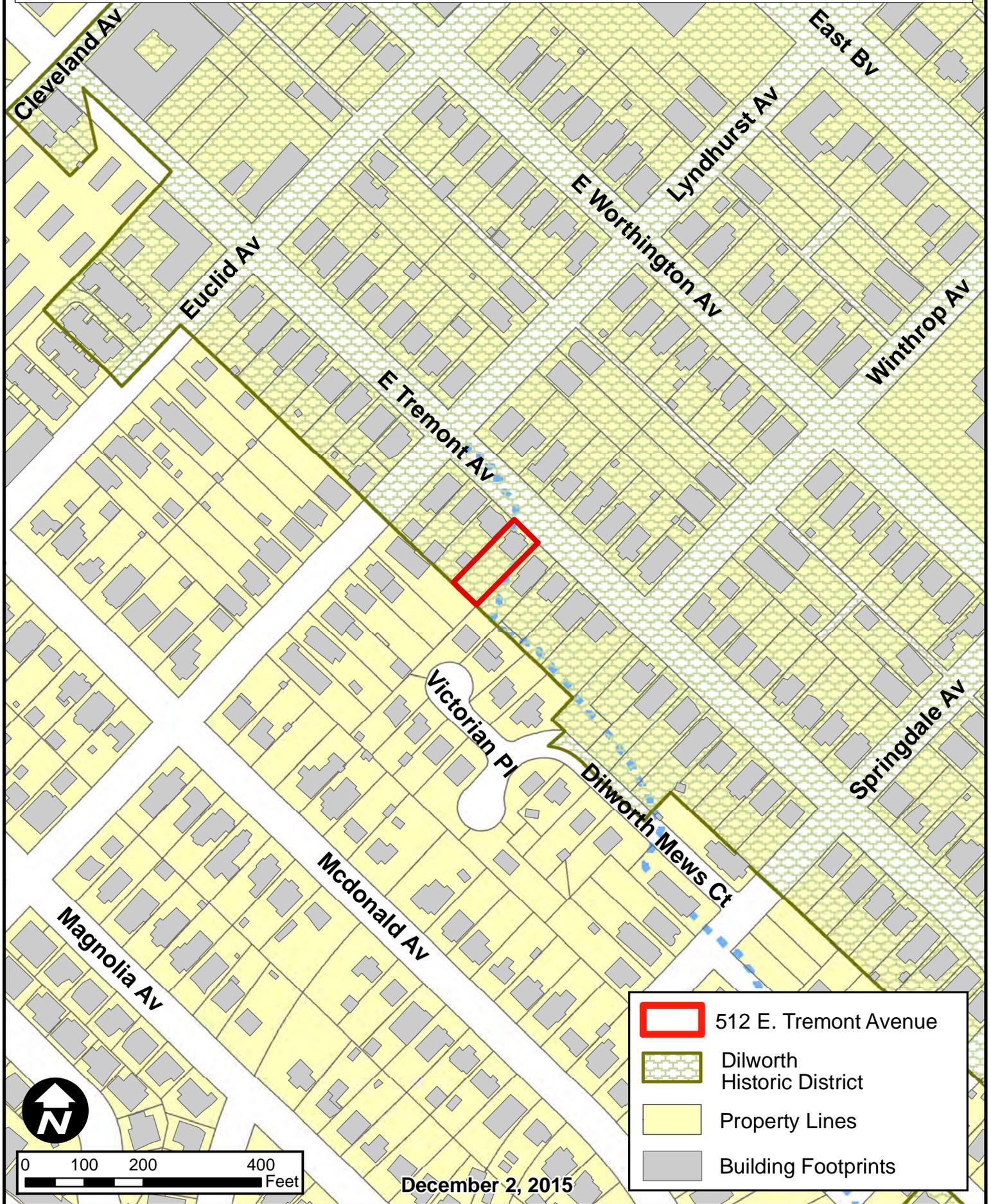


Charlotte Historic District Commission - Case 2015-267



December 2, 2015



VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
Site Context
Street Scene
- A-1 Existing & Proposed Site Plan
Building Height Survey
- A-2 Existing Plans
- A-3 Existing Elevations
- A-4 Proposed Plans
- A-5 Proposed Plans
- A-6 Proposed Elevations
- A-7 Proposed Elevations
- A-8 Building Sections
- A-9 Proposed Garage Plans
- A-10 Proposed Garage Elevations
- A-11 Proposed Garage-Alternate



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:	1373 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.

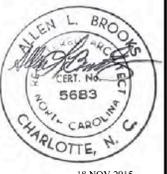
Garage total Under Roof : 1,232 S.F.

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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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. : 15082
ISSUED : 18 NOV 2015
REVISIONS :

COVER SHEET

A-0

OF: TWELVE

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

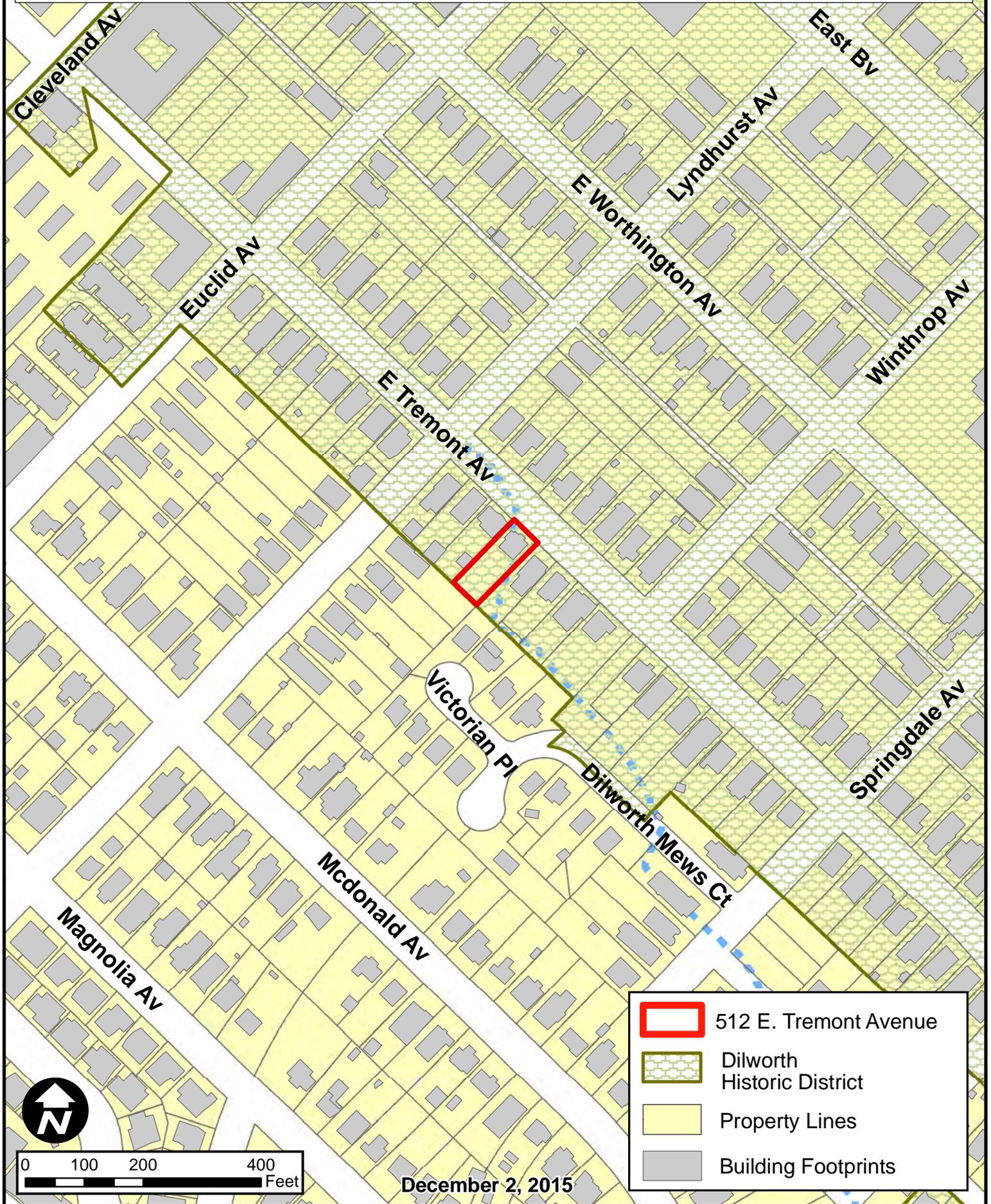
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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	<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 Commission will determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-267



December 2, 2015



FRONT ELEVATION AS SEEN FROM E.TREMONT AVENUE



LEFT ELEVATION FROM REAR



RIGHT SIDE PORTE-COCHERE



RIGHT ELEVATION FROM FRONT



REAR ELEVATION AS SEEN FROM YARD



VIEW INTO REAR YARD AS SEEN FROM STORM DRAINAGE



VIEW AT REAR PROPERTY LINE AT RETAINING WALL AT BOUNDARY OF HISTORIC DISTRICT WHERE GARAGE IS TO BE PLACED



VIEW AT STORM WATER OUTLET WALL WHERE DRAINAGE WATER IS DISCHARGED ON SUBJECT PROPERTY



VIEW BETWEEN HOUSE RIGHT OF SUBJECT PROPERTY SHOWING ALIGNMENT OF HOUSE WITH HISTORIC ESTABLISHED SETBACK FROM STREET



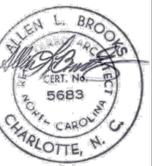
VIEW BETWEEN HOUSE LEFT OF SUBJECT PROPERTY AT STORM WATER EASEMENT WHERE ORIGINAL PORTE-COCHERE WAS REMOVED. THIS SHOWS NEW HOUSE IS SETBACK FROM STREET NOT IN ALIGNMENT OF HISTORIC ESTABLISHED SETBACK

SUBJECT HOUSE



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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

SUBJECT HOUSE

OF: ELEVEN



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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

