
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 229 East Worthington Avenue

SUMMARY OF REQUEST: Addition, renovation and new construction

OWNER: Kenneth and Lucy Raynor

APPLICANT: Allen Brooks

This application was continued from May for the following items: 1) Redesign the roof on the rear elevation and garage, 2) Include a Cleveland Avenue side elevation with the both structures, 3) Provide a Sanborn Map to show original floor plan, 4) Traditional windows and materials.

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Victorian structure at the corner of East Worthington Ave. and Cleveland Ave. It is listed as a contributing structure in the Dilworth National Register of Historic Places. The proposed use is office (zoned B-1).

Proposal

The proposal is a renovation of the structure including an expansion of the attic, porch addition and reconstruction of a corner tower. A new detached garage is proposed in the rear yard. Other improvements include an outdoor seating area and fence (to be reviewed by staff). Project details include wood siding (lap and shake patterns), wood windows and trim, new eaves and soffits to match existing, new screened porch and a new second floor rear addition.

The proposed garage will have materials complimentary to the principal structure. Total height is +/- 23'.

Revised Proposal – June 10, 2015

1. The rear second story roof has been changed to a gable dormer with a small shed roof attached to the side.
2. Plan notes include traditional materials.
3. The Cleveland Avenue elevation is included.
4. The front elevation of the garage roof has been redesigned to a gable flanked by shed dormers.

Policy & Design Guidelines - Additions

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.

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.

Policy & Design Guidelines: Accessory Buildings (Garages), page 50

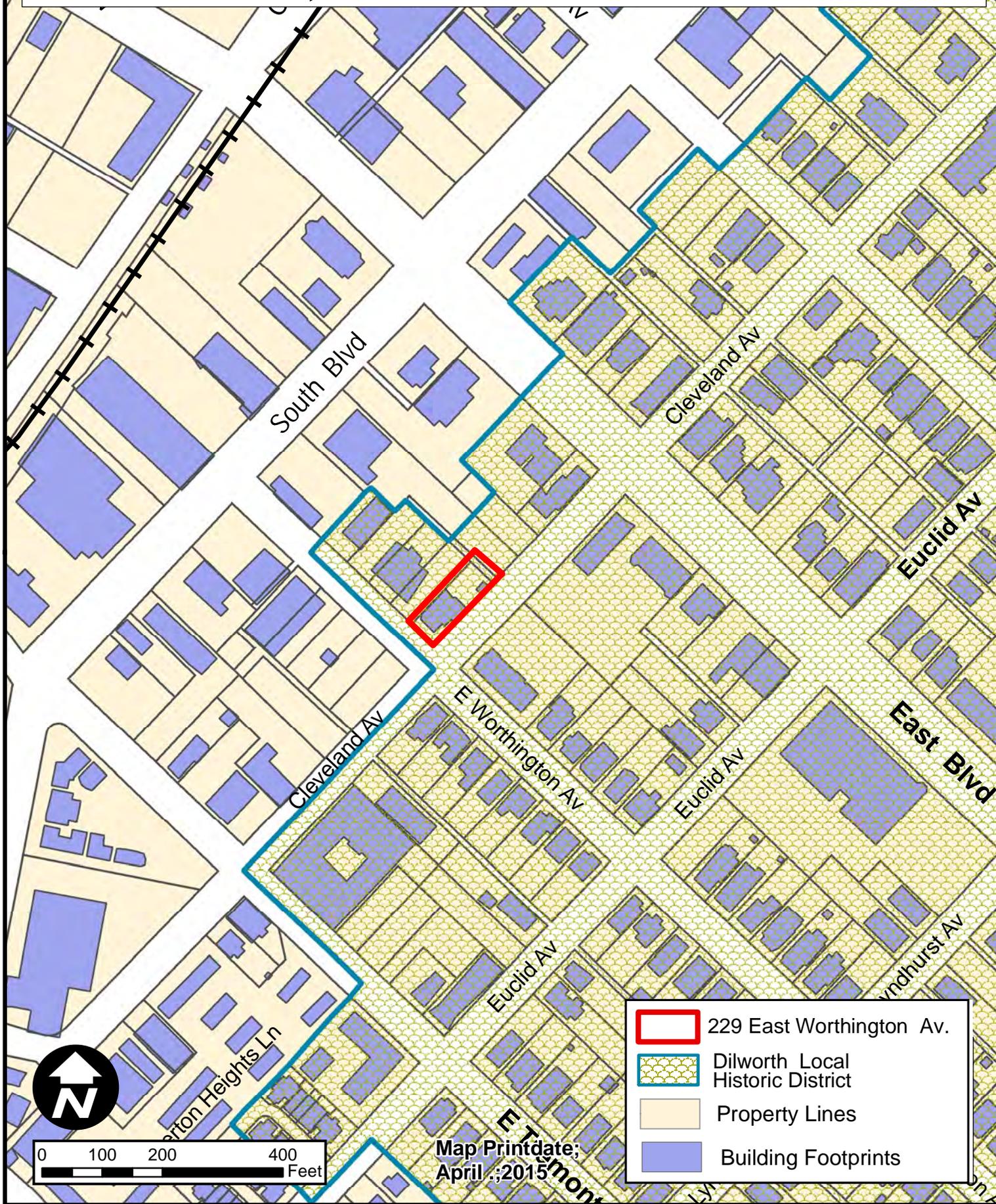
1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions and accessory buildings (Garages).

Charlotte Historic District Commission - Case 2015-080

Historic District; Dilworth





VICINITY MAP



INDEX OF DRAWINGS

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 Subject House
 Tower Houses
 Proposed Context

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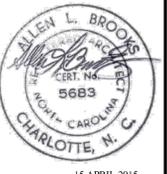
SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Existing First Floor:	2,180 S.F.	339 S.F.
Existing Second Floor:	1022 S.F.	0 S.F.
	+	+
Proposed First Floor:	85 S.F.	170 S.F.
Proposed Second Floor:	241 S.F.	0 S.F.
	+	+
Total:	3,527 S.F.	509 S.F.
Total Under Roof:	4.036 S.F.	

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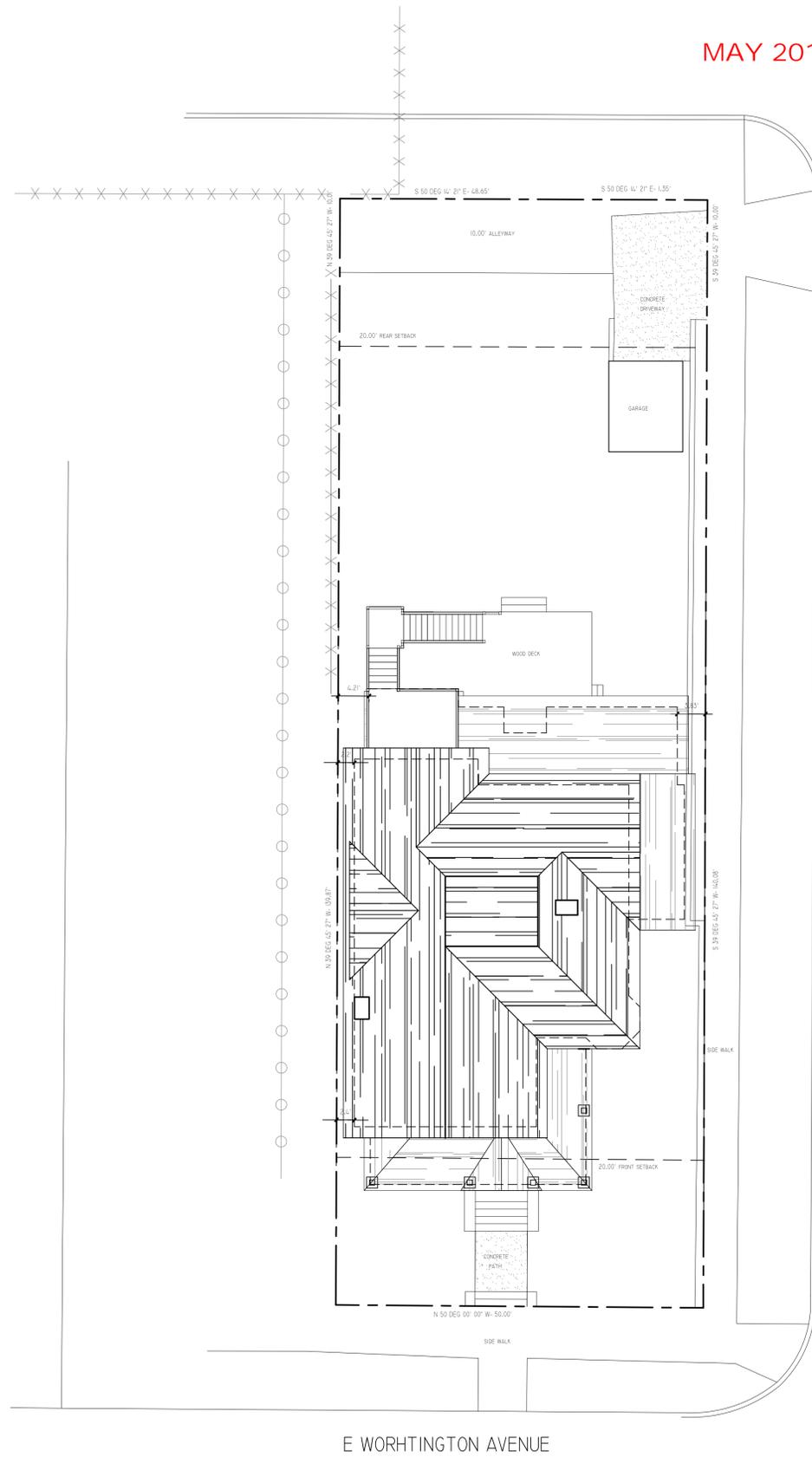
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COVER SHEET

