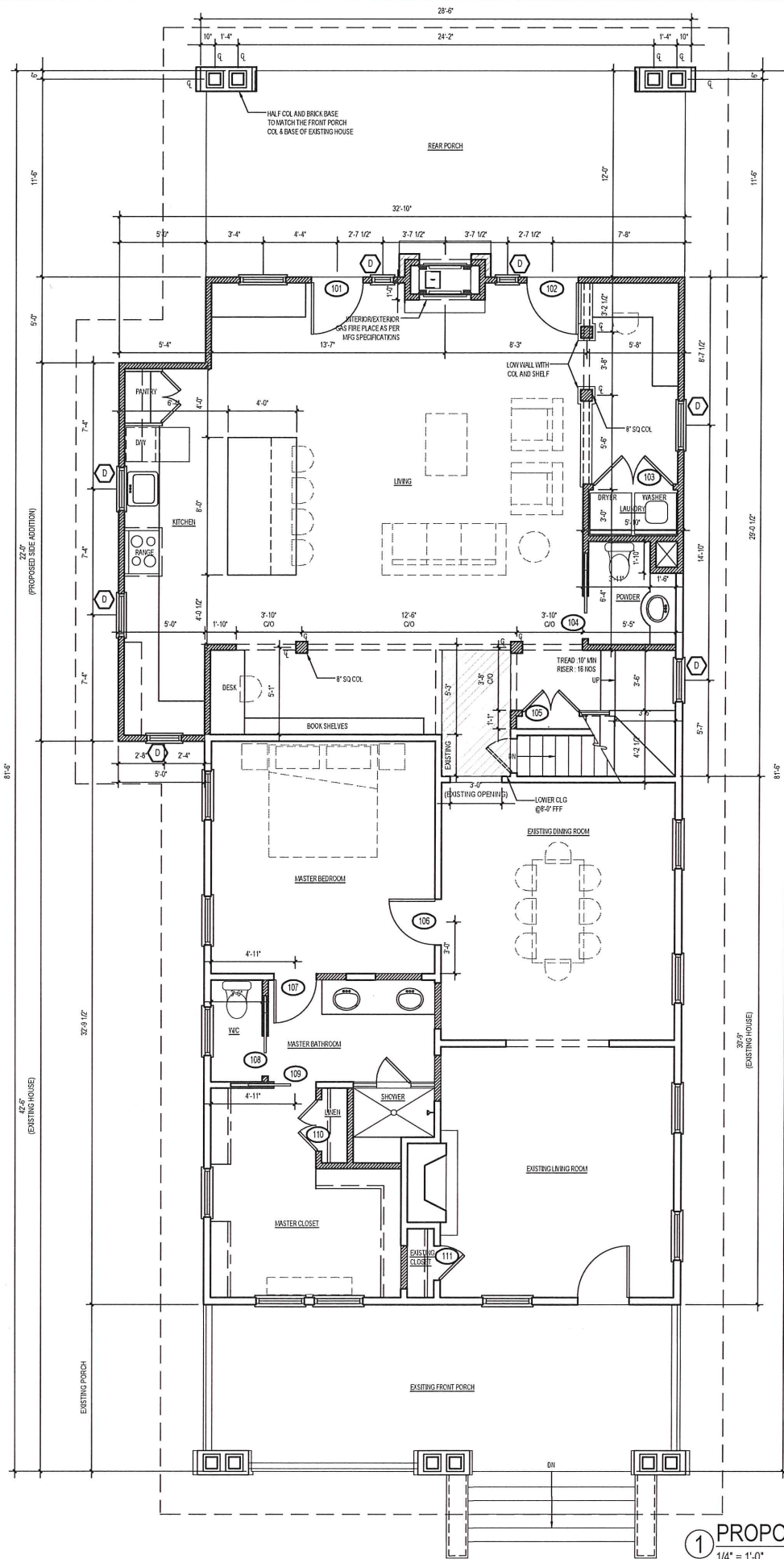


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-0083



SALVAGE DOOR SCHEDULE

NUM	OPENING	LOCATION
SD1	3'-0" x 6'-0" EXISTING	KITCHEN STORAGE

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-10" x 4'-0"	MATCH EXISTING	CASEMENT
B	1'-3" x 3'-0"	MATCH EXISTING	CASEMENT
C	2'-10" x 2'-0"	MATCH EXISTING	CASEMENT
D	2'-0" x 3'-0"	FF - MATCH EXISTING SF - 8'-0" FFF	CASEMENT
E	2'-8" x 5'-0"	SF - 7'-0" FFF (REAR) SF - 7'-0" FFF (LEFT SIDE)	CASEMENT

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MOUTH 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 SCHEDULE - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MOUTH 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	3'-0" x 7'-0"	LIVING TO REAR PORCH
102	3'-0" x 7'-0"	LIVING TO REAR PORCH
103	PR 2'-4" x 7'-0"	LAUNDRY
104	2'-8" x 7'-0" POCKET DOOR	POWDER ROOM
105	3'-0" x EXISTING (SALVAGED DOOR SD1)	STORAGE UNDER STAIRS
106	2'-8" x 7'-0"	MASTER BEDROOM
107	2'-8" x 7'-0"	MASTER BATHROOM
108	2'-4" x 7'-0" POCKET DOOR	W.C.
109	2'-8" x 7'-0" POCKET DOOR	MASTER CLOSET
110	PR 1'-8" x 7'-0"	LINEN
111	2'-0" x 7'-0"	EXISTING CLOSET