SITE CONTEXT

OF: ELEVEN



520 E.TREMONT CIRCA 1915 BUNGALOW WITH RENOVATIONS & 2ND FL ADDITION BEYOND FRONT ROOFLINE



516 E.TREMONT NEW HOUSE TO LEFT OF SUBJECT-SETBACK AWAY FROM ESTABLISHED SETBACK OF STREET



512 E.TREMONT CIRCA 1930 COLONIAL SUBJECT HOUSE



508 E.TREMONT CIRCA 1930 COLONIAL TO RIGHT OF SUBJECT HOUSE THAT IS IN ALIGNMENT WITH ESTABLISHED SETBACK OF STREET



506 E.TREMONT OF RELATIVELY NEW CONSTRUCTION



500 E.TREMONT AT CORNER OF LYNDHURST OF RELATIVELY NEW CONSTRUCTION



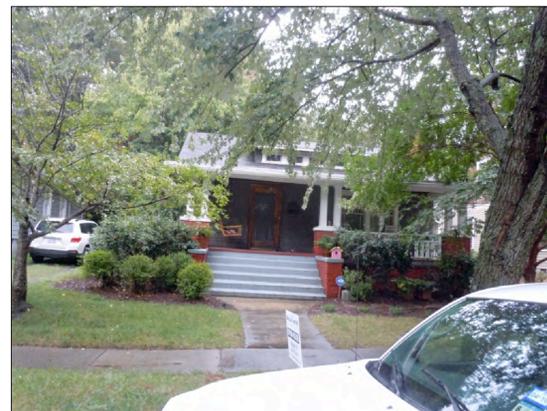
505 E.TREMONT ON- CONTRIBUTING DUPLEX



509 E.TREMONT CIRCA 1915 BUNGALOW



515 E.TREMONT CIRCA 1930 COLONIAL



517 E.TREMONT CIRCA 1920 BUNGALOW



521 E.TREMONT CIRCA 1920 BUNGALOW THAT WAS EXPANDED WITH REAR 2ND FL ADDITION

SITE CONTEXT



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906 E.WORTHINGTON AVENUE FRONTAL SYMMETRICAL FACADE WITH CENTER PORCH GABLE & DORMERS AT SECOND FLOOR



701 E.WORTHINGTON AVENUE SYMMETRICAL FACADE WITH CENTER GABLE WITH BOARD TIMBER DETAILING



708 E. WORTHINGTON AVENUE BOARD DETAILING AT GABLES



907 E. WORTHINGTON AVENUE BOARD TIMBER DETAILING AT GABLES



1101 EAST BLVD BOARD DETAILING AT GABLES

Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

DESIGN EXAMPLES

OF: ELEVEN

DESIGN EXAMPLES

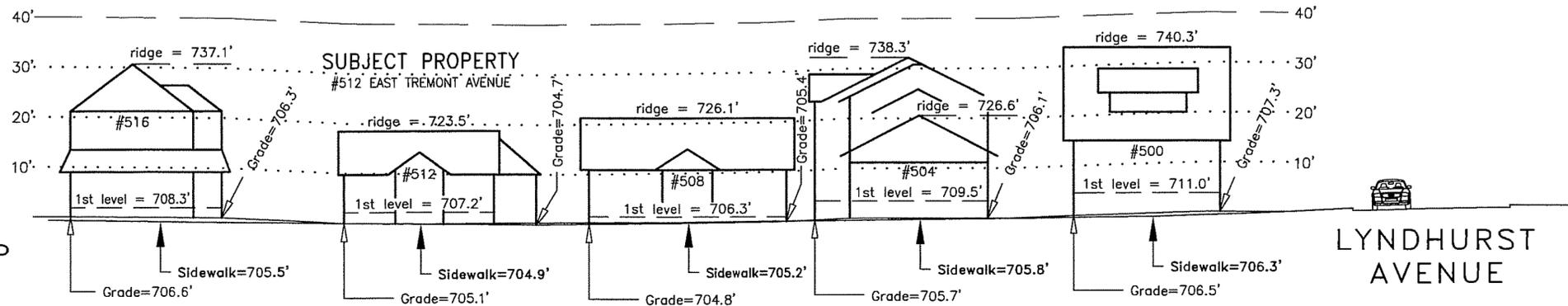
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 9th day of February, 2015.



Andrew G. Zoutewelle
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098

See Building Heights Sketch of
 516-616 Block of East Tremont Avenue
 by A.G. Zoutewelle Surveyors
 dated May 06, 2014
 for adjoining buildings



WINTHROP
 AVENUE
 TERMINUS
 ←

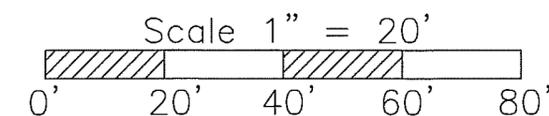
EAST TREMONT AVENUE

A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2015
 Building Heights Sketch of
500-512 EAST TREMONT AVENUE
FACING SOUTHWEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 February 5, 2015





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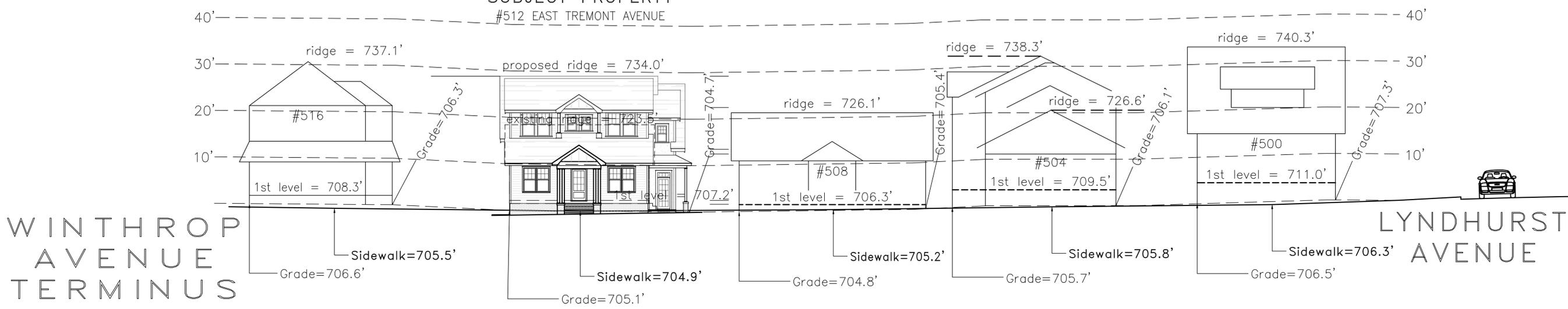
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SUBJECT PROPERTY
 #512 EAST TREMONT AVENUE



WINTHROP
 AVENUE
 TERMINUS

LYNDHURST
 AVENUE

Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
 512 E. Tremont Avenue, Charlotte, NC 28203

① BUILDING HEIGHT SURVEY
 3/32" = 1'-0"



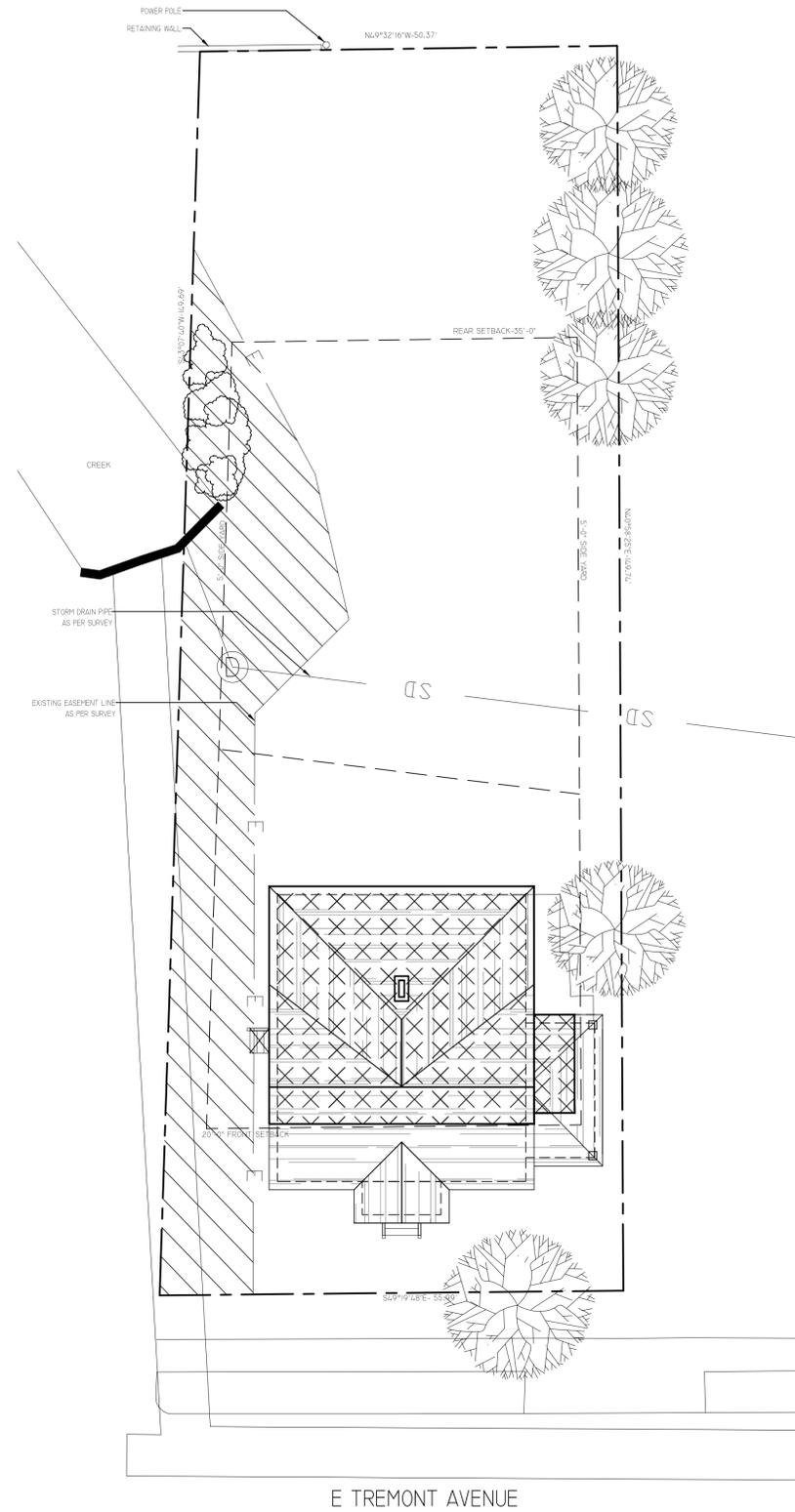
PROJ. NO. - 15082
 ISSUED - 18 NOV 2015
 REVISIONS -

