

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 229 East Worthington Avenue

SUMMARY OF REQUEST: Addition, renovation and new construction

APPLICANT/OWNER: Allen Brooks (Kenneth and Lucy Raynor, owners)

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 (Previously approved June 10, 2015)

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. 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.

Updated Proposal – November 11, 2015

Amendments to the approved plans include the removal of a roof connection to the turret on the right side, a larger dormer on the left side, and revisions to the additions on the rear of the principal structure. Changes to the accessory building are removal of garage doors and exterior stairs, and the removal of the flanking shed dormers.

Policy & Design Guidelines – Additions, page 36

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.

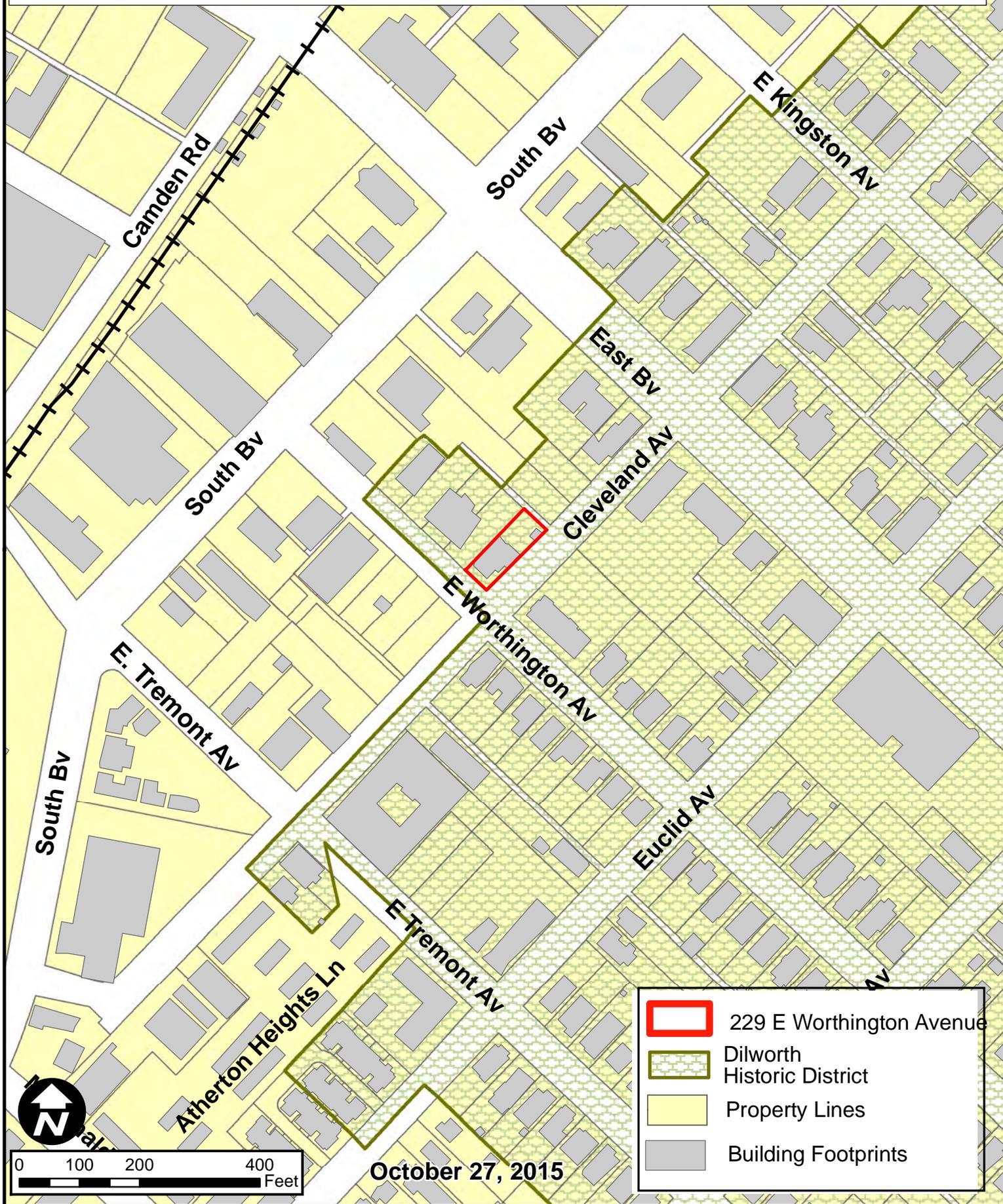
Policy & Design Guidelines: Accessory Buildings (Garages), page 50

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 2015-235



-  229 E Worthington Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

October 27, 2015

0 100 200 400 Feet



ZONING: B1
 CURRENT USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL WITH HOME OFFICE

ZONING BOARD OF ADJUSTMENT
 VARIANCE # 2015-020

HISTORIC DISTRICT COMMISSION
 CERTIFICATE OF APPROPRIATENESS # 2015-080



VICINITY MAP



NOTE:
 Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

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NOTE: PERMEABLE REAR YARD CALCULATIONS-N/A

SQUARE FOOTAGE CALCULATIONS OF HOUSE

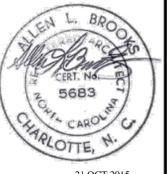
	Heated	Unheated
Existing First Floor:	2,180 S.F.	339 S.F.
Existing Second Floor:	1022 S.F.	0 S.F.
	+	+
Proposed First Floor:	0 S.F.	268 S.F.
Proposed Second Floor:	52 S.F.	0 S.F.
Total:	3,254 S.F.	607 S.F.
Total Under Roof :	3,861 S.F.	

SQUARE FOOTAGE CALCULATIONS OF ACCESSORY STRUCTURE

Proposed First Floor:	484 S.F.	0 S.F.
Existing Second Floor:	447 S.F.	0 S.F.
Total:	931 S.F.	607 S.F.
Total Under Roof :	931 S.F.	



ALB Architecture
 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595
 E-mail:
 albarchitecture@aol.com
 lauerarch@aol.com



21 OCT 2015

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

PROJ. NO. : 15082
 ISSUED - 21 OCT 2015
 REVISIONS :

