
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1613 Wilmore Drive

SUMMARY OF REQUEST: New Construction

OWNER: Lauren & Matthew Alexander

APPLICANT: Matthew Alexander

This application was continued for: 1) Redesigned front dormer and set back to thermal wall, 2) Window details, 3) Gable material, 4) Material dimensions, and 5) Hand rail detail.

Details of Proposed Request

Existing Conditions

The existing property is vacant. Surrounding single family homes are primarily 1 and 1.5 stories. The setback along the subject block is a range of approximately 17' to 20' from the front porch to back of sidewalk. A similar setback condition exists across the street.

Proposal

The proposal is a 1.5 story single family home, a detached garage in the rear yard and removal of a tree in the rear yard. Plan details include:

1. 6' front porch
2. 21'-11" setback measured from the porch
3. Overall height of 27' from FFE. Foundation height approximately 2'-4".
4. Wood lap and cedar shake siding
5. Wood windows and trim
6. Wood roof trim details and brackets
7. Tapered columns with brick piers
8. T&G porch deck and ceiling
9. Garage materials to match home

Revised Proposal – December 10, 2014

The following is a summary of the plan revisions:

1. Adjacent setbacks added.
2. The first floor height at porch beam is specified as 10'.
3. Porch depth is 6'-6" from thermal wall to inside of columns, 8'-6" to outside of column.
4. Porch ceiling material is T&G.
5. Photos of adjacent structures included.
6. Window and wall sections added.
7. Window sizes have been changed on side elevations.
8. Gable vents added.

Revised Proposal – January 14, 2015

The following is a summary of the plan revisions:

1. Front dormer has been redesigned and set back.
2. Window details have been updated to reflect true design.
3. Side gable material is wood lap. Gable dimensions redrawn.
4. Hand rail detail added.

Policy & Design Guidelines

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

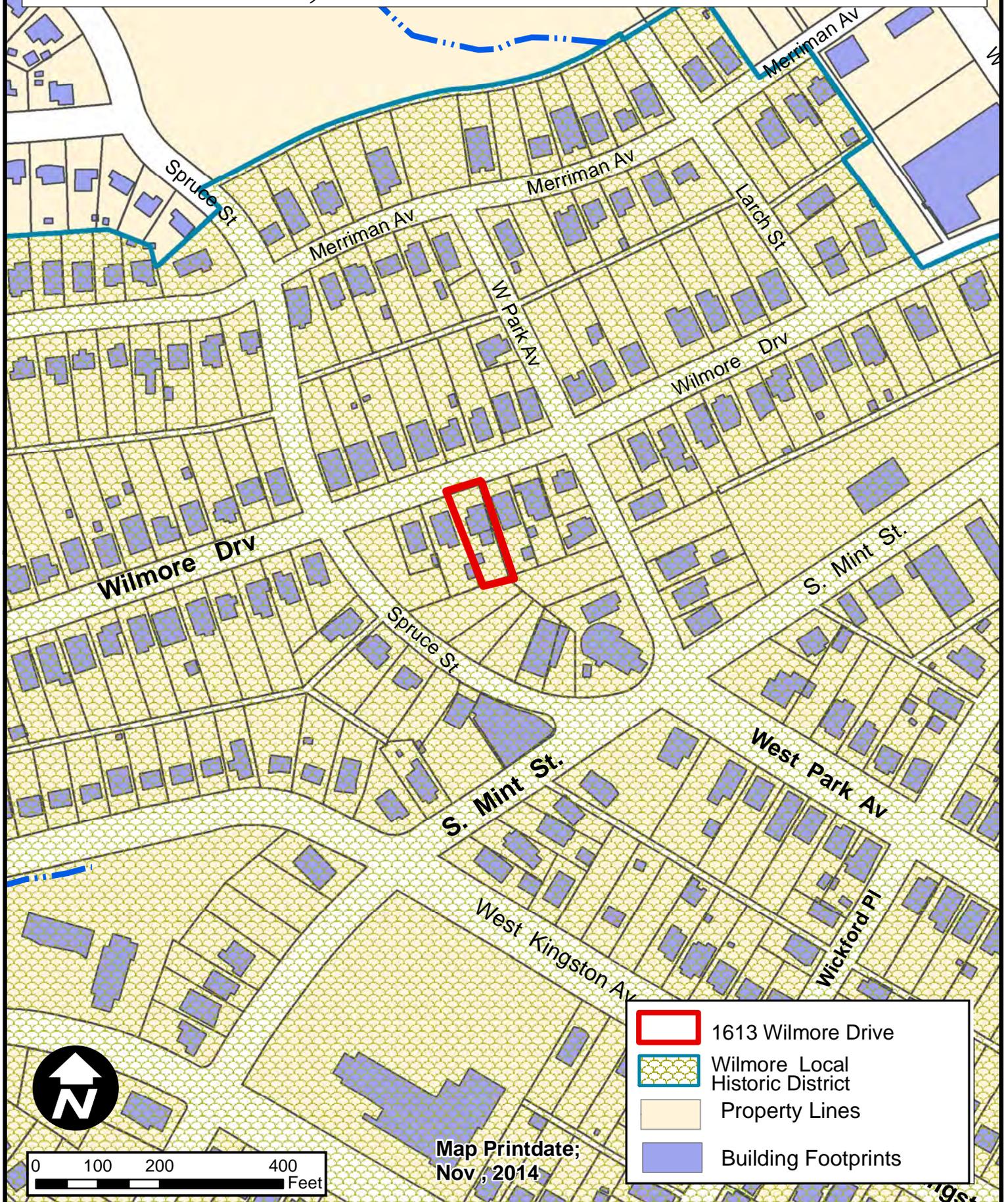
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission shall determine if the proposal addresses the unresolved issues and meets the guidelines.

Charlotte Historic District Commission - Case 2014-234

Historic District; Wilmore



S 82°23'00" W 49.80'

4b (F)

35" RYSB

7.741 SQ. FT.
0.178 ACRES

S. I.
PORCH

MAIN
HOUSE

F. PORCH

EXISTING
1 1/2-
STORY
HOUSE

EXISTING
1-STORY
ADJOINING
HOUSE

FRONT
LINE OF
EXISTING
HOUSE

FRONT LINE OF EXISTING HOUSE

RAM (S)

1/2" PIPE (F)

WILMORE DRIVE

50' R/W

DETAILS & NOTES

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MATT & LAUREN ALEXANDER
LOT #8 - 1613 WILMORE DRIVE

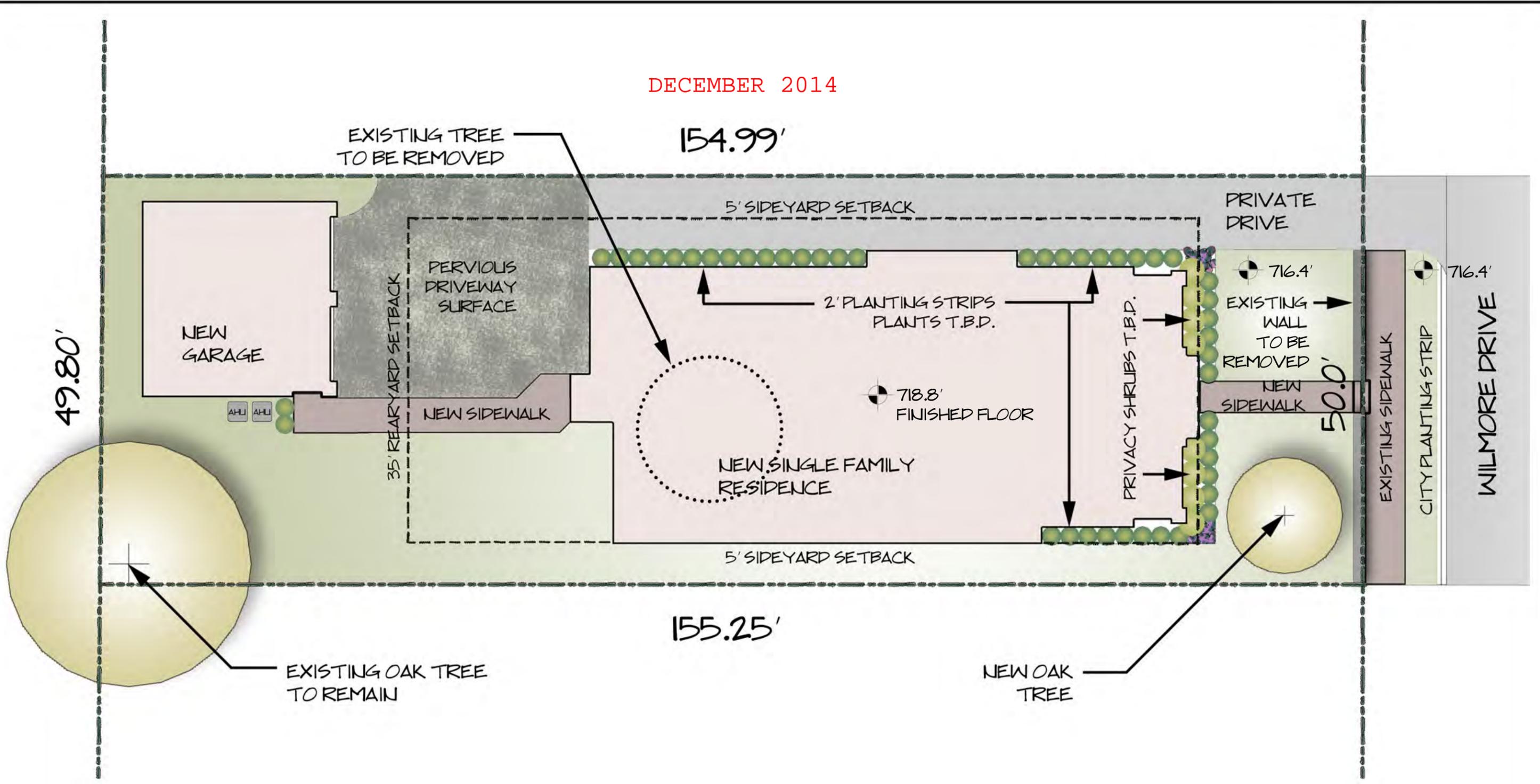
SCALE: 1/8"=1'-0" APPROVED BY: 1111 DRAWN BY: MARY C. AIKENS

DATE: 12/01/2014 REVISED BY: MARY C. AIKENS

PROPOSED PLOT PLAN

PERSIS NOVA CONSTRUCTION CO. DRAWING NUMBER

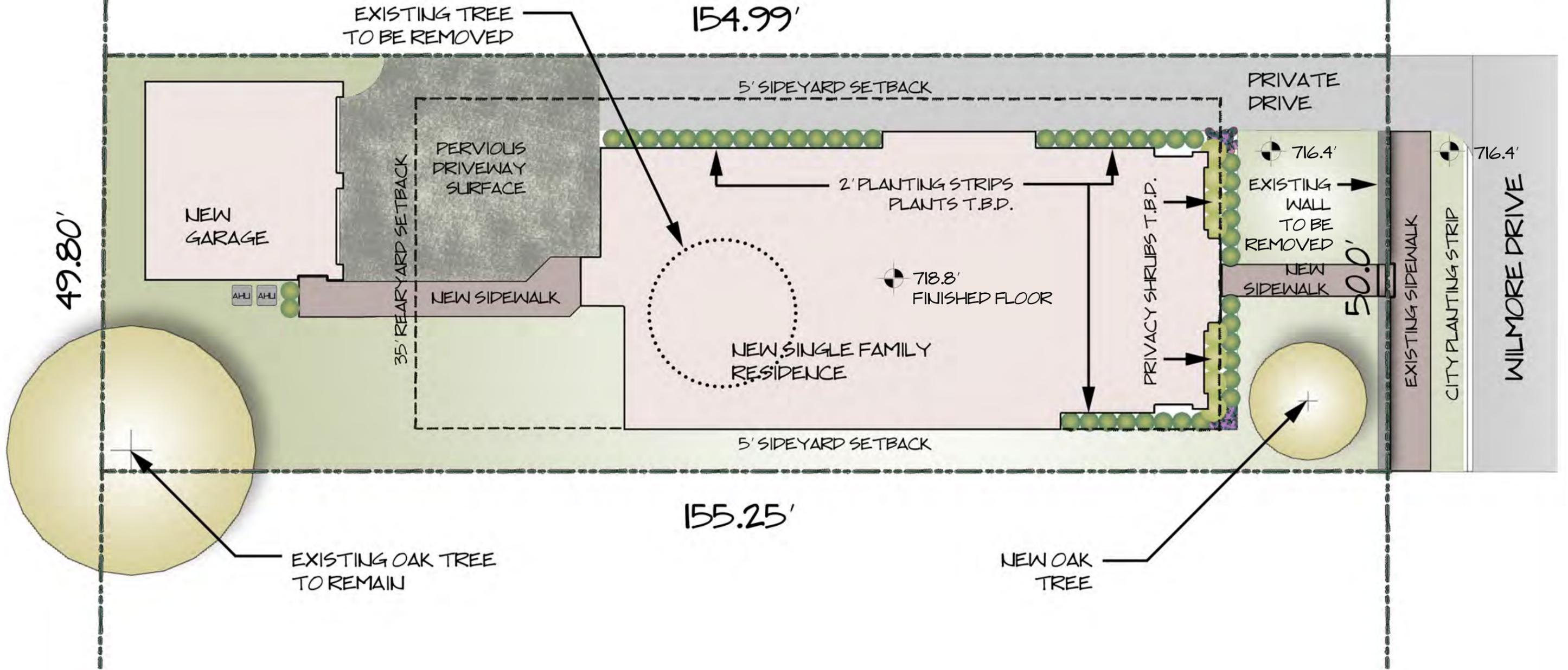
DECEMBER 2014



RESIDENTIAL LANDSCAPE PLAN
ALEXANDER RESIDENCE
 1613 WILMORE DRIVE

*NOTE: PROPERTY GRADE AT STREET IS 716.4'.
 RETAINING WALL TO BE REMOVED & PROPERTY
 WILL BE GRADED AT 716.4'. FIRST FLOOR
 FINISHED LEVEL WILL BE AT 718.8'. ROOF LINE
 WILL BE AT 745.8'.

