

**Town of Davidson, NC**  
**Design Review Board: Staff Analysis**  
**February 20, 2019**

**Project:** Accessory Structure (over 650 square feet)  
**Location:** 1506 Matthew McClure Cr  
**Applicant:** Tim Pratt, Copper Builders, Inc.  
**Designer:** ALB Architecture  
**Planning Area:** Village Infill

---

The applicant would like to construct a detached garage in the rear yard at 1506 Matthew McClure Circle in the Davidson Hall neighborhood. Currently, this is an undeveloped lot. A new home and detached garage are proposed for this site.

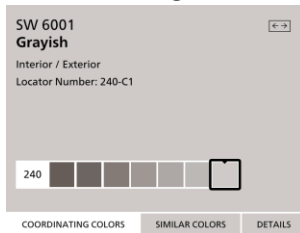
The footprint of the proposed detached garage is in excess of 650 square feet. Per DPO Section 4.5.8.B.2., any accessory structure over 650 square feet of first floor area shall be reviewed by the Design Review Board.

The proposed garage will have a footprint of 756 square feet. This is less than 30% of the footprint of the principal building, as required per DPO Section 4.5.8.B.1. The footprint of the principal building appears to be 2,873 square feet (30% of this footprint is 862 square feet). The height of the structure will be 23' 11" (two stories).

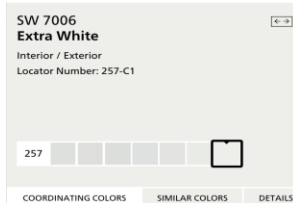
The proposed garage will be constructed with materials to match the new home to be constructed on site. The exterior of the structure will have gray hardi plank siding and white trim (see sample colors below). Gutters and downspouts will be white. The foundation will be brick. The roof appears to be architectural shingles with dormers having a 5V metal roof to match the proposed home.

Additional architectural features include carriage style garage doors, vertical board and batten accents, and a 10" square wood column on the front elevation at the garage entrance door (house facing façade). Lightning fixtures to be located on front elevation above the garage doors (see light detail below). Exact location is not shown on elevation.

### Exterior Siding Color:



### Exterior Trim Color:



### Lighting Detail:



## **DAVIDSON PLANNING ORDINANCE:**

### **Section 4.5.8 Accessory Structures**

#### **B. Size of Accessory Structure**

- 1. In the Rural Reserve and Rural Planning Areas, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the footprint of an accessory structure shall not exceed 1,200 square feet. In all planning areas, except the Rural Reserve and Rural Planning Areas, the footprint of an accessory structure must not exceed 650 square feet or 30% of the footprint of the principal building (up to a maximum of 900 square feet), whichever is greater.*
- 2. Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

#### **Section 4.4.1 General Building Design Standards**

##### **E. Materials**

- 1. Materials shall be selected for suitability to the type of building and design for which they are used.*
- 4. Building materials and colors shall be:*
  - a. Complementary to the materials already being used in the neighborhood.*

##### **F. Architectural Details**

- 1. Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
- 4. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*

---

T:\Planning\_Shared\_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2019 DRB Agendas\20190220\_DRB-Agenda\1. 20190220 1506 Matthew McClure Cr Garage – Staff Analysis



# Design Review

1506 Matthew McClure Circle Detached Garage Accessory Structure  
(Name of Project)

## Application Requirements

Date Received

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent  
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☒ Master Plan or Conditional Planning Area  
(Including all documents, plans, maps, and conditions of approval)
- ☒ Environmental Inventory in accordance with Section 14.15.1  
(Including adjacent properties and buildings)
- ☒ General Description  
(Including a description and color photographs to existing / adjacent site)
- ☒ Site Schematic Design in accordance with Section 14.15.7
- ☒ Building Schematic Design in accordance with Section 14.15.3  
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ Landscape Schematic Design in accordance with Section 14.15.5
- ☒ Building Perspective
- ☒ Building Materials/Colors  
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

DocuSigned by:  
*Tim Pratt*  
49B112462F31446...

Applicant's Signature

1/4/2019

Date



# Design Review

1506 Matthew McClure Circle Detached Garage Accessory Structure

(Name of Project)

## Contact Information

### Applicant's Information

Name: Copper Builders, Inc

E-Mail: timpratt@copperbuilders.com

Mailing Address: 1235E East Blvd #155 Charlotte, NC 28203

Business Phone: None Mobile Phone: 704-604-7452

### Property Owner's Information

*(If Different from Applicant)*

Name: Larina and Brian Pierce

E-Mail: larina2@gmail.com

Mailing Address: 1104 Samuel Spencer Pkwy Davidson, NC 28036

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

### Architect's Information

Name of Firm: ALB Architecture

Architect's Name: Angie Lauer

E-Mail: lauer.alb@icloud.com

Mailing Address: 1200 E Morehead St Suite 240

Charlotte, NC 28204

Business Phone: 704-503-9595 Mobile Phone: 704-506-6540



# Design Review

1506 Matthew McClure Circle Detached Garage Accessory Structure

(Name of Project)

## Project Description

Application Date:	1/3/19
Project Location:	1506 Matthew McClure Cr Davidson, NC 28036
Tax Parcel(s):	00740246
Planning Area:	Village Infill
Overlay District:	N/A
Master or Cond. Plan <i>(Attach Conditions of Approval)</i>	N/A
Gen. Statement of Intent:	Detached garage accessory structure compliant with zoning

### Project Details:

• Project Type:	<input checked="" type="checkbox"/> Individual Bldg.	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Conditional Planning Area
	<input type="checkbox"/> Sign		
• Building Type:	<input type="checkbox"/> Detached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached House (Tri- or Quadplex)
	<input type="checkbox"/> Institutional	<input type="checkbox"/> Live/Work	<input type="checkbox"/> Multi-family (Apts., Condos, Flats)
	<input type="checkbox"/> Workplace	<input type="checkbox"/> Storefront	<input checked="" type="checkbox"/> Accessory Structure
• Use(s):	Garage and garrett		
• Height & Stories:	23'11 1/4" and 2 stories		
• Square Footage:	890 sq/ft footprint Amended footprint of 756 sq. ft.		
• Building Materials:	Hardi plank siding and asphalt shingles on a brick foundation		
Architectural Features:	Carriage style garage doors, vertical board/batten accents and dormer roof lines		
Existing Site Conditions:	Empty lot- new construction		

