

Agenda Supplement

April 9, 2025
HDC Meeting

Applicant/Staff Provided Information

6. 1433 The Plaza (PID 08117117) – Decision Required

HDCRMA-[2023-01199](#)

Plaza Midwood

Ashlee Durrance, Applicant

7. 814 Berkeley Av (PID 12309518)

HDCRMI-[2025-00123](#)

Dilworth

Negar Iskra, Applicant

10. 301, 306, 308, & 312 N Graham St/420 W

6th St (PID 07806401 & 07806402)

HDCRMA-[2025-00018](#)

Fourth Ward

Sheldon Clark & Andrew Irish, Applicants

11. 1607 Dilworth Rd W (PID 12311201)

HDCRMA-[2025-00005](#)

Dilworth

Angie Lauer, Applicant

Information Submitted by the Public

13. 2000 Dilworth Rd W (PID 12111822)

HDCRMA-[2025-00003](#)

Dilworth

Garrett Nelson & John Kernodle, Applicants

12. 321 W Park Av (PID 11908616)

HDCRMA-[2025-00004](#)

Wilmore

Ashleigh McDonald, Applicant

14. 2225 The Plaza (08119147)

HDCRMA-[2025-00105](#)

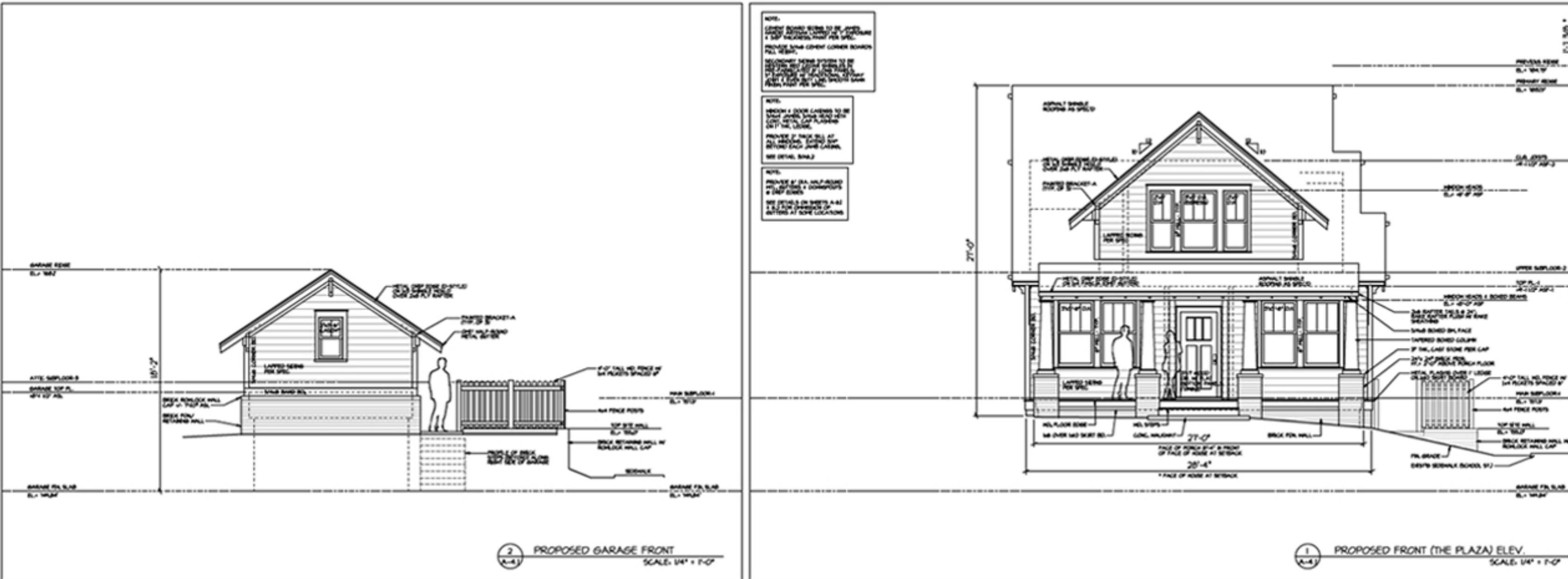
Plaza Midwood

Angie Lauer, Applicant

6. 1433 The Plaza (PID 08117117) – Decision Required
HDCRMA-[2023-01199](#)
Plaza Midwood
Ashlee Durrance, Applicant

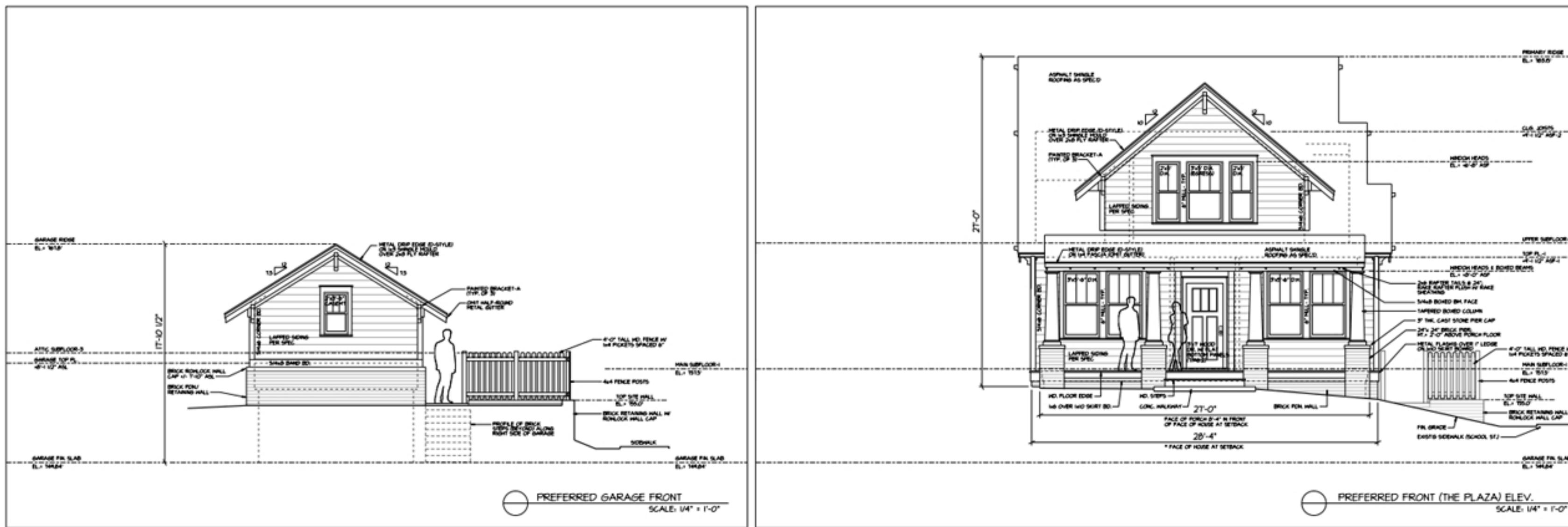
Front Elevation

March 2025 Meeting



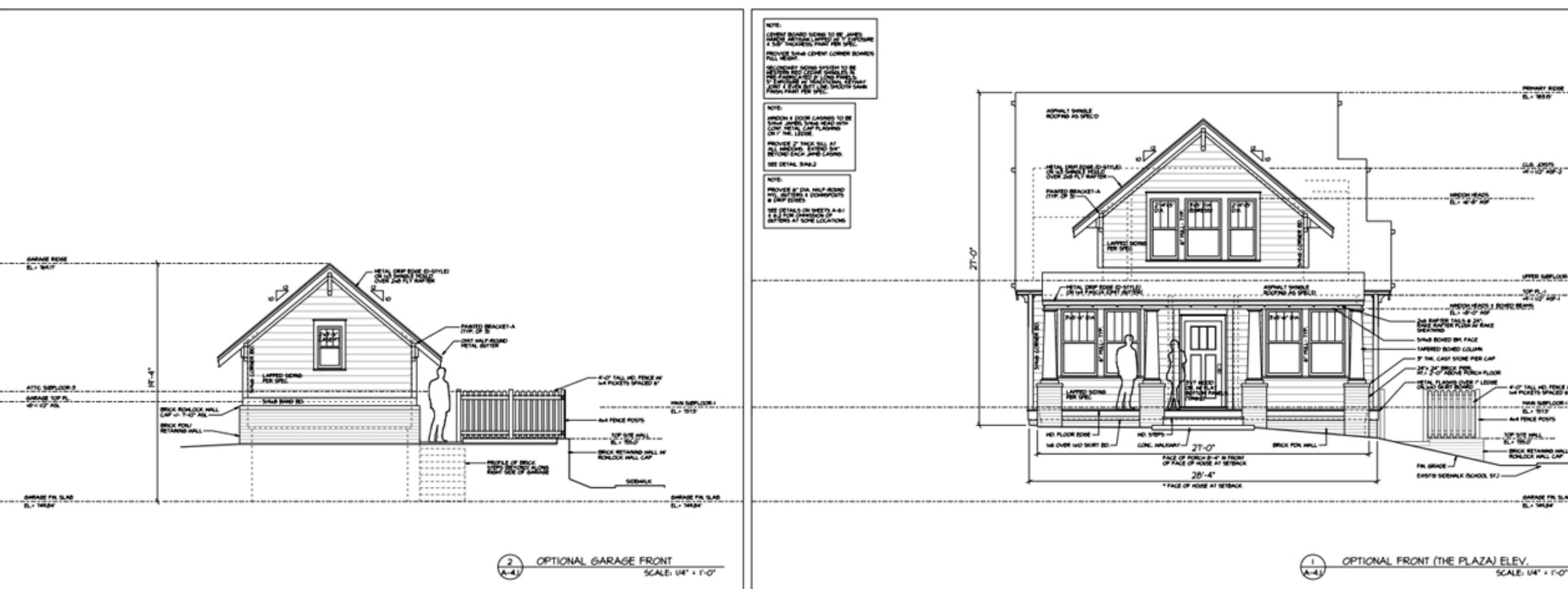
Applicant Preferred Elevation

*2/1 and 3/1 windows



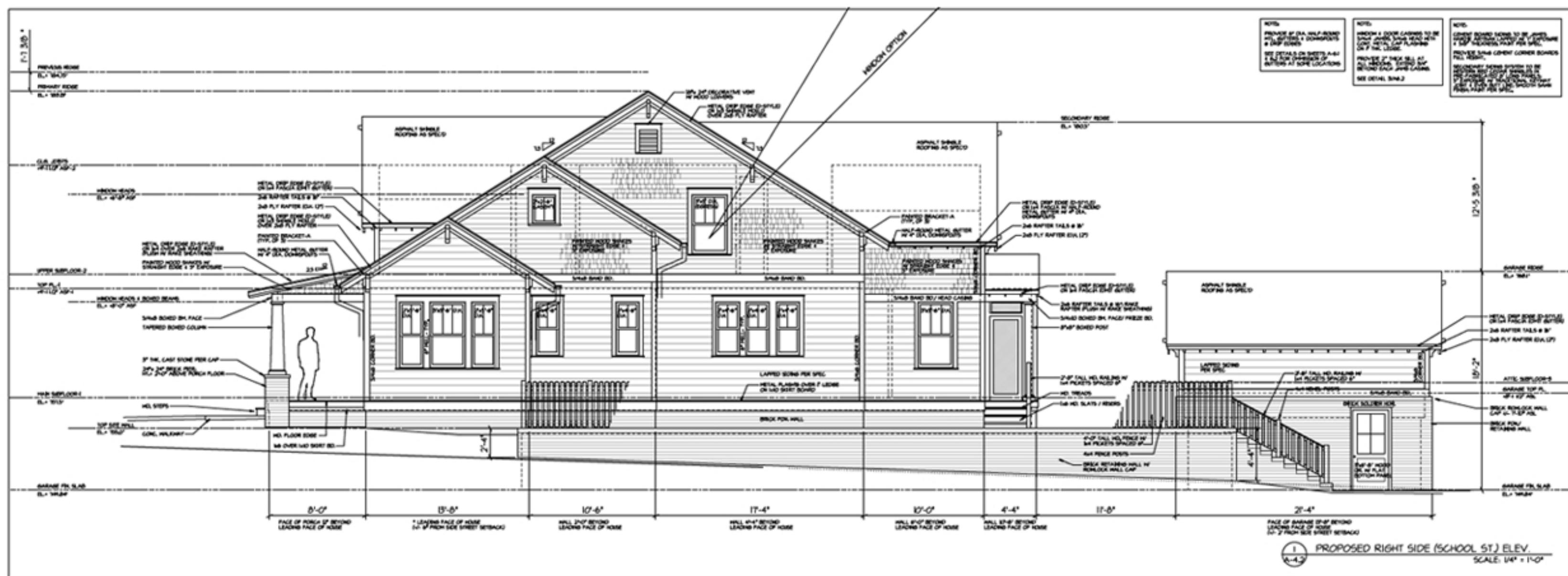
Optional Front Elevation

*3/1 and 4/1 windows
*Staff preferred option



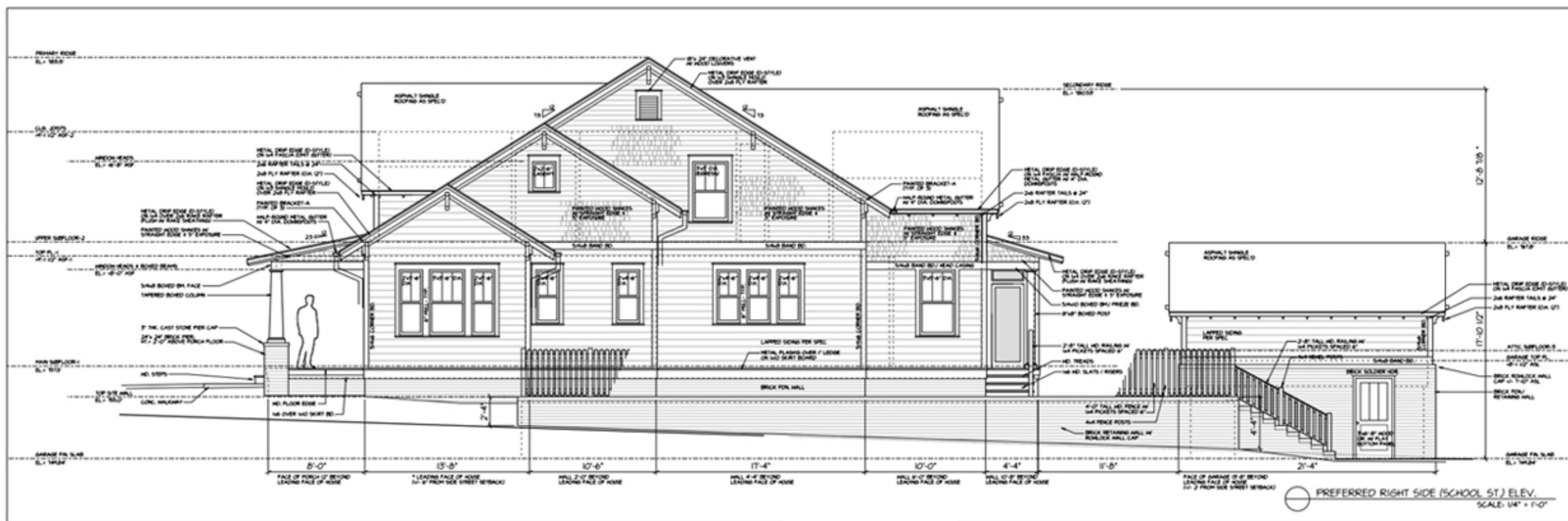
Right Elevation

March 2025 Meeting



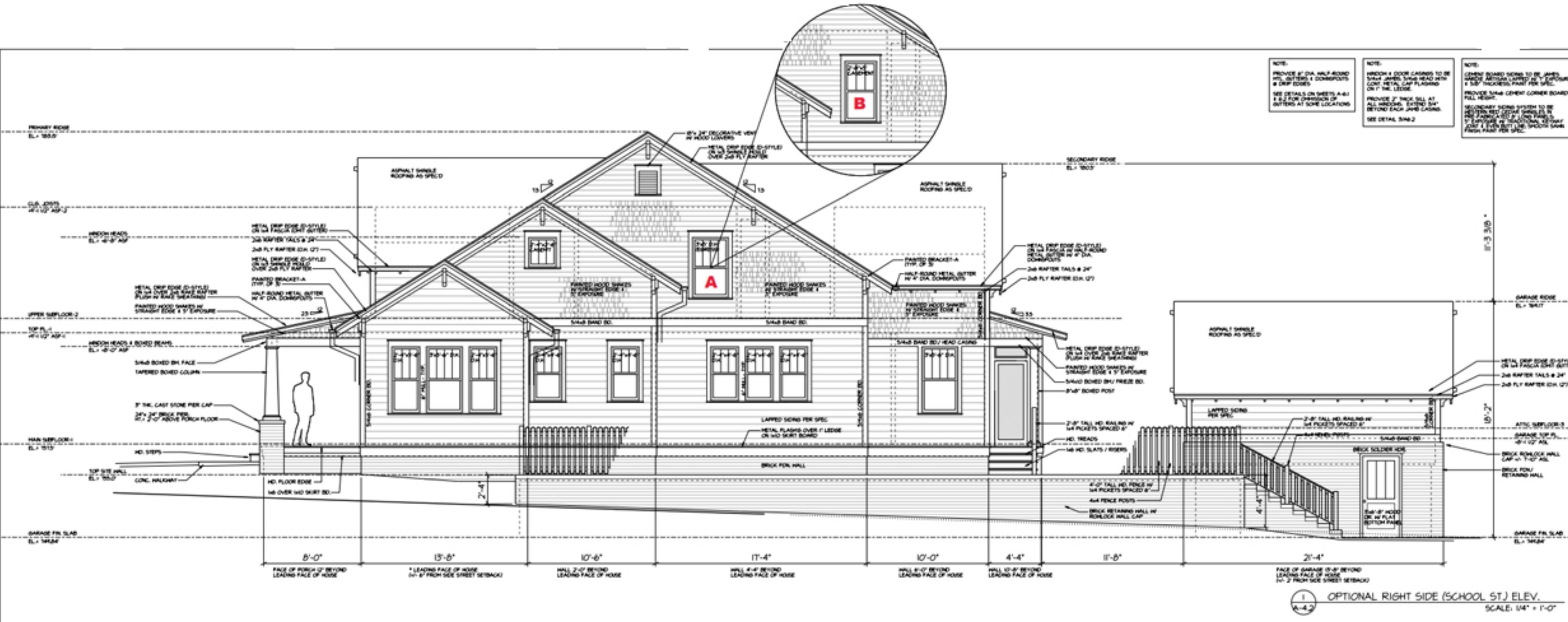
Applicant Preferred Elevation

- *2/1 and 3/1 windows
- *Shed roof rear porch



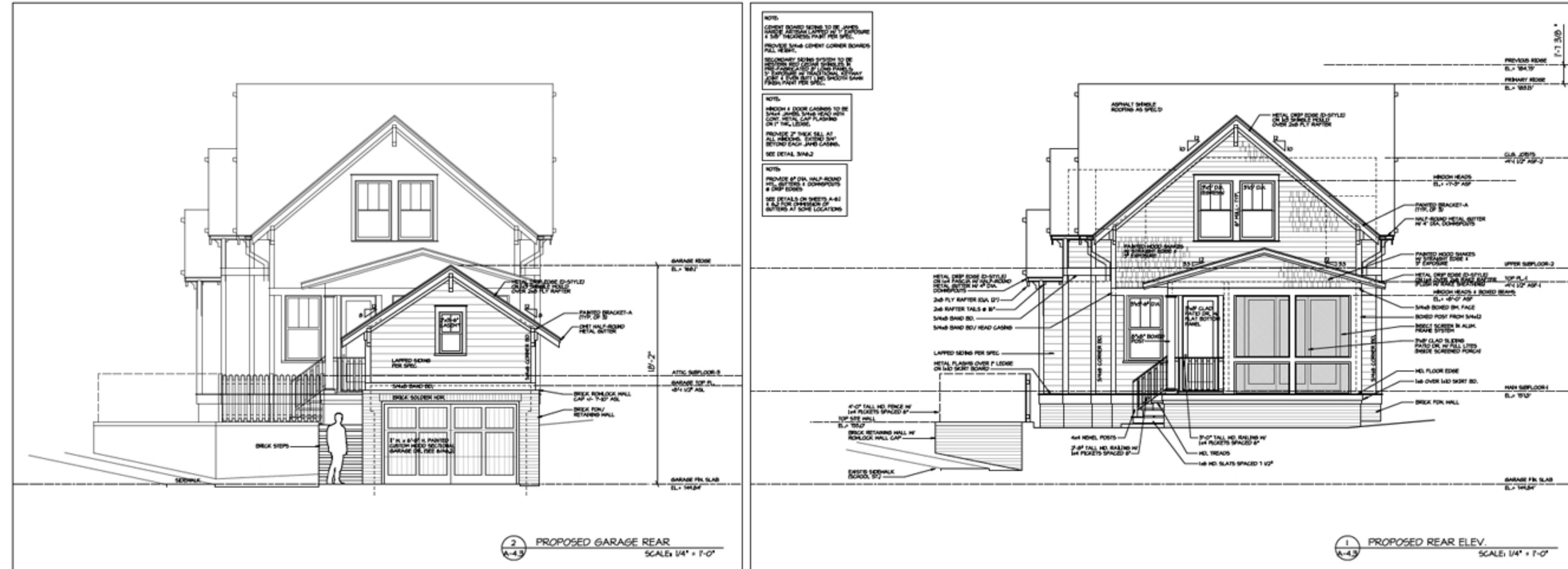
Optional Elevation

- *3/1 and 4/1 windows
- *Shed roof rear porch
- *Staff preferred with window "B"



