

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 424 East Tremont Avenue
SUMMARY OF REQUEST: Addition
APPLICANT: Thomas Fenstermacher

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow house with a gable and hip front porch roof, and gable roof over the main structure. The house was constructed in 1920 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987).

Proposal

The proposal is a second story addition within the existing building footprint. Front porch, window and door patterns on the first floor will remain. Total height from the finished floor elevation (FFE) to ridge is +/-22'-3". Materials include wood shake siding, wood windows and trim details to match existing. There will be no changes to the site.

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.

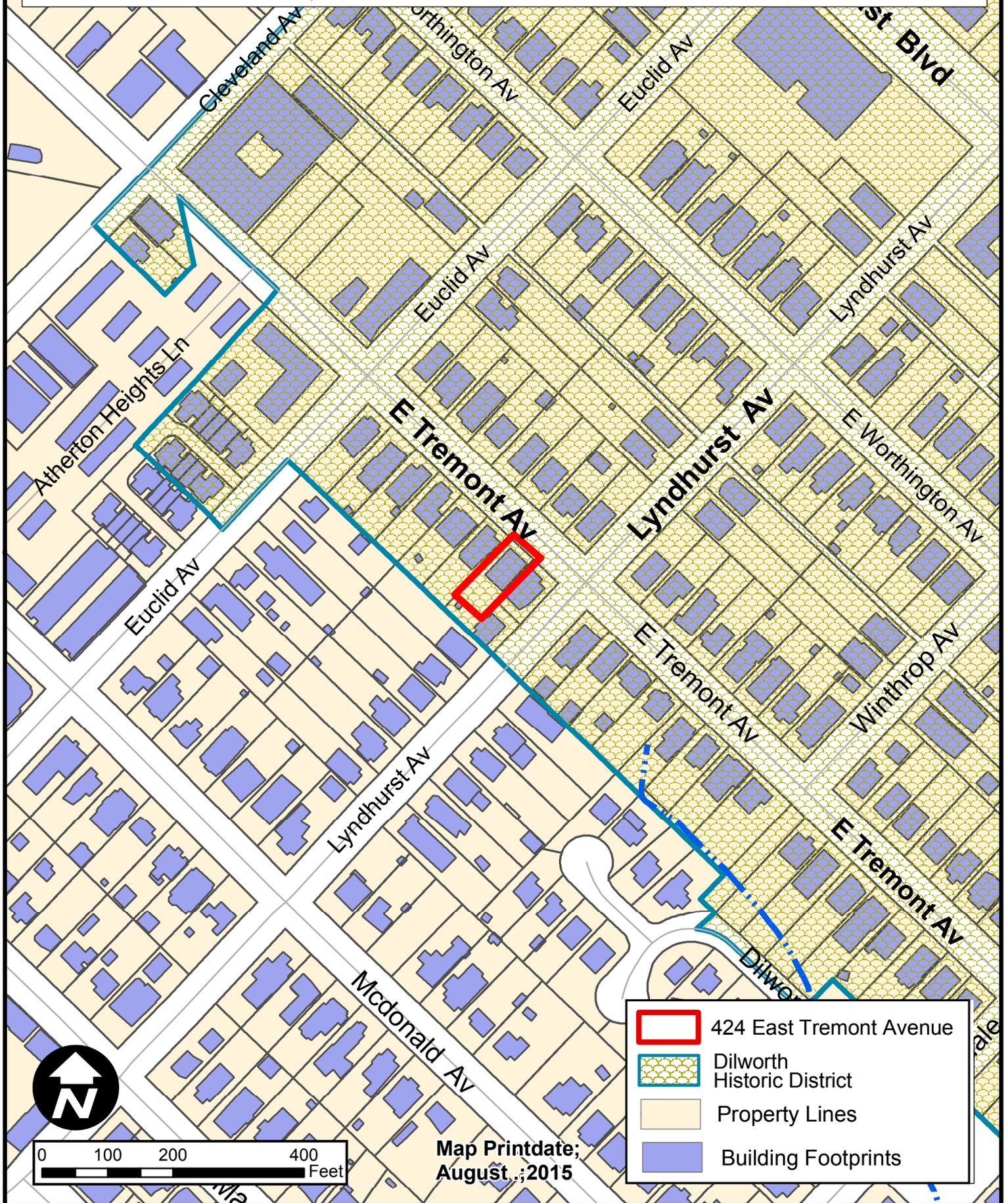
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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.

Staff Analysis

The HDC will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-161 Historic District; Dilworth



COVER SHEET.....	1
GENERAL NOTES PAGE.....	2
EXISTING FLOOR PLAN.....	3
EXISTING ELEVATIONS.....	4
DEMOLITION PLAN.....	5
NEW FOUNDATION PLAN.....	6
NEW FIRST FLOOR FRAMING PLAN.....	7
NEW FIRST FLOOR PLAN.....	8
NEW SECOND FLOOR FRAMING PLAN.....	9
NEW SECOND FLOOR PLAN.....	10
NEW SECOND FLOOR CEILING PLAN.....	11
NEW ROOF FRAMING PLAN.....	12
NEW FRONT & REAR ELEVATIONS.....	13
NEW LEFT & RIGHT ELEVATIONS.....	14
SECTION SHEET.....	15
CONSTRUCTION DETAILS.....	16
FIRST FLOOR ELECTRICAL PLAN.....	17
SECOND FLOOR ELECTRICAL PLAN.....	18

THE FENSTERMACHER RESIDENCE

424 E. TREMONT AVE. CHARLOTTE, NC 28203

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1. DESIGN LOADS:

1. Design loads are all dead loads plus:
 - A. Sleeping areas.....30 PSF
 - B. All other floors.....40 PSF
 - C. Balconies.....50 PSF
 - D. Decks.....50 PSF
 - F. Attic floor live loading with the following:
 - I. Areas accessible by permanent stairs.....30 PSF
 - II. With Storage.....20 PSF
 - III. Without Storage.....10 PSF
 - G. Roof live load.....50 PSF
 - H. Wind load (Exposure C)80 MPH 3-second gust
 - I. Snow load.....20 PSF
- 1.2 All designs are in accordance with the 2012 Residential Building Code.