JANUARY 2015



RESIDENTIAL LANDSCAPE PLAN
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1613 WILMORE DRIVE

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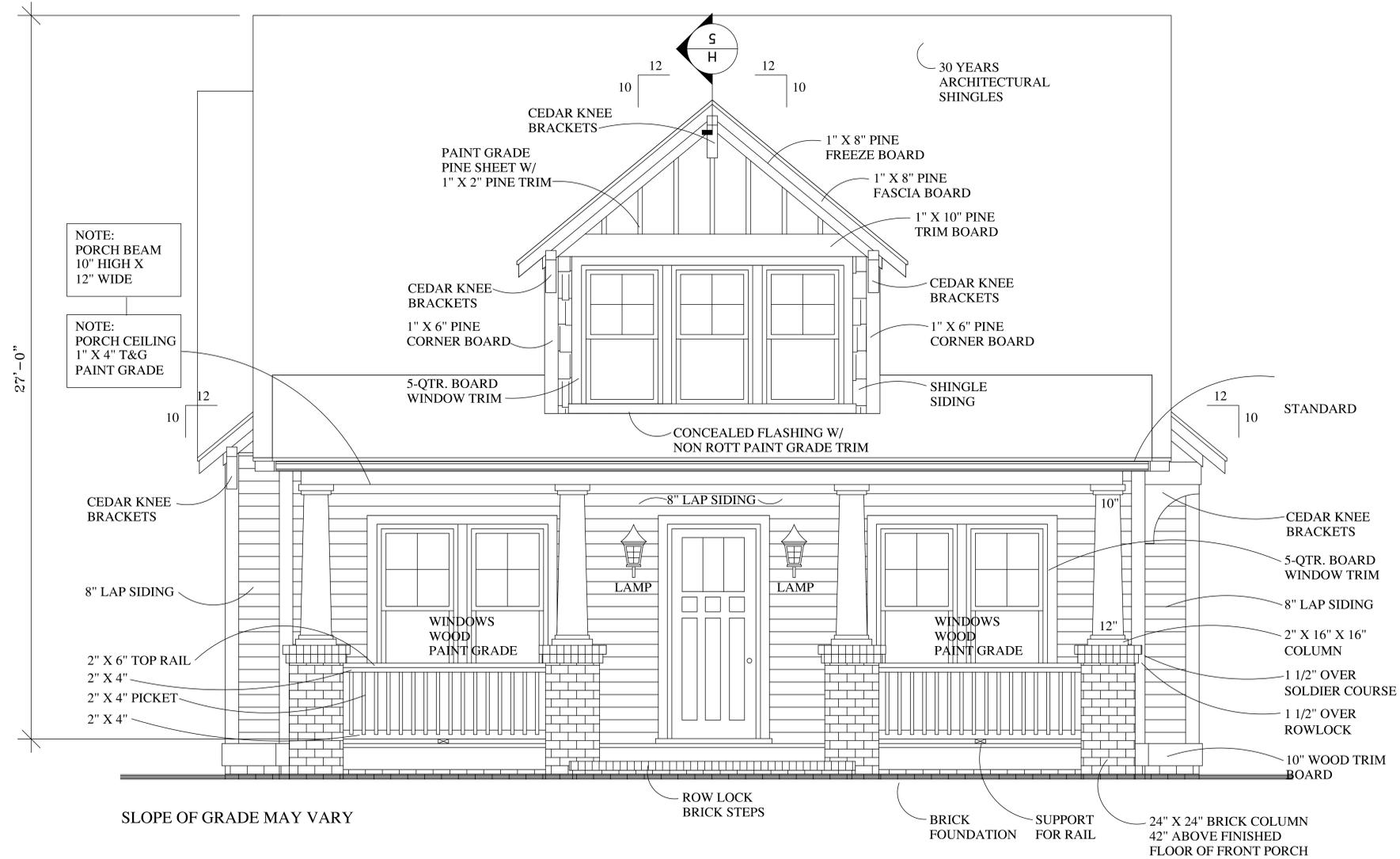
JEFFERY D. GRAY
 RESIDENTIAL DRAFTING & DESIGN
1000 SOUTH MAIN STREET
 MADISON, WISCONSIN 53704
 OFFICE (608) 242-4125

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. JEFFERY D. GRAY WILL ASSUME NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS.

PROJECT:

ALEXANDER RESIDENCE

DECEMBER 2014



FRONT ELEVATION

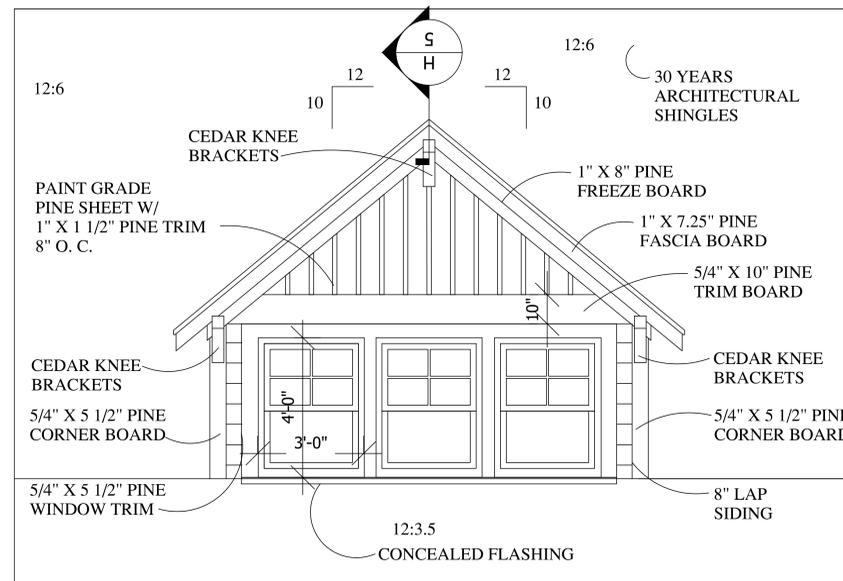
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DATE: SEPT. 11, 14
 REVISION:

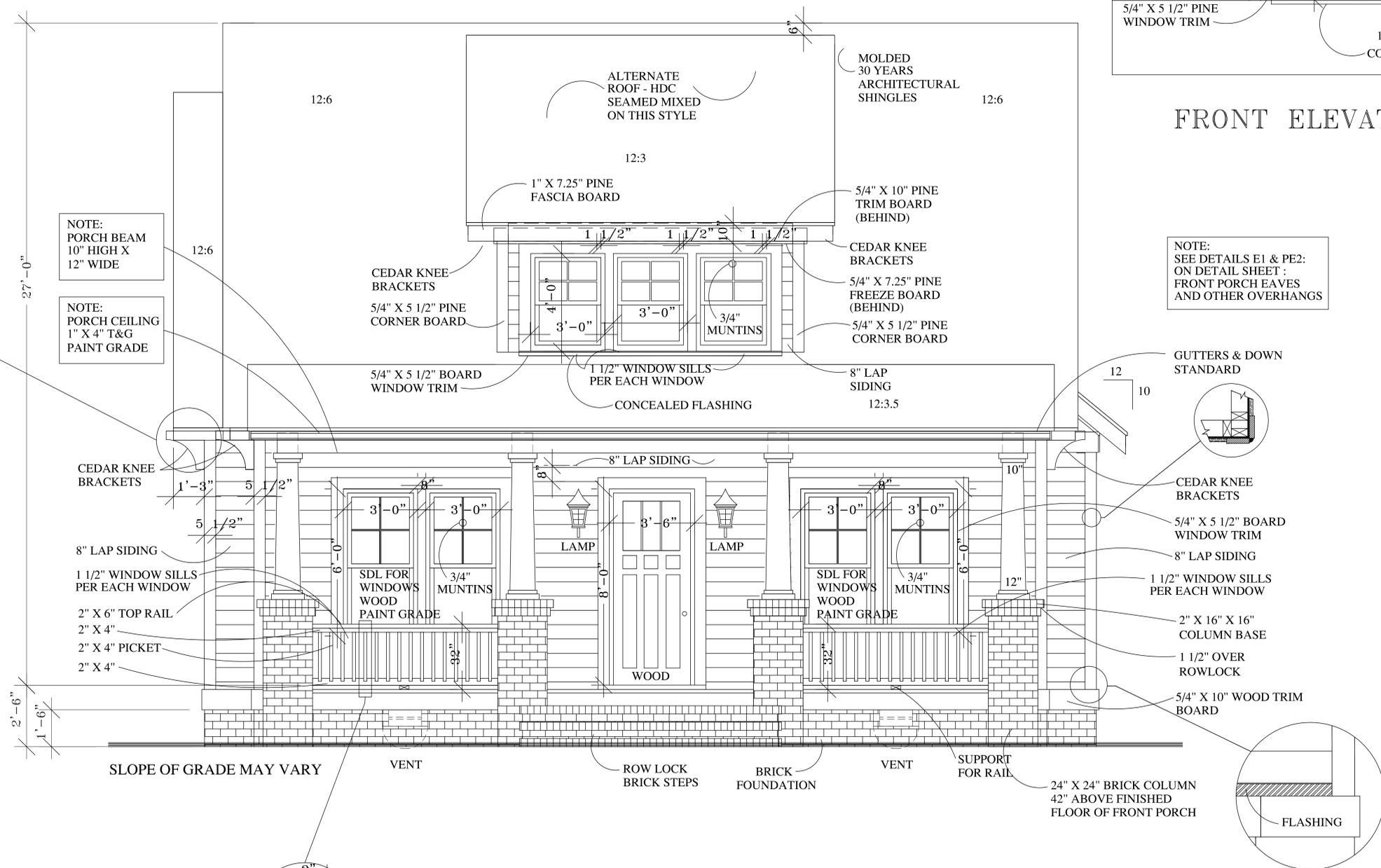
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JANUARY 2015

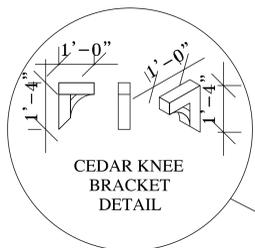


FRONT ELEVATION - OPT. B.



FRONT ELEVATION - OPT. A.