HEIGHT SURVEY

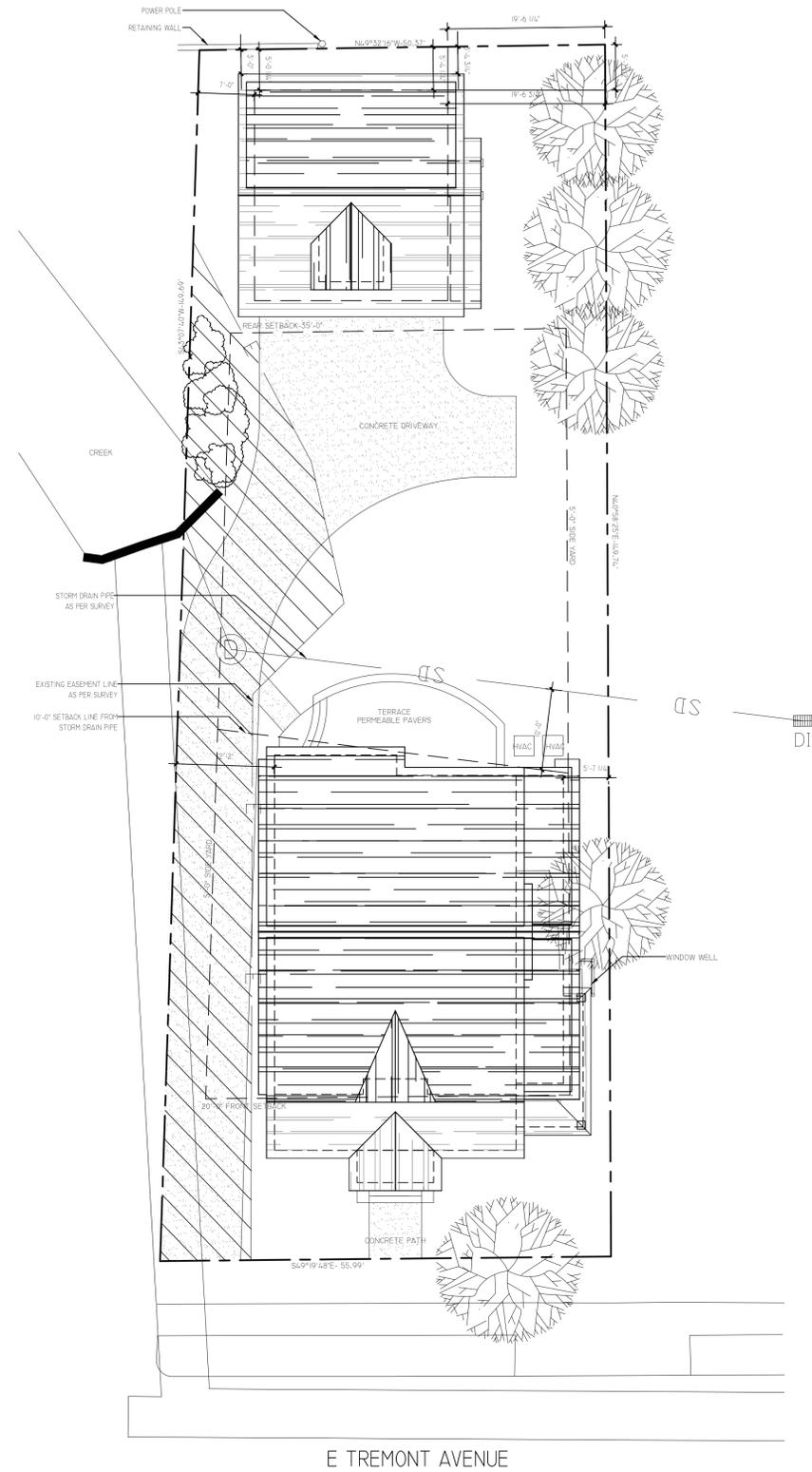
OF: TWELVE

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	2522
PROPOSED HEATED AREA OF GARAGE	608
PROPOSED UNHEATED	
SCREENED PORCH	185
UNHEATED GARAGE	700
POOL	0
PATIO	60
SHOP	0
TOTAL	945
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	5319
PROPOSED HOUSE ADDITION	465
GARAGE FOOTPRINT	700
IMPERVIOUS AREA AT REAR YARD	1240
TOTAL AREA	2405
TOTAL PERMEABLE AREA	55%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7958
FOOTPRINT OF HOUSE	1787
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	700
TOTAL AREA	2487
PERCENTAGE OF OPEN SPACE	69%

③ PERMEABILITY CALCULATIONS



② EXISTING SITE PLAN
1" = 10'-0"



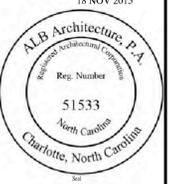
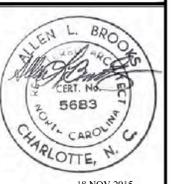
① PROPOSED SITE PLAN
1" = 10'-0"



XXXXX AREAS TO BE REMOVED



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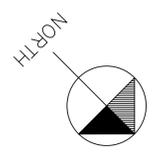
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GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

EXISTING & PROPOSED SITE PLAN

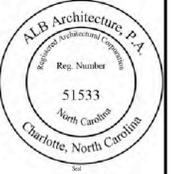
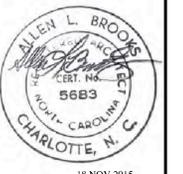
A-1
OF TWELVE



XXXXX AREAS TO BE REMOVED



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Historic Dilworth renovation & addition for the:
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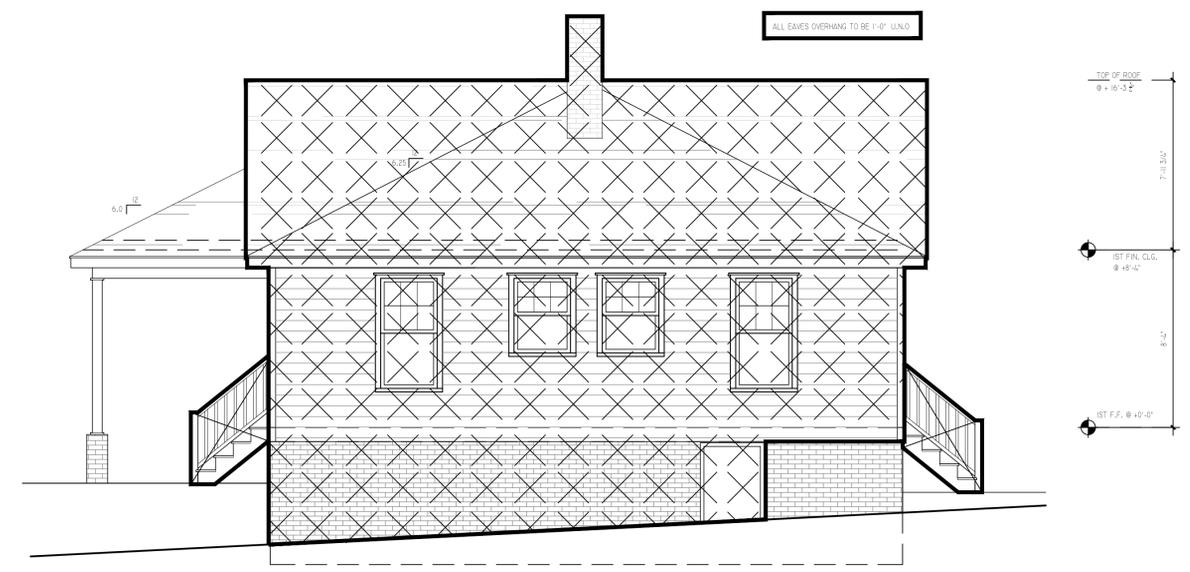
PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