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 12" thick x 24" wide. Reinforcing in footings should be 3 #5 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" x 16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type "S" mortar. Maximum height for a 8" x 16" filled pier is 6'-4", 8" x 16" piers between 32" and 6'-4" tall must be vertically reinforced with #4 bars in each cell and horizontally reinforced with No.3 Durowall in every course. Piers larger than 8" x 16" are noted on the plans or as required by height. Pier cap blocks should be 8" of solid masonry.
- 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 is provided during curing for two days. The bottom of all footings must be 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 and lockern 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, as necessary.
- 2.10 Special retaining wall designs to be shown on detail sheet.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 3.1 Crawlpace 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 girde, use the following procedure:
 - A. Nailing Patterns
 - i. All floor joist must be toe-nailed to their support girders with a minimum of 3-8d nails at each end from each side. Larger nails with 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 3-8d nails at each end of each joist. Ledger strips should be nailed with 3-8d nails at each joist end, with nails 3" apart.
 - iii. Nail multiple-member built-up girders with three rows of 8d nails staggered at 32" o.c., 2" down from the top, 2" up from the bottom, and at mid-depth. Use 3-8d 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.
- 3.2 All crawlpace framing lumber must be Southern Yellow Pine #2.
- 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 feet: Use 3 1/2" x 3 1/2" x 1/4" steel angles.
 - B. For spans from 6 to 10 feet: Use 6" x 4" x 5/16" steel angles.
 - C. For spans from 9 to 18 feet: Use a pair of 3 gauge wires in each of the first 3 courses of brick on a 6" x 4" x 5/16" steel angle. Lap all 3 gauge wire splices 12" minimum and extend wires 12" minimum into joints. Temporarily support steel angle before laying masonry. Shoring may be removed five 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 joints. 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 double rafter must be installed below masonry chimneys. Thin-set veneer attachments provided by the contractor may supersede 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, unless noted otherwise.
- 3.9 All wood 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 Stud walls to be listed below unless otherwise noted on the structural plans:
 - A. Interior One and Two story walls (with intermediate floors)
 - i. Load bearing.....2x4 @ 16" o.c.
 - ii. Non-load bearing.....2x4 @ 16" o.c.
 - B. Interior Three story walls
 - i. Load bearing (2nd and 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. or 2x6 @ 16" o.c.
 - ii. Non-load bearing.....2x4 @ 16" o.c.
 - D. Exterior Walls
 - i. Exterior wall for all stories shall be 2x6 @ 16" o.c. with 15/32" x 4' x 8' Structural I plywood over entire exterior.
- 3.11 Headers shall be as noted on the plans.
- 3.12 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.
- 3.13 At all bay windows, each panel shall be nailed to each adjacent panel with 3-8d 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.
- 3.14 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.
- 3.15 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 details sheet, as necessary.
- 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, as necessary.
- 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.)

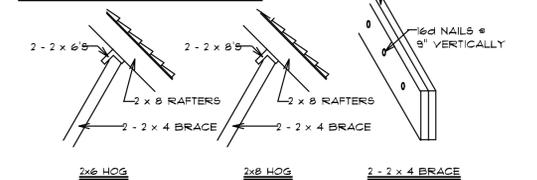
5. ROOF CONSTRUCTION:

- 5.1 Rafters shall be 2x6 SYP @ 16" o.c. for standard weight shingles except as noted. They are to be cut into hips, ridges, etc. unless noted as overbuilt.
- 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 at 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. ROOF CONSTRUCTION:

- 5.1 Carry braces to partitions or beams below. Never brace rafter hogs to (2) 2x6 hogs on ceiling joists, unless shown on plans.
- 5.2 Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a knee wall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists with 2x4 diagonal rafter ties spaced at 48" o.c. Reverse collar ties may be used behind knee walls.
- 5.3 Roof plan legend:
 - A. 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" nailed with 16d nails at 8" 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.....1'-6" o.c.

ROOF BRACE DETAILS:



WALL BRACING NOTE

In lieu of the wall bracing requirements of Section R602.10, all stories shall be braced with wood structural sheathing panels. Panels shall be fastened at 6' on center along the edges and 12' on center at intermediate framing. Unless noted otherwise on the drawings, no blocking, straps, or special holdowns are required if sheathed as described above. Garage door portals/lugs shall be anchored with a minimum of two anchor bolts per lug per the foundation anchorage requirements. If required by engineering evaluation, additional portal framing requirements will be shown on the drawings.

6. CONCRETE GENERAL NOTES:

- 6.1 Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 and ASTM C94 requirements. Pumping of concrete will be permitted only with the Engineer of Record approval of proposed concrete mix and method of pumping. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaced and worked by hand and vibrated to assure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow of settlement but not long enough to cause segregation of the mix.
- 6.2 Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, sawn contraction joints shall not be over 20' center to center each way. Joints shall be saw a depth of (1/3) one-third of the slab thickness. Sealing of the joints shall commence as soon as the concrete has hardened sufficiently to permit sealing without excessive raveling. Fill the saw cuts with approved joint filler after the concrete has cured.
- 6.3 Concrete, when deposited, shall have a temperature not below 50 degrees Fahrenheit and not above 90 degrees Fahrenheit. The methods and recommended practices as described in ACI 306 shall be followed for cold weather concreting and ACI 305 for hot weather concreting.
- 6.4 Freshly placed concrete shall be protected from premature drying by one of the following methods:
 - A) Sprinkling or continuous sprinkling.
 - B) Absorptive mat or fabric kept continuously wet.
 - C) Waterproof paper conforming to ASTM C111.
 - D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number of days when the ambient temperature above 50 degrees F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.
- 6.5 Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and formed of ASTM A615-78 Grade 60 steel. Welded wire fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI "Manual of Standard Practice." The following minimum concrete cover shall be provided over reinforcing bars:
 - A) Exposed to Earth.....3"
 - B) Exposed to Weather.....1/2"
 - C) Slabs Not Exposed to Weather.....3/4"
 - D) Beams and columns.....1/2"