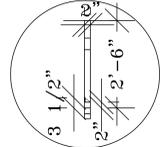
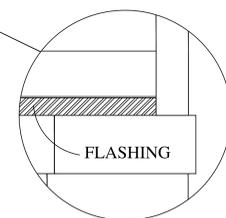
SCALE: 1/2" = 1'-0"



NOTE:
PORCH BEAM
10" HIGH X
12" WIDE

NOTE:
PORCH CEILING
1" X 4" T&G
PAINT GRADE

NOTE:
SEE DETAILS E1 & PE2:
ON DETAIL SHEET:
FRONT PORCH EAVES
AND OTHER OVERHANGS





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ALEXANDER RESIDENCE

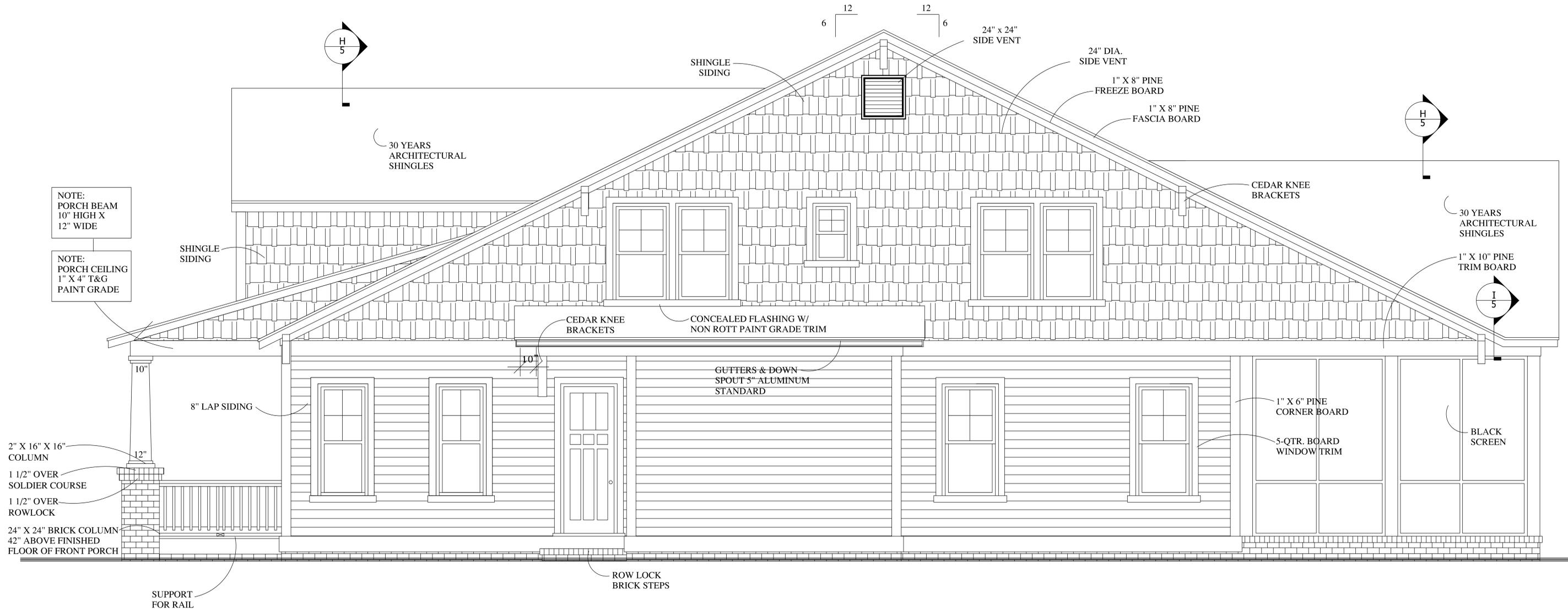
DATE: SEPT. 11, 14
REVISION:

FILE NUMBER
2014-ALEXANDER

SHEET:
AE-1
OF: AE-4

DECEMBER 2014

- PLAN NOTES:**
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. RECOMMENDED LOCATIONS ARE AS FOLLOWS:
THE WATER HEATER MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE GARAGE.
H.V.A.C. UNIT(S) MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE ATTIC FOR ONE STORY HOUSES, IN THE CRAWL SPACE FOR THE FIRST FLOOR AND IN ATTIC FOR THE SECOND FLOOR IN TWO STORY HOUSES.
H.V.A.C. EQUIPMENT IN ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING AS LARGE AS THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE LESS THAN 22"X36".
 3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 5. TYPICAL WALL 2X4S @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
 6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.



RIGHT-SIDE ELEVATION

SCALE: 1/2" = 1'-0"

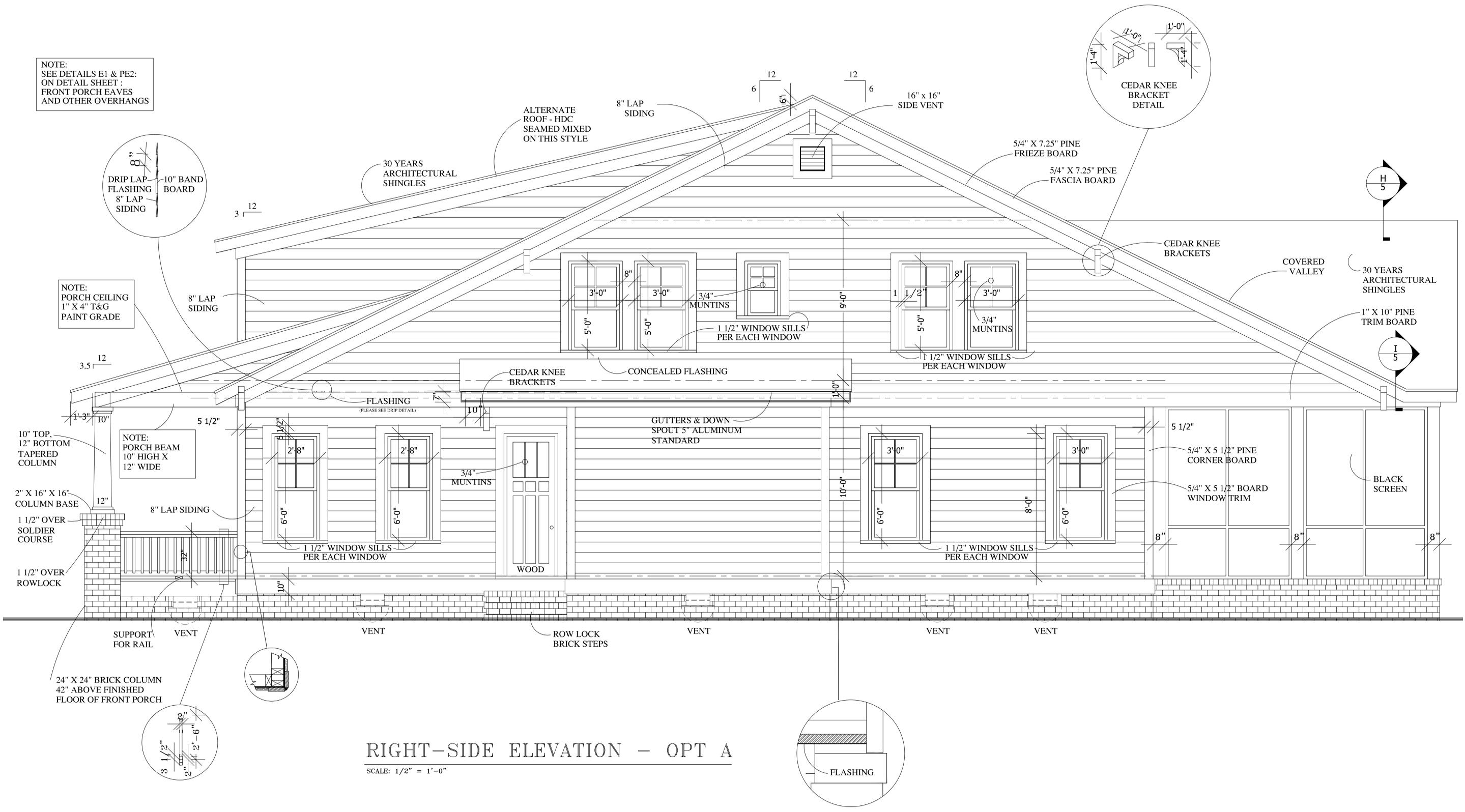
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january 2015

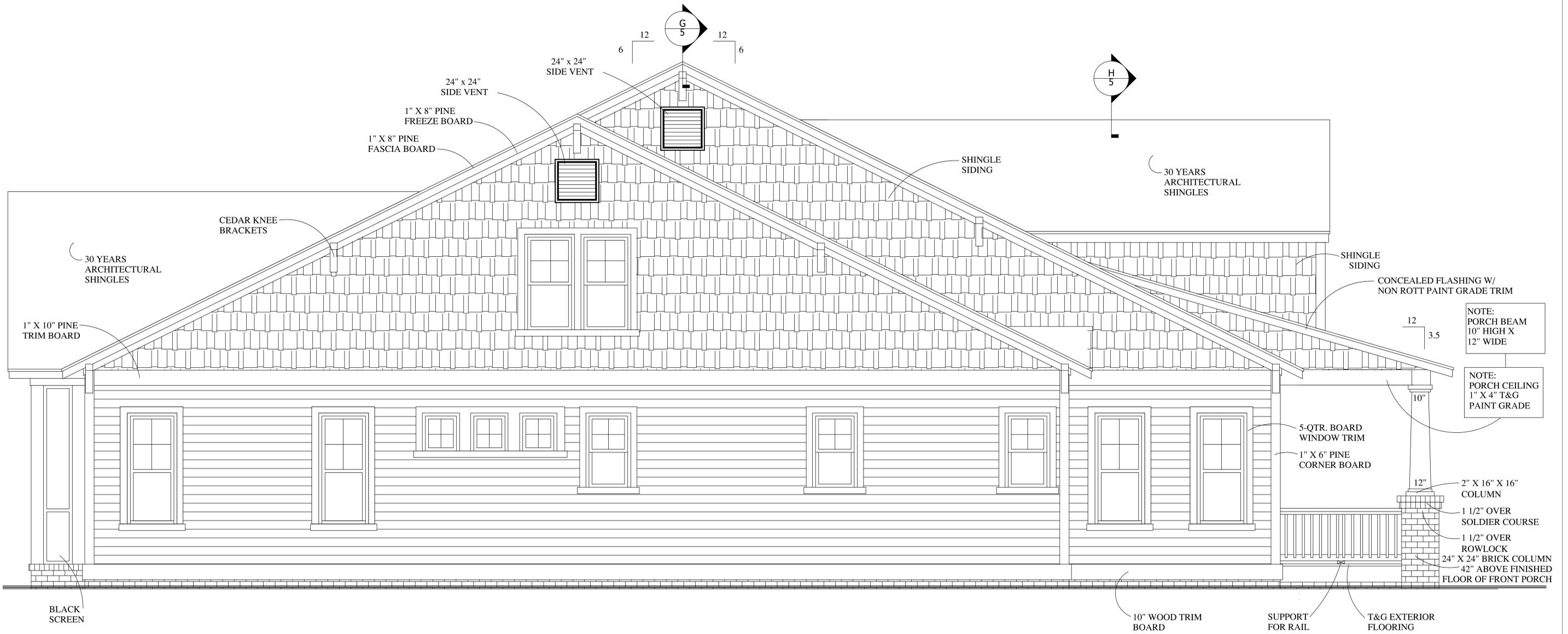
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1" X 4" T&G
PAINT GRADE

NOTE:
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10" HIGH X
12" WIDE



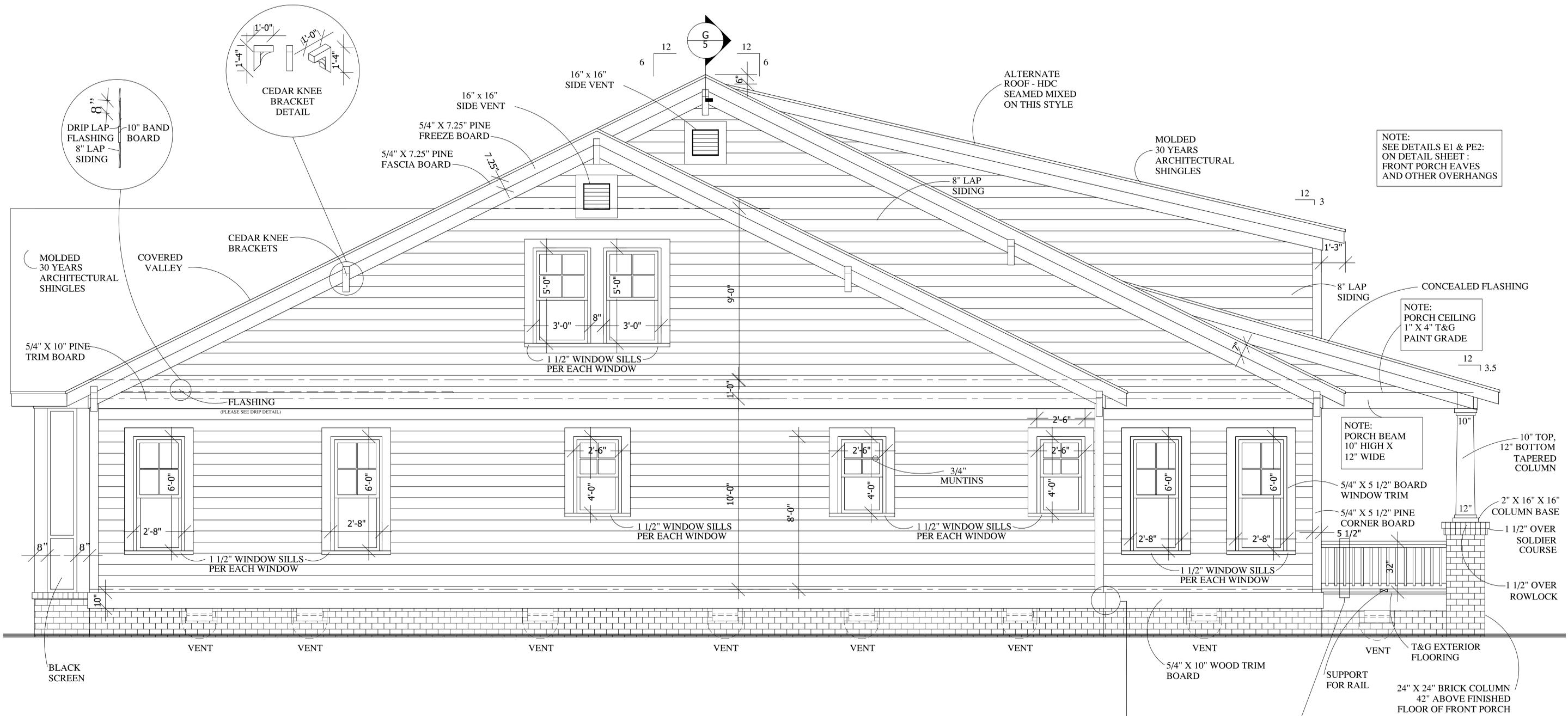
RIGHT-SIDE ELEVATION - OPT A
SCALE: 1/2" = 1'-0"