COVER SHEET
A-0
 OF: FIFTEEN



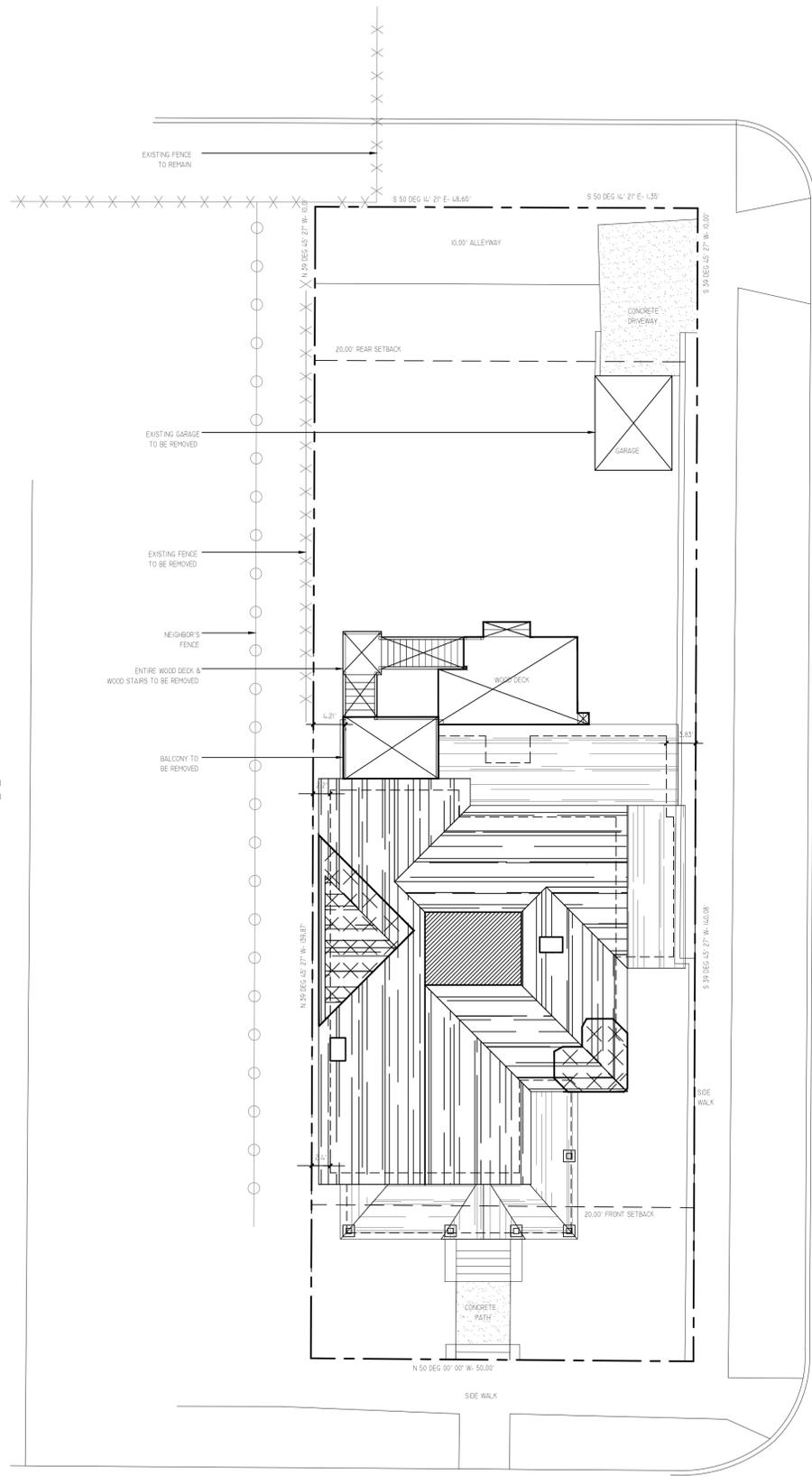
- METAL FENCE DETAIL FOR FRONT OF HOUSE THAT WILL RUN FROM SIDE OF HOUSE ON CLEVELAND TO THE FRONT OF HOUSE ALONG E. WORTHINGTON AND THE INTO NEIGHBOR'S FENCE.
- THE FENCE SHALL BE PAINTED BLACK.
- THERE SHALL BE A DOUBLE GATE AT TOP OF CONCRETE STEPS LEADING FROM SIDEWALK TO THE FRONT PORCH OF HOUSE.
- THE MAXIMUM HEIGHT OF THE FENCE SHALL BE NOT MORE THAN 42" FROM GRADE.
- SEE PROPOSED SITE PLAN FOR FENCE AND GATE LOCATION.

④ HDC COMPLIANT DECORATIVE METAL FENCE FOR FRONT OF HOUSE

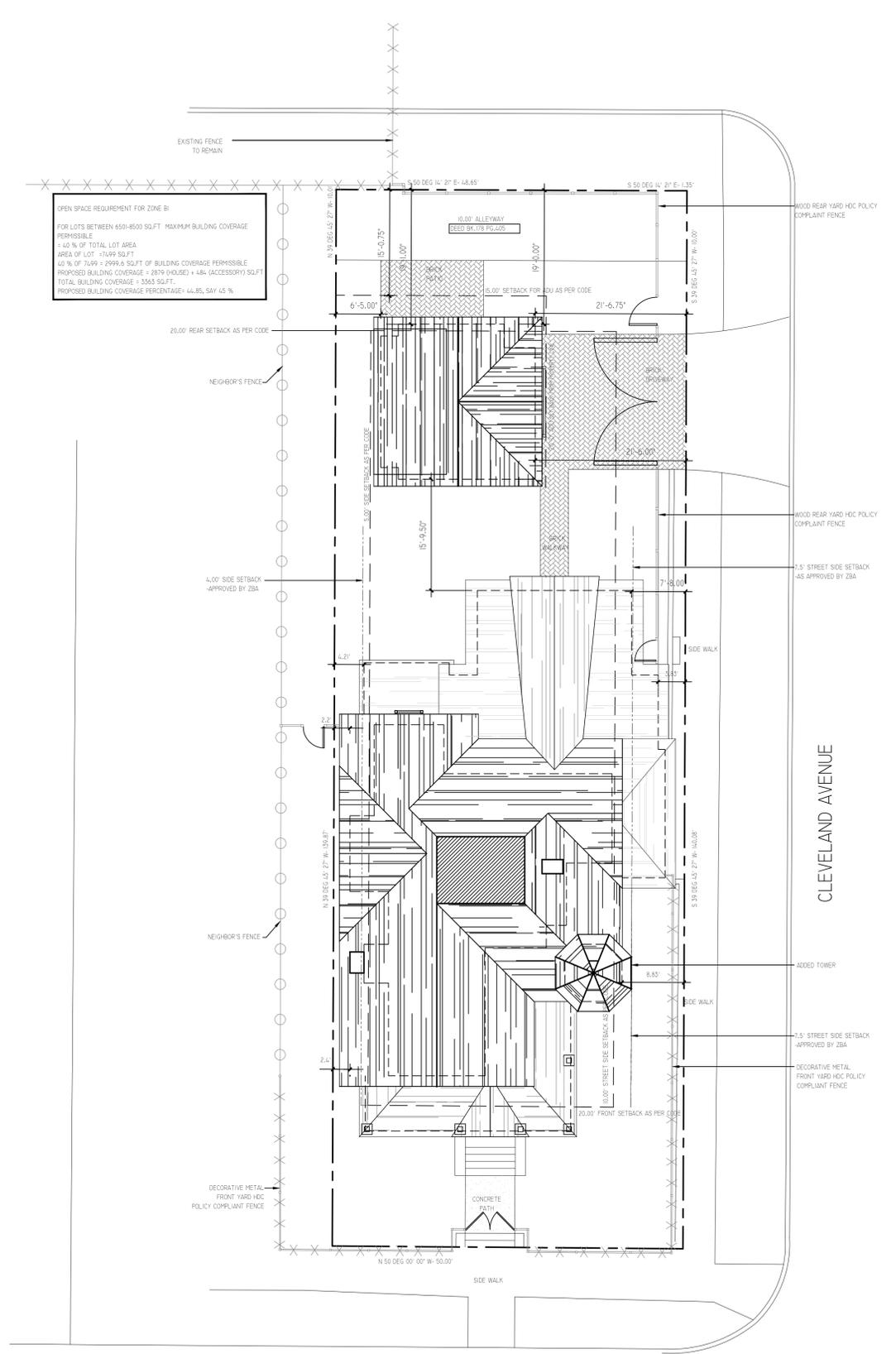
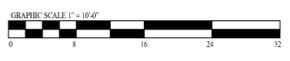


- THE BACKYARD SHALL HAVE WOODEN FENCE SIMILAR TO THE ONE SHOWN IN PICTURE.
- IT SHALL BE PAINTED WHITE TO MATCH HOUSE PAINT.
- THE HIGHEST POINT OF ARCH SHALL BE NOT MORE THAN 6'-0" FROM GRADE AND LOWEST POINT SHALL BE NOT MORE THAN 3'-0" FROM GRADE.
- SEE PROPOSED SITE PLAN FOR FENCE LOCATION.

