
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2120 Dilworth Road East

SUMMARY OF REQUEST: Paving

OWNER: Rebecca & Corbett Thomasson

APPLICANT: Mark Melaragno

This application was continued from September for 1) Complete site plan, 2) Context pictures, 3) Revised materials, and 4) Additional site plan details.

Details of Proposed Request

Existing Conditions

The home is a 1 story brick structure built in 1927 and listed as a contributing structure in the National Register.

Proposal – September 10, 2014

The proposal is a new driveway and walkway. The driveway area in the front yard is proposed to have additional space for parking.

Updated Proposal – October 8, 2014

The proposal is a new driveway, walkway, retaining wall and pedestrian amenities. The submittal includes a revised submittal includes a site plan with additional notes (materials, dimensions), streetscape renderings and examples of single family residential parking in the Dilworth historic district.

Pavement materials include brick pavers, concrete and a landscaped strip in the driveway. Retaining walls are brick.

Policy & Design Guidelines

Parking Areas in Residential uses (page 63)

1. Developed parking areas are not allowed in the front yard of residential uses.
2. Parking should be located to the side or rear of the property.

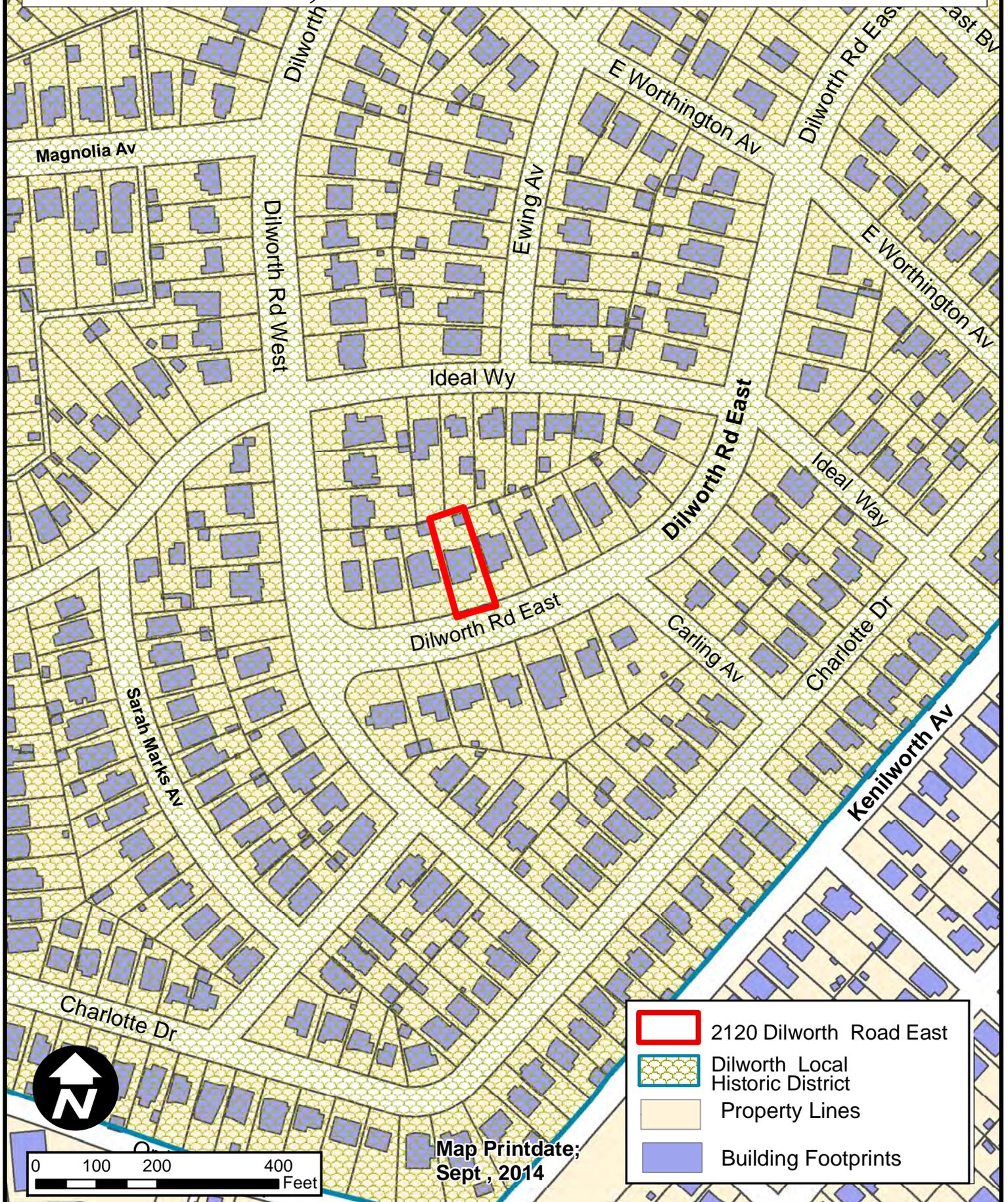
Landscape and Site Features (page 60)

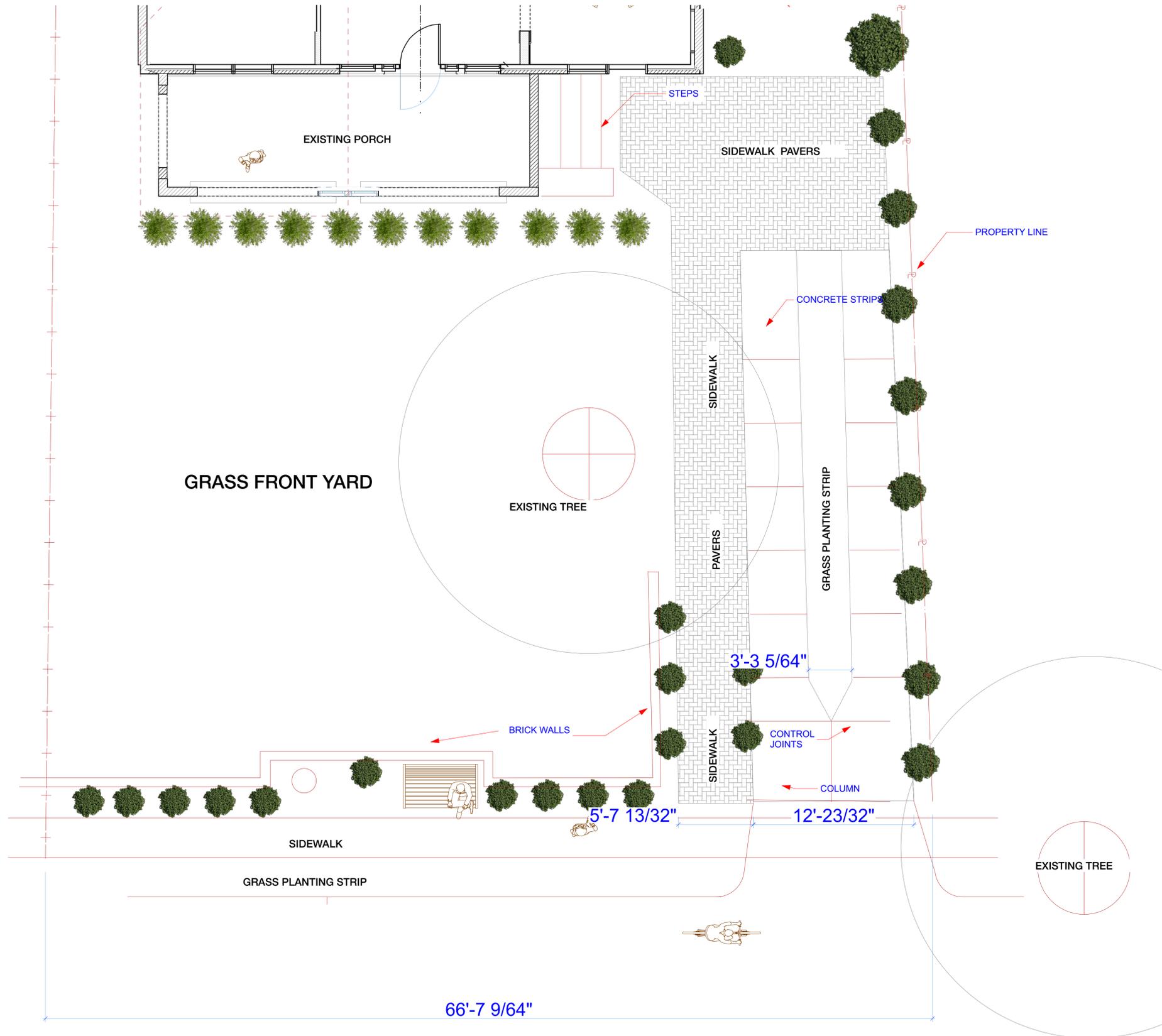
1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.
2. Historic precedents indicate appropriate materials such as stone, brick and concrete.
3. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.