LEFT-SIDE ELEVATION

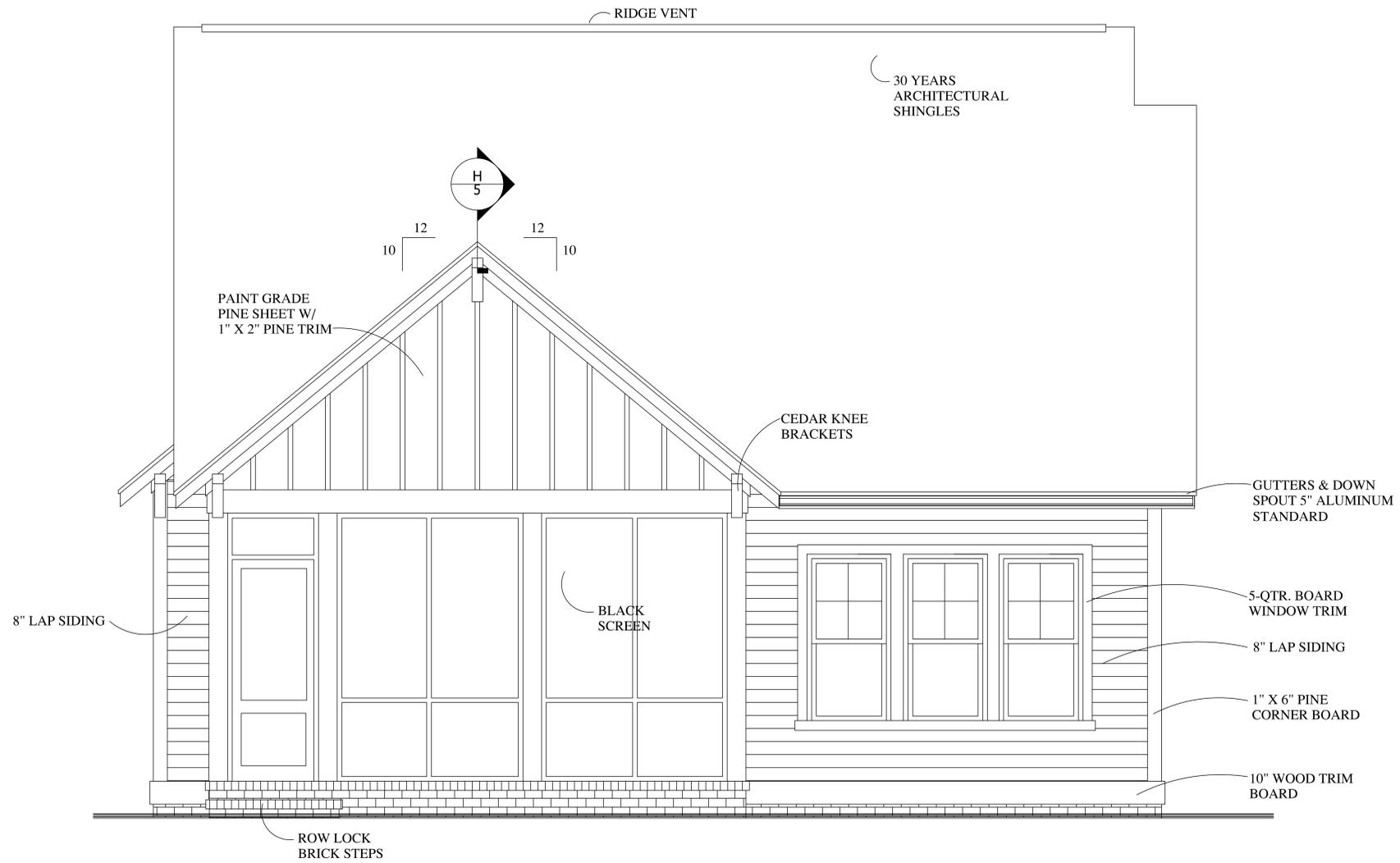
SCALE: 1/2" = 1'-0"

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LEFT-SIDE ELEVATION - OPTION A
 SCALE: 1/2" = 1'-0"

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REAR ELEVATION

SCALE: 1/2" = 1'-0"

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PROJECT:

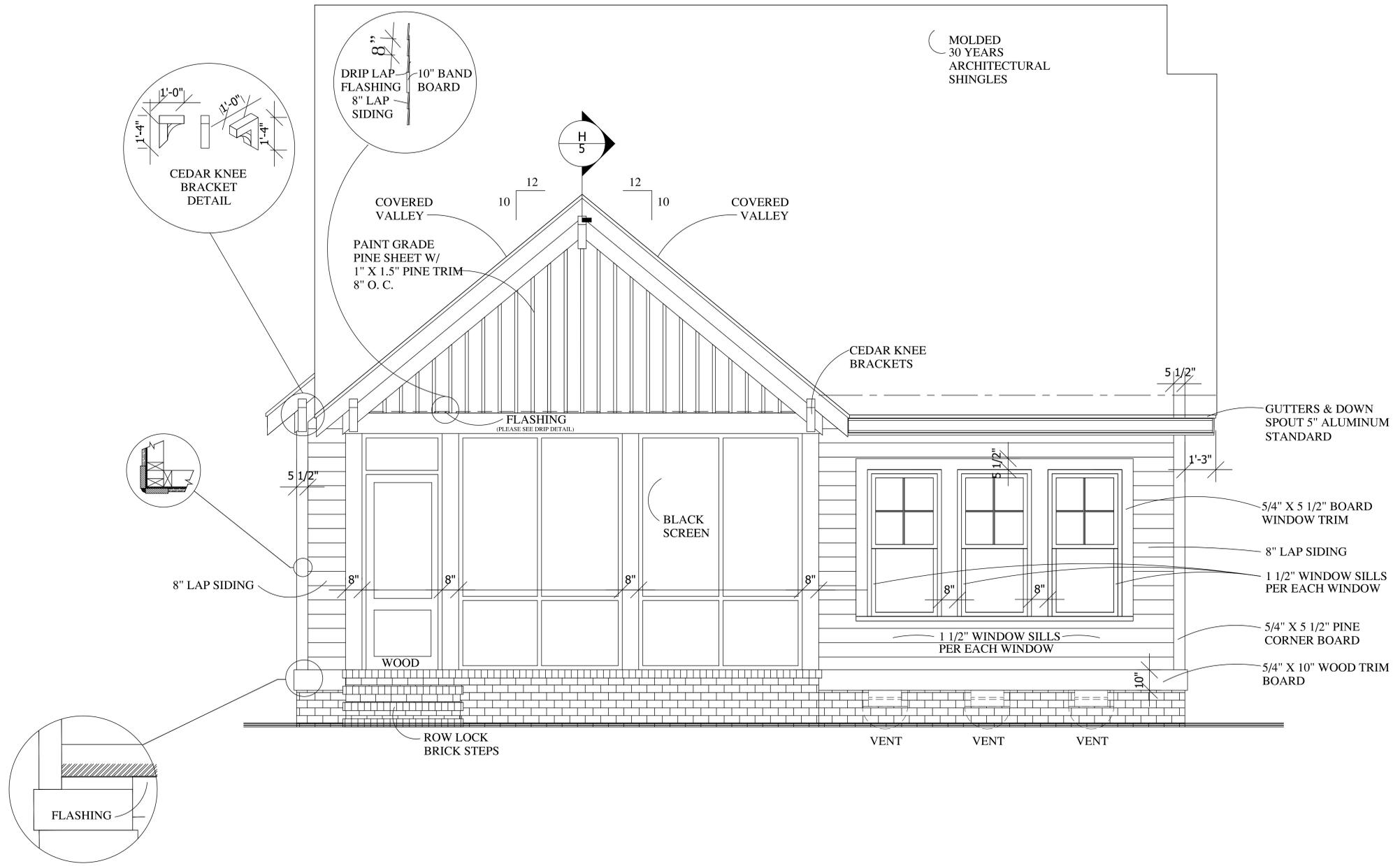
ALEXANDER RESIDENCE

DATE: SEPT. 11, 14
 REVISION:

FILE NUMBER
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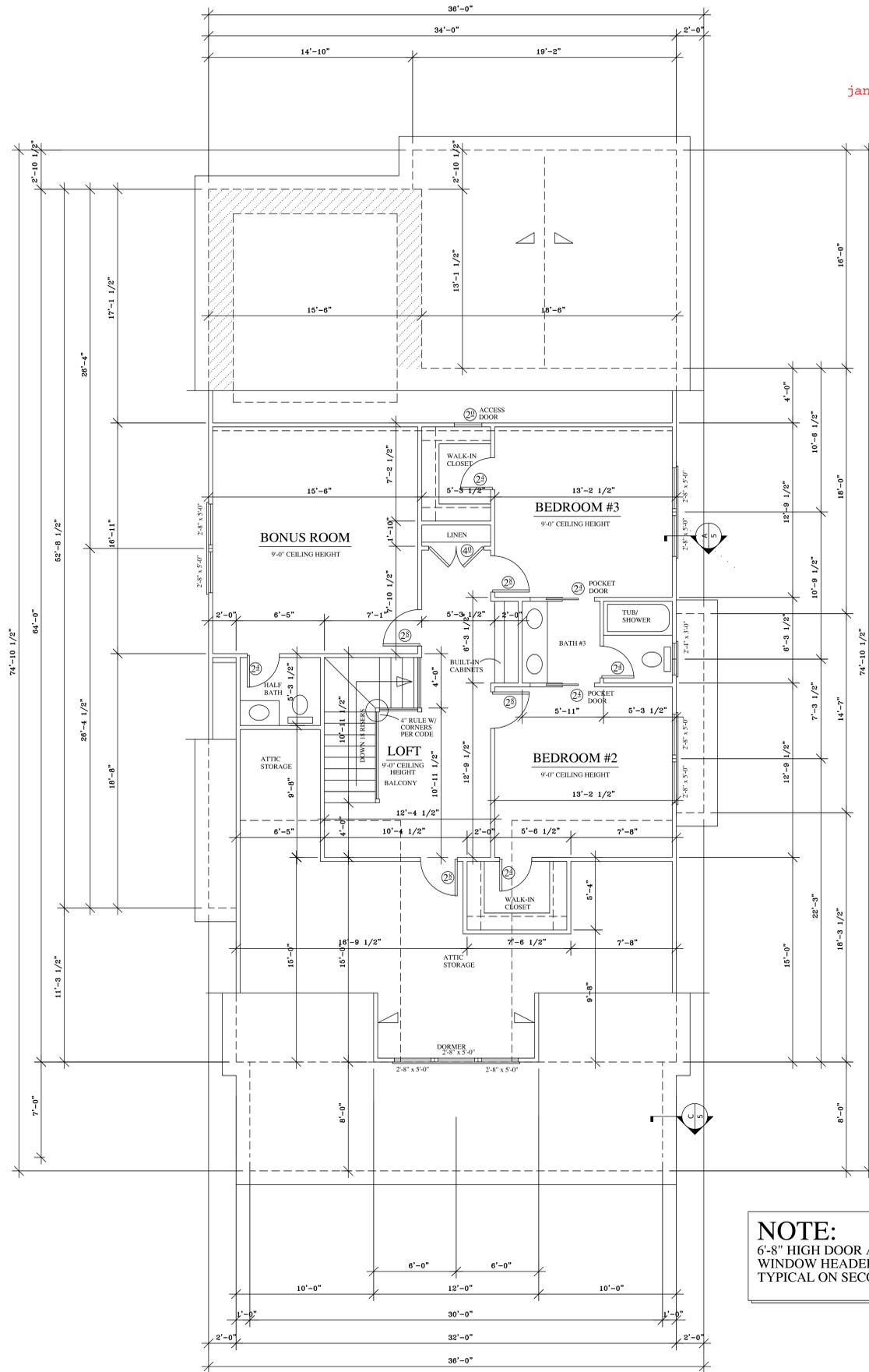
JANUARY 2015



