
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 600 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Brian Flynn

APPLICANT: ALB Architecture

Details of Proposed Request

Existing Conditions

The subject property is a 1.5 story Bungalow that is listed as a contributing structure, ca. 1915. The house has a low hip roof with hip roofed dormers and engaged porch. The site is a corner lot that slopes gently from front to rear. The surrounding residential context is a mix of 1, 1.5 and 2 story houses.

Proposal-February 2014

The proposal is a second story addition that begins behind the front wall plane toward the middle of the house and extends into the rear yard to include a new first floor. The addition is capped with a series of hip roofs matching the existing pitch. The materials will be wood siding with details and fenestration to match or complement existing. **The application was denied based on Scale, Massing, Fenestration and Rhythm.**

Revised Proposal-July 9, 2014

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. A simplified roof design with fewer changes in height
2. Reduction in chimney height
3. Overall height has been reduced to approximately 20' measured from the finished floor. Previous height was approximately 24'-8".
4. Fenestration arrangement and style has been modified on the additions
5. Material of the dormers changed to wood shakes
6. Rear elevation is scaled down on the second story

Staff Analysis

The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.

Policy & Design Guidelines

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

Continued on page 2.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

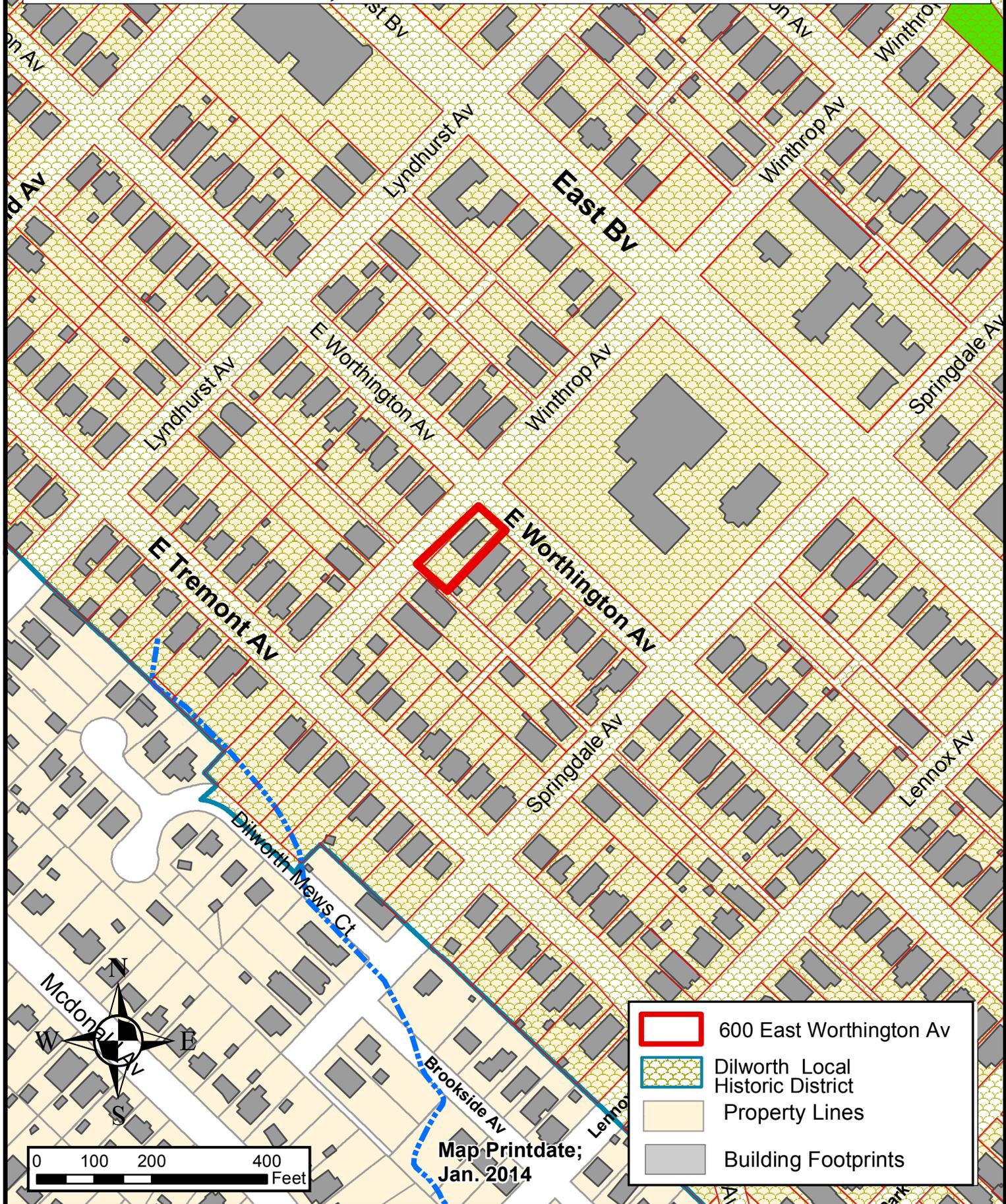
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm.

Charlotte Historic District Commission - Case 2014-014

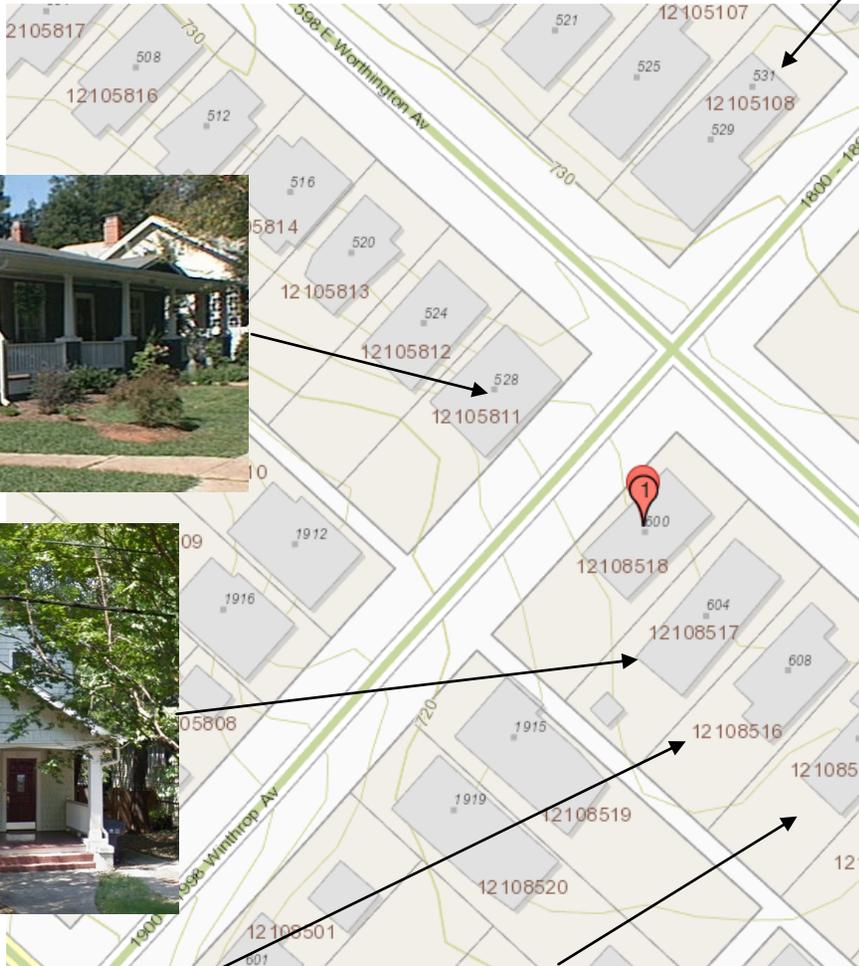
District Location; DILWORTH



-  600 East Worthington Av
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate;
Jan. 2014

0 100 200 400 Feet







VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
- A-3 Existing Elevations
- A-4 Existing Elevations
- A-5 Proposed Plans
- A-6 Proposed Plans
- A-7 Proposed Plans
- A-8 Proposed Plans
- A-9 Proposed Elevations
- A-10 Proposed Elevations



SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Existing First Floor:	1,533 S.F.	243 S.F.
	+	+
Proposed First Floor:	31 S.F.	309 S.F.
Proposed Second Floor:	1172 S.F.	0 S.F.
Total:	2,736 S.F.	552 S.F.
Total Under Roof:	3,288 S.F.	

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.



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Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
 600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
ISSUED - 30 JUN 2014
REVISIONS -

COVER SHEET

A-0

OF: ELEVEN



HOUSE TO LEFT FACING SIDE OF SUBJECT HOUSE



SUBJECT HOUSE LEFT SIDE



SUBJECT HOUSE LEFT FRONT CORNER



SUBJECT HOUSE RIGHT FRONT CORNER



SUBJECT HOUSE RIGHT FACING WINTHROP AVENUE



SUBJECT HOUSE BATH W/12 FT. HT. CLG.



SUBJECT HOUSE LEFT REAR CORNER



SUBJECT HOUSE REAR



SUBJECT HOUSE LEFT REAR CORNER



SUBJECT HOUSE FRONT PORCH



SUBJECT HOUSE FRONT FACING E. WORTHINGTON



SUBJECT HOUSE RIGHT REAR CORNER



FAR RIGHT CORNER OF THE SUBJECT PROPERTY



HOUSE DIRECTLY BEHIND SUBJECT FACING WINTHROP



WINTHROP EAST SIDE



WINTHROP WEST SIDE



SUBJECT HOUSE FACING WINTHROP



528 E. WORTHINGTON SIDE FACING WINTHROP OPPOSITE SUBJECT HOUSE SIDE



524 E. WORTHINGTON HOUSE OPPOSITE WINTHROP OF SUBJECT HOUSE



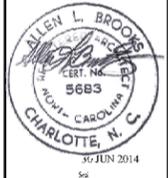
524 E. WORTHINGTON



WINTHROP WEST SIDE



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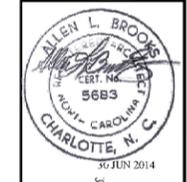
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SITE CONTEXT

