Charlotte Historic District Commission Application for a Certificate of Appropriateness

Staff Review HDC 2019-00377

Date: July 10, 2019 PID# 12105305

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 321 East Worthington Avenue

SUMMARY OF REQUEST: Accessory Structure

APPLICANT/OWNER: Angie Lauer/Benson Okeiyi

Details of Proposed Request

Existing Conditions

Historically known as the W.P. Owens house, the existing structure is a 1-story Victorian Cottage constructed in 1905. Architectural features include a nearly pyramidal roof with cross gables with shingling and louvered vents, a wraparound porch with shallow facade entry gable, and replacement square posts and railing. The lot slopes slightly from left to right, with the building height measuring approximately 21'-2" at the left corner and 22'-0" at the right corner. Adjacent structures are mostly 1 and 1.5 story residential-style buildings with one institutional building at the corner of Cleveland and E Worthington. Lot dimensions are approximately 50' x 150'.

Proposal

The project is the construction of a new Accessory Dwelling Unit (ADU) at the rear of the lot. The proposed building footprint measures approximately 30'-0" x 33'-6" and the proposed height is approximately 21'-1 3/4". Materials include brick foundation, wood German lap siding with a 6" exposure, wood trim and details. Windows are casement, with one double-hung 2/1 STDL window to match existing on main house. Window material and trim details will be wood. The project includes the removal of a tree located with the alley easement. Post-construction, the rear yard will be 21% impervious coverage.

Design Guidelines for Accessory Buildings, page 8.9

- 1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
- 2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
- 3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
- 4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
- 5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

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

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

Staff Analysis

Staff has the following concerns with the proposal:

- 1. Height, massing, fenestration.
- 2. Minor revisions may be reviewed by staff.



HDC-2019-00377

PID: 12105305

LOCAL HISTORIC DISTRICT: DILWORTH PROPOSED PROJECT: ACCESSORY STRUCTURE





VICINITY MAP



ZONING INFORMATION

JURISDICTION	CITY OF CHARLOTTE
ZONED	R22 MF
B	UILDING LIMITS
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	20'-0"
MAXIMUM IMPERVIOUS	0%
SQUARE FOO	OTAGE CALCULATIONS
F	HEATED SPACE UNHEATED SPA
ICTING HOLICE	1600

	HEATED SPACE	UNHEATED SPACE
EXISTING HOUSE	1600	
FRONT PORCH		396
REAR DECK		195
TOTAL	1600	591
TOTAL UNDER ROOF	21	191
ACCESS	ORY DWELLING STRU	CTURE
		0

FIRST FLOOR	
SECOND FLOOR	713

TOTAL	713		
OTAL UNDER ROOF		1502	

ACCESSORY DWELLING STRUCTURE

7.0000		
	ALLOWED	PROVIDE
FLOOR AREA	1096	789
REAR YEAR AREA	1138(30%)	789(21%)
HEATED SFT	NO MORE THAN 800	713

INDEX OF DRAWINGS

l	A-0	COVER SHEET
Z	A-1.0	EXISTING CONDITIONS
ORIGINAL SUBMISSION	A-2.0	CONTEXT & ADJACENT STRUCTURES
3MIS	A-3.0	EXISTING & PROPOSED SITE PLAN
SUE	A-3.1	SITE ELEVATIONS
NAL	A-4.0	EXISTING ELEVATIONS (FOR REFERENCE)
RIGI	A-4.1	EXISTING ELEVATIONS (FOR REFERENCE)
0	A-4.2	PROPOSED GARAGE ELEVATIONS
	A-5.0	STREETSCAPE ELEVATIONS
	A-6.0	N/A
	A-7.0	N/A
	A-8.0	ARCHITECTURAL DETAILS
	A-8.1	LIFT DETAILS
	A-8.2	LIFT DETAILS
	A-9.0	EXISTING PLANS (FOR REFERENCE)
	A-9.1	EXISTING PLANS (FOR REFERENCE)
	A-9.2	PROPOSED GARAGE PLANS

NOTI

789

789

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AREA CALCULATIONS

PROPOSED ACCESSORY DWELLING UNIT 78

PROPOSED ACCESSORY DWELLING UNIT

TOTAL 789

789

REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)
REAR YARD AREA 3792

TOTAL 789

TOTAL PERMEABLE AREA 0.21%

OPEN SPACE CALCULATIONS (60% MIN. REQUIRED)- 9.305(1)(i)

TOTAL AREA OF SITE 7500
FOOTPRINT OF HOUSE 1996
PROPOSED ACCESSORY DWELLING UNIT 789

TOTAL AREA 2785
PERCENTAGE OF OPENSPACE 62.87%

PROJECT #: 18078 ISSUED: 17 JUNE 2019 REVISIONS:

COVER SHEET

A-0

OF: FIFTEEN

NOTE: PERMEABLE AREA & OPEN SPACE REQUIREMENTS NOT APPLICABLE UNDER B-1 ZONING.

AB architecture

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

HDC MEETING DATE:
JULY, 2019
HDC DOCKET #:

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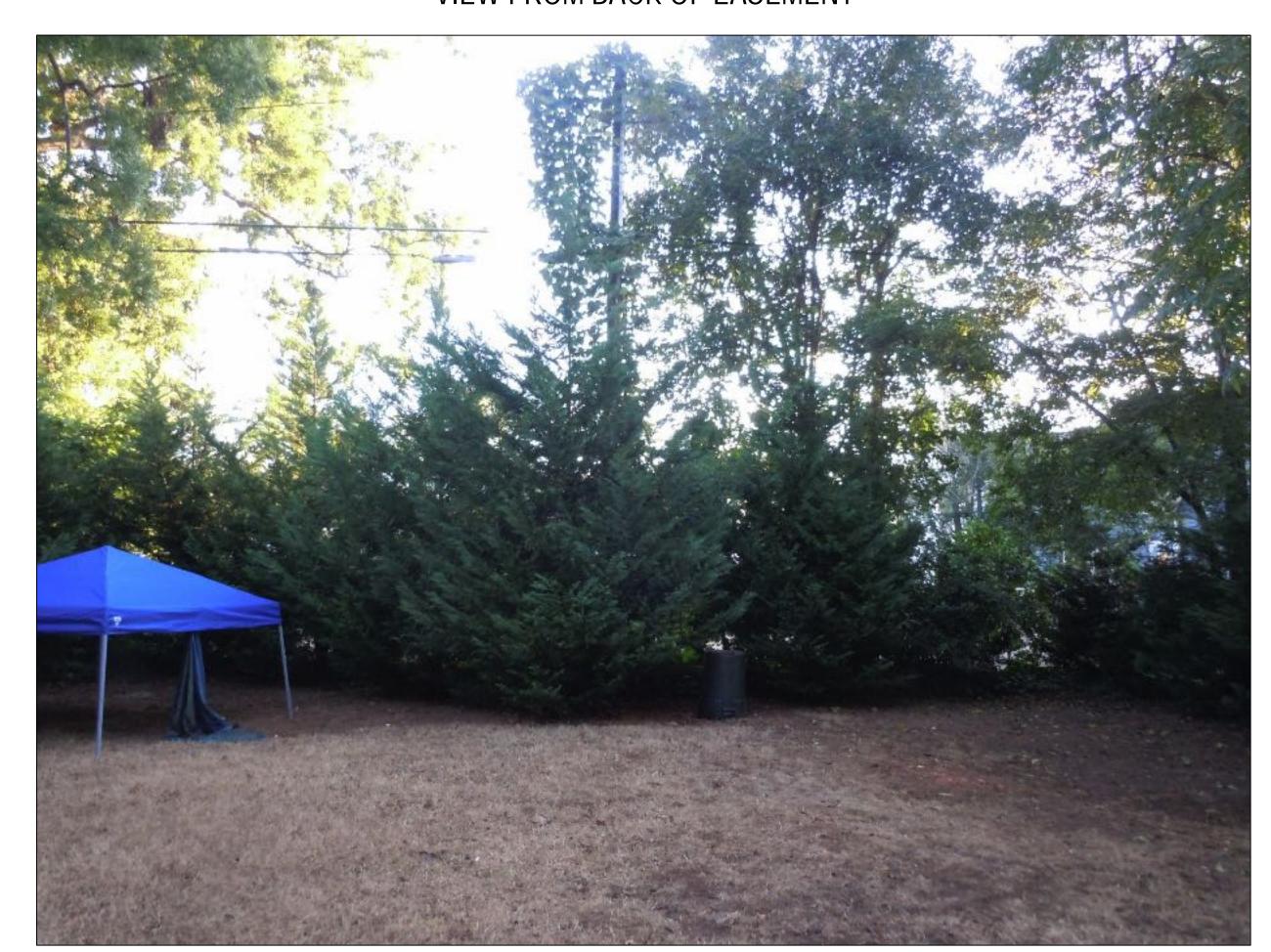
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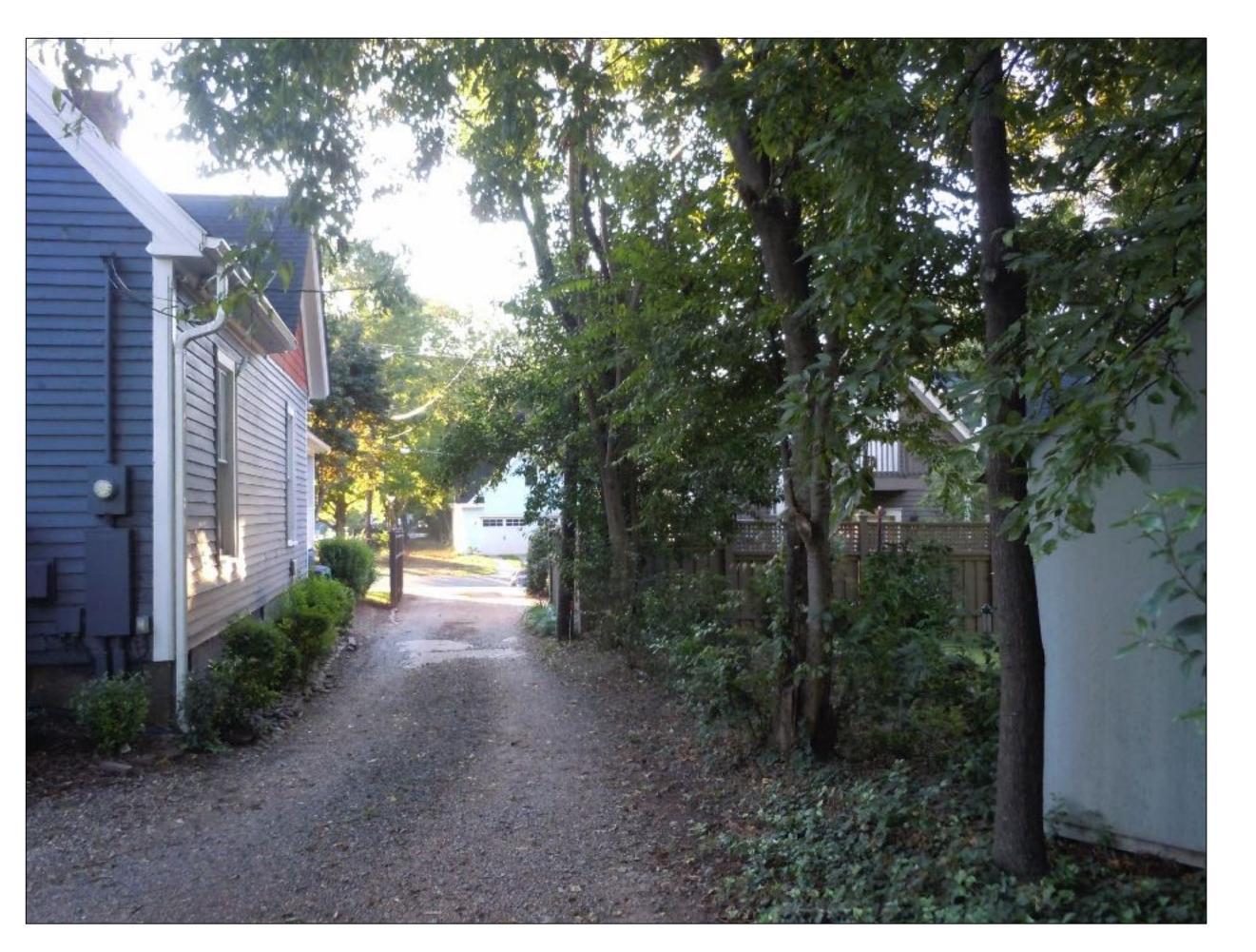
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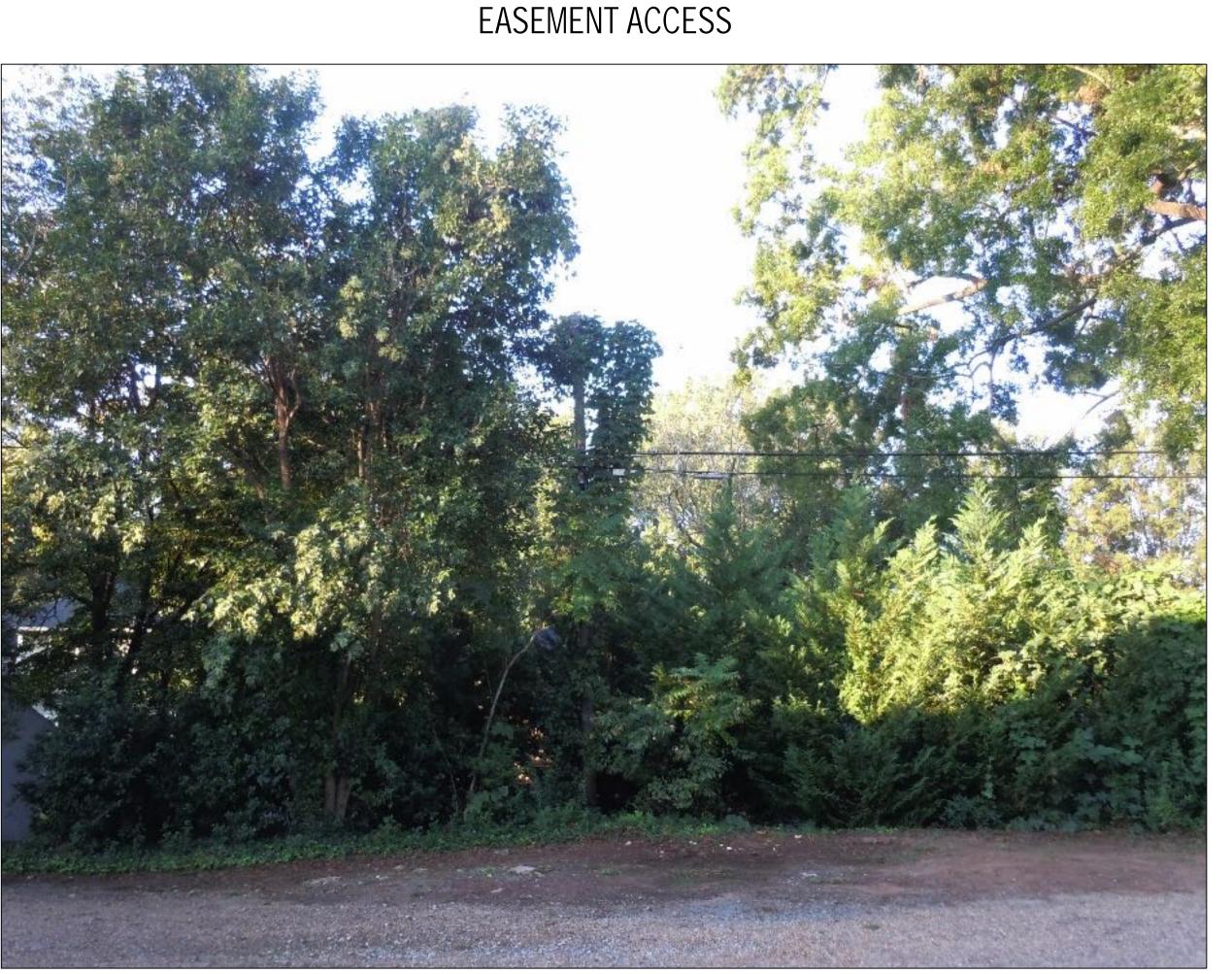