REAR ELEVATION - OPT. A

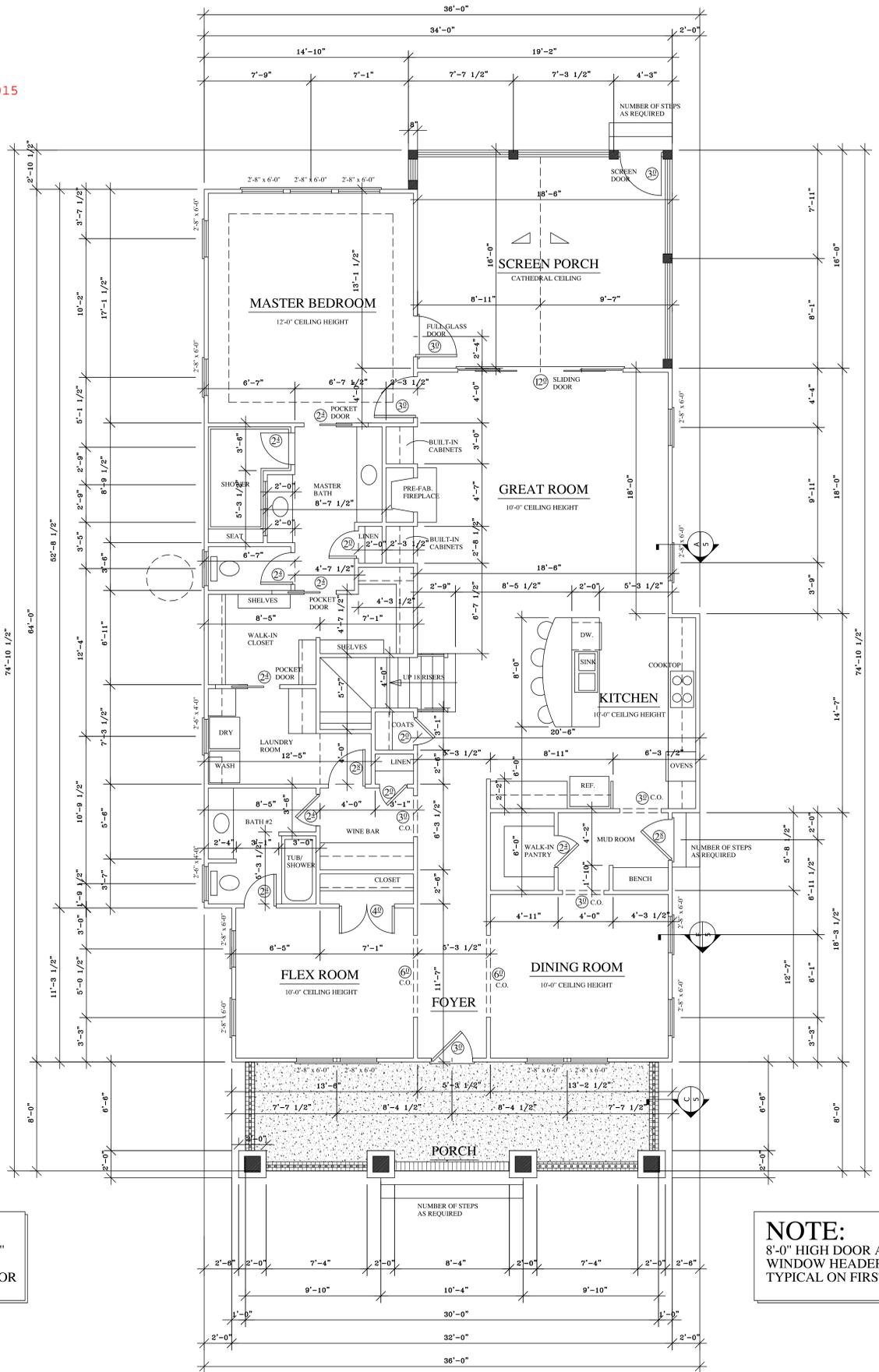
SCALE: 1/2" = 1'-0"

january 2015



NOTE:
6'-8" HIGH DOOR AND 6'-11"
WINDOW HEADER
TYPICAL ON SECOND FLOOR

NOTES:
ALL WINDOW AND DOOR HEADERS SHALL BE 2" X 10" MIN. SPRUCE PINE UNLESS NOTED ON PLAN
ALL FLOOR JOISTS SHALL BE 2" X 10" @ 16" O.C. MIN. SPRUCE PINE UNLESS NOTED
ALL CEILING JOISTS SHALL BE 2" X 8" @ 16" O.C. MIN. SPRUCE PINE UNLESS NOTED
SHEATHING 1/2" MIN. GYPSUM BOARD
INSULATION R-19 FLOOR, R-15 EXTERIOR WALLS, R-30 CEILING



NOTE:
8'-0" HIGH DOOR AND
WINDOW HEADER
TYPICAL ON FIRST FLOOR

TOTAL HEATED
2986 SQ.FT.

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PROJECT:

ALEXANDER RESIDENCE

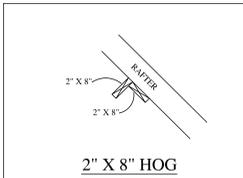
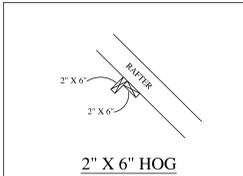
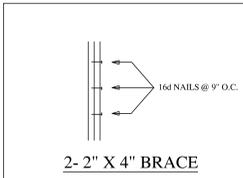
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REVISION:
DATE: JAN. 05, 15
BY: MCA

FILE NUMBER
2014-ALEXANDER

SHEET:
2 OF 4

ROOF CONSTRUCTION

1. RAFTERS TO BE 2" X 6" @ 16" O.C. FOR SHINGLES UNLESS OTHERWISE NOTED. CUT INTO HIP, RIDGES, ETC. UNLESS OTHERWISE NOTED. RAFTERS FOR TILE SLATE AND OTHER ROOF COVERINGS TO BE 2" X 8" @ 16" O.C. UNLESS OTHERWISE NOTED.
2. COLLOR TIES TO BE 2" X 4" @ 48" O.C. AT ALL RIDGES.
3. COLLOR TIES MINIMUM AT ALL RIDGES, EVEN IF 2 TIES MUST BE INSTALLED ON 1 RAFTER SET.
4. 0" X" IN CIRCLE INDICATES LOCATION OF RAFTER BRACE AT RAFTER LEVEL.
5. 0" X" IN CIRCLE WITH ARROW AWAY FROM BRACE INDICATES DIRECTION OF BRACE TO PARTITION OR BEAM BELOW.
6. 0" X" IN CIRCLE WITH ARROW INTO BRACE INDICATES A VERTICAL OR ALMOST VERTICAL BRACE.
7. ALL BRACES ARE 2-2" X 4" NAILED WITH 16D NAIL AT 9" O.C. VERTICALLY, FROM TOP TO BOTTOM. BRACES LONGER THAN 10'-0" TO BE BRACED HORIZONTALLY.
8. ALL HIP AND RIDGES TO BE A SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED.
9. ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 2" X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
10. MAXIMUM SPACING OF RAFTER BRACES (RAFTERS TO BE SPLICED OVER HOGS WITH 2-2" X 4" BRACES)
 - 2" X 6" HOGS - 6'-0" O.C.
 - 2" X 8" HOGS - 7'-6" O.C.
11. MANUFACTURED ROOF TRUSSES TO BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATIONS.
12. FOR NO ROOF PLAN:
 - USE 2" X 6" @ 16" O.C. RAFTERS, SPP #2, UNLESS OTHERWISE NOTED.
 - MAXIMUM ALLOWABLE SPAN OF 13'-0" HORIZONTAL. USE 2-2" X 6" HOGS AT RAFTER WITH 2-2" X 4" BRACES @ 6'-0" MAXIMUM.
 - CUT IN ALL RAFTERS USING RIDGES, VALLEYS, ETC. ONE SIZE LARGER THAN RAFTER SIZE.
 - ALL BRACING LOADS MUST BE CARRIED TO FOUNDATION WITH A MINIMUM OF 2-2" X 4" STUDS.



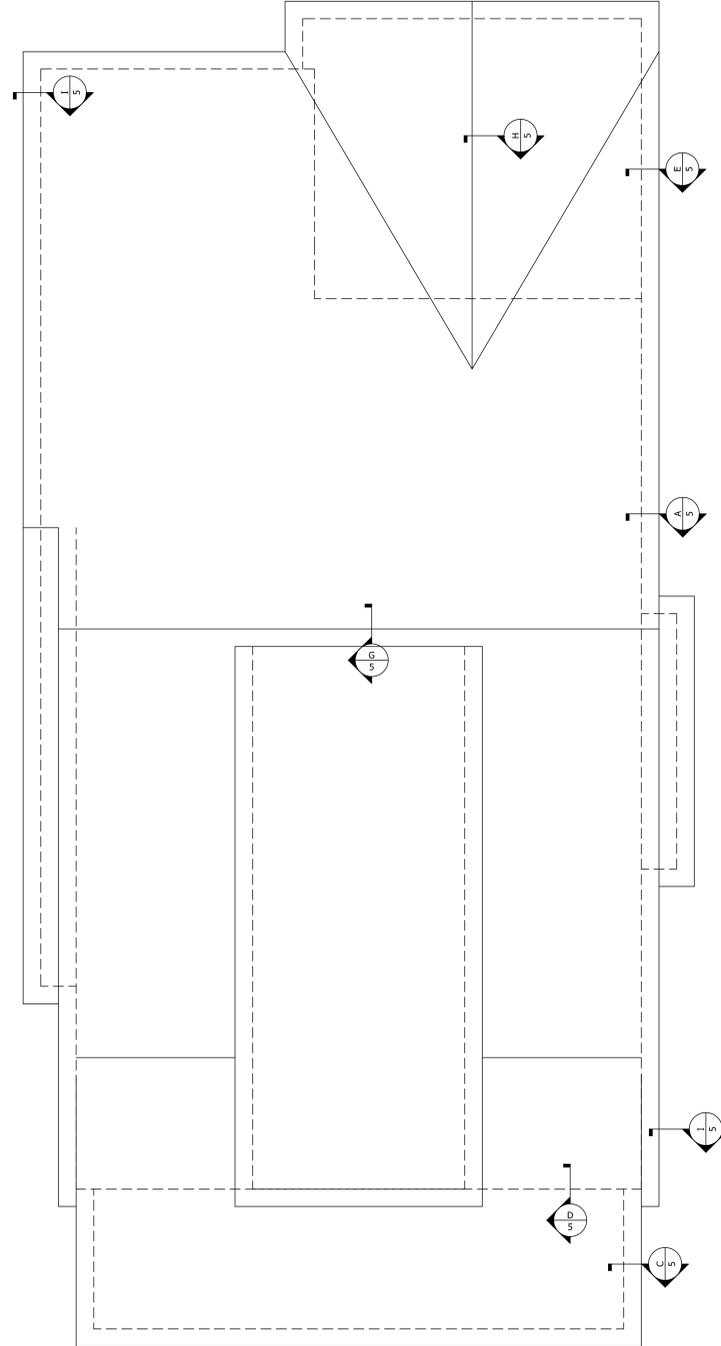
RESIDENTIAL FOUNDATIONS

1. All footings are 8" x 16" unless otherwise noted.
2. All piers are 8" x 16" CMU capped with 4" of solid masonry on 1 story structures or 8" on 2 story structures up to 32' high. All piers over 32' high must be filled pier with type "S" mortar. Maximum height for 8" x 16" filled pier is 6' - 8". Piers larger than 8" x 16" are noted on plans.
3. Footings for 8" x 16" piers are 2' - 0" x 3' - 0" x 8" unless noted otherwise.
4. Design loads are all dead loads plus:
 - a. Roof live loads - 20lbs per s.f
 - b. Main floor loads (kitchen floors) - 40lbs per s.f
 - c. All other floors - 30lbs per s.f
 - d. Attic live load under roof slope >3 to 12 - 20lbs per s.f
 - e. Attic live load under roof slope <3 to 12 - 10lbs per s.f
 - f. Bearings for footings on original solid ground is 2,000 lbs per s.f unless otherwise.
 - g. Wind load is 80m.p.h. equivalent to 13 lbs per s.f
 - h. Earthquake is per N.C. code.
 - i. Wind load governs over earthquake unless otherwise noted.
 - j. All designs are in accordance with N.C.
5. Waffle slabs are self supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.
6. Concrete shall be set in 28 days unless noted otherwise.
7. All re-bar splices shall be minimum of 3' - 0" unless noted otherwise.
8. Caisson foundations use 12" diameter drilled concrete unconfined to a depth with a minimum of 2' penetration into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 13' of depth is suitable for a caisson foundation.
9. 6" diameter treated wood piles with a minimum design load of 6 tons are used for all foundations with unsuitable soil deeper than 13'.
10. Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.
11. Chimney footings 12" larger than footprint x 12" thick.
12. Chimney backfilled and supporting framing.
 - (a) For walls backfilled a maximum of 4' use an 8" masonry wall (8" CMU or 8" brick), with bithuthane membrane waterproofing on exterior. Footings will be 8" x 16" or 8" x 24" as noted on plan.
 - (b) For walls back filled 4' and higher to a maximum of 9' use 8" x 24" footings with #4 rebar hooked in footings at 16" o.c. and projecting 18" above footings. Use 12" CMU walls with #4 rebar at 16" o.c. vertical bars located 4" from non dirt fill face, lap all splices 12" and use dur-o-wall reinforcing every 8" CMU joints.
 - Fill all open cells of CMU with either type S-M mortar or 3000 psi conc. Install waterproofing and frame before backfilling.
13. For retaining walls without framing see special designs or drawings.