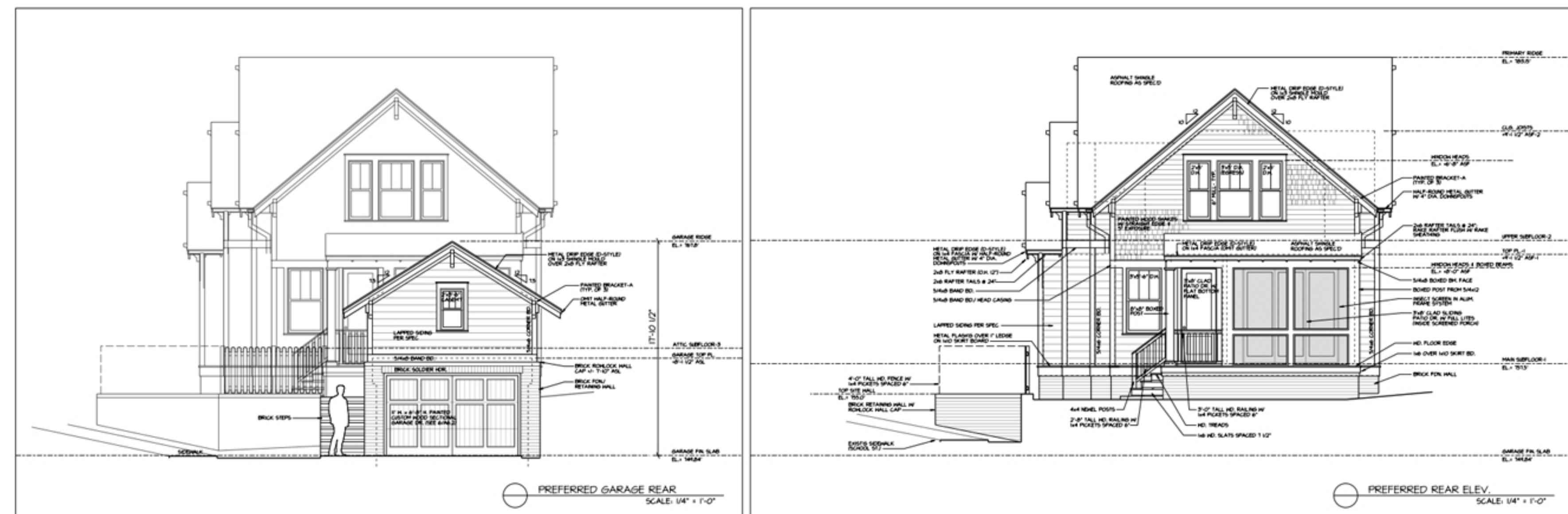
Rear Elevation

March 2025 Meeting



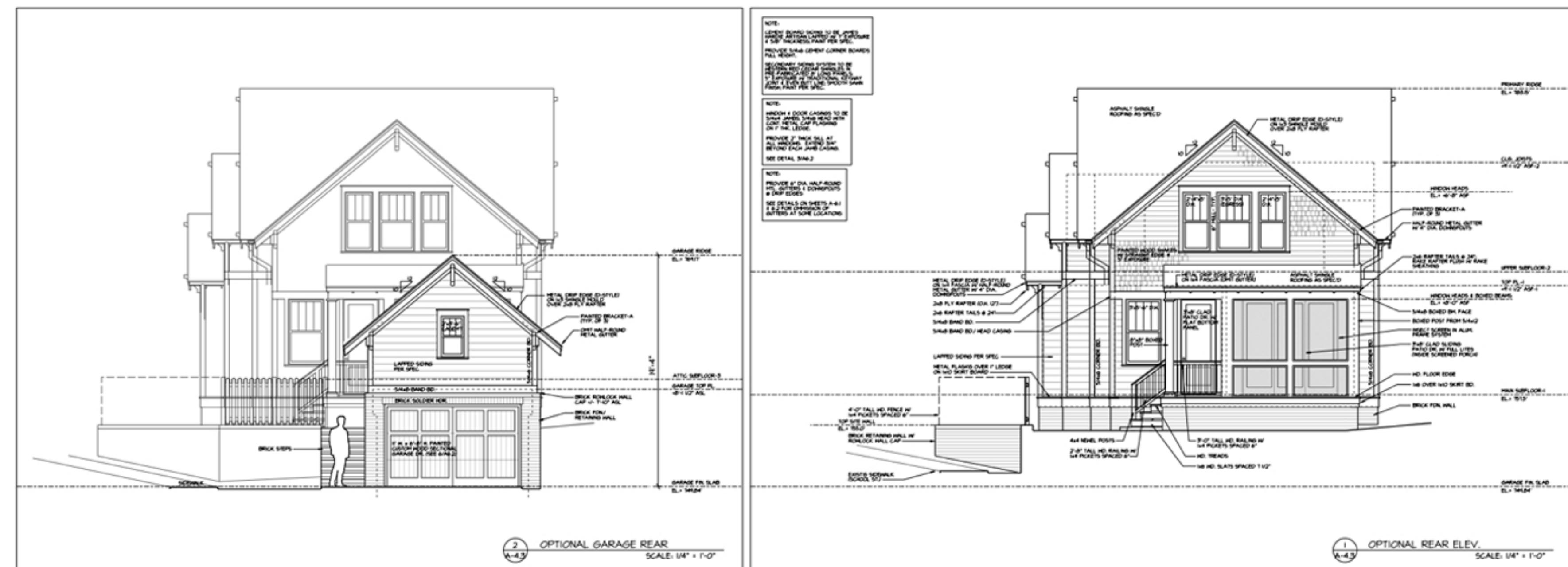
Applicant Preferred Elevation

- *2/1 and 3/1 windows
- *Shed roof rear porch



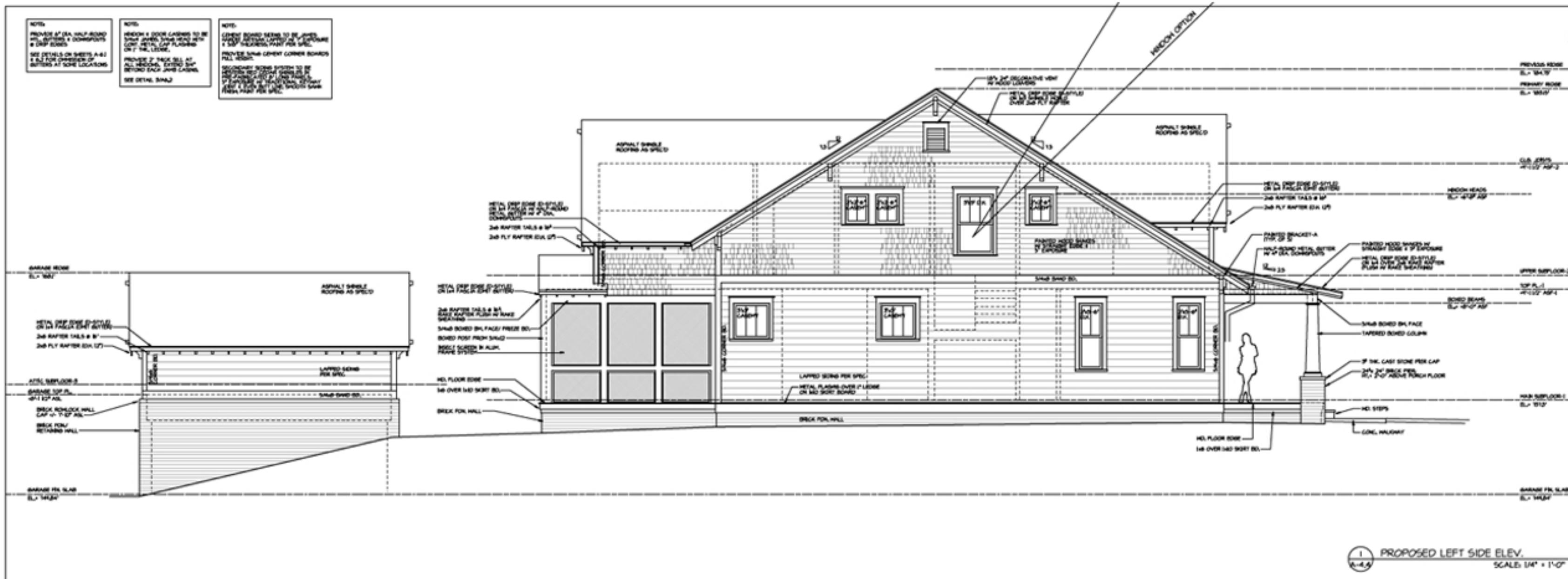
Optional Elevation

- *3/1 and 4/1 windows
- *Shed roof rear porch
- *Staff preferred option



Left Elevation

March 2025 Meeting



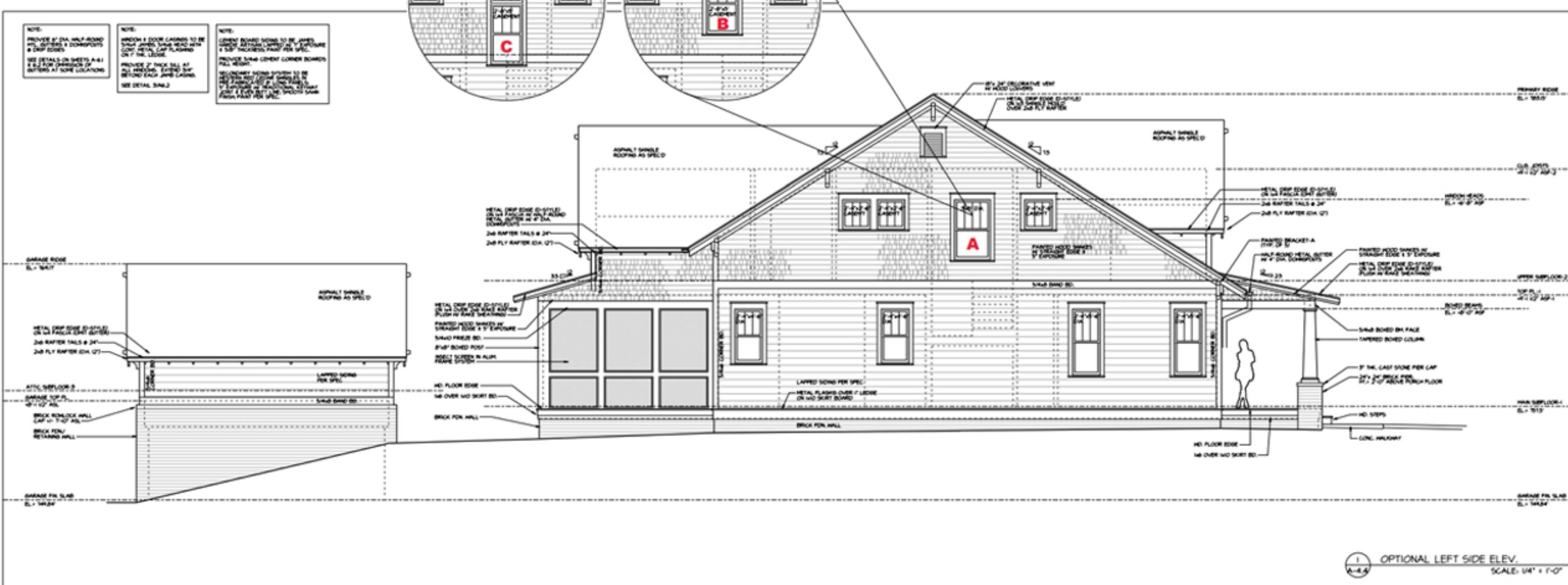
Preferred Right Elevation

- ***2/1 and 3/1 windows**
 - ***Shed roof rear porch**



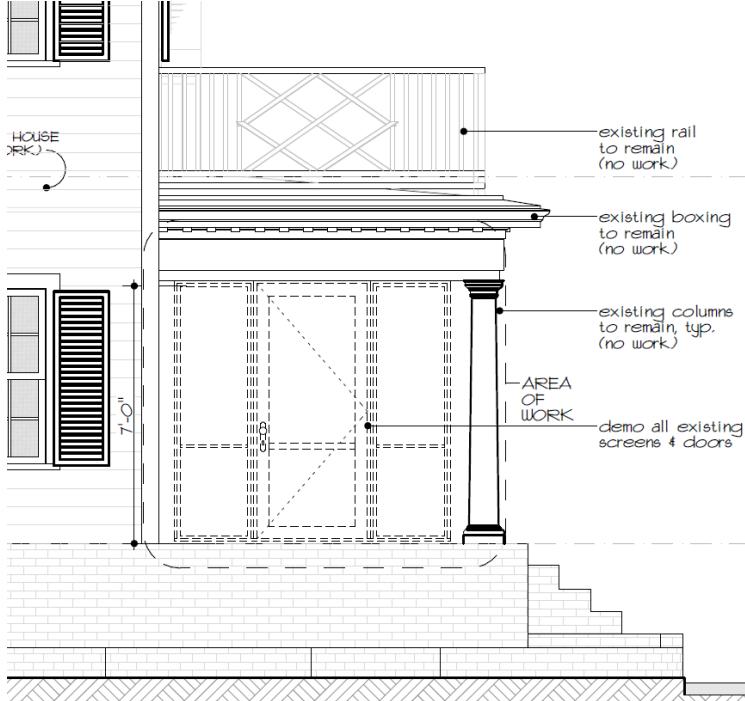
Optional Right Elevation

- ***3/1 and 4/1 windows**
 - ***Shed roof rear porch**
 - ***Staff preferred with window "C"**

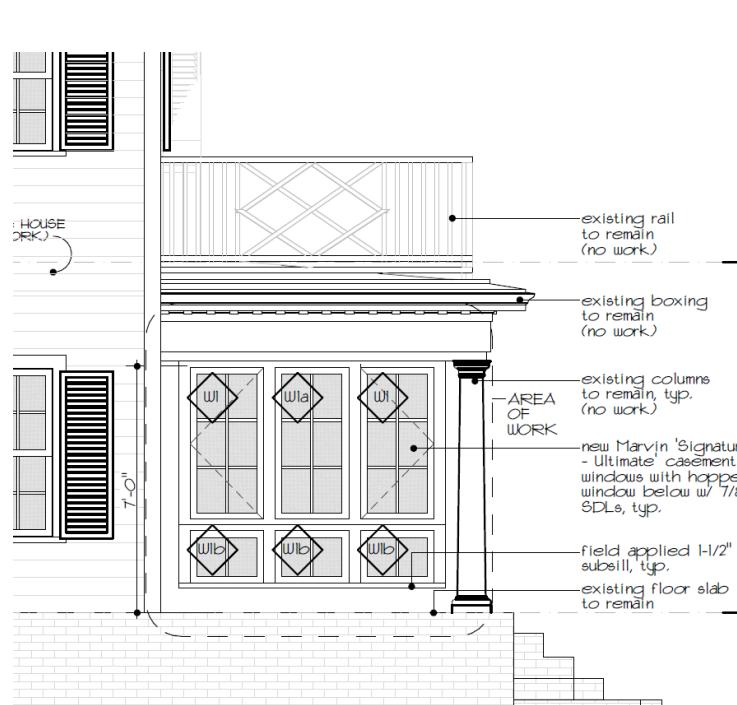


7. 814 Berkeley Av (PID 12309518)
HDCRMI-[2025-00123](#)
Dilworth
Negar Iskra, Applicant