VIEW FROM BACK OF EASEMENT



VIEW FROM BACK OF HOUSE





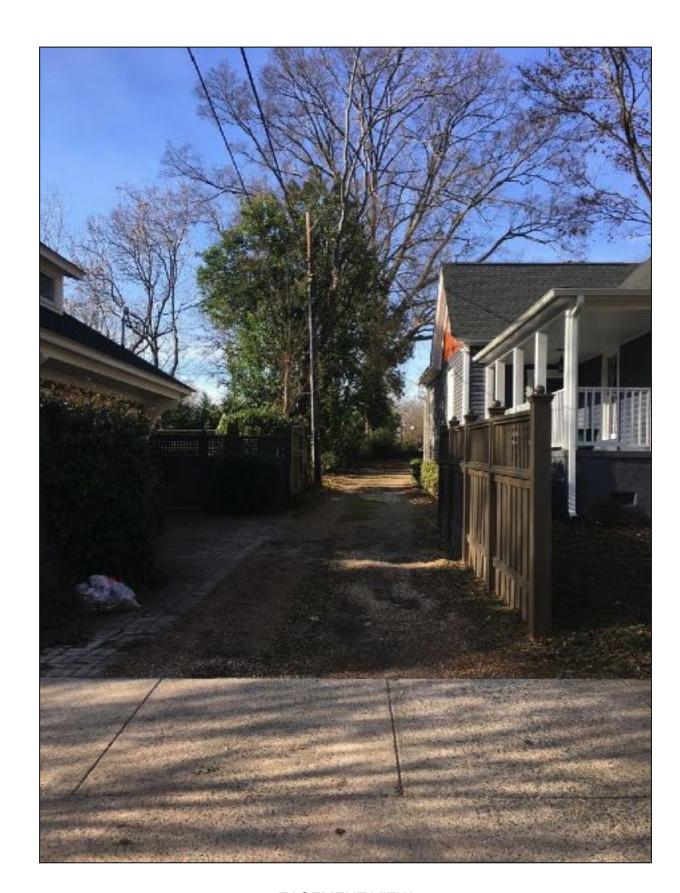
VIEW FROM EASEMENT LOOKING TOWARDS HOUSE

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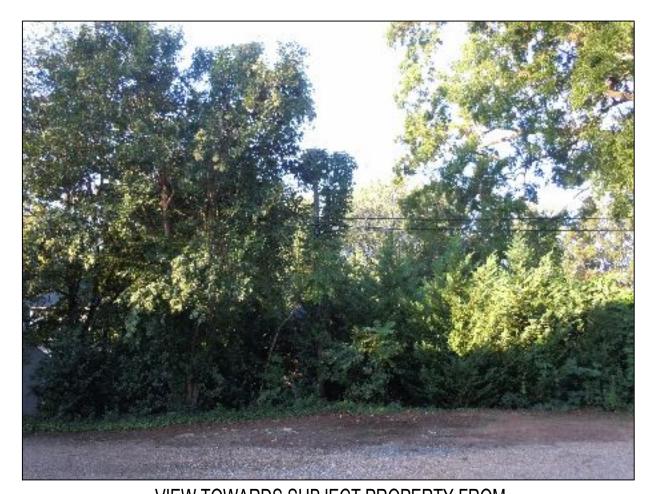
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EASEMENT VIEW



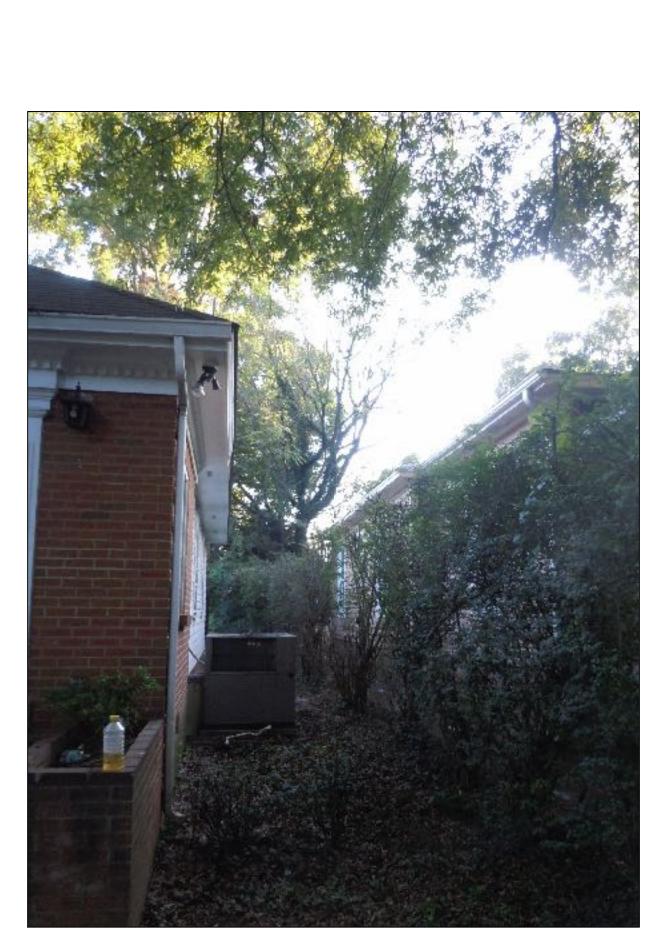
EASEMENT VIEW



VIEW TOWARDS SUBJECT PROPERTY FROM **EASEMENT**



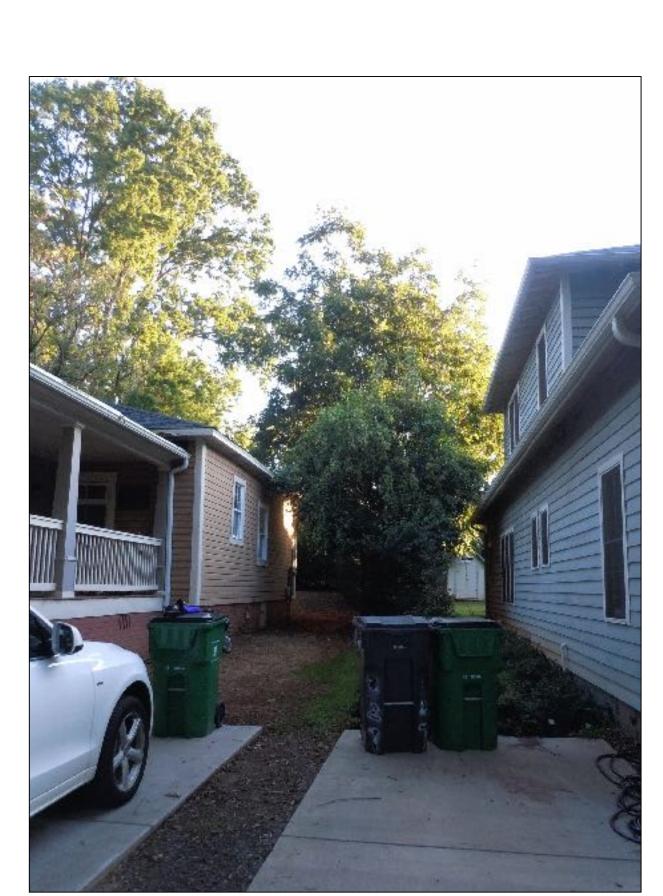
321 E. WORTHINGTON AVE. VIEW AT BACK OF HOUSE



SUBJECT HOUSE LEFT SIDE



321 E. WORTHINGTON AVE. SUBJECT HOUSE



SUBJECT HOUSE RIGHT SIDE



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28203 **SSO** Designed Exclusively RESIDENCE Worthington Ave,

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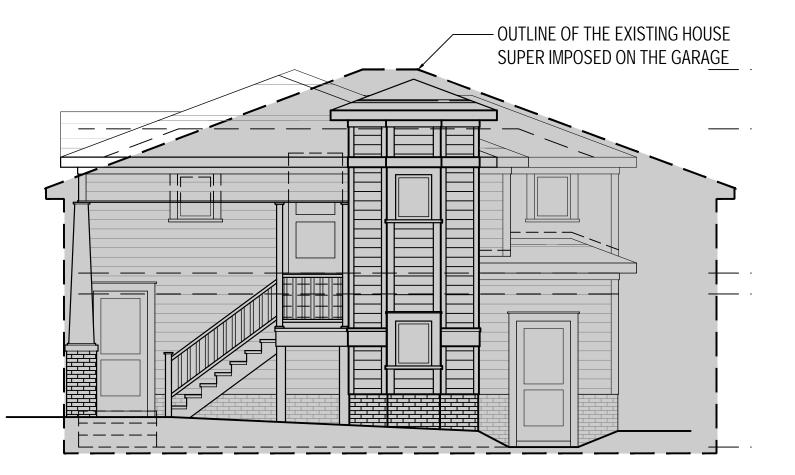
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321 E.