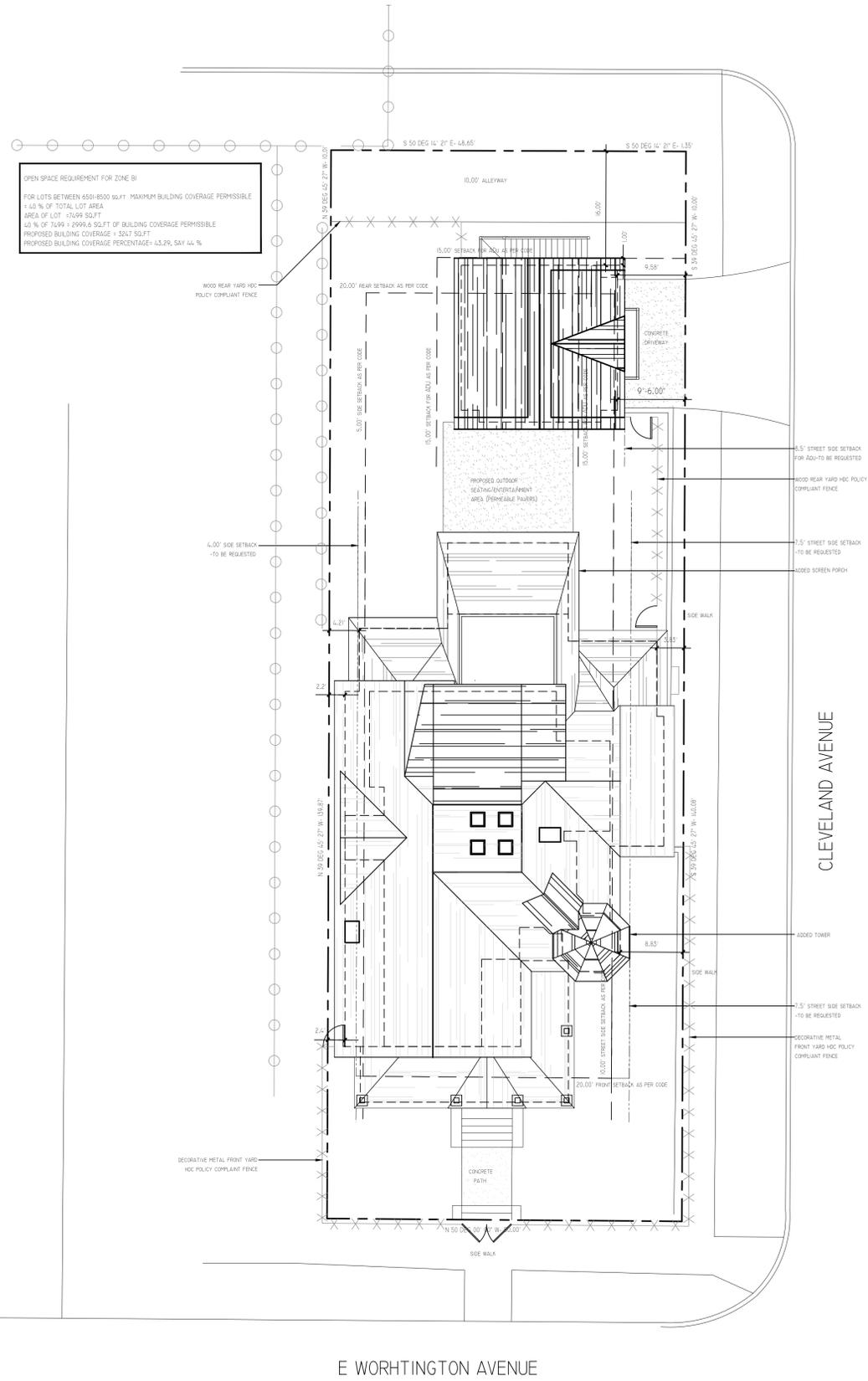
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OF FOURTEEN

MAY 2015

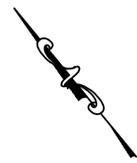


② EXISTING SITE PLAN
1" = 10'-0"

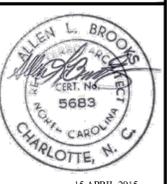


OPEN SPACE REQUIREMENT FOR ZONE B1
FOR LOTS BETWEEN 6501-8500 SQ.FT. MAXIMUM BUILDING COVERAGE PERMISSIBLE
= 4.0 % OF TOTAL LOT AREA
AREA OF LOT = 7499 SQ.FT.
4.0 % OF 7499 = 299.96 SQ.FT. OF BUILDING COVERAGE PERMISSIBLE
PROPOSED BUILDING COVERAGE = 3267 SQ.FT.
PROPOSED BUILDING COVERAGE PERCENTAGE = 43.2%, SAY 44 %

① PROPOSED SITE PLAN
1" = 10'-0"



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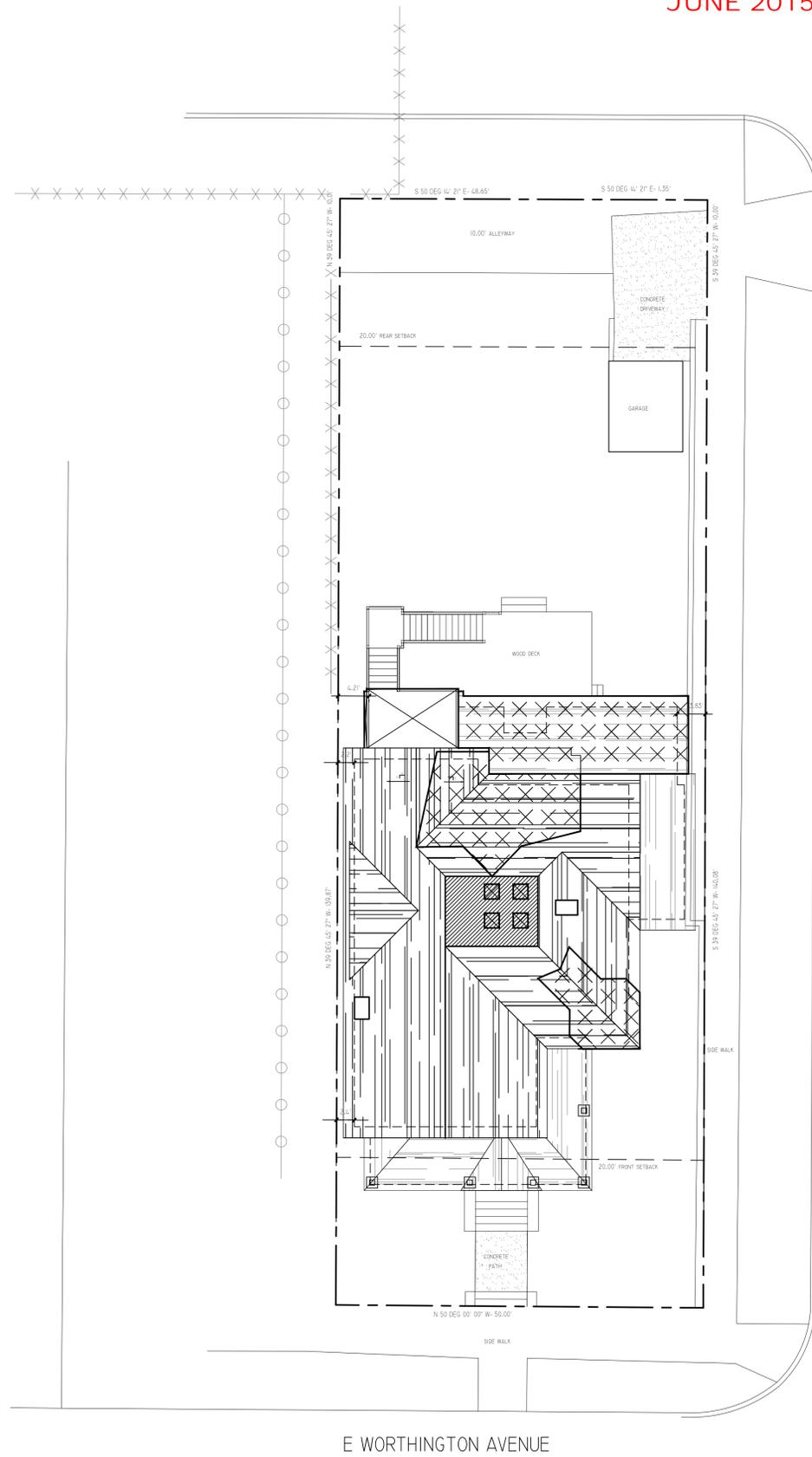
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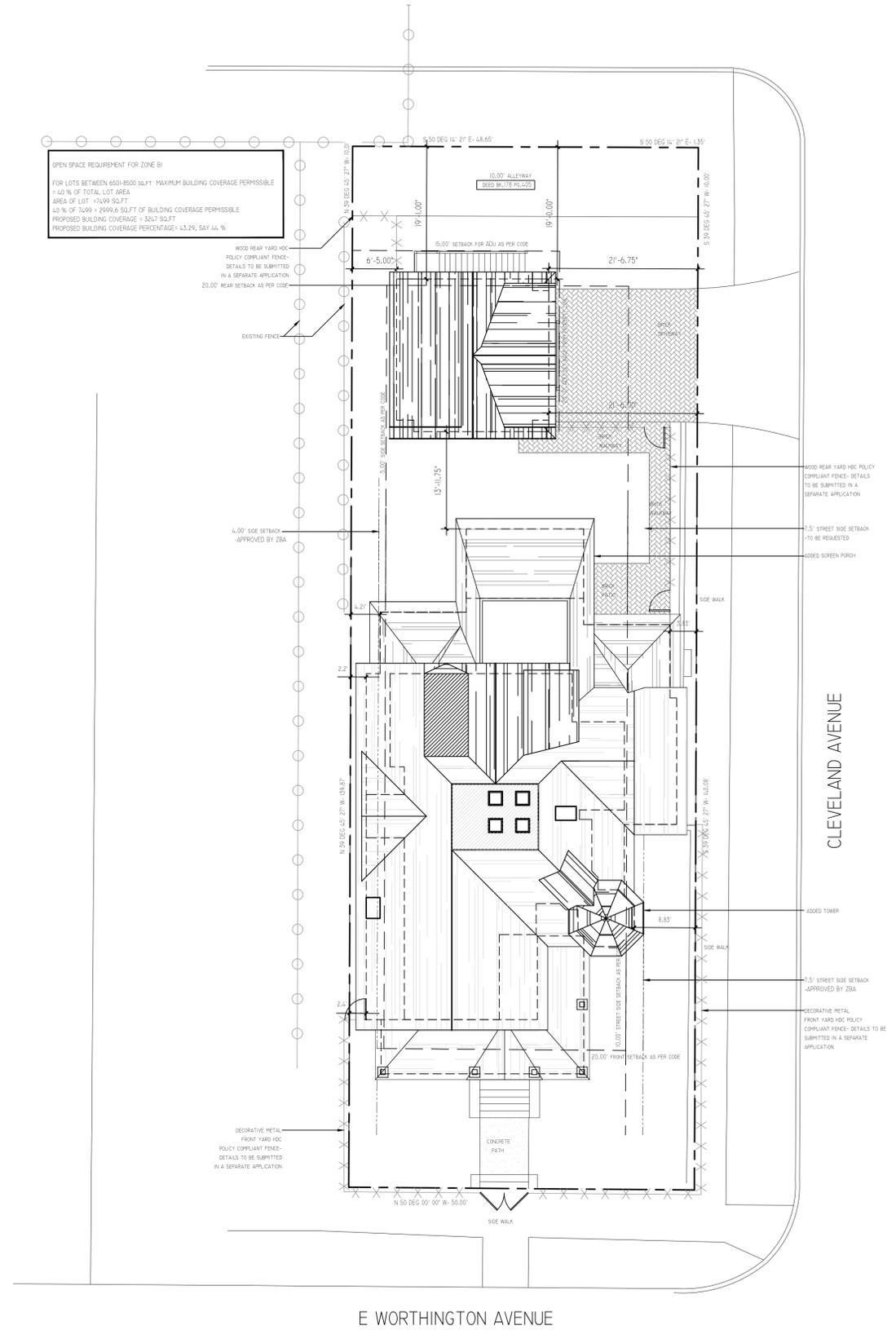
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EXISTING & PROPOSED SITE PLANS
A-1
OF FOURTEEN

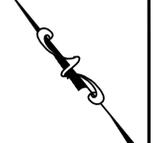
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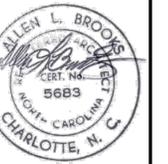
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EXISTING & PROPOSED SITE PLANS