EXISTING ELEVATIONS

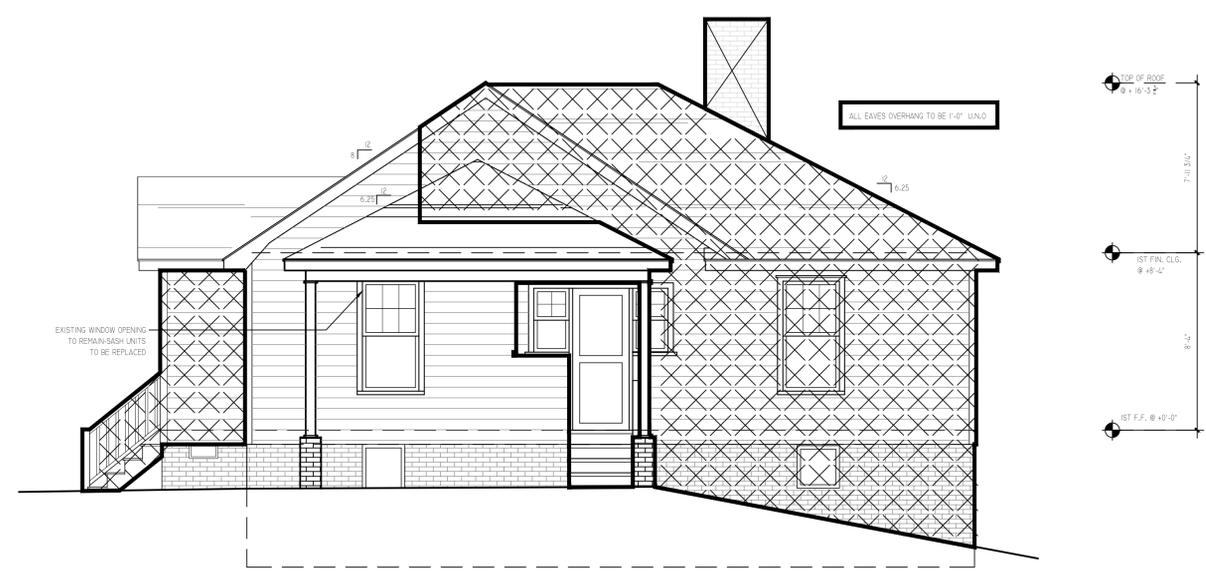
A-3
OF TWELVE



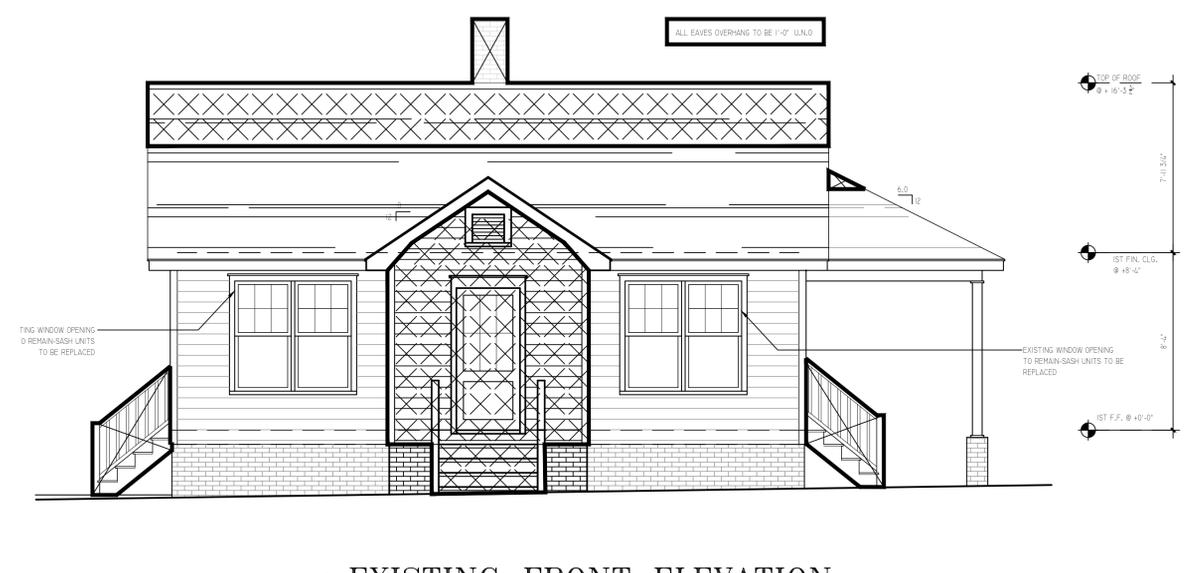
④ EXISTING LEFT ELEVATION
1/4" = 1'-0"



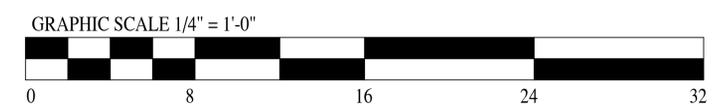
③ EXISTING REAR ELEVATION
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



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



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-0" WI-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-0" X 5'-0" 7'-0" 2ND FL. FRONT SHED	7'-0"	DOUBLE HUNG
C	2'-0" X 3'-6" WI-0" TRANSOM	8'-0"	DOUBLE HUNG
D	2'-0" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-0" X 3'-6"	5'-10"	CASEMENT
G	2'-0" X 3'-6"	7'-0" 5'-4" FOR 2ND FL. LAUNDRY	DOUBLE HUNG
H	2'-0" X 3'-0"	7'-0" 6'-0" FOR 2ND FL. MASTER BED WC	DOUBLE HUNG
I	2'-0" X 1'-6"	6'-5" ARCHED WINDOW SEE PROF. ELEVATIONS	FIXED

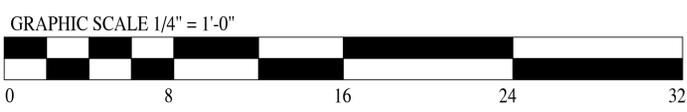
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHIP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS 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 RIGHT SIDE ELEVATION
1/4" = 1'-0"

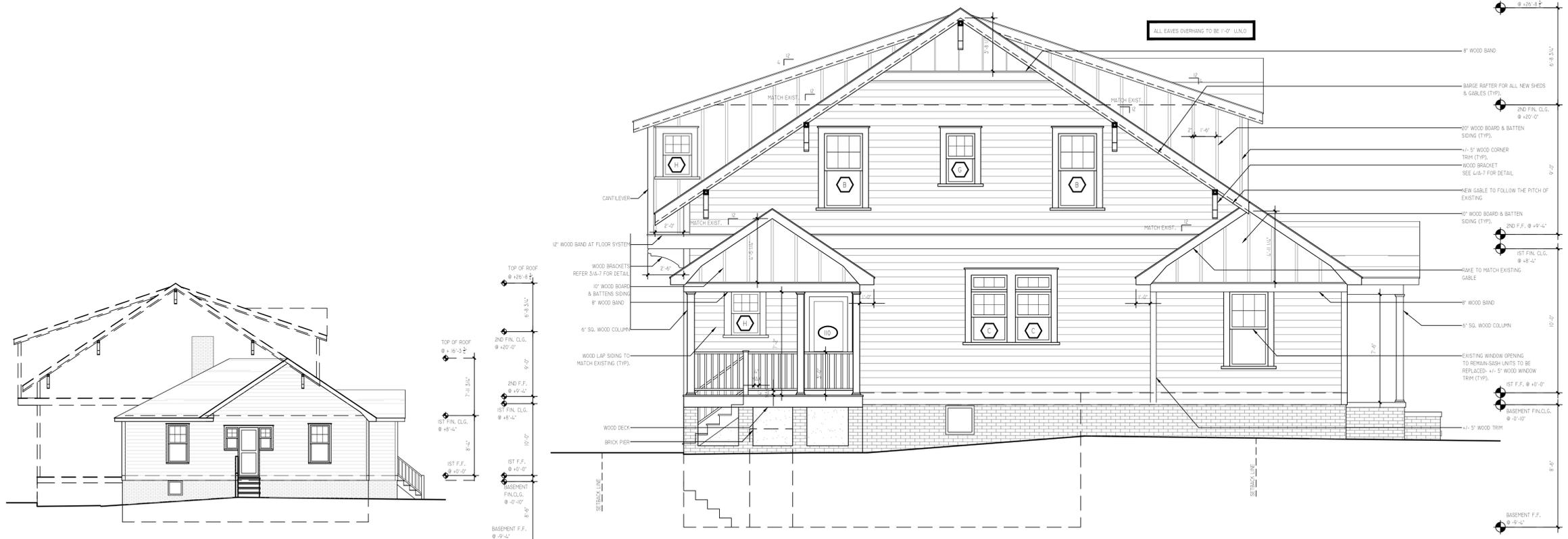


1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



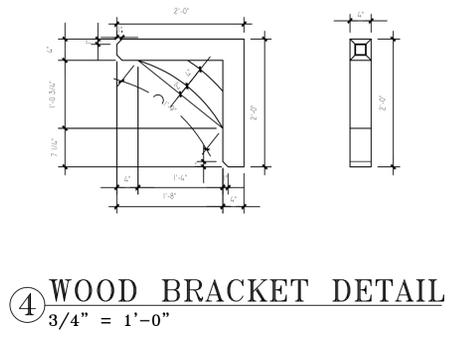
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-0" X 5'-0" W/1'-0" TRANSOM	7'-0"	DOUBLE HUNG
C	2'-0" X 3'-4"	8'-0"	DOUBLE HUNG
D	2'-0" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-0" X 3'-4"	5'-0"	CASEMENT
G	2'-0" X 3'-4"	7'-0"	DOUBLE HUNG
H	2'-0" X 3'-0"	5'-0" FOR 2ND FL. LAUNDRY 8'-0" FOR 2ND FL. MASTER BED RM.	DOUBLE HUNG
I	2'-0" X 1'-6"		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 HFS. 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.)

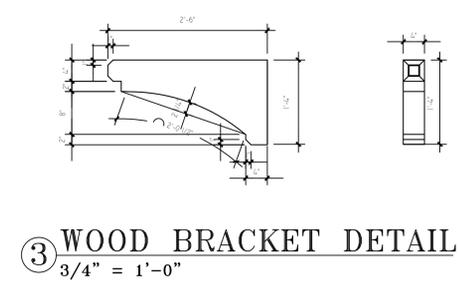


⑤ EXISTING LEFT ELEVATION
SHOWING PROPOSED ELEVATION PROFILE
1/8" = 1'-0"

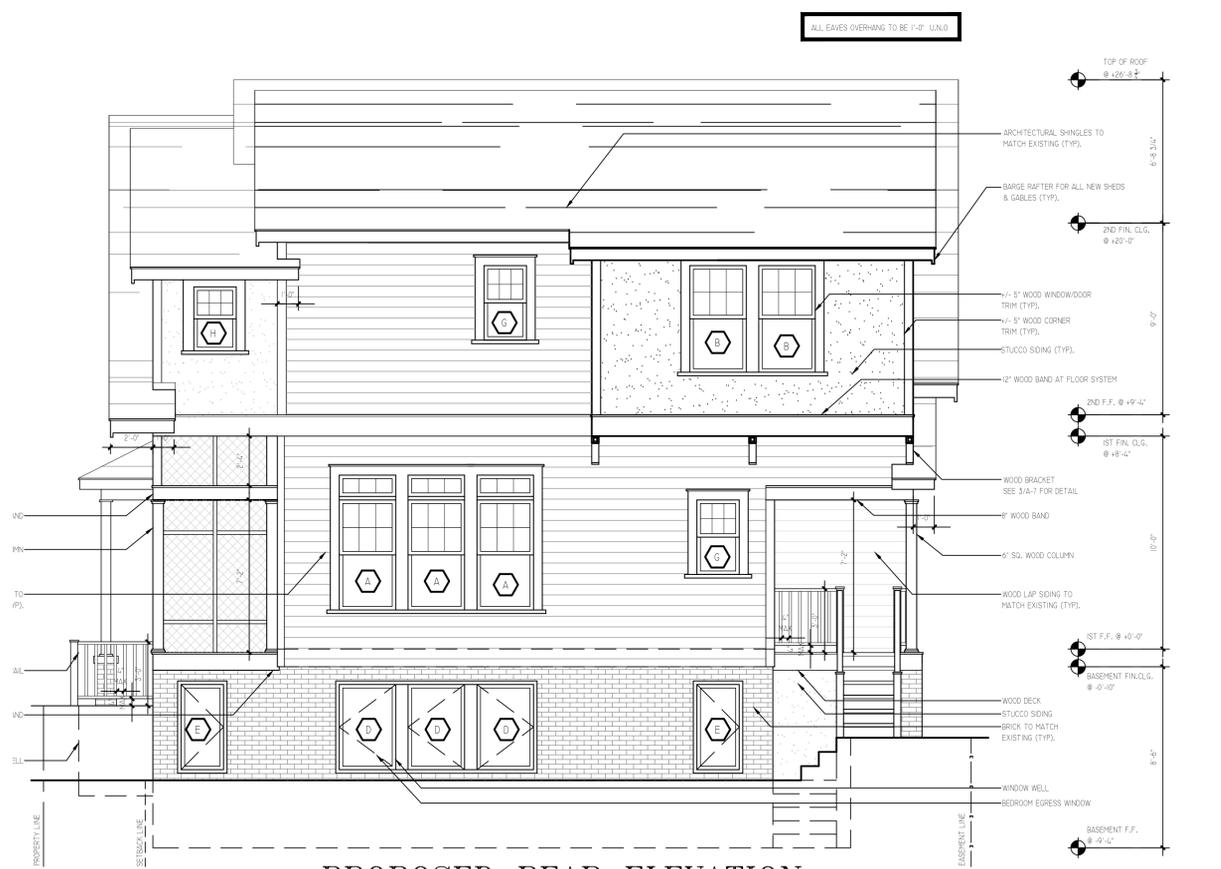
② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