7. MASONRY GENERAL NOTES:

- 7.1 Masonry walls are to be of the size and in the locations shown on the plans and shall be constructed in accordance with the provisions of ACI 530.
- 7.2 Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N-1 units shall be provided for exterior and foundation walls. Grade N-1 or S-1 units shall be provided for other load bearing walls or partitions.
- 7.3 Concrete Building Brick: ASTM C55 made with lightweight or normal weight aggregates, Grade N-1 or S-1 except that brick exposed to weather shall be N-1.
- 7.4 Mortar: ASTM C270-95, Type S prepackaged mortar mix which shall not contain any non-cementitious fillers combined with more than three parts sand per one part mix.
- 7.5 Reinforcing Steel: ASTM A615 Grade 60 steel deformed bars where indicated on plans. Where reinforcing bars are installed in the cells of CMUs, they shall be secured with wire ties at intervals not exceeding 24" o.c. to maintain the bars location in the cell. The tolerance for spacing of vertical bars is (+/-) 2" along the length of the wall. The tolerance for the distance between the face of the CMU and the center of the bar shall not exceed (+/-) 1/2".
- 7.6 Mortar protrusion shall be less than 1/2". A protrusion of 1/2" or greater must be removed before grouting.
- 7.7 Horizontal Joint Reinforcement: ASTM A82 fabricated from cold drawn steel wire and hot dip zinc coated (ASTM A183). It shall consist of two or more parallel, longitudinal wires 0.1875" diameter with welded-connected cross wires 0.1483" diameter at a minimum of 16" o.c. Joint reinforcement is to be installed in every other course and in the first two courses at the bottom and top of wall openings and shall extend not less than 24" past the opening. Splices shall overlap not less than 12".
- 7.8 Execution: Masonry units shall be laid in a running bond pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerances specified in ACI 530.1-89, Section 2.3.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or shrinking joints. Unfinished work shall be stepped back for joining with new work. Tooting will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.
- 7.9 The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C416-91, Grout for Masonry with minimum compressive stress of 2000 psi and slump range of 8" to 11". The outside face of bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cells in maximum five foot lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibrating several inches into the preceding lift before plasticity is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.

8. MATERIALS SPECIFICATIONS:

8.1 LUMBER GENERAL NOTES:

- 1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:

MATERIAL	Fb (psi)	Ft (psi)	Fc (psi) (Perp.)	E (psi)
*2 Spruce Pine Fir	875	450	425	1,400,000
Southern Yellow Pine	1,150	600	480	1,600,000

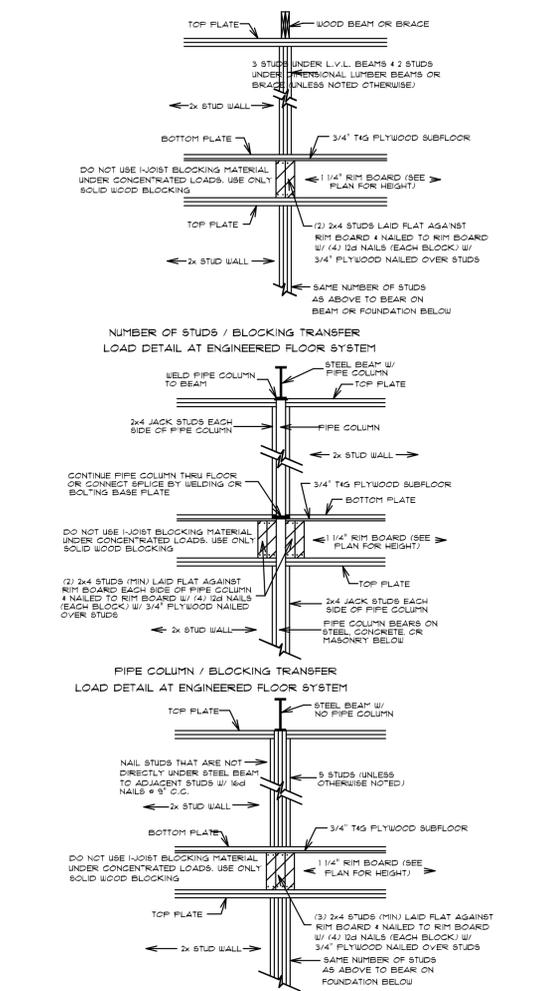
- 2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:

MATERIAL	Fb (psi)	Ft (psi)	Fc (psi) (Perp.)	E (psi)
Girders & Beams (LVL/PSL)	2,600	2,310	650	1,900,000
Columns (LSL) & Rimboards	1,700	1,400	400	1,300,000

8.2 STEEL GENERAL NOTES:

- 1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi = 50ksi (kips per square inch) (1 kip = 1,000 pounds)
- 2) All steel pipes shall be Schedule 40 or better with a minimum yield stress of 35,000 psi = 35ksi
- 3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi = 46ksi
- 4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi = 36ksi
- 5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi = 70ksi. Welding work and materials shall conform to the American Welding Society Welding Code (AWS D.1).
- 6) Bolted connections shall include high strength bolts conforming to ASTM A325. Foundation anchor bolts or tie rods shall conform to ASTM A 36 having a minimum yield strength of 36,000 psi = 36ksi

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.