A-1
 OF FOURTEEN



307 EAST BLVD, HISTORIC CRUTCHFIELD-BOMAR-BREM HOUSE



RESIDENCE OF C. H. ROBINSON, EAST AVENUE,
DEMOLISHED (REFERENCE)



1717 CLEVELAND AVENUE, HISTORIC SCOTT-HOKE HOUSE

TOWER HOUSES



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TOWER HOUSES

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SITE CONTEXT

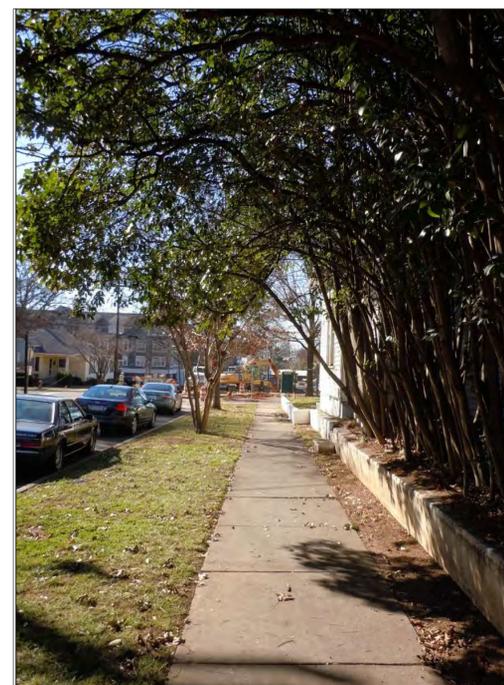
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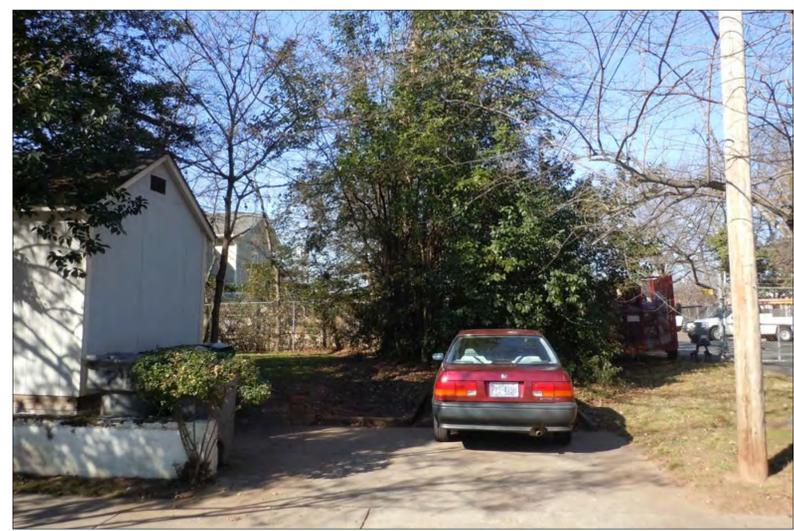
E. WORTHINGTON LOOKING WEST TO SOUTH BLVD



E. WORTHINGTON LOOKING EAST



CLEVELAND LOOKING SOUTH TO TREMONT



REAR ALLEY FROM CLEVELAND AVENUE LOOKING TOWARD SOUTH BLVD & FIRE STATION NO.2 DRIVEWAY



LOOKING ACROSS FROM STREET FROM SUBJECT HOUSE AT VACANT LOT WHERE HOTEL IS PLANNED



LOOKING AT SUBJECT HOUSE FROM PARKING LOT OF ADJACENT OFFICE PROPERTY

SITE CONTEXT



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SUBJECT HOUSE

OF: FOURTEEN



FRONT AT EAST WORTHINGTON



LEFT FRONT CORNER



CORNER AT WORTHINGTON & CLEVELAND



FRONT SIDE VIEW FROM CLEVELAND



RIGHT SIDE FROM CLEVELAND AVENUE



REAR LOOKING FROM YARD



LEFT REAR CORNER



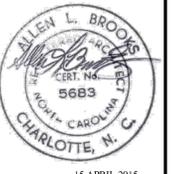
SHED AT CLEVELAND LOOKING FROM HOUSE REAR

SUBJECT HOUSE

× × × × AREAS TO BE REMOVED

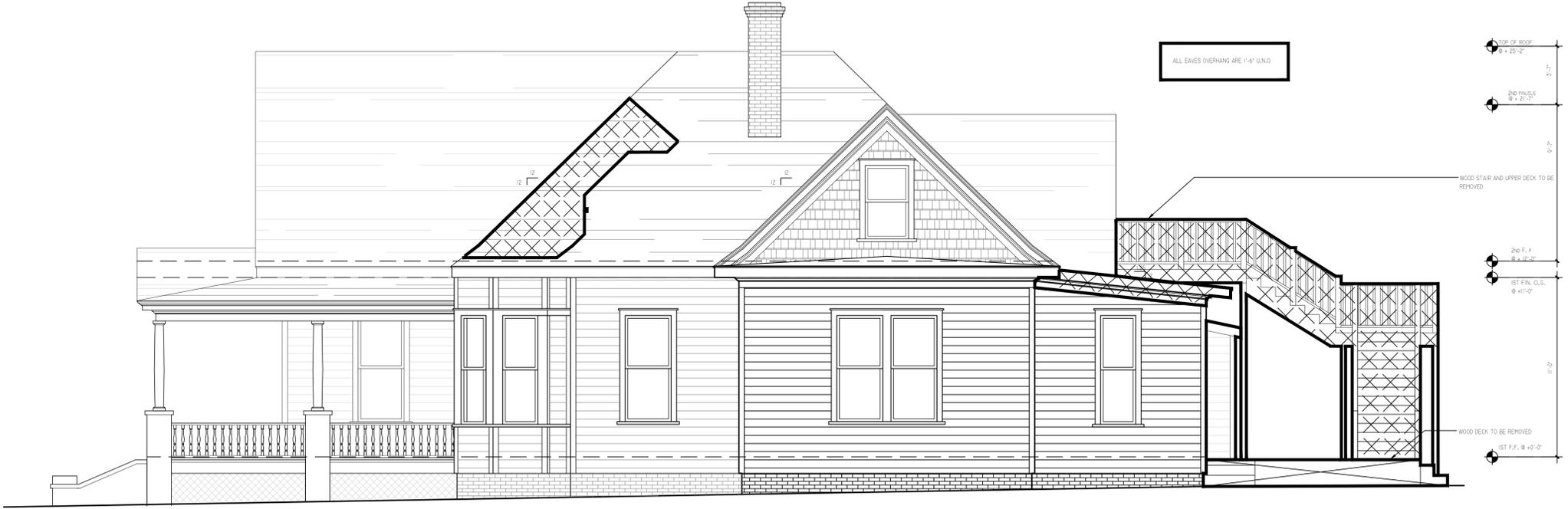


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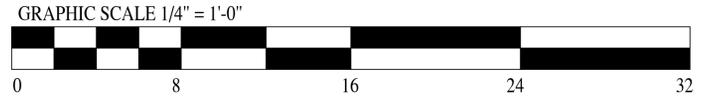


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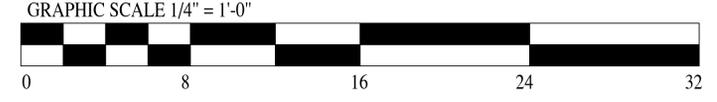
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② EXISTING CLEVELAND AVENUE SIDE ELEVATION
1/4" = 1'-0"



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



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EXISTING ELEVATIONS

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② PROPOSED CLEVELAND SIDE ELEVATION
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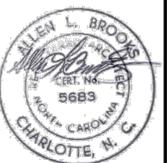
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GRAPHIC SCALE 1/4" = 1'-0"



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PROPOSED ELEVATIONS

A-10

OF FOURTEEN

JUNE 2015



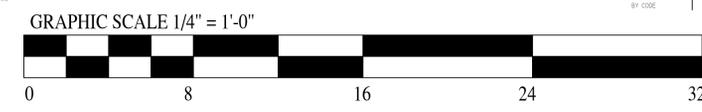
② PROPOSED CLEVELAND SIDE ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
⬡	2'-0" X 2'-0"	5'-8"	CASEMENT
⬢	2'-0" X 3'-0"	5'-6"	DOUBLE HUNG
⬢	1'-0" X 1'-0"	5'-6"	PICTURE CASEMENT
⬢	2'-8" X 6'-0"	MATCH EXISTING	DOUBLE HUNG
⬢	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
⬢	1'-6" X 3'-0"	5'-6"	DOUBLE HUNG
⬢	2'-0" X 3'-0"	6'-0"	DOUBLE HUNG
⬢	MATCH EXISTING X 5'-0"	MATCH EXISTING	DOUBLE HUNG

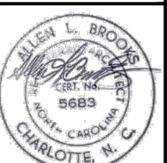
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NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHEP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 2 S.P.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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



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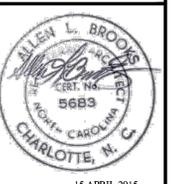
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PROPOSED ELEVATIONS
A-10
OF FOURTEEN

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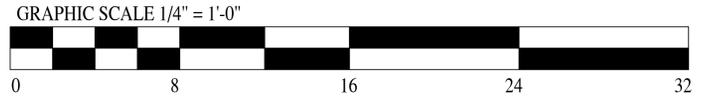


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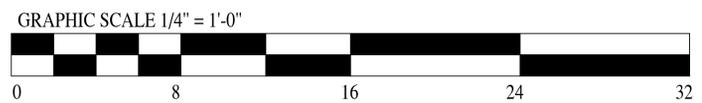
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② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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EXISTING ELEVATIONS

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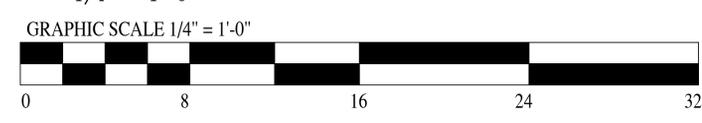
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 2'-0"	5'-6"	CASEMENT
B	2'-0" X 3'-6"	5'-6"	DOUBLE HUNG
C	1'-0" X 1'-6"	5'-6"	PICTURE CASEMENT
D	2'-8" X 6'-4"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
F	1'-6" X 3'-0"	5'-6"	DOUBLE HUNG
G	2'-0" X 3'-0"	5'-6"	DOUBLE HUNG



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



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

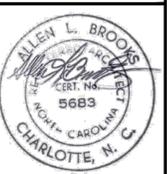


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NOTE: MATCH EXISTING WINDOW & DOOR HFS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MAINTN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
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PROPOSED ELEVATIONS

A-11
OF: FOURTEEN

JUNE 2015



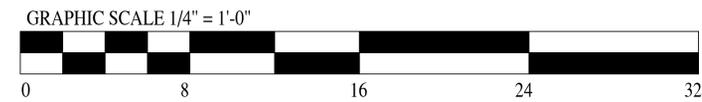
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⬢	MATCH EXISTING X 5'-0"	MATCH EXISTING	DOUBLE HUNG