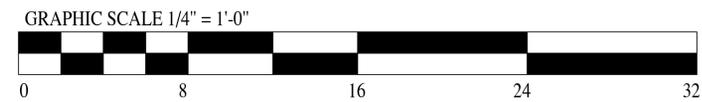
④ WOOD BRACKET DETAIL
3/4" = 1'-0"



③ WOOD BRACKET DETAIL
3/4" = 1'-0"



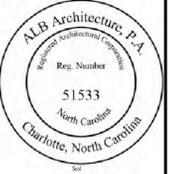
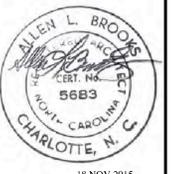
① PROPOSED REAR ELEVATION
1/4" = 1'-0"



×××× AREAS TO BE REMOVED



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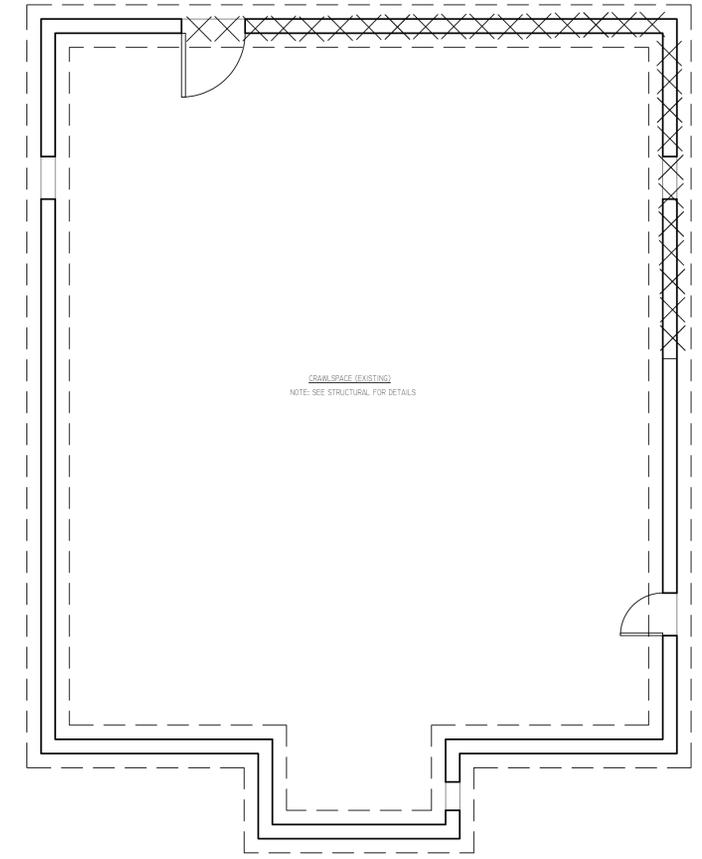
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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

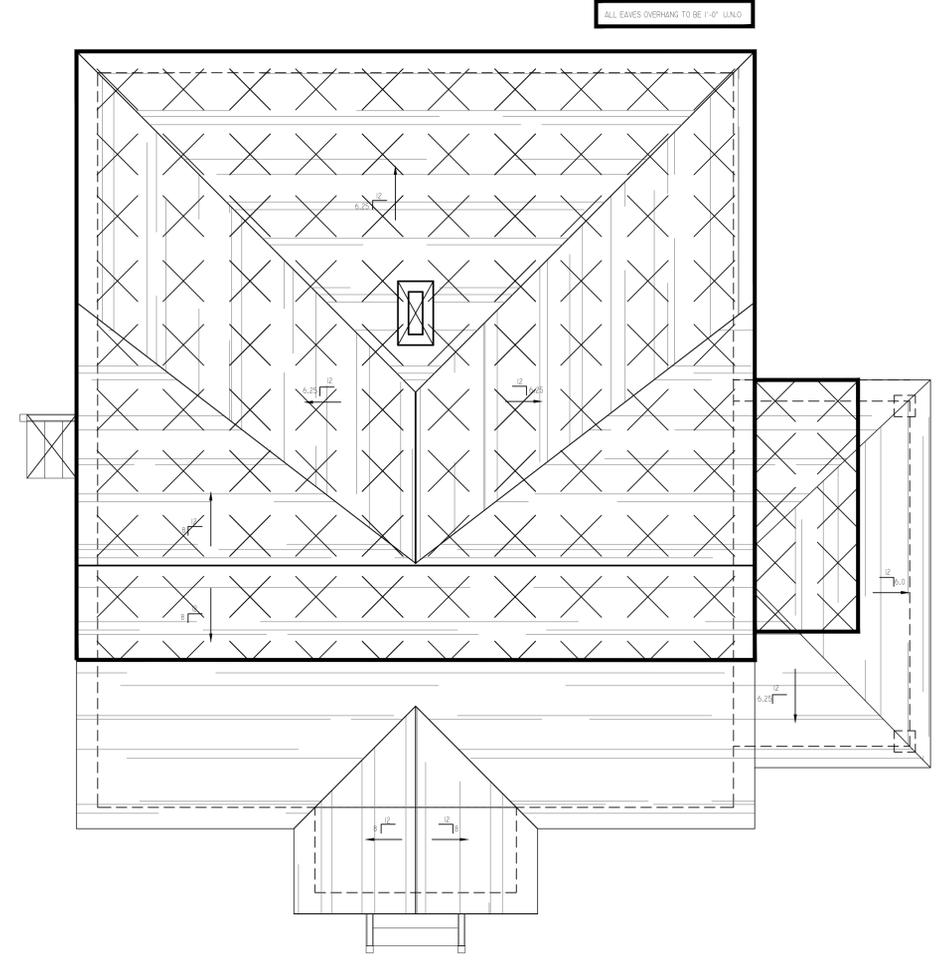
PROJ. NO. 15082
ISSUED 18 NOV 2015
REVISIONS

EXISTING PLANS

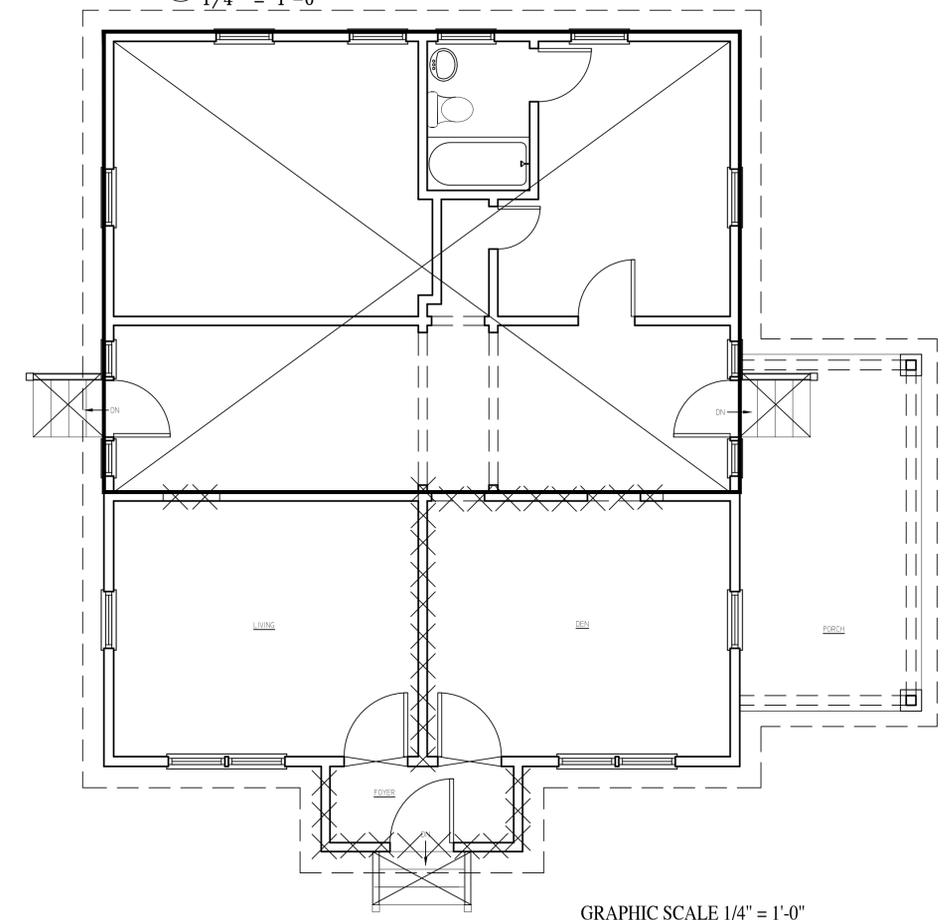
A-2
OF TWELVE



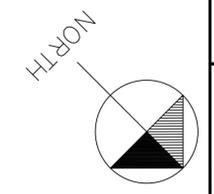
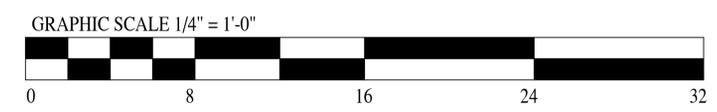
③ EXISTING FOUNDATION PLAN
1/4" = 1'-0"



② EXISTING ROOF PLAN
1/4" = 1'-0"



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



ALL EAVES OVERHANG TO BE 1'-0" UNLTD.