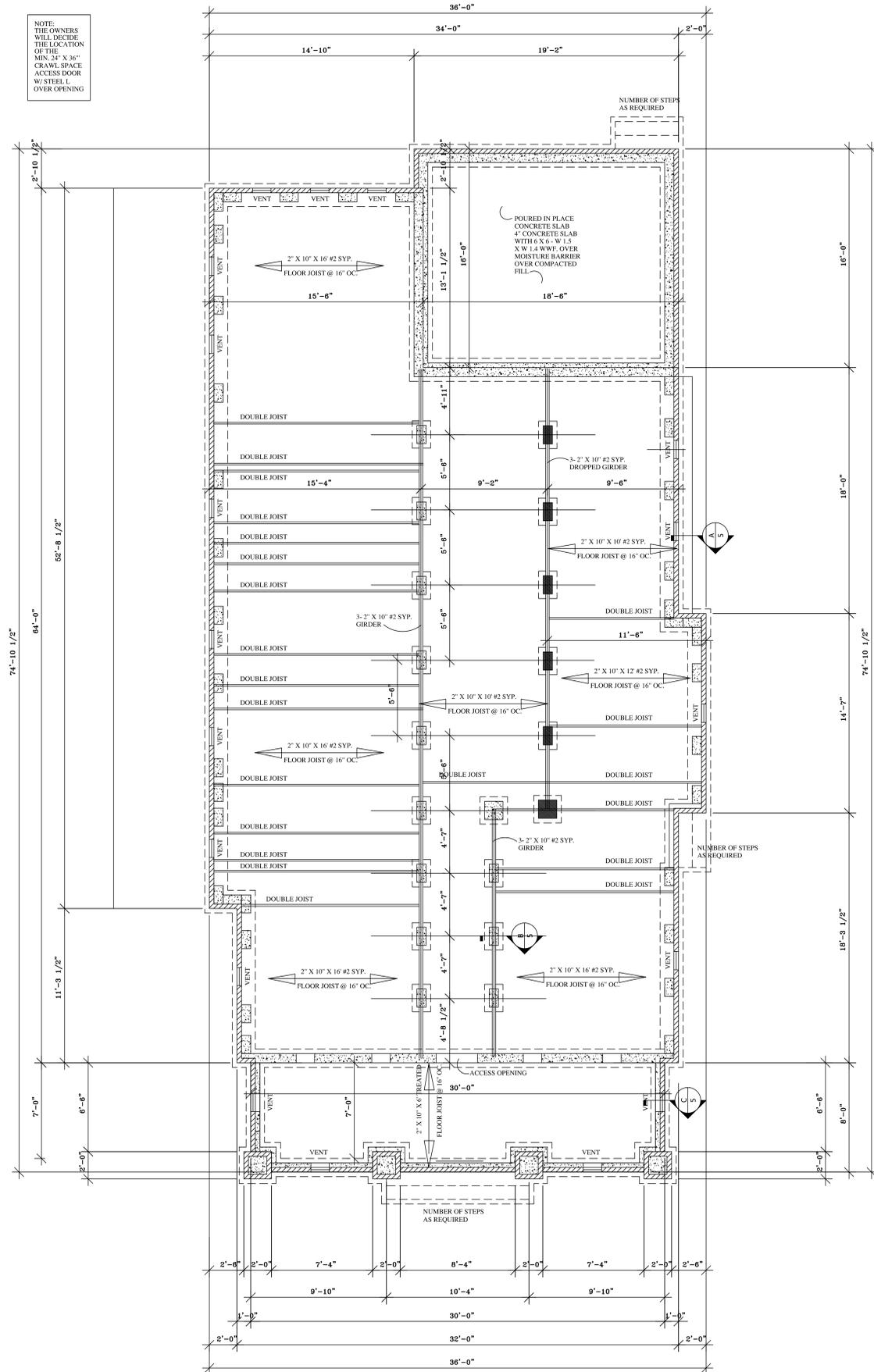
ROOF PLAN

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

january 2015



NOTE: THE OWNERS WILL DECIDE THE LOCATION OF THE MIN. 24" X 16" CRAWL SPACE ACCESS DOOR W/ STEEL L OVER OPENING



FOUNDATION PLAN

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

TOTAL HEATED
2986 SQ.FT.

JEFFERY D. GRAY
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1000 SOUTH MAIN STREET SUITE 100
CARRBORO, NORTH CAROLINA 28581