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EHMANN RESIDENCE

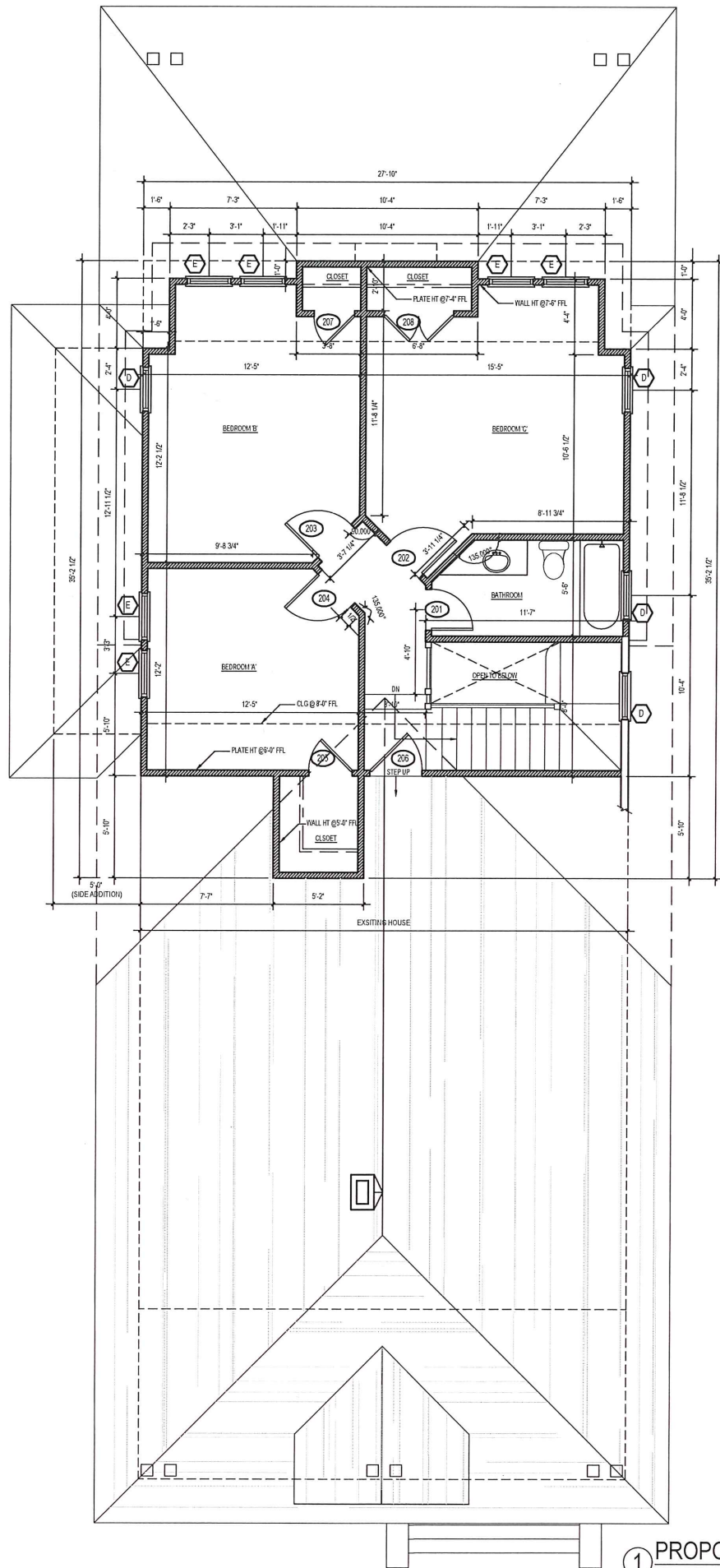
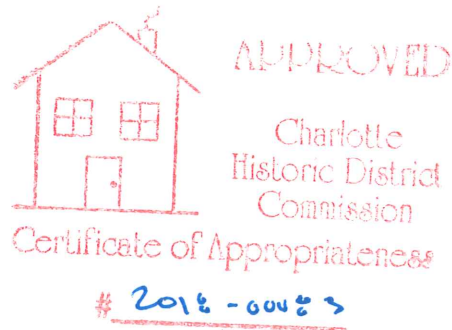
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:

PROPOSED FIRST FLOOR
PLAN

A-4.1

OF: THIRTEEN



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-10" X 4'-6"	MATCH EXISTING	CASEMENT
B	1'-3" X 3'-0"	MATCH EXISTING	CASEMENT
C	2'-10" X 2'-6"	MATCH EXISTING	CASEMENT
D	2'-0" X 3'-0"	FF - MATCH EXISTING SF - 8'-0" FFF	CASEMENT
E	2'-8" X 5'-0"	SF - 7'-0" FFF (REAR) SF - 7'-6" FFF (LEFT SIDE)	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.