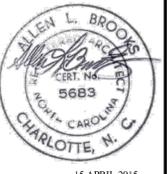
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① PROPOSED REAR ELEVATION
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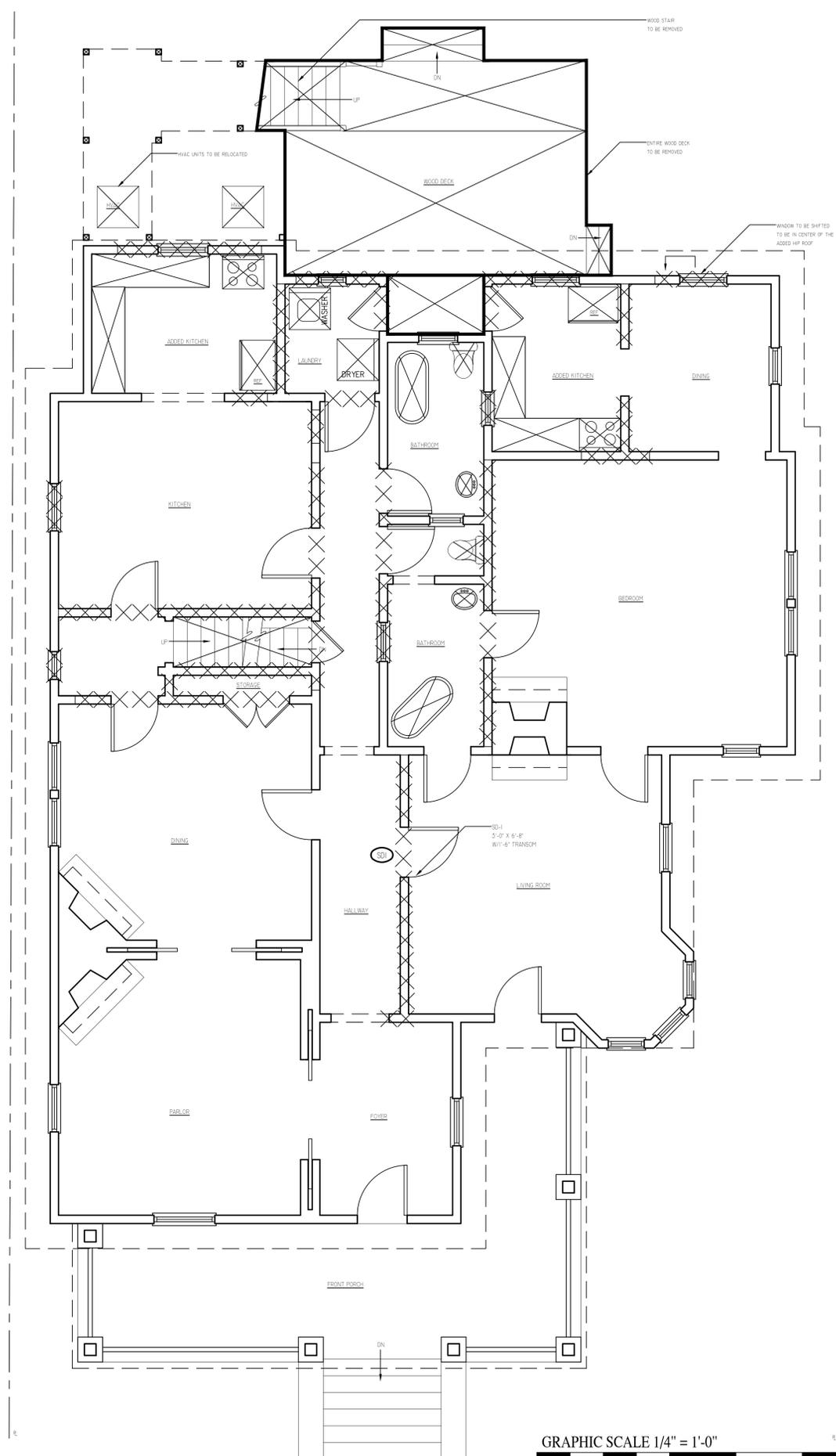
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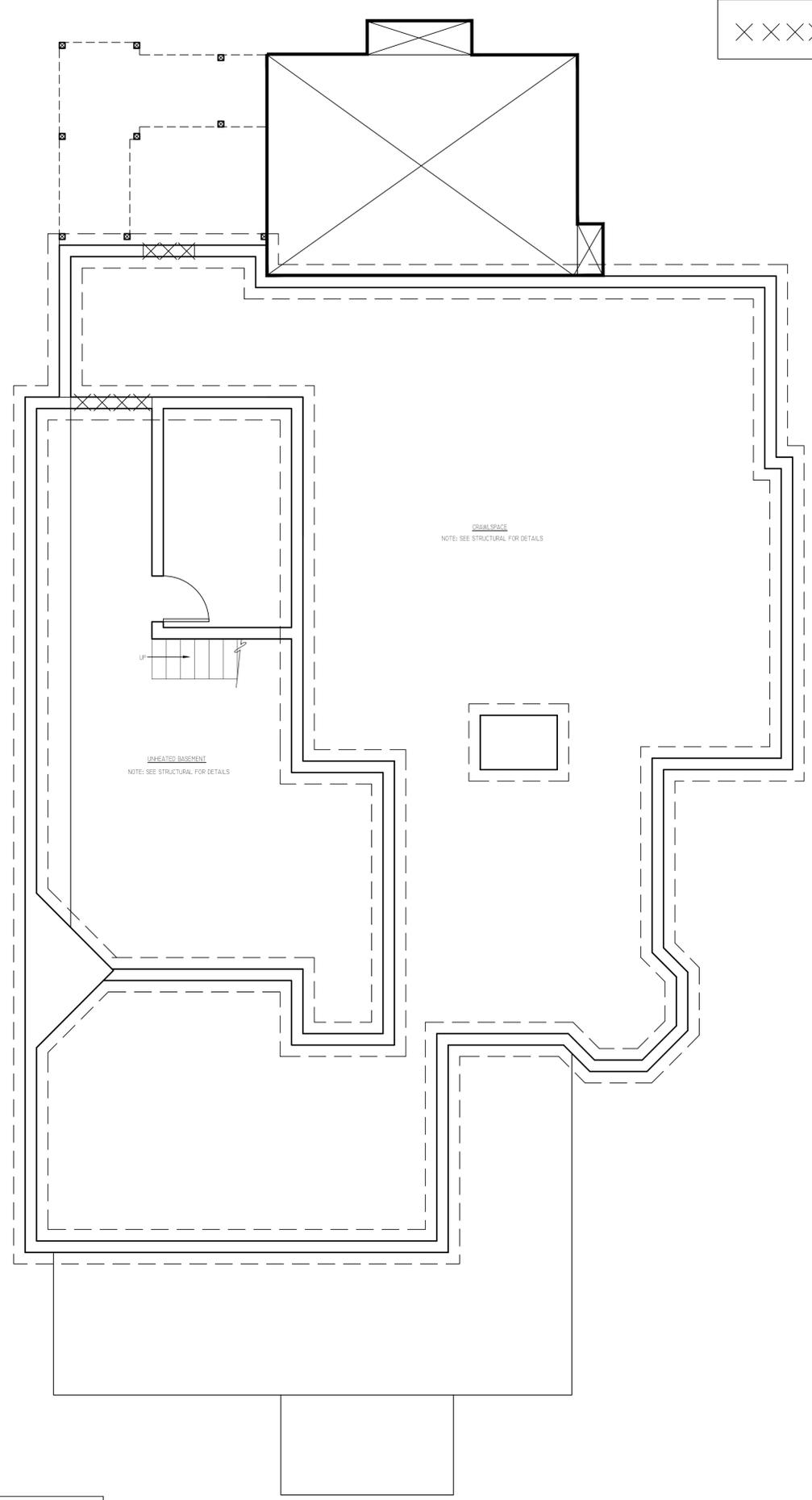
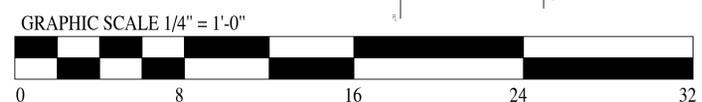
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PROPOSED ELEVATIONS

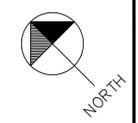
A-11
 OF FOURTEEN



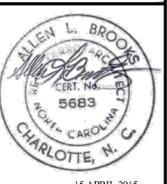
② EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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



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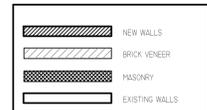
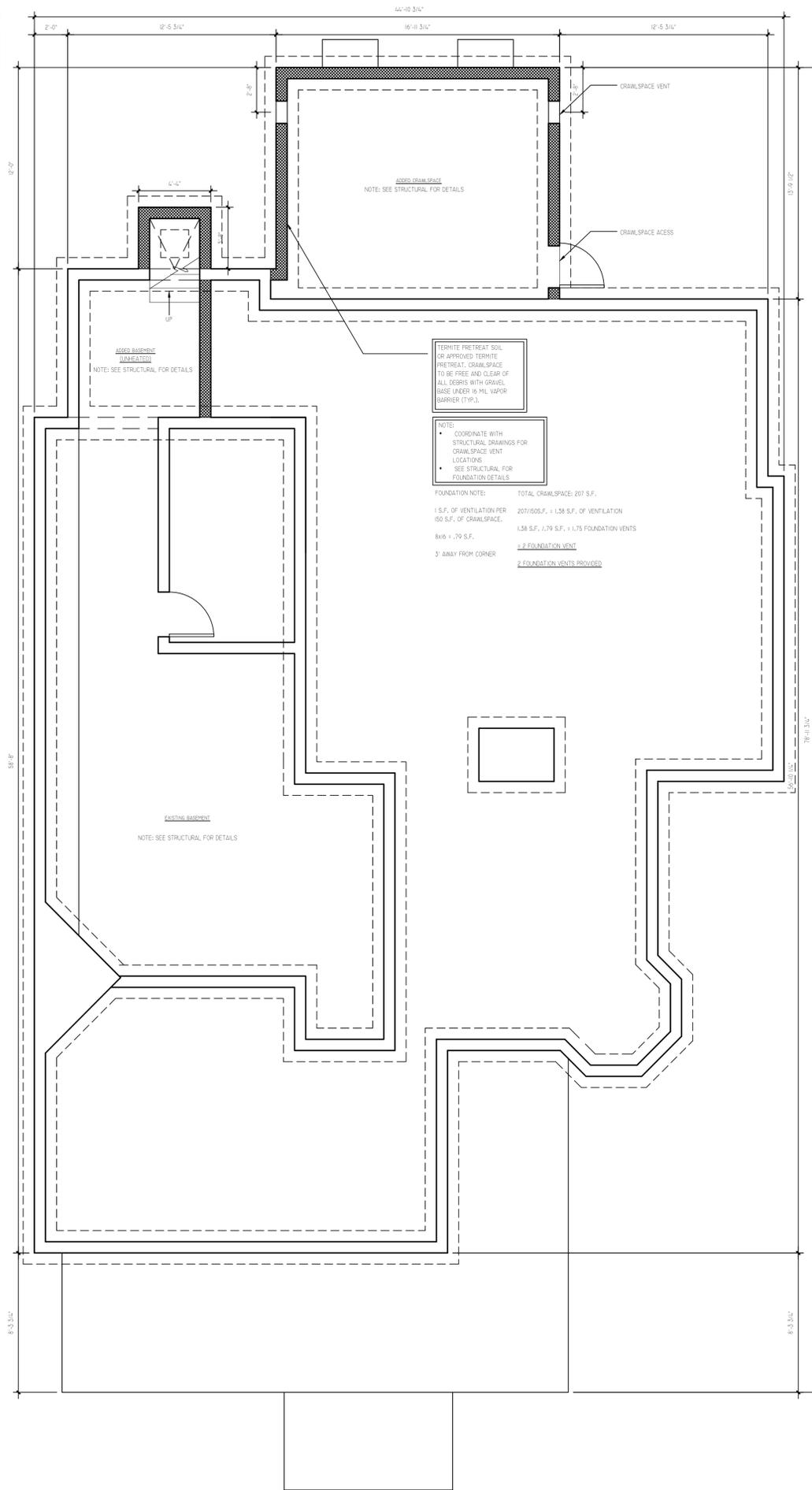
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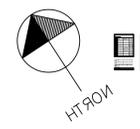
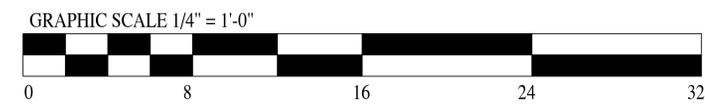
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EXISTING PLANS
A-2
OF FOURTEEN