See 14.12.2.D



# Design Review

1506 Matthew McClure Circle Detached Garage Accessory Structure

(Name of Project)

## Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



### Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



### Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



### Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



### Section 8 Parking & Driveways



### Section 9 Tree Preservation, Landscaping & Screening



### Section 10 Lighting



### Section 22 Local Historic District Guidelines



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

WINDOW SCHEDULE FOR GARAGE			
NO.	SIZE	RISER HEIGHT	TYPE
1	2'0" x 6'0"	5'4"	DOUBLE HUNG
2	2'0" x 2'0"	7'0"	CASSETT

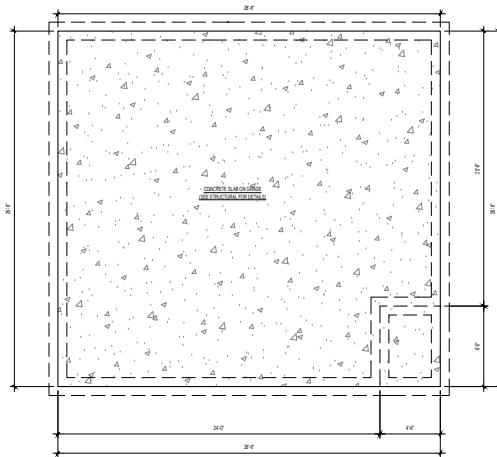
NOTE:  
1. MATCH TRIM DETAILS WITH METAL DROP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.  
2. SEE ELEVATIONS FOR WEATH. INTERNAL. VERIFY ANY REQUIREMENTS FOR GLASS OR TAMPERS GLASS.  
3. ALL WINDOWS WITH 1/8" OF GLASS OR MORE & LESS THAN 1/4" A.F.F. MUST BE TAMPERS.  
4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 4' ABOVE & 7' AND GREATER THAN 1/4" ABOVE GRADE OR WALKING SURFACE BELOW.  
5. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

GARAGE FIRST FLOOR DOOR SCHEDULE	
NO.	LOCATION
1	GARAGE DOOR
2	GARAGE DOOR
3	GARAGE ENTRY
4	STAIR ENTRY
5	STORAGE ROLL UP DOOR

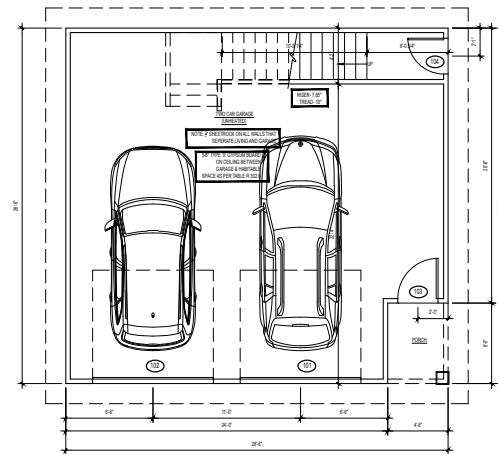
NOTE:  
1. MATCH TRIM DETAILS WITH METAL DROP CAP (WITH FLASHING) & BACK BAND TRIM AT EXTERIOR DOORS.  
2. SEE ELEVATIONS FOR WEATH. INTERNAL.  
3. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

- GENERAL NOTES:**
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
  - ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  - FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
  - ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  - FACE OF BRICK TO ALIGN WITH FACE OF STUD.
  - FIRE BLOCK @ FLOOR & CEILING PER CODE.
  - ALL DIMENSIONS ARE TO FACE OF BRICK AT FOUNDATION.
  - STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  - INTERIOR & EXTERIOR STAIR NOISING SHALL CONFORM TO R311.7.4 PROFILE. CURVATURE OF THE NOISING SHALL BE NO GREATER THAN 1/4".
  - 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 2' IN HEIGHT.
  - USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
  - ALL EAVES TO BE 1" (U.L.C.).
  - ALL FASCIES TO BE 1/2".
  - CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  - CONTINUOUS EAVE VENT U.L.C.

- STAIRS, RAILING & GUARD NOTES:**
- R311.7.1 WIDTH:** STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.  
EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  - R311.7.4.1 RISER HEIGHT:** THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.  
ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  - R311.7.4.2 TREAD DEPTH:** THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  - R311.7.7 HANDRAILS:** HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
  - R311.7.7.1 HANDRAIL HEIGHT:** HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  - R312.2 GUARD HEIGHT:** GUARDS SHALL NOT BE LESS THAN 36 INCHES.  
EXCEPTIONS: 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  - R312.3 OPENING LIMITATIONS:** REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.  
EXCEPTIONS: 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.
- NOTE:  
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.  
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



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



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

AB

Architecture

ALB Architecture

1200 E. Morehead St.

Suite 240

Charlotte, NC 28204

Phone: 704.503.9595

E-mail:

brooks.ab@icloud.com

weaver.ab@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:

PIERCE RESIDENCE

1506 Mathew McClure Cir. Davidson, NC 28036

PROJECT # 1806

ISSUED 29 JAN 2019

REVISIONS:

PROPOSED GARAGE PLANS

A-4

OF: FOURTEEN





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

E-mail:  
brooks.ab@icloud.com  
laver.ab@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:  
**PIERCE RESIDENCE**  
1506 Mathew McClure Cir, Davidson, NC 28036

PROJECT # 1806  
ISSUED 29 JAN 2019  
REVISIONS:

PROPOSED GARAGE PLANS

A-4.1

OF: FOURTEEN

#### 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 BRICK TO ALIGN WITH FACE OF STUD.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF BRICK AT FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOISING SHALL CONFORM TO R311.7.4 PROFILE. CURVATURE OF THE NOISING SHALL BE NO GREATER THAN 4".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 3" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOPS & PORCHES IS LESS THAN 20" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
16. ALL EAVES TO BE 1" (U.I.C.).
17. ALL FASCIAS TO BE 10".
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.I.C.