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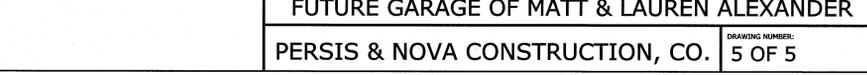
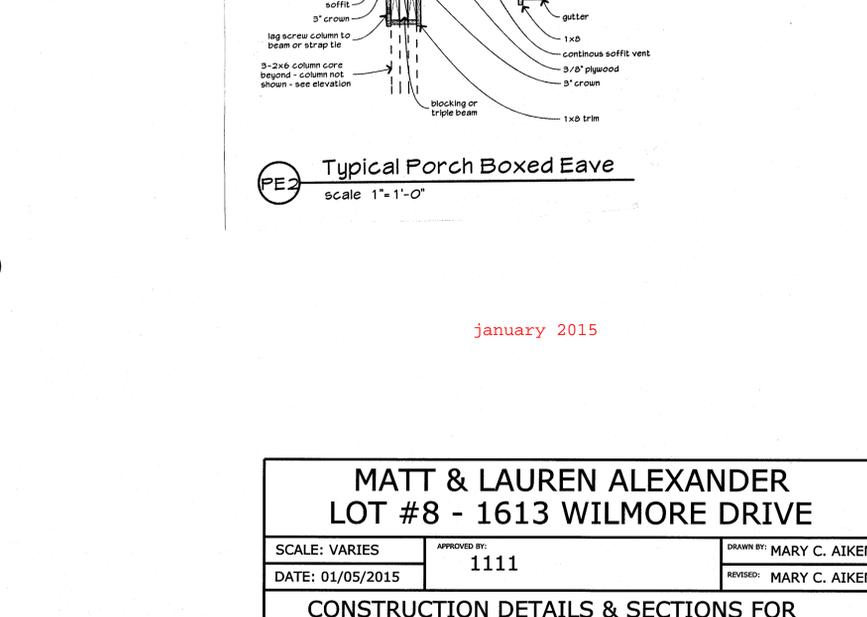
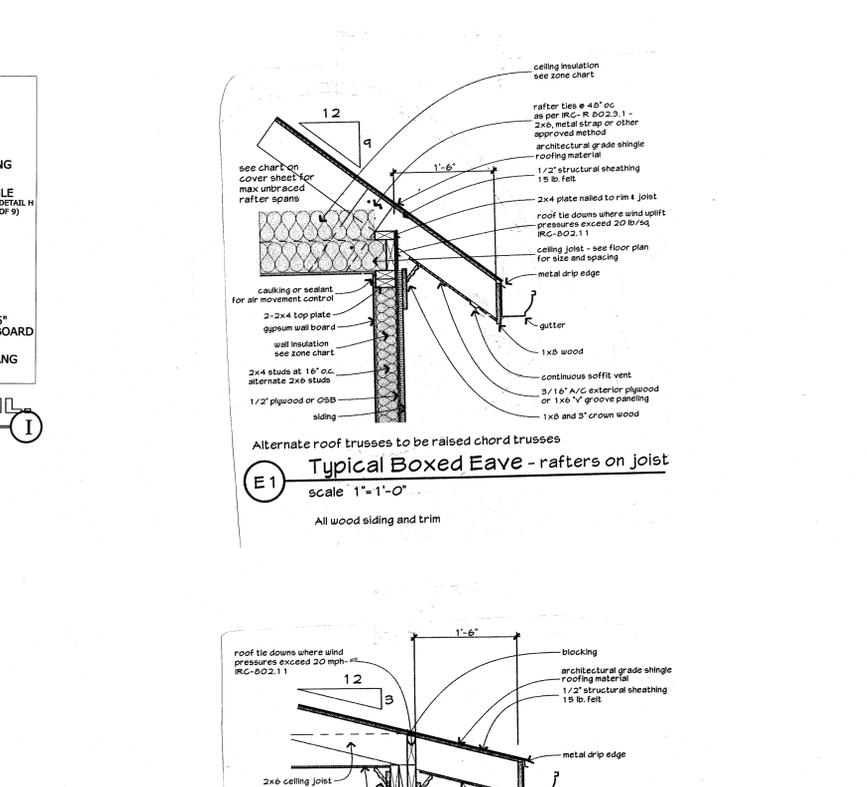
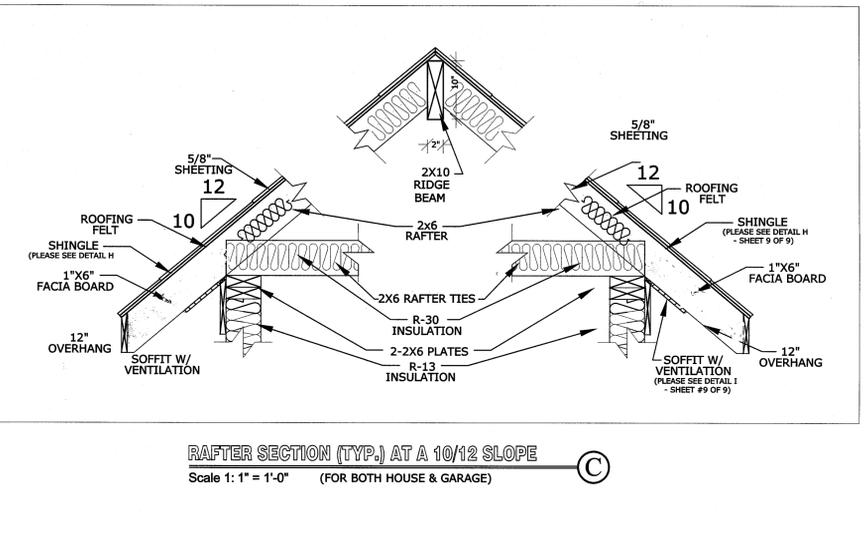
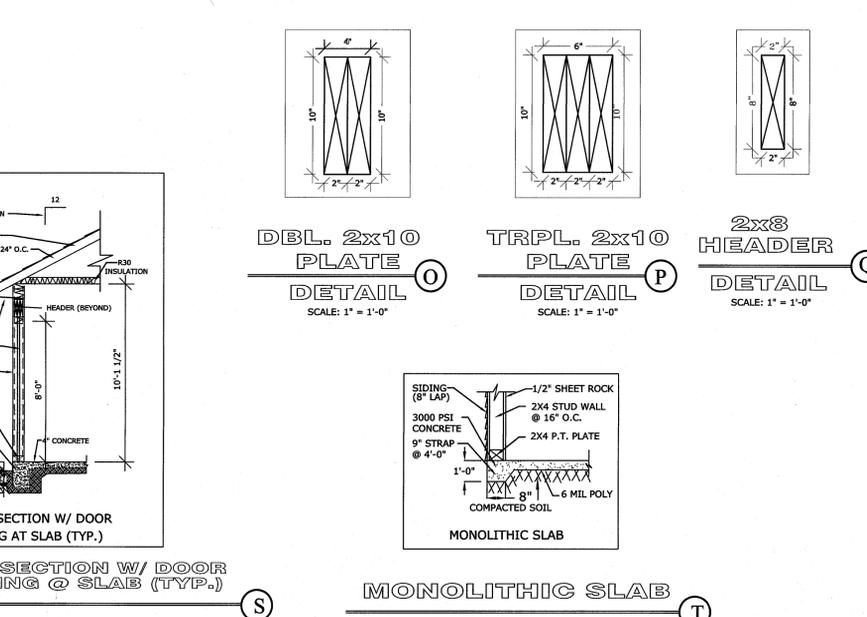
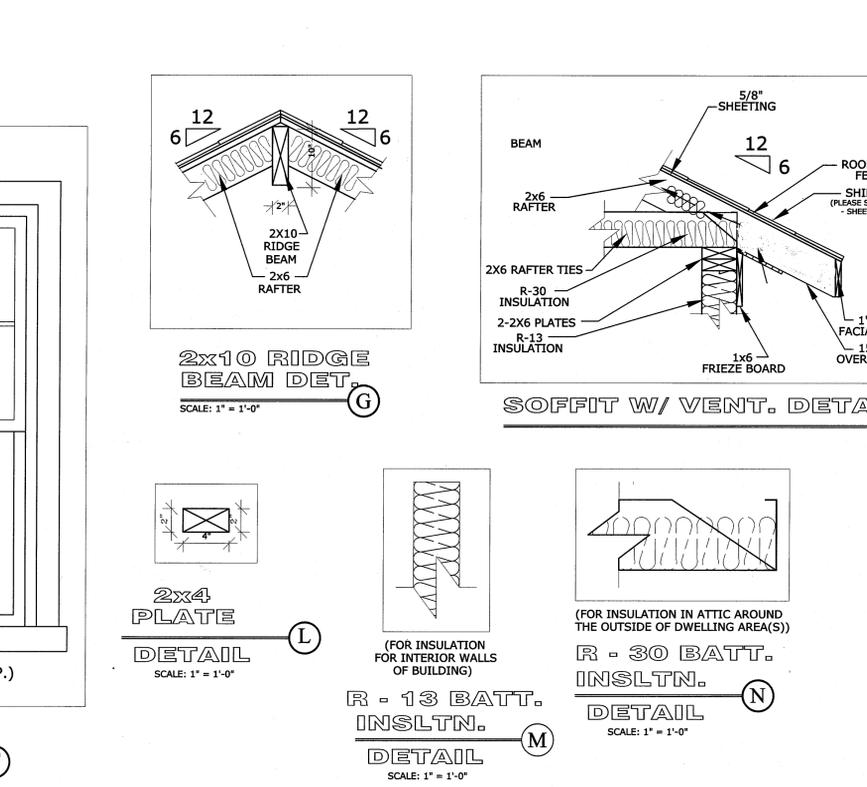
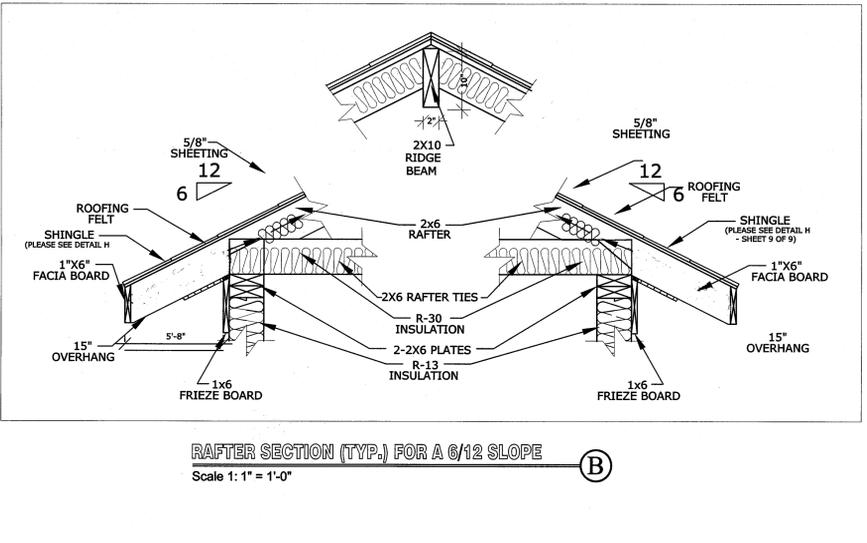
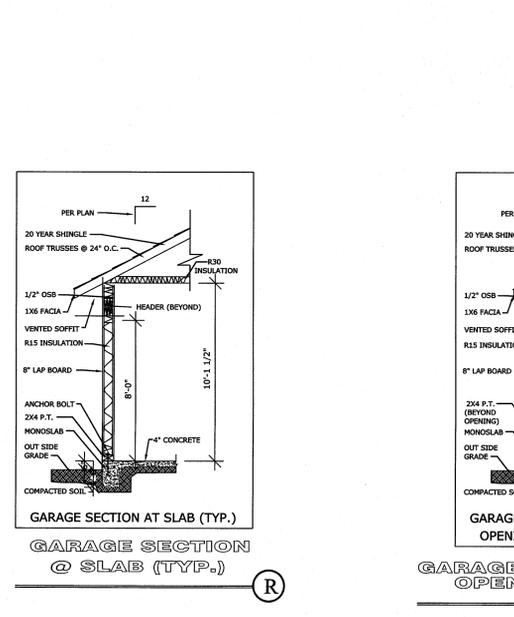
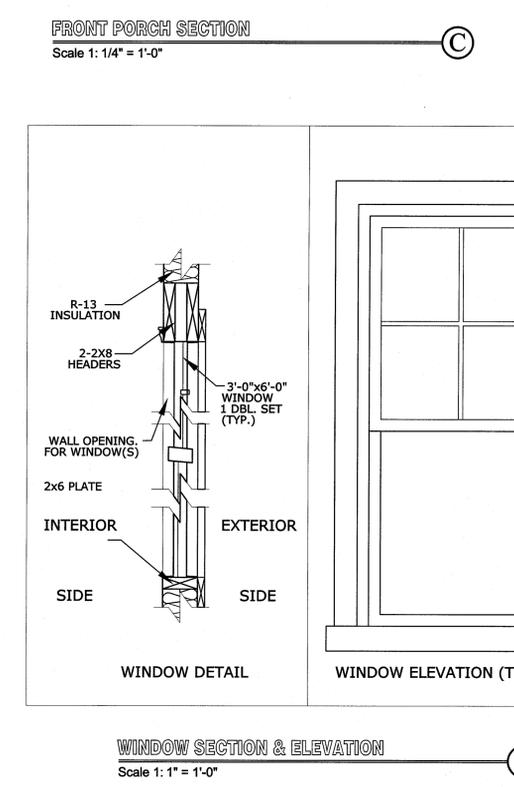
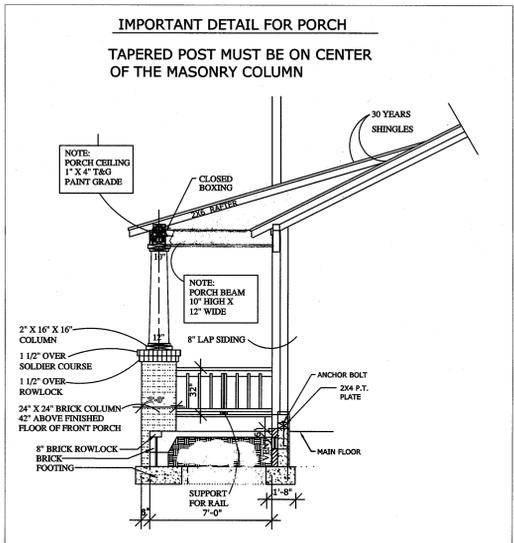
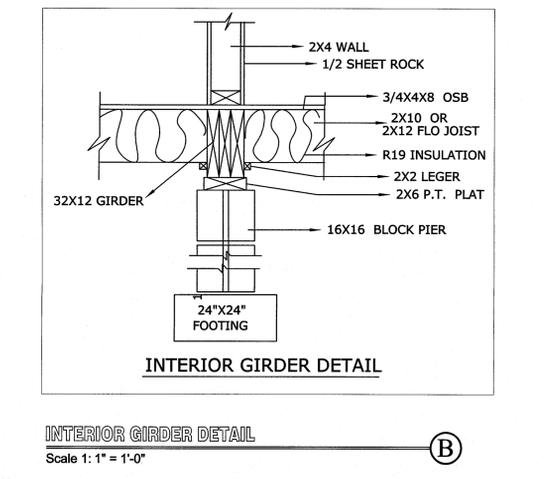
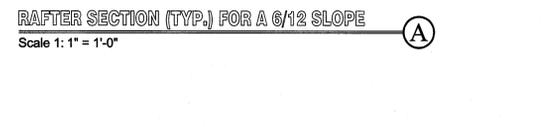
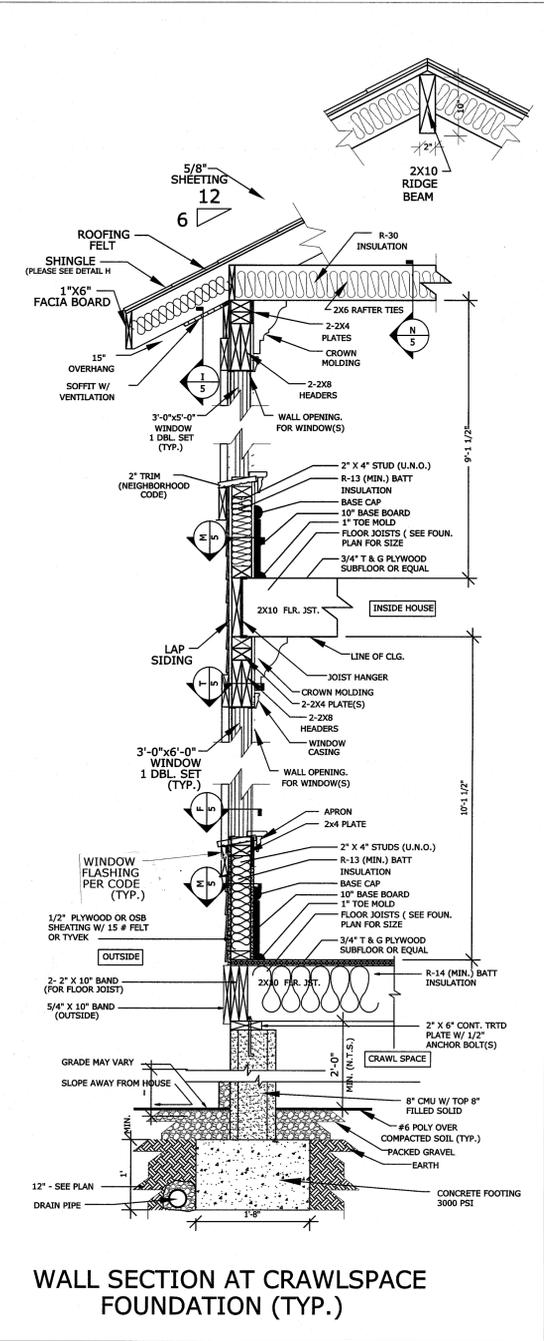
PROJECT:

ALEXANDER RESIDENCE

DATE: SEPT. 11, 14
REVISION:
JAN. 05, 15

FILE NUMBER
2014-ALEXANDER

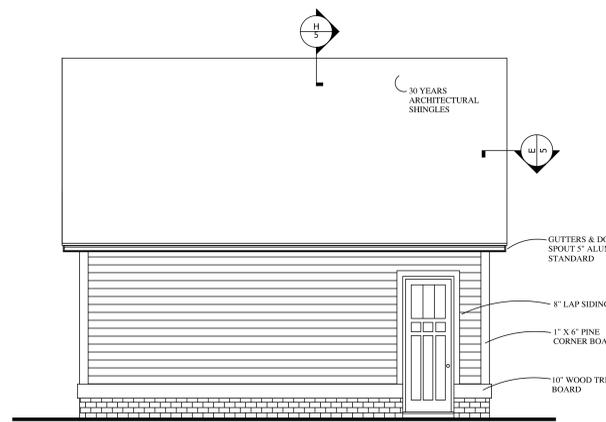
SHEET:
3 OF 4



January 2015

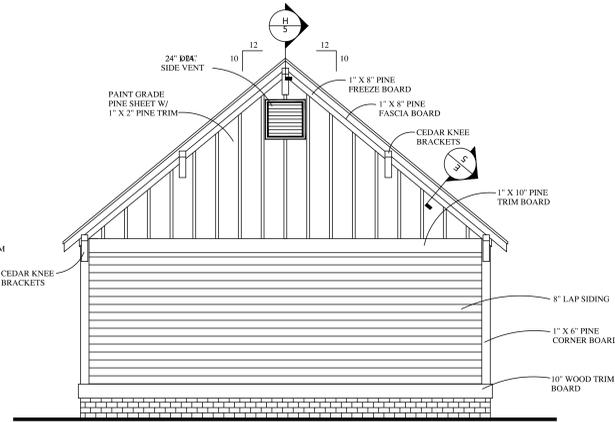
MATT & LAUREN ALEXANDER
LOT #8 - 1613 WILMORE DRIVE

SCALE: VARIES	APPROVED BY: 1111	DRAWN BY: MARY C. AIKENS
DATE: 01/05/2015		REVISED: MARY C. AIKENS
CONSTRUCTION DETAILS & SECTIONS FOR FUTURE GARAGE OF MATT & LAUREN ALEXANDER		
PERSIS & NOVA CONSTRUCTION, CO.		DRAWING NUMBER: 5 OF 5