Staff Analysis

The Commission will determine if the site plan meets the guidelines and whether an exception for parking in the front should be granted.

Charlotte Historic District Commission - Case 2014-203 Historic District; Dilworth







Thomassondrive3

1:0.67



Thomassondrive2

1:0.68

GENERAL CONSTRUCTION SPECIFICATIONS

RESIDENTIAL PLAN REVIEW CHECKLIST

FOUNDATION PLAN	2012 N.C. RESIDENTIAL CODE
<input type="checkbox"/> Wall Footing Size	Sect R403
<input type="checkbox"/> Foundation Wall Size	Sect R404
<input type="checkbox"/> Pier Footing Size	Sect R403
<input type="checkbox"/> Pier Location	Sect R403
<input type="checkbox"/> Masonry Pier Size	Sect R404
<input type="checkbox"/> Concrete Slab Footings	Sect R403
<input type="checkbox"/> Vapor Barrier	Sect R504
<input type="checkbox"/> Masonry Fireplace Footing/Foundation	Sect R1001
<input type="checkbox"/> Termite Treatment Noted	Sect R318
<input type="checkbox"/> Foundation Waterproofing/Dampproofing	Sect R406
<input type="checkbox"/> Crawl Space Access	Sect R406
<input type="checkbox"/> Crawl Space Ventilation (provide in field)	Sect R408
<input type="checkbox"/> Engineering documentation required shall comply w/ 2012 NC Res Code	

FRAMING PLANS AND WALL SECTIONS	2012 N.C. RESIDENTIAL CODE
<input type="checkbox"/> Girder Size/Spacing/Species/Grade	Sect R502
<input type="checkbox"/> Floor Joist Size/Spacing/Species/Grade	Sect R502
<input type="checkbox"/> Floor Truss/I-Joist Layout	Sect R502
<input type="checkbox"/> Openings in Floor (headers, trimmers, etc.)	Sect R502
<input type="checkbox"/> Floor Sheathing	Sect R503
<input type="checkbox"/> Stud Size/Spacing/Species/Grade	Sect R602
<input type="checkbox"/> Wall Bracing Method(s) used	Sect R602.10.2 & R602.10.4
<input type="checkbox"/> Req'd Total Wall Bracing Length	Sect R602.10.1.2
<input type="checkbox"/> Dimensioned Length & Location of Individual Braced Wall Panels	Sect R602.10.3 & R602.10.4.2
<input type="checkbox"/> Wall Header Size	Sect R502
<input type="checkbox"/> Wall Sheathing	Sect R602 & R703
<input type="checkbox"/> Wall Insulation	Sect N1102
<input type="checkbox"/> Point Loads	Sect R602
<input type="checkbox"/> Bracing Knee Walls	Sect R802
<input type="checkbox"/> Masonry Flashing/Weepholes	Sect R703
<input type="checkbox"/> Ceiling Joist Size/Spacing/Species/Grade	Sect R802
<input type="checkbox"/> Ceiling Insulation	Sect N1102
<input type="checkbox"/> Openings in Ceiling (headers, trimmers, etc.)	Sect R802
<input type="checkbox"/> Interior Wall Covering	Sect R702
<input type="checkbox"/> Exterior Wall Covering	Sect R703
<input type="checkbox"/> Roof Sheathing	Sect R802
<input type="checkbox"/> Decks	Appendix M
<input type="checkbox"/> Rated Walls/Property Lines	Sect R302
<input type="checkbox"/> Jack Studs	Sect R502
<input type="checkbox"/> Engineering documentation required shall comply w/ 2012 NC Res Code	

SCALE: 1" = 1'-0"

FLOOR PLAN	2012 N.C. RESIDENTIAL CODE
<input type="checkbox"/> Size and Name of Rooms	Sect R304
<input type="checkbox"/> Size and Location of Windows	Sect R303 & R308
<input type="checkbox"/> Egress Requirements	Sect R310 & R311
<input type="checkbox"/> Glazing Requirements	Sect R308
<input type="checkbox"/> Size, Location, and Swing of Doors	Sect R310 & R311
<input type="checkbox"/> Stair Requirements	Sect R311.7
<input type="checkbox"/> Stair Landings	Sect. R311.7.5
<input type="checkbox"/> Handrail Requirements	Sect R311.7.7
<input type="checkbox"/> Guardrail Requirements	Sect R312
<input type="checkbox"/> Attic Access	Sect R807
<input type="checkbox"/> Garage Separation & 20-min. Door	Sect R302.5 & R302.6
<input type="checkbox"/> RESCheck Required	
<input type="checkbox"/> Engineering documentation required shall comply w/ 2012 NC Res Code	

ROOF PLAN	2012 N.C. RESIDENTIAL CODE
<input type="checkbox"/> Rafter Size/Spacing/Species/Grade	Sect R802
<input type="checkbox"/> Roof Bracing	Sect R802
<input type="checkbox"/> Roof Truss Layout	Sect R802
<input type="checkbox"/> Hip & Valley Rafters	Sect R802
<input type="checkbox"/> Ridge Boards	Sect R802
<input type="checkbox"/> Collar Beams/Rafter Ties	Sect R802
<input type="checkbox"/> Field Framing	Sect R802
<input type="checkbox"/> Engineering documentation required shall comply w/ 2012 NC Res Code	

ELEVATIONS	2012 N.C. RESIDENTIAL CODE
<input type="checkbox"/> Eave Height	Chapter 9
<input type="checkbox"/> Roof Pitch	Chapter 7
<input type="checkbox"/> Exterior Wall Covering	Chapter 9
<input type="checkbox"/> Roof Covering	Sect R806
<input type="checkbox"/> Roof Ventilation (provide in field)	Sect R1003
<input type="checkbox"/> Chimney Termination/flue size & opening cal.	Sect R703, R903 & R905
<input type="checkbox"/> Flashing (Wall/roof intersections, Crickets)	Sect R703
<input type="checkbox"/> Brick on Roof Detail	Sect R703

GENERAL REQUIREMENTS
<input type="checkbox"/> Square Footage: Heated, Unheated, and Decks
<input type="checkbox"/> Drawings to Scale (minimum 1/8")
<input type="checkbox"/> Name of Designer, Engineer, or Architect with Address and Phone
<input type="checkbox"/> Minimum Plan Size: 11 x 17 over 500sf 8 1/2 x 11 under 500sf
<input type="checkbox"/> Legibility
<input type="checkbox"/> Required Drawings Missing

If you plan to utilize any of the following exceptions from the 2012 NC Energy Conservation Code, you must identify them on the plans: Opaque doors/windows, Glazed fenestration exemption up to 15 s.f., Performance based compliance (REScheck required in field for Inspector)

1. DESIGN LOADS:

- 1.1 Design loads are all dead loads plus:
 - A. Main floor live loads (kitchen level)40 PSF
 - B. All other floors40 PSF
 - C. Balconies60 PSF
 - D. Decks50 PSF
 - E. Suspended Garages50 PSF

and 2000 Pound Point Load at any Location
 - F. Attic floor live loading with the following:
 - i. Areas accessible by permanent stairs30 PSF
 - ii. With Storage20 PSF
 - iii. Without Storage10 PSF
 - G. Roof live load20 PSF
 - H. Wind load90 MPH (3 Second Gust)
 - I. Conforms with Seismic Design Criteria for Zone C.
 - J. Snow load20 PSF
- 1.2 All designs are in accordance with the 2012 North Carolina Residential Code, designed using ASD 2301.2.1 for all wood and steel structural elements and LRFD 2301.2.2 for all concrete structural elements..