OF: ELEVEN



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HOUSE AT 700 BLOCK

SPRINGDALE AVENUE

628 E. WORTHINGTON

620 E. WORTHINGTON

618 E. WORTHINGTON



608 E. WORTHINGTON

604 E. WORTHINGTON

SUBJECT HOUSE
600 E. WORTHINGTON

WINTHROP AVENUE

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STREET SCAPE

OF: ELEVEN

STREET SCAPE @ 600 BLOCK OF E.WORTHINGTON SOUTH SIDE

DENIED IN FEBRUARY

XXXXX AREAS TO BE REMOVED



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ALB Architecture

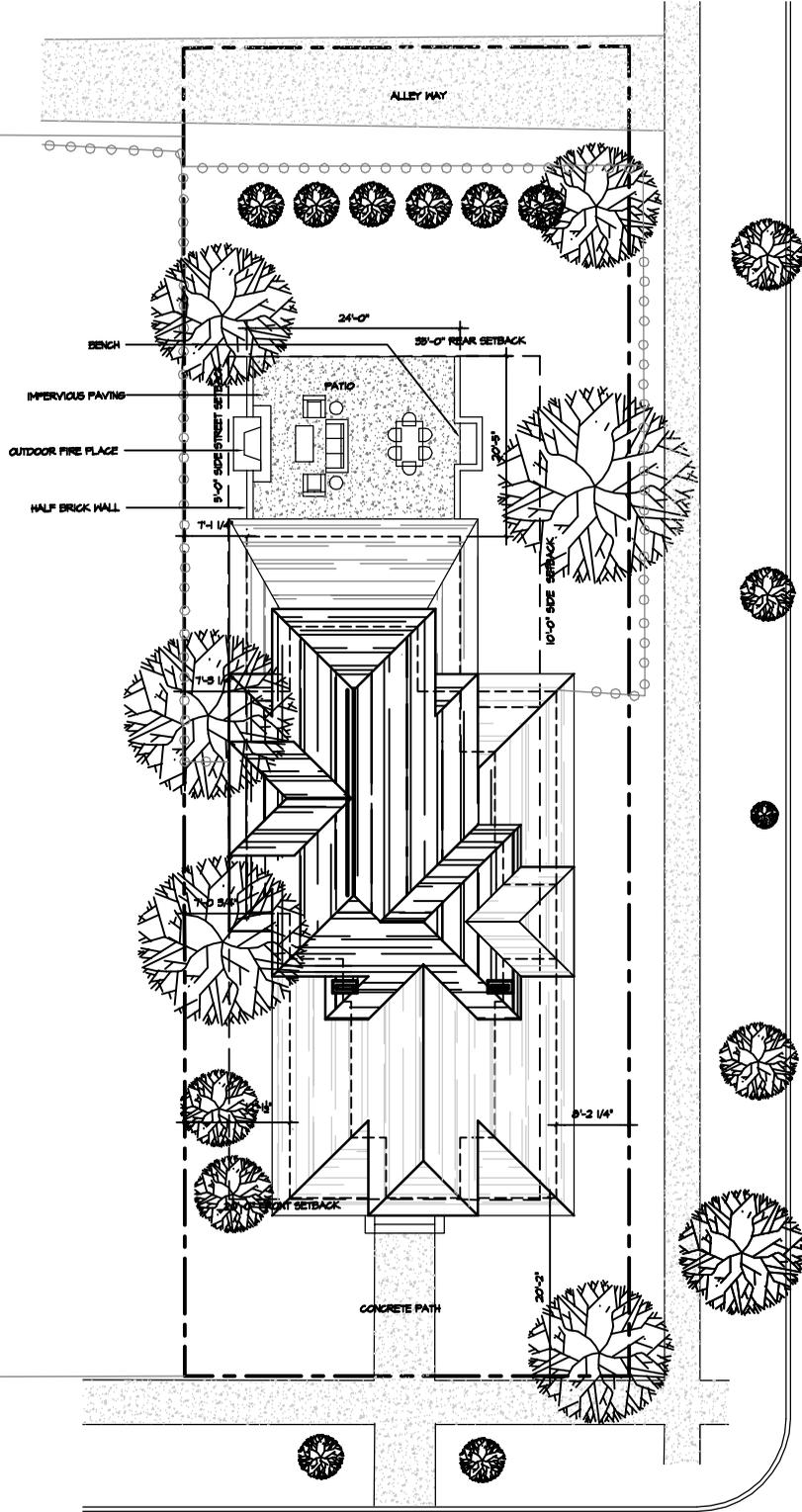
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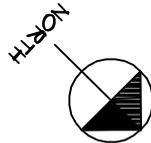
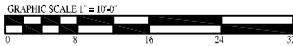
SITE PLAN

A-1

OF NINE



E WORTHINGTON AVENUE



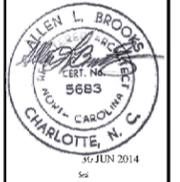
1 PROPOSED SITE PLAN
 1" = 10'-0"

JULY 2014

XXXX AREA TO BE REMOVED

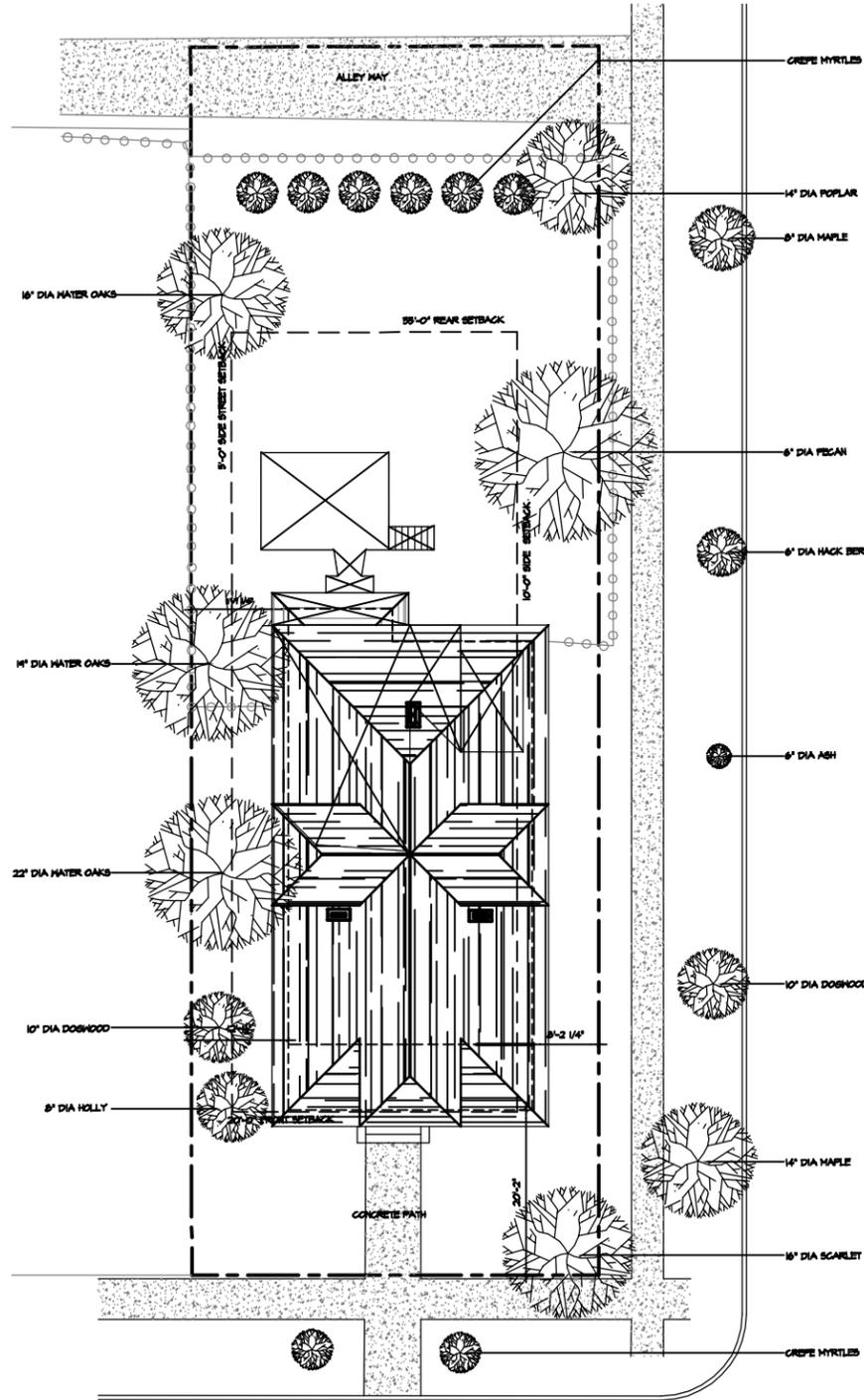


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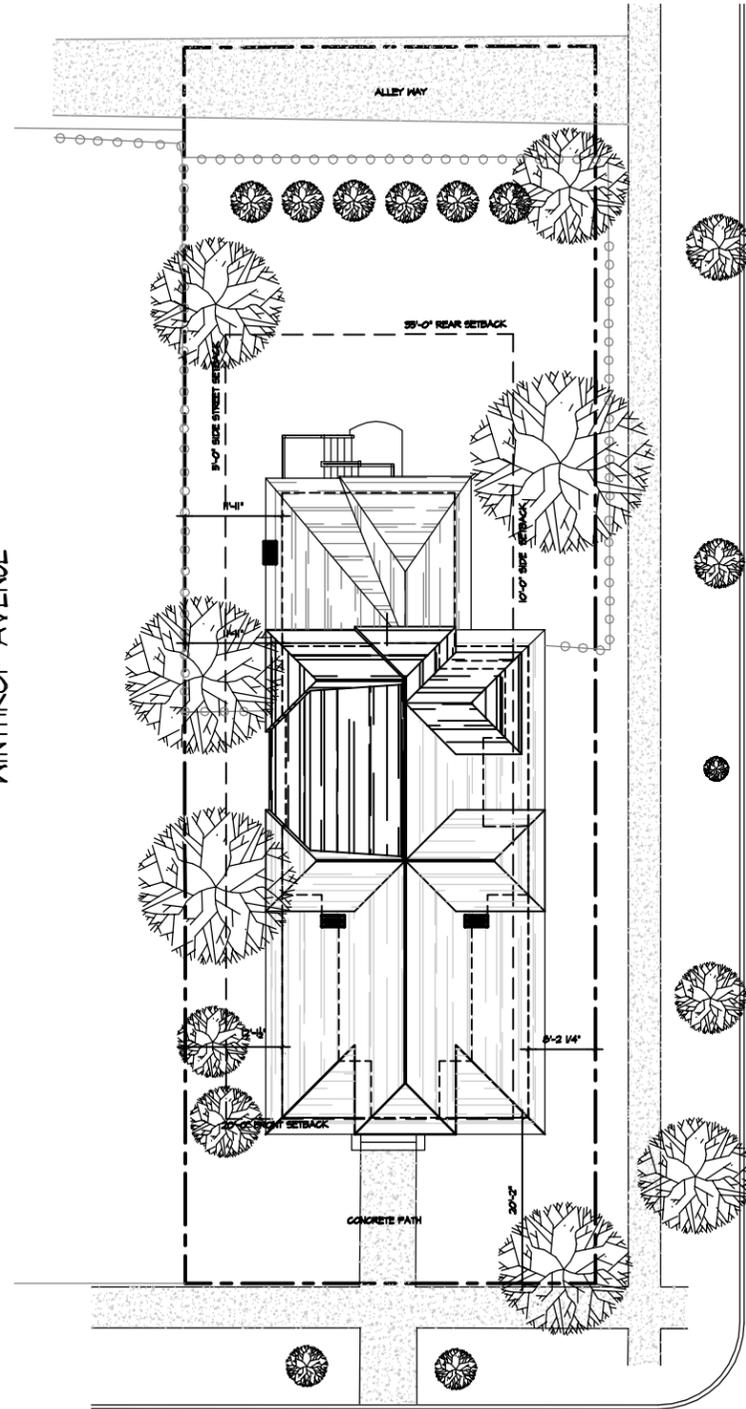
RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1533
TOTAL PROPOSED HEATED AREA	1203
PROPOSED UNHEATED	
SCREENED PORCH	309
GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	309
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	3003
PROPOSED HOUSE ADDITION	453
GARAGE	ED
SHOP	0
POOL	0
PATIO	0
TOTAL AREA	453
PERCENTAGE OF PERMEABLE	85%
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	7555
FOOTPRINT OF HOUSE	2132
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	0
AREA OF IMPERVIOUS PAVING	0
TOTAL AREA	2132
PERCENTAGE OF OPEN SPACE	72%