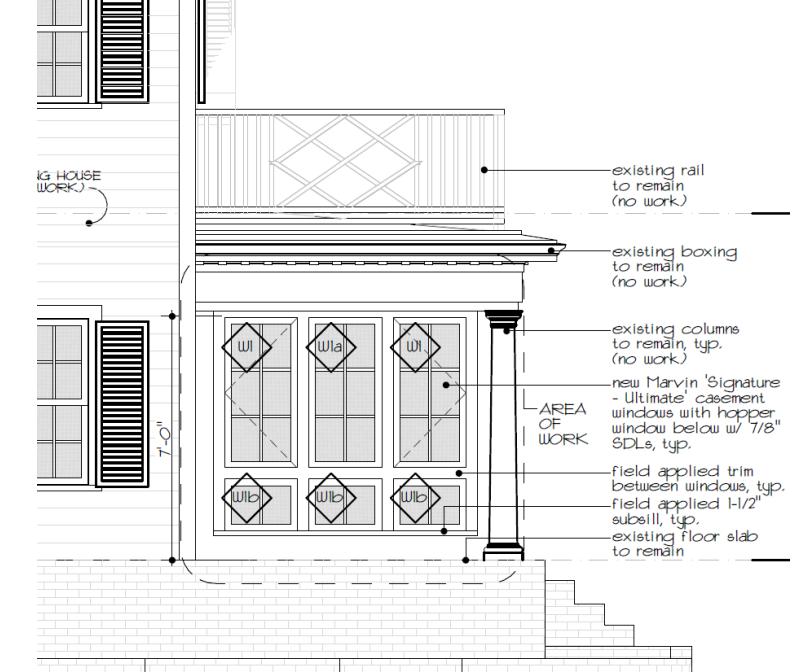
Front Elevation – Comparison



Existing

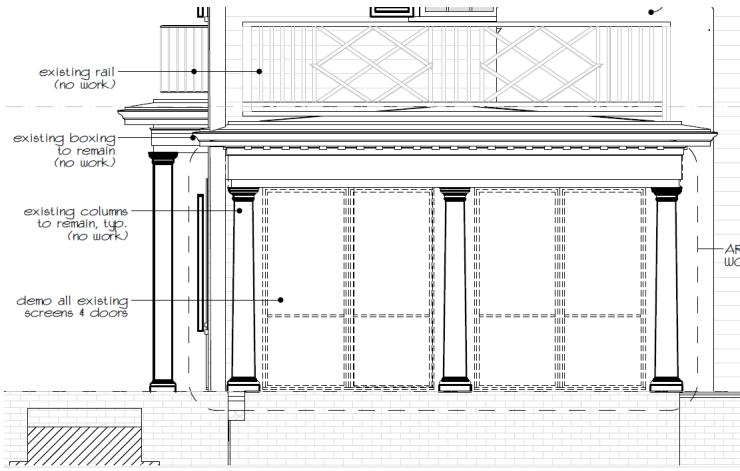


March 2025 Proposal

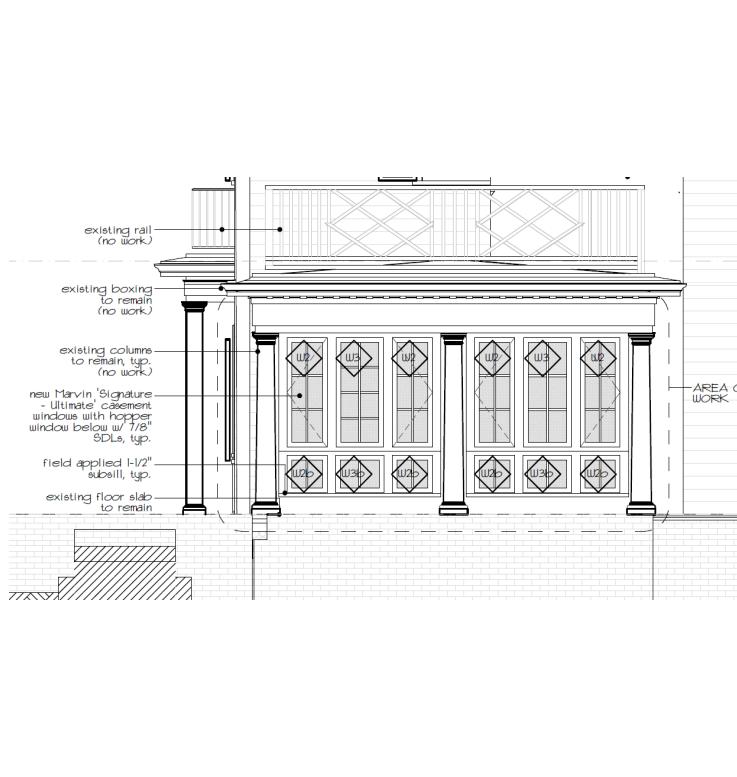


April 2025 Proposal

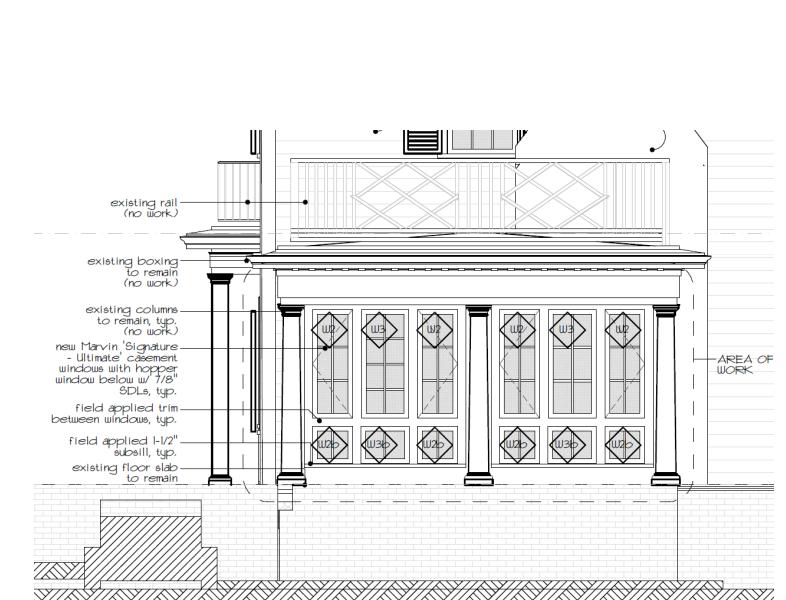
Right Elevation – Comparison



Existing

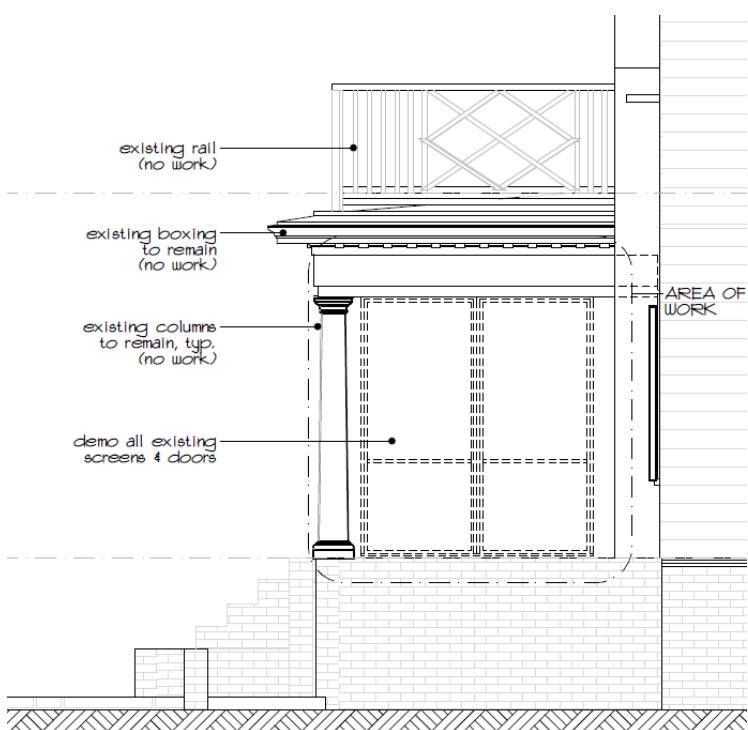


March 2025 Proposal

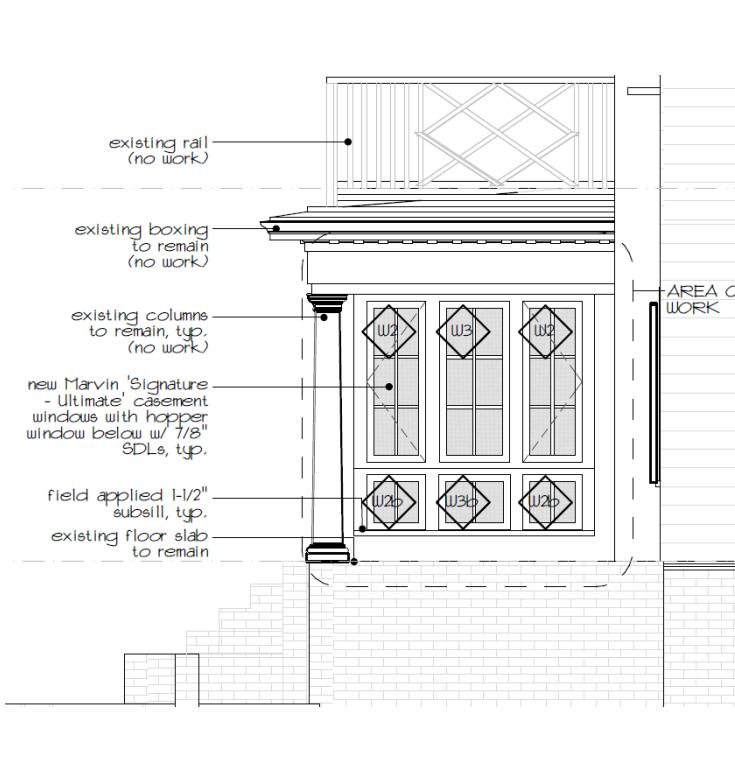


April 2025 Proposal

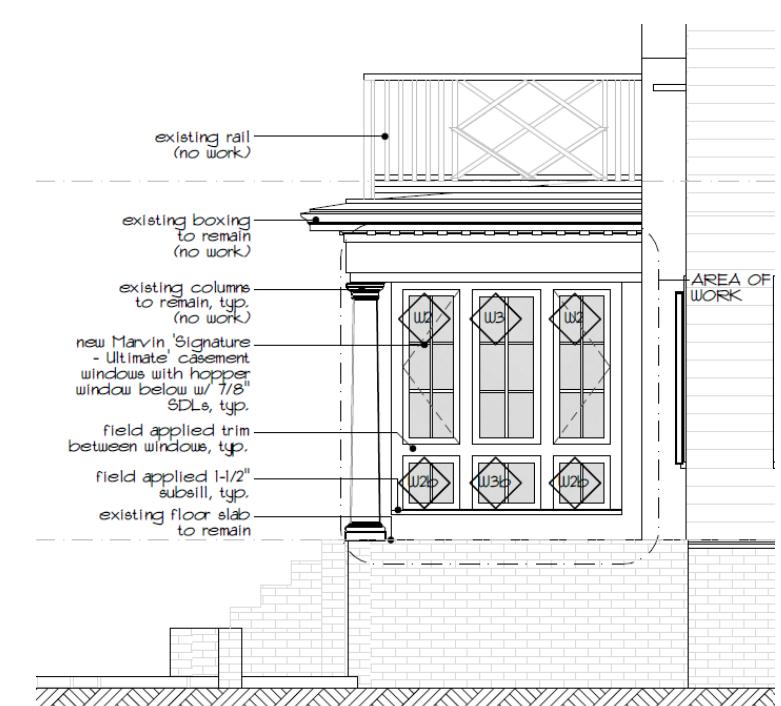
Rear Elevation – Comparison



Existing



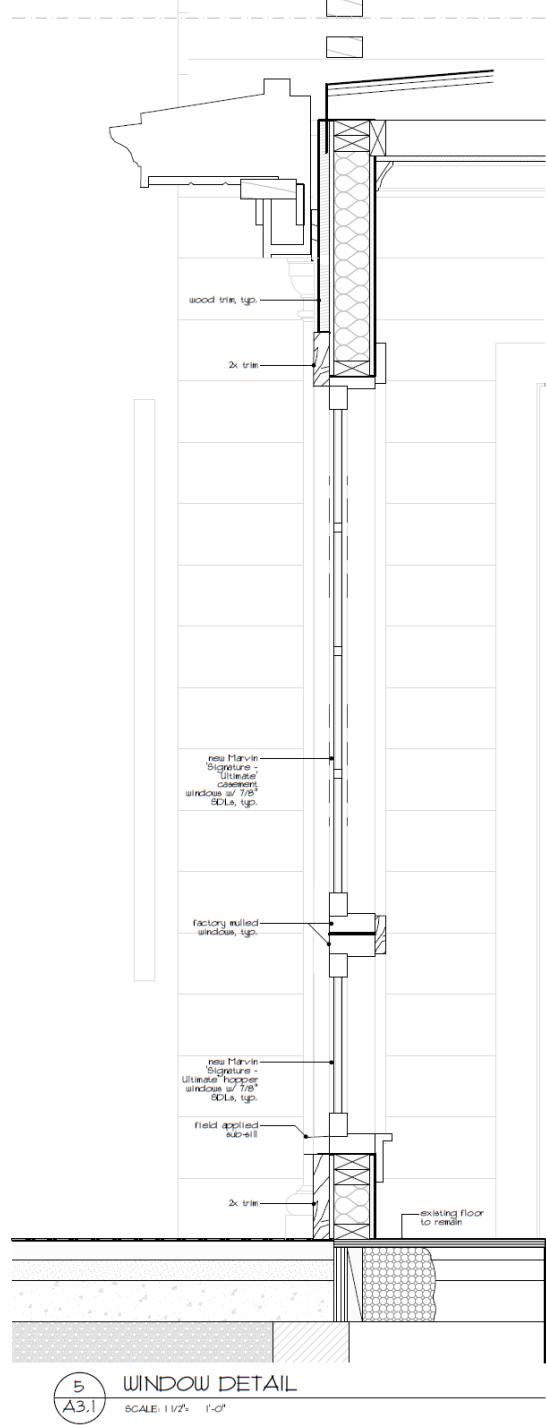
March 2025 Proposal



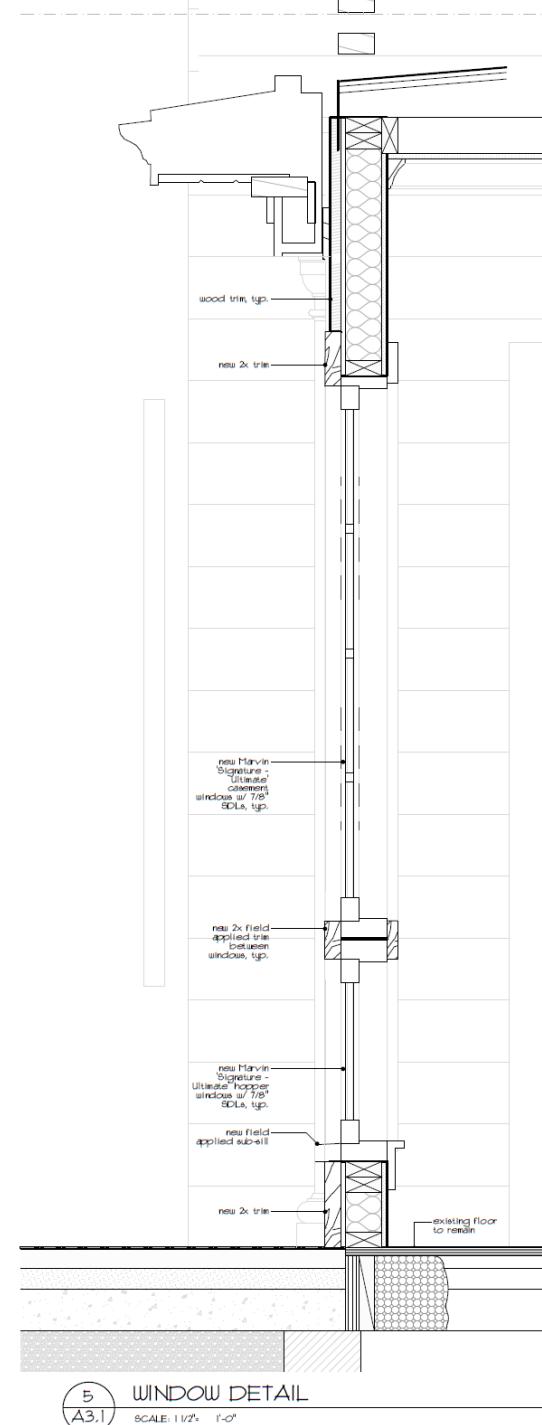
April 2025 Proposal

Section – Comparison

March 2025 Proposal



April 2025 Proposal



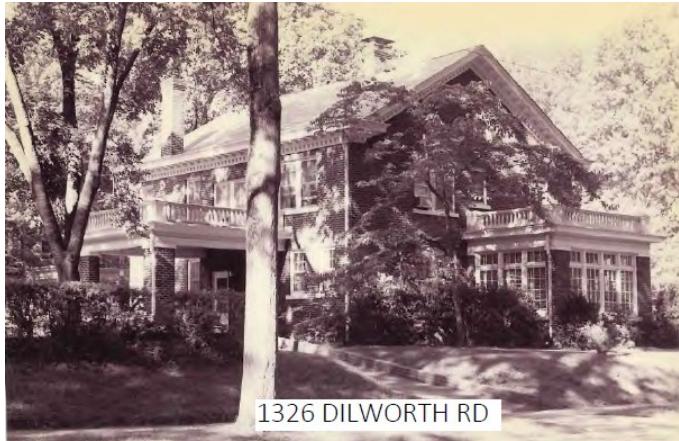
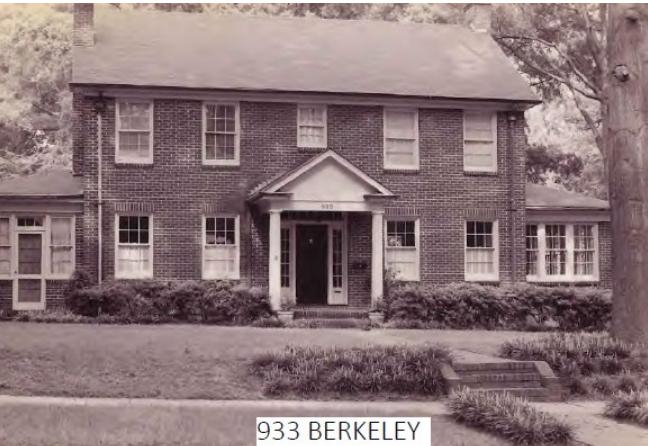
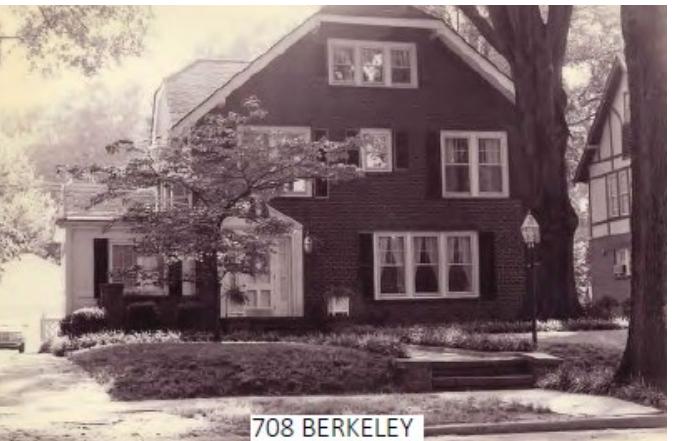
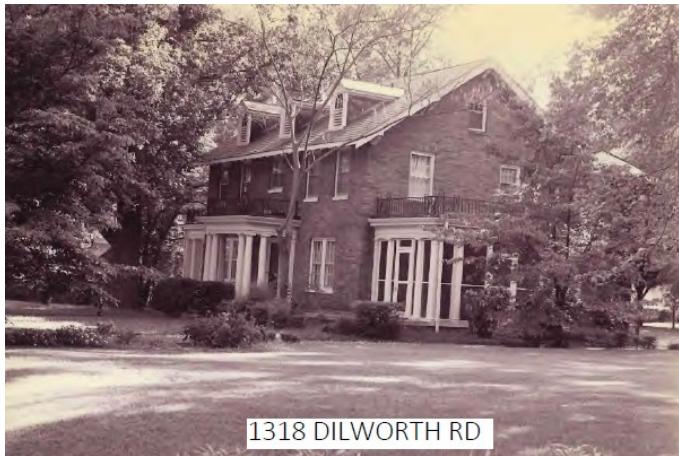
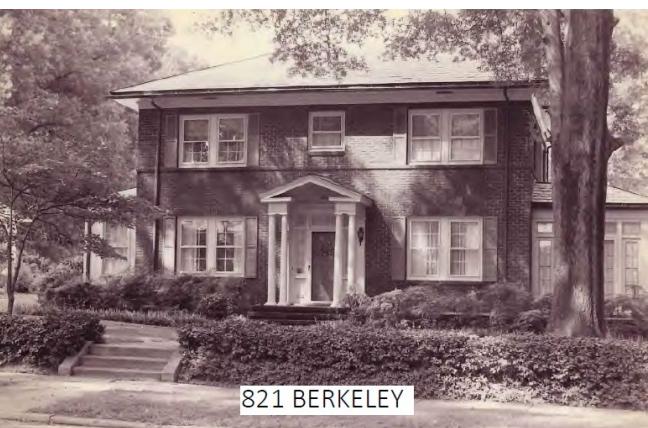
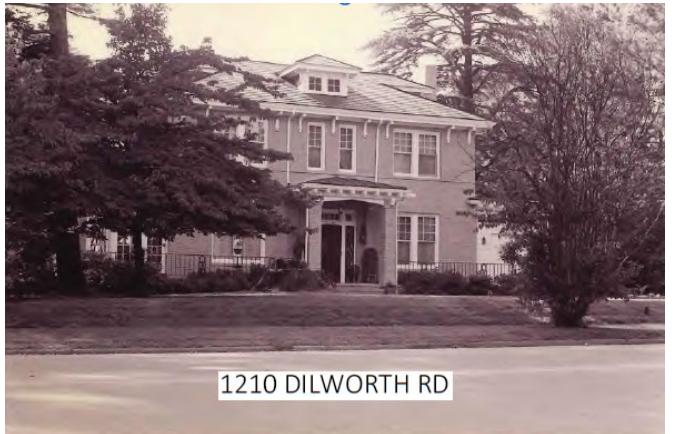
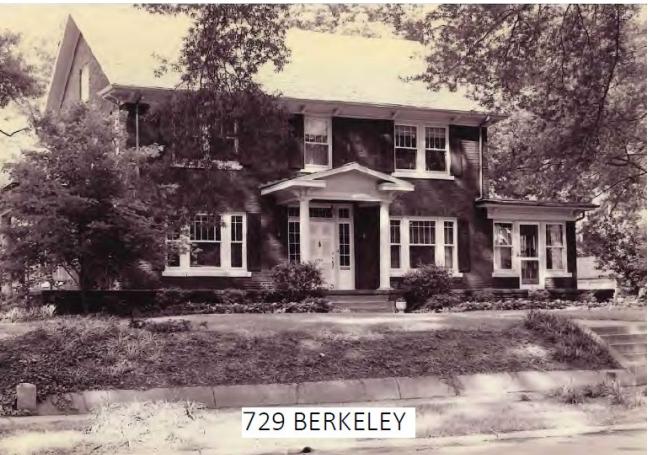
Sheet EX.1, Example Porches

Additional information about addresses shown on the exhibit.

Porches enclosed pre-1996

Source: HDC 1996 Survey Photo File

1. 708 Berkeley
2. 729 Berkeley
3. 821 Berkeley
4. 933 Berkeley
5. 1210 Dilworth
6. 1318 Dilworth
7. 1326 Dilworth



Sheet EX.1, Example Porches

Additional information about addresses shown on the exhibit.

1. 720 Berkeley Av: Approved August 13, 2015, COA# 2015-154. Old Design Standards.
2. 917 Berkeley Av: Approved June 9, 2021, COA# HDCRMI-2021-00104
3. 1128 Berkeley Av: A glass enclosure existed pre-2003. Commission approved all original features to remain with new windows and wood panels replacing the existing glass under COA# 2003.22D.13.

10. 301, 306, 308, & 312 N Graham St/420 W
6th St (PID 07806401 & 07806402)
HDCRMA-[2025-00018](#)
Fourth Ward
Sheldon Clark & Andrew Irish, Applicants

BALCONY DOOR MATERIAL REVIEW

ELEVATIONS



7TH ST. ELEVATION



6TH ST. ELEVATION



NORTH GRAHAM ST. ELEVATION



EAST PROPERTY LINE ELEVATION

WOOD DOOR

COLOR



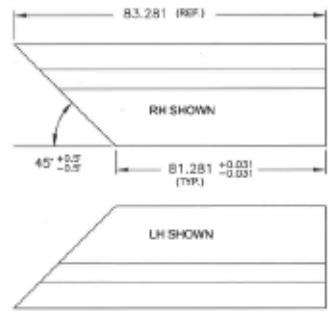
TRICORN BLACK
SW6258

FINISH MATERIAL



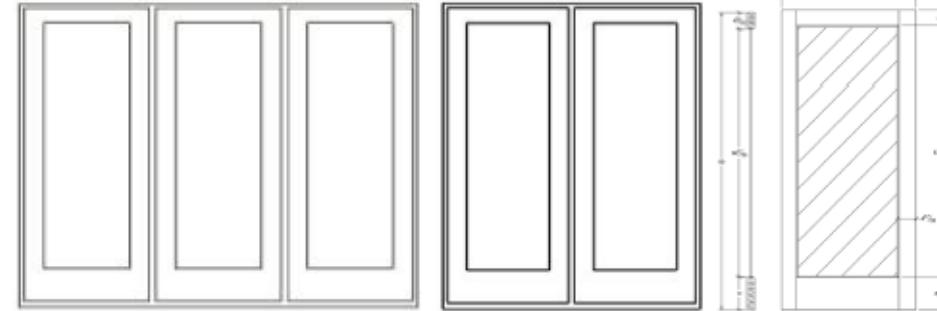
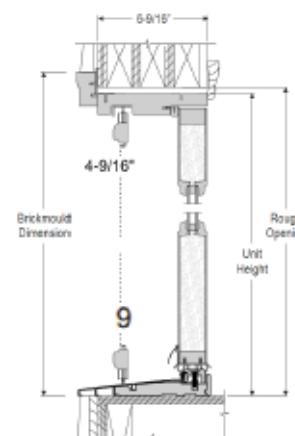
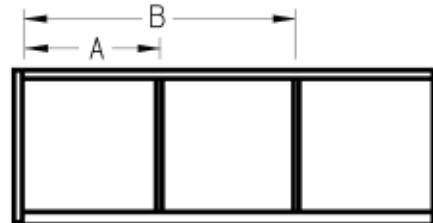
PRIMED FIR

BRICK MOLDING



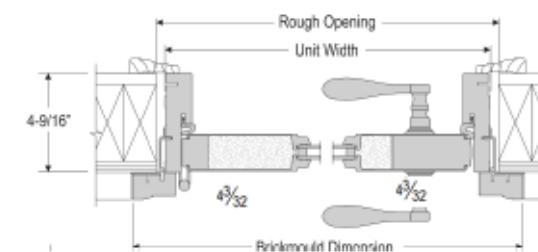
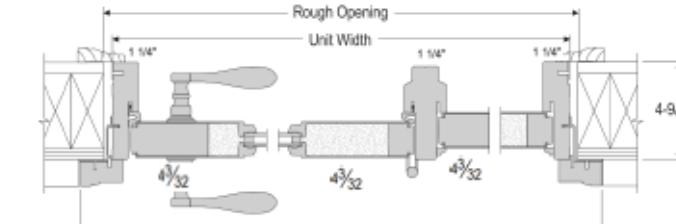
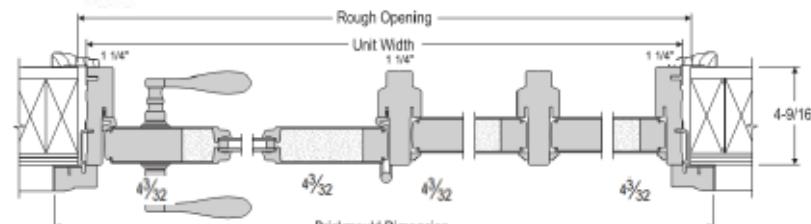
Rectangular Transom - 3W

Unit Width	A	B
3/0	12-1/16"	24-1/16"