2. FOOTINGS AND FOUNDATIONS:

- 2.1 Soil bearing capacity assumed as 2000 PSF unless noted otherwise or as determined by standard penetrometer test.
- 2.2 All continuous wall footings for one or two-story houses are 10" thick x 20" wide. Reinforcing in footings should be two (2) #4 bars if not noted on the plans. Reinforcement not required by Code, unless footings are on disturbed soil or compacted fill.
- 2.3 All interior piers are 8"x16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8"x16" filled pier is 6'-4". Piers larger than 8"x16" are noted on the plans or as required by height. Pier cap blocks should be 8" of solid masonry.
- 2.4 Footings for 8"x16" piers are 20"x30"x10" unless noted otherwise. Reinforcing to be as noted on plans.
- 2.5 Concrete shall have a compressive strength of 3000 PSI in 28 days unless noted otherwise. No concrete shall be poured in temperatures below 40° Fahrenheit unless heat to be provided during curing for two days. The bottom of all footings must be a minimum of 12" below grade.
- 2.6 All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
- 2.7 Any special foundations for structures shall be designed by a Licensed Professional Engineer upon receiving soil capacity specifications for all soil considered to affect the structure.
- 2.8 Chimney footing sizes are shown on the structural design drawings. Masonry or Isokern style chimney footings must be a minimum of 12" thick with 12" projection on all sides.
- 2.9 Foundation walls back-filled with soil and supporting structural framing shall be constructed as shown on detail sheet.
- 2.10 Special retaining wall designs to be shown on detail sheet.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE SPECIFIED STUDS OR COLUMN PROVIDED FOR POINT LOAD SUPPORT MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 3.1 Crawlspace girders and band as noted on plans. Maximum clear span to be 4'-8" (6'-0" o/c spacing of piers) unless noted otherwise.

To avoid most cracking in finished hardwood floors over any girders, use the following procedure:

- A. Nailing Patterns
 - i. All floor joists must be toe-nailed to their support girders with a minimum of 3-8d nails at each end from each side. Larger nails will split and render the toe-nail ineffective. No end-nailing through the girder or band is permitted except for temporary construction purposes.
 - ii. If dropped girders are used, end-lap all joists 12" minimum and side-nail each with a minimum of 3-16d nails at each end of each joist. Ledger strips should be nailed with 3-16d nails at each joist end, with nails spaced 3" apart.
 - iii. Nail multiple-member built-up girders with three rows of 16d nails staggered at 32" o/c, 2" down from the top, 2" up from the bottom, and at mid-depth. Use 3-16d nails at each end of each piece in the joints through the members making up the multiple-girder. This nailing pattern will insure a tight floor from outside of house to outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
- B. At all girders where the joists change direction, install bridging at 6" o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
- C. There must be wood blocking through-bolted to the steel beam with joist toe-nailed and attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF (CONTINUED):

- 3.2 All crawlspace framing lumber must be Southern Yellow Pine. All remaining floors may be Spruce Pine Fir #2 unless noted otherwise.
- 3.3 Steel beams must have 5-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.4 LVL beams must have 3-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.5 Masonry lintels:
 - A. For spans up to 6 ft: Use 3½"x3½"x¼" steel angles.
 - B. For spans from 6 ft to 10 ft: Use 5"x3½"x5/16" steel angles.
 - C. For spans from 9 ft to 18 ft: Use a pair of 9 gauge wires in each of the first 3 courses of brick on a 5"x3½"x5/16" steel angle. Lap all 9 gauge wire splices 12" minimum and extend wires 12" minimum into jamba. Temporarily support steel angle before laying masonry. Shoring may be removed seven days following the installation of masonry.
 - D. When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jamba. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
- 3.6 All masonry or stone veneer over lower roofs must have a structural steel angle lag bolted to the adjacent wall studs to prevent sliding of the veneer. A minimum of a triple rafter must be installed below masonry climbs. Thin-set veneer attachments provided by the contractor may supercede this specification. Please verify the alternative attachment procedure with the Engineer of Record.
- 3.7 All rafter braces must have 2 studs from the wall top plate through all floors solid to the foundation or supporting beam below. No braces shall be attached to the top wall plate without studs directly under them.
- 3.8 Where non-bearing parallel partitions fall between floor joists, 2x4 ladders @ 16" o/c must be placed perpendicular to the joists to support the plywood decking or double joist installed directly below wall.
- 3.9 All wood I-joists must be braced in accordance with the manufacturer's directions plus any details shown on the plans. Load bearing partitions, jacks, beams and column supports must be solidly blocked through the floor as the joists and plywood may not be able to carry the concentrated point loads. All point loads must be carried to the foundations with blocking and/or beams. (NOTE: All beams and double joists, etc., have been shown for a load bearing purpose. Placement of the load carrying members shown in the plans in locations other than under the structural element they are intended to carry is the responsibility of the contractor. Exact beam locations are not to be scaled from the framing plans.)
- 3.10 All two-story open rooms with full height openings must be braced to resist pressure resulting from 90 MPH design fastest-mile wind speed or as prescribed for specified wind zones per ASCE 7-98. Any special wall reinforcing shall be shown on the plans provided. Two-story open rooms must be balloon-framed with 2x6s @ 16" o/c as a minimum (no exceptions.)
- 3.11 Stud walls to be listed below unless otherwise noted on the structural plans:
 - A. Interior One & Two Story Walls (with intermediate floors)
 - i. Load bearing2x4 @ 16" o/c
 - ii. Non load bearing2x4 @ 16" o/c
 - B. Interior Three Story Walls
 - i. Load bearing (2nd & 3rd Floor).....2x4 @ 16" o/c
 - ii. Load bearing (1st Floor).....2x4 @ 12" o/c or 2x6 @ 16" o/c
 - iii. Non-load bearing.....2x4 @ 16" o/c
 - C. Basement Walls
 - i. Load bearing.....2x4 @ 12" o/c
 - ii. Non-load bearing.....2x4 @ 16" o/c
 - D. Exterior Walls

Exterior walls for three stories shall be 2x6 @ 16" o/c with ½"x4"x8' OSB sheathing or C-DX plywood over entire exterior.
- 3.12 Headers shall be as shown on the plans.
- 3.13 When ceiling joists are parallel to an exterior wall and rafters bear on the exterior stud wall's top plate, tie the rafters near the top plate to the ceiling joists with 6' long 2x6 runners at 4' o/c across the top of the ceiling joists.
- 3.14 At all bay windows, each panel shall be nailed to each adjacent panel with 5-16d nails tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails in each panel at each strap. This will help prevent vertical cracking in the panel joints due to horizontal oscillation of the panels.
- 3.15 At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will help prevent cracking between the wallboard and the top of the base molding due to vertical oscillation of the stair stringers.
- 3.16 Steel pipe columns must be in contact with the supported member and continue solid to the supporting masonry or concrete foundation. No intermediate wood blocking should be used as it will crush.

4. FOUNDATION WALLS

- 4.1 All full height foundation walls are shown on structural detail sheet.
- 4.2 All masonry or concrete basement wall construction must be inspected by the County Building Official, Architect, or Engineer for compliance with structural specifications.
- 4.3 Where full-height foundation or basement walls run parallel to floor framing, blocking must be provided between joists at 3'-0" o/c for not less than six joist spacings out from wall.
- 4.4 Details of any earth retaining structures not attached to the house structure will be shown on separate details. (These walls may be designed only after grade conditions are known.)