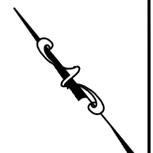
③ HDC COMPLIANT WOOD FENCE FOR REAR OF HOUSE



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"





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

E-mail:
albarchitecture@aol.com
lauerarch@aol.com



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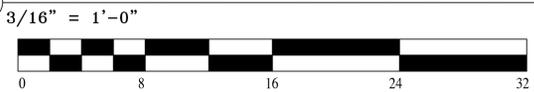
PROJ. NO. - 15082
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PROPOSED CONTEXT

OF: FIFTEEN



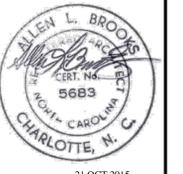
① PROPOSED HOUSE AND ACCESSORY STRUCTURE FROM CLEVELAND AVENUE SIDE



× × × × AREAS TO BE REMOVED



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
albarchitecture@aol.com
lauerarch@aol.com

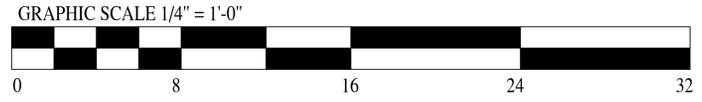


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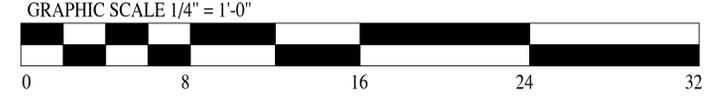
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② EXISTING CLEVELAND AVENUE SIDE ELEVATION
1/4" = 1'-0"



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



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EXISTING ELEVATIONS

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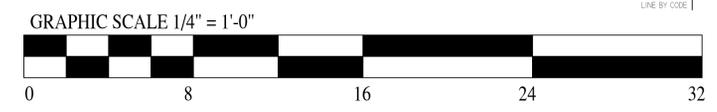
OF: FIFTEEN



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



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



4'-0" SETBACK AS APPROVED BY ZBA

5'-0" SETBACK LINE BY CODE

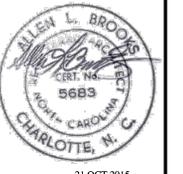
10'-0" SETBACK LINE BY CODE

7'-0" SETBACK AS APPROVED BY ZBA

× × × × AREAS TO BE REMOVED

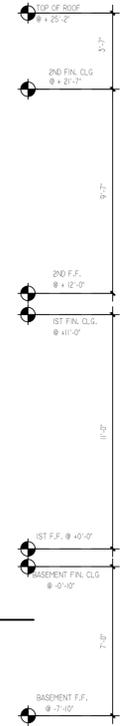


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Suite 240
Charlotte, NC 28204
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albarchitecture@aol.com
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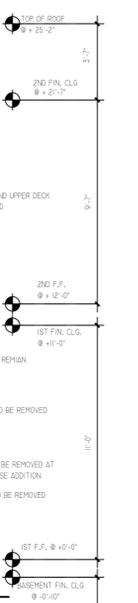
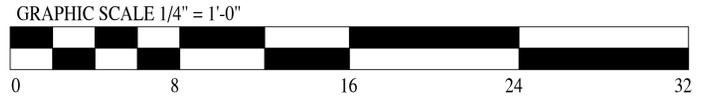


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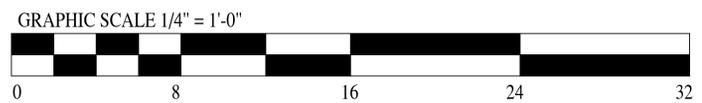
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② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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EXISTING ELEVATIONS

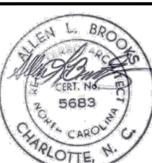
A-5

OF: FIFTEEN



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

E-mail:
albarchitecture@aol.com
lauerarch@aol.com



15 APRIL 2015

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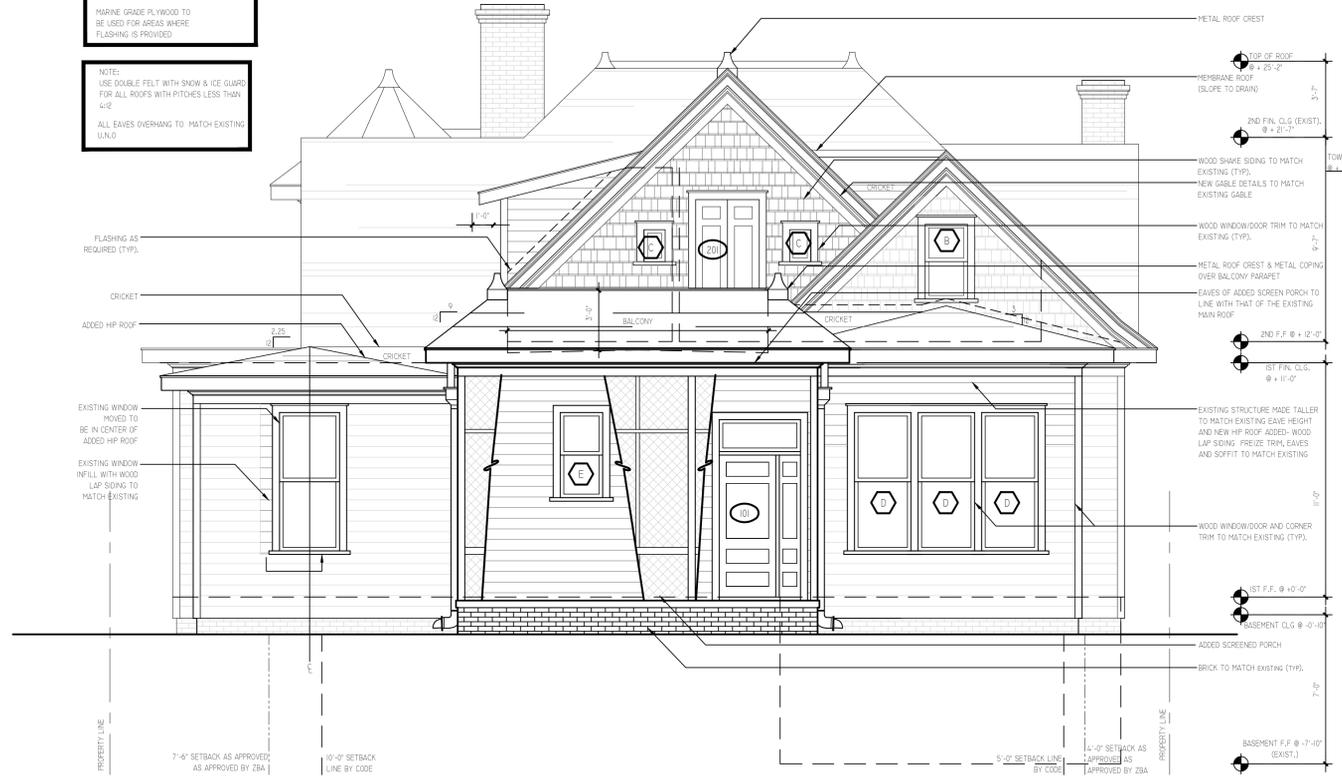
WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
⬡	2'-0" X 2'-0"	5'-8"	CASEMENT
⬢	2'-0" X 3'-0"	5'-6"	DOUBLE HUNG
⬢	1'-0" X 1'-0"	5'-6"	PICTURE CASEMENT
⬢	2'-8" X 6'-0"	MATCH EXISTING	DOUBLE HUNG
⬢	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
⬢	1'-6" X 3'-0"	5'-6"	DOUBLE HUNG
⬢	2'-0" X 3'-0"	6'-0"	DOUBLE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

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
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 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

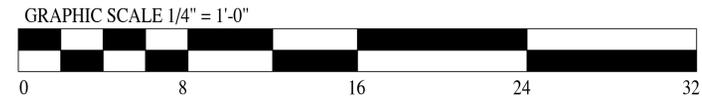


② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

WATER PROOF MEMBRANE TO BE INSTALLED ADDRESS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12 - FLASHING & COUNTER FLASHING AS REQUIRED
MARINE GRADE FLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED
NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
ALL EAVES OVERHANG TO MATCH EXISTING UNL.O