E WORTHINGTON AVENUE



2 EXISTING SITE PLAN
1" = 10'-0"



E WORTHINGTON AVENUE



1 PROPOSED SITE PLAN
1" = 10'-0"

WINTHROP AVENUE



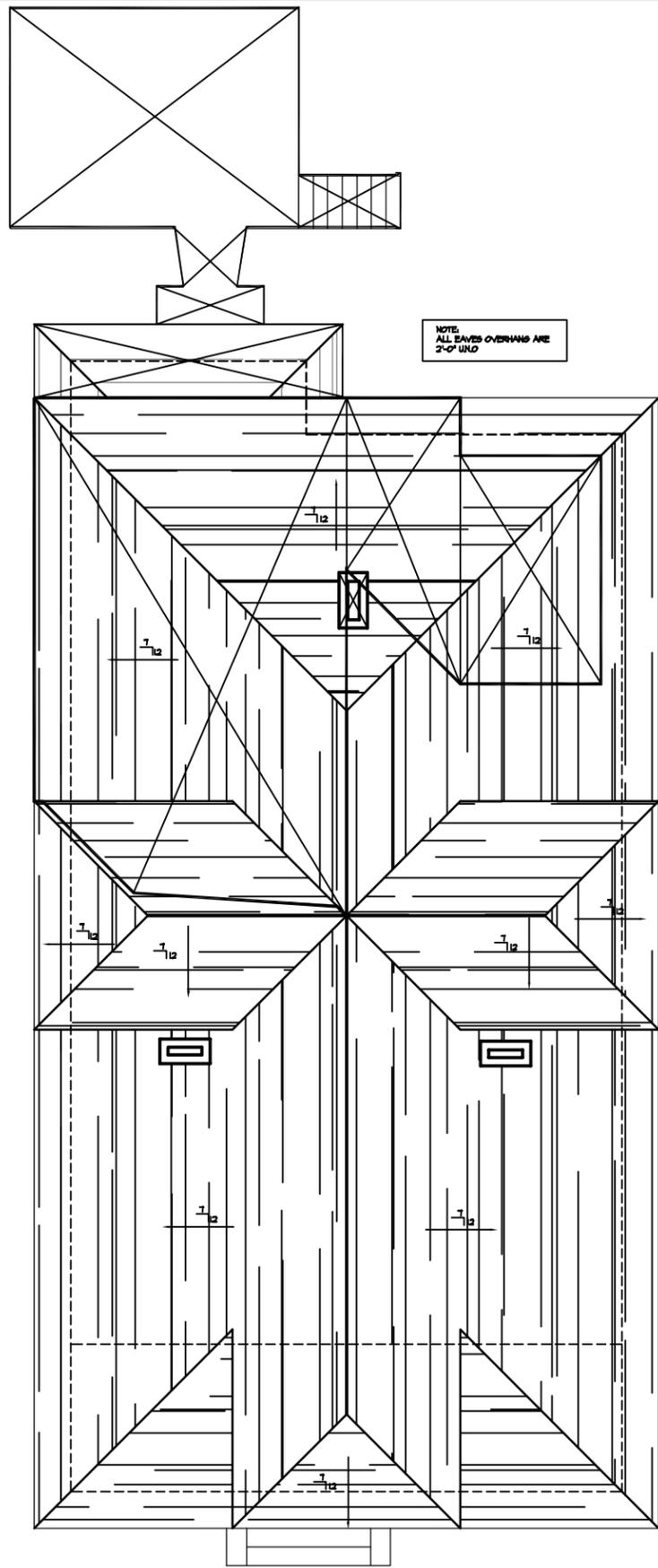
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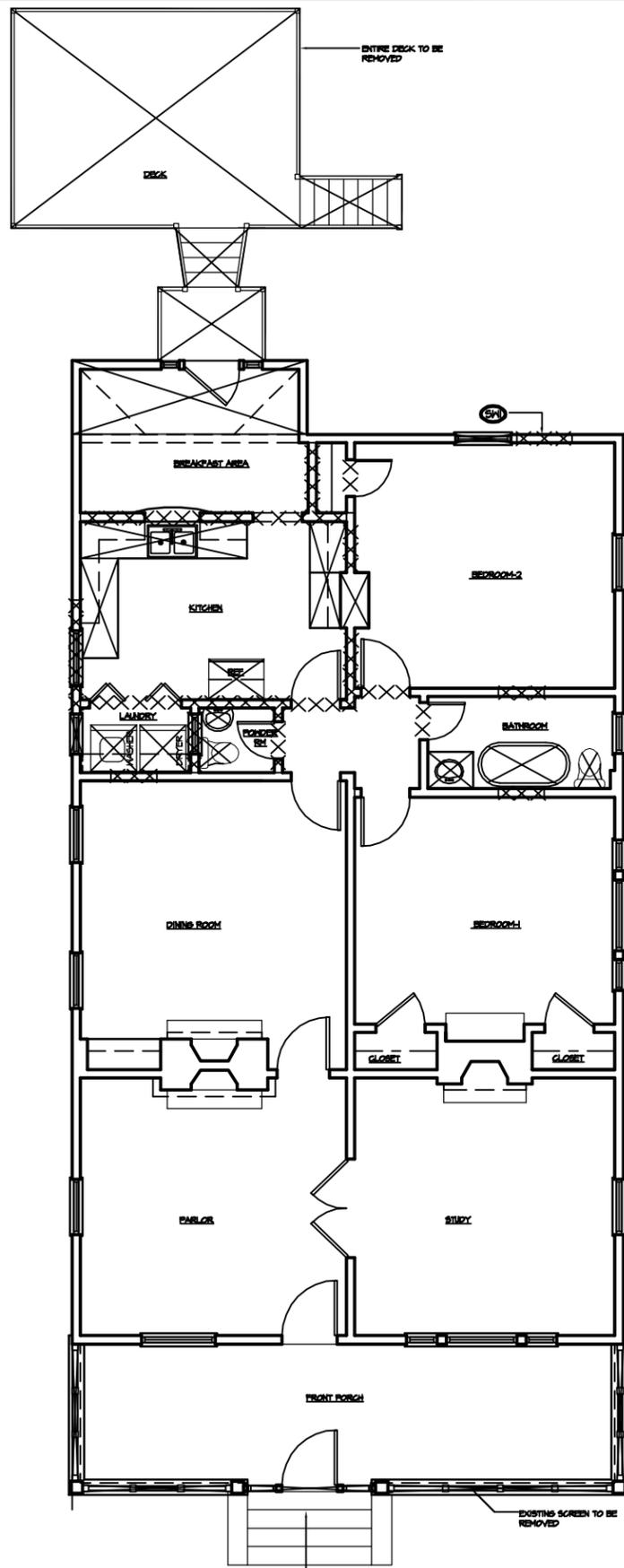
SITE PLAN

A-1

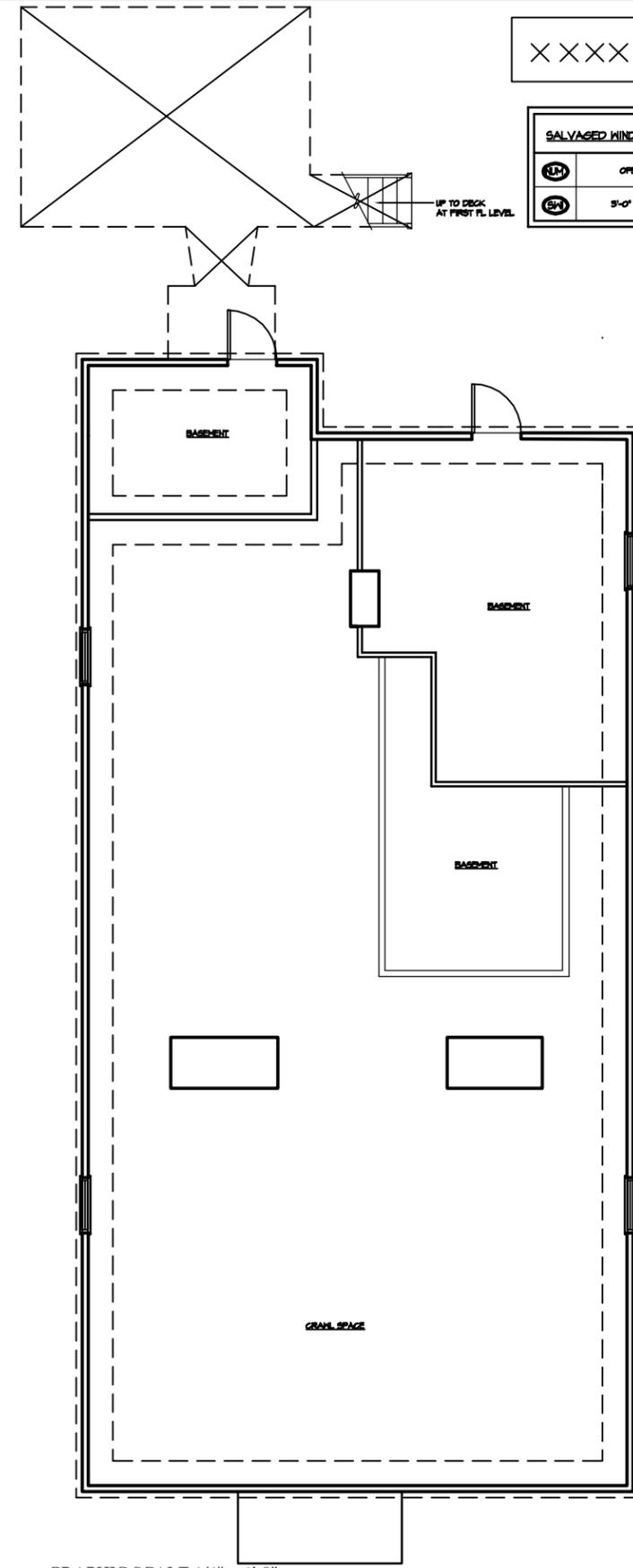
OF: ELEVEN



③ EXISTING ROOF PLAN
1/4" = 1'-0"



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

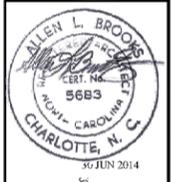


① EXISTING CRAWLSPACE/BASEMENT PLAN
1/4" = 1'-0"



SALVAGED WINDOW SCHEDULE		
SYM	OPENING	LOCATION
EW1	5'-0" X 6'-0"	BEDROOM-2

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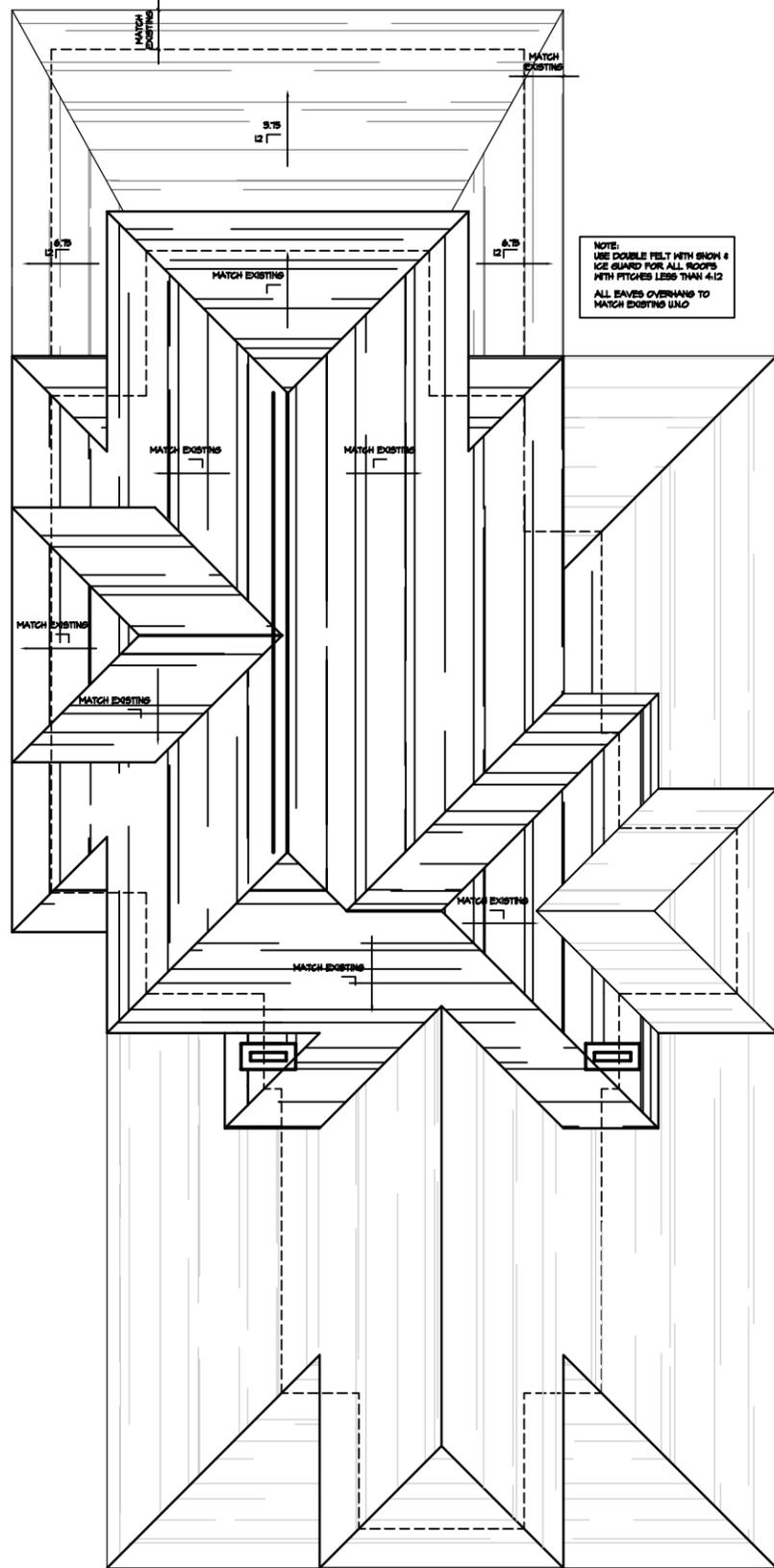