#### 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.
- 1.1.1 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 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

#### NOTE:

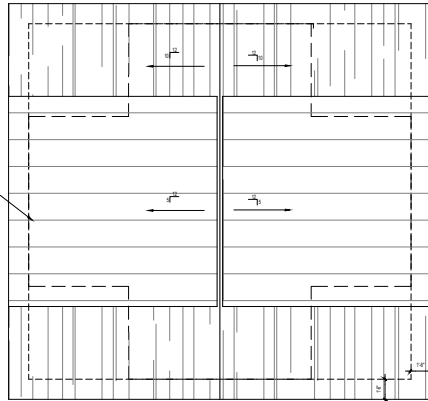
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
001	2' 0" X 6' 0"	BATHROOM
002	10' 0" X 8' 0"	CLOSET

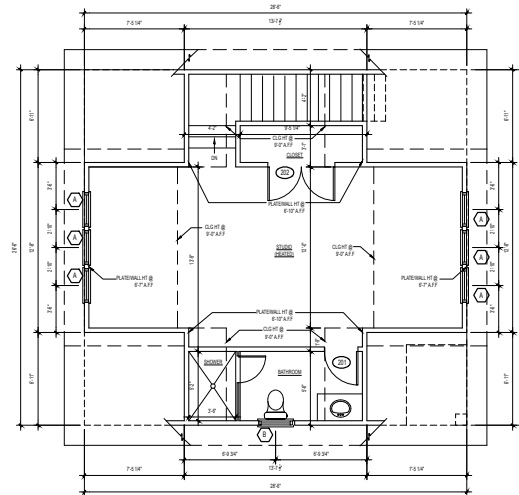
- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT EXTERIOR COVERS.
  2. SEE SCHEDULE FOR MATERIAL PATTERN.
  3. PRIOR TO ORDERING WINDOW, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

WINDOW SCHEDULE FOR GARAGE			
NO.	SIZE	HEADER HEIGHT	TYPE
001	2' 0" X 4' 0"	0' 4"	DOUBLE HUNG
002	0' 0" X 3' 0"	7' 0"	CAWSEMENT

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  2. SEE SCHEDULE FOR MATERIAL PATTERN. VERIFY ANY REQUIREMENTS FOR GLAZES OR TINTED GLASS.
  3. WINDOWS WITH UP TO 24" GLASS OR MORE & LESS THAN 16" A.P.F. MUST PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 4' ABOVE A.P.F. AND GREATER THAN 27" ABOVE GRADE OR WALKING SURFACE BELOW.
  4. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



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



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



INDEX OF DRAWINGS

- A-0COVER SHEET
- A-1.0SITE PLAN
- A-2.0FOUNDATION PLAN
- A-2.1FIRST FLOOR PLAN
- A-2.2SECOND FLOOR PLAN
- A-2.3ROOF PLAN
- A-3.0FRONT AND RIGHT ELEVATION
- A-3.1REAR AND LEFT ELEVATION
- A-3.2BUILDING SECTIONS AND DETAILS
- A-3.3BUILDING SECTIONS AND DETAILS
- A-4.0GARAGE PLANS
- A-4.1GARAGE PLANS
- A-4.2GARAGE ELEVATIONS
- A-4.3GARAGE WALL SECTIONS

BUILDING INFORMATION

BUILDING CODE:2012 NC RESIDENTIAL CODE

ZONING INFORMATION

JURISDICTIONTOWN OF DAVIDSON  
ZONEDVI

BUILDING LIMITS

FRONT SETBACK17'-0"  
SIDE YARD5'-0"  
REAR YARD25'  
MAXIMUM BUILDING HEIGHT32'-0"

FLOOR TO AREA RATIO - GREEN OVERLAY DISTRICT

LOT SIZE

MAXIMUM FAR

SQUARE FOOTAGE CALCULATIONS

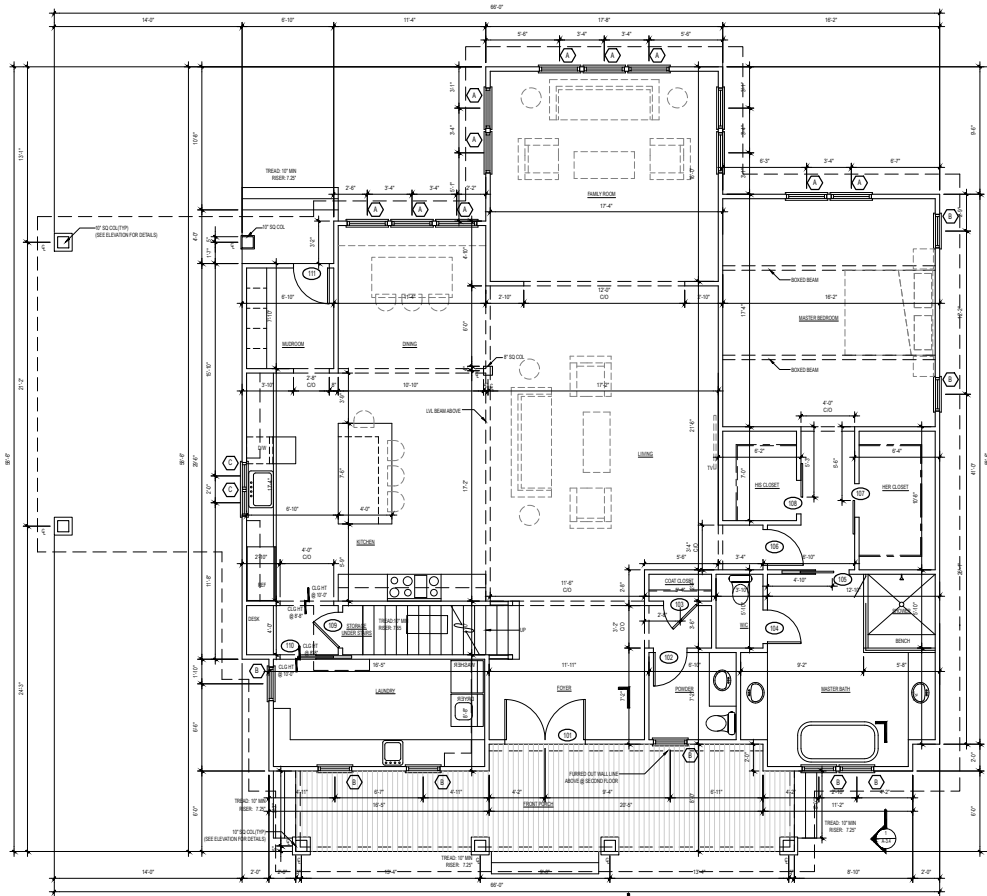
	FIRST FLOOR	
	HEATED SPACE	UNHEATED SPACE
1ST FLOOR	2298	
FRONT PORCH	0	272
CAR PORT		303
2ND FLOOR	1725	0
TOTAL	4023	575
TOTAL UNDER ROOF		4598
	DETACHED GARAGE	
	HEATED SPACE	UNHEATED SPACE
FIRST FLOOR	46	683
STOOP	0	27
SECOND FLOOR	489	0
TOTAL	535	710
TOTAL UNDER ROOF		1245

NOTE:  
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.