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

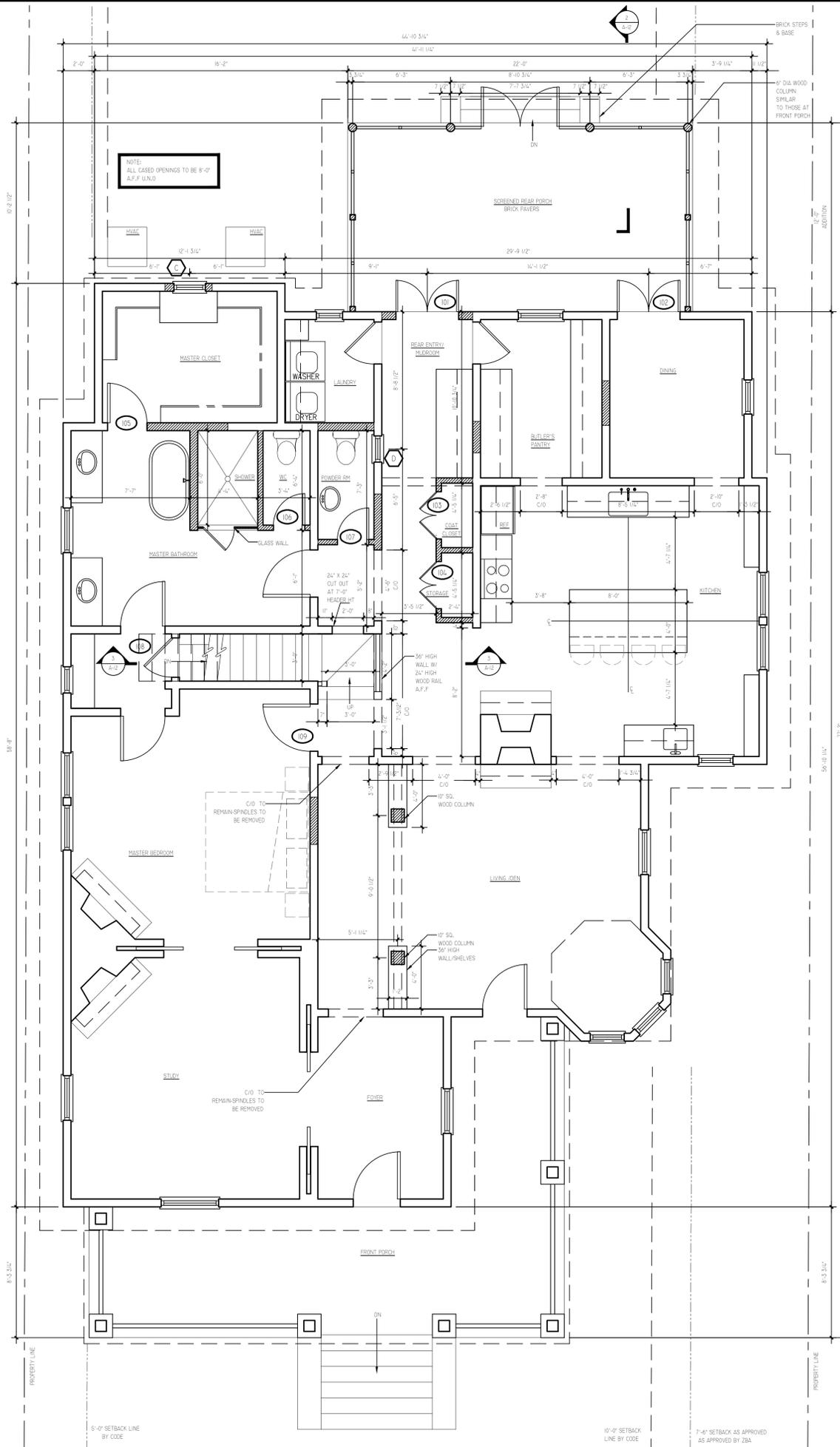


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ISSUED - 15 APRIL 2015
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PROPOSED ELEVATIONS

A-11
OF: TWENTY TWO



NOTE:
ALL CASED OPENINGS TO BE 8'-0"
A.F.F. U.O.

SALVAGED WINDOW SCHEDULE		
SYMBOL	OPENING	LOCATION
(SW)	2'-0" X 3'-0" (TO BE VERIFIED ON SITE)	BATHROOM-1
(SW)	2'-0" X 3'-0" (TO BE VERIFIED ON SITE)	BATHROOM-2

SALVAGED DOOR SCHEDULE - EXISTING FIRST FLOOR		
SYMBOL	OPENING	LOCATION
(SD)	3'-0" X 6'-8" (TO BE VERIFIED ON SITE)	DINING
(SD)	2'-0" X 6'-3" (TO BE VERIFIED ON SITE)	STAIRCASE TO BASEMENT
(SD)	3'-0" X 6'-8" (TO BE VERIFIED ON SITE)	LIVING
(SD)	3'-0" X 6'-8" (TO BE VERIFIED ON SITE)	LAUNDRY

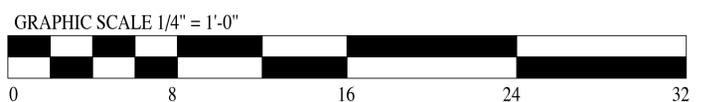
WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
(A)	2'-0" X 2'-6"	(7'-8" FROM FIRST FL FINISHED LVL)	CASEMENT
(B)	2'-0" X 3'-0"	5'-0"	CASEMENT
(C)	2'-0" X 3'-0" (SW-SALVAGED WINDOW)	6'-0"	CASEMENT
(D)	2'-0" X 3'-0" (SW-SALVAGED WINDOW)	7'-0"	CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR 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 9" S.F. OF GLASS OR MORE & LESS THAN 10" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
SYMBOL	OPENING	LOCATION
(D1)	PR 2'-0" X 6'-8"	REAR ENTRY HALLWAY
(D2)	PR 2'-0" X 6'-8"	DINING
(D3)	PR 1'-6" X 6'-8"	COAT CLOSET
(D4)	PR 1'-4" X 6'-8"	STORAGE
(D5)	2'-0" X 6'-8"	MASTER CLOSET
(D6)	2'-0" X 6'-8"	WC
(D7)	2'-0" X 6'-8"	POWDER RM
(D8)	2'-0" X 6'-3" (SD - SALVAGED DOOR)	STAIRCASE TO BASEMENT
(D9)	3'-0" X 6'-8" (SD - SALVAGED DOOR)	MASTER BEDROOM

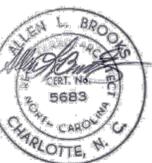
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