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-4" x 6'-8"	BATHROOM
202	2'-8" x 6'-8"	BEDROOM 'C'
203	2'-8" x 6'-8"	BEDROOM 'B'
204	2'-8" x 6'-8"	BEDROOM 'X'
205	2'-6" x HT TO BE VERIFIED @ SITE	CLOSET (BEDROOM 'A')
206	3'-0" x HT TO BE VERIFIED @ 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 $\frac{1}{8}"$.
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT.
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- ALL EAVES TO BE 2'-6" U.N.O. (MATCH EXISTING HOUSE).
- ALL FASCIAS TO MATCH EXISTING HOUSE.
- 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 $\frac{1}{4}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
- R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A $\frac{4}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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

- NOTE:
- CONCRETE
 - GRAVEL
 - RETAINING WALL
 - PAVER SYSTEM



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



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ALB ARCHITECTURE

Designed Exclusively For the:
EHMANN RESIDENCE
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17977
ISSUED: 22 MAY 2018
REVISIONS:

PROPOSED SECOND FLOOR PLAN
A-4.2
OF: THIRTEEN

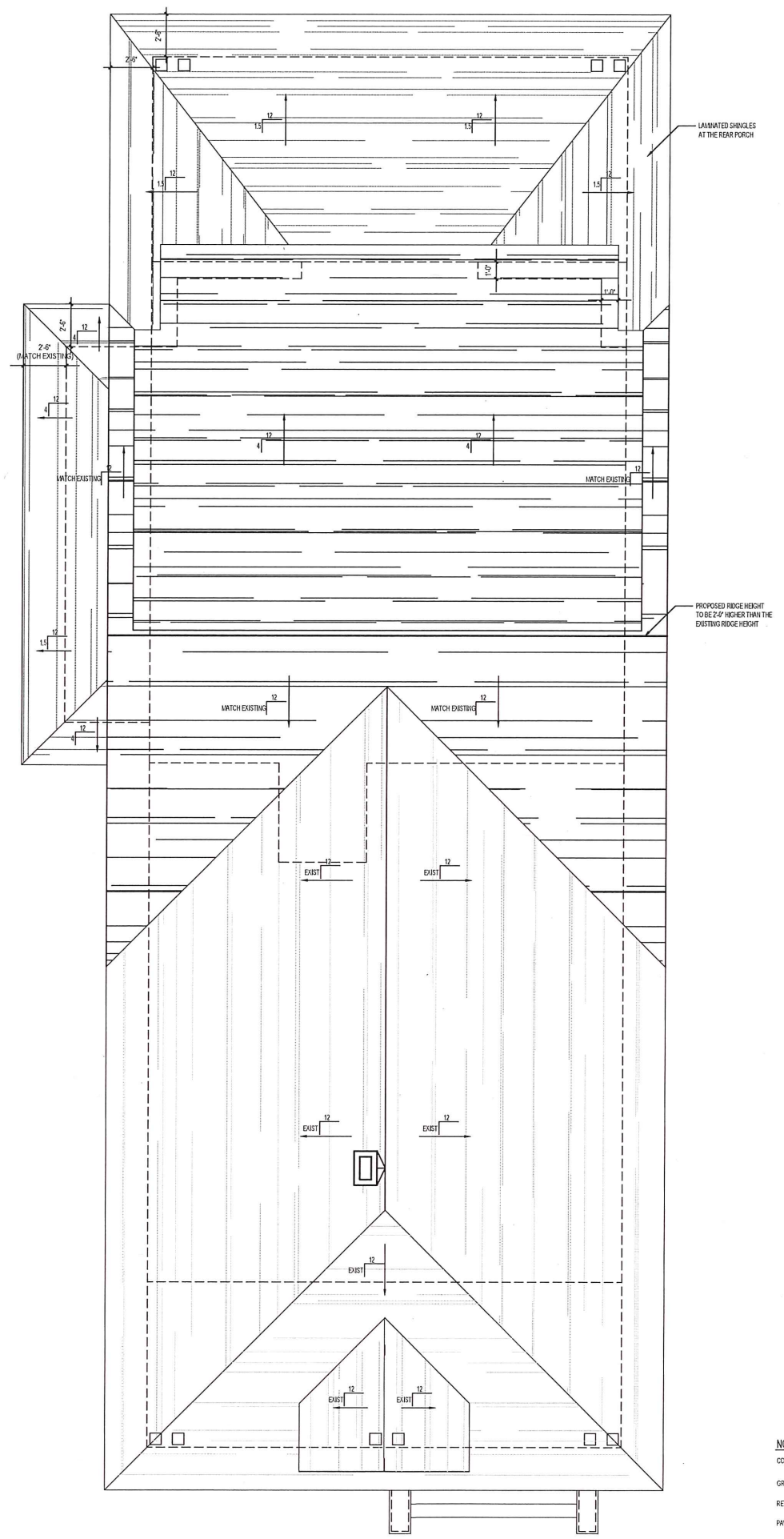


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2013-00083



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PROJECT #: 17077
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PROPOSED ROOF PLAN

A-4.3

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