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SQUARE FOOTAGE CALCULATIONS

Heated  Unheated

Existing First Floor:  1,035 S.F.  144 S.F.

Proposed Basement:  779 S.F.  0 S.F.
Proposed First Floor:  370 S.F.  185 S.F.
Proposed Second Floor:  1,373 S.F.  0 S.F.

Total:  3,557 S.F.  329 S.F.
Total Under Roof:  3,886 S.F.

Proposed Garage:  624 S.F.
Proposed Garage Second Floor:  608 S.F.

Garage total Under Roof:  1,232 S.F.
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 512 East Tremont Avenue

SUMMARY OF REQUEST: Addition and garage

APPLICANT/OWNER: Allen Brooks (Larry Larkins, owner)

Details of Proposed Request

Existing Conditions
The existing structure was constructed in 1930 and listed as contributing in the Dilworth National Register of Historic Places. It is a one story single family structure with a projecting entry, carport and side porch. The subject site has a storm drainage easement at the rear and left side of the property.

An application for full demolition was reviewed on February 11, 2015. The HDC placed a 365-Day Stay of Demolition on the property. An application for new construction was reviewed and denied by the HDC May 13, 2015.

Proposal
The proposal is a second story addition to the existing structure. The addition includes shed dormers on the front and rear, and side gables. The proposed height is approximately 26’-8” from the finished floor. Primary and trim materials are wood. Foundation material is brick. The detached garage has design elements and materials that match the house.

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  the relationship of the project to its site
   b. Scale  the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback  in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context  the overall relationship of the project to its surroundings
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 Commission will determine if the proposal meets the applicable guidelines for additions.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ___ day of February, 2015.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3098
## 3. Permeability Calculations

### Residence Calculations

<table>
<thead>
<tr>
<th>Category</th>
<th>Proposed</th>
<th>Proposed Measured Area of Coverage</th>
<th>Proposed Hatched Area of Coverage</th>
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<td>448</td>
<td>185</td>
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<th>Subcategory</th>
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<td>Screened Porch</td>
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<td>Unscreened Garage</td>
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<tr>
<td>Pool</td>
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<td>Shed</td>
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### Rear Yard Permeability Calculations (as 5% required by HSC)

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<th>Category</th>
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<tbody>
<tr>
<td>Existing Rear Yard Area</td>
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<tr>
<td>Proposed House Addition</td>
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<tr>
<td>Garage Footprint</td>
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<td>Impervious Area of Rear Yard</td>
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<td>Total Permeable Area</td>
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### Open-Space Calculations per Zoning (at least 6% required)

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<td>Footprint of House</td>
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<td>Footprint of Garage</td>
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<td>Total Area</td>
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<tr>
<td>Percentage of Open Space</td>
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