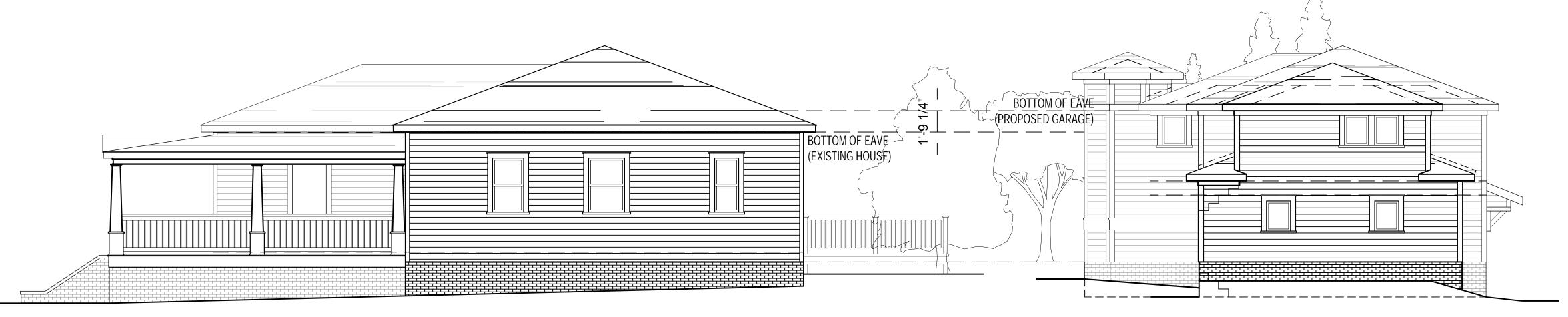
CONTEXT/ADJACENT STRUCTURES



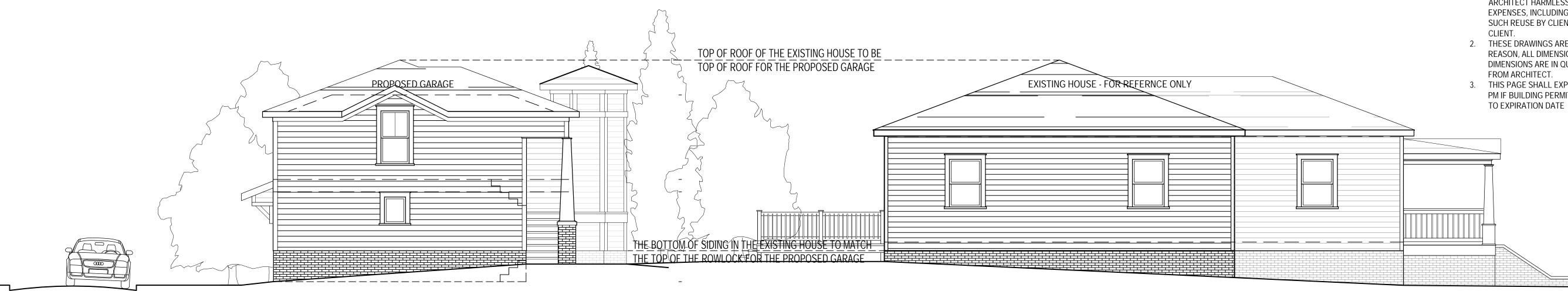
4 ZONING NOT TO SCALE



3 PROPOSED ELEVATION FROM THE STREET



2 PROPOSED ELEVATION ACROSS SITE (RIGHT TO LEFT)
NOT TO SCALE



1 PROPOSED ELEVATION ACROSS SITE (LEFT TO RIGHT)
NOT TO SCALE

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
 ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR
- 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- 4. <u>ALL</u> FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- 5. <u>FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF</u>
 CONCRETE WALL & SLAB
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
 ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE
- FOUNDATION.

 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION.

 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE CURVATURE OF THE NOSING SHALL BE
- NO GREATER THAN $\frac{9}{16}$ ".

 10. ALL RISERS TO BE SOLID.
- 11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 30" 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 TOMATCH EXISTING HOUSE U.N.O.
- 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:

- 1. R311.7.1 WIDTH STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.

 2. R311.7.4.1 RISER HEIGHT THE MAXIMUM RISER HEIGHT SHALL BE $8\frac{1}{4}$ INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8
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 3 R311 7 4 2 TREAD DEPTH THE MINIMUM TREAD DEPTH
- 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.
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- 7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER).

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ALB Architecture
1200 E. Morehead St.

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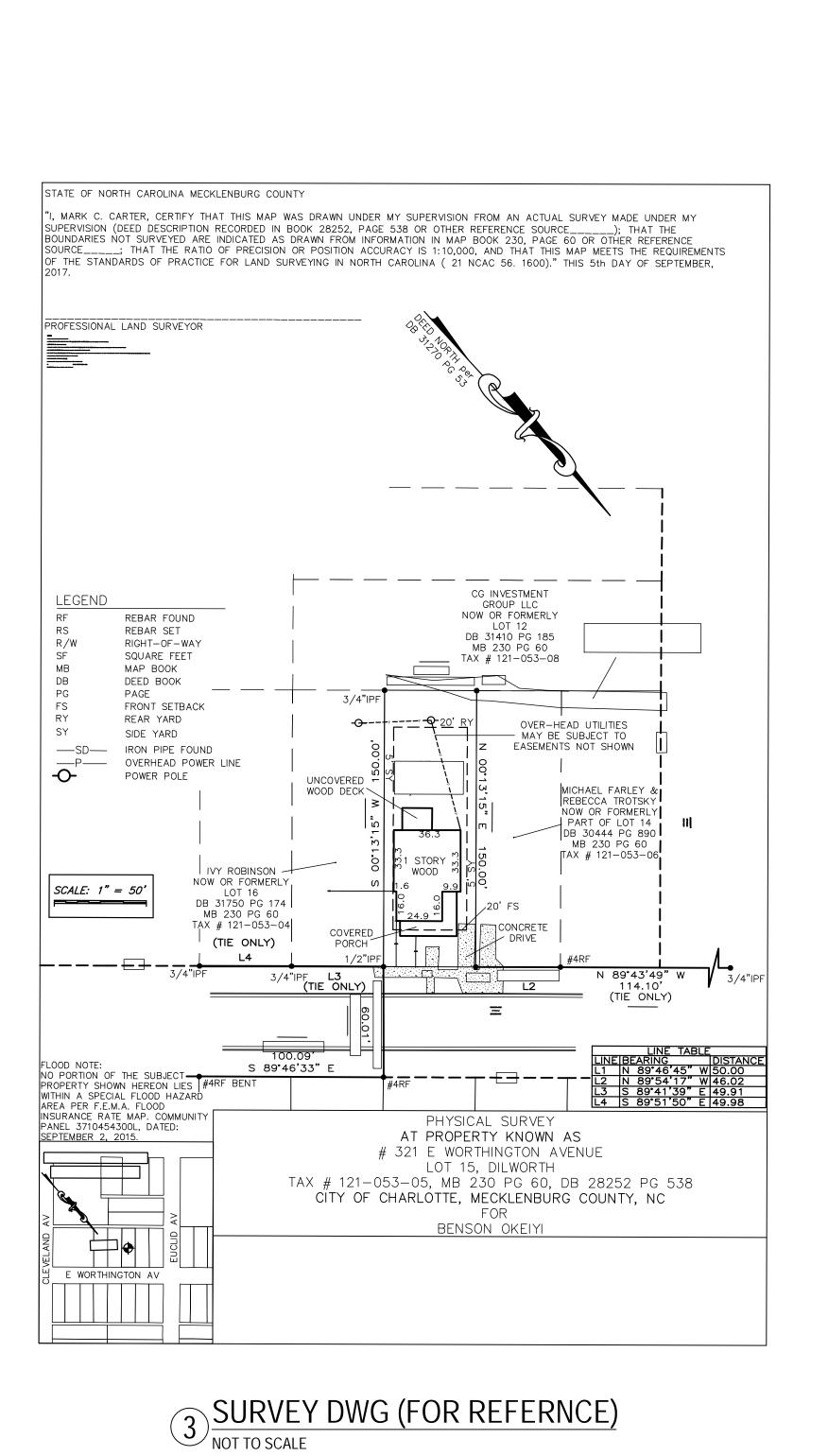
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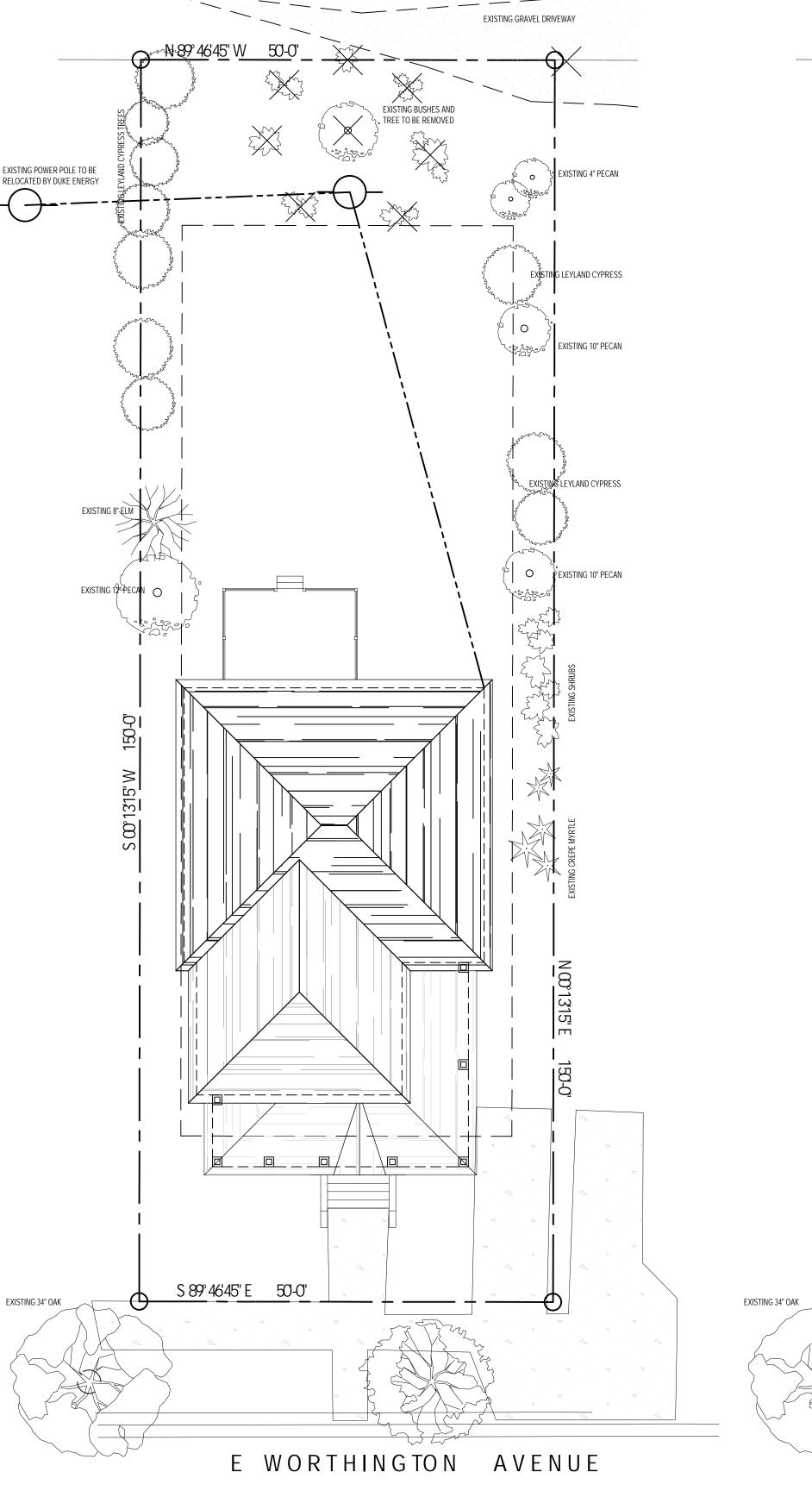
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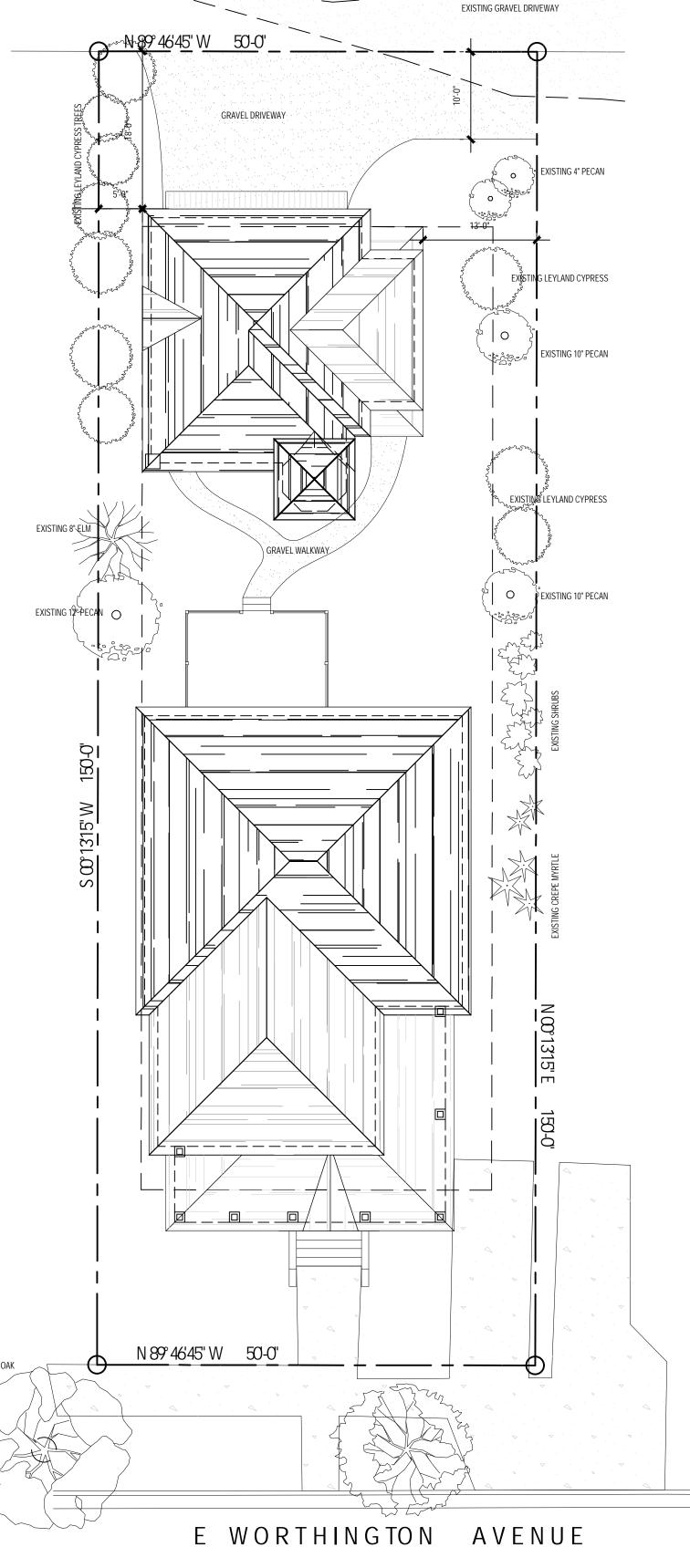
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321