TYPICAL POINT LOAD DETAILS

NUMBER OF STUDS / BLOCKING TRANSFER LOAD DETAIL AT ENGINEERED FLOOR SYSTEM

MATERIAL	Fb (psi)	Ft (psi)	Fc (psi) (Perp.)	E (psi)
Girders & Beams	2,400	1,700	740	1,700,000
Columns	1,600	1,550	560	1,500,000

- 4) Open Web Floor Trusses:

APPLICATION	Fb	Ft	Fc
Top & Bottom Chords	2,250	1,98	M5R Lumber
Diagonal Chord Members	950	1,4E	Lumber

THE FENSTERMACHER RESIDENCE

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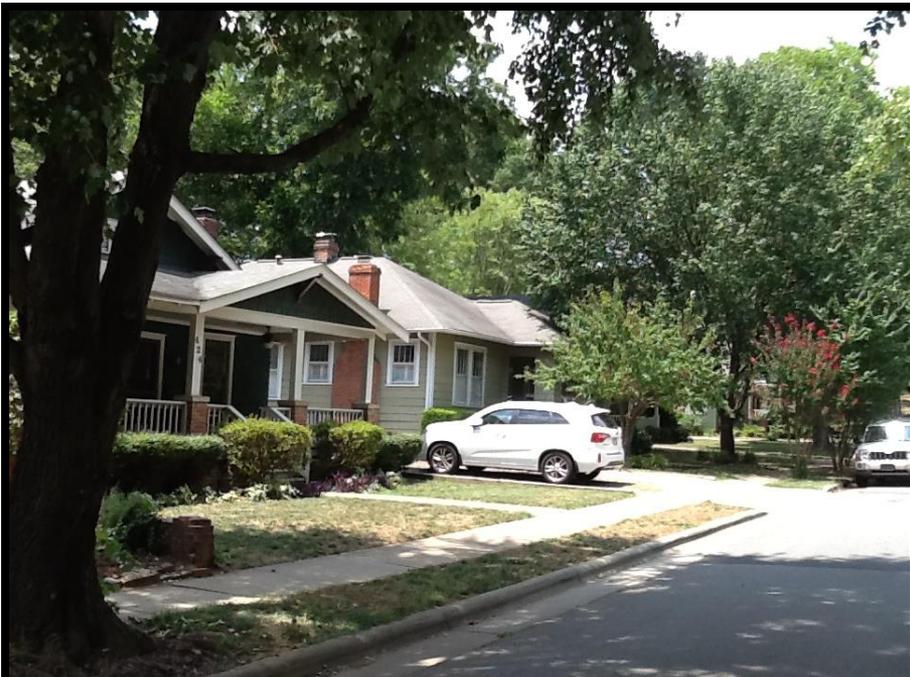
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GENERAL CONSTRUCTION NOTES

STREET VIEW EAST



STREET VIEW WEST







ACROSS CENTER NEIGHBOR



ACROSS RIGHT NEIGHBOR



LEFT NEIGHBOR



RIGHT NEIGHBOR



ACROSS LEFT NEIGHBOR

EXISTING ELEVATIONS



Existing Front Elevation



Existing Left Elevation



Existing Rear Elevation

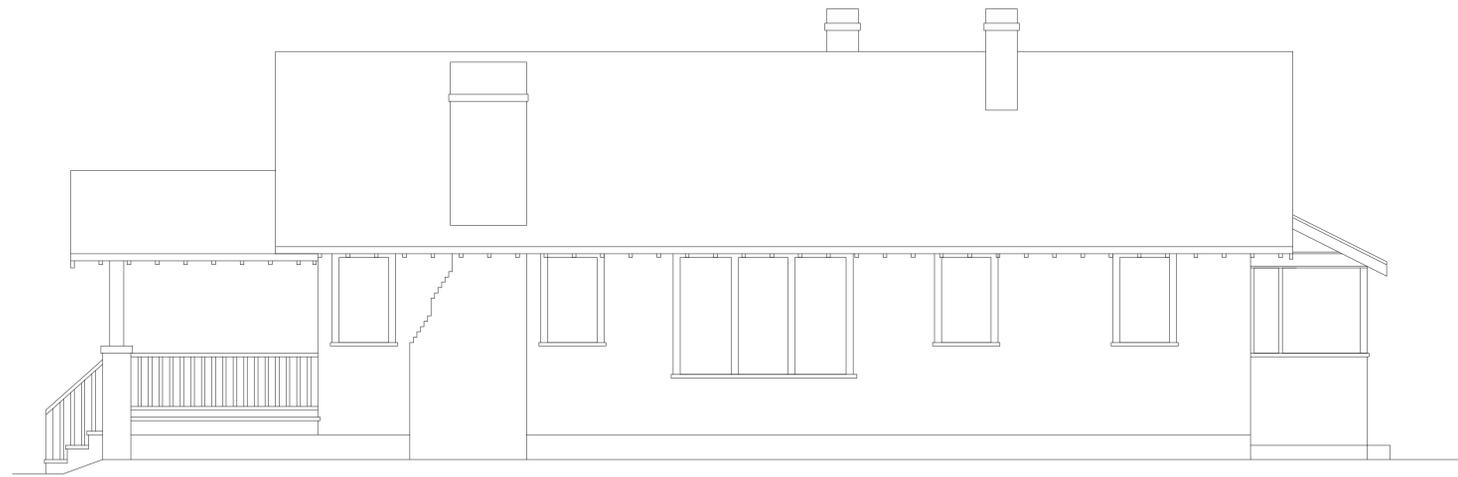


Existing Right Elevation



EXISTING FRONT

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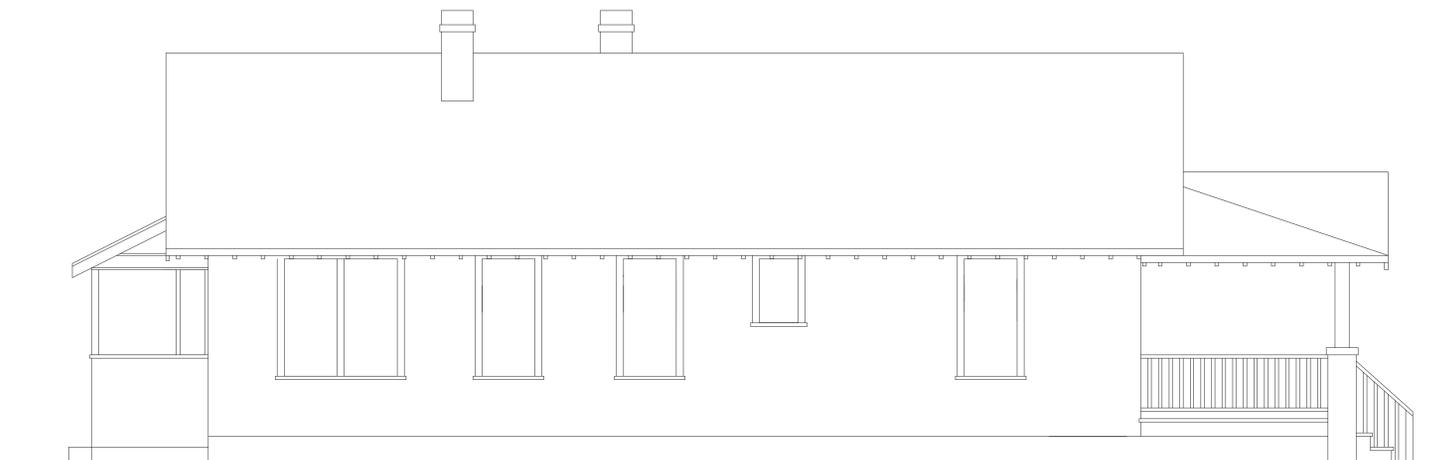
EXISTING RIGHT