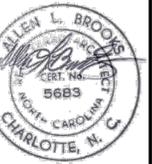
MAY 2015



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



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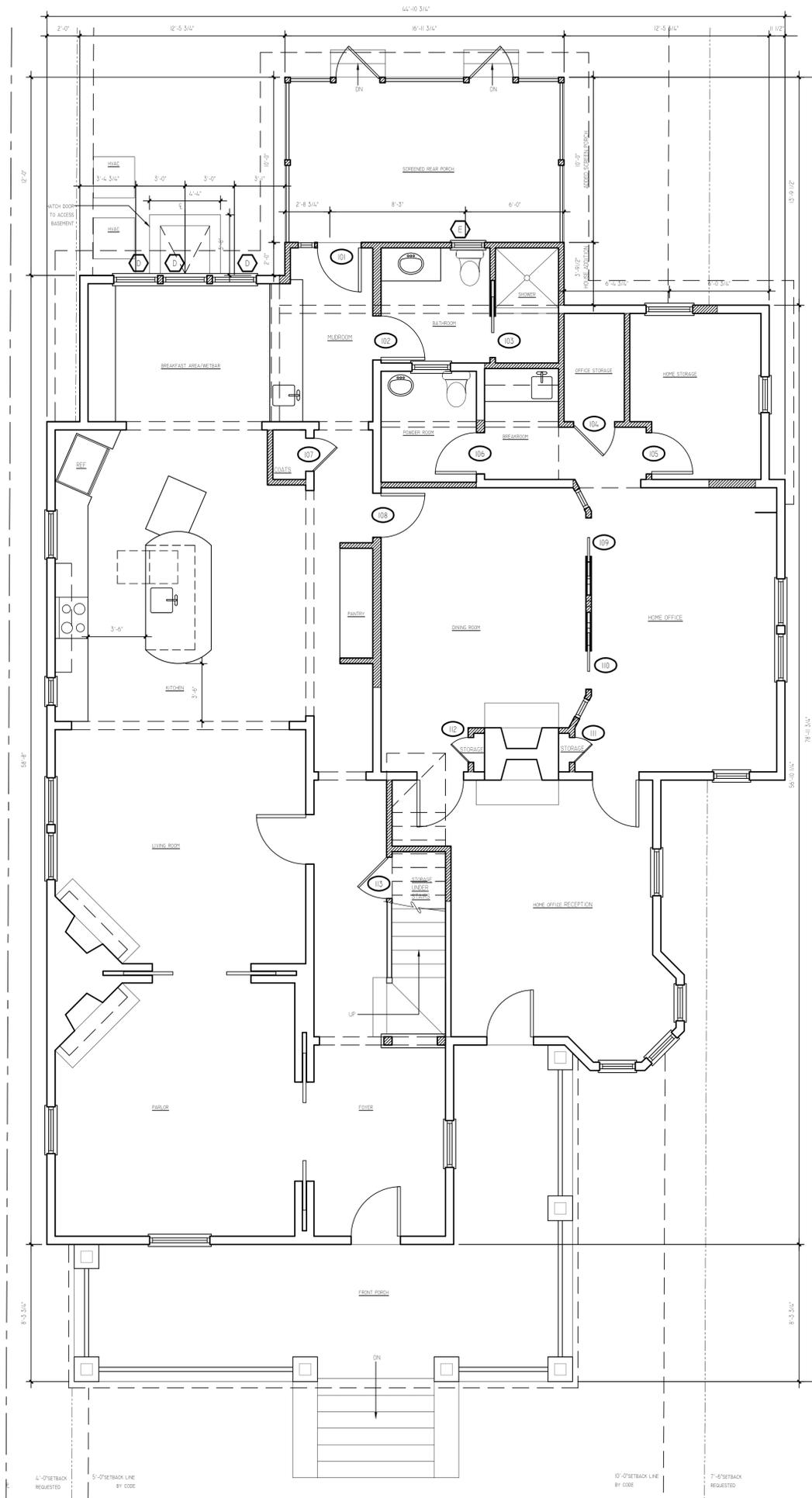
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PROPOSED PLANS
A-6
OF FOURTEEN

MAY 2015



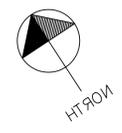
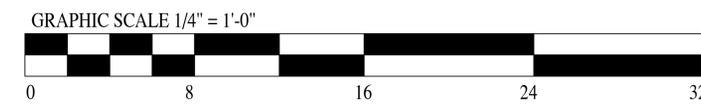
WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 2'-0"	5'-8"	CASEMENT
B	2'-0" X 3'-6"	5'-8"	DOUBLE HUNG
C	1'-0" X 1'-0"	5'-8"	PICTURE CASEMENT
D	2'-8" X 6'-0"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
F	1'-6" X 3'-0"	5'-8"	DOUBLE HUNG
G	2'-0" X 3'-0"	5'-8"	DOUBLE HUNG

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 MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 * M.E. = MATCH EXISTING
 NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" & 6' F.T. MUST BE EGRESS UNDER CODE (I.P.C.)

FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	2'-0" X 6'-8"	HALLROOM
102	W / 1'-0" X 6'-8" SIBELIGHT W / 1'-0" TRANSOM	BATHROOM
103	2'-0" X 6'-8"	SHOWER AREA
104	2'-0" X 6'-8"	HOME STORAGE
105	2'-0" X 6'-8"	HOME STORAGE
106	2'-0" X 6'-8"	POWDER ROOM
107	2'-0" X 6'-8"	COAT CLOSET
108	2'-0" X 6'-8" W / 1'-0" TRANSOM	DINING ROOM
109	2'-0" X 6'-8" POCKET DOOR	DINING ROOM
110	2'-0" X 6'-8" POCKET DOOR	DINING ROOM
111	1'-6" X 6'-8"	STORAGE IN HOME OFFICE
112	1'-6" X 6'-8"	STORAGE IN DINING
113	2'-0" WIDE HT. TO BE VERIFIED	STORAGE UNDER STAIRCASE

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

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



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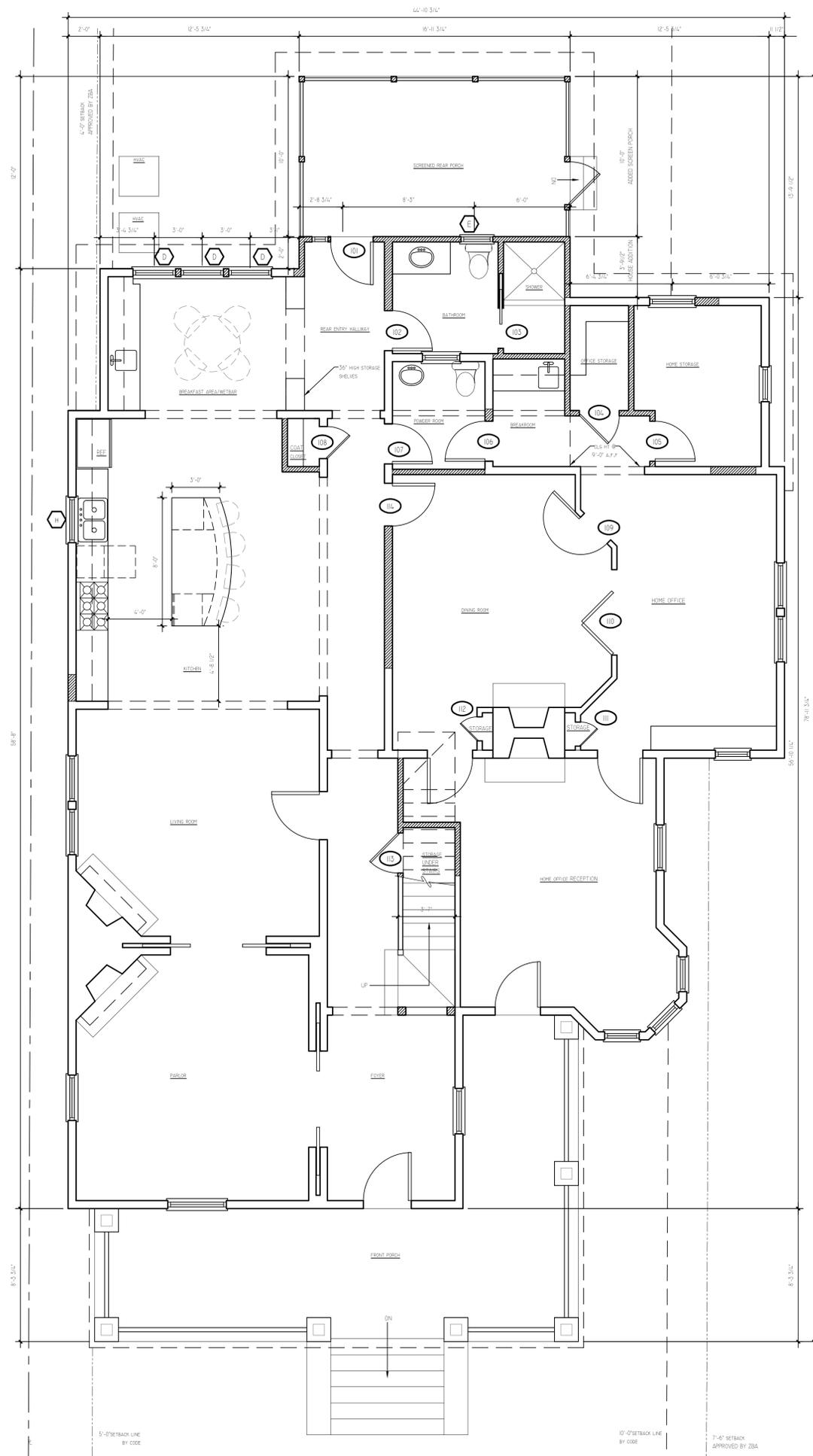
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PROJ. NO. - 15082
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PROPOSED PLANS
A-7
 OF FOURTEEN

JUNE 2015



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 2'-0"	5'-8"	CASEMENT
B	2'-0" X 3'-6"	5'-8"	DOUBLE HUNG
C	1'-0" X 1'-0"	5'-4"	PICTURE CASEMENT
D	2'-8" X 6'-0"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
F	1'-6" X 3'-0"	5'-8"	DOUBLE HUNG
G	2'-0" X 3'-0"	6'-0"	DOUBLE HUNG
H	MATCH EXISTING X 5'-0"	MATCH EXISTING	DOUBLE HUNG

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 MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" & 6' F.T. MUST BE TEMPERED PER CODE (I.P.C.)

FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	2'-0" X 6'-8"	REAR ENTRY HALLWAY
102	W / 1'-0" X 6'-8" Sidelight W / 1'-0" Transom	BATHROOM
103	2'-0" X 6'-8"	BATHROOM
104	2'-0" X 6'-8"	SHOWER AREA
105	2'-0" X 6'-8"	OFFICE STORAGE
106	2'-0" X 6'-8"	HOME STORAGE
107	2'-0" X 6'-8"	POWDER ROOM
108	2'-0" X 6'-8"	POWDER ROOM
109	2'-0" X 6'-8"	COAT CLOSET
110	2'-0" X 6'-8"	DINING ROOM
111	2'-8" X 6'-8" BIFOLD DOOR	DINING ROOM
112	1'-6" X 6'-8"	STORAGE IN DINING
113	1'-6" X 6'-8"	STORAGE IN DINING
114	2'-0" WIDE HT. TO BE VERIFIED	STORAGE UNDER STAIRCASE
115	2'-8" X 6'-8" W/ 1'-0" Transom (SALVAGED DOOR -SD)	DINING

NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" & 6' F.T. MUST BE TEMPERED PER CODE (I.P.C.)

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" & 6' F.T. MUST BE TEMPERED PER CODE (I.P.C.)

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* M.E. = MATCH EXISTING

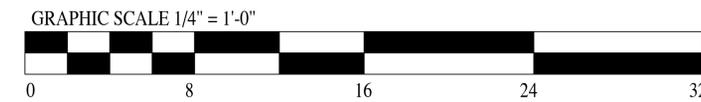
NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" & 6' F.T. MUST BE TEMPERED PER CODE (I.P.C.)

* M.E. = MATCH EXISTING

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* M.E. = MATCH EXISTING

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



	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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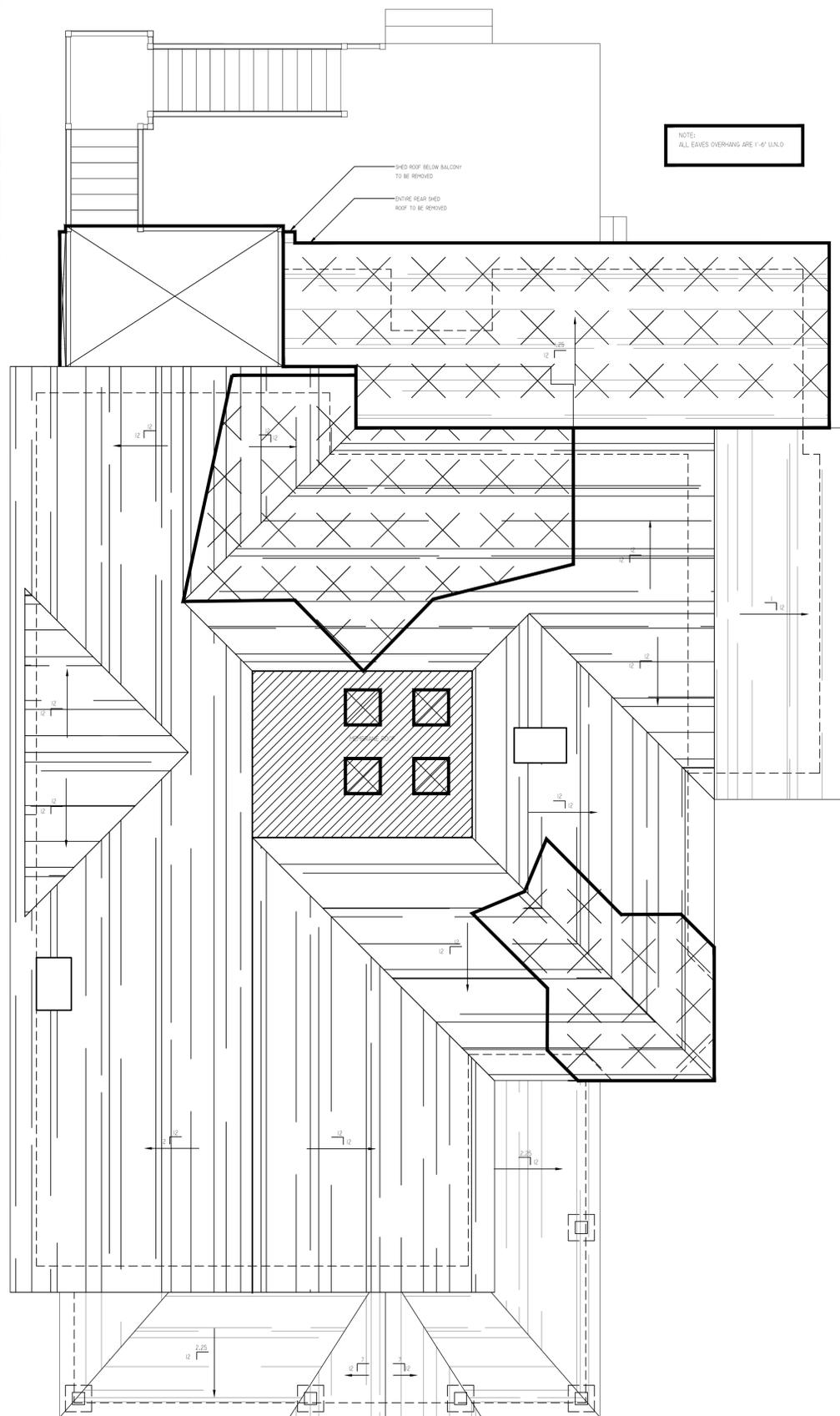
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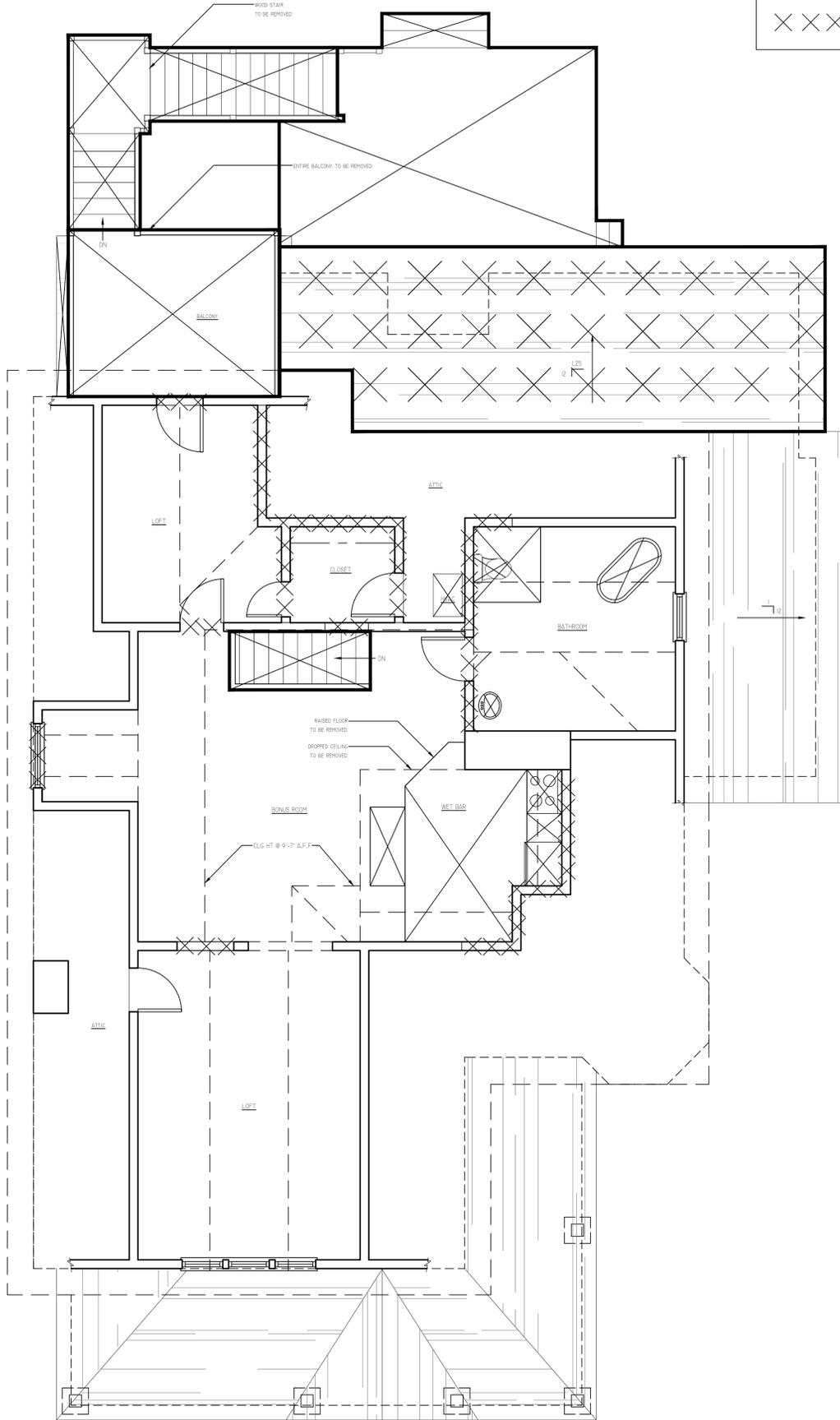
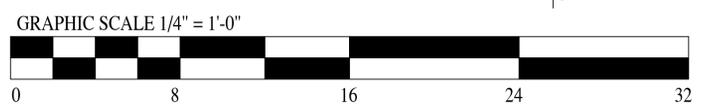
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RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

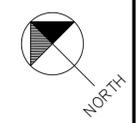
PROPOSED PLANS
A-7
OF: FOURTEEN



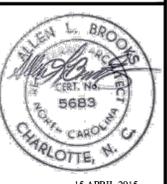
② EXISTING ROOF PLAN
1/4" = 1'-0"