5. ROOF CONSTRUCTION

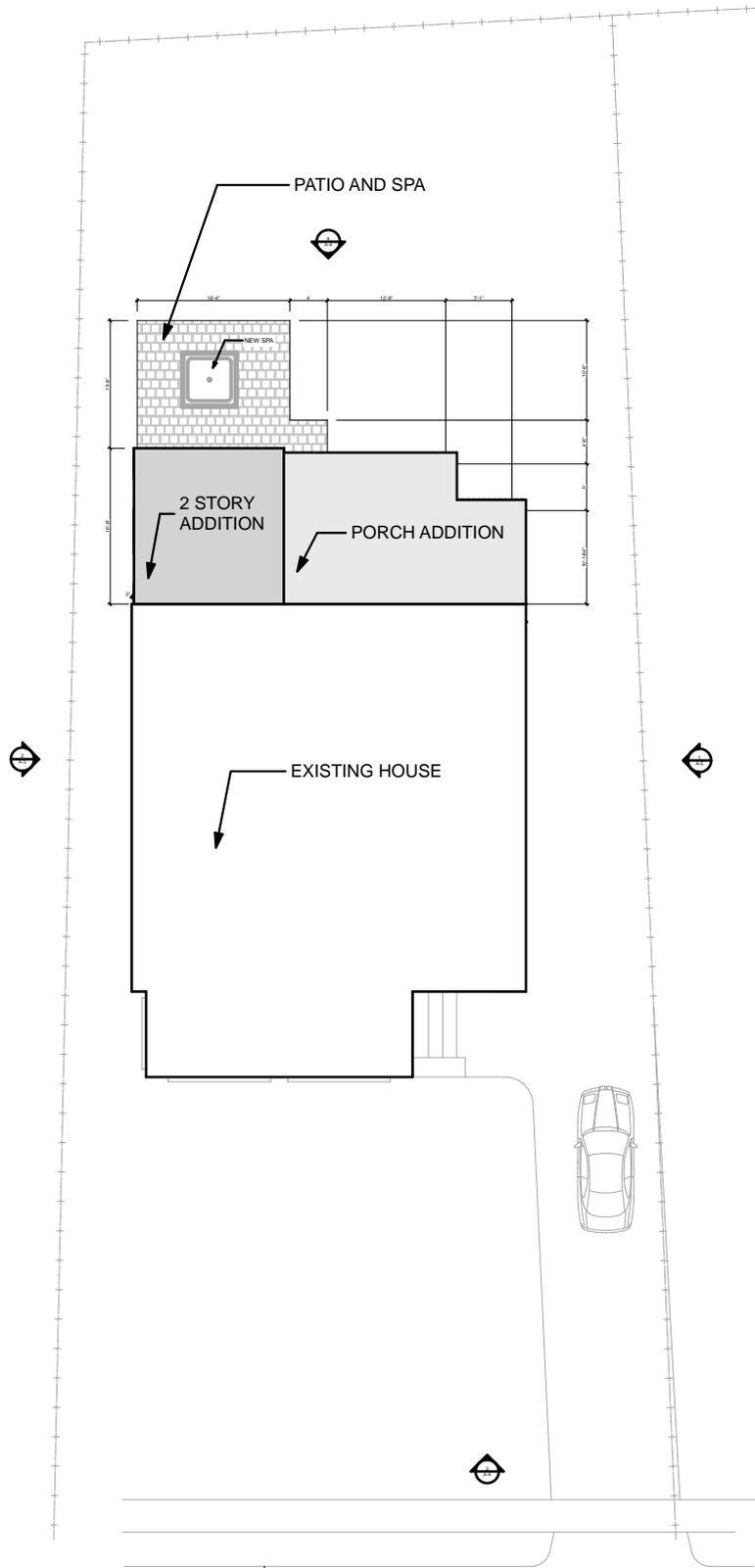
- 5.1 Rafters shall be 2x6 SPF @ 16" o/c for standard weight shingles except as noted. They are to be cut into hips, ridges, etc., unless noted as over-built.
- 5.2 Collar ties shall be 2x6 @ 48" o/c at all ridges unless noted otherwise and located a minimum 3' below the ridge. Collar ties may be closer to ridge if alternate bracing provided. Vaulted ceilings require special collar tie details or structural ridge beam. See plans as required.
- 5.3 A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
- 5.4 All hips and ridges are a size larger than the rafters framing into them unless noted otherwise.
- 5.5 All hogs on ceiling joists or rafters are 8' long 2-2x6 hog troughs unless noted otherwise. Rafters may be spliced over hogs.
- 5.6 Gable end framing must be braced parallel to ridges with a minimum of 2x6 diagonal braces @ 6' o/c along the gable wall to the interior ceiling joists. Braces are to bear on 2-2x6 hogs and to gable wall at approximately mid-height of gable wall. Braces shall be at approximately a 45° angle. Other bracing may be used if it meets the Engineer's approval.
- 5.7 Carry braces to partitions or beams below. Never brace rafter hogs to 2-2x6 hogs on ceiling joists, unless shown on plans.
- 5.8 Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists with 2x4 diagonal rafter ties spaced @ 48" o/c. Reverse collar ties may be used behind kneewalls.
- 5.9 Roof Plan Legend:
 - A. or Indicates location of roof brace at rafter level.
 - B. Arrow away from brace point indicates direction of roof brace to partition, beam or other brace point below.
 - C. Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam or other brace point below.
 - D. All roof braces are 2-2x4 "T" nailed with 16d nails @ 9" o/c vertically from top to bottom. All braces longer than 10' must be braced horizontally in two directions at mid-height or be increased to 2-2x6s.
 - E. Maximum spacing of roof braces is to be as follows:
 - i. For 2-2x6 hog 6'-0" o/c
 - ii. For 2-2x8 hog 7'-6" o/c

6. WALL BRACING PER R 602.10.4

- Wall braced panels:
- BWL- Braced Wall Line
 - CS- Continuously Sheathed
 - WSP- Wood Structural Panel
 - GB- Gypsum Board (2 sided)
 - PF- Portal Frame
 - EMF- Engineered Moment Frame
- Braced wall panel sheathing fastening and blocking per Code.

THOMASSON RESIDENCE
2120 Dilworth Rd. East Charlotte, NC

september 2014



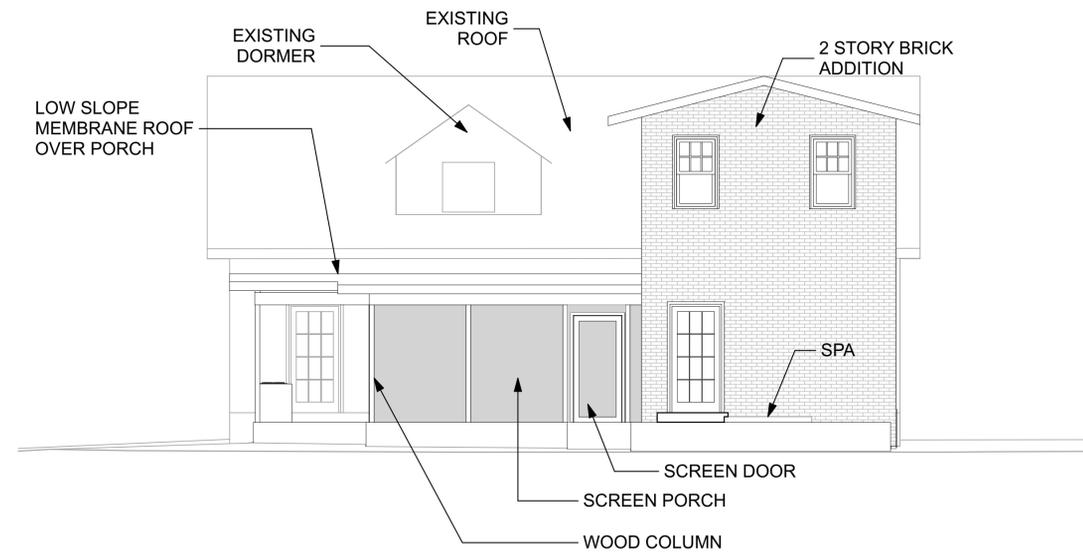
SITE PLAN

SCALE: 1" = 20'