9/0

6/0



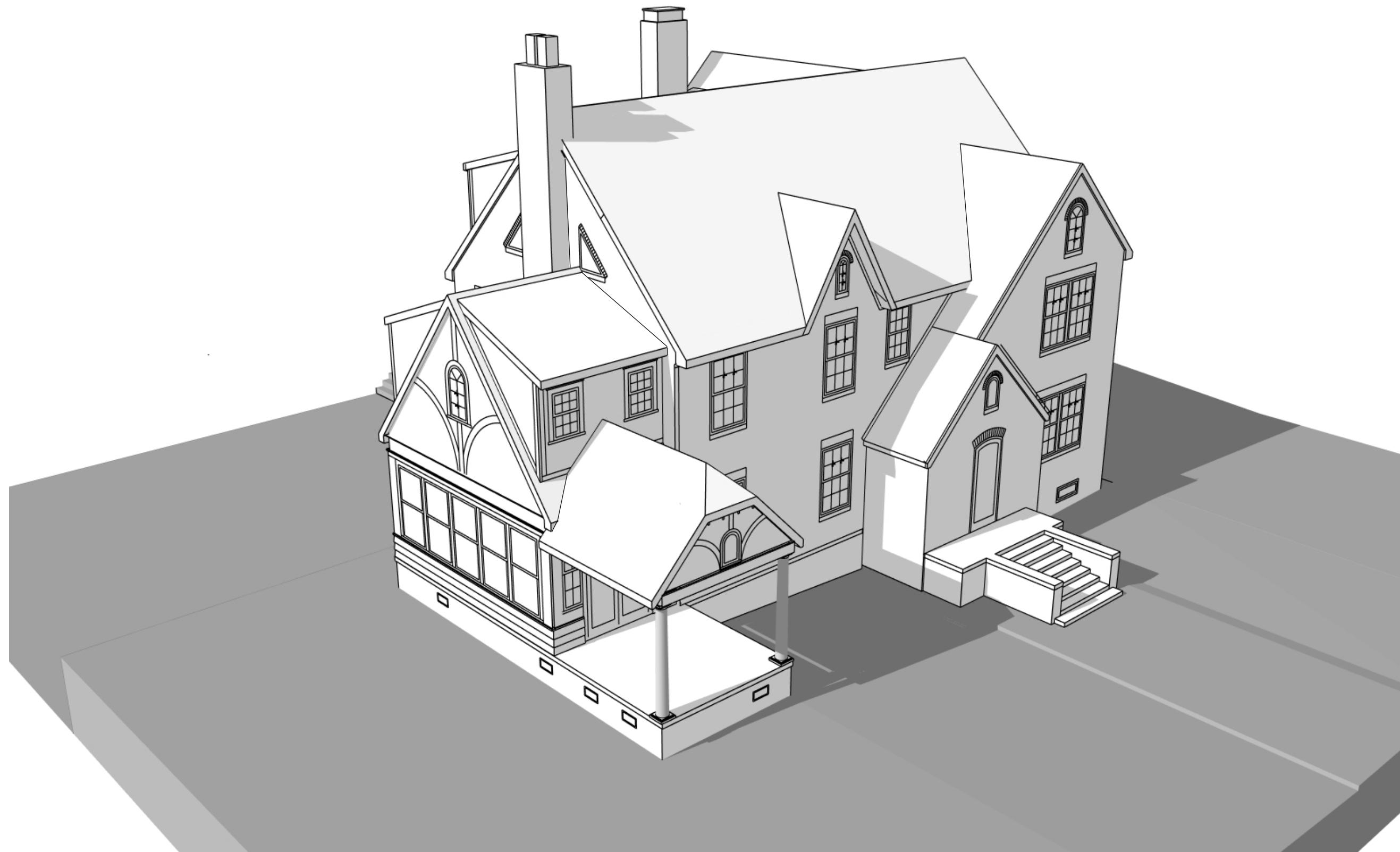
11. 1607 Dilworth Rd W (PID 12311201)

HDCRMA-2025-00005

Dilworth

Angie Lauer, Applicant

Aerial View 1



ALB

ALB DESIGN, INC

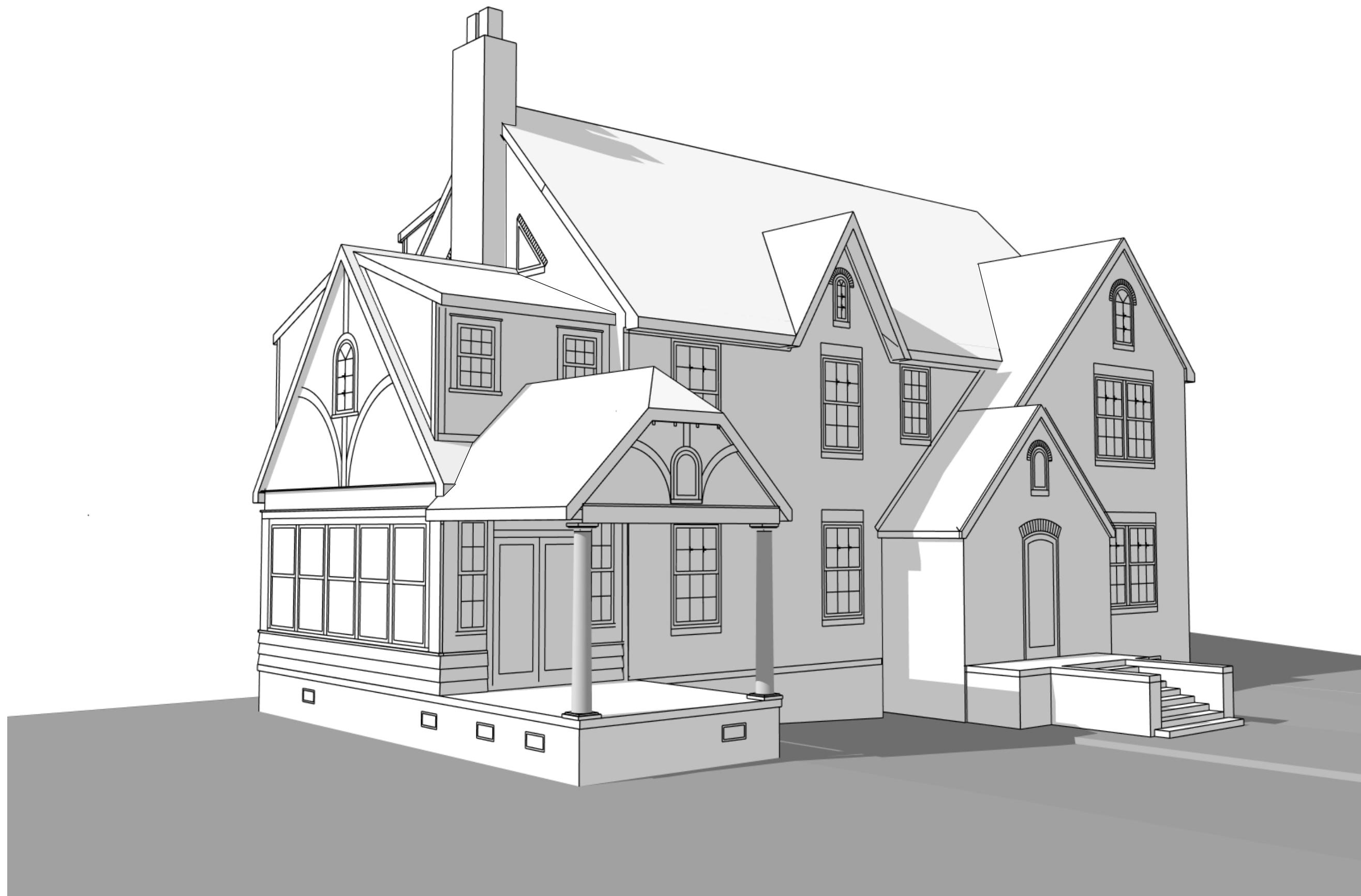
Aerial View 2



ALB

ALB DESIGN, INC

View 1 | Front & left elevation



A L B

ALB DESIGN, INC

View 2 | Front & right elevation



ALB

ALB DESIGN, INC

View 3 | Right elevation & back elevation



ALB

ALB DESIGN, INC

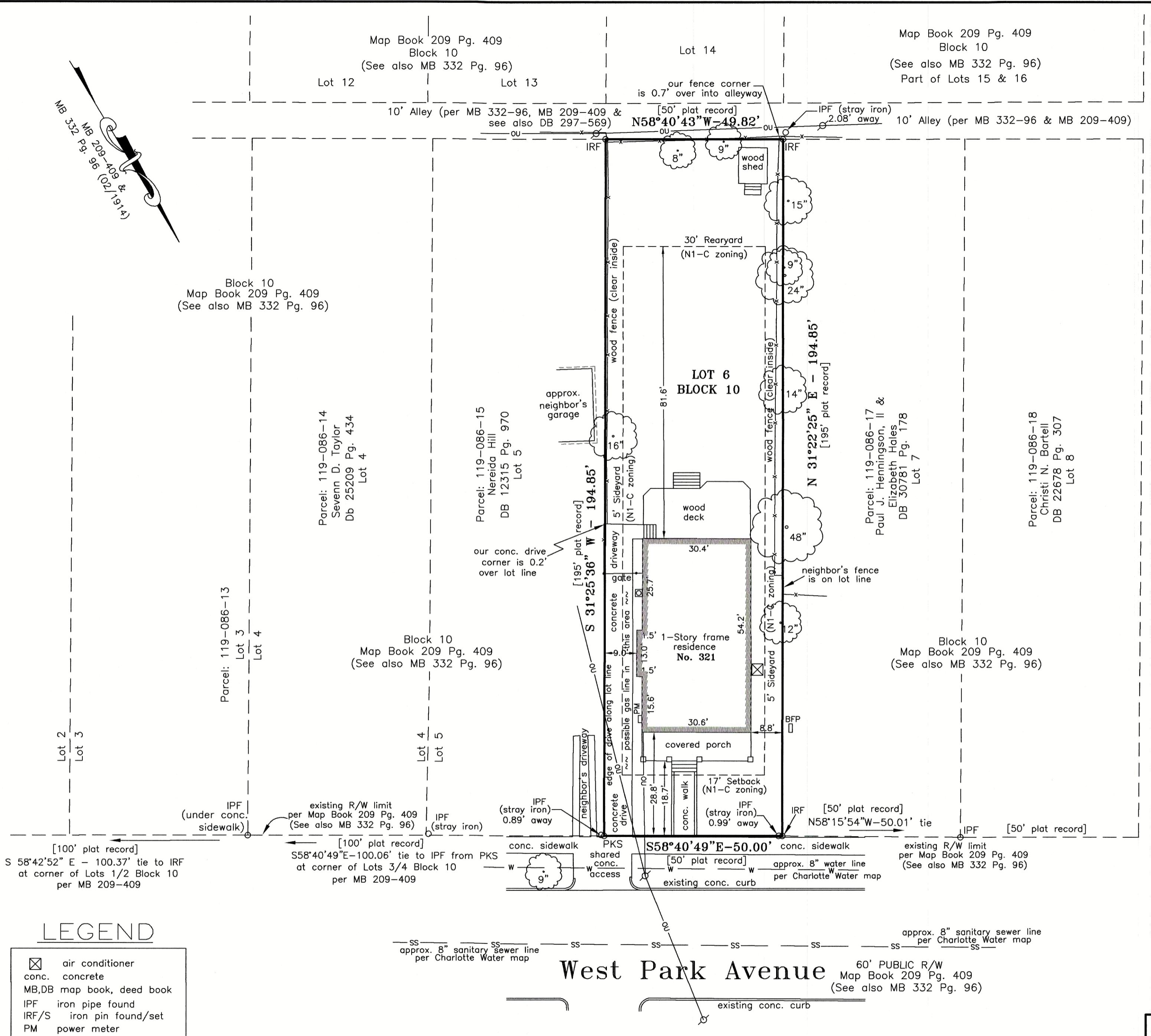
View 4 | Back elevation & left elevation



ALB

ALB DESIGN, INC

12. 321 W Park Av (PID 11908616)
HDCRMA-2025-00004
Wilmore
Ashleigh McDonald, Applicant



LEGEND

<input checked="" type="checkbox"/>	air conditioner
conc.	concrete
MB,DB	map book, deed book
IPF	iron pipe found
IRF/S	iron pin found/set
PM	power meter
R/W	right of way
s.f.	square feet
<input type="checkbox"/>	gas meter
BFP	back-flow preventer
<input type="checkbox"/>	power pole
-OU-	overhead utility line
-X-	fence line
-W-	underground water line
-SS-	sanitary sewer line
	deciduous tree (size: 12 inches diameter)

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

**A.G. ZOUTEWELLE
SURVEYORS**

I hereby certify to Patrick Michael McDonald & Ashleigh Patricia McDonald:
that this survey is based upon my best knowledge, information and belief; that this map
was drawn under my supervision from an actual survey made under my supervision (deed
description recorded in deed and map books as noted); that the boundaries not surveyed
are indicated as dashed lines drawn from adjoining deed sources as shown hereon; that
the ratio of precision or positional accuracy is 1:10,000; that this map meets the
requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC
56.1600). This map is not intended to meet G.S. 47-30 recording requirements.

Andrew G. Zoutewelle
Professional Land Surveyor - L3098

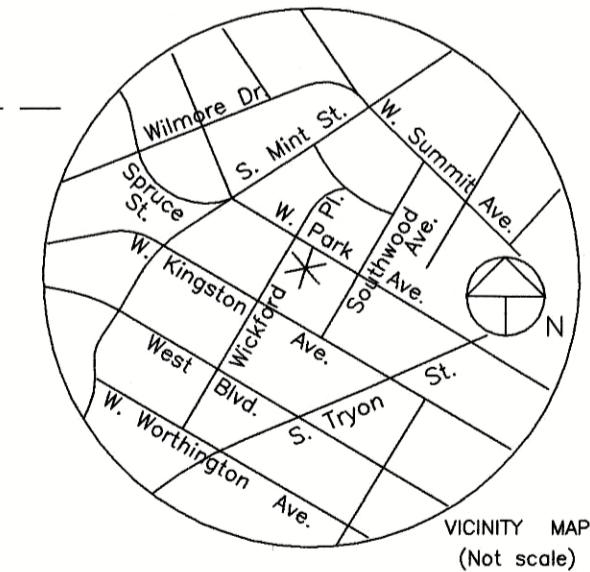
2-13-2024

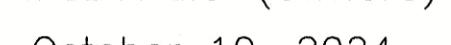


GENERAL NOTES:

1. Tax Identification Number of this parcel is 119-086-16 per Mecklenburg County GIS.
 2. Source of title for this property is recorded in Deed Book 29582 Page 790 in the Mecklenburg County Public Registry. This property is known as all of Lot 6 in Block 10 of Wilmore Subdivision, Section #1 recorded in Map Book 209 Page 409. See also Map Book 332 Page 96.
 3. Area of this property is 9,725 s.f. (0.2233 acre) as computed by coordinates,
 4. This survey does not reflect a complete title examination which may reveal additional restrictions, easements or other matters of title.
See restrictions and easements recorded in Deed Book 297 Page 569.
Per Deed Book 297 Page 569, an easement of unknown width is reserved along the front lot line for the street purposes.
 5. This survey does not reflect complete underground utilities. Contact the NC ONECALL Utility Location Service at 1-800-632-4949 before any digging or design.
 6. Zoning of the subject property, per GIS, is N1-C(HDO) [Neighborhood 1 district (Historic District Overlay)]. See also Article 14.1 of the Unified Development Ordinance. See the following standards of N1-C (for residential use):
Front setback: 17' Sideyards: 5' Rearyard: 30'
Max. Base building height: 40'
This survey does not reflect a complete zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
 7. Per FEMA Flood Insurance Rate Map (FIRM) 3710454300L dated 11-16-2018, this property is entirely situated within Zone X (areas outside of the 100-year Flood Zone).
 8. Per Mecklenburg County GIS, the current address for this property is 321 West Park Avenue, a public road.
 9. Only those trees 8" diameter and greater were located for this survey. There are other trees not shown.

Approx.
WICKFORD PLACE
50' Public R/W
[formerly Rudisill Street]
(MB 209-409 & MB 332-96)



Copyright 2024
CAL SURVEY OF
Park Avenue
ICKLENBURG COUNTY, N.C.
Michael McDonald &
cia McDonald (owners)
' October 10, 2024
20' 60'


**321 West Park Avenue
CHARLOTTE, MECKLENBURG COUNTY, N.C.
For Patrick Michael McDonald &
Ashleigh Patricia McDonald (owners)**

Scale 1" = 20' October 10, 2024

20' 0 20' 60'



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

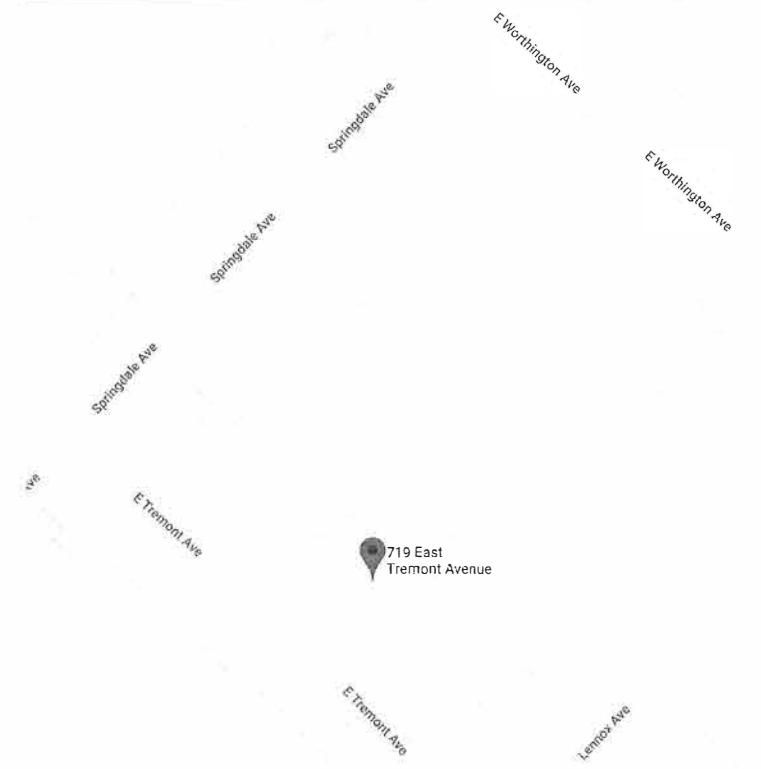

John L. Donald
Staff



Charlotte
Historic District
Commission

Certificate of Appropriateness

2018 - 60083



VICINITY MAP



ZONING INFORMATION

JURISDICTION MECKLENBERG 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:

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
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 OPENSPACE 61%

AB
architecture

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@gmail.com
lauer.alb@icloud.com

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:
EHMANN RESIDENCE

719 East Tremont Avenue, Charlotte, NC 28031

PROJECT # 17077
ISSUED: 22 MAY 2018
REVISIONS:

COVER SHEET

A-0

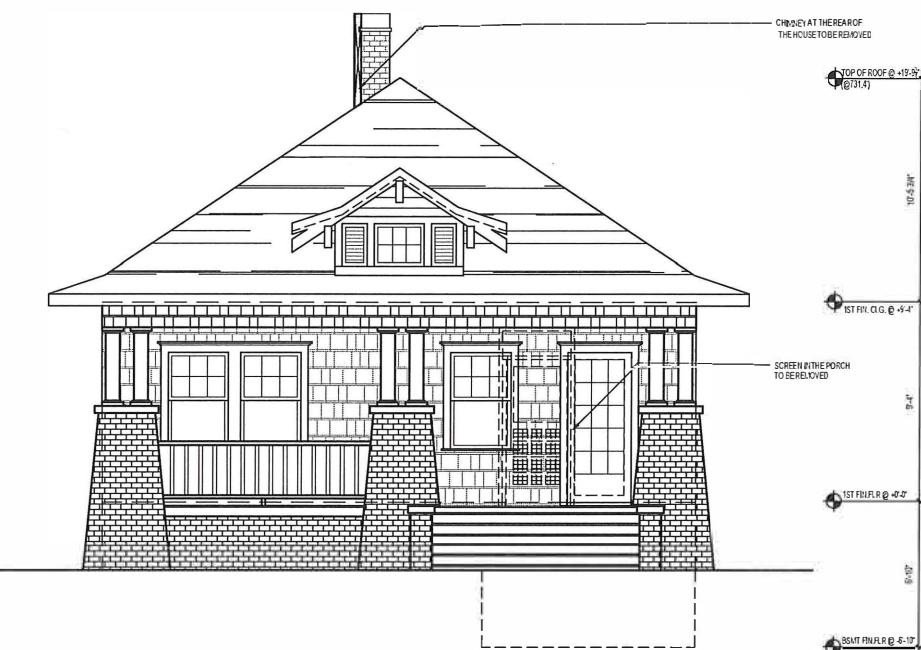
OF: THIRTEEN



APPROVED
Charlotte
Historic District
Commission

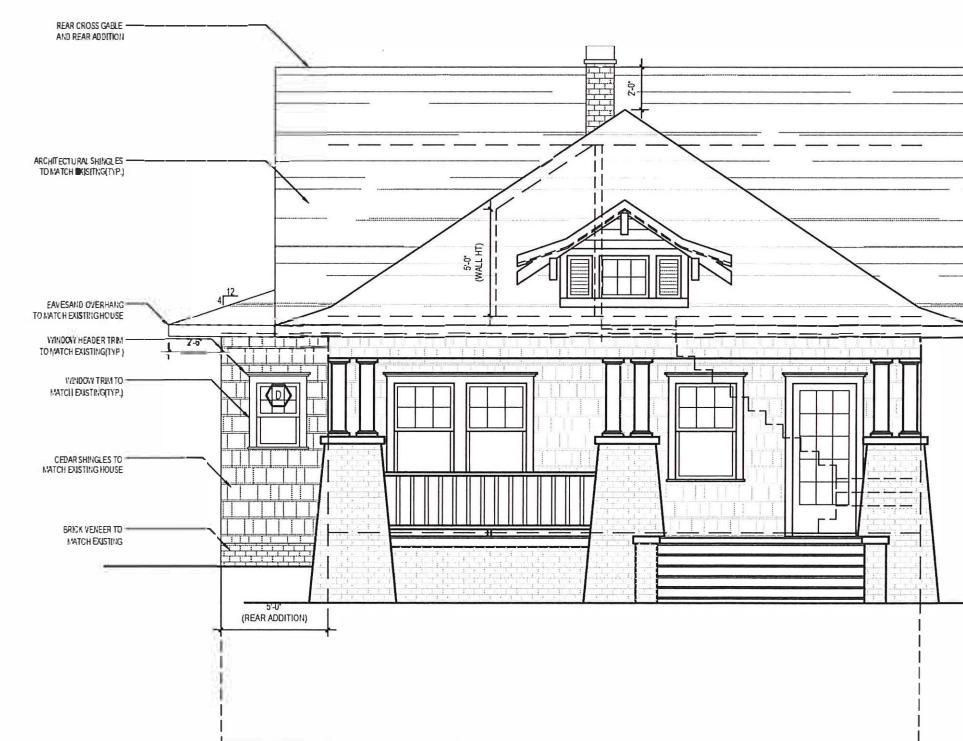
Certificate of Appropriateness

2013-00083



② EXISTING FRONT ELEVATION

14° - 1° 0'



① PROPOSED FRONT ELEVATION

$$1/4^\circ = 1' - 0''$$

WINDOW SCHEDULE			
ID	SIZE	HEADERHEIGHT	TYPE
A	2'-0" X 4'-0"	MATCH EXISTING	CASEMENT
B	1'-3" X 3'-0"	MATCH EXISTING	CASEMENT
C	2'-0" 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 (LEFTSIDE)	CASEMENT

WINDOW SCHEDULING

ID	SIZE	HEADERHEIGHT	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'-0" F (LEFT SIDE)	CASEMENT

GENERAL NOTES

- NOTE**

 1. MATCHTRIA DETAILS WITH EXTRADRIP CAP (WITH FLASHING) & BACK BAIT TRIM AS SHOWN.
 2. SEE ELEVATION FOR MULTI/TIN PATTERN. VERIFY ALL REQUIREMENTS FOR EGGSHELL/TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18' F.F. MUST BE TEMPERED.
 4. PROVIDE DEFLAFT PROTECTION WHERE THE W.I.D/W.L IS LESS THAN 24" ABOVE A 1' F.F. AND GREATER THAN 1/2 AE OF GRADE OR WALKING SURFACE BELOW.
 5. **WINDOW SIZING:**
 - 5.1 NEW CONSTRUCTION - DIMENSIONS BASED ON KOLLE ULTRA SERIES DIMENSIONS.
 - 5.2 FOR EXISTING & REMOVED - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATION FOR MULTI/TIN PATTERN. VERIFY ALL REQUIREMENTS FOR EGGSHELL OR TEMPERED GLASS.
 - 5.3 MATCH EXISTING RISINGS.
 6. PRIOR TO ORDERING ANY DRAWINGS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

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STAIRS, RAILING & GUARD NOTES:

- 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 $\frac{4}{4}$ INCH DIAMETER SPHERE OPEN SIDE OF STAIR.