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



EXISTING REAR

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



EXISTING LEFT

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

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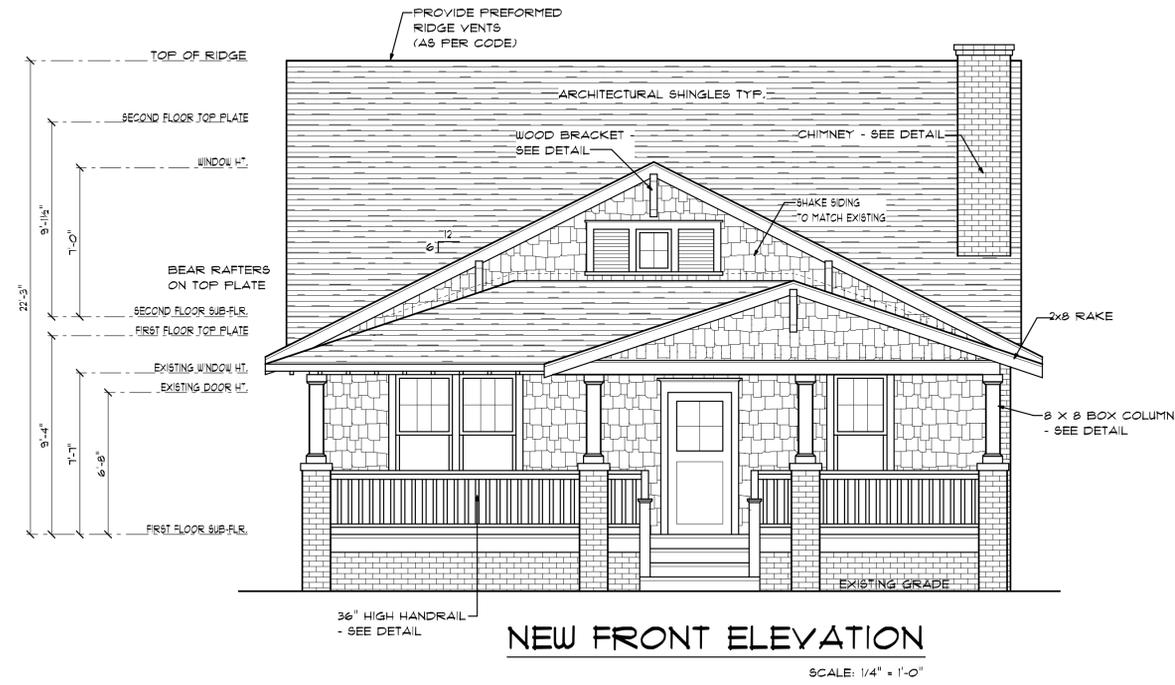
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OF



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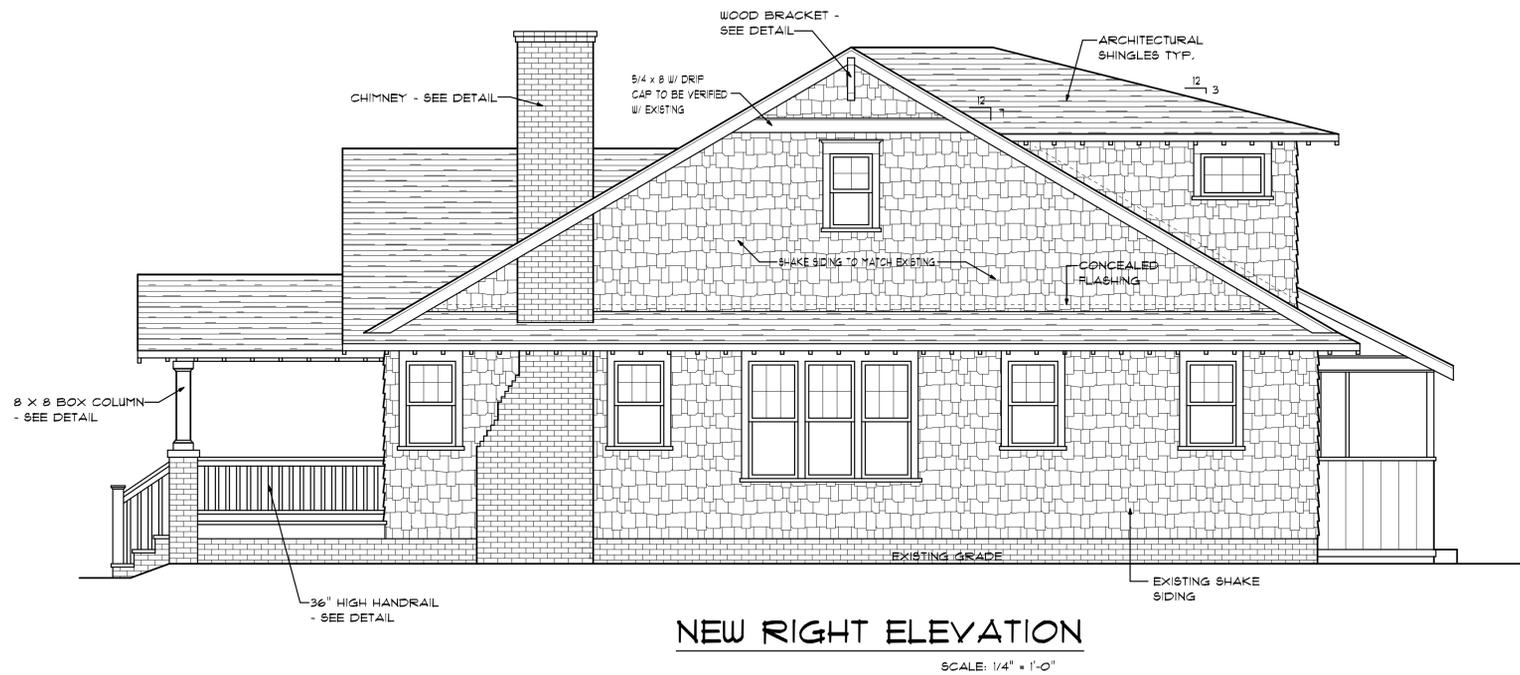
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NEW RIGHT ELEVATION