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



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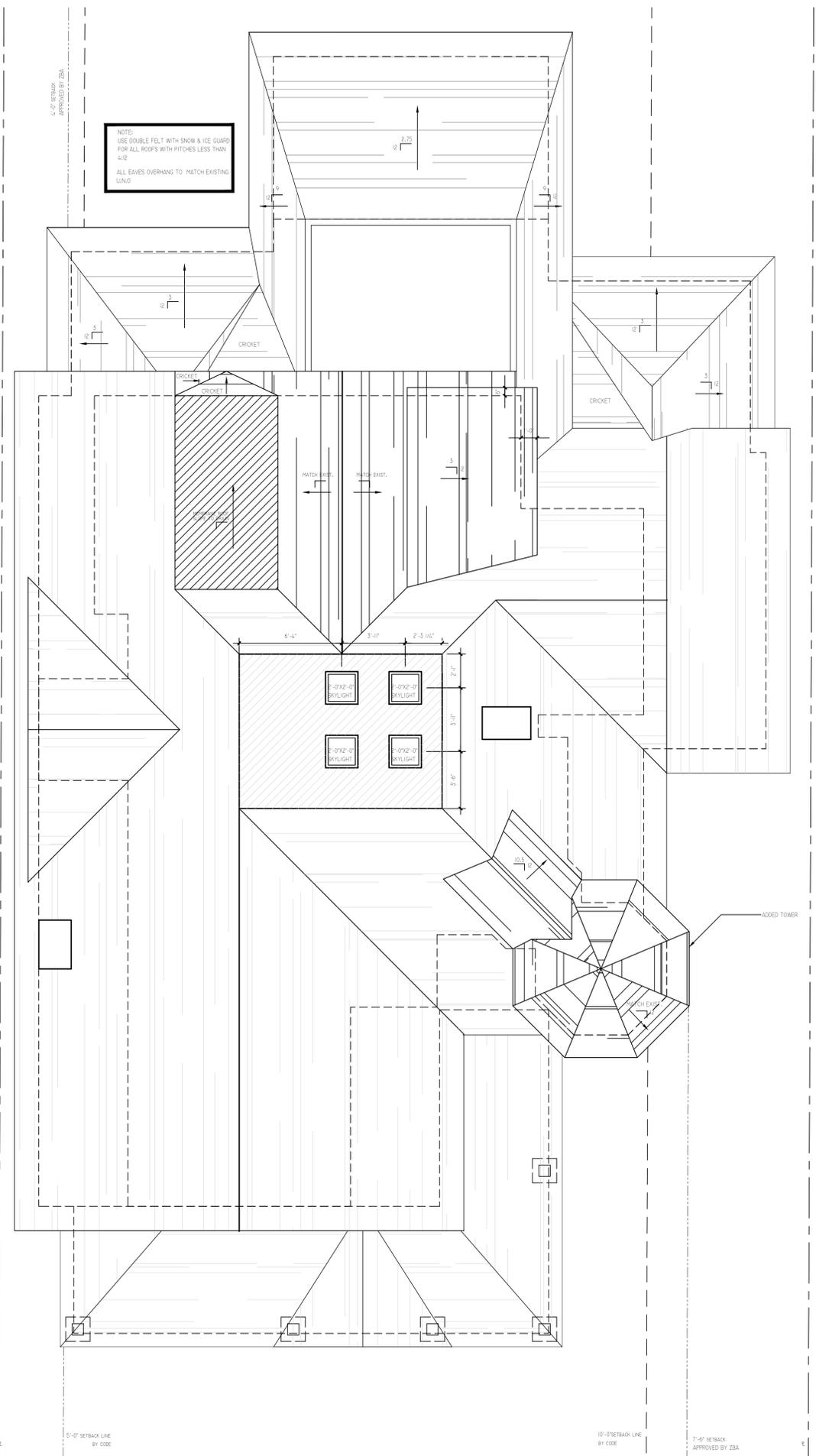
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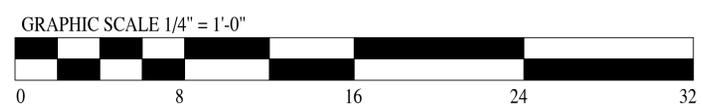
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EXISTING PLANS
A-3
OF FOURTEEN



JUNE 2015

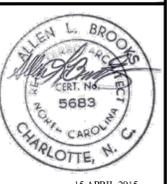
① PROPOSED ROOF PLAN
1/4" = 1'-0"



	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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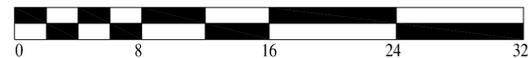
PROPOSED PLANS
A-9
OF FOURTEEN



② REFERENCE IMAGE OF RESIDENCE LOCATED AT INTERSECTION OF EUCLID AND EAST PARK AVENUE



① PROPOSED HOUSE AND ACCESSORY STRUCTURE FROM CLEVELAND AVENUE SIDE
 $\frac{3}{16}'' = 1'-0''$



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PROPOSED CONTEXT

OF: FOURTEEN

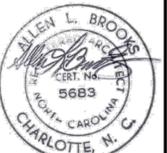
MAY 2015

GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG
B	1'-6" X 3'-0"	6'-8"	DOUBLE HUNG
C	2'-0" X 1'-0"	6'-8"	FIXED

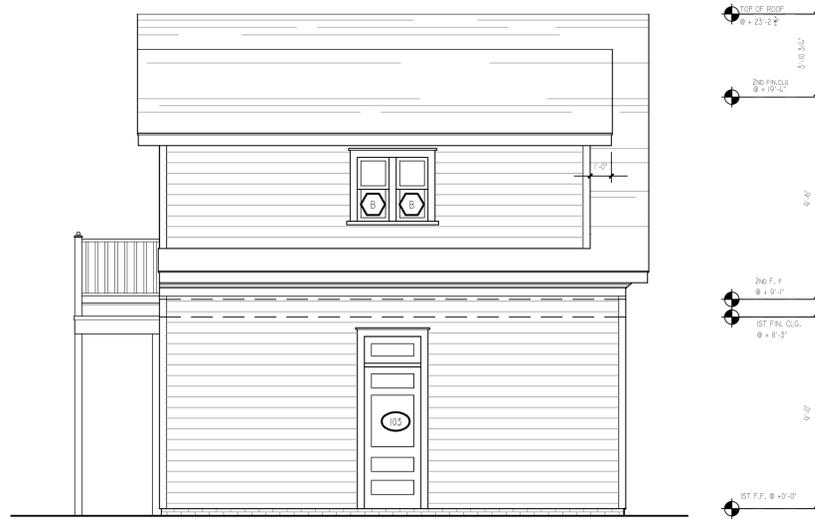
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 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 * M.E. = MATCH EXISTING
 NOTE: ALL WINDOWS WITH 8 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



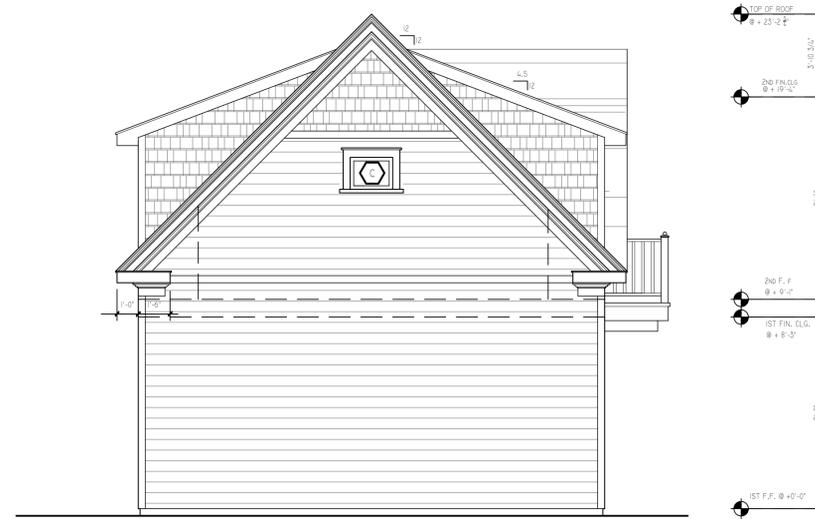
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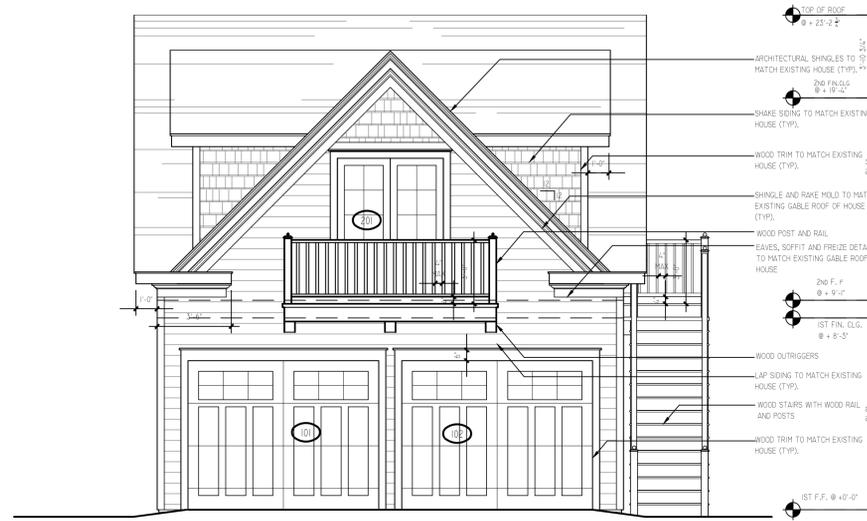
④ REAR ELEVATION
 1/4" = 1'-0"



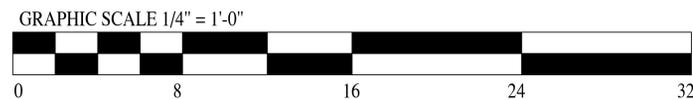
③ LEFT SIDE ELEVATION (HOUSE FACING)
 1/4" = 1'-0"



② RIGHT SIDE ELEVATION (ALLEY FACING)
 1/4" = 1'-0"



① FRONT ELEVATION (CLEVELAND AVENUE FACING)
 1/4" = 1'-0"



Historic Dilworth Addition & Renovation for the:
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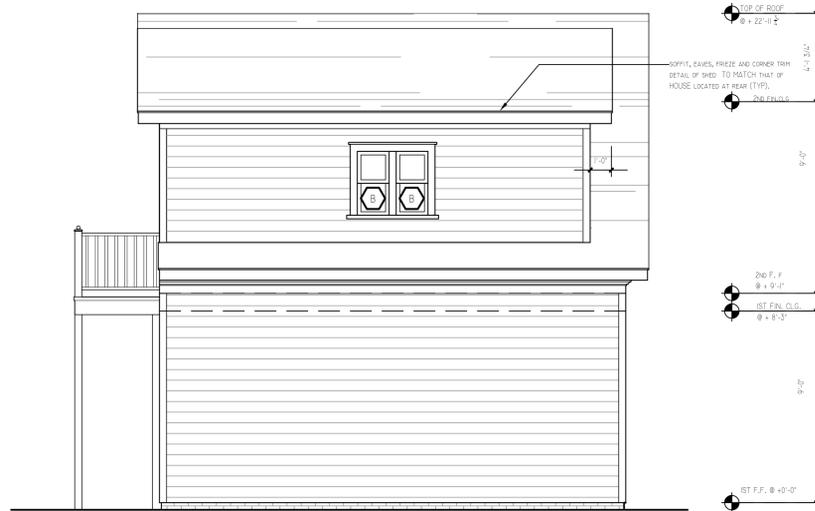
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 ISSUED - 15 APRIL 2015
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PROPOSED GARAGE
A-13
 OF FOURTEEN

JUNE 2015

GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
1	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG
2	1'-6" X 3'-0"	6'-8"	DOUBLE HUNG
3	2'-0" X 1'-0"	6'-8"	FIXED