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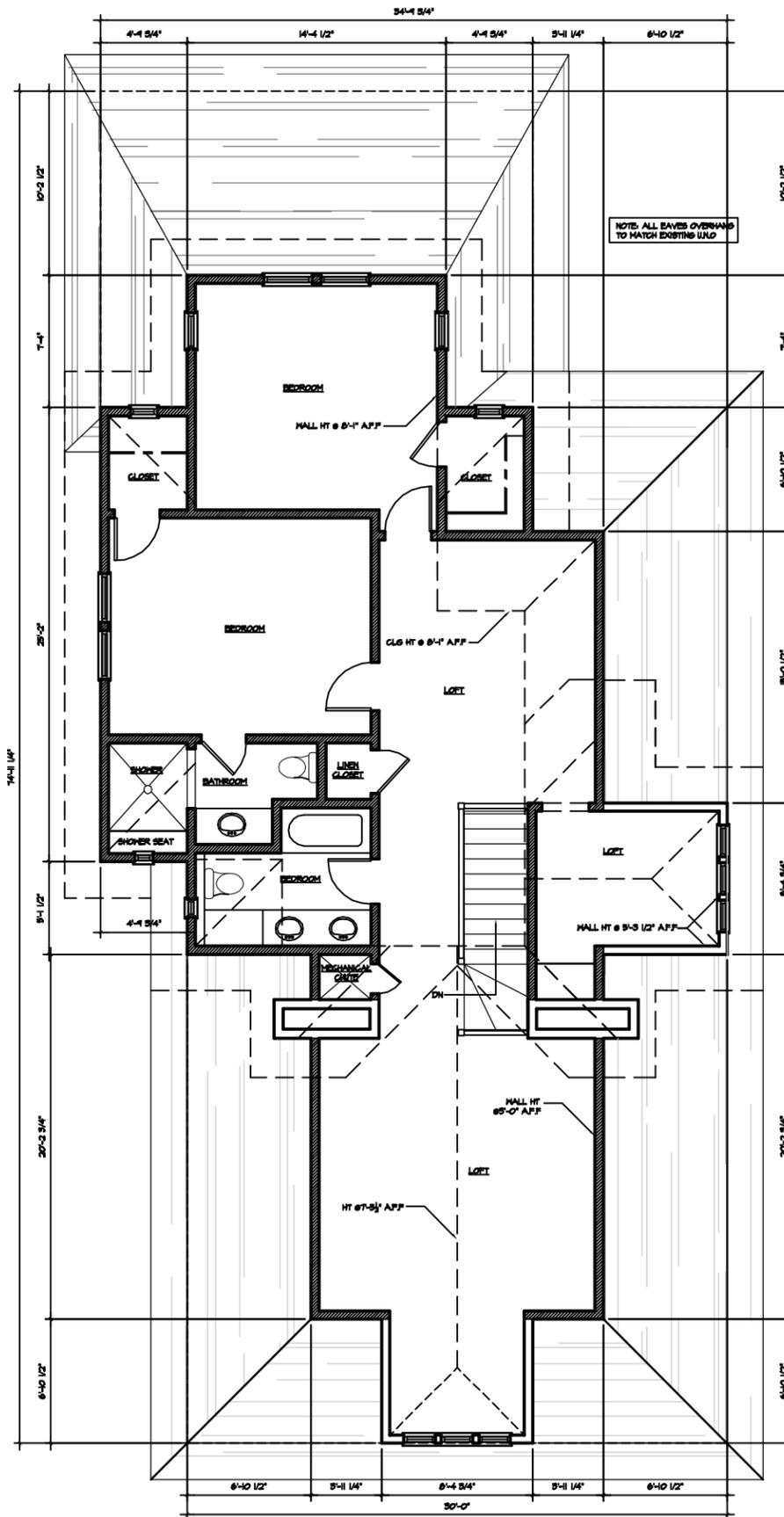
EXISTING PLANS
A-2
OF: ELEVEN



GRAPHIC SCALE 1/4" = 1'-0"



② PROPOSED ROOFPLAN
1/4" = 1'-0"



GRAPHIC SCALE 1/4" = 1'-0"



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

NOTE:

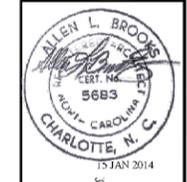
DENIED
 FEBRUARY 2014

NOTE:

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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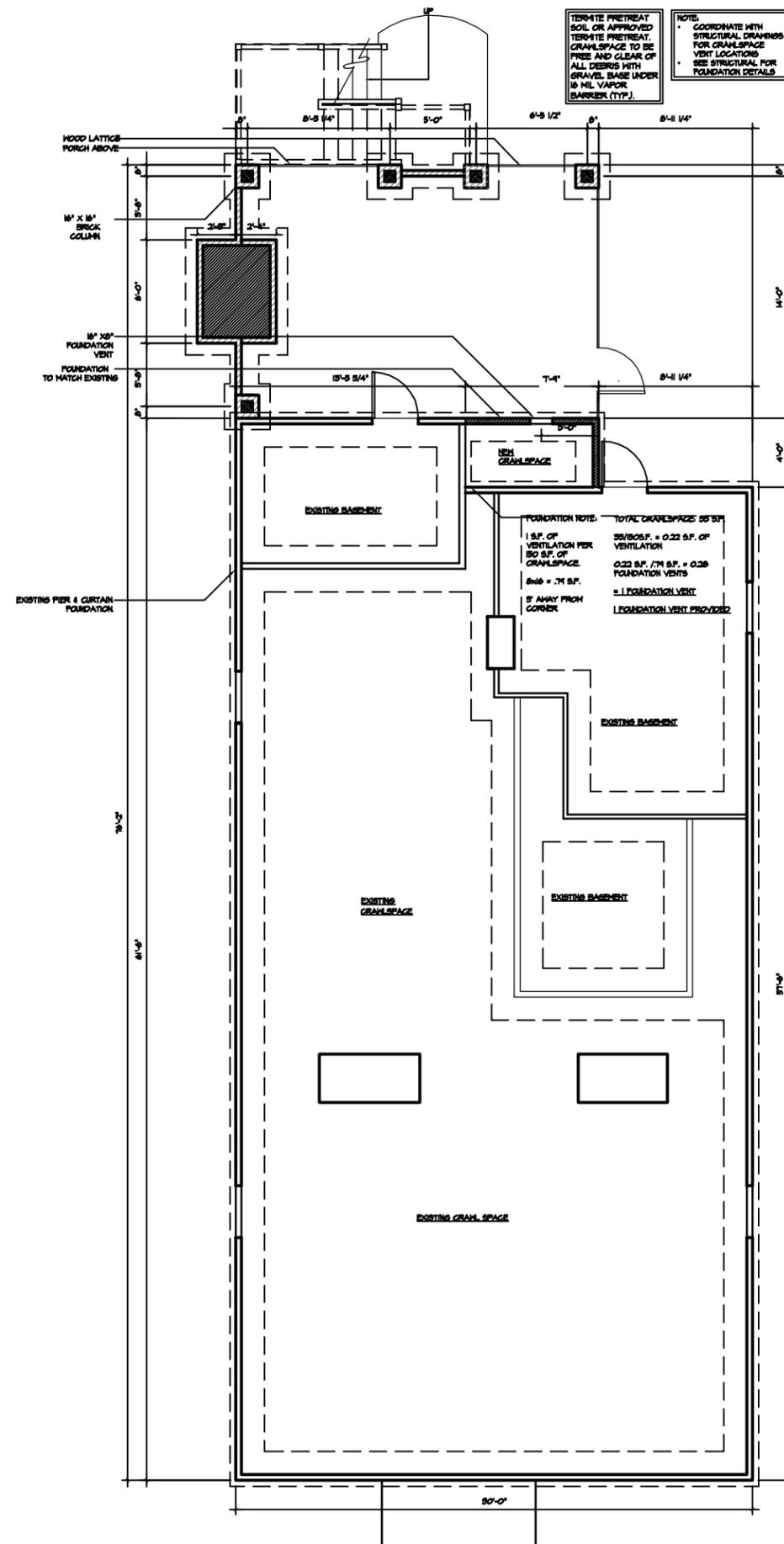
PROPOSED PLANS

A-6

OF NINE



JULY 2014



TERMITE PRE-TREAT SOIL OR APPROVED TERMITE PRE-TREAT. CRAWLSPACE TO BE FREE AND CLEAR OF ALL DEBRIS WITH GRAVEL BASE UNDER IS MIL VAPOR BARRIER (TYP).

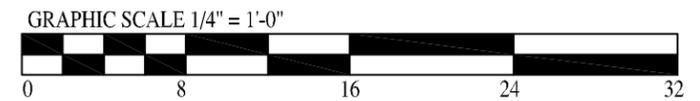
NOTE: COORDINATE WITH STRUCTURAL DRAWINGS FOR CRAWLSPACE VENT LOCATIONS. SEE STRUCTURAL FOR FOUNDATION DETAILS.