PROPOSED ELEVATION ACROSS SITE







PROPOSED SITE PLAN

2 EXISTING SITE PLAN

1' = 10'-0"

IF THE ATTACHED DWELLING UNIT(ADU) IS WITHIN AN ACCESSORY STRUCTURE AND LOCATED ON A CORNER LOT OR A LOT THAT ABUTS ALLEY, A SEPERATE DRIVEWAY MAY BE PROVIDED FROM THE SIDE STREET OR THE ALLEY, WHICHEVER APPLIES SECTION 12.407)

GENERAL NOTES:

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- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.

architecture

ALB Architecture

Suite 240

200 E. Morehead St.

Charlotte, NC 28204

Phone: 704.503.9595

rooks.alb@icloud.com

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For

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PROJECT #: 18078

EXISTING & PROPOSED

- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION. 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF
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- FOUNDATION. 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY
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WALL TO BE REMOVED XXXXX

ITEM TO BE REMOVED

BOUNDARY LINE: — — — OVERHEAD UTILITIES: — — — — FENCE (TYPE NOTED): ————

CONCRETE

RETAINING WALL PAVER SYSTEM

UTILITY POLE:

R/W: RIGHT OF WAY

E/P: EDGE OF PAVEMENT C/L: CENTERLINE

LEGEND:

ISSUED: 17 JUNE 2019 **REVISIONS:**

SITE PLAN OF: FIFTEEN



2 EXISTING RIGHT SIDE ELEVATION (FOR REFERNCE)



 $1 \frac{\text{EXISTING FRONT ELEVATION (FOR REFERENCE)}}{\frac{1}{1/8"} = 1' \cdot 0"}$

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ISSUED: 17 JUNE 2019

REVISIONS:

EXISTING ELEVATIONS

OF: FIFTEEN

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

DATE MEETING

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lauer.alb@icloud.com

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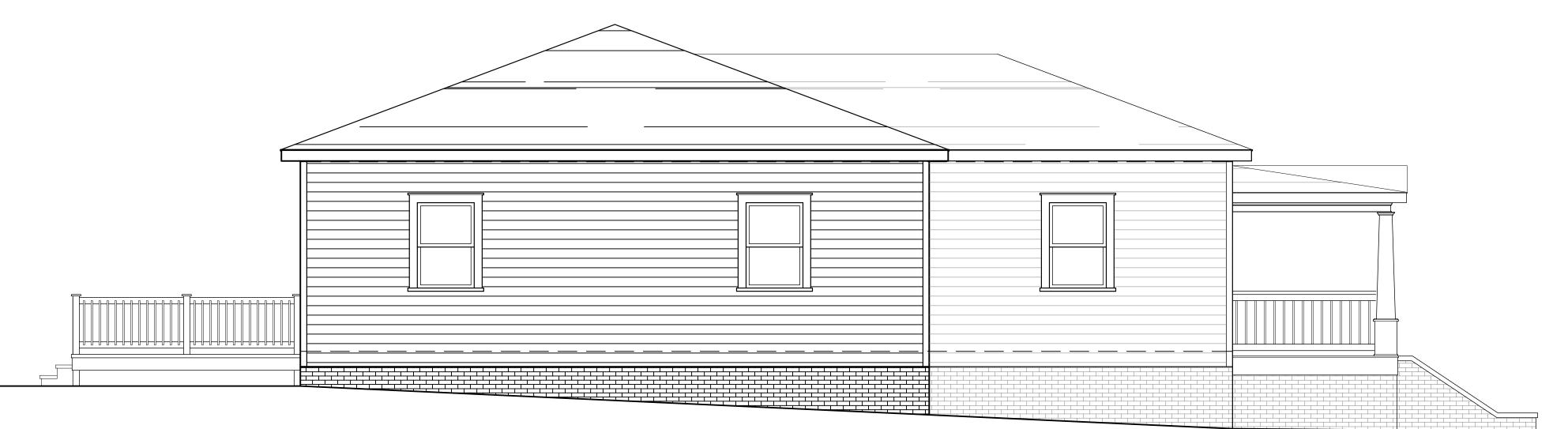
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R H

321



2 EXISTING LEFT SIDE ELEVATION (FOR REFERNCE)

GENERAL NOTES:

ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &

PRIOR TO CONSTRUCTION. 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF

CONCRETE WALL & SLAB FIRE BLOCK @ FLOOR & CEILING PER CODE.

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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 $\frac{9}{16}$ ".

10. ALL RISERS TO BE SOLID. TOP OF ROOF @ +21'-1 11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. CONTRACTOR TO COORDINATE.

> 12. RAILS TO BE 30" 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 TOMATCH EXISTING HOUSE U.N.O. 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:

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

1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT. 1ST FIN.FLR. @ +0'-0" 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE $8\frac{1}{4}$ INCHES. 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8

> INCHES FOR THIS PROJECT. 3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE

5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS

6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.

7. R312.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

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TOP OF ROOF @ +21'-13 1ST FIN.FLR. @ +0'-0"

 $1 \frac{\text{EXISTING REAR ELEVATION (FOR REFERENCE)}}{\frac{1}{1/8"} = 1' \cdot 0"}$

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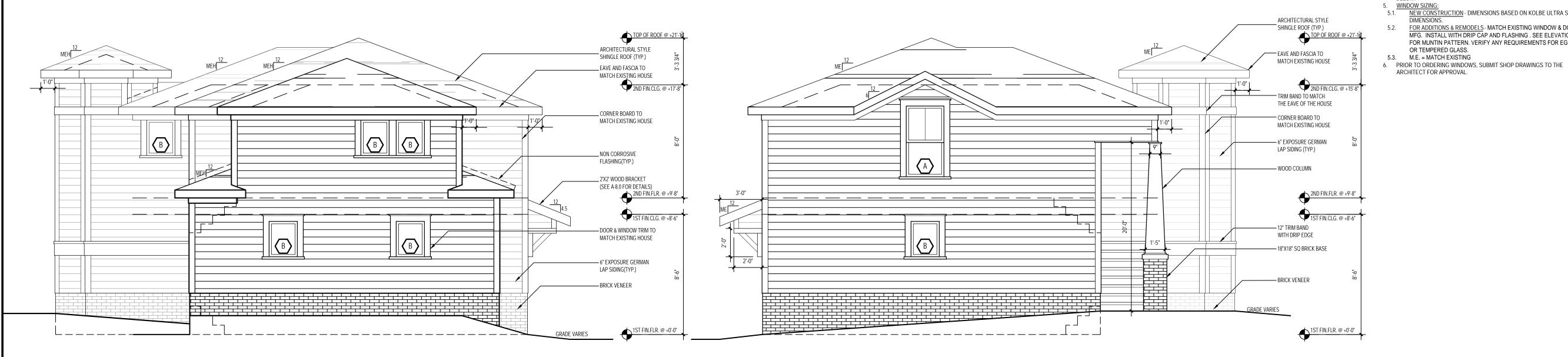
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S0 For the: CE

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ISSUED: 17 JUNE 2019 REVISIONS:

EXISTING ELEVATIONS (HOUSE)



PROPOSED RIGHT SIDE ELEVATION

TOP OF ROOF @ +21'-13'

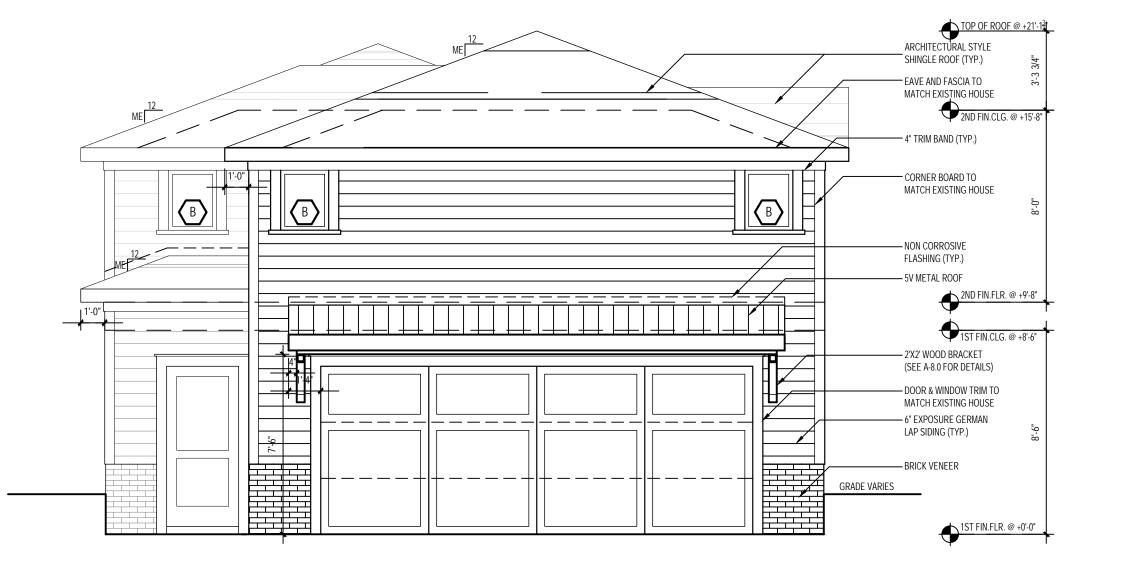
ARCHITECTURAL STYLE SHINGLE ROOF (TYP.) - TRIM BAND TO MATCH WITH THE FASCIA TRIM 2ND FIN.CLG. @ +15'-8" - EAVE AND FASCIA TO MATCH EXISTING HOUSE MATCH EXISTING HOUSE - NON CORROSIVE FLASHING (TYP.) - 4" TRIM BAND (TYP.) 1ST FIN.CLG. @ +8'-6" -12" TRIM BAND WITH DRIP EDGE - DOOR & WINDOW TRIM TO MATCH EXISTING HOUSE - 6" EXPOSURE GERMAN LAP SIDING (TYP.) - BRICK VENEER GRADE VARIES _____ 1ST FIN.FLR. @ +0'-0"

3 PROPOSED REAR ELEVATION

1/8" = 1'-0"

PROPOSED LEFT SIDE ELEVATION

1/8" = 1'-0"



PROPOSED FRONT ELEVATION

GENERAL NOTES:

WINDOW SCHEDULE

TRIM AT WINDOWS.