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



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

E-mail:
albarchitecture@aol.com
lauerarch@aol.com



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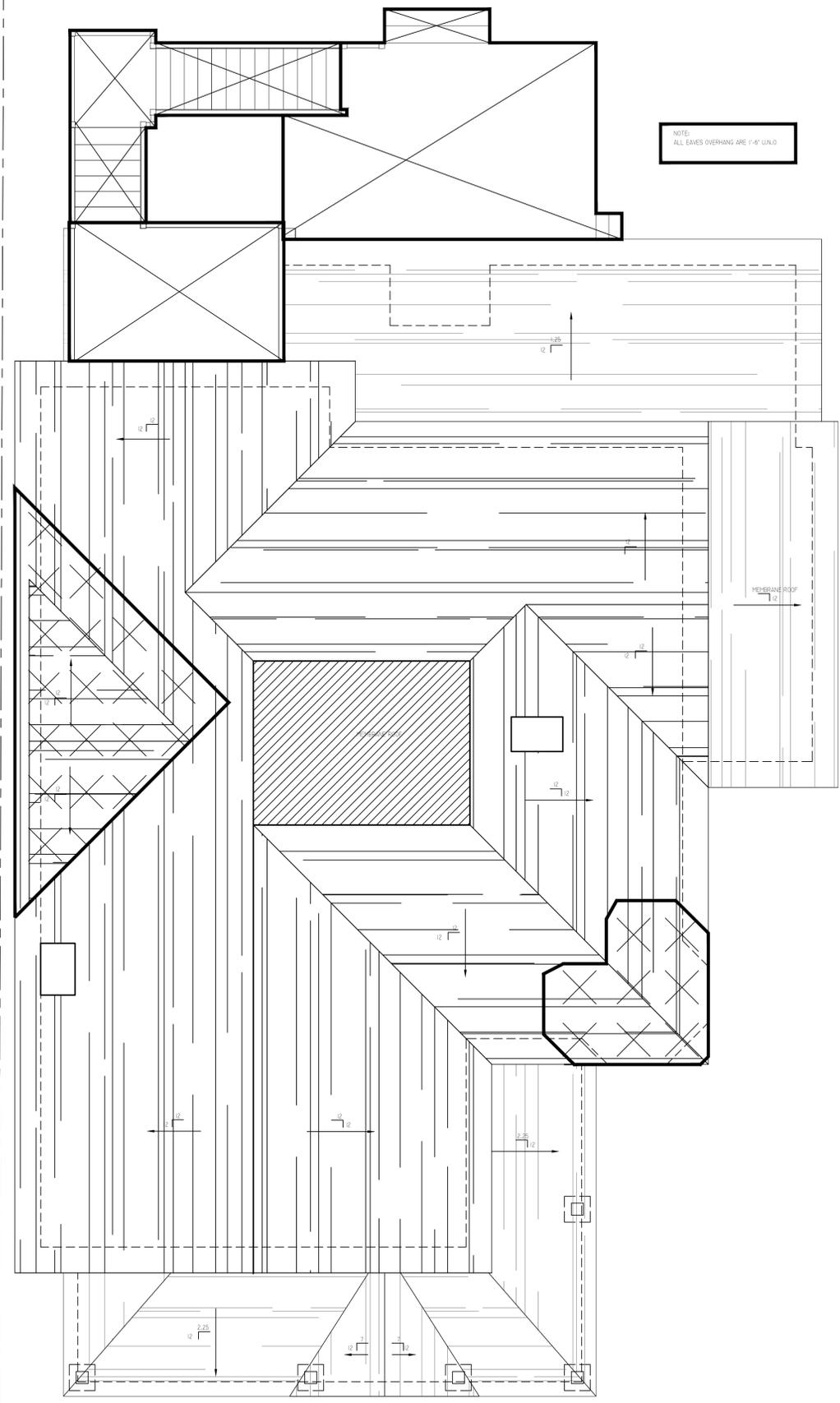
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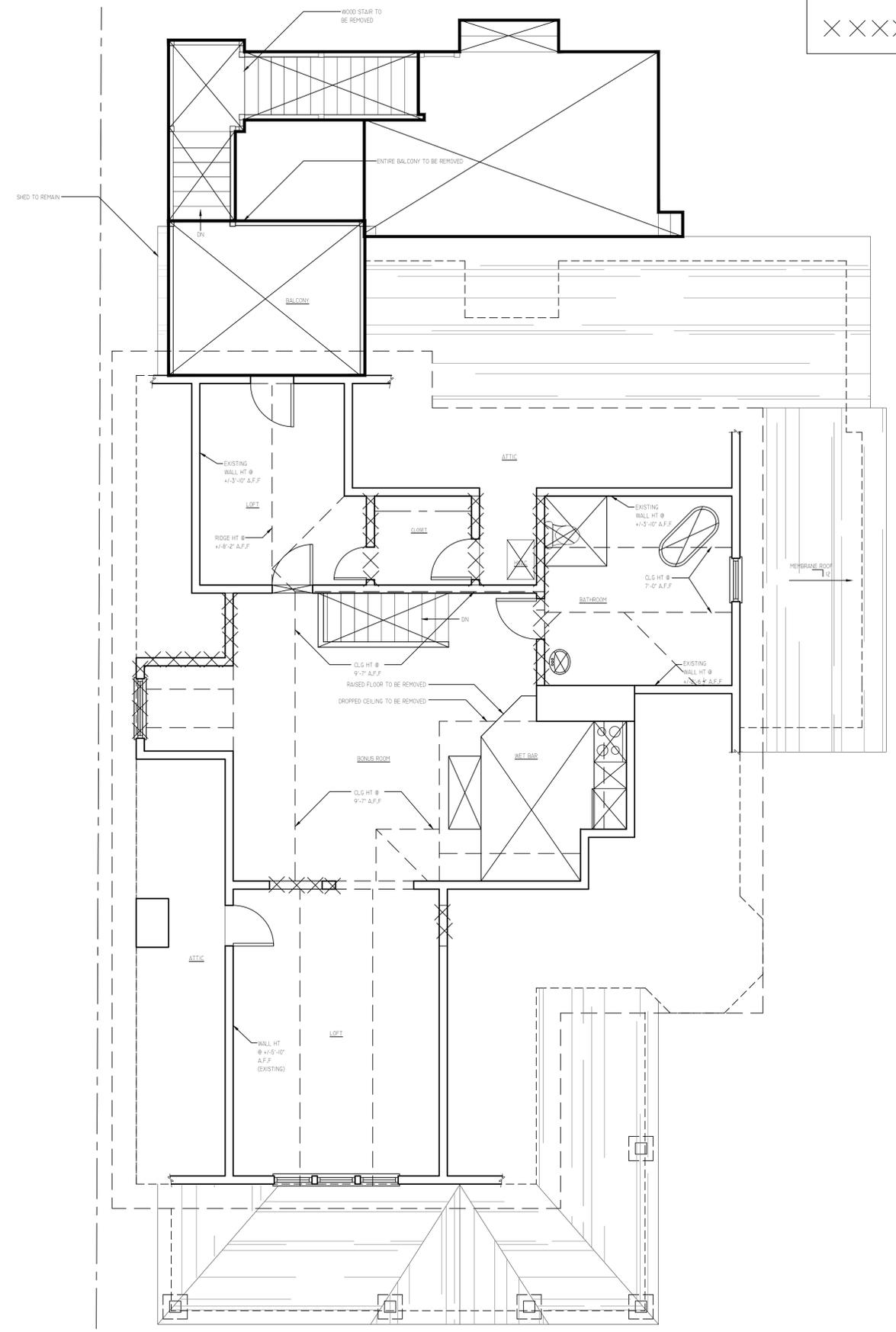
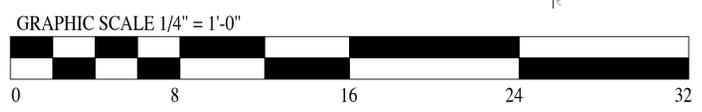
PROJ. NO. - 15082
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PROPOSED PLANS

A-7
OF: FIFTEEN



② EXISTING ROOF PLAN
1/4" = 1'-0"