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



NEW LEFT ELEVATION

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

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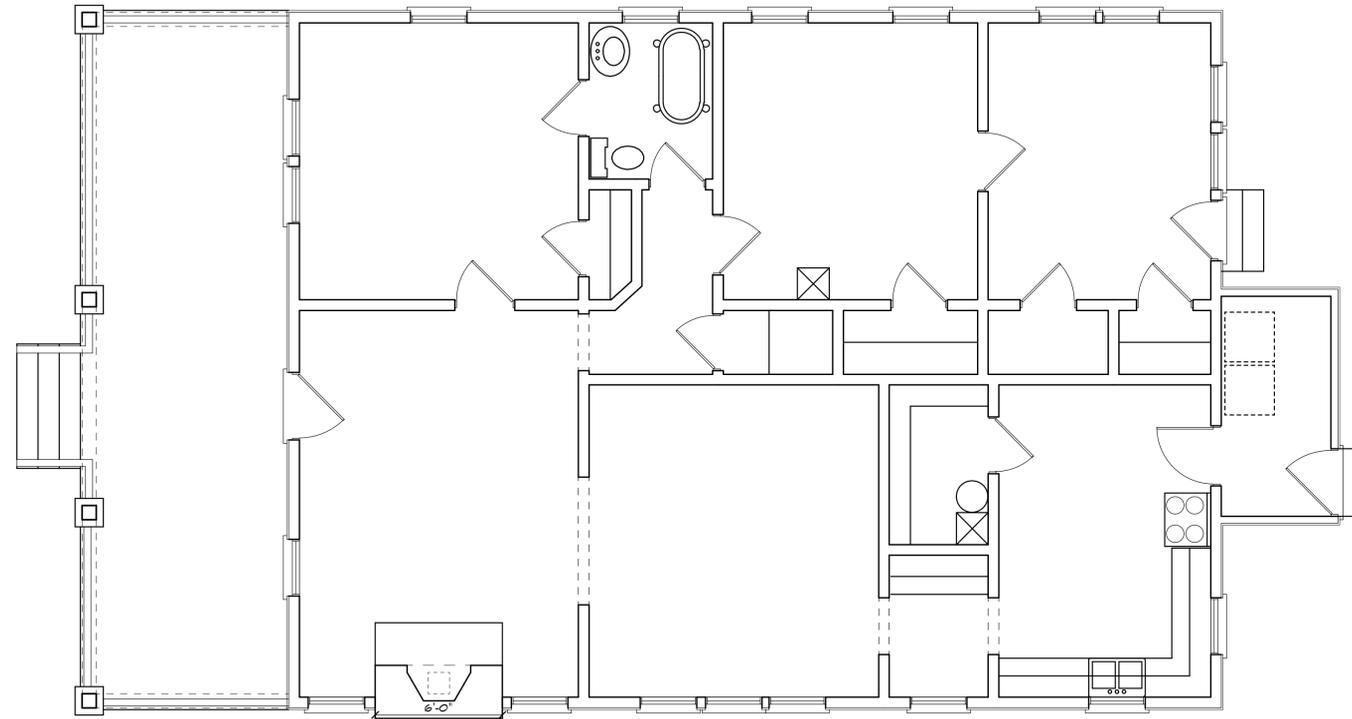
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OF