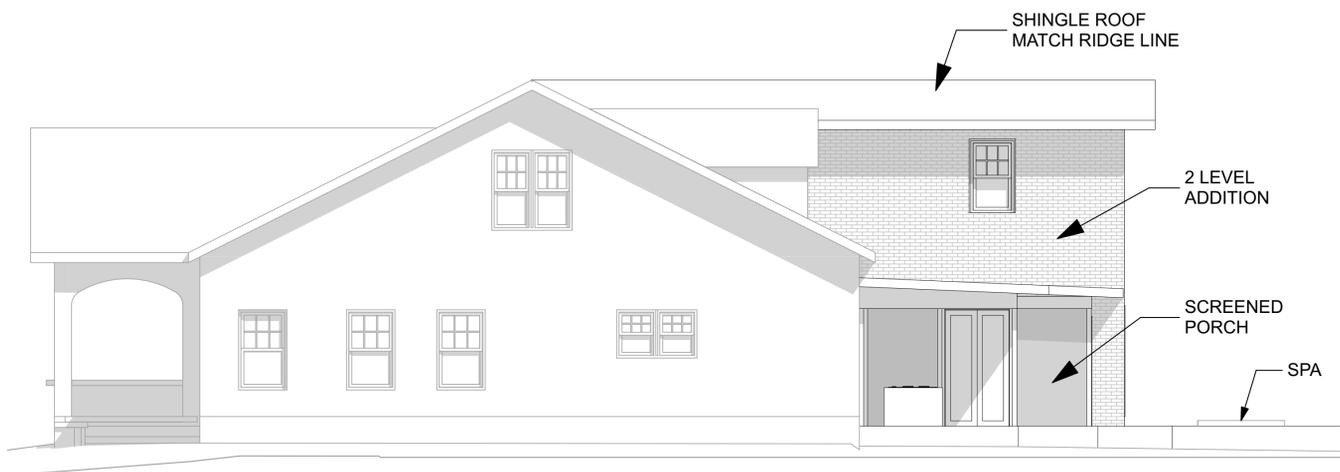
THOMASSON
RESIDENCE
2120 Dilworth Rd. East
Charlotte, NC



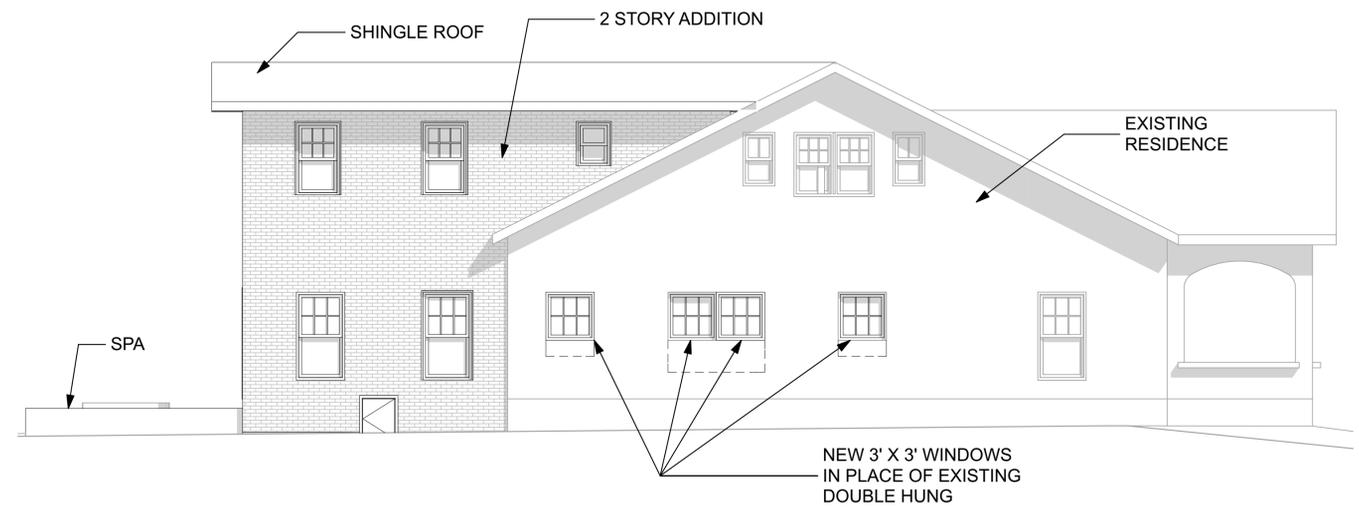
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



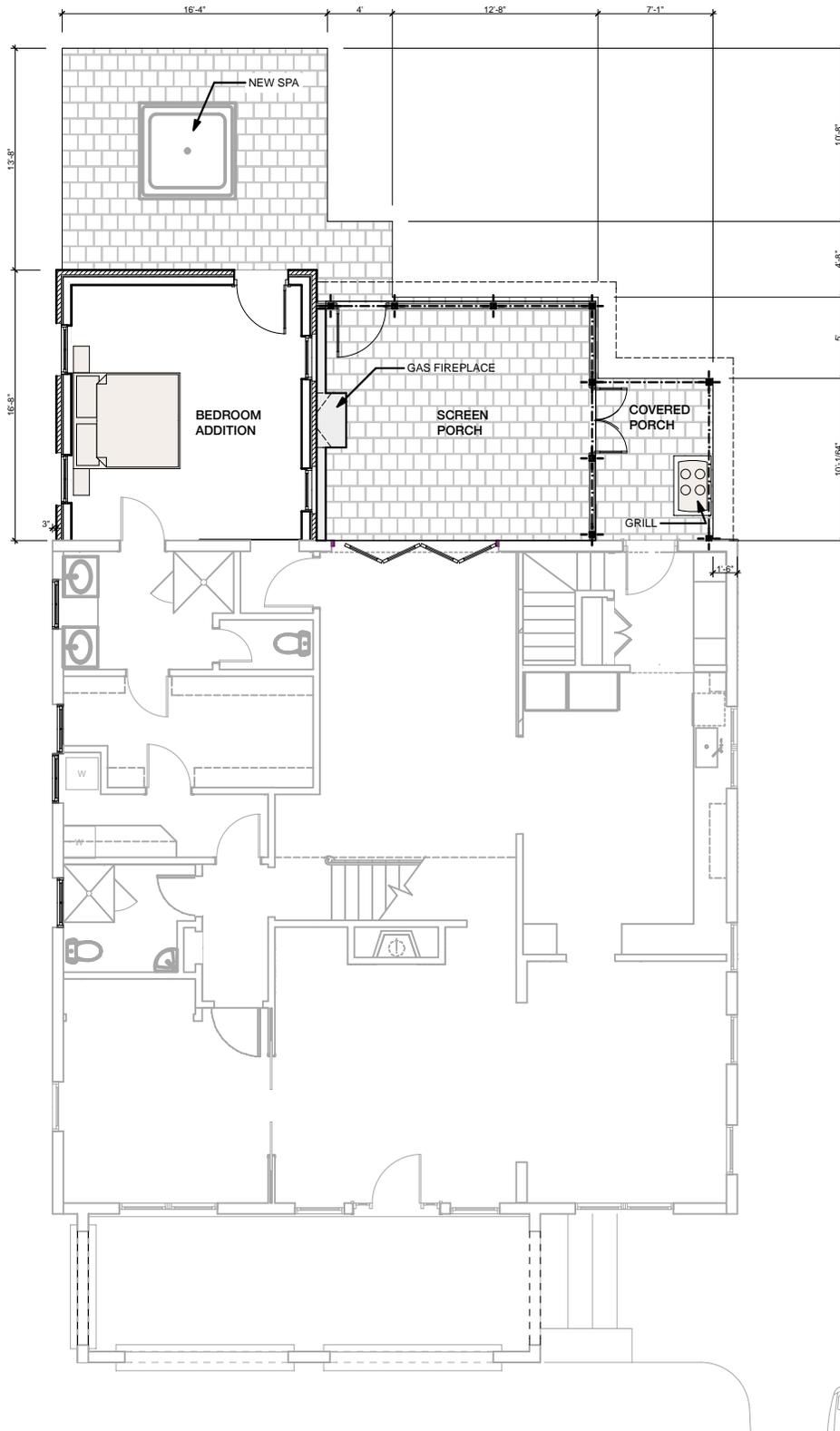
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