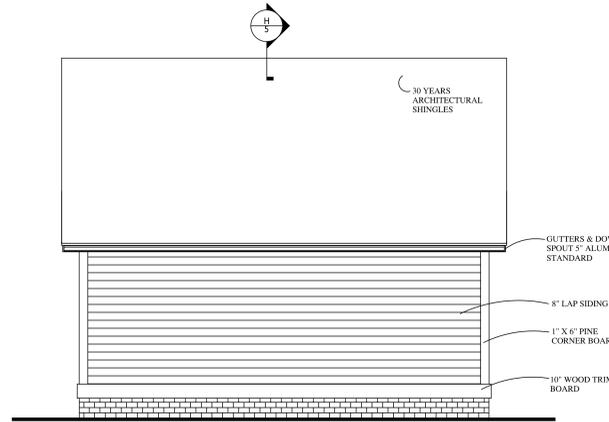
LEFT ELEVATION

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



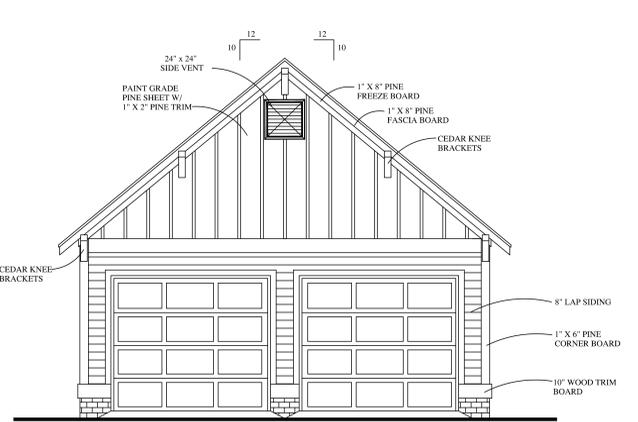
REAR ELEVATION

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



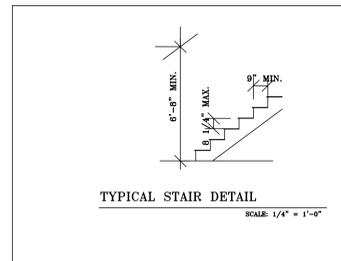
RIGHT ELEVATION

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



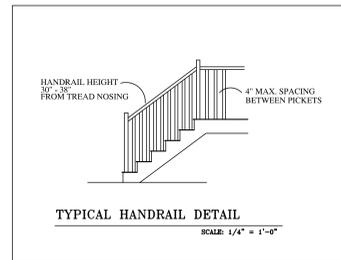
FRONT ELEVATION

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



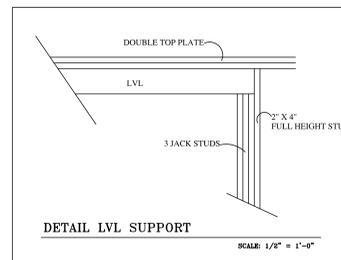
TYPICAL STAIR DETAIL

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



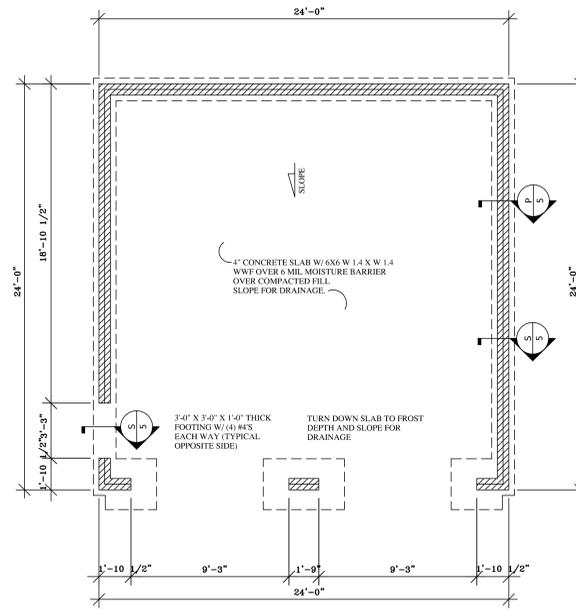
TYPICAL HANDRAIL DETAIL

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



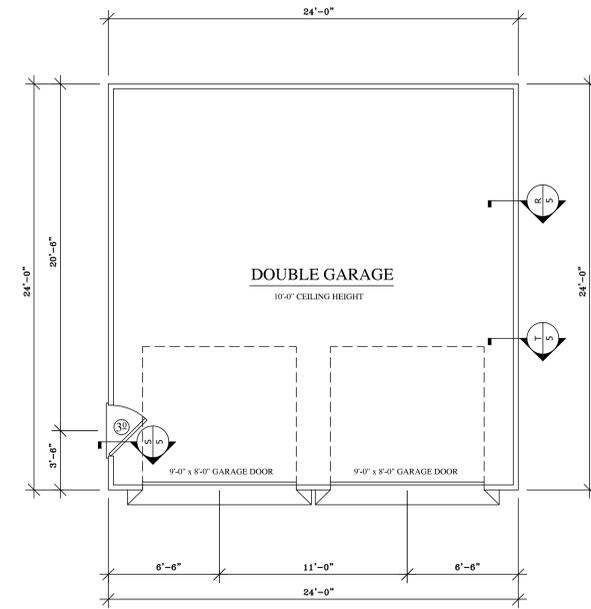
DETAIL LVL SUPPORT

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

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



FLOOR PLAN

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



JEFFERY D. GRAY
RESIDENTIAL DRAFTING & DESIGN
1000 SOUTH MAIN STREET
CHERRY HILL, NJ 08034
(609) 251-4725

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. JEFFERY D. GRAY WILL ASSUME NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS.

PROJECT:

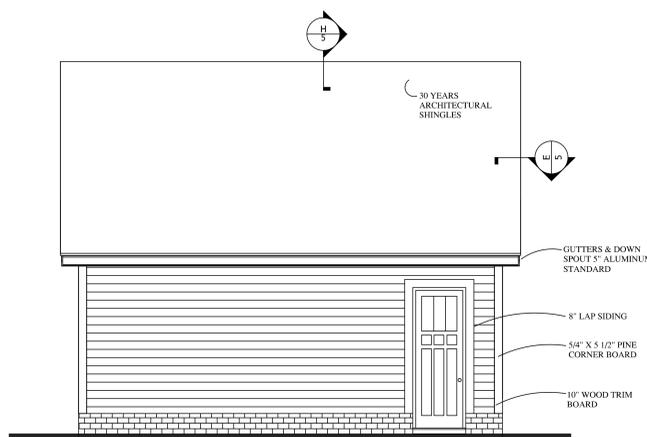
ALEXANDER RESIDENCE

DATE: SEPT. 11, 14
REVISION:

FILE NUMBER
2014-ALEXANDER

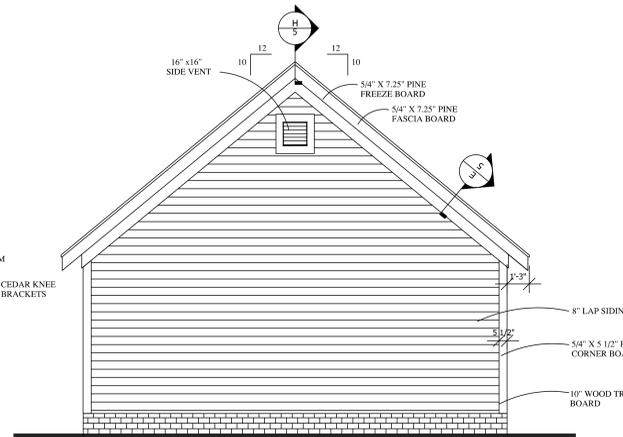
SHEET:

4 OF 4



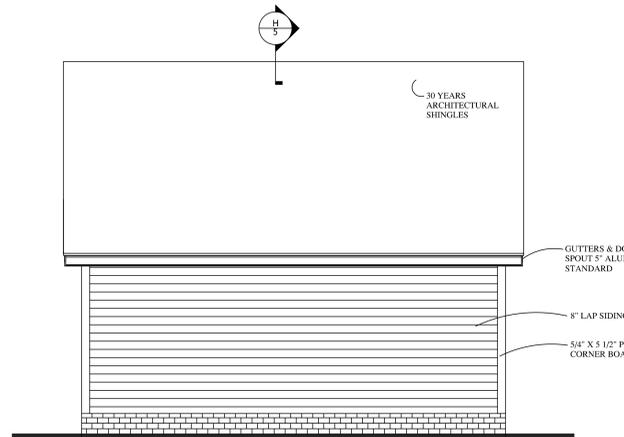
LEFT ELEVATION

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



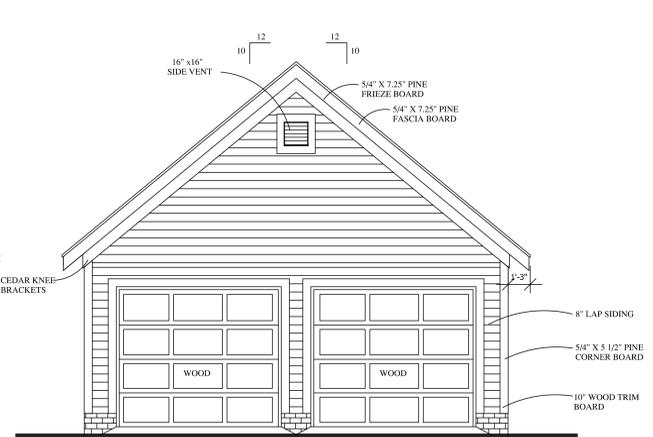
REAR ELEVATION

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



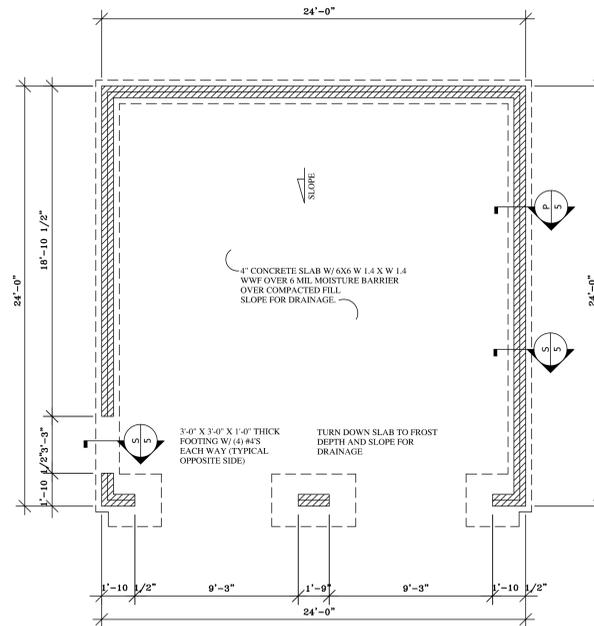
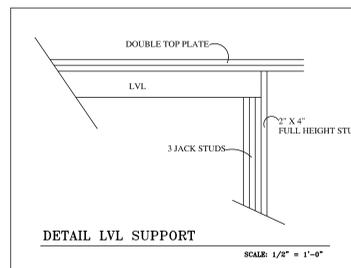
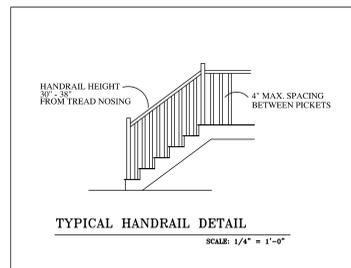
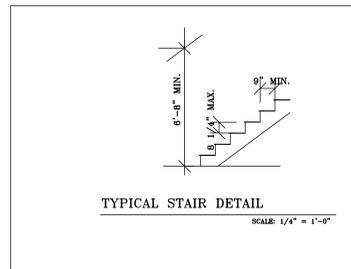
RIGHT ELEVATION

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



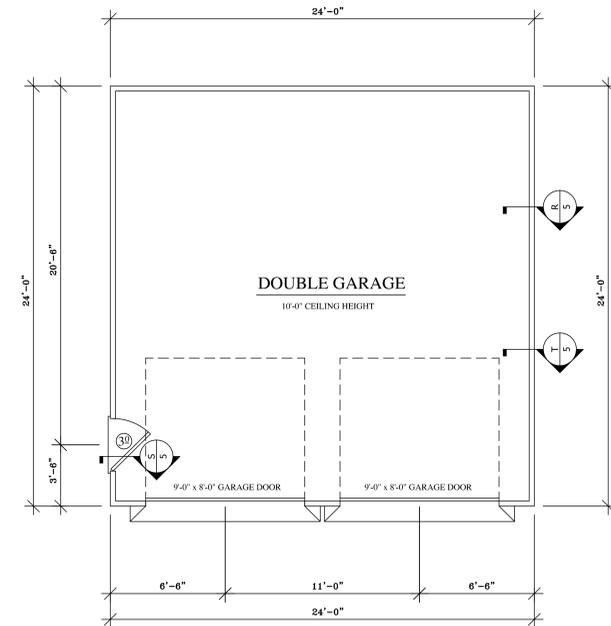
FRONT ELEVATION

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



FOUNDATION PLAN

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



FLOOR PLAN

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



Two hundred block of West kingston Ave.



247 West park Ave.



249 West park Ave.



300 Block West Kinston Ave. This house was just moved here.



300 Block of West Kingston Ave.



1600 Block Wilmore Dr.



1500 Block of Wilmore Dr.



1557

1500 Block of Wilmore Dr. 2