BE TEMPERED.

2'-8" X 5'-0"

2'-0" X 2'-0"

OR TEMPERED GLASS.

ARCHITECT FOR APPROVAL.

HEADER HEIGHT

8'-0"

1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND

2. SEE ELEVATIONS FOR MUNTIN PATTERN. <u>VERIFY ANY REQUIREMENTS FOR</u>

3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F.MUST

4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE

NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.

MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS

FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS

FOR ADDITIONS & REMODELS- MATCH EXISTING WINDOW & DOOR

DOUBLE HUNG

CASEMENT

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR
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FROM ARCHITECT.

TO EXPIRATION DATE

ISSUED: 17 JUNE 2019 **REVISIONS:**

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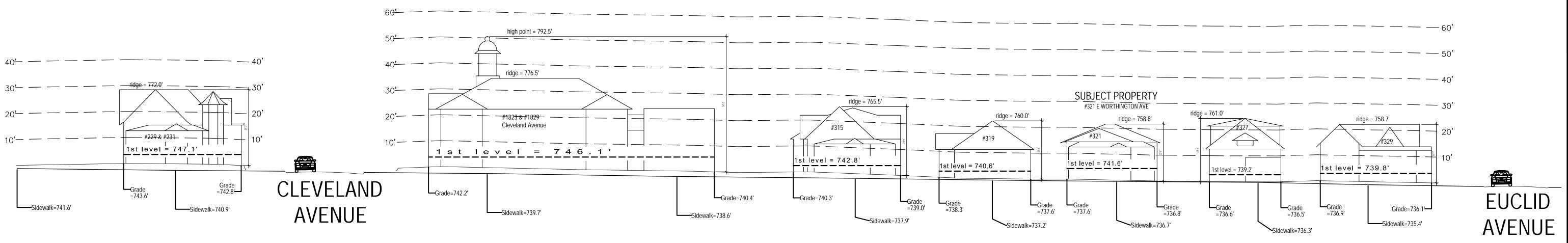
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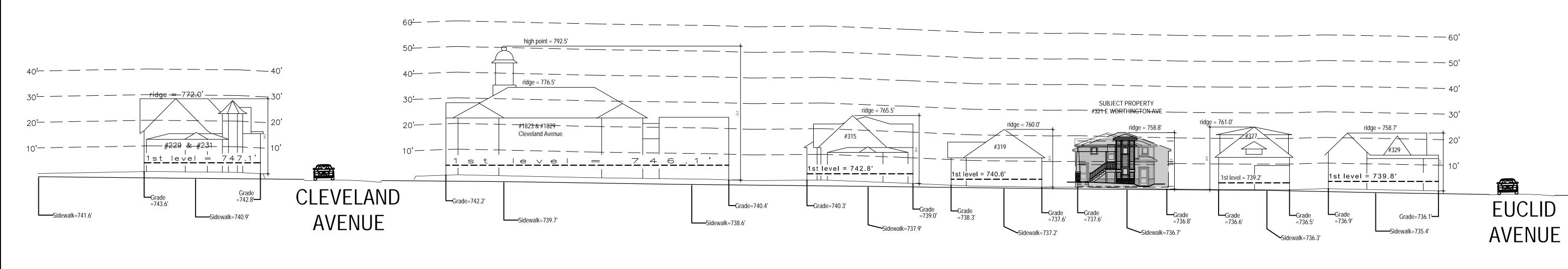
STREETSCAPE ELEVATION

OF: FIFTEEN



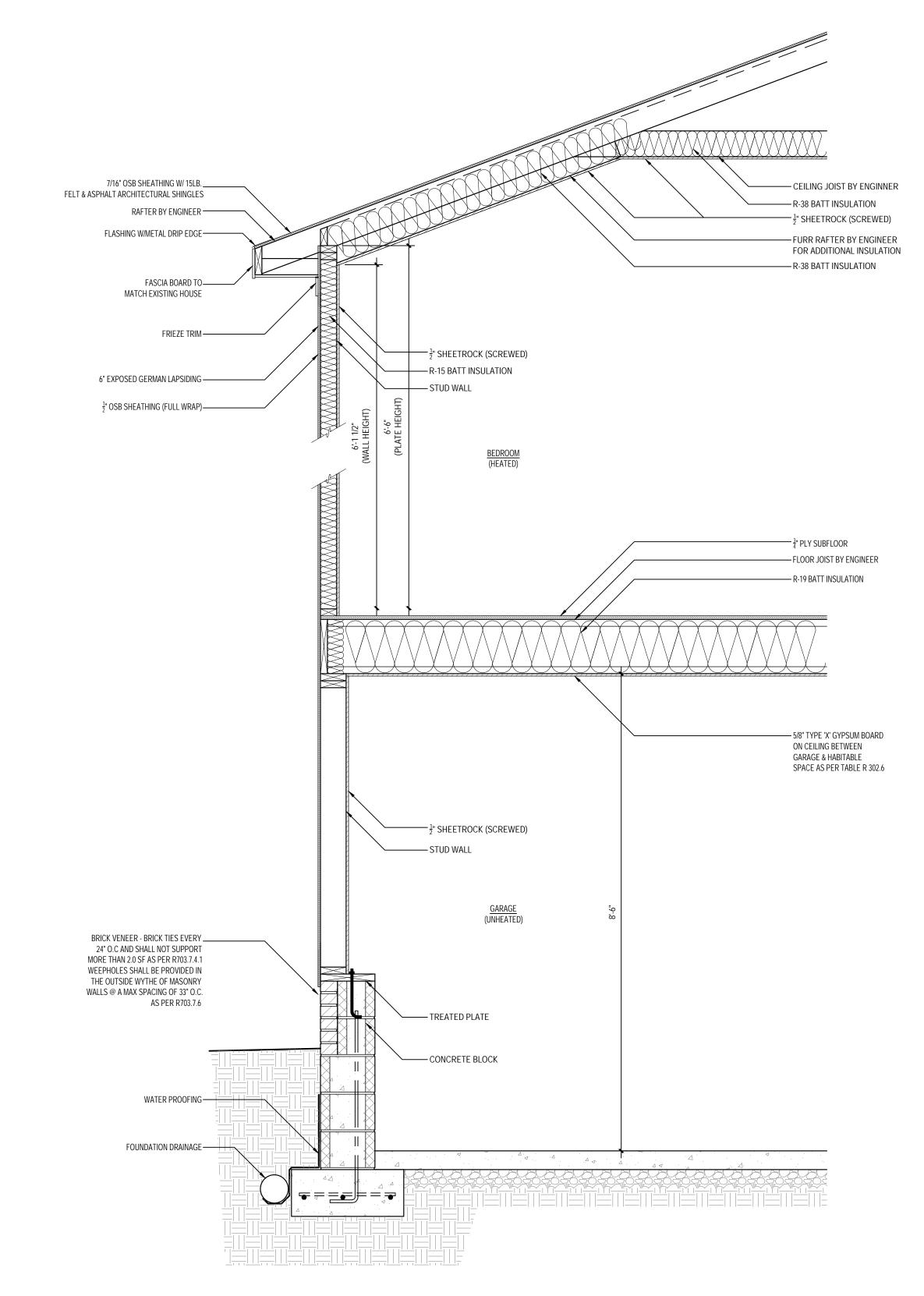
EAST WORTHINGTON AVENUE

2 STREET WITH SUBJECT PROPERTY (EXISTING)



EAST WORTHINGTON AVENUE

 $\underbrace{1}_{\text{N.T.S.}} \underline{\text{STREET WITH SUBJECT PROPERTY (PROPOSED ACCESSORY STRUCTURE)}}$





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ISSUED: 17 JUNE 2019 **REVISIONS:**