NOTE:

	NEW WALLS
	BRICK VENEER
	MASONRY

FOUNDATION NOTE: TOTAL CRAWLSPACE 85 SF
 1 S.F. OF VENTILATION PER 50 SF OF CRAWLSPACE
 8x8 = .74 S.F. = 1 FOUNDATION VENT
 2' AWAY FROM CORNER
 FOUNDATION VENT PROVIDED

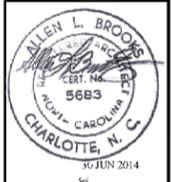
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 - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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



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 ISSUED - 30 JUN 2014
 REVISIONS -

PROPOSED PLANS

A-5

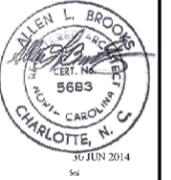
OF: ELEVEN

JULY 2014

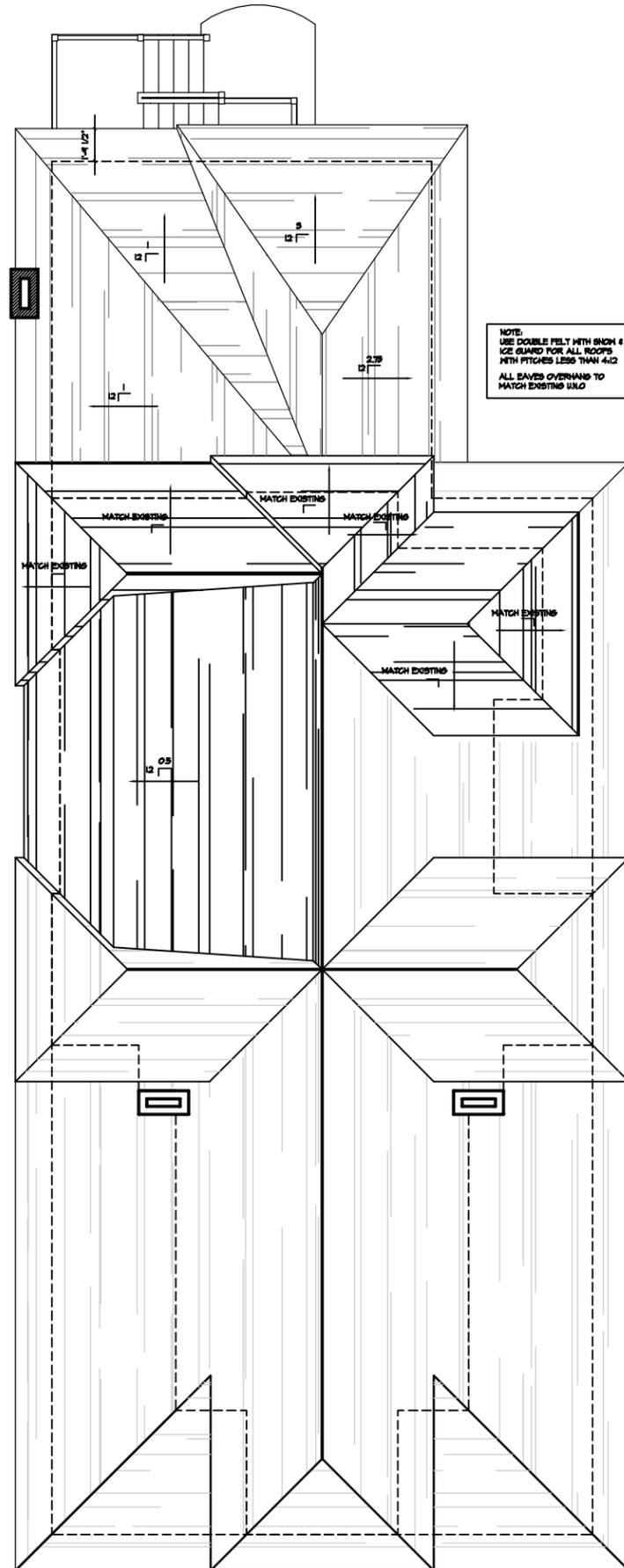
	NEW WALLS
	BRICK VENEER
	MASONRY



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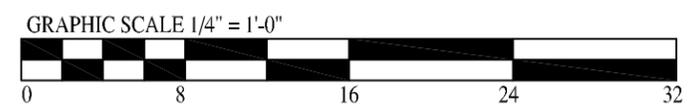


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NOTE:
 USE DOUBLE FELT WITH SNOW &
 ICE GUARD FOR ALL ROOFS
 WITH PITCHES LESS THAN 4:12
 ALL EAVES OVERHANG TO
 MATCH EXISTING U.N.O.

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
 4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



① PROPOSED ROOF PLAN
 1/4" = 1'-0"



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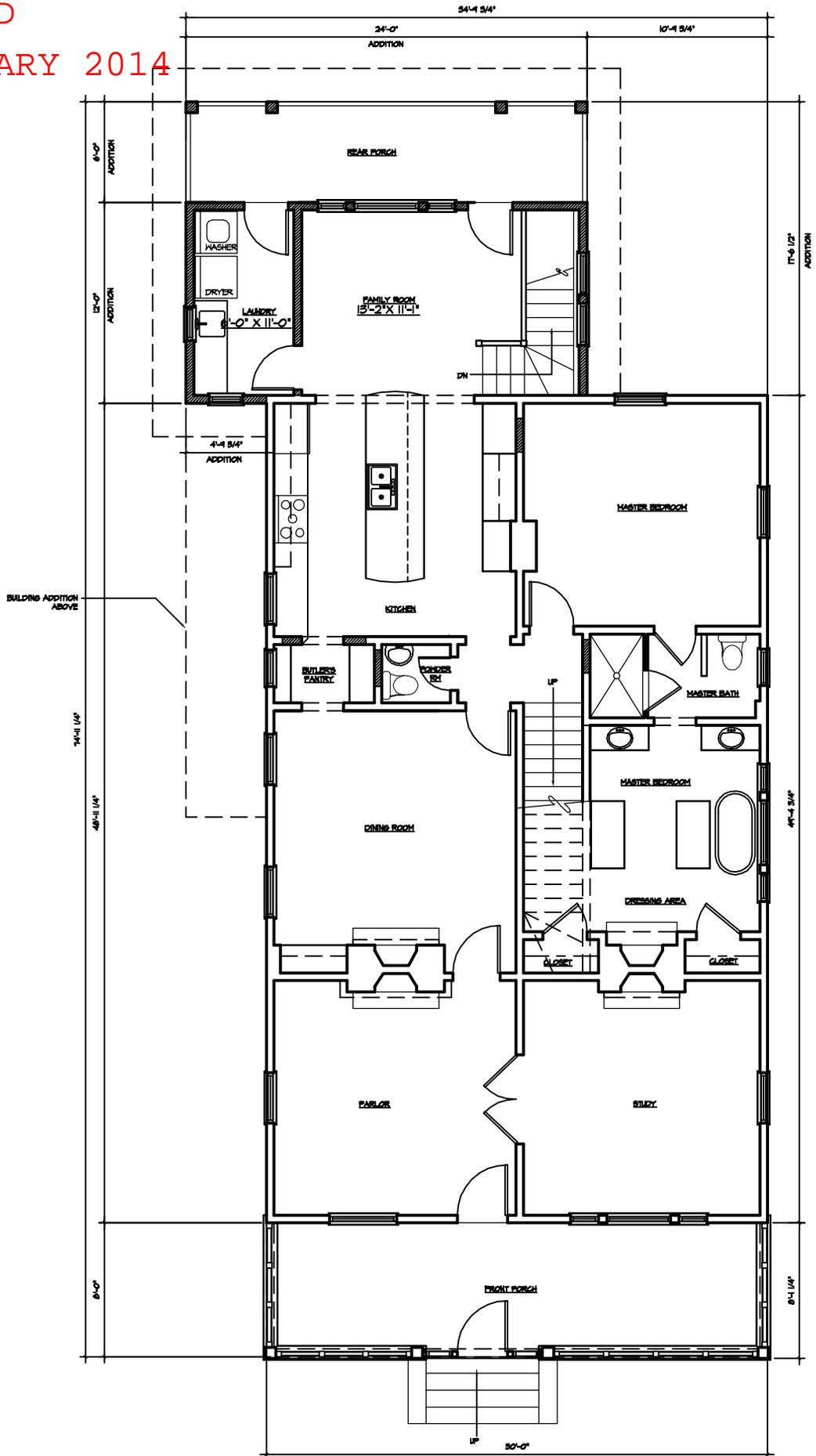
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PROPOSED PLANS

A-8

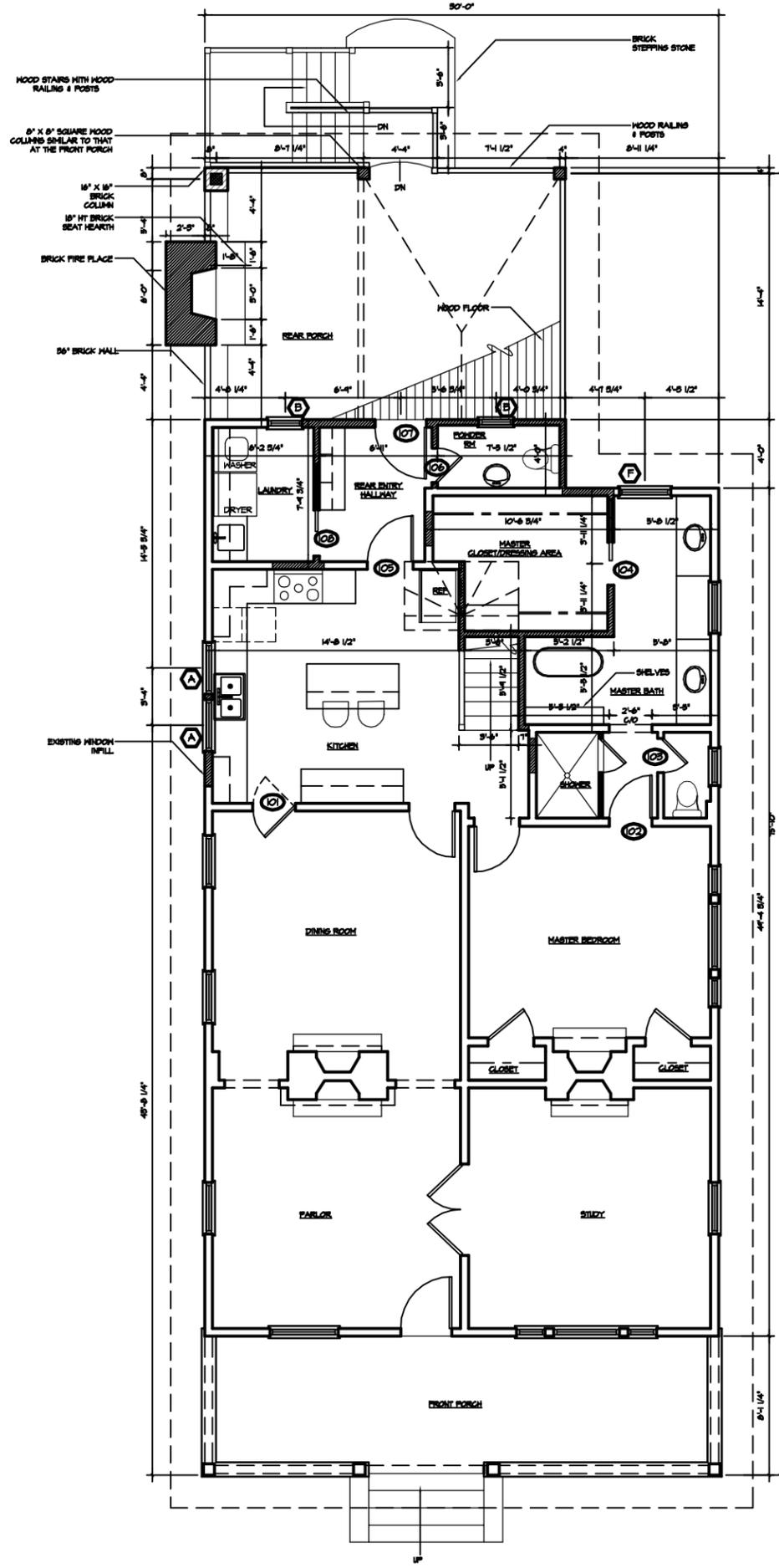
OF: ELEVEN

DENIED
FEBRUARY 2014



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

JULY 2014



NOTE:

	NEW WALLS
	BRICK VENEER
	MASONRY

SALVAGED WINDOW SCHEDULE

ID	OPENING	LOCATION
(EW)	9'-0" X 6'-0"	BEDROOM-2

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
(A)	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
(B)	2'-0" X 2'-6"	FIRST FLOOR 4'-8" SECOND FLOOR	CASEMENT
(C)	1'-6" X 5'-4"	MATCH EXISTING	CASEMENT
(D)	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
(E)	2'-6" X 5'-6"	MATCH EXISTING	CASEMENT
(F)	5'-0" X 6'-0" (SALVAGED WINDOW-6W)	MATCH EXISTING	CASEMENT

NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFS. INSTALL WITH DRIP CAP AND FLASHING. (SEE ELEVATIONS FOR MATCH PATTERN). VERIFY ANY REQUIREMENTS FOR DESSIS OR TEMPERED GLASS.