NOTE.

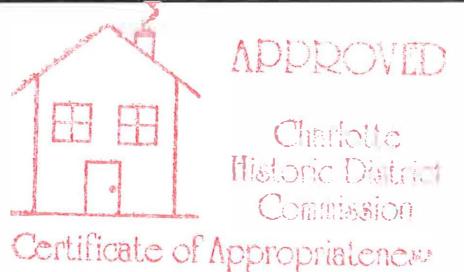
- NOTE:**

 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.

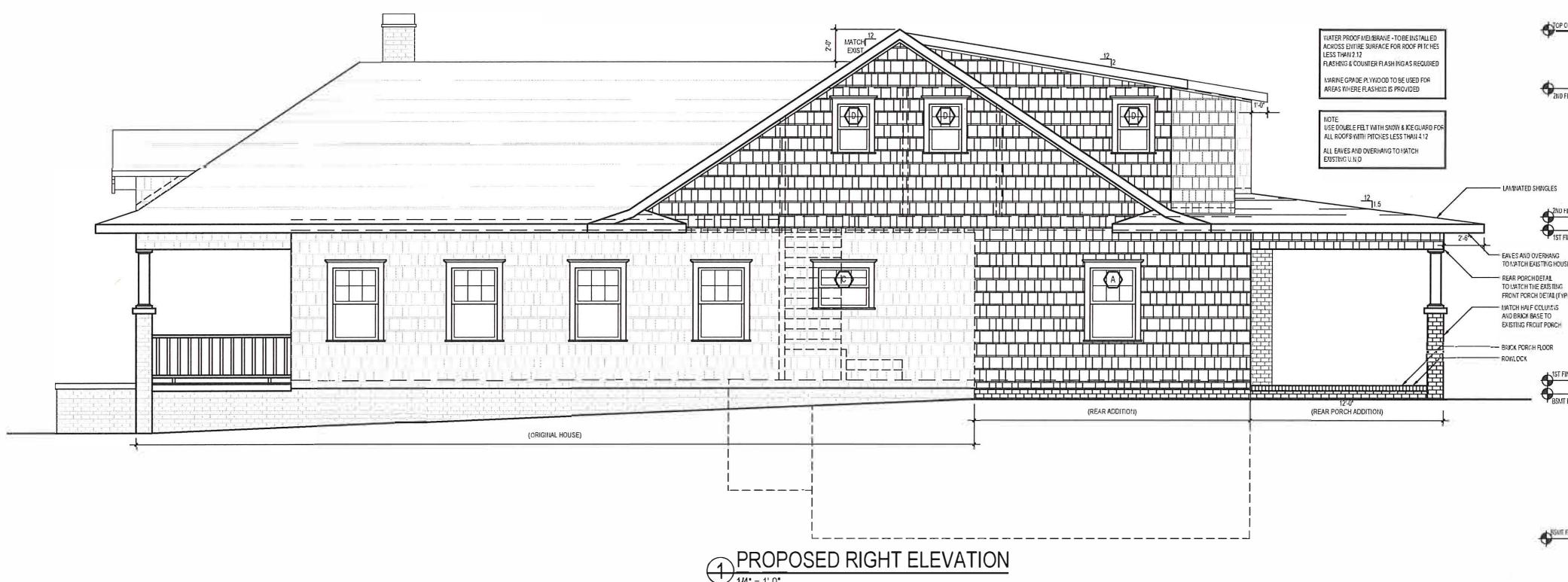
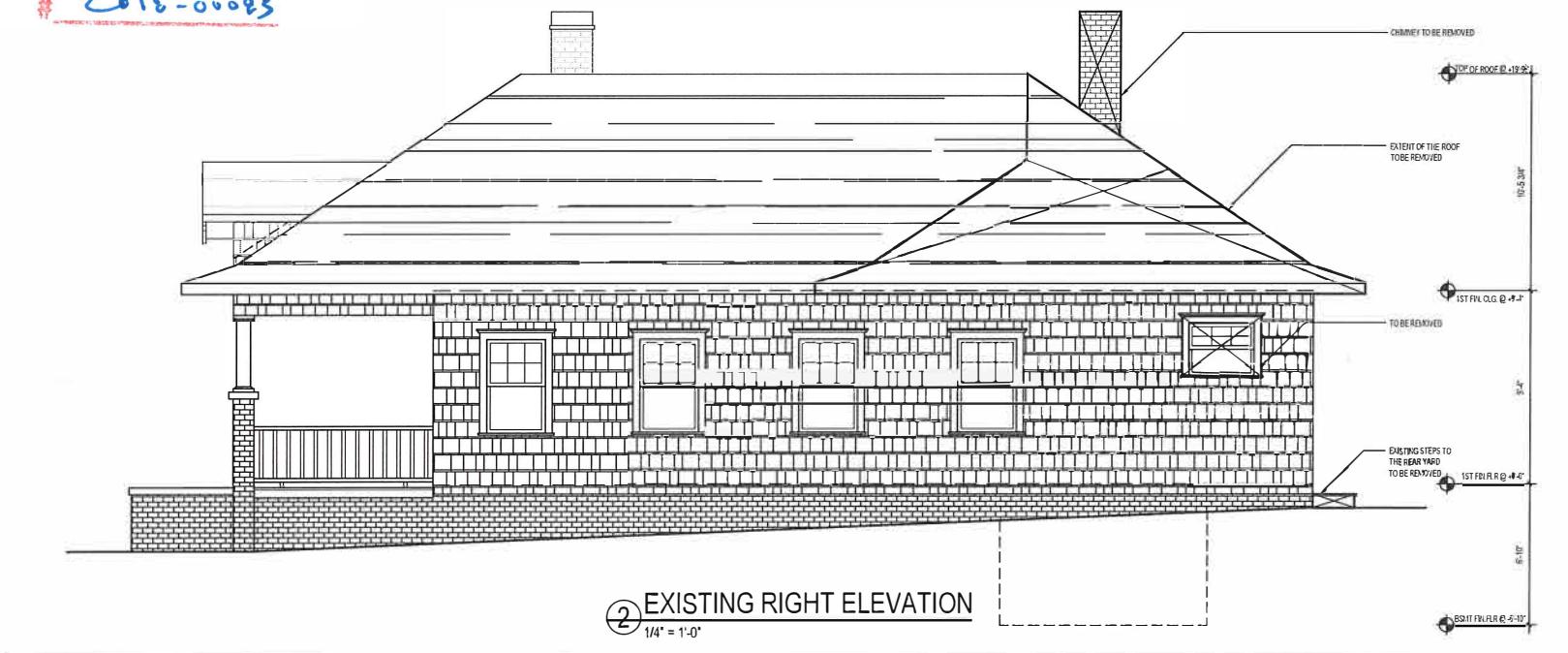
PROJECT #: 17077
ISSUED: 22 MAY 2018

**EXISTING AND PROPOSED
FRONT ELEVATION**

FRONT ELEVATION
A-3.0



2018-00085



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 3'-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'-8" FFF (LEFT SIDE)	CASEMENT

NOTE:

1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
2. SEE ELEVATION FOR LIGHT PATTERN. VERIFY ANY REQUIRED CUTS FOR EGRESS & TEMPERED GLASS.
3. ALL WINDOWS WITH 5 SF OF GLASS OR MORE MUST HAVE 1/8" AS FUSE BE TEMPERED.
4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A 4' FF AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
5. **WINDOW SIZING:**
 - 5.1 NEW CONSTRUCTION DIMENSIONS BASED ON KOLBE ULTRA SERIES DIVISION
 - 5.2 FOR SIZES & BEVELS, MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MULTIPLE PATTERNS. VERIFY ANY REQUIREMENTS FOR EGRESS & TEMPERED GLASS.
 - 5.3 MATCH EXISTING DOORS
 - 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 5°.
 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 FASCIA TO MATCH EXISTING HOUSE.
 18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
 19. CONTINUOUS EAVE VENT U.N.O.

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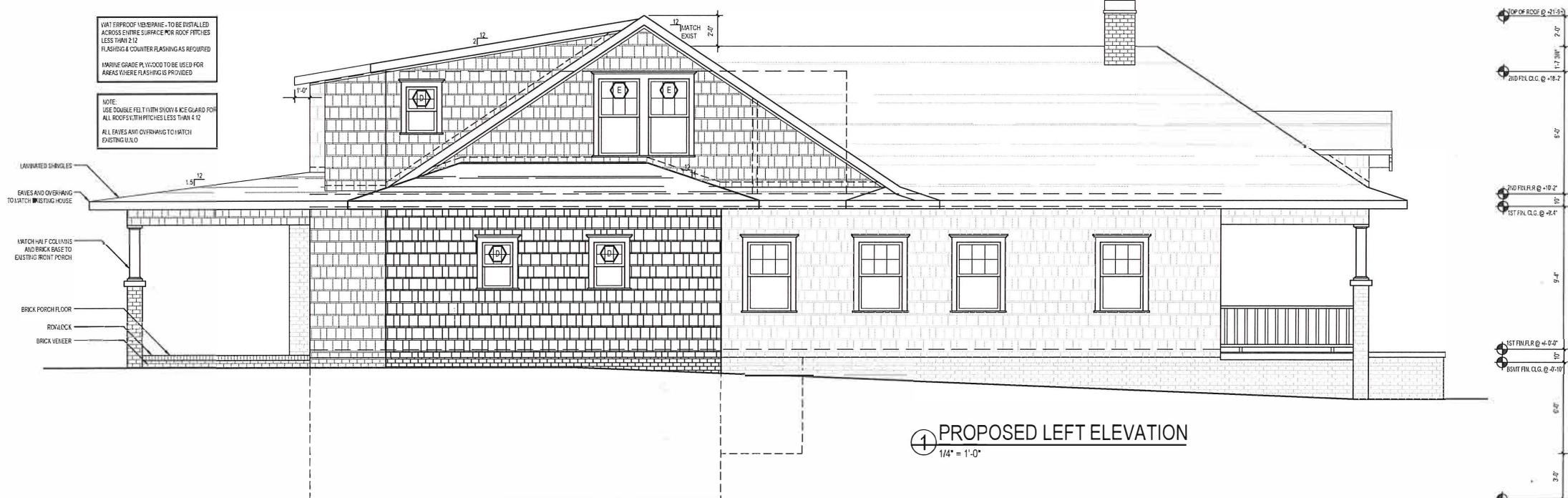
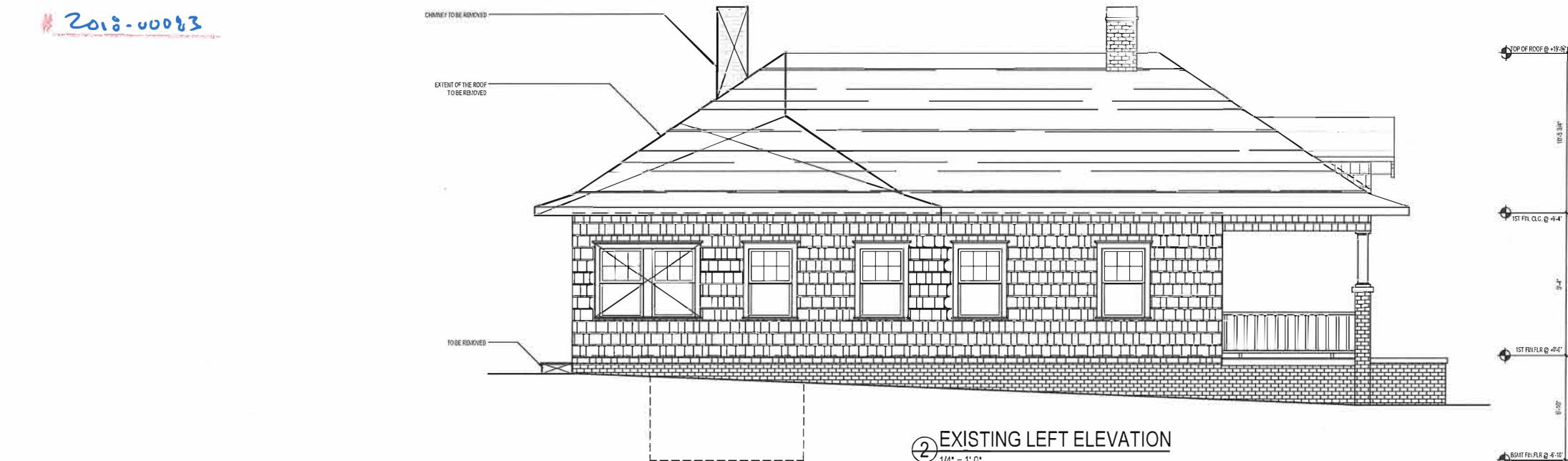
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT # 17077
ISSUED: 22 MAY 2018
REVISONS:

EXISTING AND PROPOSED
RIGHT ELEVATION
A-3.1
OF: THIRTEEN



2018-00083



- 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 FASCIA TO MATCH EXISTING HOUSE.
 - CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
 - CONTINUOUS EAVE VENT U.N.O.

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ALB ARCHITECTURE

- 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 FLIGHTS 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.
 - 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 1/2 INCH SPHERE ON OPEN SIDE OF STAIR.

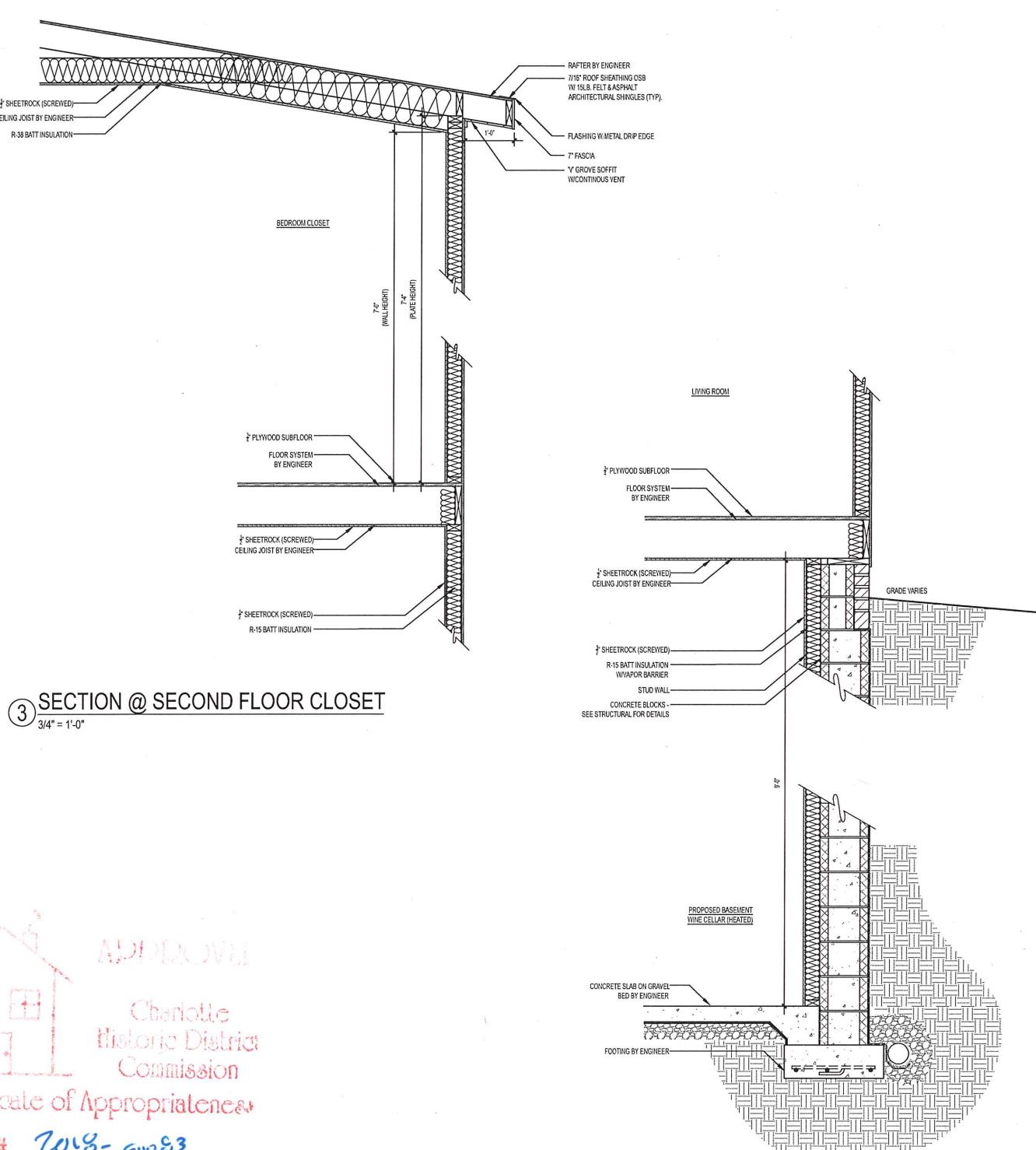
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719 East Tremont Avenue, Charlotte, NC 28031

PROJECT # 17077
ISSUED: 22 MAY 2018
REVISIONS:

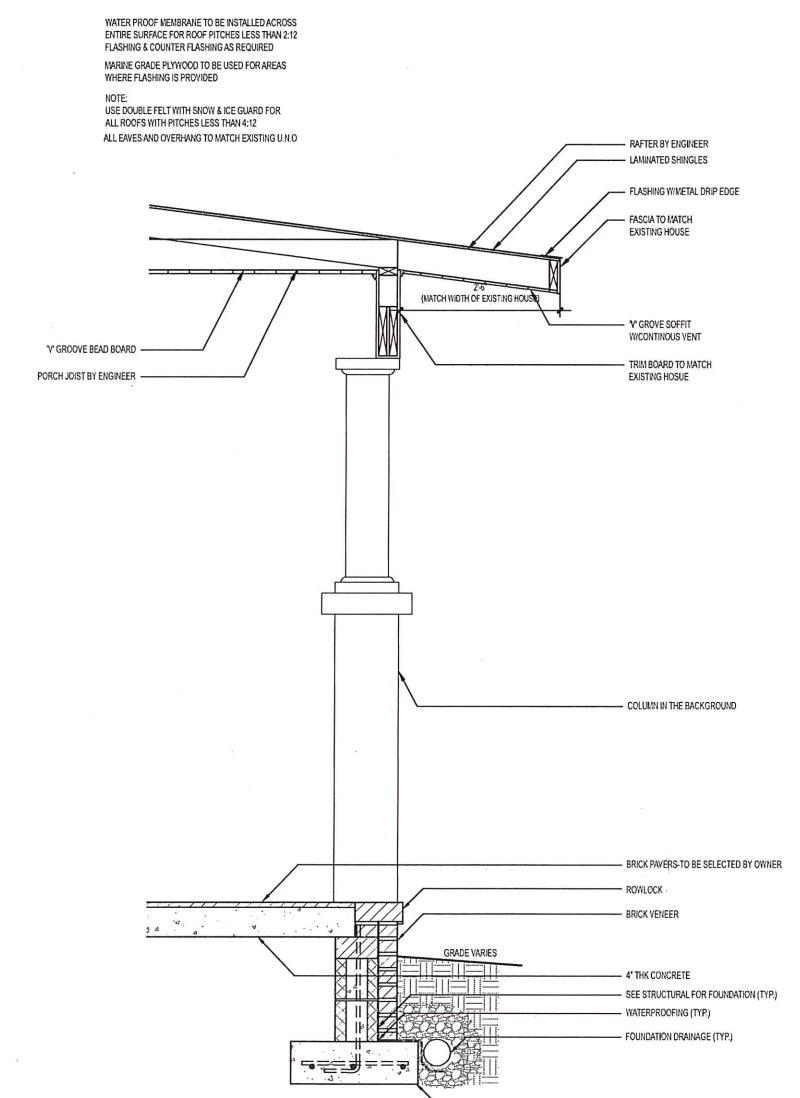
EXISTING AND PROPOSED
LEFT ELEVATION
A-3.3
OF: THIRTEEN



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2018-00083

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

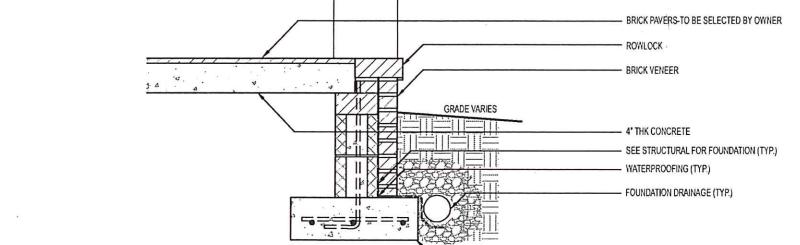
(1) TYPICAL SECTION AT THE REAR PORCH
3/4" = 1'-0"