ARCHITECTURAL DETAILS

OF: FIFTEEN

 $1 \frac{\text{TYPICAL WALL SECTION}}{3/4" = 1'-0"}$

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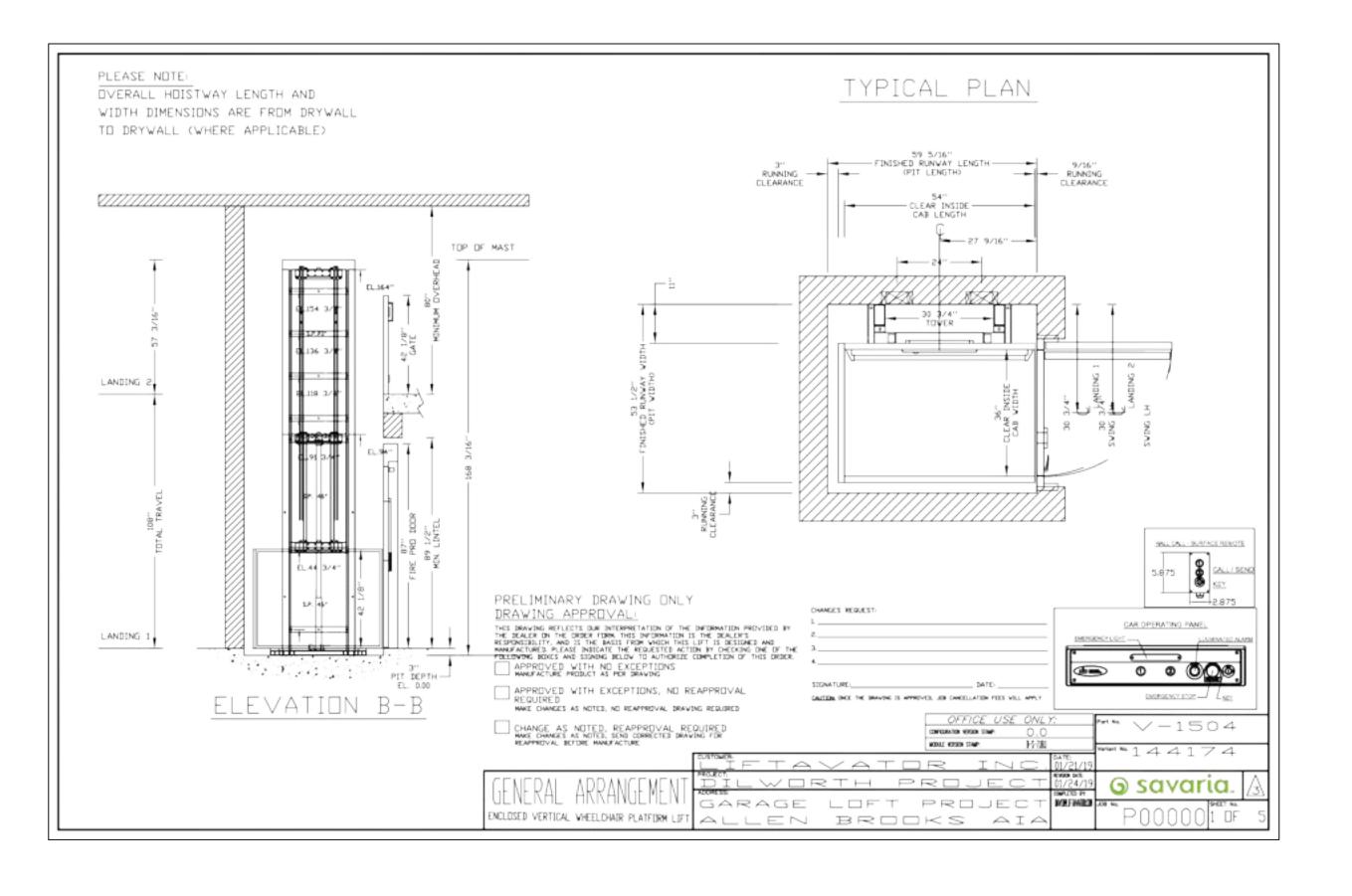
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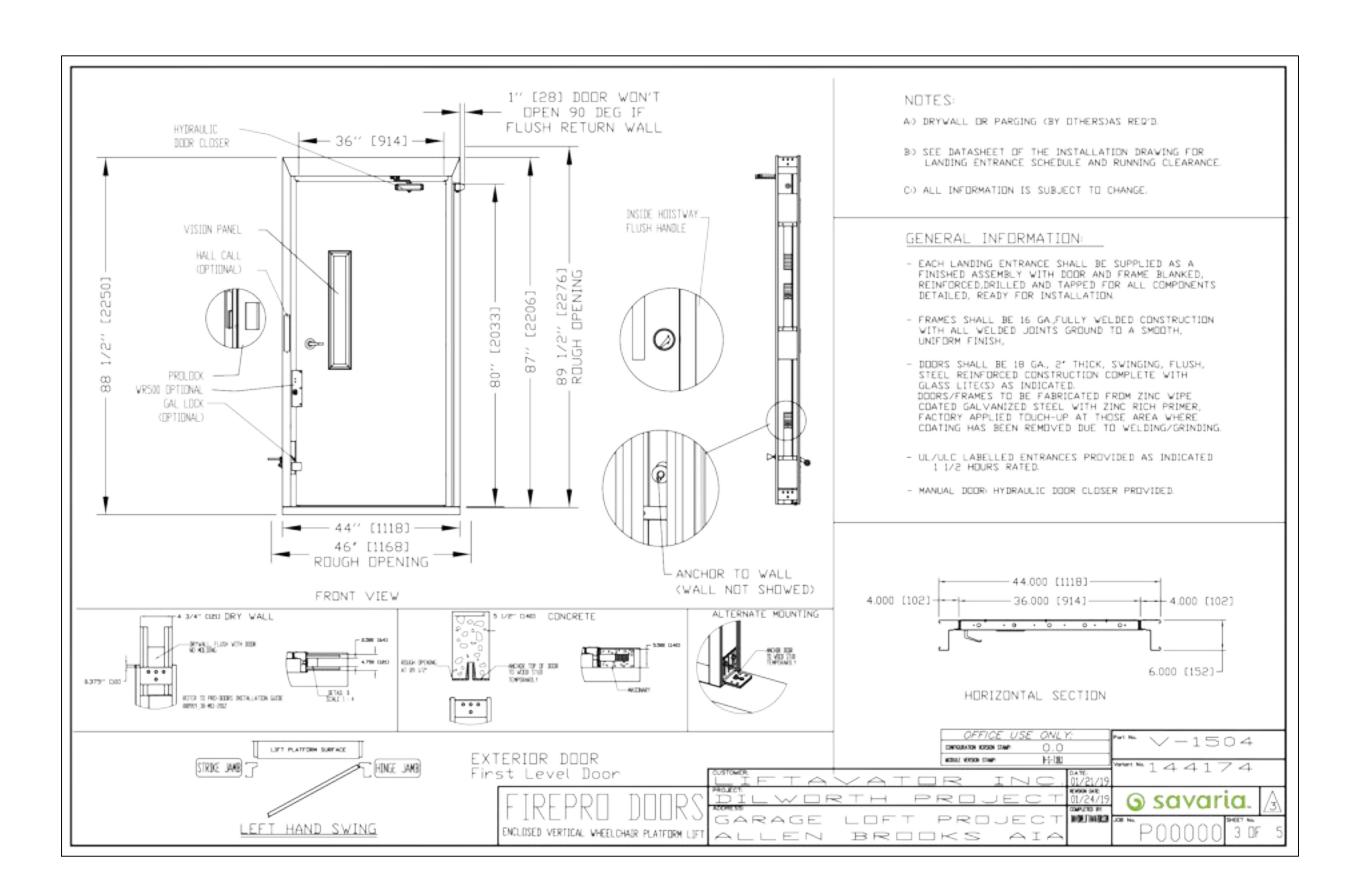
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GENERAL ELECTRICAL CLASSIFICATION Enclosed Vertical Vereicheir Platform LP1 MOTOR: HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND GENERAL - ELECTRICAL EQUIPMENT AND VIRING TO COMPLY WITH APPLIED CODE: ASME AIR1-2017 Section 5 Priv FLOV 3.0 HP, 24V DC BUILT IN ACCORDANCE WITH 'SAFETY STANDARD FOR SECTION 38 DF CSA C22.1 (CANADA) DR SECTION 620 DF NEC 1.15 Gal/nin (4.35L/nin) V-1504 Shaftway or Decklift PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS' OR 'SAFETY POWER SUPPLY-120VAC, 20A, 60HZ, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER CODE FOR ELEVATORS AND ESCALATORS' AND ALL STATE STEEL V PAINT 750 lbs (341 kg) 20 fpm (0.102 m/s) SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT 108" (2743 mm) PLUMB RUNWAY- DUE TO CLOSE RUNNING CLEARANCES DWNER/ AND CONTROLLER. AGENT MUST ENSURE THAT HOISTVAY AND PIT (WHERE PROVIDED) LIGHTING-LIGHTING OF 100 LX MIN. AT PLATFORM AND LANDINGS. PIT DEPTH: 3" (76 mm) PLATFORM SIZE: 36" X 54" (914 mm X 1372 mm) DEXRON ATE OUTDOOR ARE LEVEL, PLUMB (-/+ 1/8" (3 mm)) AND SQUARE AND ARE IN LIGHTING WITH SWITCH AND ELECTRICAL GFCI DUTLET IN POWER SUPPLY: 244c1216V,21A,60Hz,SINGLE PHASE ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS. MAXIMUM VIIRKING PRESSURE: 2500 psi (17.2 MPa) BATTERY BACK UP: up and down directio PHONE-IF A TELEPHONE CIRCUIT IS REQUIRED, JACK OR PHONE WPx125% MAX. RELIEF PRESSURE: MINIMUM DVERHEAD CLEARANCE- DWNER/AGENT MUST ARE PROVIDED ON THE CAR. A DEDICATED ANALOG PHONE LINE JACK UNIT MAXIMUM RELIEF PRESSURE: 2500 psi (17.2 MPa) ENSURE MINIMUM DIVERHEAD CLEARANCE IS IN COMPLIANCE WITH OND VOIP) IS REQUIRED TO BE PROVIDED BY OTHERS TO THE STROKE 60" (1524 mm) 1/4" (6.4 mm) II HYDRAULIC HOSE: CONTROLLER FOR VOIP, PLEASE CONTACT SAVARIA. PLUNGER 0/D: 1.5" (38 mm) 20000 psi (137.9 MPa) ENTRANCES CONSTRUCTION SITE- DWNER/AGENT TO PROVIDE ALL 2.125" (54 mm) 1/4" (6.4 mm) NPT MALE UPPER LANDING GATES- WHERE REQUIRED, SMOOTH SOLID 1.75" (44 mm) MASDNRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND CYL. I/D: SUSPENSION CHAIN BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL CONTROLLER 2X #50 ROLLER CHAIN OF ENTRANCE AT UPPER LEVEL AND MUST BE A MINIMUM OF AREAS WHERE WALLS/FLDORS MAY REQUIRE TO BE CUT, DRILLED BREAKING STRENGTH: 7171 lbs (3L9 ld0 each 42' (1067 MM) HIGH. ENTRANCE ASSEMBLY MUST BE IN PLACE PRIDR DR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION SAFETY BRAKE: TYPE 'A' TO THIS PROVISION. DF THE LIFT. FASCIA PANEL BELOW UPPER LEVEL ENTRANCE-CONTROL VOLTS: 24VDC 781 (30.75) DIMENSIONS- CONTRACTOR/CUSTOMER TO VERIFY ALL WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID CONTROL AMPS: 1 A DIMENSIONS AND REPORT ANY DISCREPANCIES TO DUR OFFICE VALL AND BE PERPENDICULAR TO THE FLOOR AND VALLS. HOISTWAY H.P. 1.5 HP USED FROM 3HP MOTOR IMMEDIATELY. FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS -32 (L25) pt4 (p0.56) VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST SAVARIA STRUCTURAL MOUNTING BRACKET FLOOR/SUPPORT WALL LOADS- CONTRACTOR TO ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE DOORS / GATES / CALL STATIONS ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. ASSURE THAT BUILDING AND SHAFT VILL SAFELY SUPPORT Fire Rated Pro Boor 42 High Upper Linds Gate LANDING 3 LAND ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING. LOAD DIAGRAM ON THIS DRAWING. RETURN WALLS- RETURN WALLS AT ENTRANCES MUST BE DODR SVING BUILT-IN BY DITHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. MAST TO BE SECURELY FASTENED- WHERE REQUIRED ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL AUTO DOOR OPENER SUPPORT WALL REFER TO WALL / FLOOR SUPPORT LOAD CUSTOM DOOR WIDTH DIAGRAM AND WALL LAG DIMENSIONS ON THIS DRAWING. CUSTOM DOOR HEIGHT WHERE DOORS ARE REQUIRED- SUITABLE LINTELS MUST IN FRAME CALL STN. PLATFORM PROVIDED BY OWNER/AGENT, DOOR FRAMES ARE NOT DESIGNED CALL STN. KEYED TO SUPPORT OVERHEAD WALL LOADS. CALL STN. STOP BUTTON CALL STN. MOUNTING Surface Mounted Renate Surface Mounted Renate Insulated PRODOCK KIT Yes No 984nn [38 3/4"} # 857m (33 3/4°) OPTIONS PROVIDED WALL / FLOOR SUPPORT LOAD DIAGRAM EMERGENCY PENDENT PLUG IN MANUAL LOWERING BOX WALL LOADING No Ramp Required 472lbs(2.1kN) R2 TOUCH UP PAINT: EXTRA KEYS CANY BRACKET R3 1 can(s) Private Building WALL FASTENERS: none LOCATION BUIL DING: FLOOR TO UNDERPAN SENSOR: ves LIGHT CURTAIN PHONE OR PHONE PLUG: No Phone, Plug Incl UNIT COLOUR SUPPORT LOAD □F: 3200lbs(14.2kN) REMOTE MACHINE ROOM Not required FOLD SEAT LOCATION: INDOOR OFFICE USE ONLY: ■(INCLUDES IMPACT) Mr. V-1504 CONFOUNTION VERSION STAMP WITH MISSIN STARFS 144174 01/24/19 **6** savaria. LOADS CALCULATED ON BASED ON ANCHOR POINTS EVERY 48' EVERY TOWER SECTION NEEDS TO BE ANCHORED IF SPACING GARAGE LOFT PROJECT IS INCREASED, LOADS PER BRACKETS WILL INCREASE ACCORDINGLY