VICINITY MAP





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

WINDOW SCHEDULE			
	SIZE	HEADER HEIGHT	TYPE
1	3'-0" X 5'-0"	8'-0"	DOUBLE HUNG
2	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG
3	2'-0" X 4'-0"	8'-0"	CASEMENT
4	2'-0" X 3'-0"	7'-0"	CASEMENT
5	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
6	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  2. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  3. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  4. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  5. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  6. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  7. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  8. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  9. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  10. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  11. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  12. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  13. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  14. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  15. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  16. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  17. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  18. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  19. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  20. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  21. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  22. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  23. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  24. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  25. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  26. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  27. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  28. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  29. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  30. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  31. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  32. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  33. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  34. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  35. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  36. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  37. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  38. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  39. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  40. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  41. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  42. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  43. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  44. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  45. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  46. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  47. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  48. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  49. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  50. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  51. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  52. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  53. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  54. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  55. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  56. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  57. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  58. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  59. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  60. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  61. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  62. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  63. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  64. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  65. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  66. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  67. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  68. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  69. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  70. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  71. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  72. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  73. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  74. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  75. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  76. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  77. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  78. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  79. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  80. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  81. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  82. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  83. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  84. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  85. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  86. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  87. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  88. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  89. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  90. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  91. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  92. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  93. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  94. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  95. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  96. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  97. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  98. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  99. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.
  100. ALL FINISH GRADES TO BE VERIFIED BY SURVEYOR.

FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
1	10'-0" X 8'-0"	POWDER ROOM
2	2'-0" X 8'-0"	POWDER ROOM
3	2'-0" X 8'-0"	POWDER ROOM
4	2'-0" X 8'-0"	POWDER ROOM
5	2'-0" X 8'-0"	POWDER ROOM
6	2'-0" X 8'-0"	POWDER ROOM
7	2'-0" X 8'-0"	POWDER ROOM
8	2'-0" X 8'-0"	POWDER ROOM
9	2'-0" X 8'-0"	POWDER ROOM
10	2'-0" X 8'-0"	POWDER ROOM
11	2'-0" X 8'-0"	POWDER ROOM
12	2'-0" X 8'-0"	POWDER ROOM
13	2'-0" X 8'-0"	POWDER ROOM
14	2'-0" X 8'-0"	POWDER ROOM
15	2'-0" X 8'-0"	POWDER ROOM
16	2'-0" X 8'-0"	POWDER ROOM
17	2'-0" X 8'-0"	POWDER ROOM
18	2'-0" X 8'-0"	POWDER ROOM
19	2'-0" X 8'-0"	POWDER ROOM
20	2'-0" X 8'-0"	POWDER ROOM
21	2'-0" X 8'-0"	POWDER ROOM
22	2'-0" X 8'-0"	POWDER ROOM
23	2'-0" X 8'-0"	POWDER ROOM
24	2'-0" X 8'-0"	POWDER ROOM
25	2'-0" X 8'-0"	POWDER ROOM
26	2'-0" X 8'-0"	POWDER ROOM
27	2'-0" X 8'-0"	POWDER ROOM
28	2'-0" X 8'-0"	POWDER ROOM
29	2'-0" X 8'-0"	POWDER ROOM
30	2'-0" X 8'-0"	POWDER ROOM
31	2'-0" X 8'-0"	POWDER ROOM
32	2'-0" X 8'-0"	POWDER ROOM
33	2'-0" X 8'-0"	POWDER ROOM
34	2'-0" X 8'-0"	POWDER ROOM
35	2'-0" X 8'-0"	POWDER ROOM
36	2'-0" X 8'-0"	POWDER ROOM
37	2'-0" X 8'-0"	POWDER ROOM
38	2'-0" X 8'-0"	POWDER ROOM
39	2'-0" X 8'-0"	POWDER ROOM
40	2'-0" X 8'-0"	POWDER ROOM
41	2'-0" X 8'-0"	POWDER ROOM
42	2'-0" X 8'-0"	POWDER ROOM
43	2'-0" X 8'-0"	POWDER ROOM
44	2'-0" X 8'-0"	POWDER ROOM
45	2'-0" X 8'-0"	POWDER ROOM
46	2'-0" X 8'-0"	POWDER ROOM
47	2'-0" X 8'-0"	POWDER ROOM
48	2'-0" X 8'-0"	POWDER ROOM
49	2'-0" X 8'-0"	POWDER ROOM
50	2'-0" X 8'-0"	POWDER ROOM
51	2'-0" X 8'-0"	POWDER ROOM
52	2'-0" X 8'-0"	POWDER ROOM
53	2'-0" X 8'-0"	POWDER ROOM
54	2'-0" X 8'-0"	POWDER ROOM
55	2'-0" X 8'-0"	POWDER ROOM
56	2'-0" X 8'-0"	POWDER ROOM
57	2'-0" X 8'-0"	POWDER ROOM
58	2'-0" X 8'-0"	POWDER ROOM
59	2'-0" X 8'-0"	POWDER ROOM
60	2'-0" X 8'-0"	POWDER ROOM
61	2'-0" X 8'-0"	POWDER ROOM
62	2'-0" X 8'-0"	POWDER ROOM
63	2'-0" X 8'-0"	POWDER ROOM
64	2'-0" X 8'-0"	POWDER ROOM
65	2'-0" X 8'-0"	POWDER ROOM
66	2'-0" X 8'-0"	POWDER ROOM
67	2'-0" X 8'-0"	POWDER ROOM
68	2'-0" X 8'-0"	POWDER ROOM
69	2'-0" X 8'-0"	POWDER ROOM
70	2'-0" X 8'-0"	POWDER ROOM
71	2'-0" X 8'-0"	POWDER ROOM
72	2'-0" X 8'-0"	POWDER ROOM
73	2'-0" X 8'-0"	POWDER ROOM
74	2'-0" X 8'-0"	POWDER ROOM
75	2'-0" X 8'-0"	POWDER ROOM
76	2'-0" X 8'-0"	POWDER ROOM
77	2'-0" X 8'-0"	POWDER ROOM
78	2'-0" X 8'-0"	POWDER ROOM
79	2'-0" X 8'-0"	POWDER ROOM
80	2'-0" X 8'-0"	POWDER ROOM
81	2'-0" X 8'-0"	POWDER ROOM
82	2'-0" X 8'-0"	POWDER ROOM
83	2'-0" X 8'-0"	POWDER ROOM
84	2'-0" X 8'-0"	POWDER ROOM
85	2'-0" X 8'-0"	POWDER ROOM
86	2'-0" X 8'-0"	POWDER ROOM
87	2'-0" X 8'-0"	POWDER ROOM
88	2'-0" X 8'-0"	POWDER ROOM
89	2'-0" X 8'-0"	POWDER ROOM
90	2'-0" X 8'-0"	POWDER ROOM
91	2'-0" X 8'-0"	POWDER ROOM
92	2'-0" X 8'-0"	POWDER ROOM
93	2'-0" X 8'-0"	POWDER ROOM
94	2'-0" X 8'-0"	POWDER ROOM
95	2'-0" X 8'-0"	POWDER ROOM
96	2'-0" X 8'-0"	POWDER ROOM
97	2'-0" X 8'-0"	POWDER ROOM
98	2'-0" X 8'-0"	POWDER ROOM
99	2'-0" X 8'-0"	POWDER ROOM
100	2'-0" X 8'-0"	POWDER ROOM