- 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 $\frac{9}{16}$ ".
 - 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.
 - ALL EAVES TO BE 2.6" U.N.O. (MATCH EXISTING HOUSE)
 - ALL FASCIA 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 $\frac{1}{2}$ 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.
 - R312.3 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 $\frac{1}{2}$ INCHES SPHERE ON OPEN SIDE OF STAIR.
- NOTE:**
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FOOTING & REBAR PER ENGINEER (TYP)

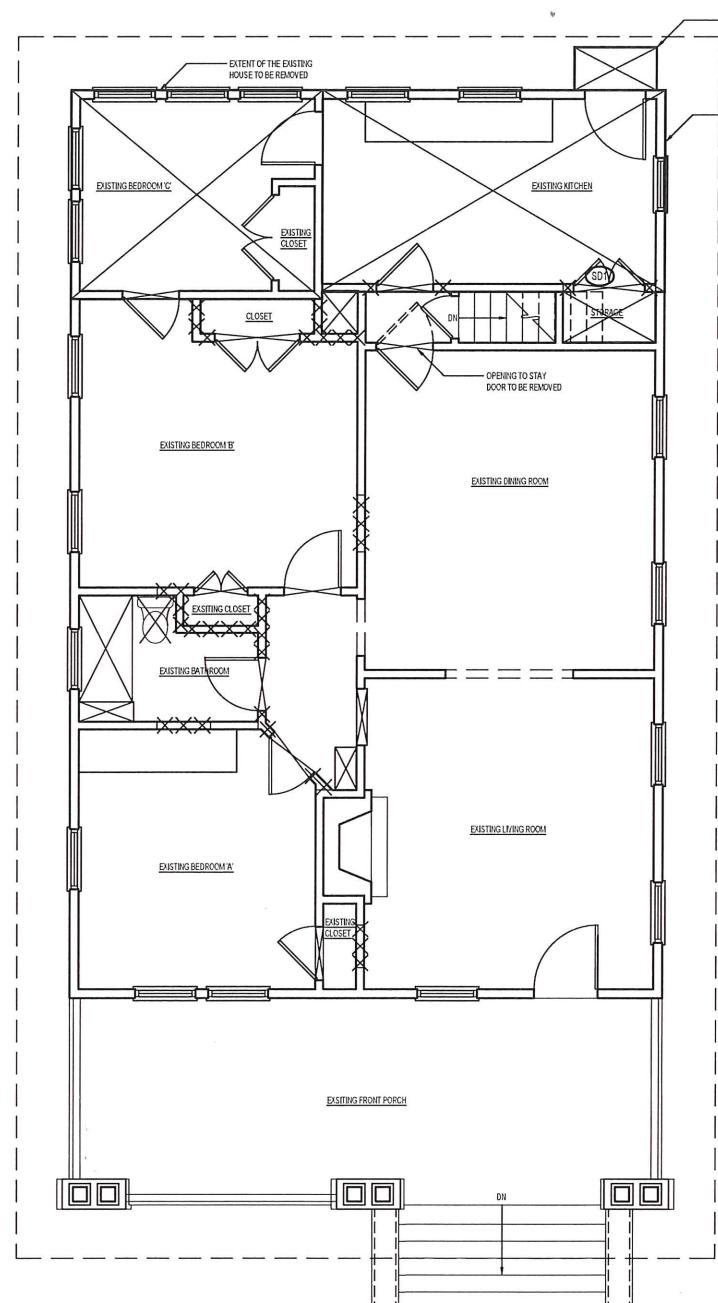




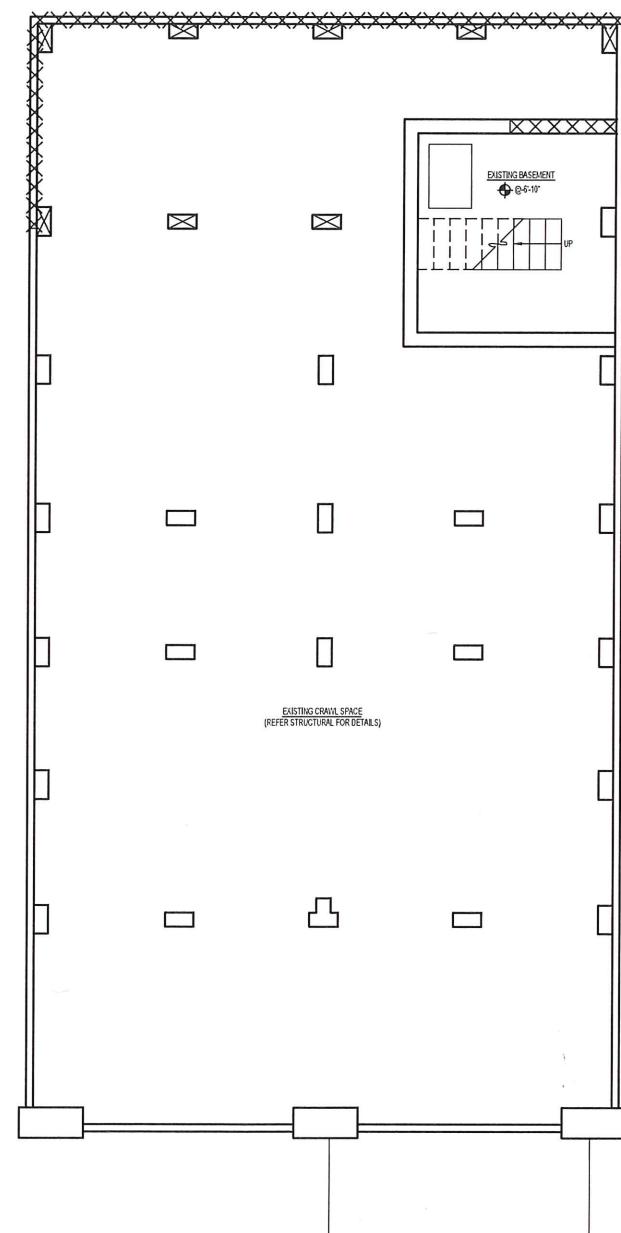
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Charlotte
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Commission

Certificate of Appropriateness

2018-00083



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



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

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

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%.
- 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 FASCIA TO MATCH EXISTING HOUSE.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

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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.
 - R311.7.1.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.1.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.1.3 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.
- R311.7.1.4 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R311.7.1.5 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.
- R311.7.1.6 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 INCH 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.
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PROJECT # 17077
ISSUED: 22 MAY 2018
REVISONS:

EXISTING FOUNDATION \$
FRIST FLOOR PLAN
A-2.0
OF: THIRTEEN



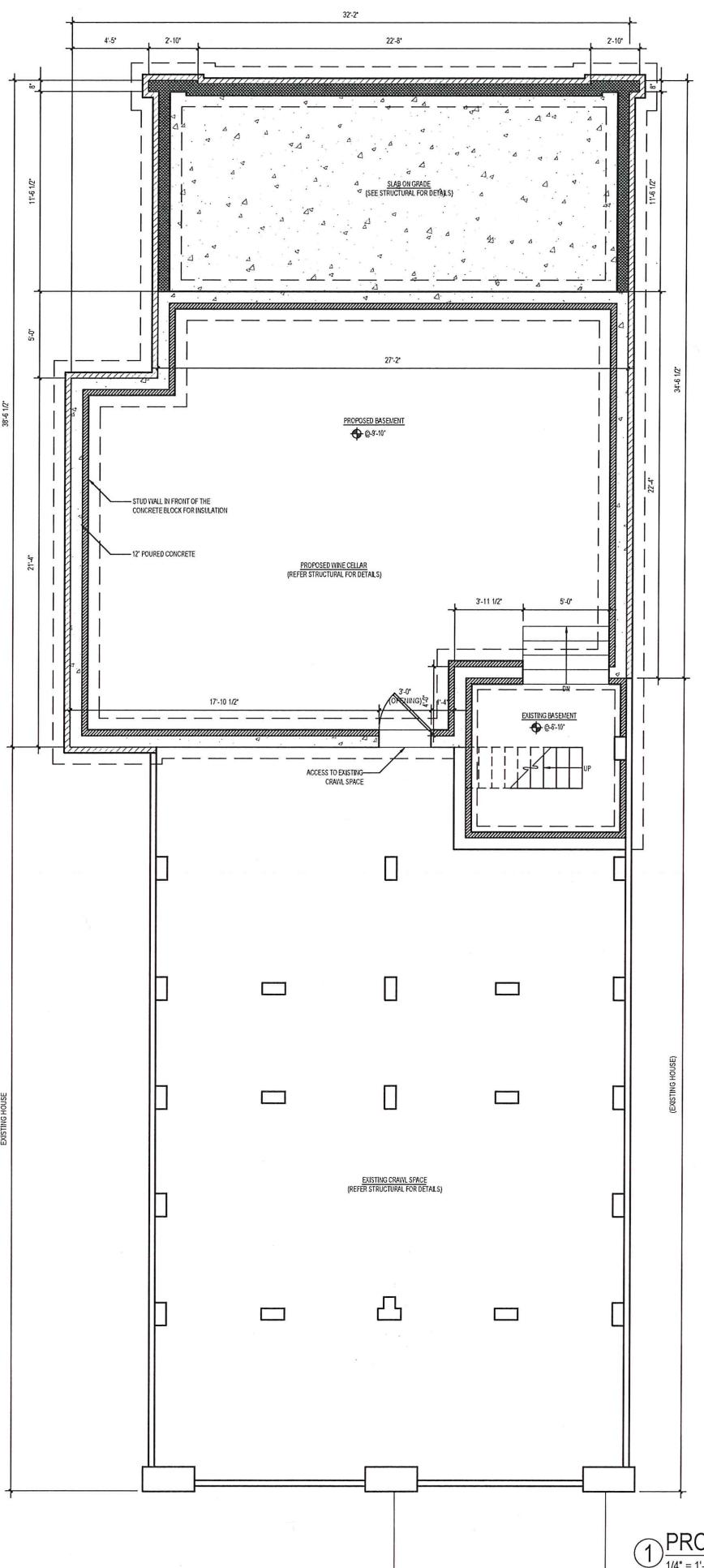
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719 East Tremont Avenue, Charlotte, NC 28031



Certificate of Appropriateness

2018-00023



① PROPOSED BASEMENT FLOOR PLAN

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 $3\frac{1}{2}$ " 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 $29\frac{1}{2}$ " IN HEIGHT.
 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
 16. ALL EAVES TO BE $2\frac{1}{2}$ " 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.

3. BAILING & GUARDED NOTES

- 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 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.
 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

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:

PROPOSED FOUNDATION
PLAN
A-4.0
OF: THIRTEEN



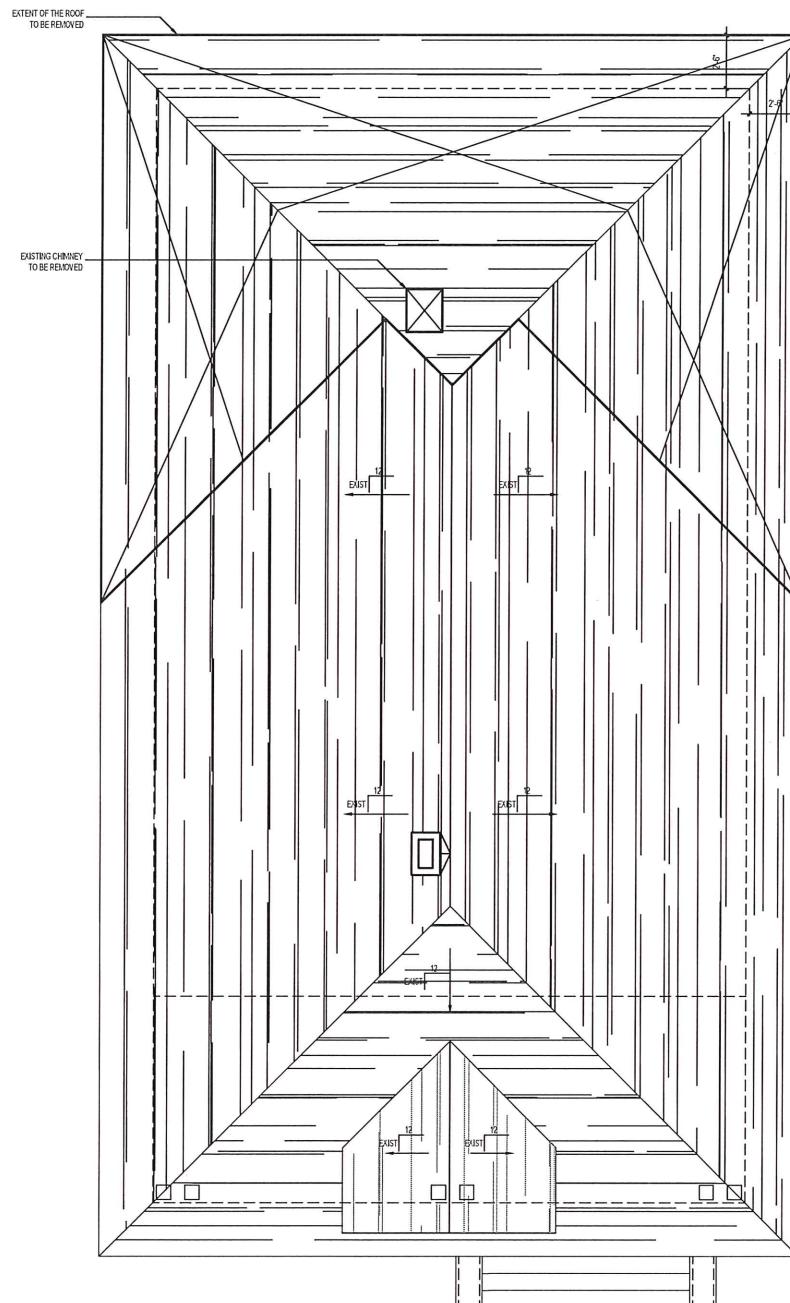
APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

2018-00083

AB
architecture

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

E-mail:
brooks.alb@icloud.com
auer.alb@icloud.com



① EXISTING 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 5°.
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'-0" U.N.O. (MATCH EXISTING HOUSE)
17. ALL FASCIA TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

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STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 2. R311.7.4 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.
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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). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 INCH SPHERE ON OPEN SIDE OF STAIR.

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

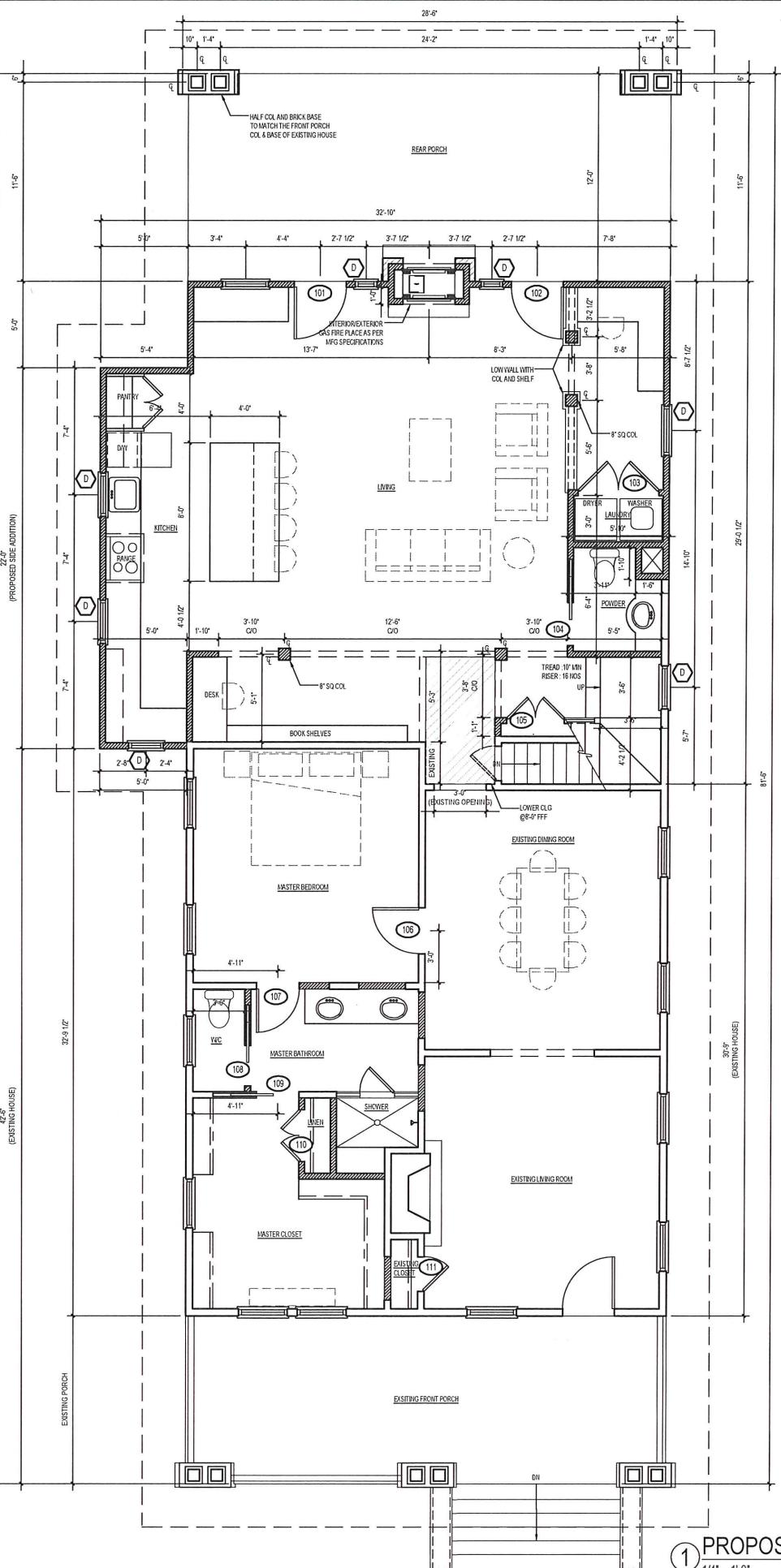
PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:

EXISTING ROOF PLAN

A-2.1
OF: THIRTEEN

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





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

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

NOTE:
 1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. EGRESS DOORS OR MATCH PATTERN VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18' 0" F MUST TEST FOR EGRESS.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 2' ABOVE A.F. AND GREATER THAN 7' ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SWING
 5.1. NEW CONSTRUCTION- DIMENSIONS BASED ON KOLEK ULTRA SERIES DOWNSIDE
 5.2. FOR ADDITIONS & REMODELS- MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR ADDITIONAL DETAILS. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 5.3. ME = MATCH EXISTING
 6. 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'-0" x 7'-0"	POWDER ROOM
105	3'-0" x EXISTING (SALVAGED DOOR SD1)	STORAGE UNDER STARS
106	2'-8" x 7'-0"	MASTER BEDROOM
107	2'-8" x 7'-0"	MASTER BATHROOM
108	2'-0" x 7'-0"	W/C
109	2'-6" x 7'-0"	MASTER CLOSET
110	PR 1'-6" x 7'-0"	LINEN
111	2'-4" x 7'-0"	EXISTING CLOSET

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 GATE 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.

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Designed Exclusively For the:
EHMANN RESIDENCE

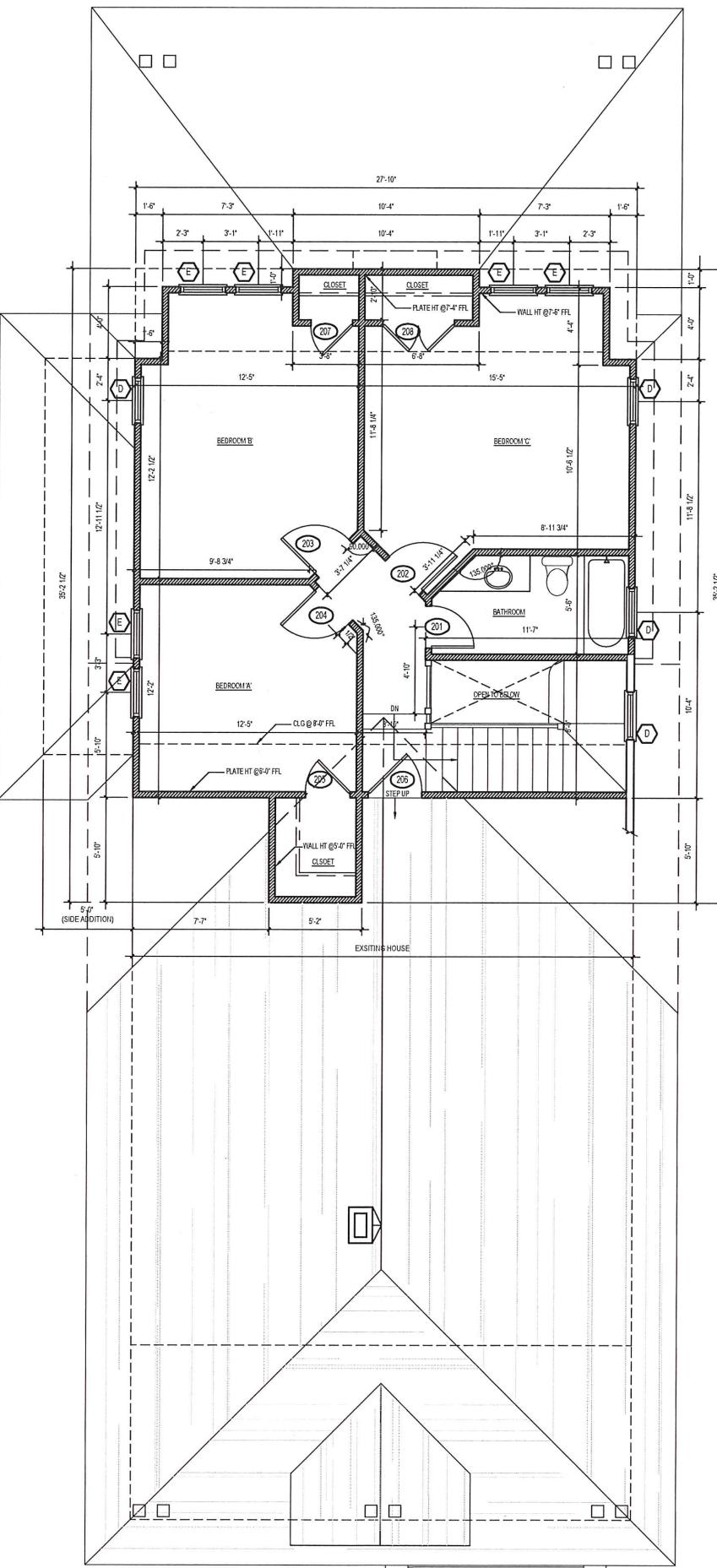
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISONS:

PROPOSED FIRST FLOOR PLAN
A-4.1
OF: THIRTEEN

NOTE:
 CONCRETE
 GRAVEL
 RETAINING WALL
 PAVER SYSTEM

NORTH



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

NOTE:
 1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AND EXISTING.
 2. SEE ELEVATIONS FOR MOUTH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18' A.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 2' ABOVE A.F. AND GREATER THAN 7'2" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIZING:
 5.1. KOLBE INSTRUCTION - 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 EGRESS OR TEMPERED GLASS.
 M.E. = MATCH EXISTING
 6. 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 'A'
205	2'-8" x HT TO BE VERIFIED AT SITE	CLOSET (BEDROOM 'A')
206	3'-0" x HT TO BE VERIFIED AT SITE	TO ATTIC

- GENERAL NOTES:
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 - 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.