THOMASSON RESIDENCE
2120 Dilworth Rd. East Charlotte, NC

SEPTEMBER 2014

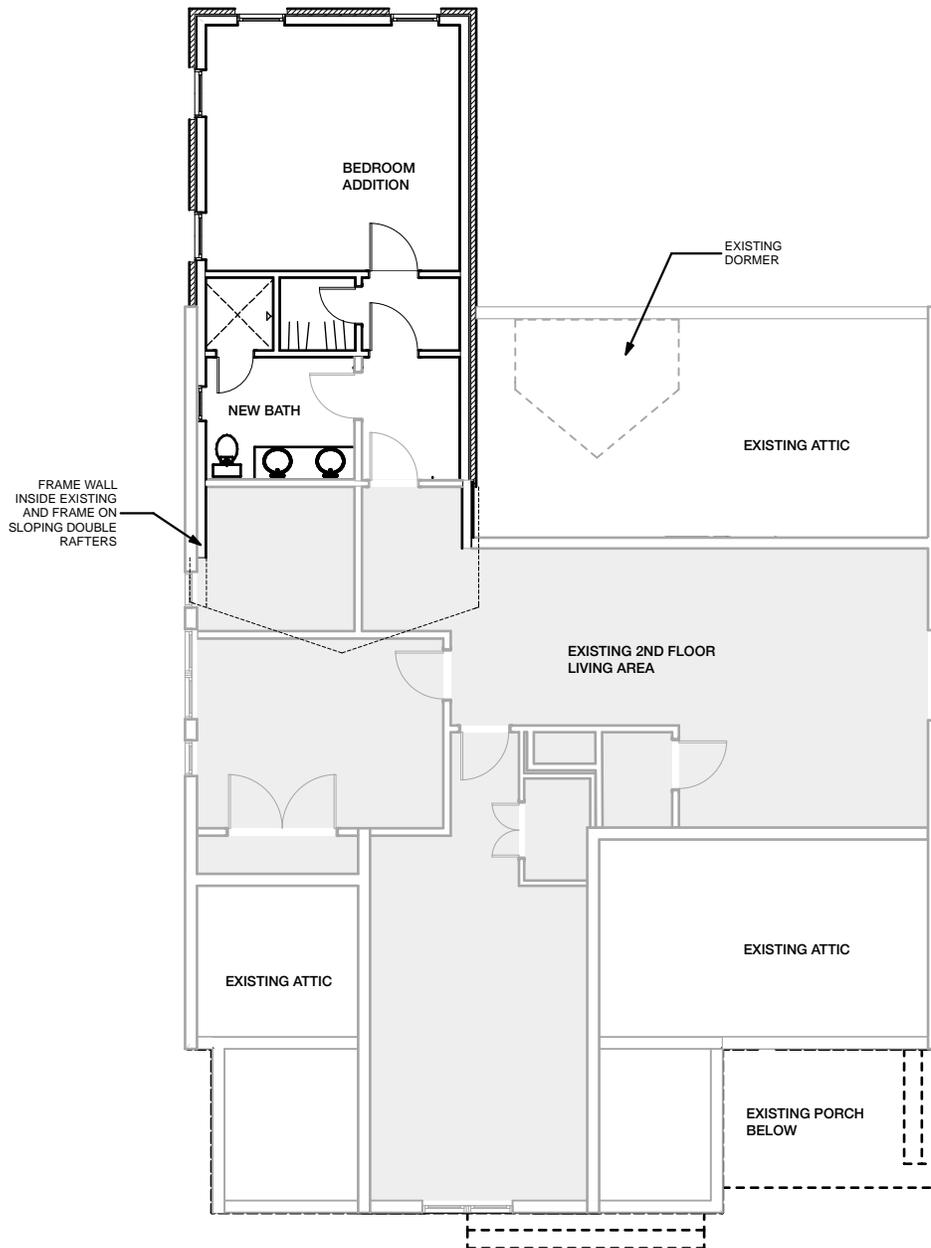


1st FLOOR

SCALE: 3/32" = 1'-0"