2 WOOD STAIR DETAIL (Interior)  
3/4" = 1'-0"

- GENERAL NOTES:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. FACE OF BRICK TO ALIGN WITH FACE OF STUD.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF BRICK AT 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 1/4".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 36" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 20" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
  16. ALL EAVES TO BE 12" U.N.O.
  17. ALL FASCIAS TO BE 10".
  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.
  2. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  3. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
  4. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  5. 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.
  6. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  7. R311.7.7.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  8. 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.
  9. R311.7.7.3 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.
  10. 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).
  11. GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

FLOOR FINISH KEY:			
TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
1. 10" CONCRETE
  2. STUD WALL
  3. BRICK

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

E-mail:  
brooks.ab@icloud.com  
leaver.ab@icloud.com

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

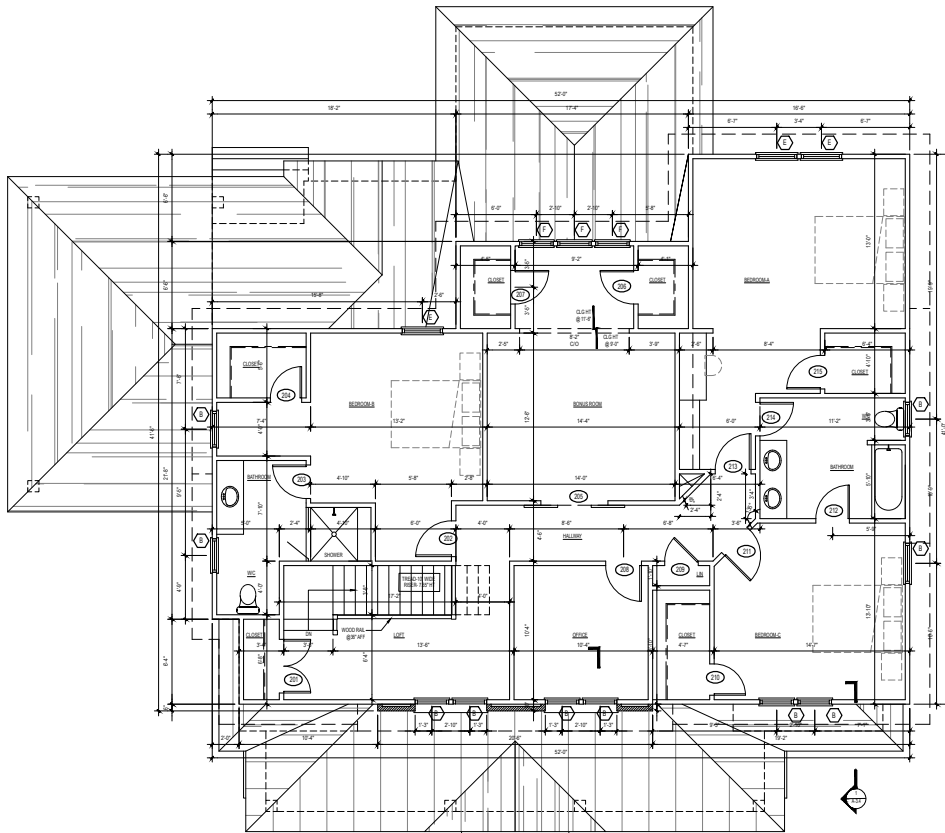
Designed Exclusively For the:

**PIERCE RESIDENCE**

1506 Mathew McClure Cir. Davidson, NC 28036

PROJECT # 1846  
29 JAN 2019  
REVISIONS:

PROPOSED 1ST FLOOR PLAN  
**A-2.1**  
OF FOURTEEN



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

WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
1	2'-0" x 6'-0"	8'-0"	DOUBLE HUNG
2	2'-0" x 4'-0"	8'-0"	DOUBLE HUNG
3	2'-0" x 4'-0"	8'-0"	CASMENT
4	2'-0" x 2'-0"	7'-0"	CASMENT
5	2'-0" x 2'-0"	7'-0"	DOUBLE HUNG
6	2'-0" x 2'-0"	7'-0"	DOUBLE HUNG

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM (W/ FINISH).
  2. SEE ELEVATIONS FOR MOUNTING PATTERNS. VERIFY ANY REQUIREMENTS FOR ELEVATIONS OF FINISHES TO BE USED.
  3. ALL WINDOWS SET TOP OF GLASS OR MORE & LESS THAN 1/4" A.P.F. MUST BE TYPED.
  4. PROVIDE FULL PROTECTION UNDER THE WINDOW IS LESS THAN 1/4" A.P.F. AND GREATER THAN 1/4" ABOVE GRADE OR WALKING SURFACE.
  5. WINDOW SCHEDULE DIMENSIONS BASED ON 1/4" A.P.F. ULTIMATE SERIES.
  6. FOR WINDOWS & SCHEDULES, MATCH EXISTING WINDOW & DOOR SCHEDULES WITH SETTOP AND FLASHING. SEE ELEVATIONS FOR MOUNTING PATTERNS. VERIFY ANY REQUIREMENTS FOR GLASS OR TYPED GLASS.
  7. PRIOR TO ORDERING WINDOW, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
1	10'-0" x 8'-0"	CLOSET
2	2'-0" x 8'-0"	BEDROOM A
3	2'-0" x 8'-0"	BATHROOM
4	2'-0" x 8'-0"	CLOSET
5	10'-0" x 8'-0"	BEDROOM
6	2'-0" x 8'-0"	CLOSET
7	2'-0" x 8'-0"	CLOSET
8	2'-0" x 8'-0"	OFFICE
9	2'-0" x 8'-0"	LINEN
10	2'-0" x 8'-0"	CLOSET
11	2'-0" x 8'-0"	BEDROOM C
12	2'-0" x 8'-0"	BEDROOM A
13	2'-0" x 8'-0"	BEDROOM
14	2'-0" x 8'-0"	CLOSET