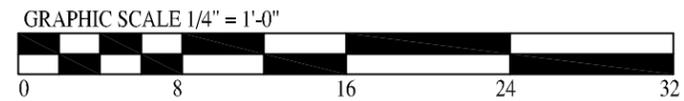
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH L.S.P. OF GLASS OR MORE & LESS THAN 1/2" A.P.P. MUST BE TEMPERED FIRE CODE (TYP)

FIRST FLOOR DOOR SCHEDULE

ID	OPENING	LOCATION
(D1)	2'-6" X 6'-0"	KITCHEN
(D2)	2'-6" X 6'-0"	MASTER BATH
(D3)	2'-0" X 6'-0"	MASTER BATH PG
(D4)	2'-6" X 6'-0" POCKET DOOR	MASTER CLOSET
(D5)	2'-6" X 6'-0"	KITCHEN TO REAR ENTRY HALLWAY
(D6)	2'-0" X 6'-0"	POWDER ROOM
(D7)	5'-0" X 6'-0"	REAR ENTRY
(D8)	2'-6" X 6'-0" POCKET DOOR	LAUNDRY

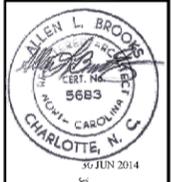
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1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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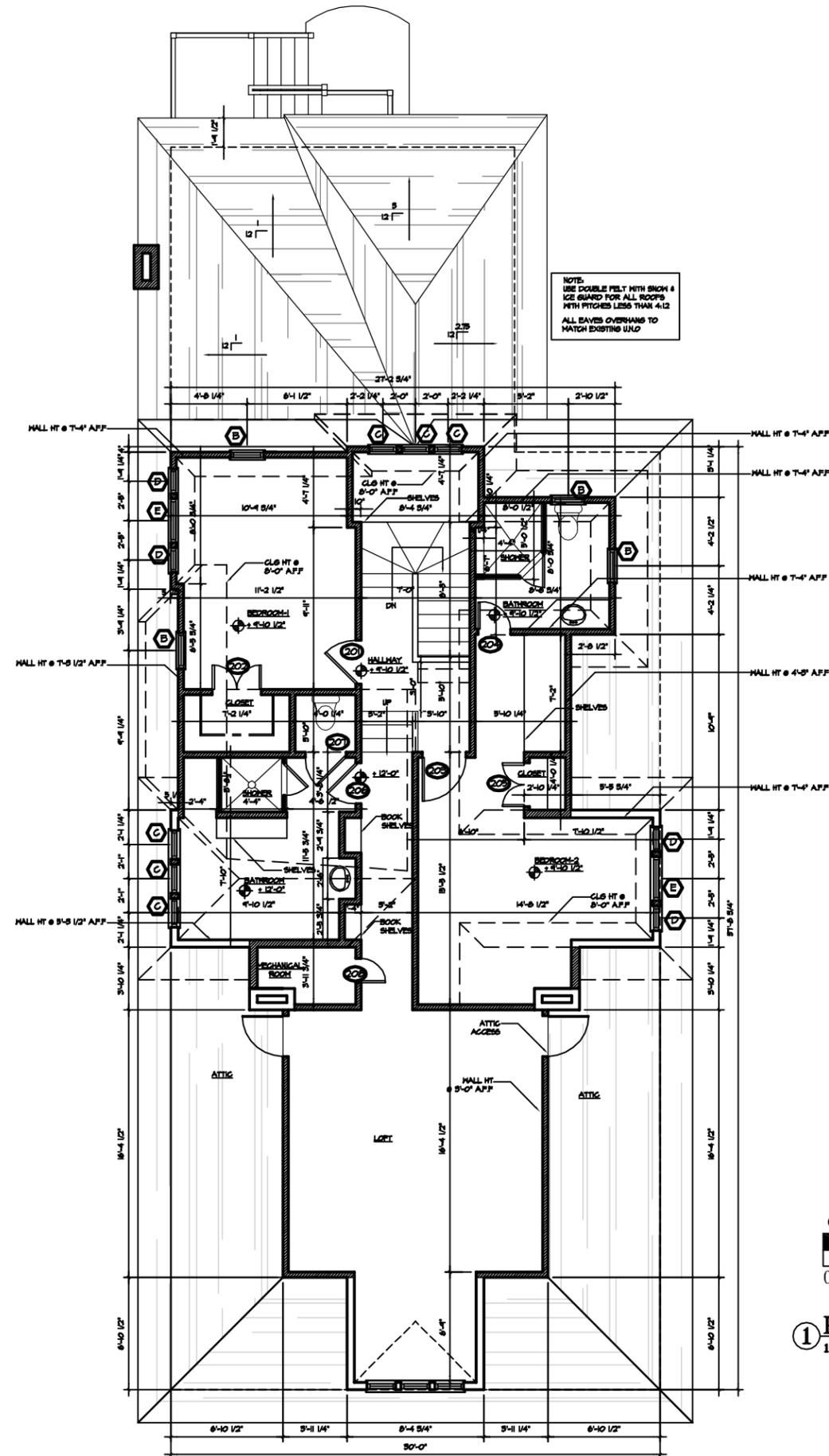
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PROPOSED PLANS

A-6

OF: ELEVEN



NOTE:
 NEW HALLS
 BRICK VENEER
 MASONRY

SALVAGED WINDOW SCHEDULE

SYM	OPENING	LOCATION
(EW)	5'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE

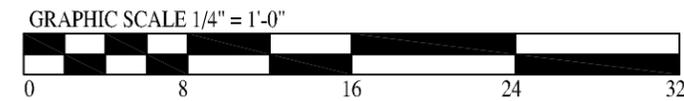
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(B)	2'-0" X 2'-6"	FIRST FLOOR 4'-6" SECOND FLOOR 4'-6"	CASEMENT
(C)	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
(D)	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
(E)	2'-6" X 3'-6"	MATCH EXISTING	CASEMENT
(F)	5'-0" X 6'-8" (SALVAGED WINDOW-8W)	MATCH EXISTING	CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 NOTE: MATCH EXISTING WINDOW & DOOR MFRS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.
 * M.E. = MATCH EXISTING
 NOTE: ALL WINDOWS WITH 4' A.P. OF GLASS OR MORE & LESS THAN 10' A.P.F. MUST BE TEMPERED PER CODE (TYP.)

SECOND FLOOR DOOR SCHEDULE

SYM	OPENING	LOCATION
(20)	2'-6" X 6'-8"	BEDROOM-1
(21)	FR 1'-6" X 6'-8"	BEDROOM-1 CLOSET
(22)	2'-6" X 6'-8"	BEDROOM-2
(23)	2'-6" X 6'-8"	BEDROOM-2 BATHROOM
(24)	FR 1'-6" X 6'-8"	BEDROOM-2 CLOSET
(25)	2'-6" X 6'-8"	BATHROOM
(26)	2'-6" X 6'-8"	H.C.
(27)	1'-6" X 6'-8"	MECHANICAL ROOM

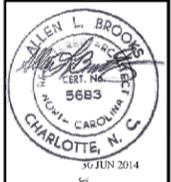
- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.L.O.
 - ALL EAVES OVERHANG TO MATCH EXISTING U.L.O.



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



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Addition & Renovation In Historic Dilworth for the
FLYNN RESIDENCE
 600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
 ISSUED - 30 JUN 2014
 REVISIONS -

PROPOSED PLANS

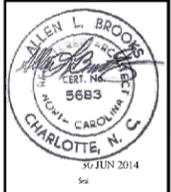
A-7

OF: ELEVEN

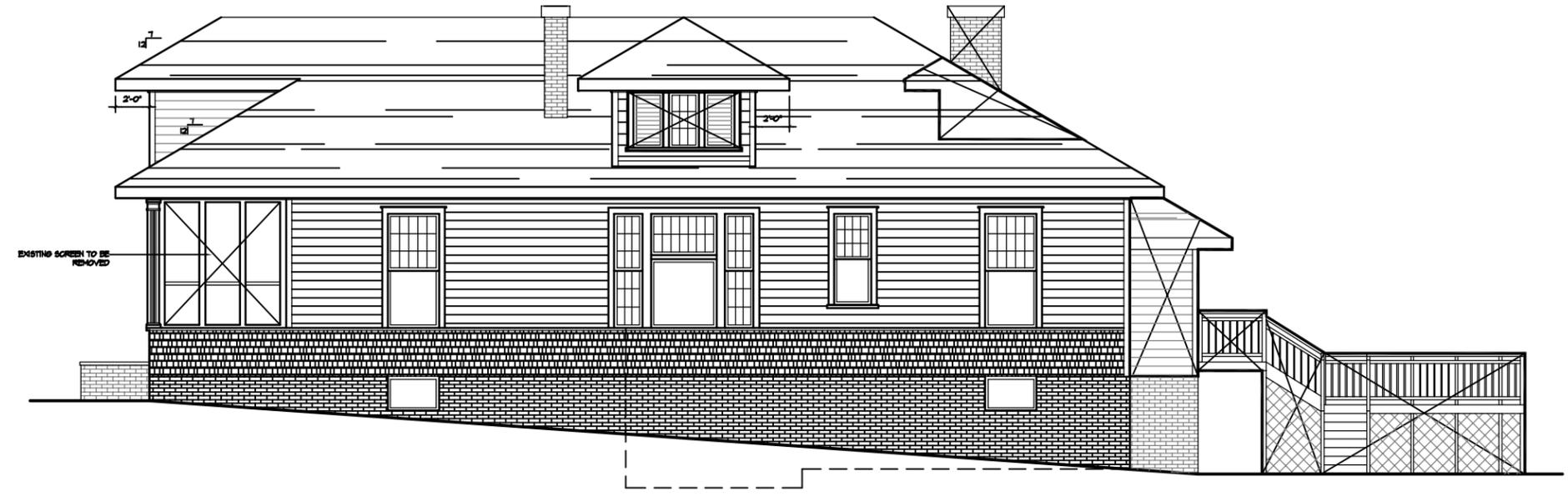
XXXX AREAS TO BE REMOVED



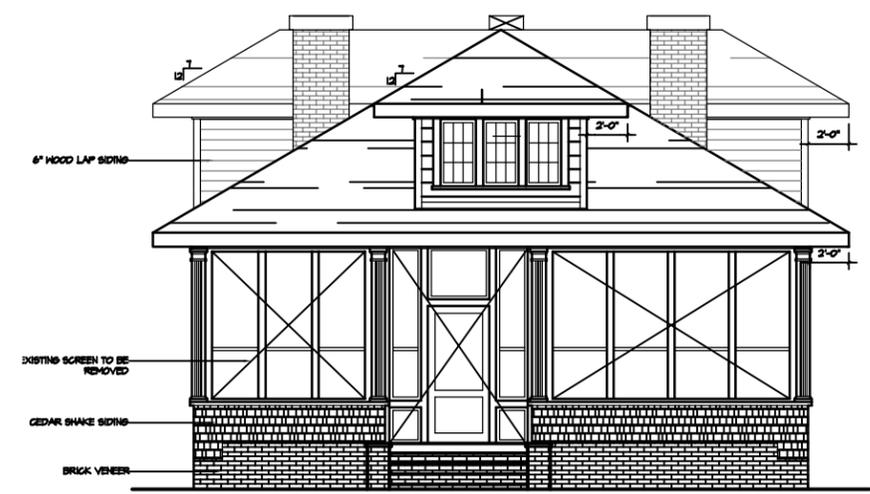
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GRAPHIC SCALE 1/4" = 1'-0"
 0 8 16 24 32
 ② EXISTING WINTHROP AVENUE ELEVATION
 1/4" = 1'-0"