DRAMA SPACE EXISTING
NOTE: SEE STRUCTURAL FOR DETAILS

	4" STUD WALL
	BRICK VENEER
	MASONRY
	EXISTING WALLS
	6" STUD WALL

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0" 7'-0" 2ND FL FRONT SHED	DOUBLE HUNG
C	2'-0" X 3'-6" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
D	2'-8" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-0" X 3'-6"	5'-11"	CASEMENT
G	2'-0" X 3'-6"	7'-0" 5'-4" FOR 2ND FL LAUNDRY	DOUBLE HUNG
H	2'-0" X 3'-0"	7'-0" 6'-0" FOR 2ND FL MASTER BED INC	DOUBLE HUNG
I	2'-0" X 1'-6"	6'-5" 6'-5" APORED WINDOW SEE PROP. ELEVATIONS	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.

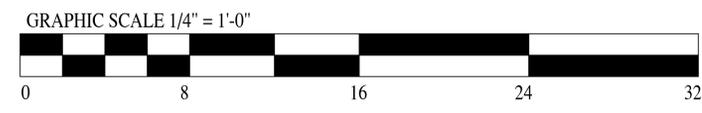
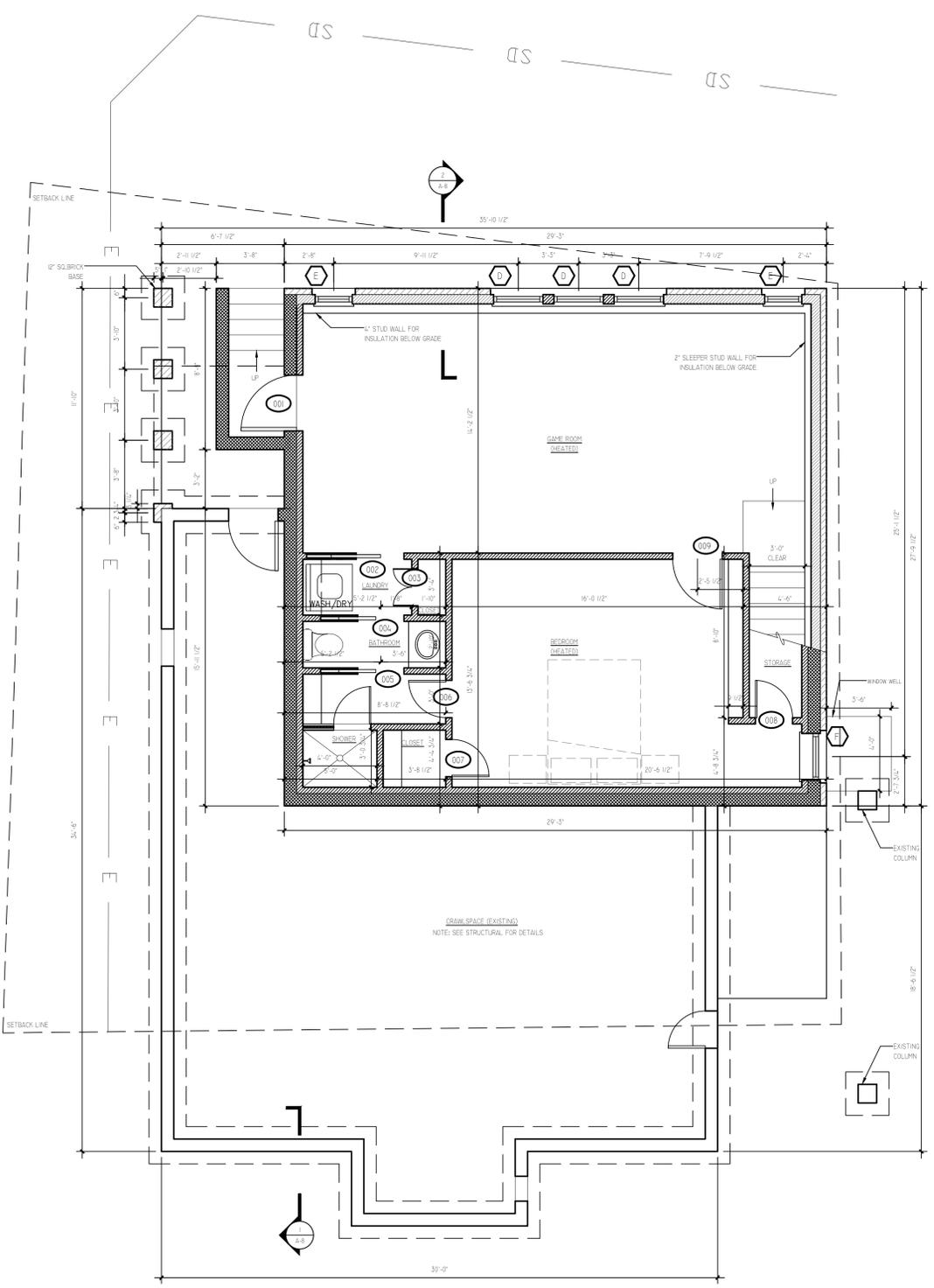
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

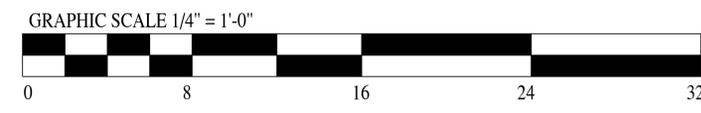
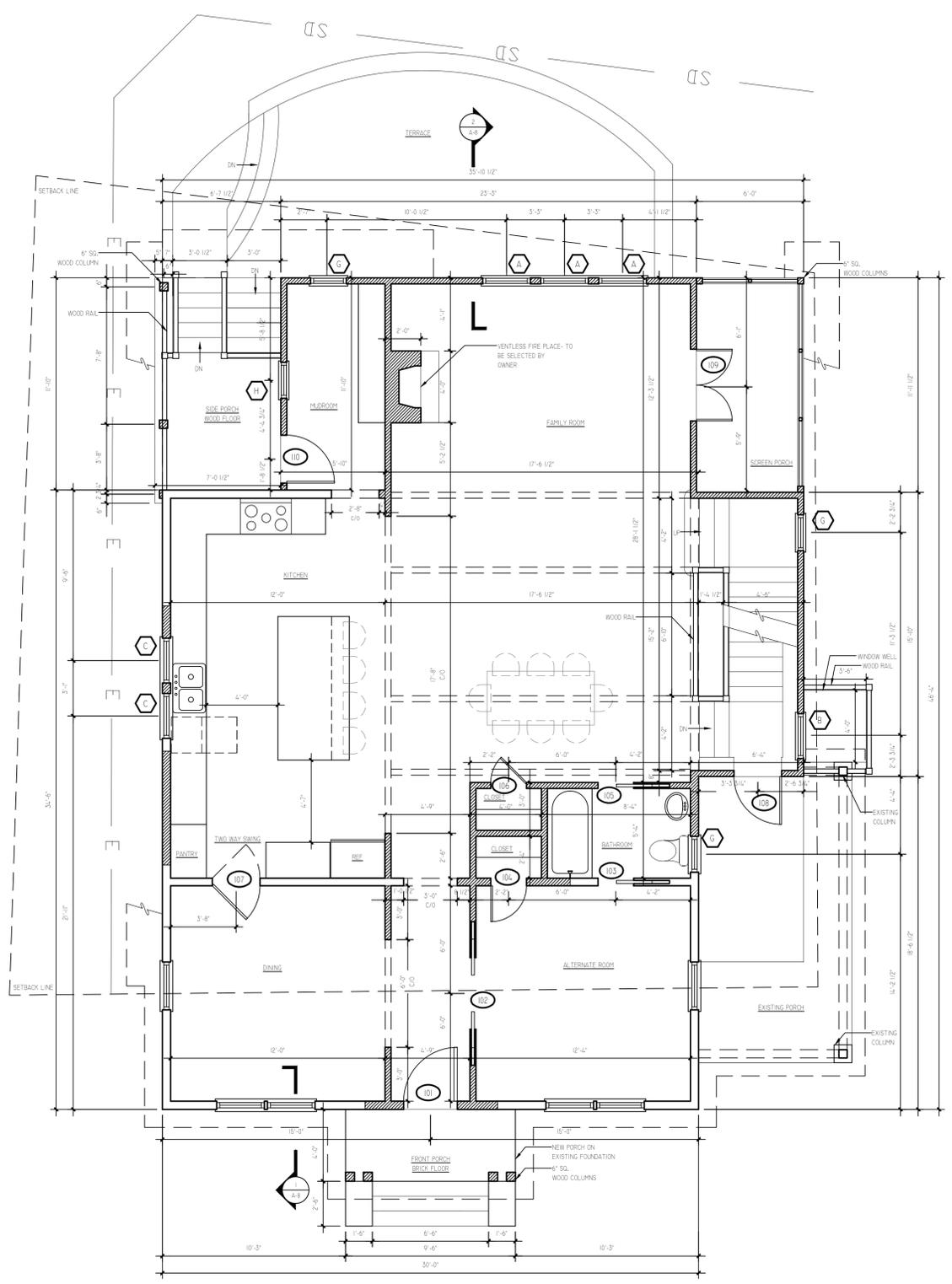
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 4' A.F.F. MUST BE TEMPERED (SEE CODE (T-9)).