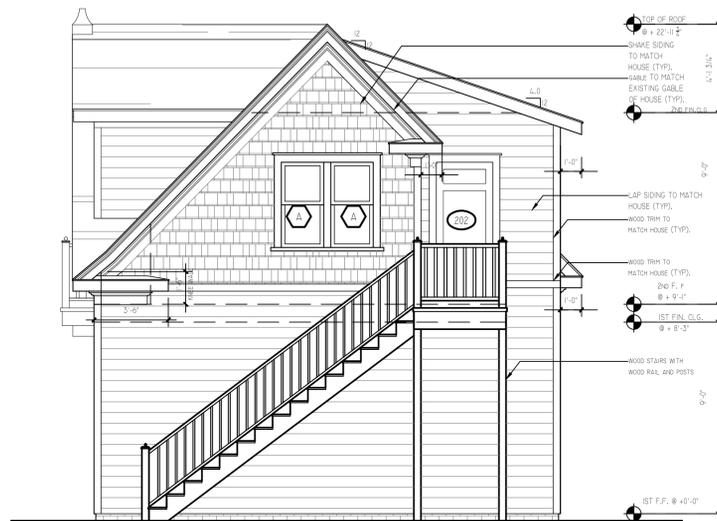
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 * M.E. = MATCH EXISTING
 NOTE: ALL WINDOWS WITH 2 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



④ REAR ELEVATION
1/4" = 1'-0"



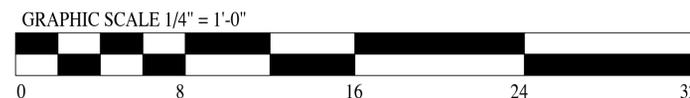
③ LEFT SIDE ELEVATION (HOUSE FACING)
1/4" = 1'-0"



② RIGHT SIDE ELEVATION (ALLEY FACING)
1/4" = 1'-0"



① FRONT ELEVATION (CLEVELAND AVENUE FACING)
1/4" = 1'-0"



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15 APRIL 2015

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PROPOSED GARAGE
A-13
OF FOURTEEN

MAY 2015

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

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 MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 2 S.F. OF GLASS OR MORE & LESS THAN 9" A.F.F. MUST BE TEMPERED PER CODE (I.P.C.)

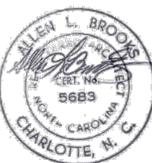
GARAGE FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	9'-0" x 7'-0"	GARAGE
102	9'-0" x 7'-0"	GARAGE
103	2'-8" x 6'-8" w/ 11'-0" TRANSOM	GARAGE

GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	PR 2'-6" x 6'-8"	LIVING ROOM TO BALCONY
202	2'-8" x 6'-8"	SECOND FLOOR ENTRY



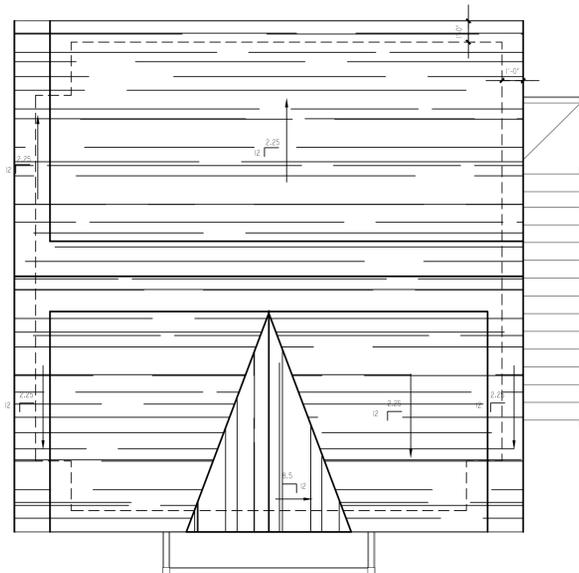
ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

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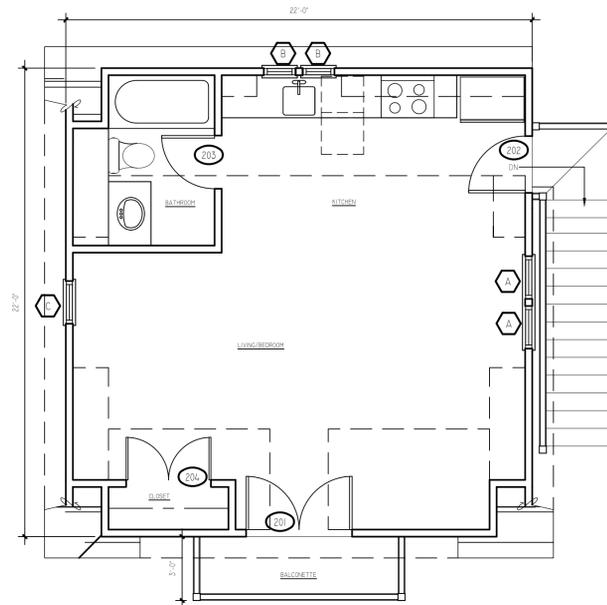


15 APRIL 2015

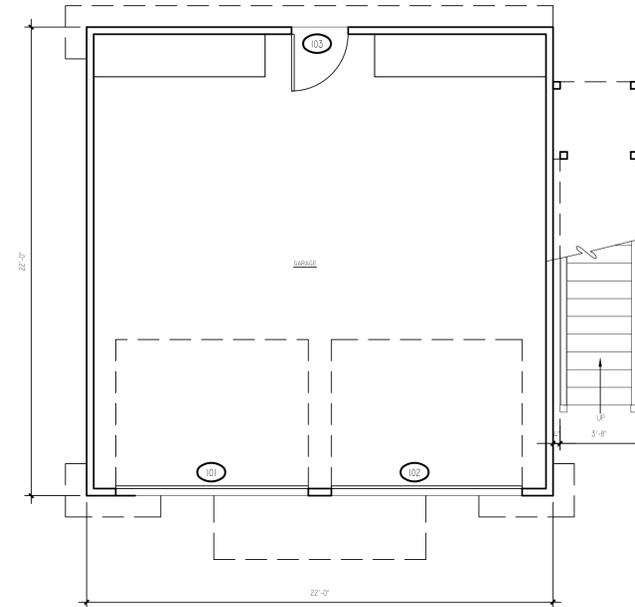
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③ PROPOSED GARAGE ROOF PLAN
1/4" = 1'-0"

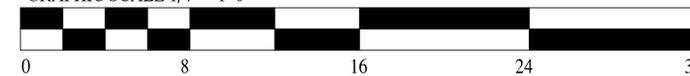


② PROPOSED GARAGE SECOND FLOOR PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"

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



Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

PROPOSED GARAGE

A-12

OF FOURTEEN

JUNE 2015

GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
1	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG
2	1'-6" X 3'-0"	6'-8"	DOUBLE HUNG
3	2'-0" X 1'-6"	6'-8"	FIXED

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 MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 2 S.F. OF GLASS OR MORE & LESS THAN 9" A.F.F. MUST BE TEMPERED PER CODE (11-07)

GARAGE FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	9'-0" X 7'-0"	GARAGE
102	9'-0" X 7'-0"	GARAGE
103	2'-8" X 6'-8" W/ 11'-0" TRANSOM	GARAGE

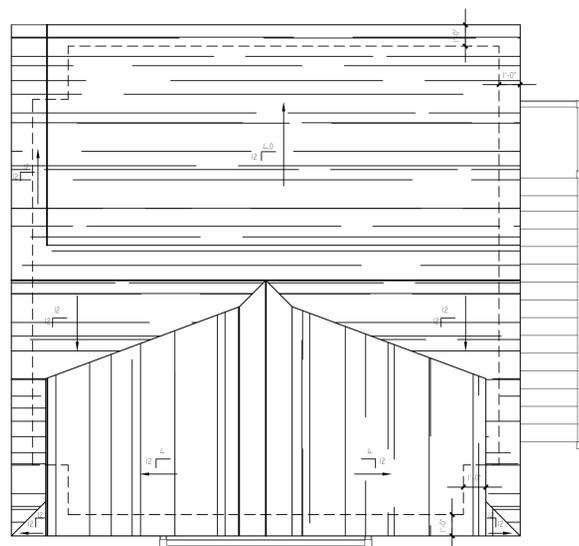
GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	PR 2'-6" X 6'-8"	LIVING ROOM TO BALCONY
202	2'-8" X 6'-8"	SECOND FLOOR ENTRY

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 Architecture, PA
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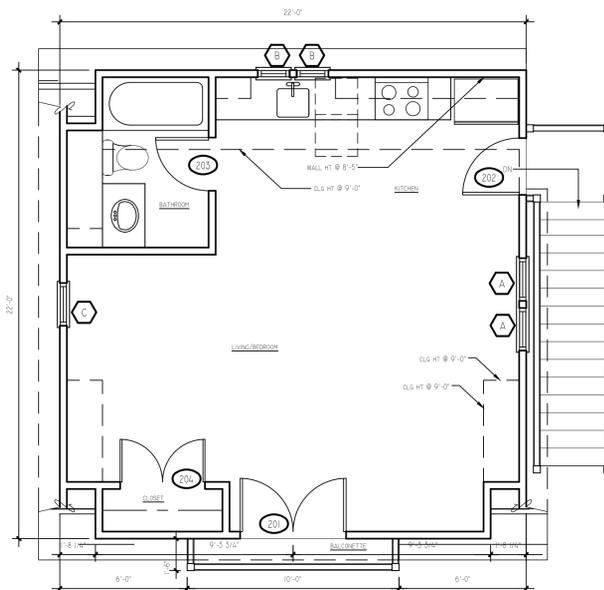
ALLEN L. BROOKS
 ARCHITECT
 CERT. NO.
 5683
 NORTH CAROLINA
 CHARLOTTE, N.C.

15 APRIL 2015

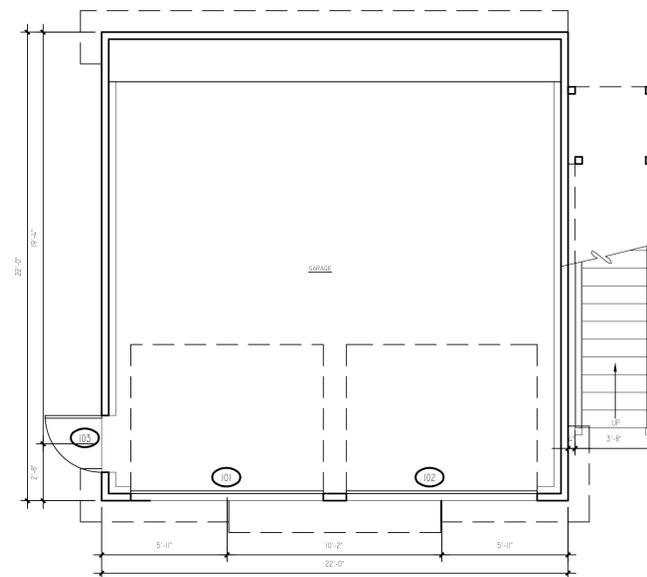
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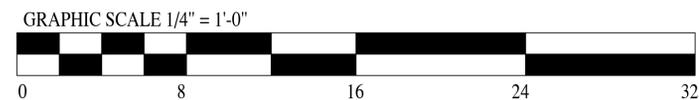
③ PROPOSED GARAGE ROOF PLAN
 1/4" = 1'-0"



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



① PROPOSED GARAGE PLAN
 1/4" = 1'-0"



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