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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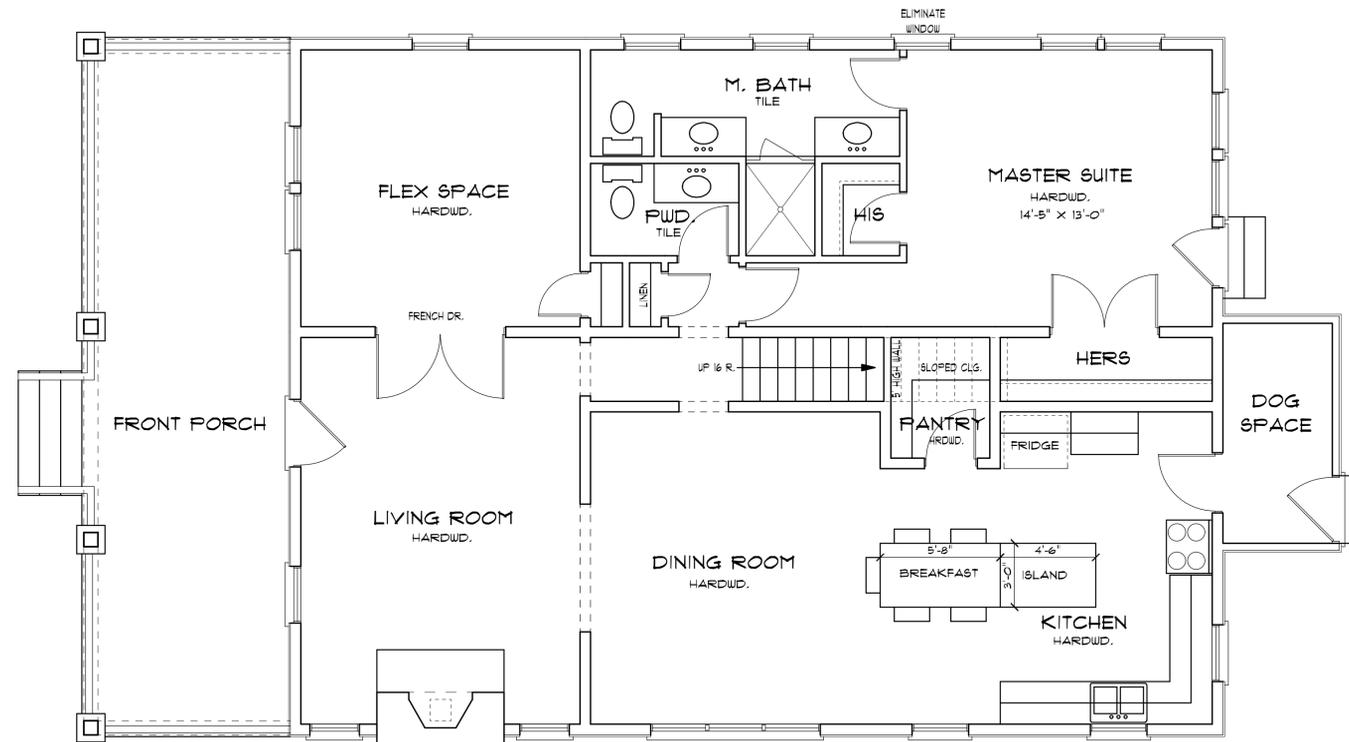
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SQUARE FOOTAGE	
FIRST FLOOR	1,431
SECOND FLOOR	955
HEATED TOTAL	2,386
DOG SPACE	61
FRONT PORCH	315
TOTAL UNDER ROOF	2,712

NEW FIRST FLOOR PLAN

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

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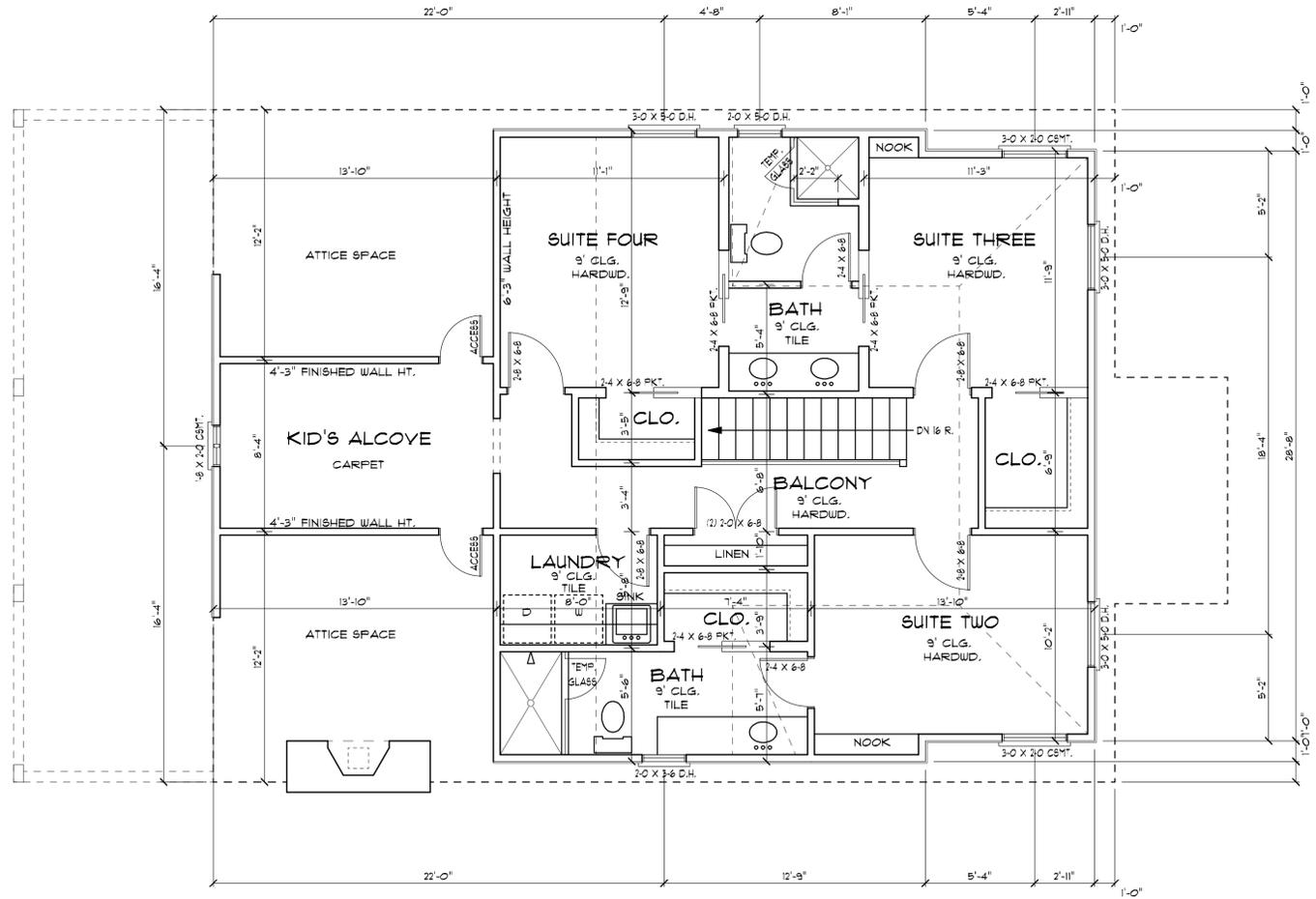
REV:

REV:

SHEET

8

OF



NEW SECOND FLOOR PLAN

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

THE FENSTERMACHER RESIDENCE

424 E. TREMONT AVE. CHARLOTTE, NC 28203

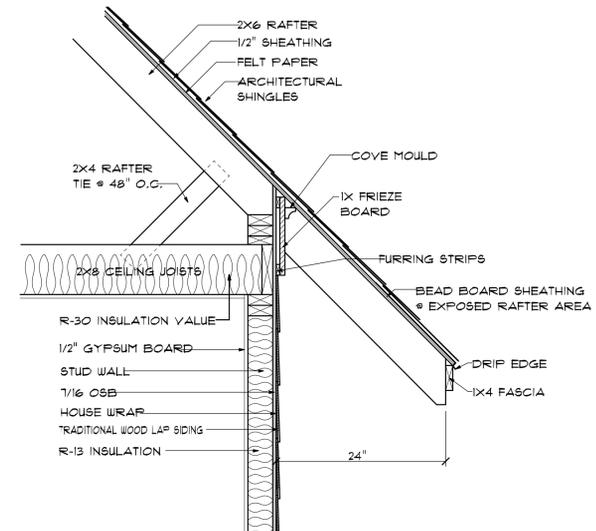
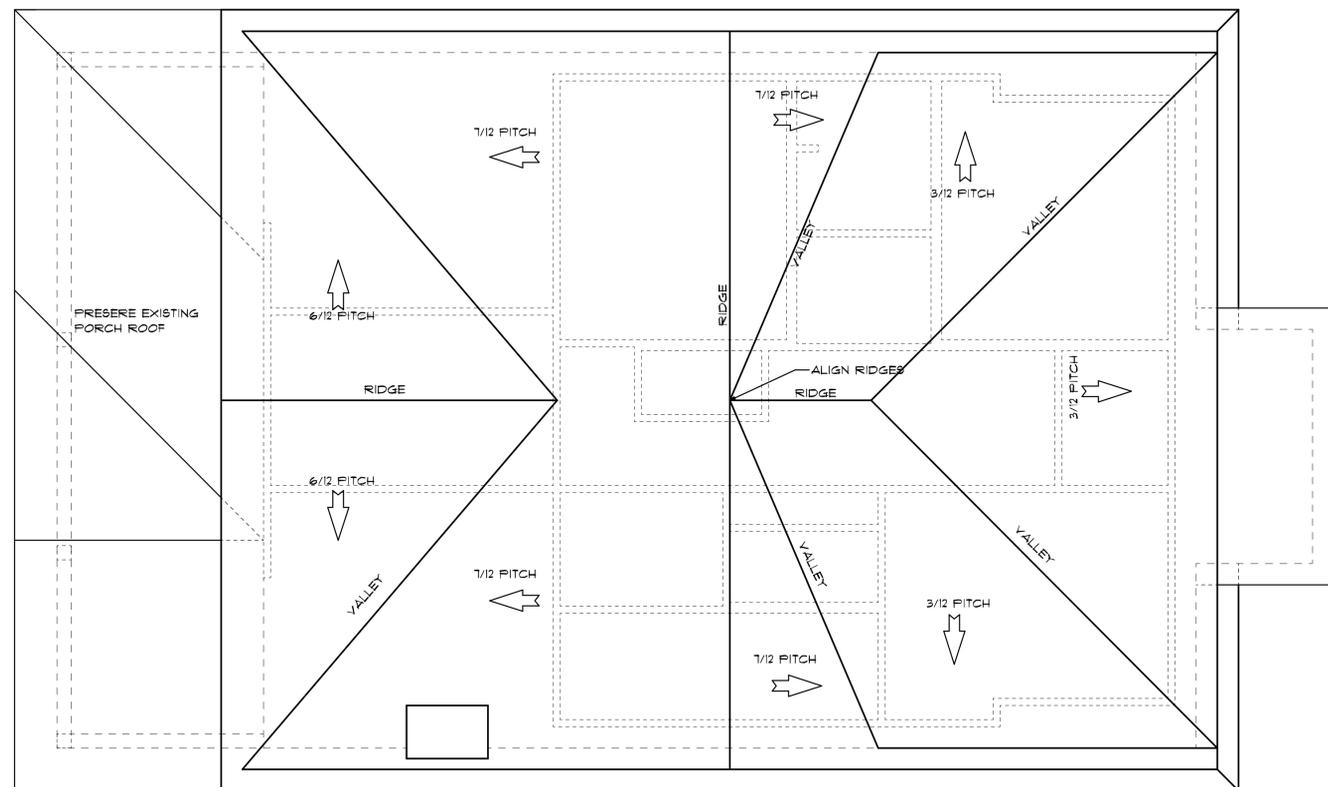
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DATE:
JULY 29, 2015

REVISIONS:
REV:
REV:

SHEET
11
OF



NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

THE FENSTERMACHER RESIDENCE

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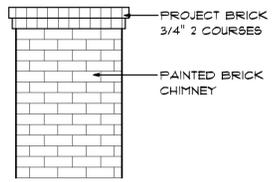
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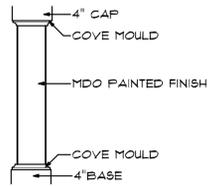
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JULY 29, 2015

REVISIONS:
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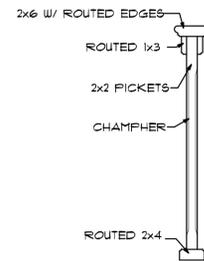
SHEET
12
OF



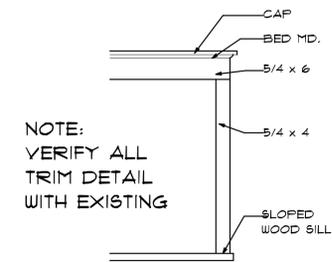
CHIMNEY DETAIL
SCALE: 1/2" = 1'-0"



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

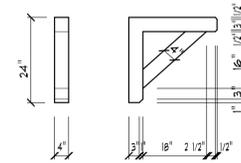


HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



NOTE:
VERIFY ALL
TRIM DETAIL
WITH EXISTING

WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"



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

THE FENSTERMACHER RESIDENCE

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