GRAPHIC SCALE 1/4" = 1'-0"
 0 8 16 24 32
 ① EXISTING FRONT ELEVATION
 1/4" = 1'-0"

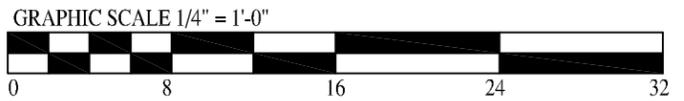
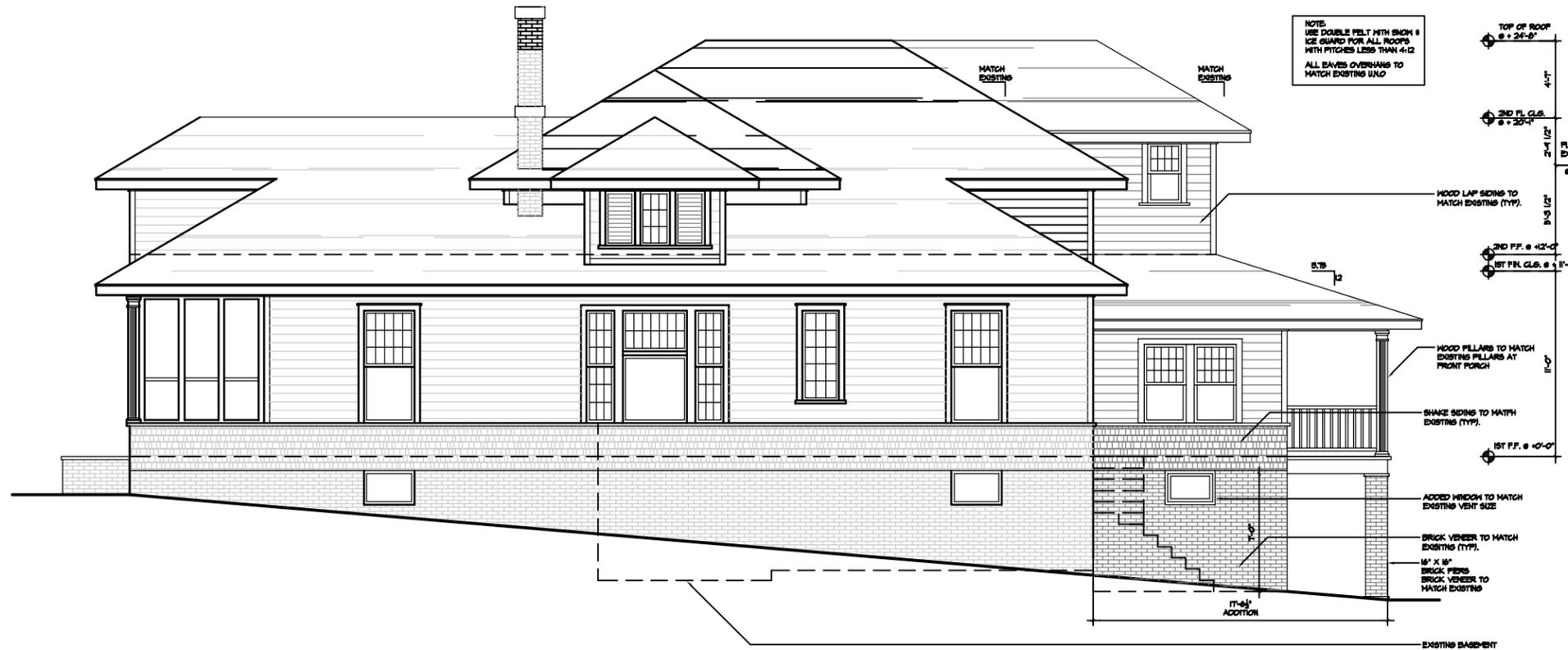
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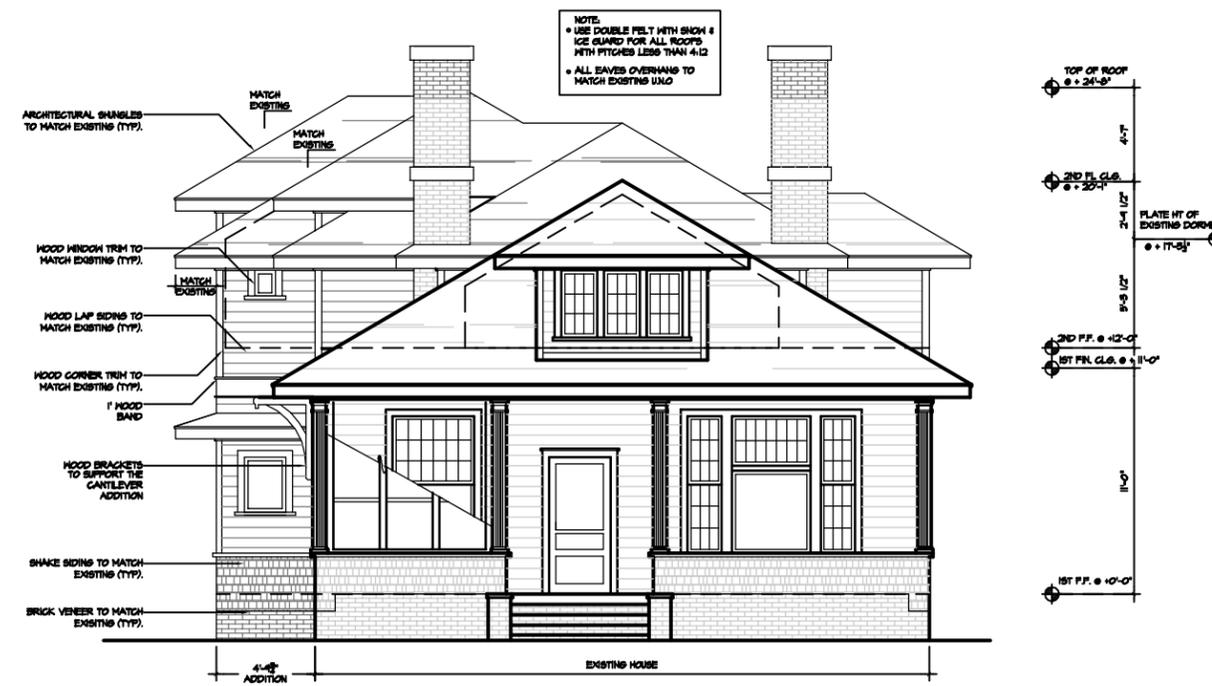
EXISTING ELEVATIONS

A-3

OF: ELEVEN



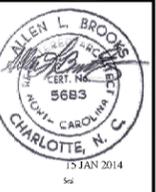
② PROPOSED WINTHROP AVENUE ELEVATION
1/4" = 1'-0"



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

DENIED
FEBRUARY 2014

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Addition & Renovation In Historic Dilworth for the:
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- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
 4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

PROJ. NO. - 13068
ISSUED - 15 JAN 2014
REVISIONS -

PROPOSED ELEVATIONS

A-7

OF NINE

JULY 2014



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30 JUN 2014
5a

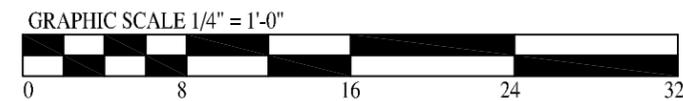
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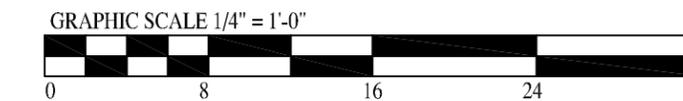
SALVAGED WINDOW SCHEDULE		
ID	OPENING	LOCATION
SM1	5'-0" X 6'-6"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	FIRST FLOOR @ 4'-6"	CASEMENT
C	1'-8" X 5'-4"	SECOND FLOOR	MATCH EXISTING
D	1'-8" X 5'-4"	MATCH EXISTING	CASEMENT
E	2'-8" X 5'-6"	MATCH EXISTING	CASEMENT
F	5'-0" X 6'-6"	MATCH EXISTING	CASEMENT

NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR HFS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 4" OR LESS OF GLASS OR MORE & LESS THAN 16" A.F.P. MUST BE TEMPERED PER CODE (TYP.)



② PROPOSED WINTHROP AVENUE ELEVATION
1/4" = 1'-0"



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

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
 - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

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REVISIONS -

PROPOSED ELEVATIONS

A-9

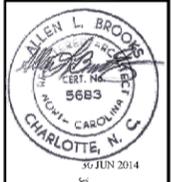
OF: ELEVEN

XXXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE		
NO.	OPENING	LOCATION
1	5'-0" X 6'-6"	BEDROOM-2

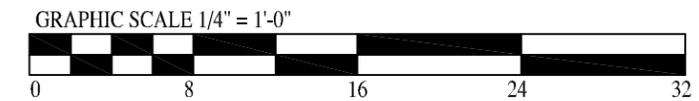
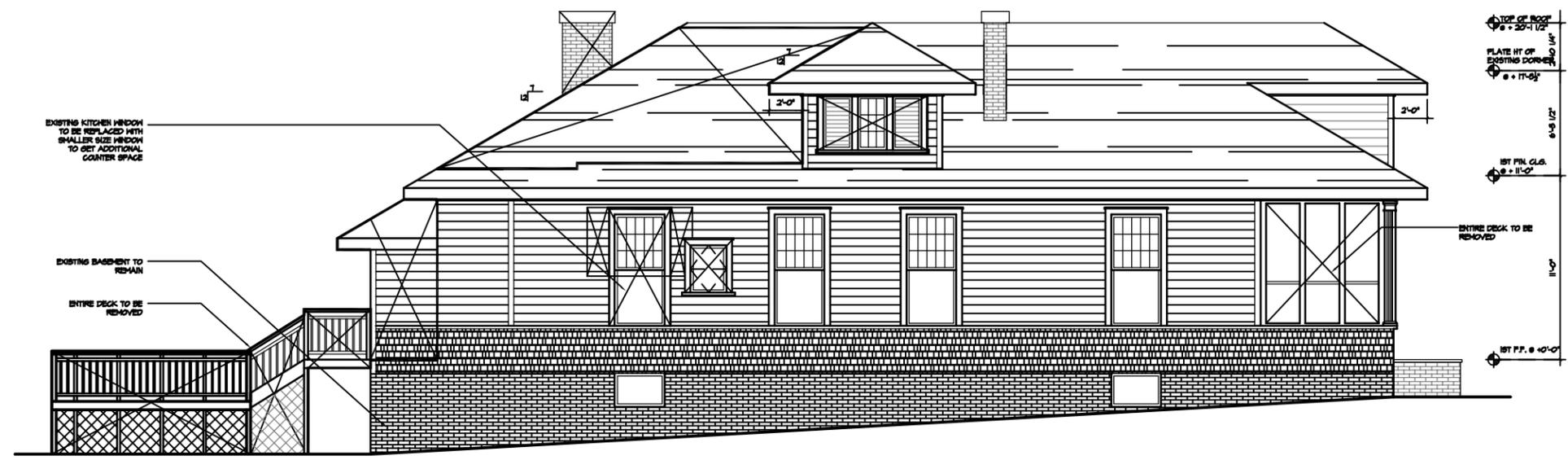