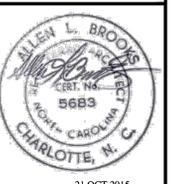


① EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

XXXXX AREAS TO BE REMOVED



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
albarchitecture@aol.com
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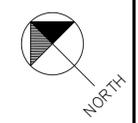
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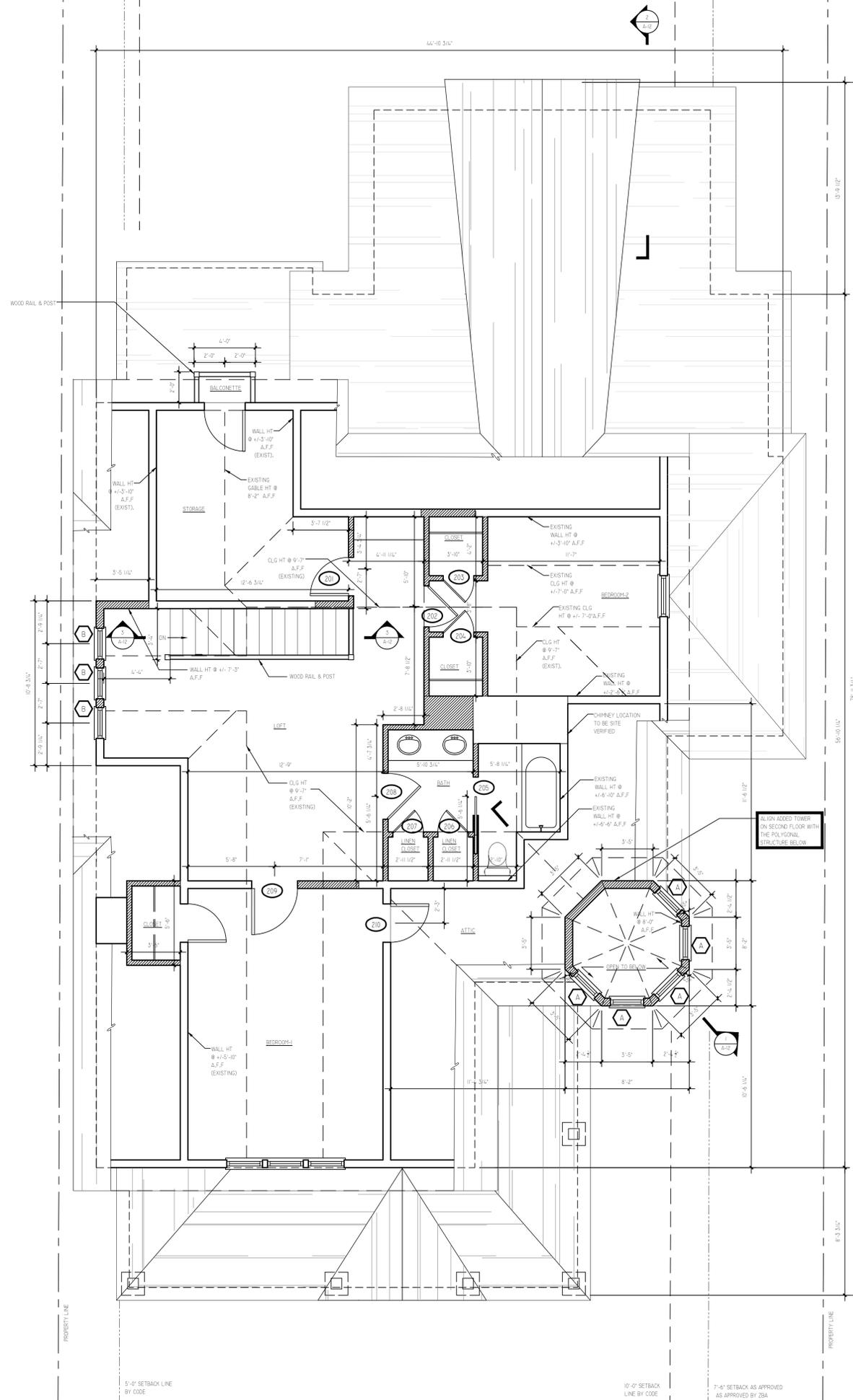
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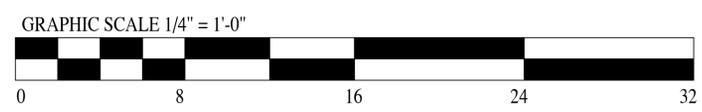
EXISTING PLANS

A-3
OF FIFTEEN





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



SALVAGED WINDOW SCHEDULE

SYM	OPENING	LOCATION
SW	2'-0" X 3'-0" (TO BE VERIFIED ON SITE)	BATHROOM-1
SW	2'-0" X 3'-0" (TO BE VERIFIED ON SITE)	BATHROOM-2

SALVAGED DOOR SCHEDULE - EXISTING FIRST FLOOR

SYM	OPENING	LOCATION
SD	3'-0" X 6'-8" (TO BE VERIFIED ON SITE)	DINING
SD	2'-0" X 6'-3" (TO BE VERIFIED ON SITE)	STAIRCASE TO BASEMENT
SD	3'-0" X 6'-8" W/I-6" TRANSOM (TO BE VERIFIED ON SITE)	LIVING
SD	3'-0" X 6'-8" W/I-6" TRANSOM (TO BE VERIFIED ON SITE)	LAUNDRY

WINDOW SCHEDULE

SYM	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 2'-6"	17'-8" (FROM FIRST FL FINISHED LVL)	CASEMENT
B	2'-0" X 3'-0"	5'-0"	CASEMENT
C	2'-0" X 3'-0" (SW-SALVAGED WINDOW)	6'-0"	CASEMENT
D	2'-0" X 3'-0" (SW-SALVAGED WINDOW)	7'-0"	CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (BY 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 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (CIP.)

SECOND FLOOR DOOR SCHEDULE

SYM	OPENING	LOCATION
201	2'-0" X 6'-8" (VERIFY ON SITE)	STORAGE
202	2'-0" X 6'-8"	BEDROOM-2
203	2'-0" X 6'-8"	CLOSET OF BEDROOM-2
204	2'-0" X 6'-8"	CLOSET OF BEDROOM-2
205	2'-0" X 6'-8" POCKET DOOR	BATHROOM
206	2'-0" X 6'-8"	LINEN CLOSET
207	2'-0" X 6'-8"	LINEN CLOSET
208	3'-0" X 6'-8" W/I-6" TRANSOM (SW-SALVAGED DOOR)	BATHROOM
209	3'-0" X 6'-8" W/I-6" TRANSOM (SW-SALVAGED DOOR)	BEDROOM-1
210	2'-6" WIDE (HT TO BE VERIFIED ON SITE)	BEDROOM-1 TO ATTIC

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

ALB Architecture, PA
 ALB Architecture
 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595
 E-mail:
 albarchitecture@aol.com
 lauerarch@aol.com

ALLEN L. BROOKS
 ARCHITECT
 CERT. NO. 5683
 NORTH CAROLINA
 CHARLOTTE, N.C.
 21 OCT 2015

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

PROJ. NO. - 15082
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ALB Architecture
 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595

E-mail:
 albarchitecture@aol.com
 lauerarch@aol.com



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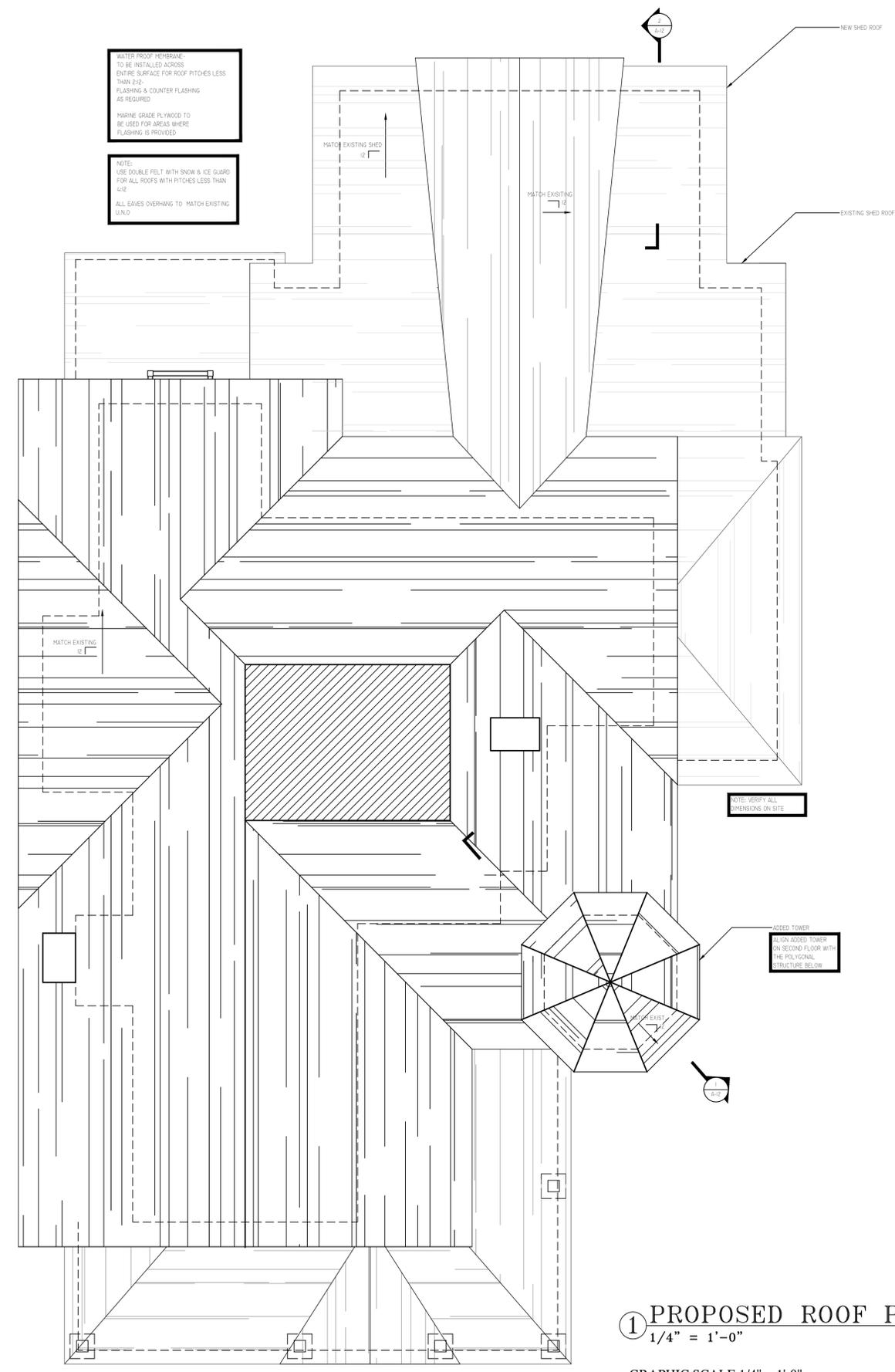
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PROPOSED PLANS