ENCLOSED VERTICAL VHEELCHAIR PLATFORM LIFT ALLEN BROOKS AIA

PROVISIONS BY OTHERS

SPECIFICATIONS

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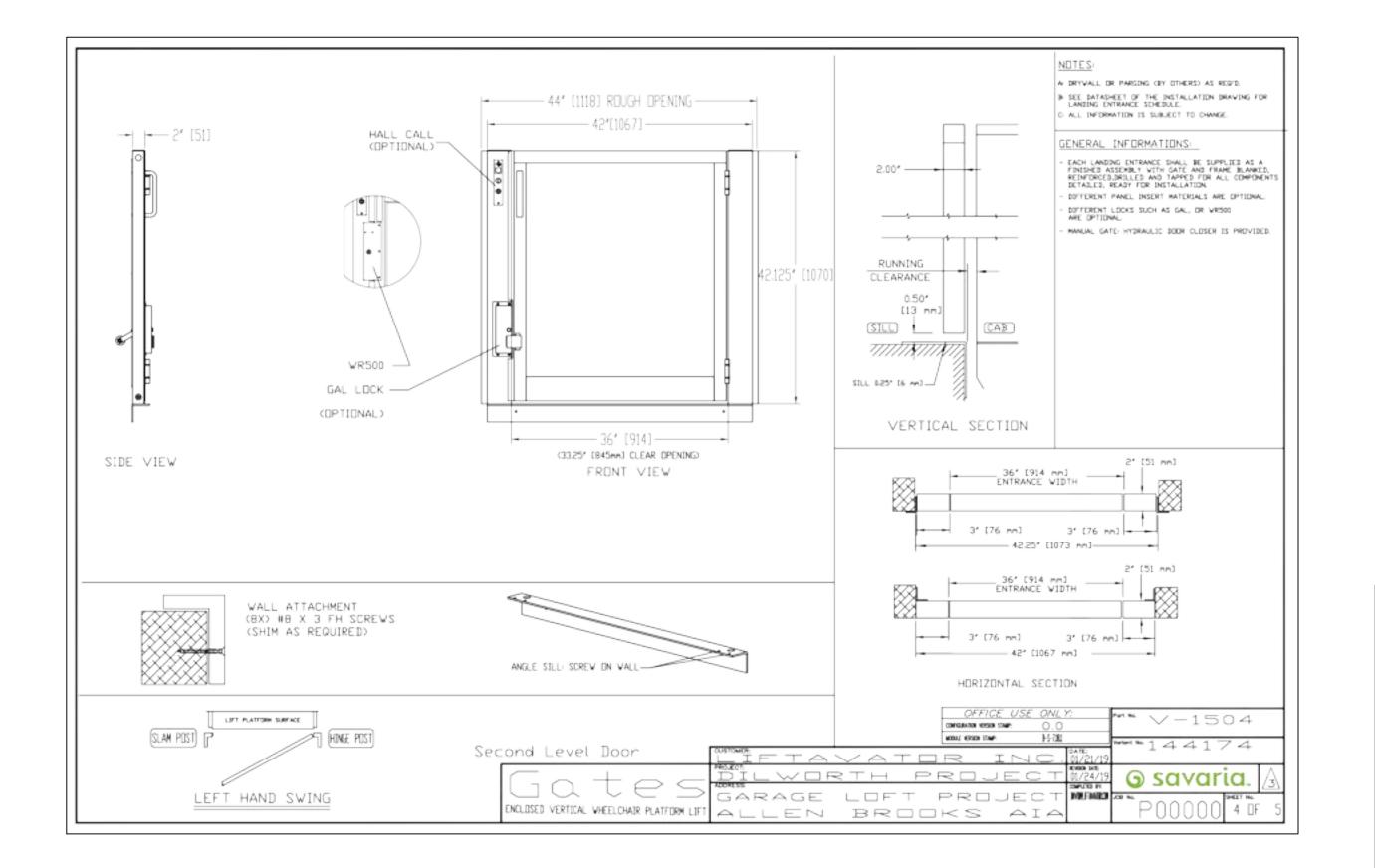
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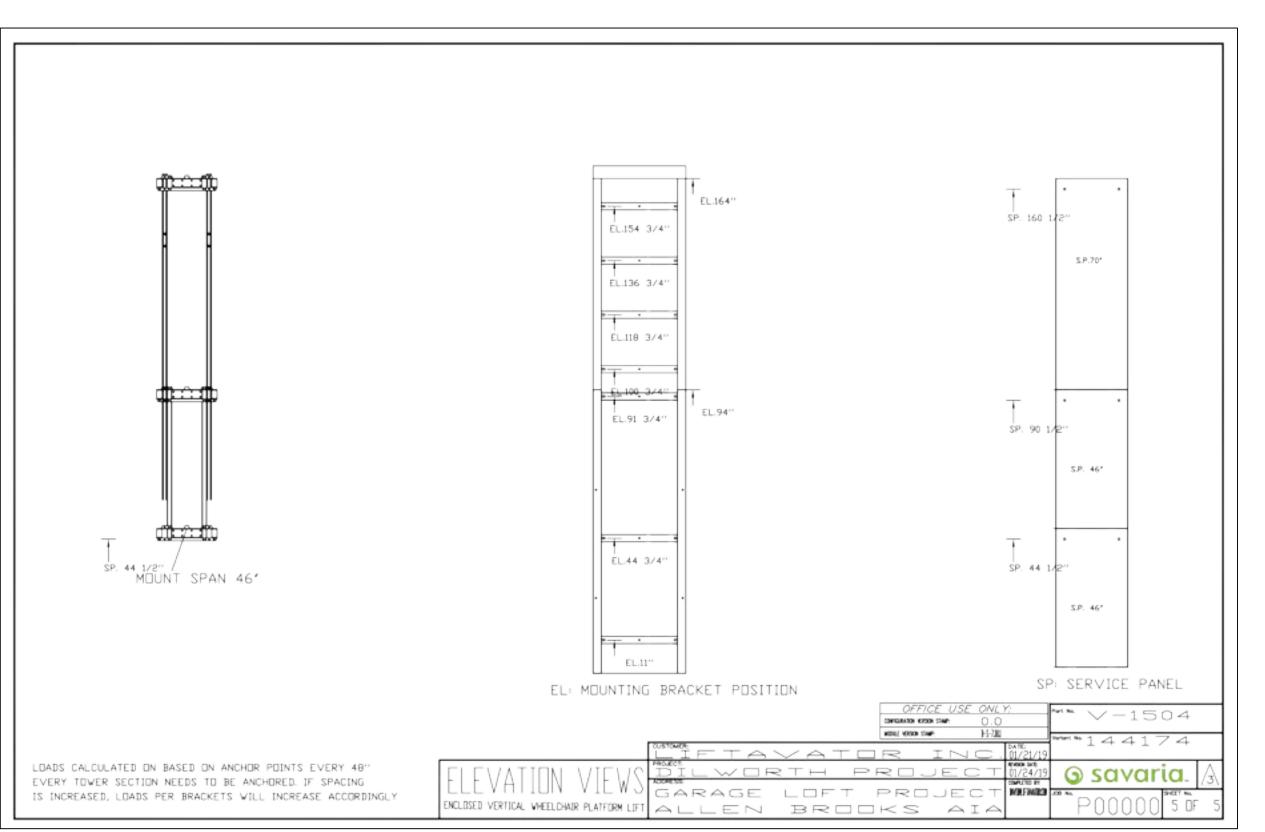
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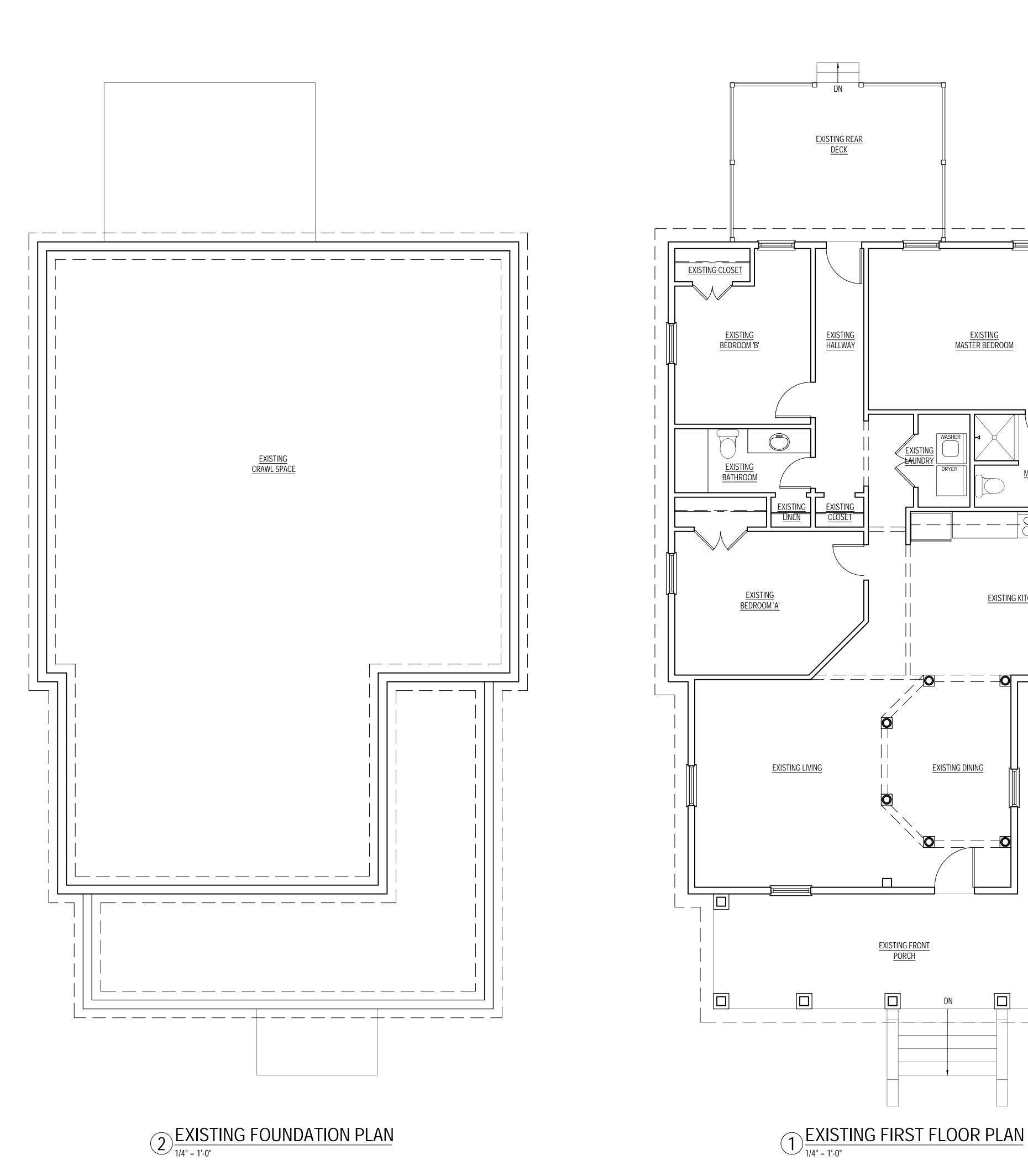
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ISSUED: 17 JUNE 2019 **REVISIONS:**