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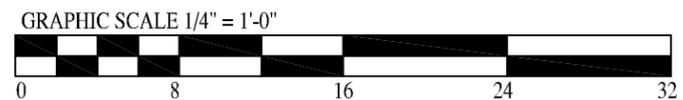


30 JUN 2014
 5a

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



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

Addition & Renovation In Historic Dilworth for the:
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 600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
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EXISTING ELEVATIONS

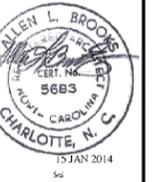
A-4

OF: ELEVEN

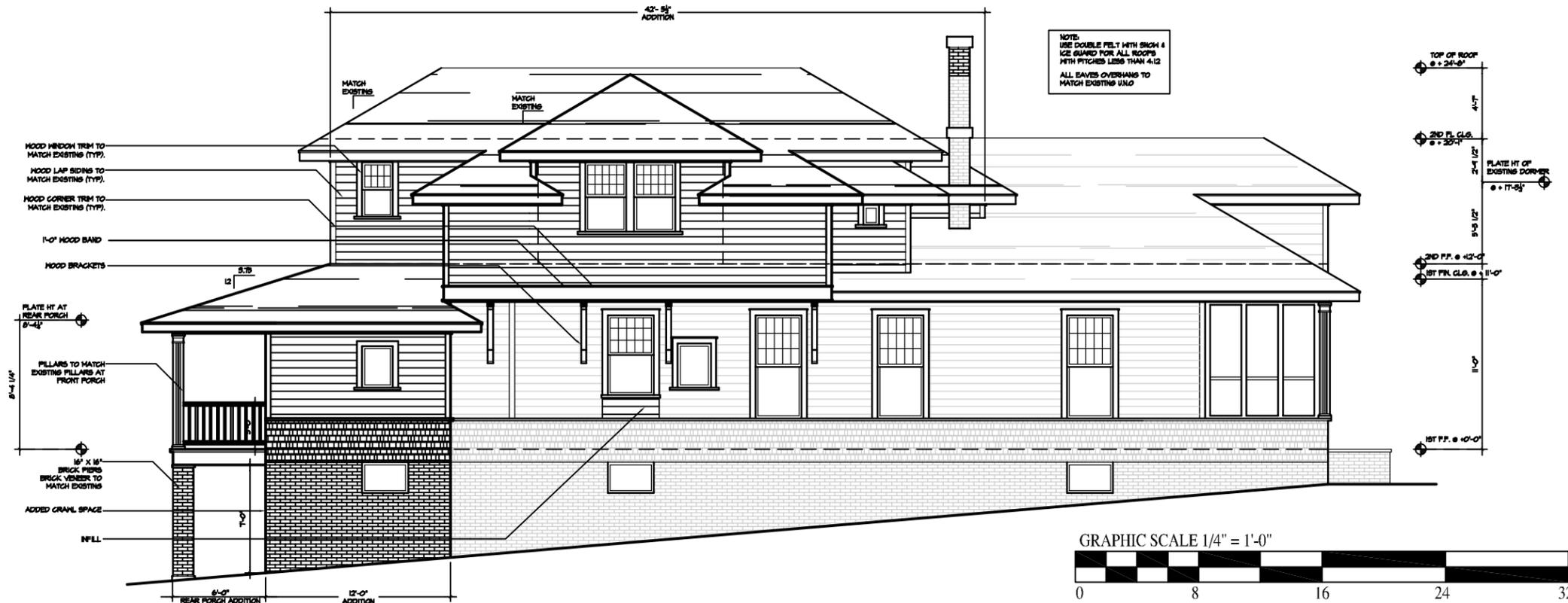
DENIED
FEBRUARY 2014



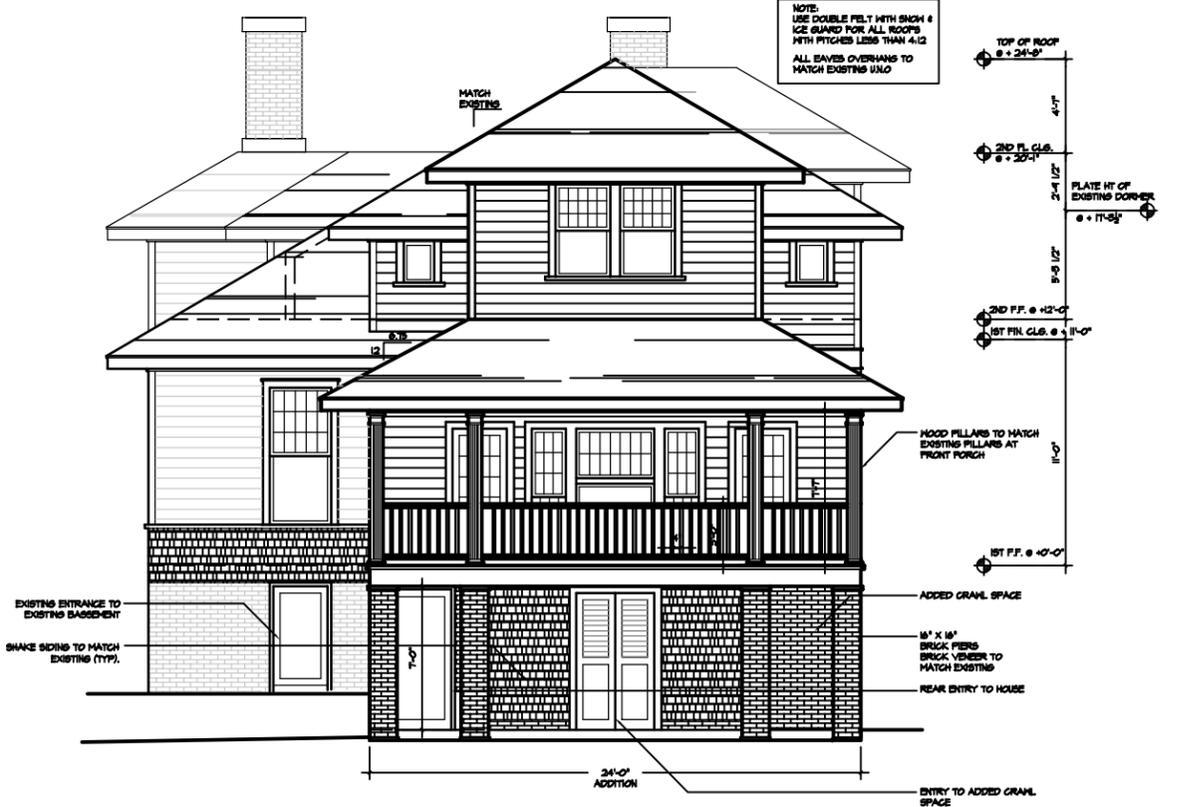
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② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



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

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
 4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

Addition & Renovation In Historic Dilworth for the:
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ISSUED - 15 JAN 2014
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PROPOSED ELEVATIONS

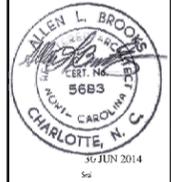
A-8

OF NINE

JULY 2014



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SALVAGED WINDOW SCHEDULE		
ID	OPENING	LOCATION
SM	5'-0" X 6'-6"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	FIRST FLOOR 4'-6" SECOND FLOOR MATCH EXISTING	CASMENT
C	1'-8" X 5'-4"	MATCH EXISTING	CASMENT
D	1'-8" X 5'-6"	MATCH EXISTING	CASMENT
E	2'-8" X 5'-6"	MATCH EXISTING	CASMENT
F	5'-0" X 6'-6" (SALVAGED WINDOW-SM)	MATCH EXISTING	CASMENT

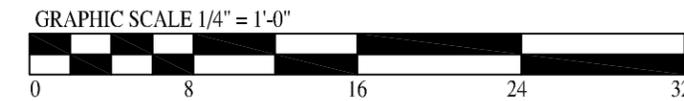
NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

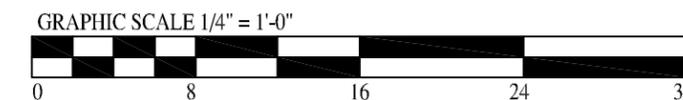
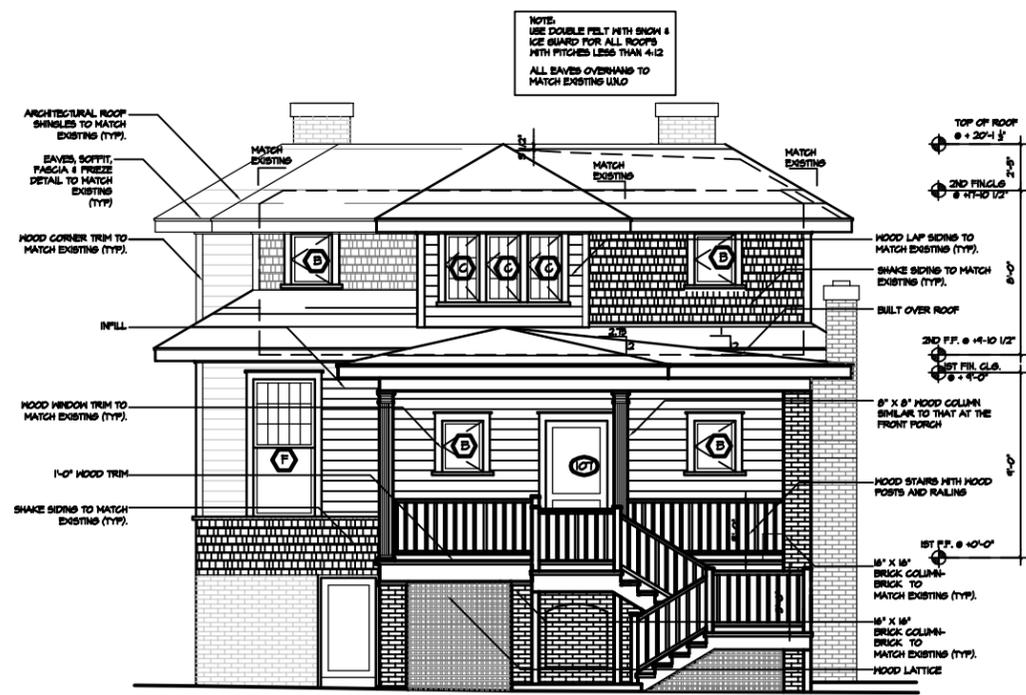
NOTE: MATCH EXISTING WINDOW & DOOR TYPES. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

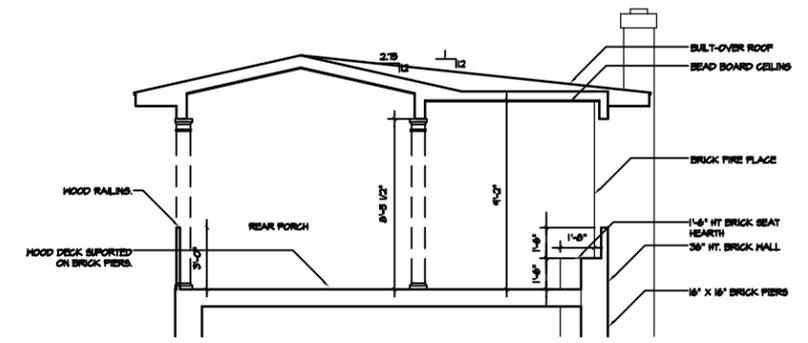
NOTE: ALL WINDOWS WITH 4" OR MORE OF GLASS OR MORE & LESS THAN 16" A.P.F. MUST BE TEMPERED PER CODE (TYP.)



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



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



③ SECTION THROUGH REAR PORCH
1/4" = 1'-0"

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
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A-10

OF: ELEVEN