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 OF FIFTEEN



WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
 MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED.

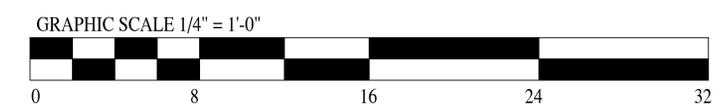
NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12.
 ALL EAVES OVERHANG TO MATCH EXISTING UNLESS NOTED.

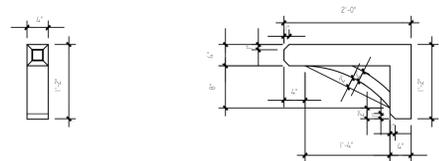
NOTE: VERIFY ALL DIMENSIONS ON SITE.

ADDED TOWER ON SECOND FLOOR WITH THE POLYGONAL STRUCTURE BELOW.

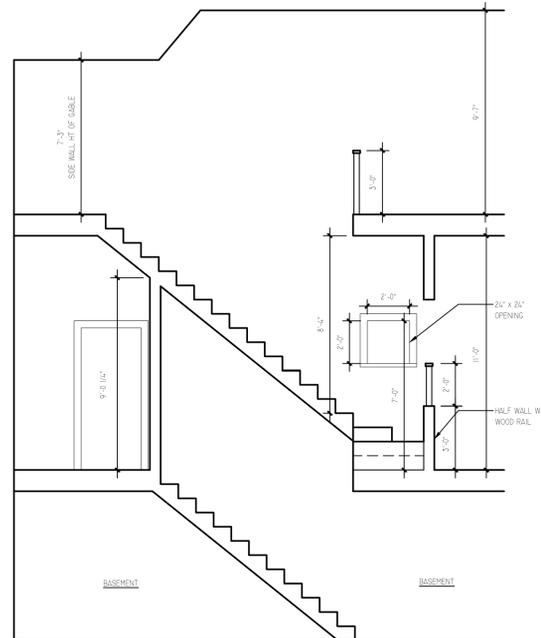
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

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

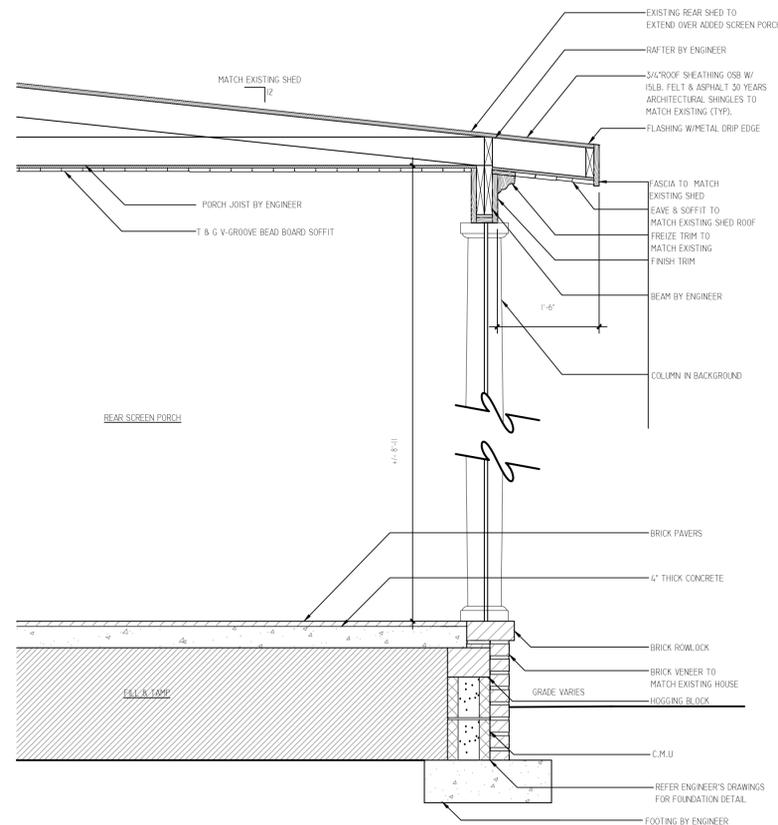




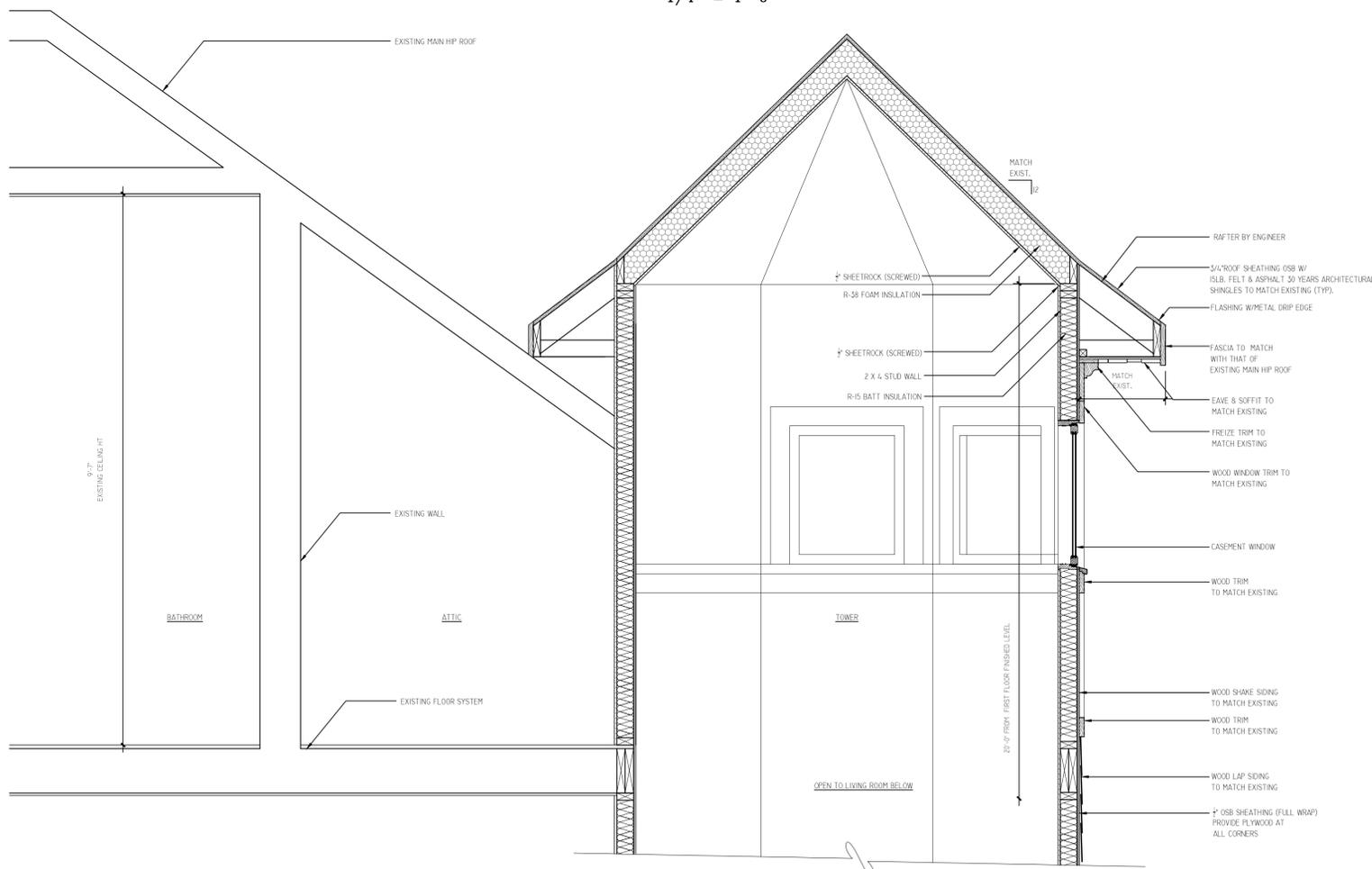
④ WOOD BRACKET DETAIL
3/4" = 1'-0"