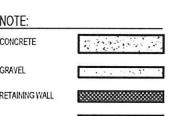
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EHMANN RESIDENCE
719 East Tremont Avenue, Charlotte, NC 28031

719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISONS:

PROPOSED SECOND FLOOR PLAN
A-4.2
OF: THIRTEEN



NOTE:

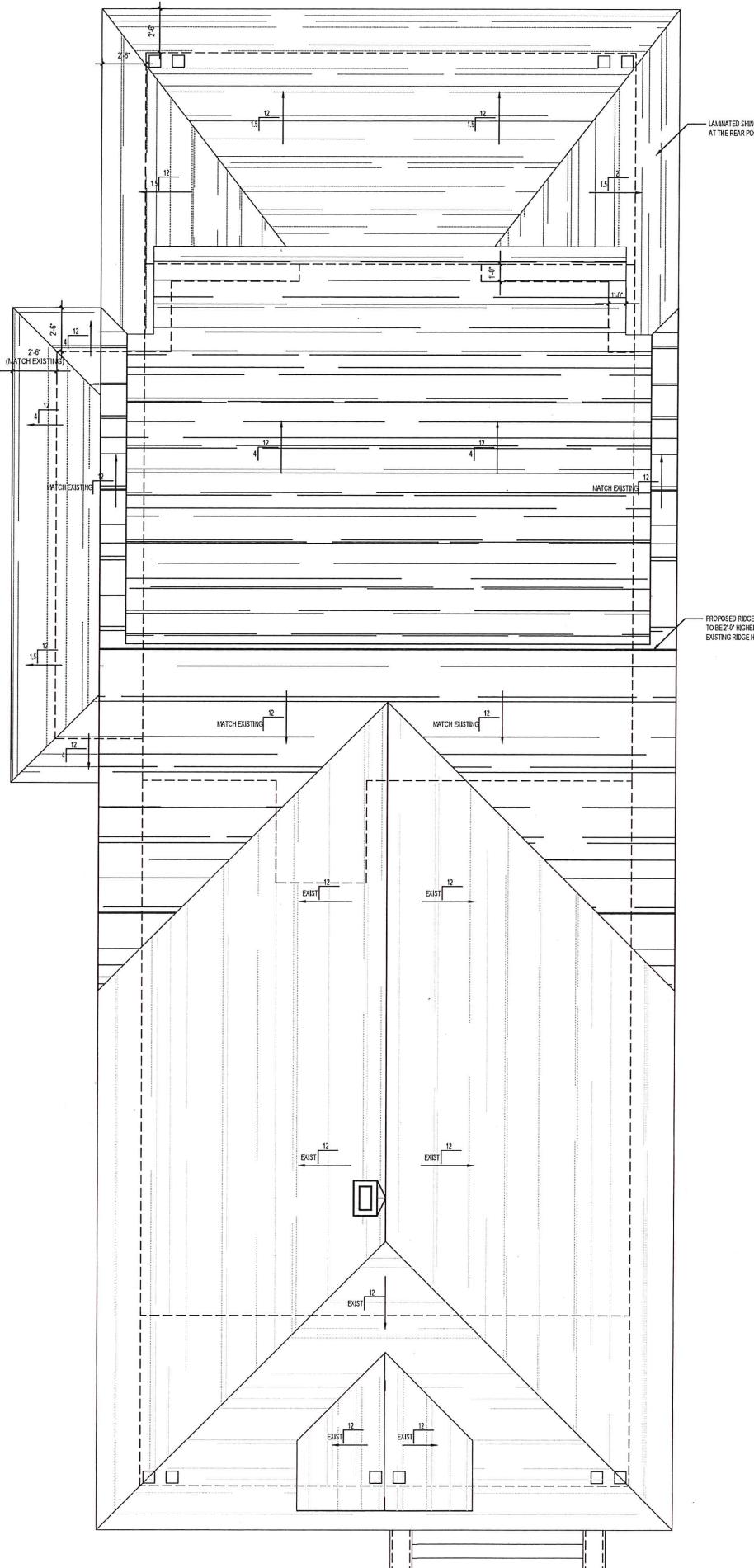
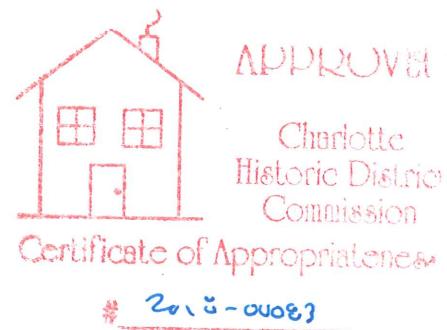
CONCRETE

GRAVEL

RETAINING WALL

PAVER SYSTEM

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



GENERAL NOTES:

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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.
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18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

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719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS:

PROPOSED ROOF PLAN

A-4.3
OF: THIRTEEN



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







CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2018-00071

DATE: May 10, 2018

ADDRESS OF PROPERTY: 2000 Park Road

TAX PARCEL NUMBER: 11908918

HISTORIC DISTRICT: Wilmore

OWNER(S): Andrew Wrenn

DETAILS OF APPROVED PROJECT: The project is an addition and window changes. The addition extends from the ridge toward the rear and the new ridge height is approximately 4'-8" above existing. The original side gables will remain. The rear addition includes two shed dormers, wood windows, and covered porch constructed on masonry piers. The shed dormers tie into the roof 6" below the ridgeline. Roof trim details, decking and handrails are wood. Eave brackets will match original brackets in material, design and dimensions. Window trim details are noted on plan sheets A6 and A-8. The tree protection plan and location of trees to remain are noted on the site plan.

This project was approved by the Historic District Commission on May 9, 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



RE: 227 W. Park Ave
Charlotte, NC 28203

Requested by Ram Construction

Issue: Need of tree protection zone and to help mitigate potential stresses on the root zone from upcoming construction

The tree protection zone that we would prescribe for the Oak and Hackberry located back left of the structure on the property is as follows.

- A fenced area following as close to the drip line of trees as possible
- Mulching inside the fenced area with 2' - 3" of mulch
- A soil Therapy treatment consisting of inoculating the critical root zone with mycorrhizal spores and biostimulants to help increase water and nutrient uptake
- Tree Growth Regulator treatment

Please feel free

--
Joshua Milbourne
Certified Arborist - SO 7523A
Schneider Tree Care
864-430-1450

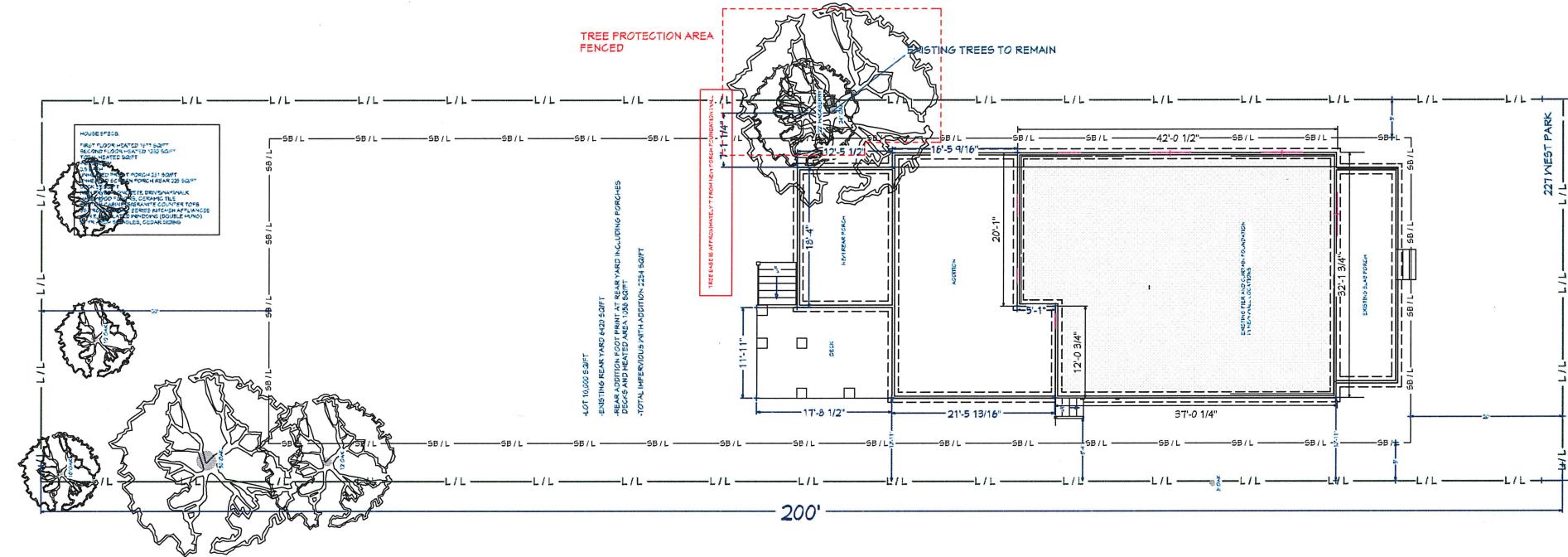


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00071



NUMBER	DATE	REVISION TABLE	REVISER BY DESCRIPTION

PLOT PLAN	
ANDY WAREN	221 WEST PARK CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:	RAM DESIGN BUILD
	401 RENSSLAER AVE.
	CHARLOTTE, NC. 28203

DATE:	5/10/2018
SCALE:	1/8"=1'
SHEET:	A-2



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00071



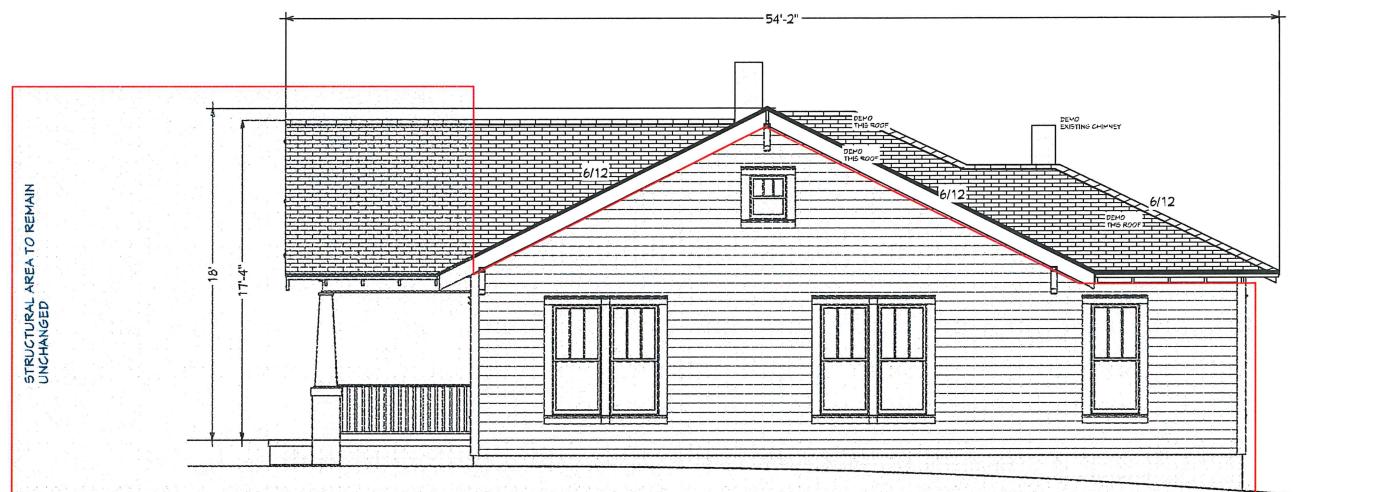


APPROVED

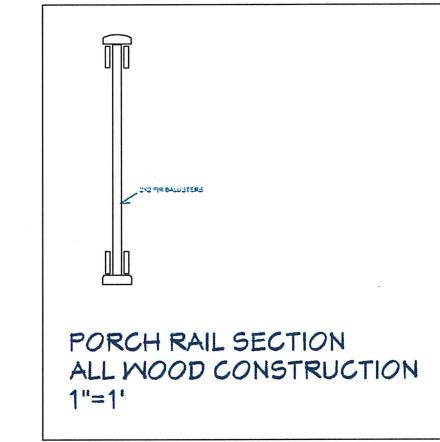
Charlotte
Historic District
Commission

Certificate of Appropriateness

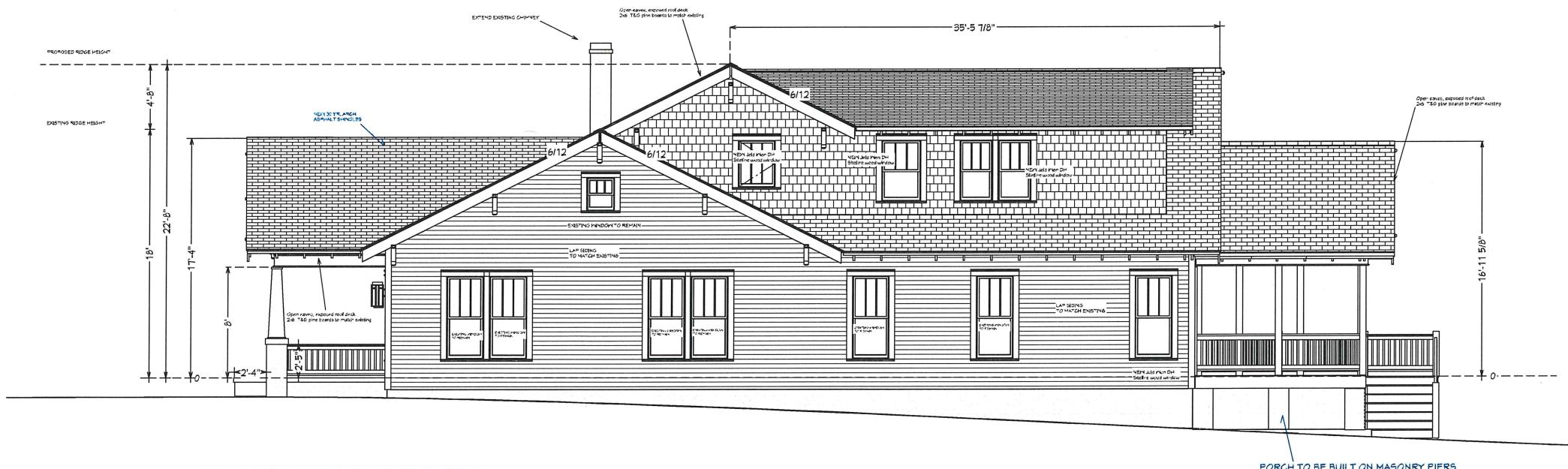
2018-00071



EXISTING ELEVATION RIGHT



**PORCH RAIL SECTION
ALL WOOD CONSTRUCTION
1"=1'**



PROPOSED RIGHT ELEVATION

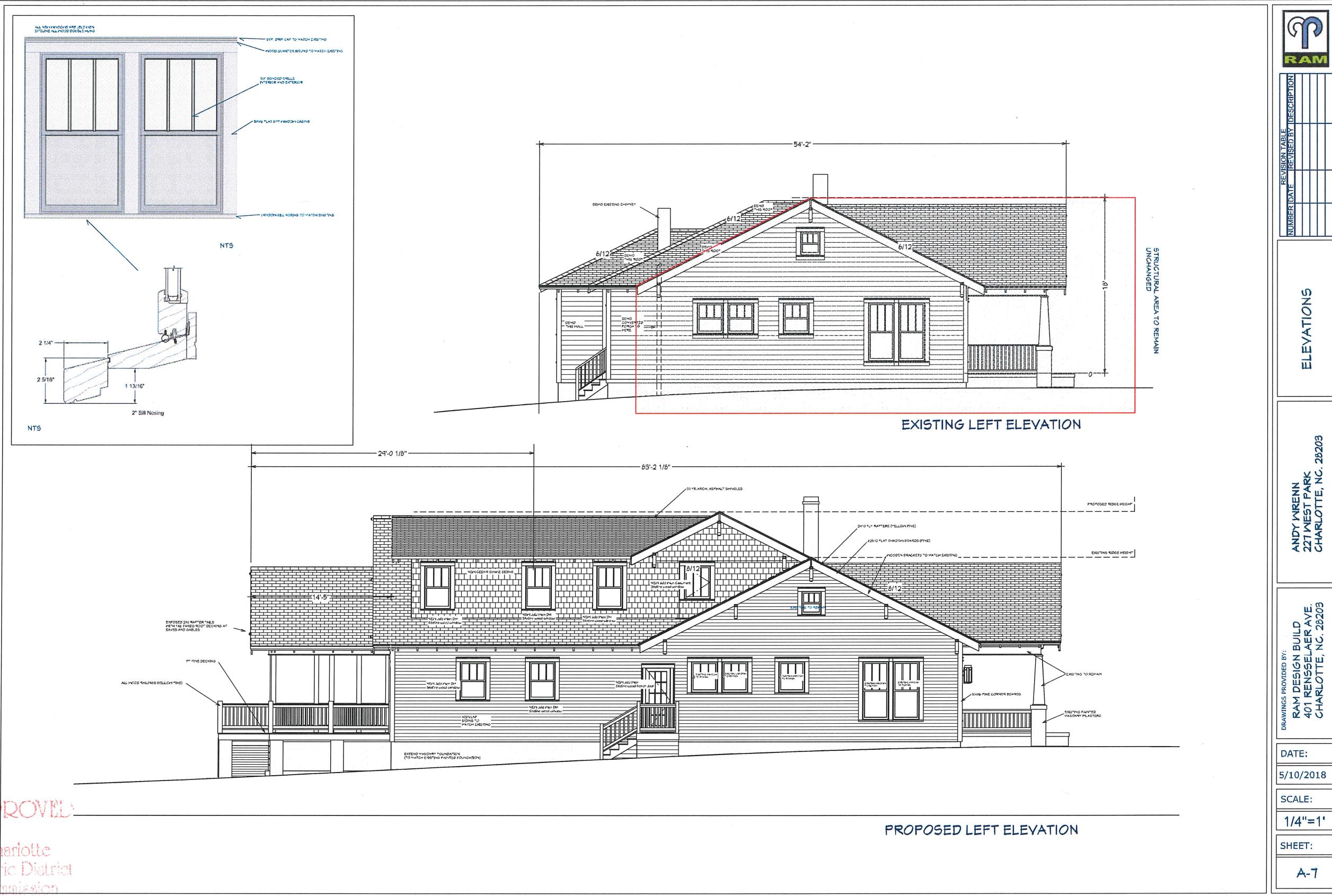


APPROVED:

Charlotte
Historic District
Commission

Certificate of Appropriateness

2018-00071



ELEVATIONS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

RAM DESIGN BUILD
401 RENNSLAER AVE.
CHARLOTTE, NC. 28203

DATE:
10/2018

CALE:

HEET:

A-1

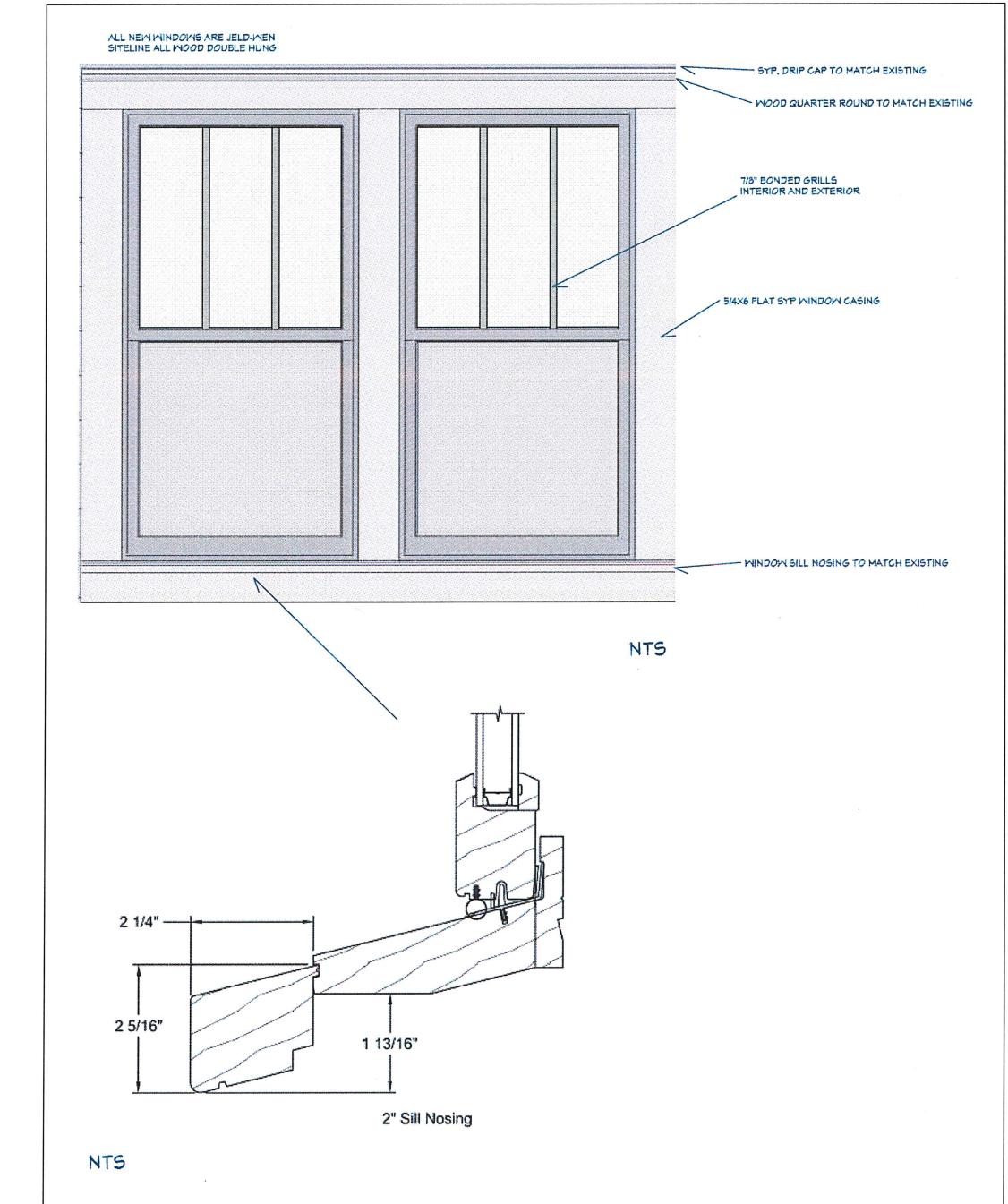
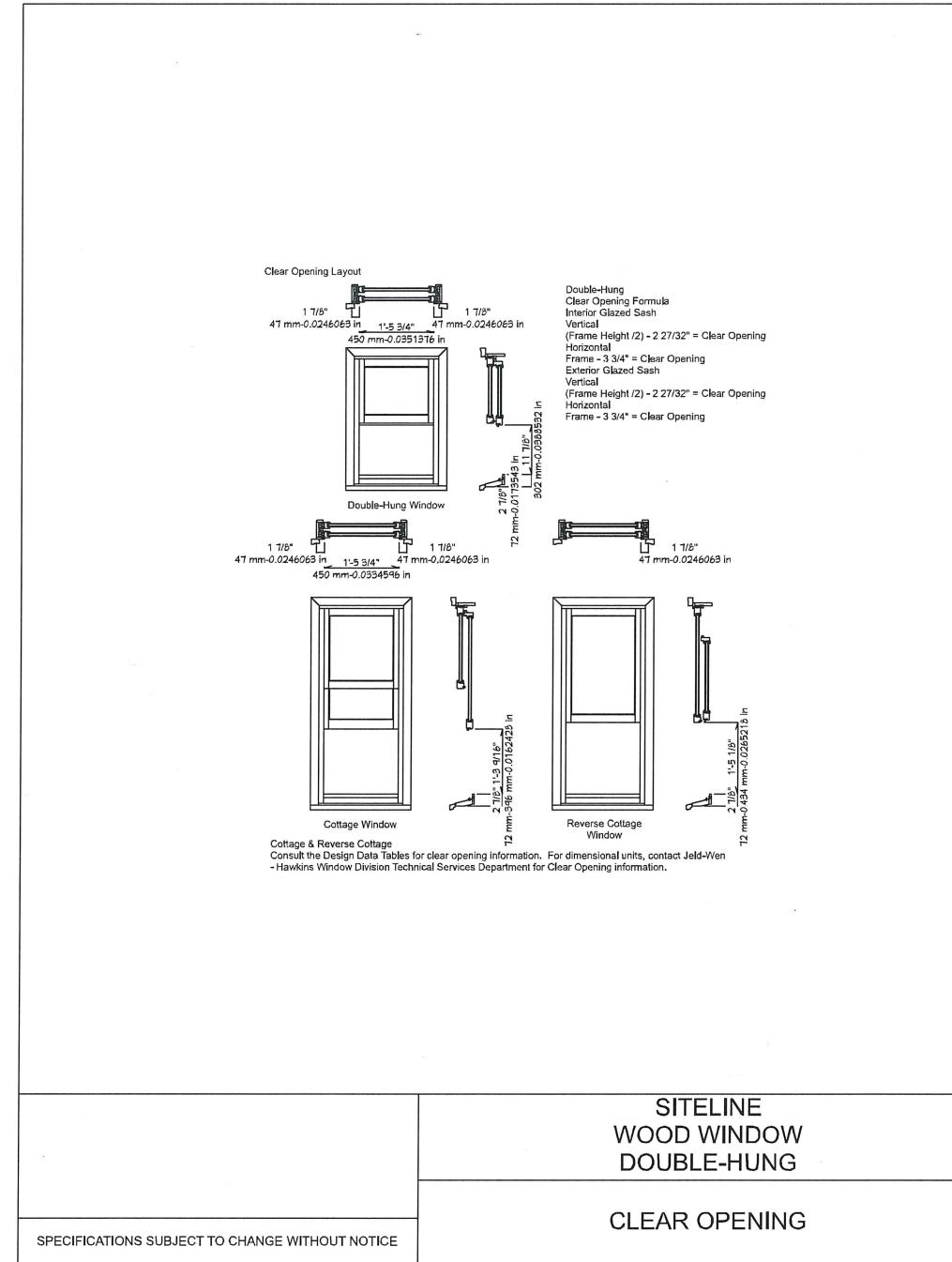


APPROVED

Charlotte
Historic Landmarks
Commission

Certificate of Appropriateness

2018-00071





REVISION TABLE	
NUMBER	DATE
REVISED BY	DESCRIPTION

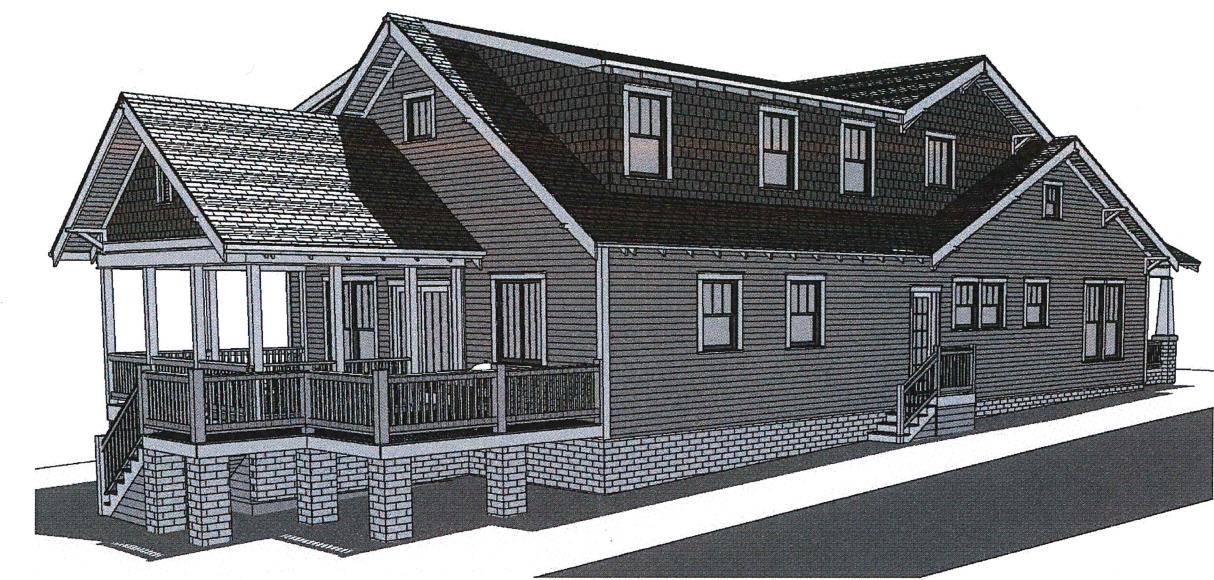
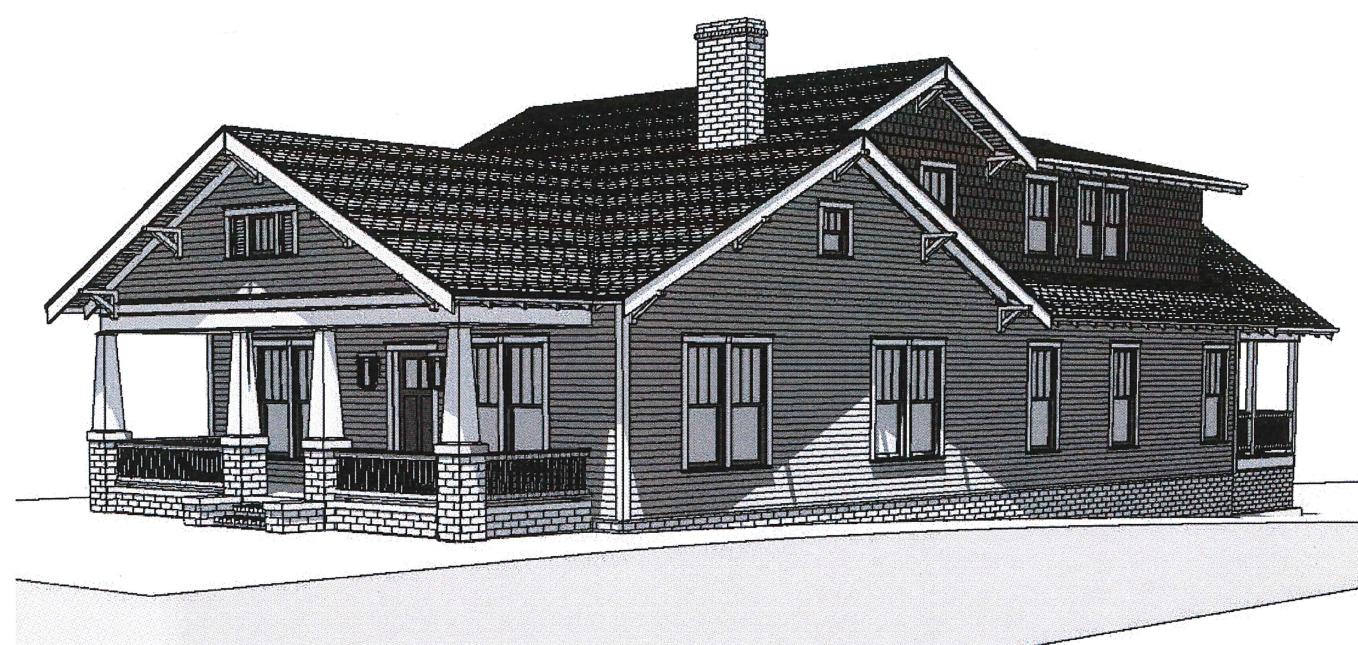
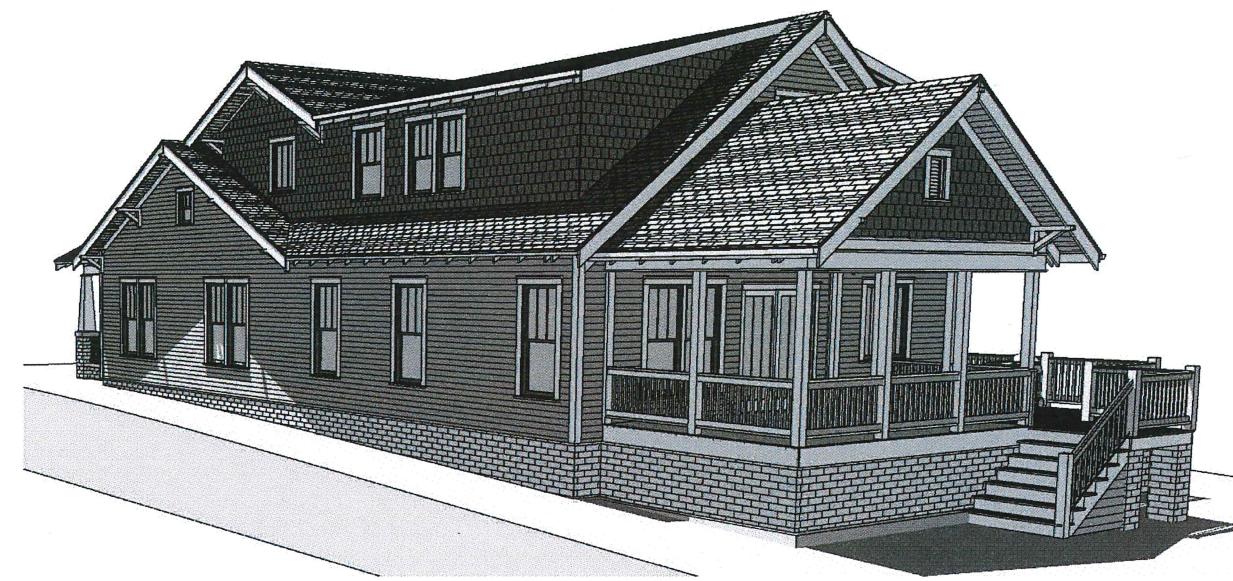
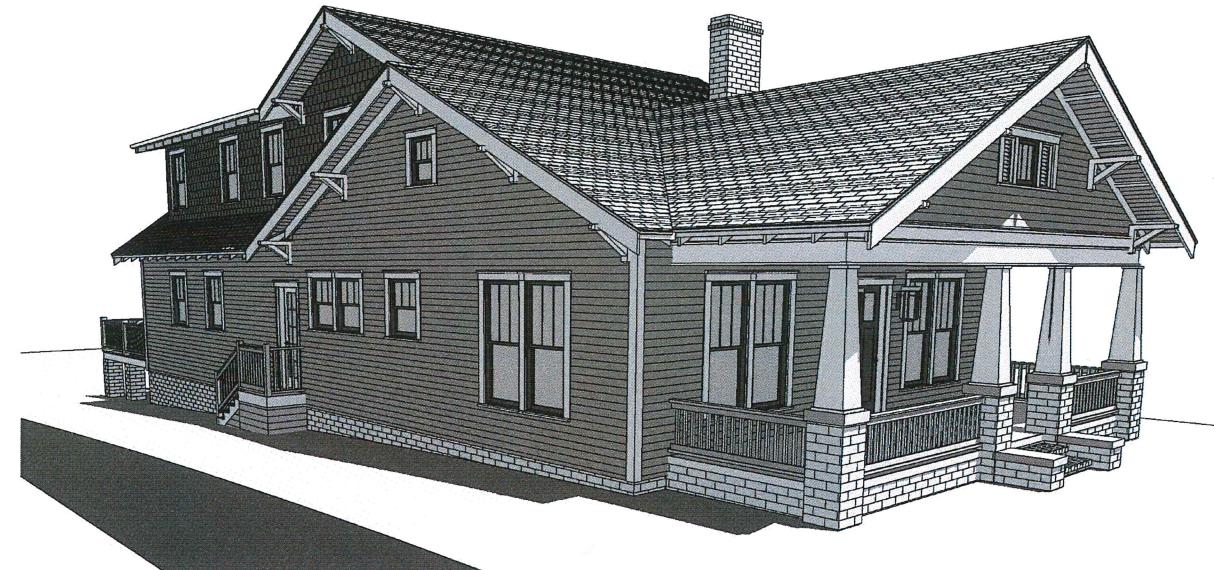
ANDY WREN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSELAER AVE.
CHARLOTTE, NC. 28203

DATE:
4/30/2018

SCALE:
1/4"=1'

SHEET:
A-7



13. 2000 Dilworth Rd W (PID 12111822)

HDCRMA-[2025-00003](#)

Dilworth

Garrett Nelson & John Kernodle, Applicants

Information Submitted by the Public

Chip Leaf

2008 Dilworth Rd W

From: [Chip Leaf](#)
To: [Harpst, Kristina](#)
Subject: [EXT]HDC item 2025-00003
Date: Wednesday, April 2, 2025 3:49:39 PM

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Kristina,
I appreciate your time on Monday to discuss Hannah and Zach Leitner proposed renovation.

I also wanted to share with you an HDC Commission item.

I am sure you are aware of the HDC application for 2000 Dilworth Road West. This is our neighbor, the Kernodle's, on the corner of Dilworth Road West and Magnolia Ave. They have applied to demo the existing house and build a new house. They are being prudent and not removing the existing house until they have approval for the new house.

Their first submittal of a new house ended, I thought, rather suddenly with a denial. They have restarted and their architect, Garrett Nelson, is on the April 2025 agenda. I have reviewed the new house and both, my wife and I, feel like it is a good solution and is in keeping with the neighborhood. I know it's been a long road for the Kernodle's, but I feel they have responded to the Commission's comments and have come up with a good revised solution.

I remember the previous director John Rogers, charging the commission prior to a debatable agenda item, that it was the commission role to judge in accordance to the Design Standards, not to make decisions of zoning or whether a house could or could not be torn down. I hope is that all commission members honor that.

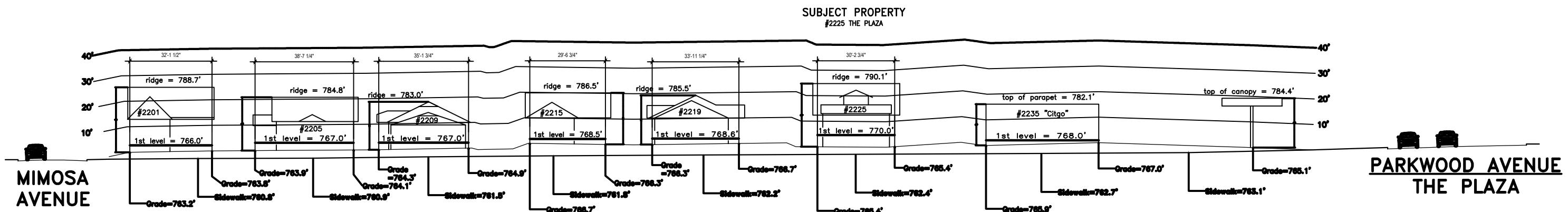
Again, I feel like Garrett's new solution is in keeping with the Design Standards and would be something I would welcome as a neighbor.

Thanks

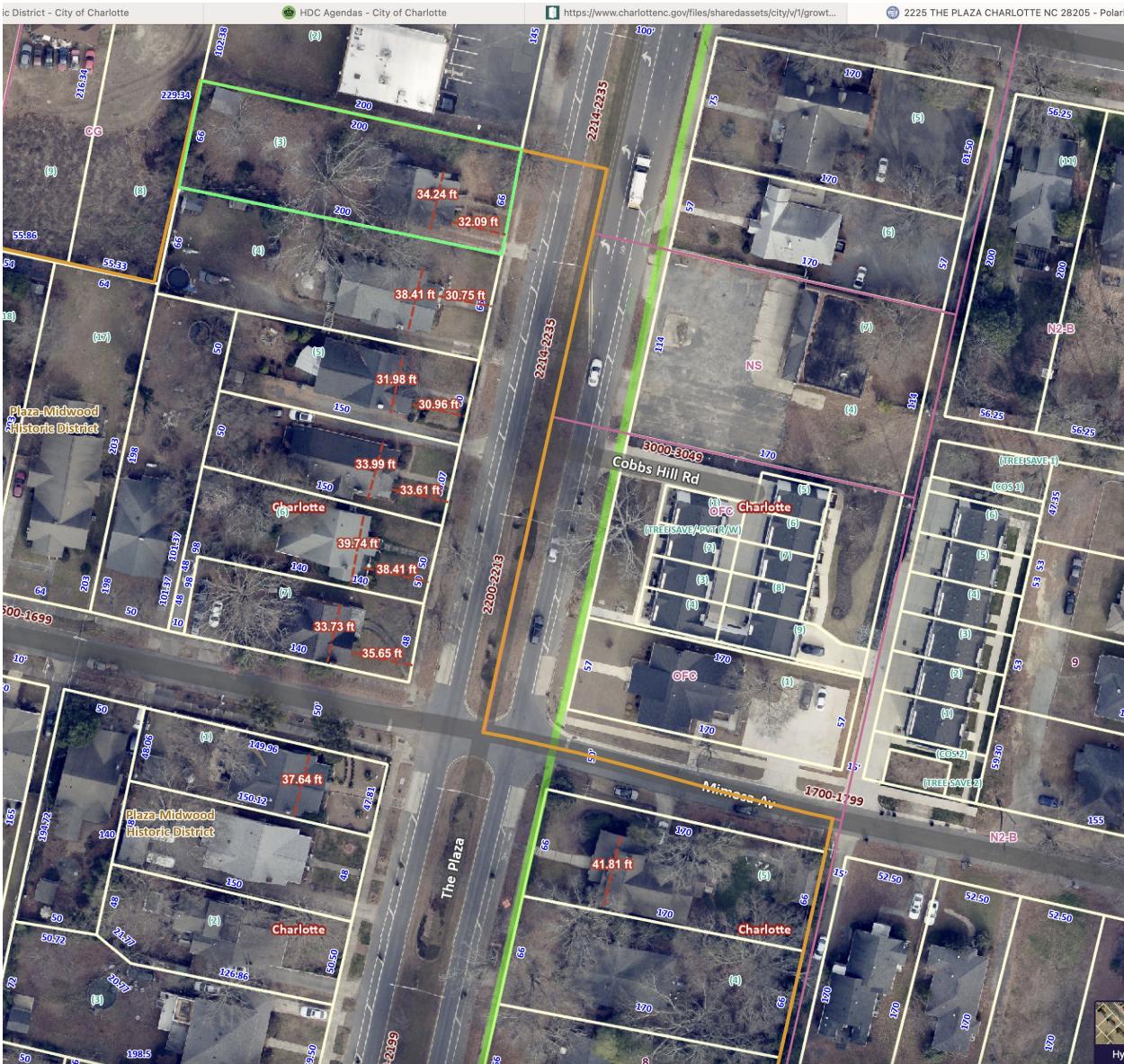


101 N. McDowell St., Suite 112
Charlotte, NC 28204
Mobile: 704.560.4002
Email: cleaf@wattsleaf.com

14. 2225 The Plaza (08119147)
HDCRMA-[2025-00105](#)
Plaza Midwood
Angie Lauer, Applicant



THE PLAZA



50' wide lots have principal structures that average 33.5' wide

33.5' is to 50' as 44.2' is to 66'

The proposed structure is 40' wide

Average setback 33.2'. The proposed setback to the porch is 24'-6" and 34'-6" to the thermal wall

2225 The Plaza Supplement 25.03.31