LIFT DETAILS



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MASTER BATHROOM

EXISTING KITCHEN

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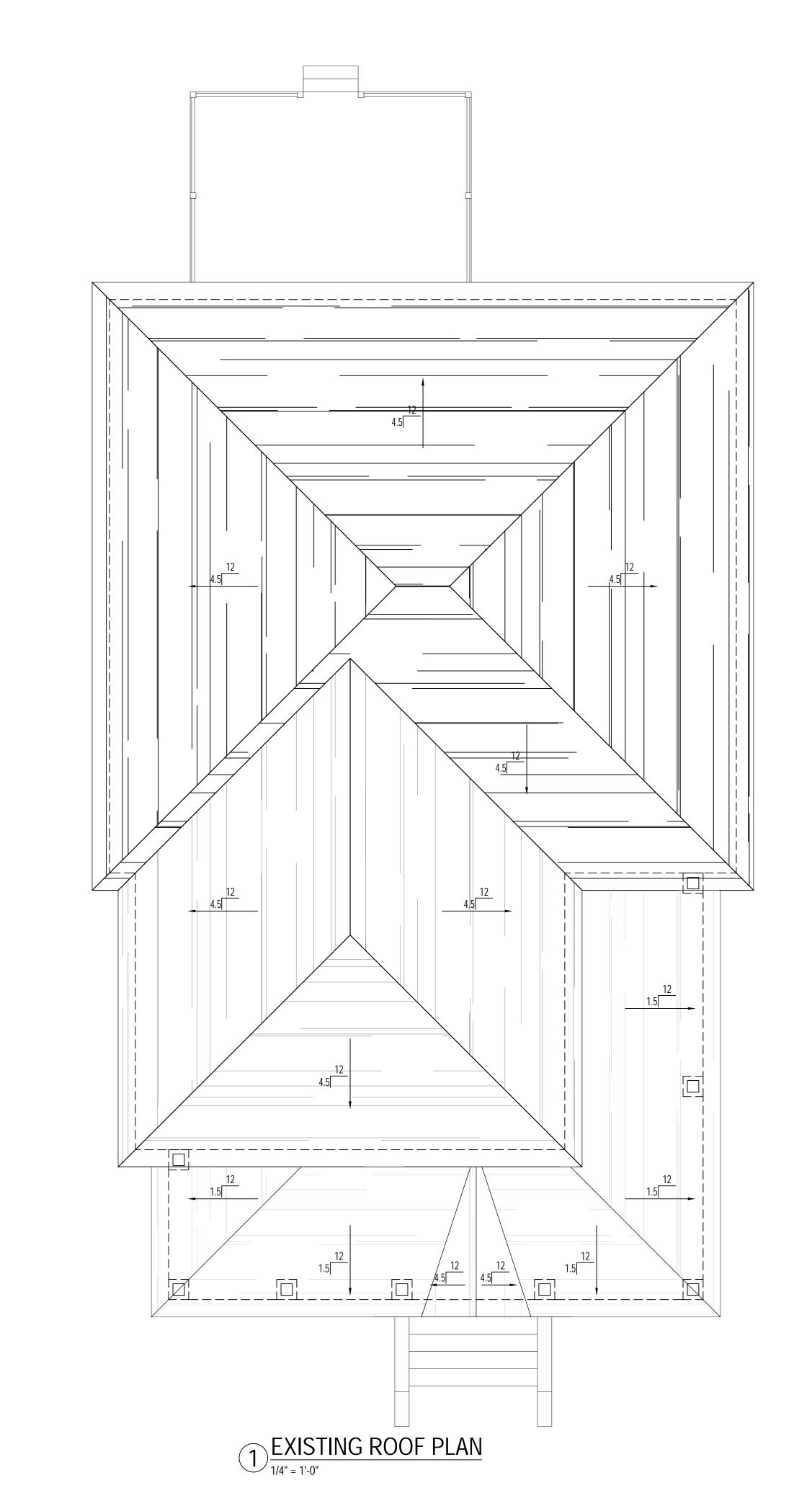
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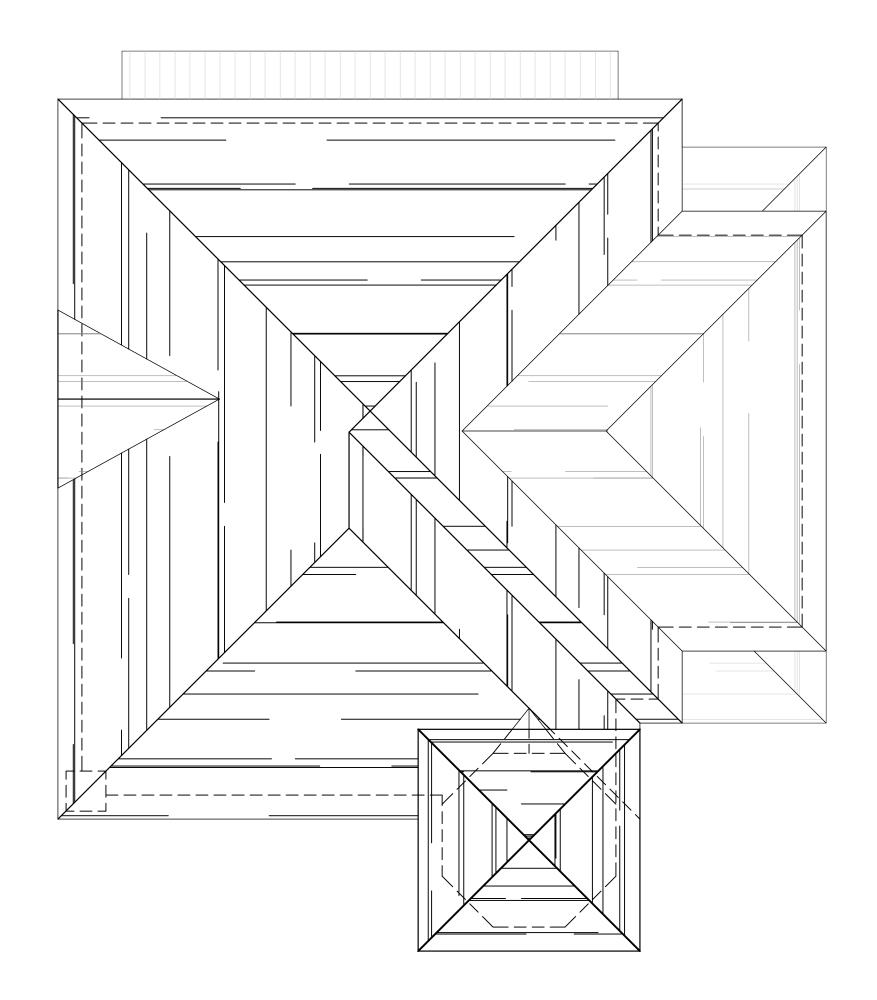
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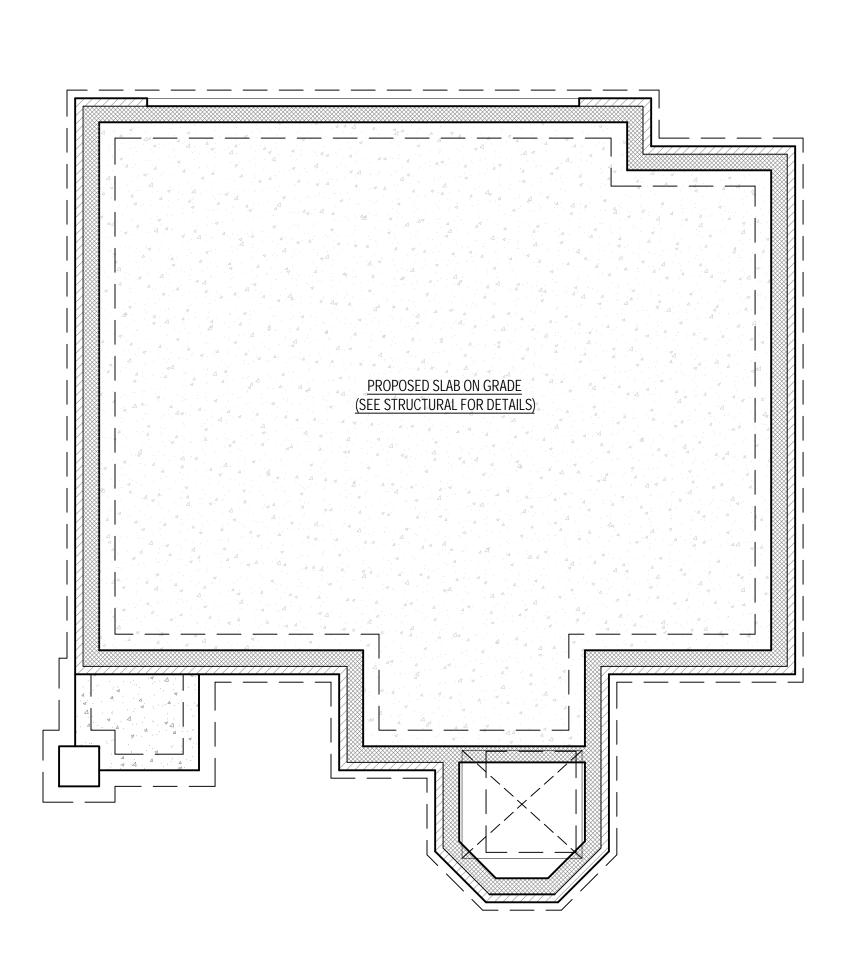
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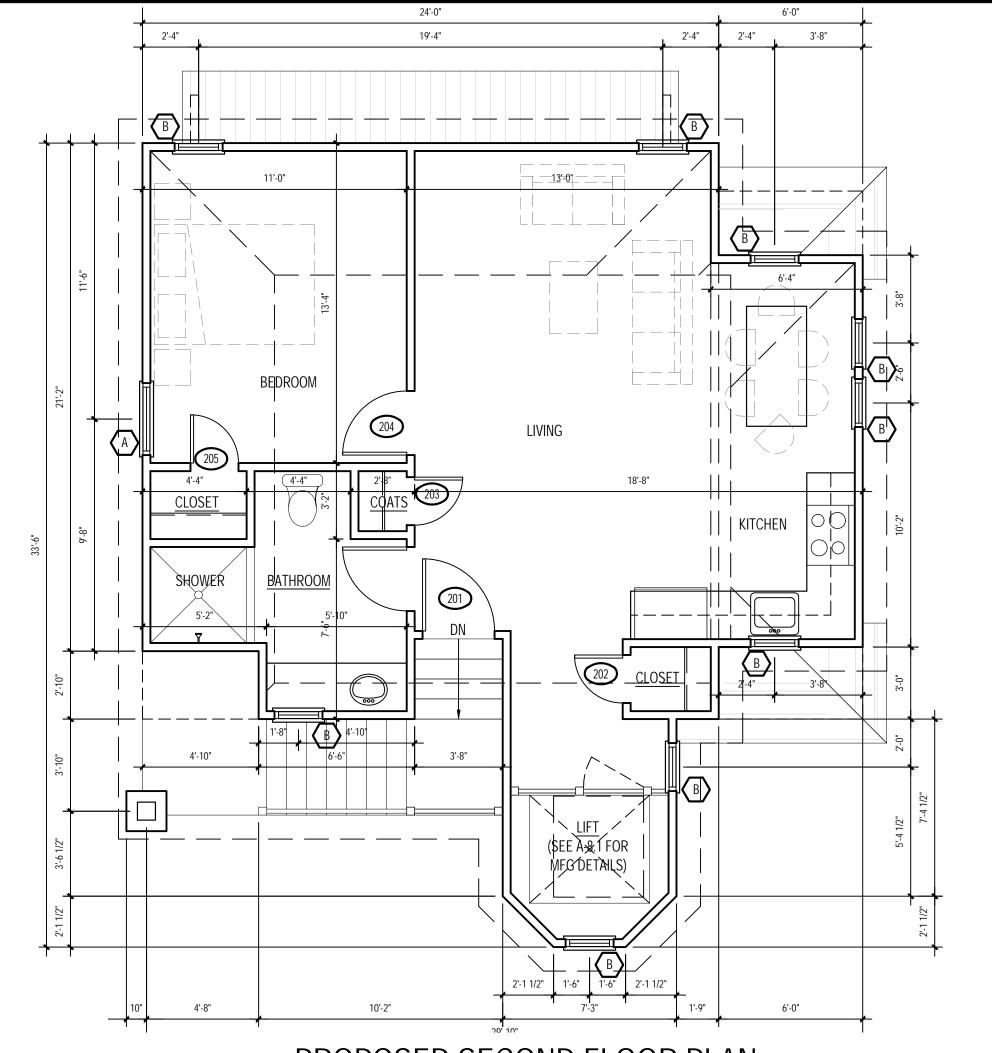
EXISTING PLANS

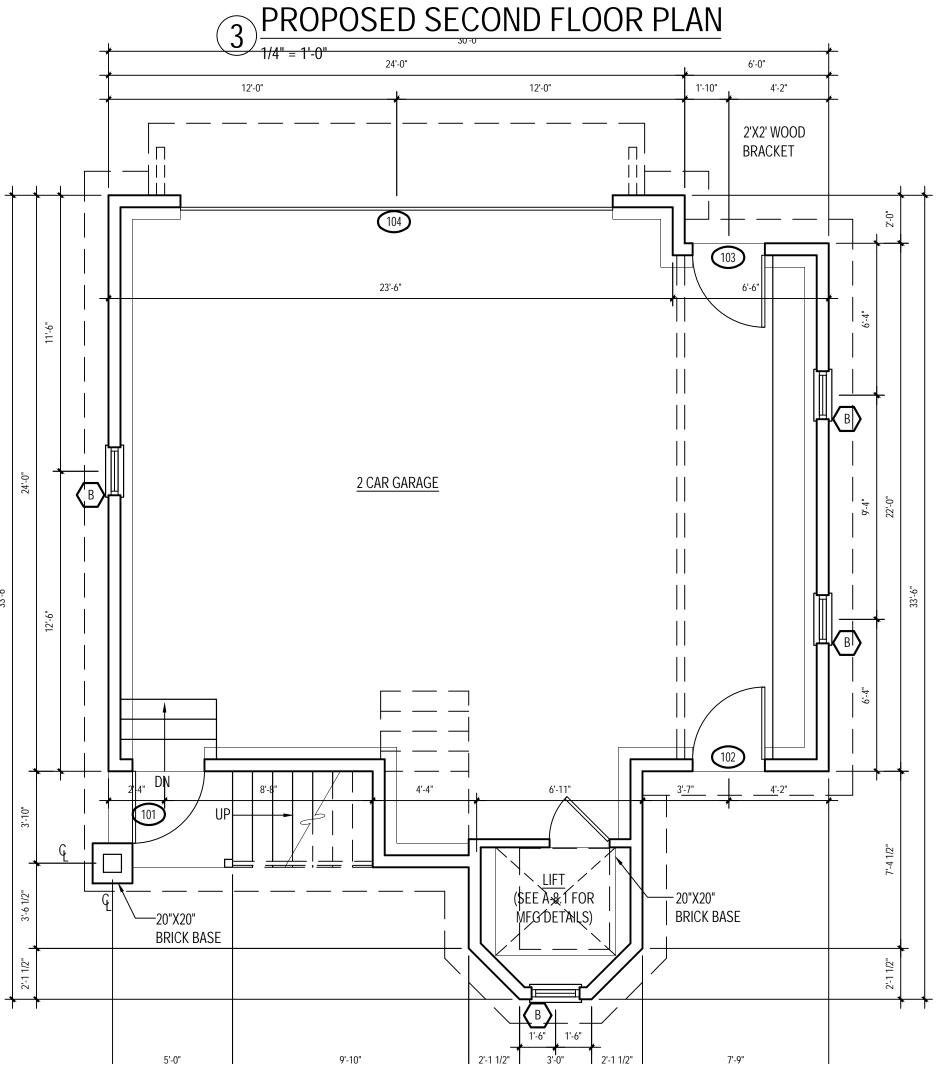


$4 \frac{\text{PROPOSED ROOF PLAN}}{\frac{1}{4} = \frac{1}{0} = \frac{1}{0}}$



 $2\frac{\text{PROPOSED FOUNDATION PLAN}}{1/4" = 1'-0"}$





PROPOSED FIRST FLOOR PLAN

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE &
- PRIOR TO CONSTRUCTION. 5. 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. 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY
- STAIR COMPANY PRIOR TO PRODUCTION. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9".
- 10. ALL RISERS TO BE SOLID. 11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT.
- CONTRACTOR TO COORDINATE.
- 12. RAILS TO BE 30" 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 MATCH EXISTING HOUSE U.N.O.
- 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:

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

- 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
- REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF
- 3. THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2018 @ 11:59 TO EXPIRATION DATE

architecture

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

orooks.alb@icloud.com auer.alb@icloud.com

> MEETING DOCKI

19 @ 11:59 PM if building permit is not acquired

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Charlotte,

Worthington

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the: For S Designed

2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR

ISSUED: 17 JUNE 2019 **REVISIONS:**

PROPOSED GARAGE PLANS