③ SECTION THROUGH STAIRCASE
1/4" = 1'-0"



② SECTION THROUGH SCREENPORCH
1/4" = 1'-0"

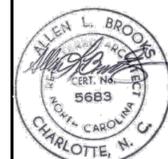


① SECTION THROUGH ADDED TOWER
3/4" = 1'-0"



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

E-mail:
albarchitecture@aol.com
lauerarch@aol.com



21 OCT 2015

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SECTIONS & DETAILS

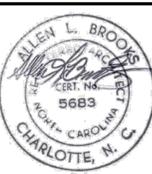
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OF: FIFTEEN



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

E-mail:
albarchitecture@aol.com
lauerarch@aol.com



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GARAGE WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG
B	3'-0" X 3'-0"	7'-0"	AWNING
C	2'-6" X 3'-0"	7'-0"	AWNING
D	1'-6" X 3'-0"	6'-8"	DOUBLE HUNG
E	2'-0" X 3'-0"	6'-8"	DOUBLE HUNG
F	2'-0" X 1'-6"	7'-0"	AWNING

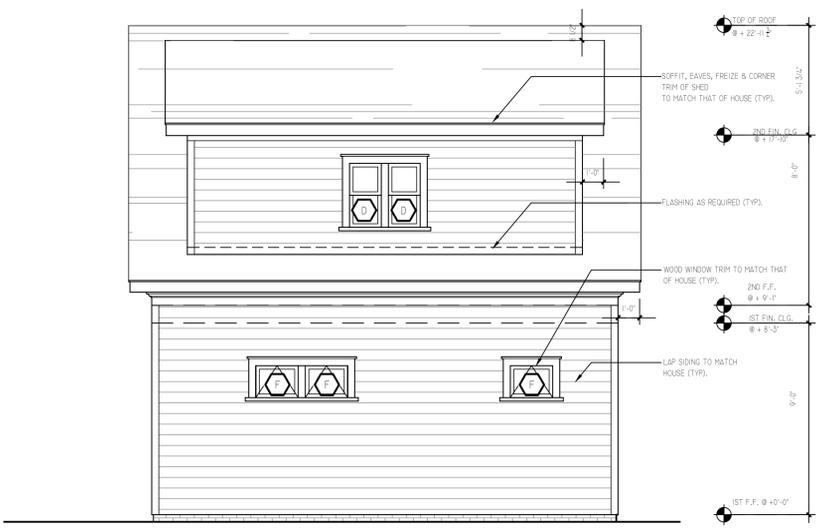
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (BY FLASHING) & BACK BAND TRIM @ WINDOWS.

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

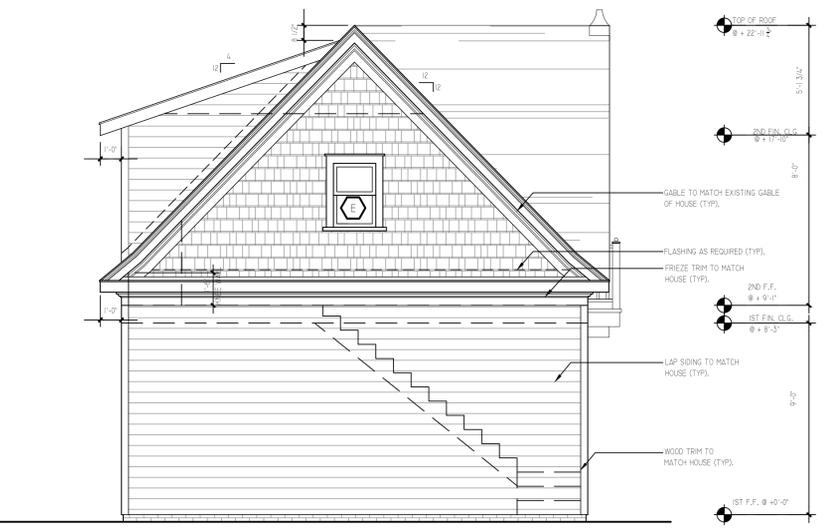
NOTE: MATCH EXISTING WINDOW & DOOR HFS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. - MATCH EXISTING

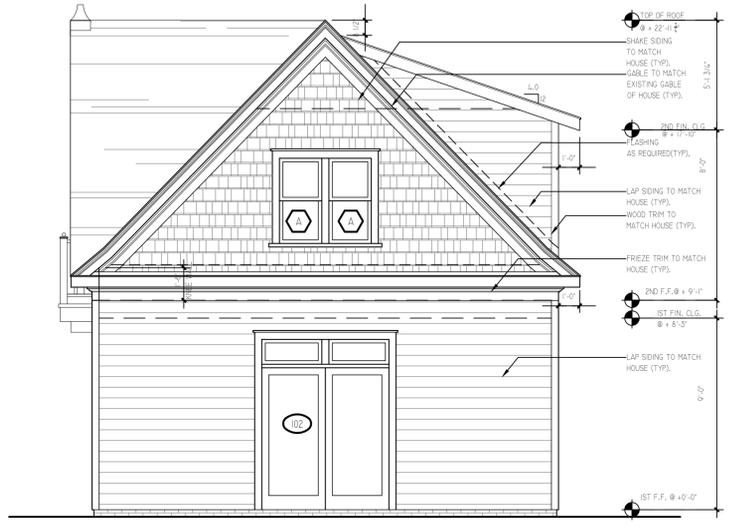
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 8' A.F.F. MUST BE EGRESS PER CODE (TYP.)



④ REAR ELEVATION
1/4" = 1'-0"



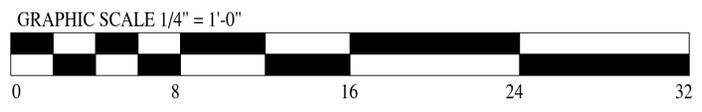
③ LEFT SIDE ELEVATION (HOUSE FACING)
1/4" = 1'-0"



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



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



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PROPOSED ACCESSORY
STRUCTURE ELEVATIONS

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