**THOMASSON
RESIDENCE**
2120 Dilworth Rd. East
Charlotte, NC

SEPTEMBER 2014

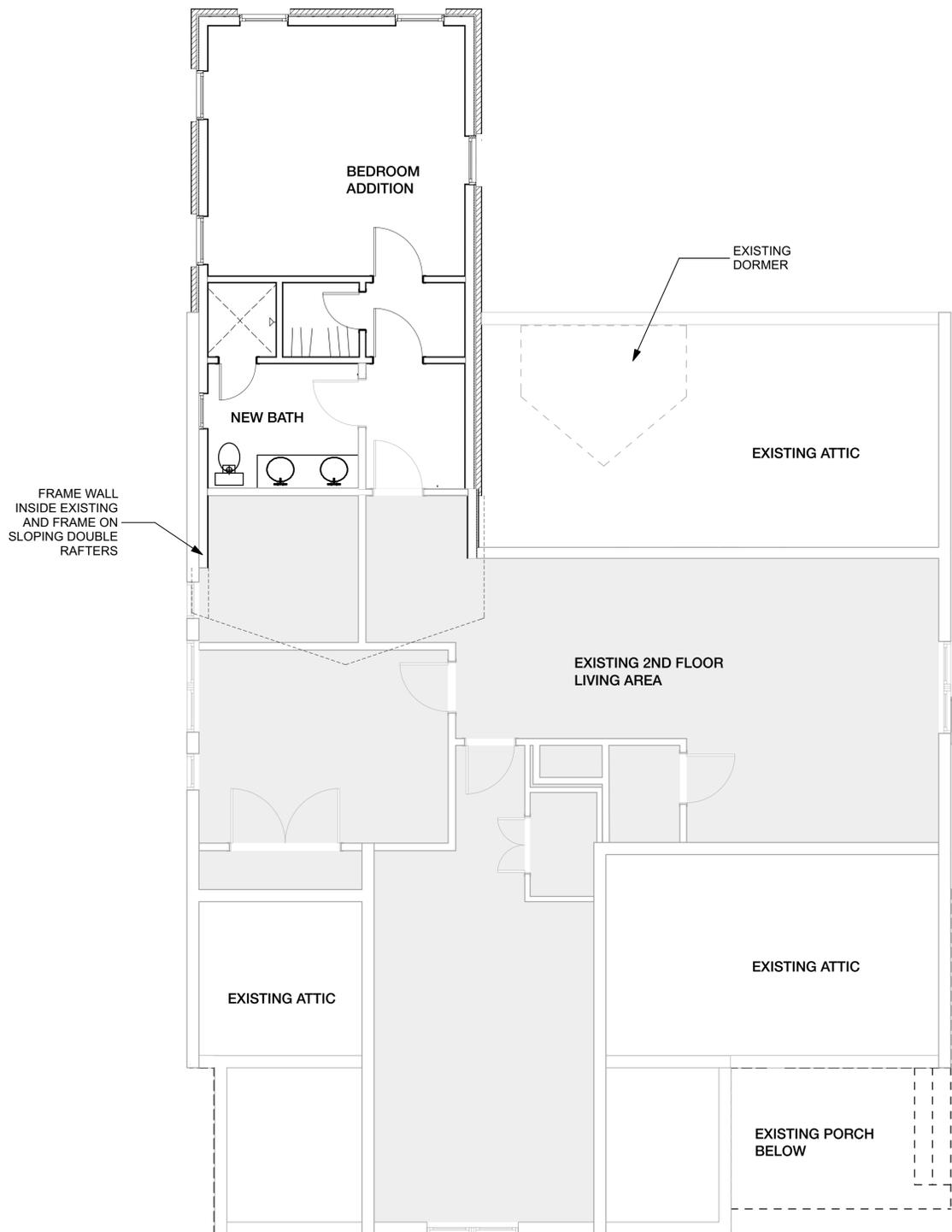


2nd floor

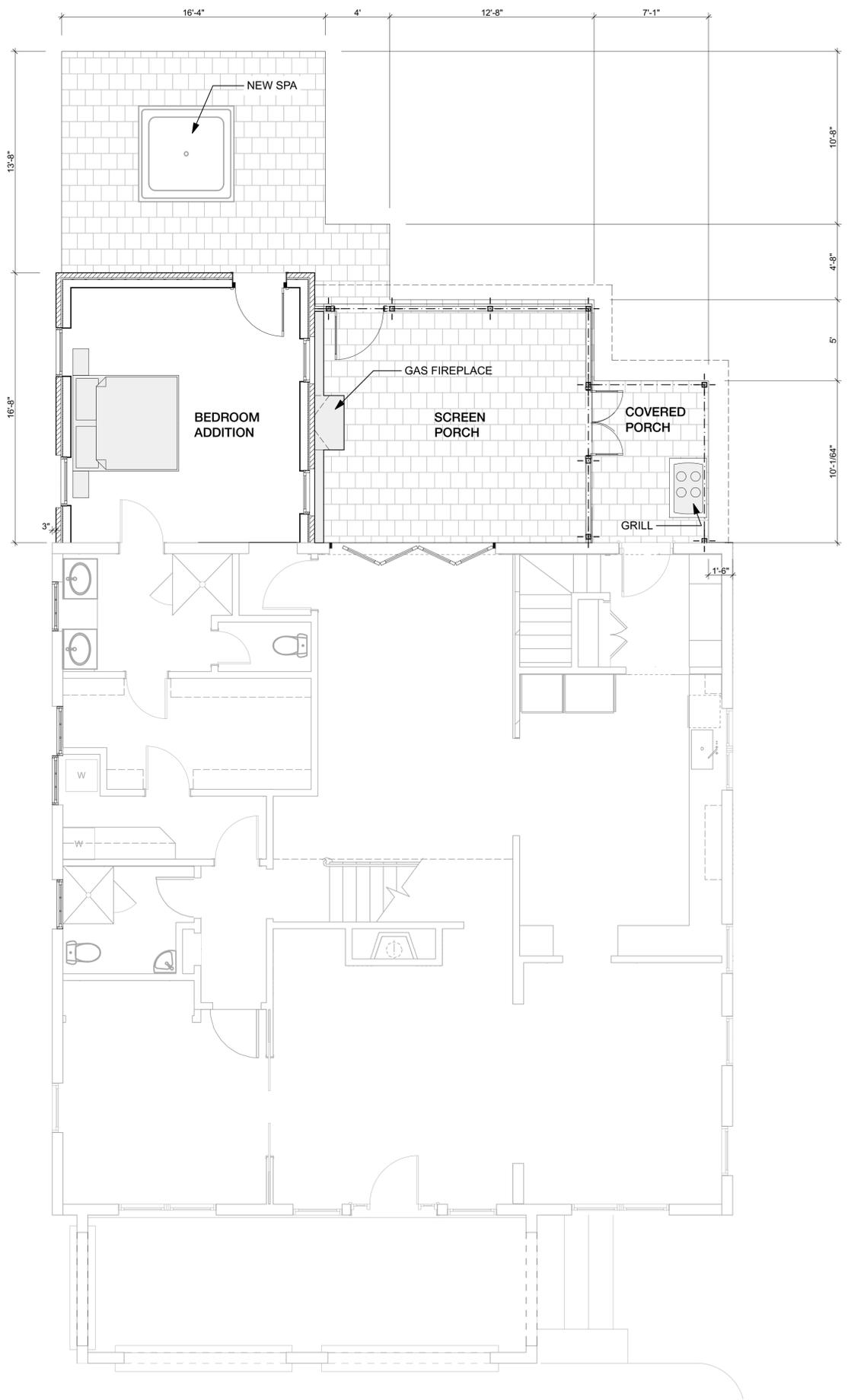
SCALE: 3/32" = 1'-0"

THOMASSON
RESIDENCE
2120 Dilworth Rd. East
Charlotte, NC

OCTOBER 2014



2nd floor
SCALE: 1/4" = 1'-0"



1st FLOOR
SCALE: 1/4" = 1'-0"

THOMASSON RESIDENCE
2120 Dilworth Rd. East Charlotte, NC

725 Romany Rd, Charlotte, North Carolina
Address is approximate

[See on
google.com](https://www.google.com)



1335 Lexington Ave, Charlotte, North Carolina
Address is approximate

[See on
google.com](https://www.google.com)



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1210 Belgrave Pl, Charlotte, North Carolina
Address is approximate

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767 Mt Vernon Ave, Charlotte, North Carolina
Address is approximate

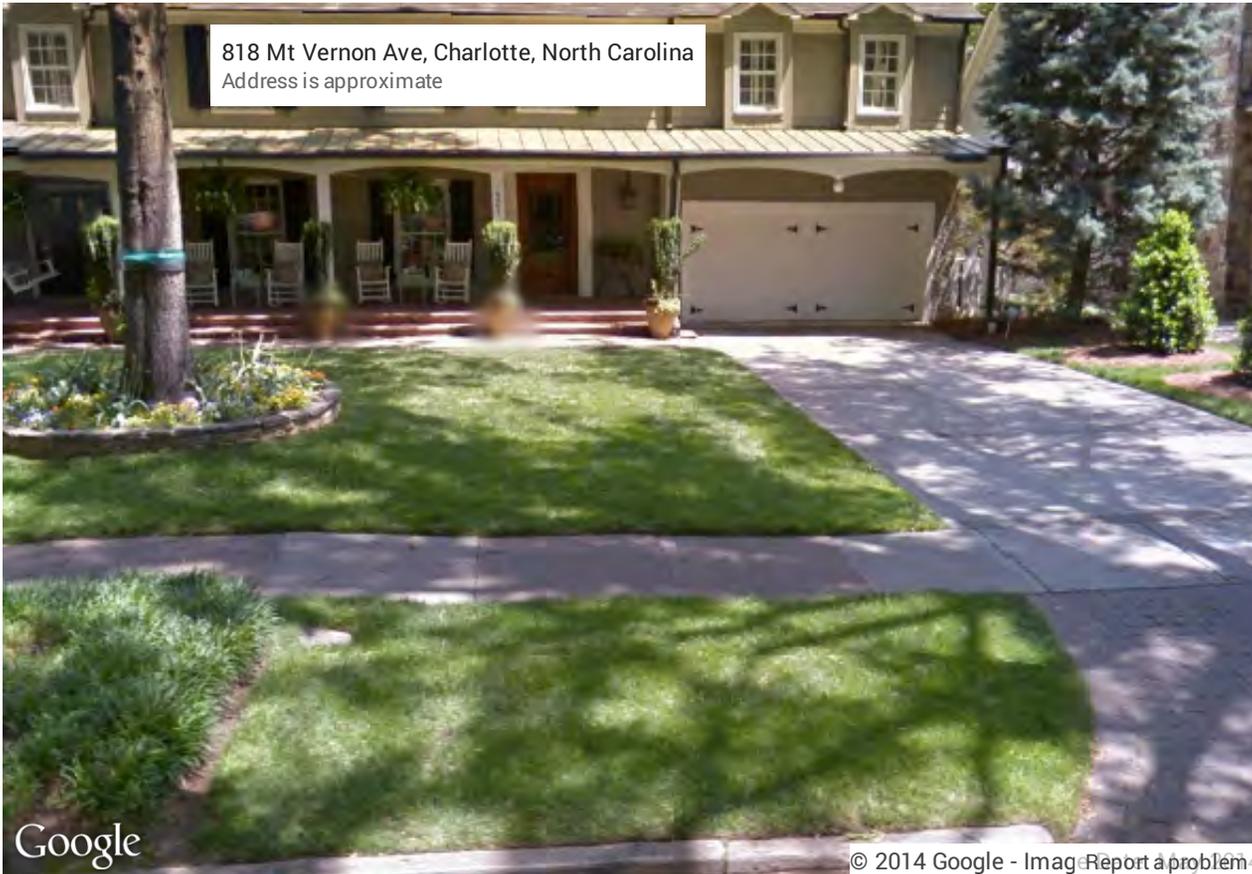


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818 Mt Vernon Ave, Charlotte, North Carolina
Address is approximate