- 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 BRICK TO ALIGN WITH FACE OF STUD.
  6. FIRE BLOCK & FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF BRICK AT 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 R311.7.4.1 PROFILE. CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/4".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 36" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 2' IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
  16. ALL SCAVES TO BE 1/2" O.D.
  17. ALL FASCIES TO BE 1/2".
  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 1/8 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).
  - 7.2. GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

FLOOR FINISH KEY:			
TRAVERTINE		TRAVERTINE	
TILE		TILE	
CONCRETE		CONCRETE	
WOOD		WOOD	

- NOTE:
1. 1/2" CONCRETE
  2. STUD WALL
  3. BRICK

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

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

**PIERCE RESIDENCE**

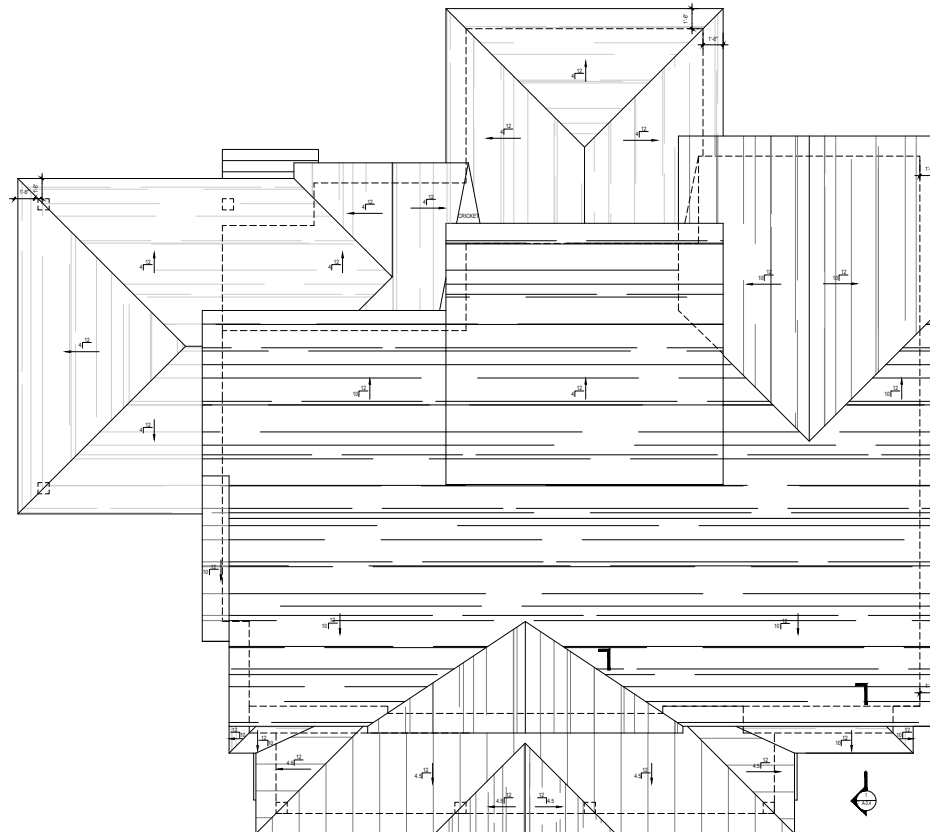
1506 Mathew McClure Cir. Davidson, NC 28036

PROJECT # 1806  
29 JAN 2019  
REVISIONS:

PROPOSED 2ND FLOOR PLAN

**A-2.2**

OF FOURTEEN



① PROPOSED ROOF PLAN  
1/4" = 1'-0"

#### GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF BRICK TO ALIGN WITH FACE OF STUD.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF BRICK AT 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 1/4".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
16. ALL EAVES TO BE 1" (2" U.L.G.).
17. ALL FASCIAS TO BE 10".
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 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 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

#### NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



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

E-mail:  
brooks.alb@icloud.com  
laver.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 stamped upon request.

Designed Exclusively For the:  
**PIERCE RESIDENCE**  
1506 Mathew McClure Cir, Davidson, NC 28036

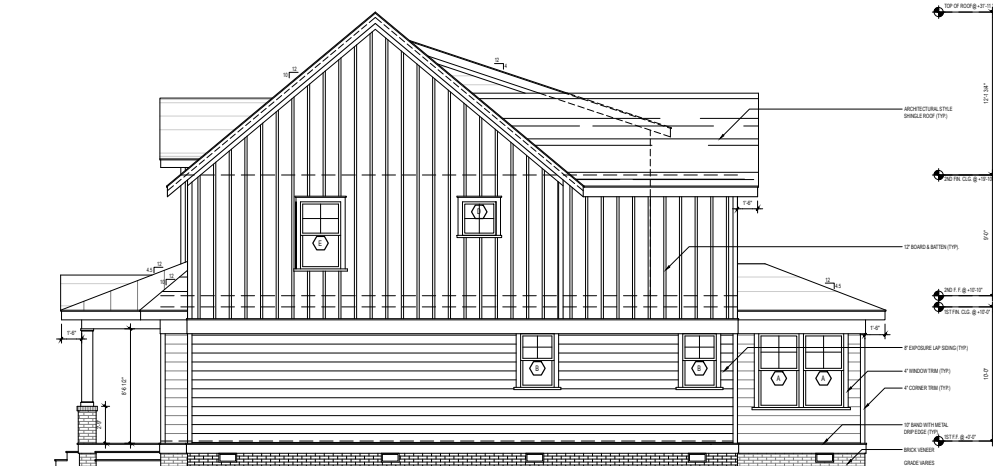
PROJECT # 1806  
ISSUED 29 JAN 2019  
REVISIONS:

PROPOSED ROOF PLAN

**A-2.3**

OF FOURTEEN





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



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

NO.	SIZE	HEADER HEIGHT	TYPE
1	3'0" x 6'0"	8'-0"	DOUBLE HUNG
2	2'0" x 4'0"	FIRST FLOOR 8'-0" SECOND FLOOR 7'-0"	DOUBLE HUNG
3	2'0" x 4'0"	8'-0"	CASEMENT
4	2'0" x 2'0"	7'-0"	CASEMENT
5	2'0" x 2'0"	7'-0"	DOUBLE HUNG
6	2'0" x 2'0"	7'-0"	DOUBLE HUNG

- NOTE:
1. MATCH TRIM DETAILS WITH METAL Drip CAP (WITH FLASHING) & BACK BAND TRIM OF WINDOWS.
  2. SEE ELEVATIONS FOR MANTIN PATTERNS. **VEHICLE REQUIREMENTS FOR**
  3. **VEHICLE REQUIREMENTS FOR**
  4. ALL WINDOWS WITH TOP OF GLASS OR SILLING & LESS THAN 10' A.P.F. **MUST**
  5. **BE TEMPORARY.**
  6. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 10' ABOVE
  7. A.P.F. AND GREATER THAN 10' ABOVE GRADE OR WALKING SURFACE.
  8. **RECORD.**
  9. **WINDOW SCHEDULE**
  10. **REQUIREMENTS**
  11. **FOR ADDITIONAL SCHEDULES**
  12. **FOR ADDITIONAL SCHEDULES**
  13. **FOR ADDITIONAL SCHEDULES**
  14. **FOR ADDITIONAL SCHEDULES**
  15. **FOR ADDITIONAL SCHEDULES**
  16. **FOR ADDITIONAL SCHEDULES**
  17. **FOR ADDITIONAL SCHEDULES**
  18. **FOR ADDITIONAL SCHEDULES**
  19. **FOR ADDITIONAL SCHEDULES**
  20. **FOR ADDITIONAL SCHEDULES**
  21. **FOR ADDITIONAL SCHEDULES**
  22. **FOR ADDITIONAL SCHEDULES**
  23. **FOR ADDITIONAL SCHEDULES**
  24. **FOR ADDITIONAL SCHEDULES**
  25. **FOR ADDITIONAL SCHEDULES**
  26. **FOR ADDITIONAL SCHEDULES**
  27. **FOR ADDITIONAL SCHEDULES**
  28. **FOR ADDITIONAL SCHEDULES**
  29. **FOR ADDITIONAL SCHEDULES**
  30. **FOR ADDITIONAL SCHEDULES**
  31. **FOR ADDITIONAL SCHEDULES**
  32. **FOR ADDITIONAL SCHEDULES**
  33. **FOR ADDITIONAL SCHEDULES**
  34. **FOR ADDITIONAL SCHEDULES**
  35. **FOR ADDITIONAL SCHEDULES**
  36. **FOR ADDITIONAL SCHEDULES**
  37. **FOR ADDITIONAL SCHEDULES**
  38. **FOR ADDITIONAL SCHEDULES**
  39. **FOR ADDITIONAL SCHEDULES**
  40. **FOR ADDITIONAL SCHEDULES**
  41. **FOR ADDITIONAL SCHEDULES**
  42. **FOR ADDITIONAL SCHEDULES**
  43. **FOR ADDITIONAL SCHEDULES**
  44. **FOR ADDITIONAL SCHEDULES**
  45. **FOR ADDITIONAL SCHEDULES**
  46. **FOR ADDITIONAL SCHEDULES**
  47. **FOR ADDITIONAL SCHEDULES**
  48. **FOR ADDITIONAL SCHEDULES**
  49. **FOR ADDITIONAL SCHEDULES**
  50. **FOR ADDITIONAL SCHEDULES**
  51. **FOR ADDITIONAL SCHEDULES**
  52. **FOR ADDITIONAL SCHEDULES**
  53. **FOR ADDITIONAL SCHEDULES**
  54. **FOR ADDITIONAL SCHEDULES**
  55. **FOR ADDITIONAL SCHEDULES**
  56. **FOR ADDITIONAL SCHEDULES**
  57. **FOR ADDITIONAL SCHEDULES**
  58. **FOR ADDITIONAL SCHEDULES**
  59. **FOR ADDITIONAL SCHEDULES**
  60. **FOR ADDITIONAL SCHEDULES**
  61. **FOR ADDITIONAL SCHEDULES**
  62. **FOR ADDITIONAL SCHEDULES**
  63. **FOR ADDITIONAL SCHEDULES**
  64. **FOR ADDITIONAL SCHEDULES**
  65. **FOR ADDITIONAL SCHEDULES**
  66. **FOR ADDITIONAL SCHEDULES**
  67. **FOR ADDITIONAL SCHEDULES**
  68. **FOR ADDITIONAL SCHEDULES**
  69. **FOR ADDITIONAL SCHEDULES**
  70. **FOR ADDITIONAL SCHEDULES**
  71. **FOR ADDITIONAL SCHEDULES**
  72. **FOR ADDITIONAL SCHEDULES**
  73. **FOR ADDITIONAL SCHEDULES**
  74. **FOR ADDITIONAL SCHEDULES**
  75. **FOR ADDITIONAL SCHEDULES**
  76. **FOR ADDITIONAL SCHEDULES**
  77. **FOR ADDITIONAL SCHEDULES**
  78. **FOR ADDITIONAL SCHEDULES**
  79. **FOR ADDITIONAL SCHEDULES**
  80. **FOR ADDITIONAL SCHEDULES**
  81. **FOR ADDITIONAL SCHEDULES**
  82. **FOR ADDITIONAL SCHEDULES**
  83. **FOR ADDITIONAL SCHEDULES**
  84. **FOR ADDITIONAL SCHEDULES**
  85. **FOR ADDITIONAL SCHEDULES**
  86. **FOR ADDITIONAL SCHEDULES**
  87. **FOR ADDITIONAL SCHEDULES**
  88. **FOR ADDITIONAL SCHEDULES**
  89. **FOR ADDITIONAL SCHEDULES**
  90. **FOR ADDITIONAL SCHEDULES**
  91. **FOR ADDITIONAL SCHEDULES**
  92. **FOR ADDITIONAL SCHEDULES**
  93. **FOR ADDITIONAL SCHEDULES**
  94. **FOR ADDITIONAL SCHEDULES**
  95. **FOR ADDITIONAL SCHEDULES**
  96. **FOR ADDITIONAL SCHEDULES**
  97. **FOR ADDITIONAL SCHEDULES**
  98. **FOR ADDITIONAL SCHEDULES**
  99. **FOR ADDITIONAL SCHEDULES**
  100. **FOR ADDITIONAL SCHEDULES**

- 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 BRICK TO ALIGN WITH FACE OF STUD.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF BRICK AT 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 1/4".
  10. ALL RISERS TO BE SOLID.
  11. ALL CAISED 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 20" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4/12 OR LESS.
  16. ALL EAVES TO BE 1'-0" U.O.C.
  17. ALL FASCIAS TO BE 1'-0" U.O.C.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS EAVE VENT U.O.C.