BASEMENT DOOR SCHEDULE		
ID	OPENING	LOCATION
001	3'-0" X 6'-8"	ENTRY FROM REAR TERRACE
002	2'-6" X 6'-8"	POCKET DOOR LAUNDRY
003	PR 1'-0" X 6'-8"	LAUNDRY CLOSET
004	2'-0" X 6'-8"	POCKET DOOR BATHROOM
005	2'-0" X 6'-8"	POCKET DOOR BATHROOM
006	2'-0" X 6'-8"	POCKET DOOR BATHROOM
007	2'-0" X 6'-8"	CLOSET

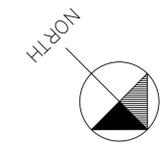
FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
001	3'-0" X 6'-8"	MAIN ENTRY
002	PR 2'-0" X 6'-8"	POCKET DOOR ALTERNATE ROOM
003	2'-0" X 6'-8"	POCKET DOOR BATHROOM
004	2'-0" X 6'-8"	CLOSET OF ALTERNATE ROOM
005	2'-0" X 6'-8"	POCKET DOOR BATHROOM
006	2'-0" X 6'-8"	CLOSET
007	2'-0" X 6'-8"	DOUBLE SWING KITCHEN TO DINING
008	2'-8" X 6'-8" W/1'-0" TRANSOM	SIDE ENTRY
009	PR 2'-0" X 6'-8"	FAMILY ROOM TO SCREEN PORCH
010	2'-8" X 6'-8"	MUDROOM ENTRY



② PROPOSED FOUNDATION/BASEMENT PLAN
1/4" = 1'-0"



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

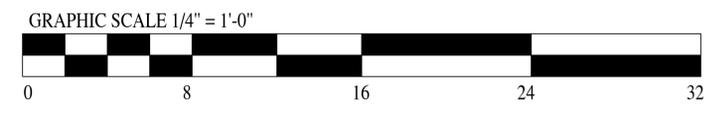
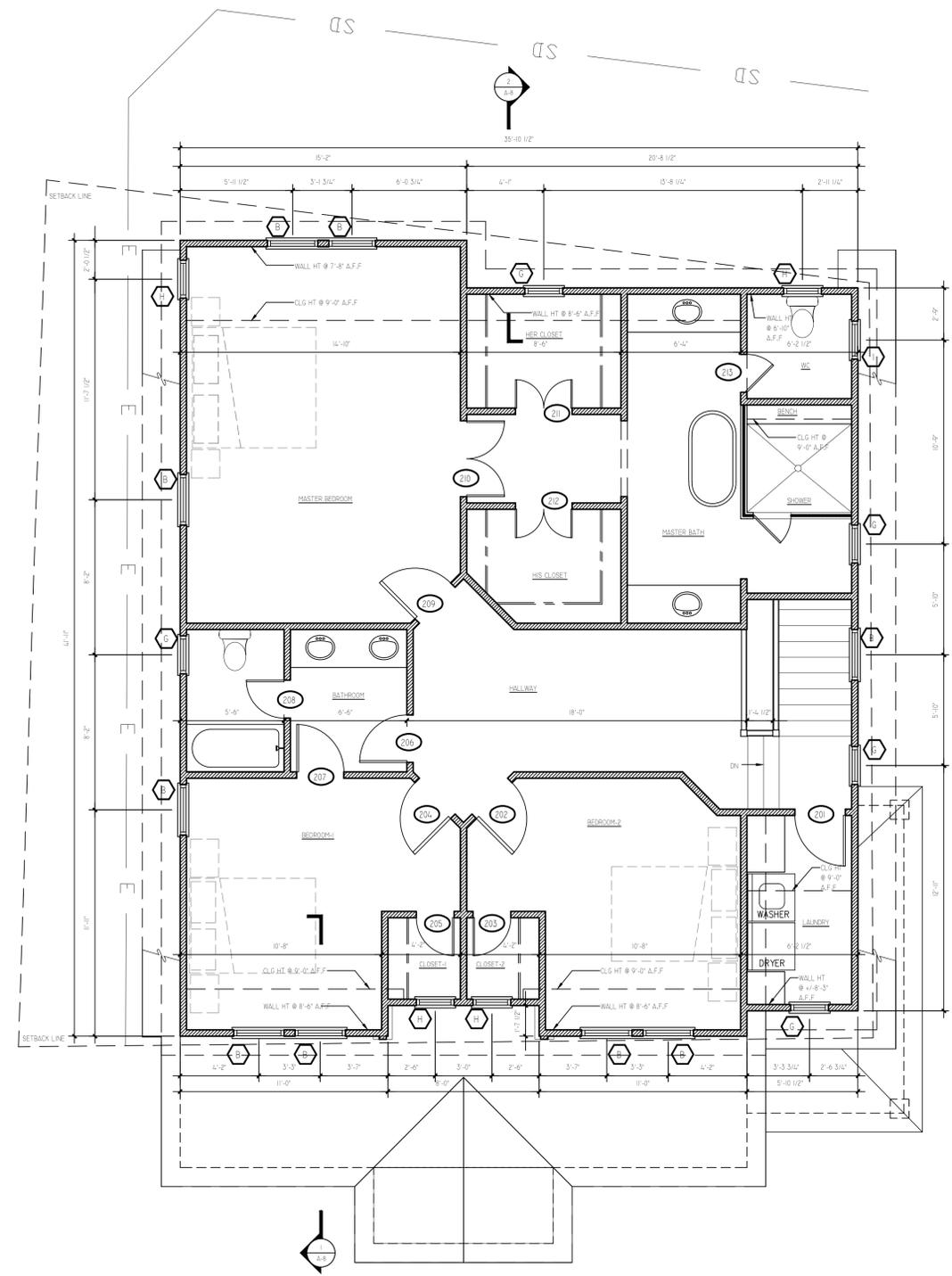
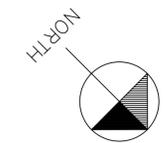


	4" STUD WALL
	BRICK VENEER
	MASONRY
	EXISTING WALLS
	6" STUD WALL

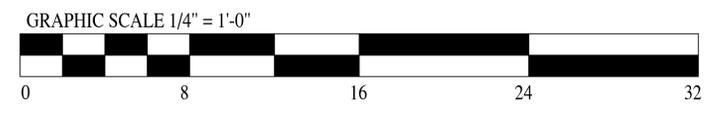
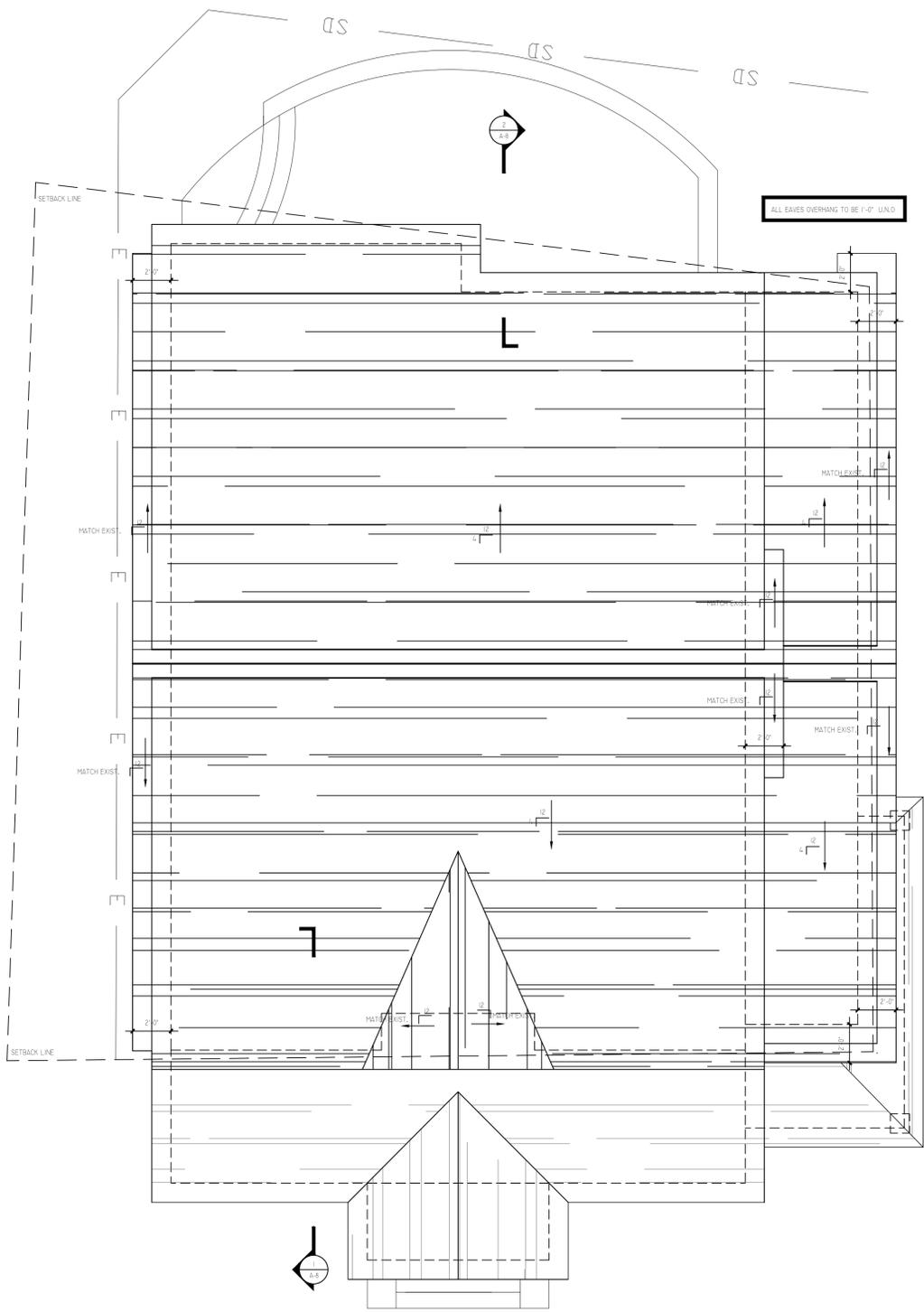
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-8" X 5'-0" 7'-0" 2ND FL. FRONT SHED	7'-0"	DOUBLE HUNG
C	2'-6" X 3'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
D	2'-8" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-6" X 3'-0"	5'-0"	CASEMENT
G	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
H	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
I	2'-0" X 1'-0"	6'-0"	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 3/8" OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE EMBOSSED PER CODE (TYP.)