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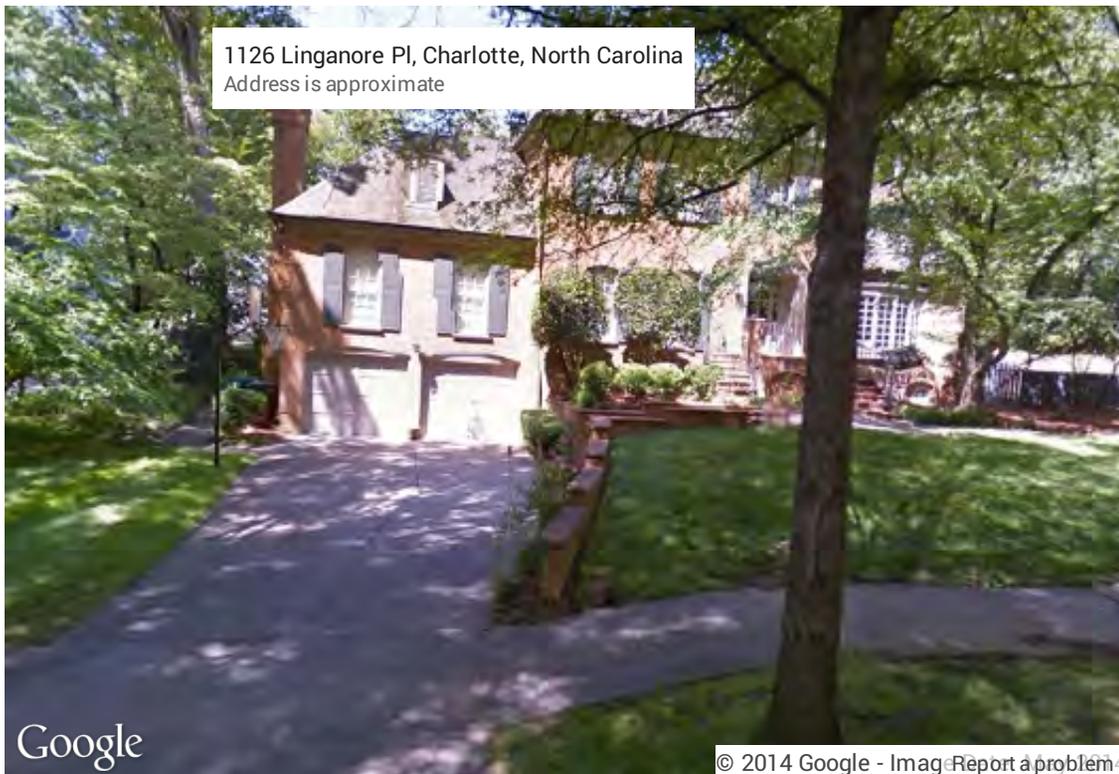
[See on google.com](https://www.google.com)

1331 Carlton Ave, Charlotte, North Carolina
Address is approximate



[See on google.com](https://www.google.com)

1126 Langanore Pl, Charlotte, North Carolina
Address is approximate



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1114 Linganore Pl, Charlotte, North Carolina
Address is approximate

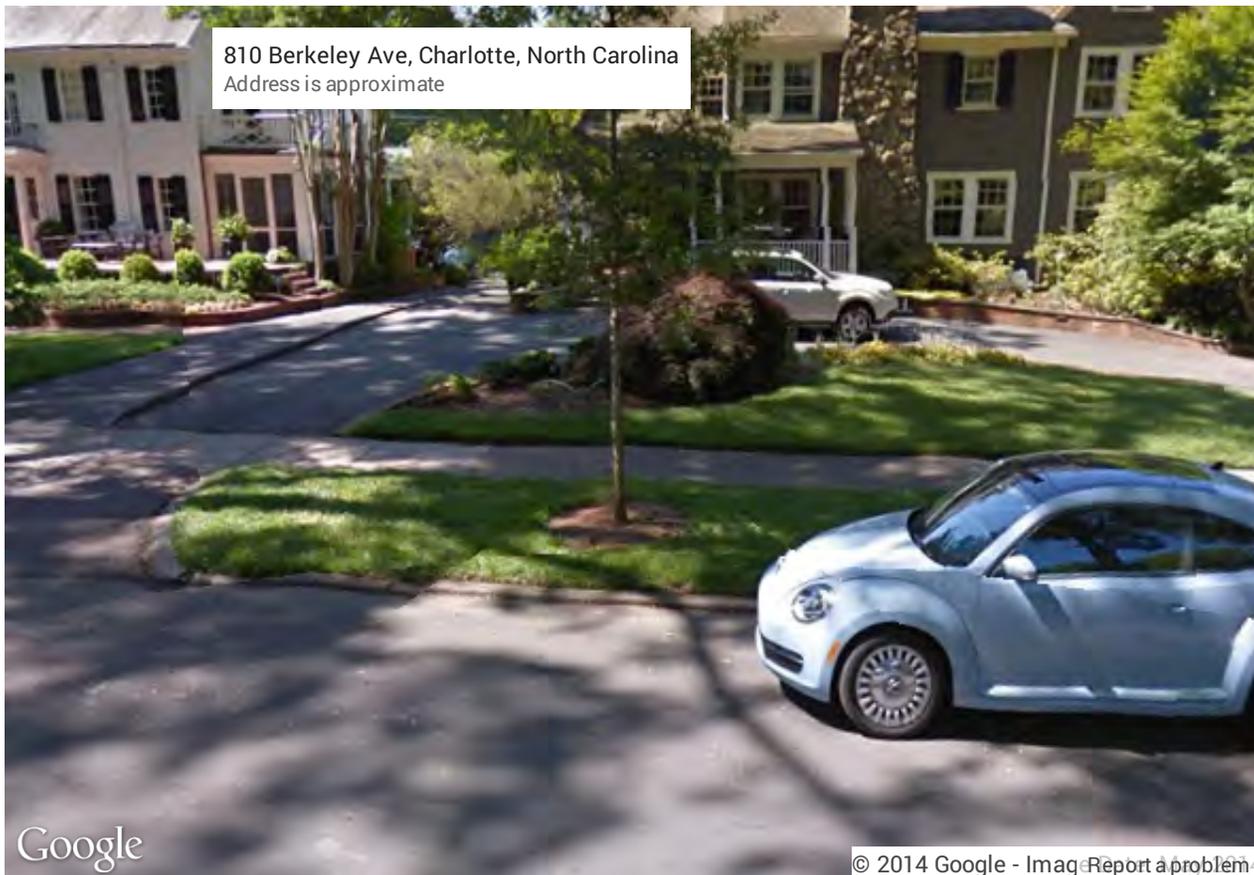
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810 Berkeley Ave, Charlotte, North Carolina
Address is approximate



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