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.
2. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
3. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
4. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
5. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
6. 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.
7. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
8. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
9. 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.
10. 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.
11. 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).
12. GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

- NOTE:
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY 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.



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

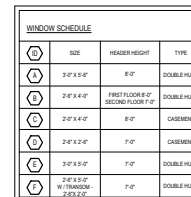
E-mail:  
brooks.ab@icloud.com  
leaver.ab@icloud.com

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:  
**PIERCE RESIDENCE**  
1506 Mathew McClure Cir. Davidson, NC 28036

PROJECT # 1806  
REVISED 29 JAN 2019  
REVISIONS:

PROPOSED FRONT AND  
RIGHT SIDE ELEVATION  
**A-3.0**  
OF: FOURTEEN



NOTE:

1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAN FLASH AT WINDOWS.
2. PROVIDE FLASHING FOR MOUNTAIN PATTERNS. **VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.**
3. ALL WINDOWS WITH 3" OF GLASS OR MORE AND LESS THAN 18" AF **MUST** BE EGRESS OR TEMPERED GLASS.
4. PROVIDE FULL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE FLOOR AND GREATER THAN 24" ABOVE GRADE OR WALKING SURFACE.

**WINDOW SIZING:**

1. **NET CONSTRUCTION:** DIMENSIONS BASED ON KOLET ULTRA SERIES WINDOW SIZES.
2. **FOR PARTITIONS & REMODELS:** MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MOUNTAIN PATTERNS. **VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.**
3. **M/E & MATCH EXISTING**

6. **PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.**

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FLOOR FINISHES TO BE VERIFIED BY SURVEYOR PRIOR TO CONSTRUCTION.
5. FACE OF BRICK TO MATCH WITH FACE OF ROOF.
6. FIRE RATED FLOOR TO MEET PERMITS.
7. ALL DIMENSIONS ARE A TOLING OF BRICK AT FOUNDATION.
8. INTERIOR & EXTERIOR FINISHES TO BE COORDINATED BY OWNER PRIOR TO CONSTRUCTION.
9. INTERIOR & EXTERIOR STAIR NOISING SHALL CONFORM TO ALL APPLICABLE CURRICULUMS OF THE NOISING SHALL NOT BE GREATER THAN 4".
10. ALL RISERS TO BE 5".
11. ALL GUTTERS/CHANNELS TO MATCH DOWN MFG.
12. CONTRACTOR TO COORDINATE.
13. RAISLS TO BE 36" IN HEIGHT
14. ALL GUTTERS/COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES HEIGHTS
15. NO RAIL REQUIRED IF GRADE TO STOPS & PORCHES IS LESS THAN 36" IN HEIGHT
16. USE DOUBLE FELT FOR ALL PITCHES OF A 12 OR LESS.
17. ALL EAVES TO BE 1/2" LUG IN
18. ALL RAISLS TO BE 12" W
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATION
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING &amp; GUARD NOTES

1. **R11.71 TYPED - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES CLEAR AND 44 INCHES HIGH. SEE PLANS FOR PERMANENT HEIGHT. RETRACTABLE HEIGHT SHALL BE WITHIN**
2. **R11.71.1 REISER HEIGHT - THE MAXIMUM REISER HEIGHT SHALL BE 8 INCHES.**
3. **R11.71.2 HANDRAIL - THE MAXIMUM REISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.**
4. **R11.71.3 DEPTH - THE MAXIMUM TREAD DEPTH SHALL BE 8 INCHES.**
5. **R11.71.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON EACH SIDE OF EACH STAIRWAYS RUN AND SHALL BE TIED TO RISER OF STAIRS WITH FOUR OR MORE INCHES CLEAR.**
6. **R11.72.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES HIGH.**
7. **R11.72.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH.**
8. **EXCEPTIONS: 1 & 2 APPLY TO GUARD HEIGHT SHALL NOT BE LESS THAN 36 INCHES IF: ON THE CORNER OF STAIRS AND AT THE END OF THE WALKING**
9. **R11.73 OPENING LIMITATIONS - REQUIRED GUARDS SHALL BE 42 INCHES HIGH. 1 & 2 APPLY TO GUARD HEIGHT. 3 TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.**
10. **R11.74 OPENING LIMITATIONS - REQUIRED OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH DIAMETER AT THE OPENING. 1 & 2 APPLY TO GUARDS (BETWEEN NOT TOP RAIL, TREAD AND RISER).**
11. **GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.**
- NOTE: REUSE OR MODIFICATION OF THESE CONSTRUCTION DETAILS SHALL BE AT THE USER'S RISK. THE USER ACCEPTS PERMISSION, SHALL NOT BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE USER HARMLESS FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH NEGLIGENCE, CLIENT OR USER NEGLIGENCE, OR OTHERWISE.
- THESE DRAWINGS ARE NOT TO BE SCALE FOR ANY PART OF THE PROJECT. THE USER SHALL VERIFY ALL DIMENSIONS ARE IN QUESTION, OTHER CLARIFICATION FOR THE PROJECT.

NOT

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK. 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 THE 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.



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

This drawing and the design shown in it are the property of ALB Architecture and are 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:

**PIERCE RESIDENCE**

506 Mathew McClure Cir; Davidson, NC 28036

PROJECT #:	18045
ISSUED:	29 JAN 2019
REVISIONS:	

PROPOSED REAR AND  
LEFT SIDE ELEVATION  
**A-3.1**  
OF: FOURTEEN

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



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



## 1506 Matthew McClure Cr. – Existing Conditions

### 1. Existing Site



### 2. Neighboring Home



### 3. Neighboring Home