NUM.	OPENING	LOCATION
200	2'-8" X 6'-8"	LAUNDRY
202	2'-8" X 6'-8"	BEDROOM-2
203	2'-0" X 6'-8"	CLOSET OF BEDROOM-2
204	2'-8" X 6'-8"	BEDROOM-1
205	2'-0" X 6'-8"	CLOSET OF BEDROOM-1
206	2'-4" X 6'-8"	BATHROOM
207	2'-6" X 6'-8"	BATHROOM
208	2'-0" X 6'-8"	BATHROOM
209	2'-8" X 6'-8"	MASTER BEDROOM
210	PR 2'-0" X 6'-8"	MASTER BATHROOM
211	PR 1'-6" X 6'-8"	HER CLOSET
212	PR 1'-6" X 6'-8"	HS CLOSET
213	2'-0" X 6'-8"	WC



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



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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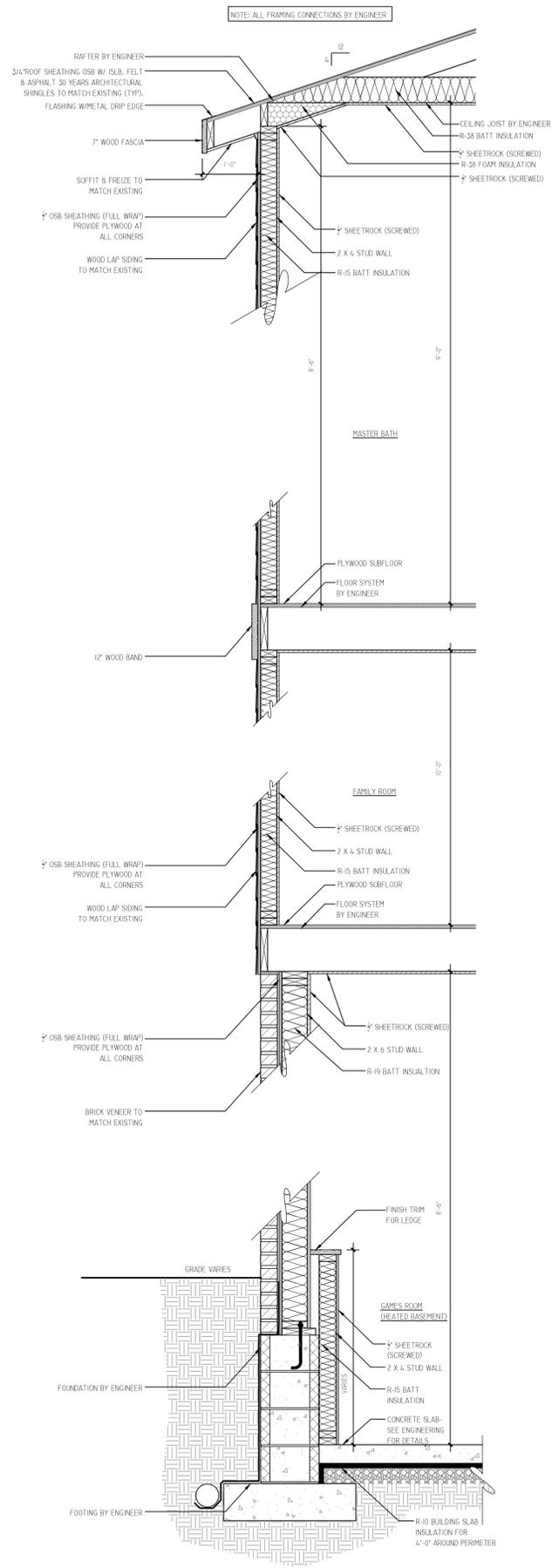
Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

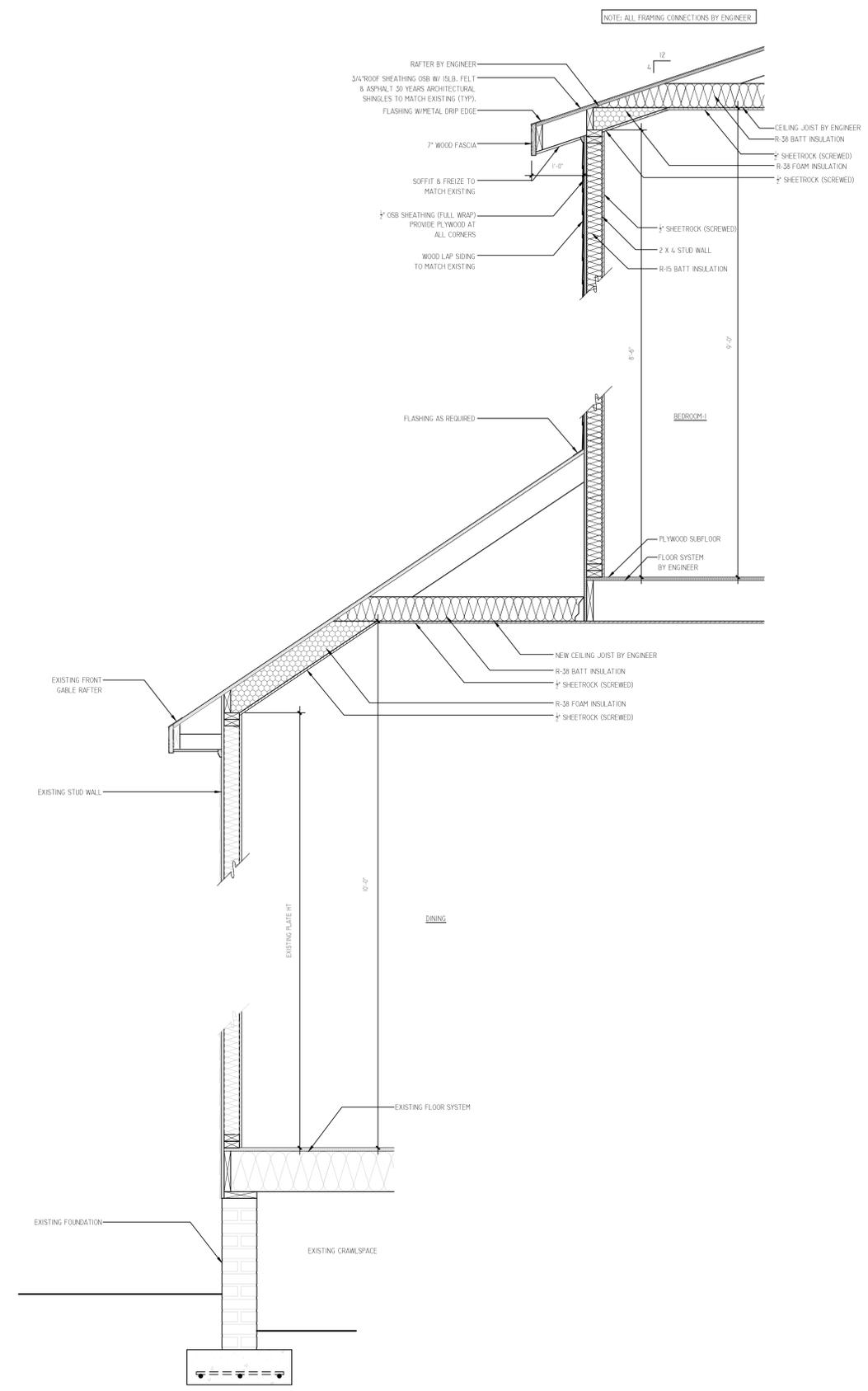
SECTIONS & DETAILS

A-8

OF: TWELVE



② SECTION THROUGH FAMILY ROOM & BASEMENT
3/4" = 1'-0"



① SECTION THROUGH EXISTING FRONT GABLE
3/4" = 1'-0"



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PROPOSED GARAGE ELEVATIONS

A-10

OF: TWELVE

GARAGE WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
(A)	2'-0" X 3'-0"	8'-4" FRONT DORMER, 6'-0" FAMILY ROOM	DOUBLE HUNG
(B)	2'-0" X 2'-8"	6'-4"	DOUBLE HUNG

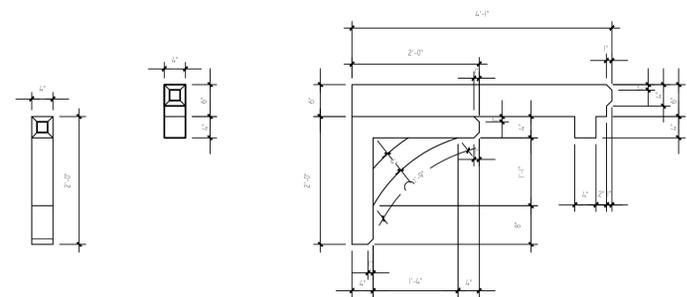
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

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

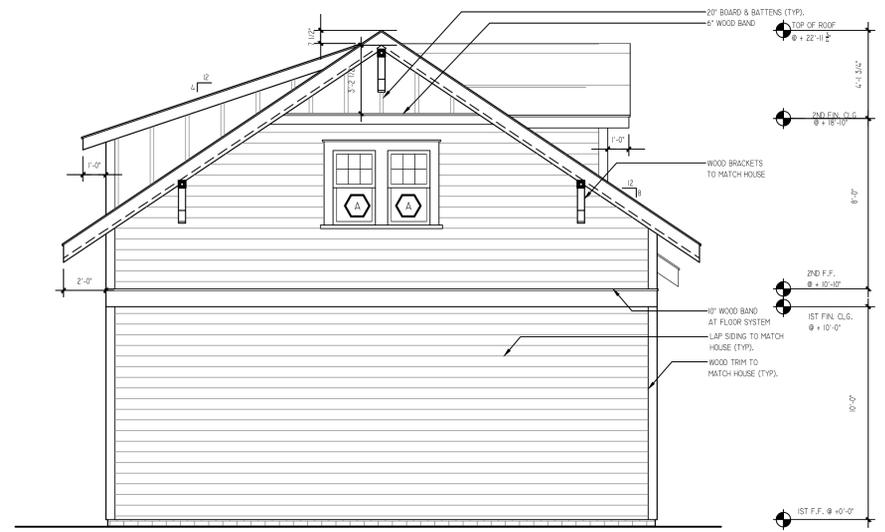
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

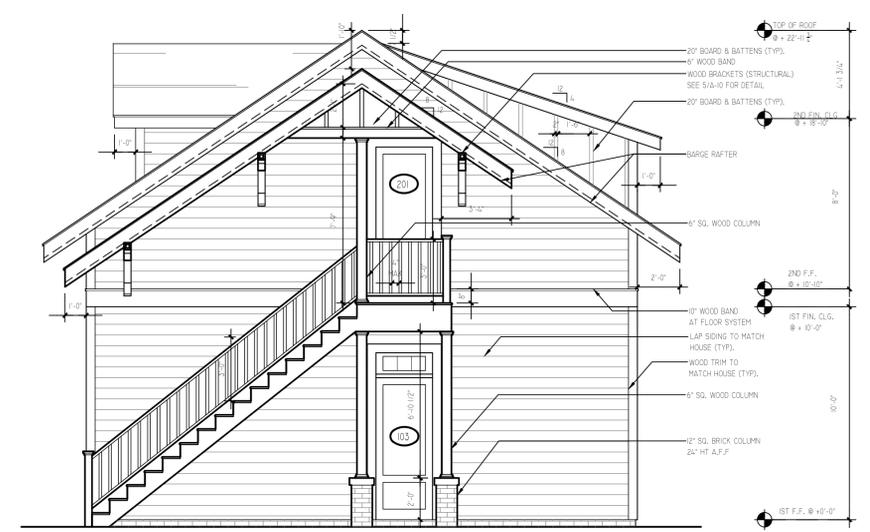
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TO-POSSIBLE PER CODE (TYP.)



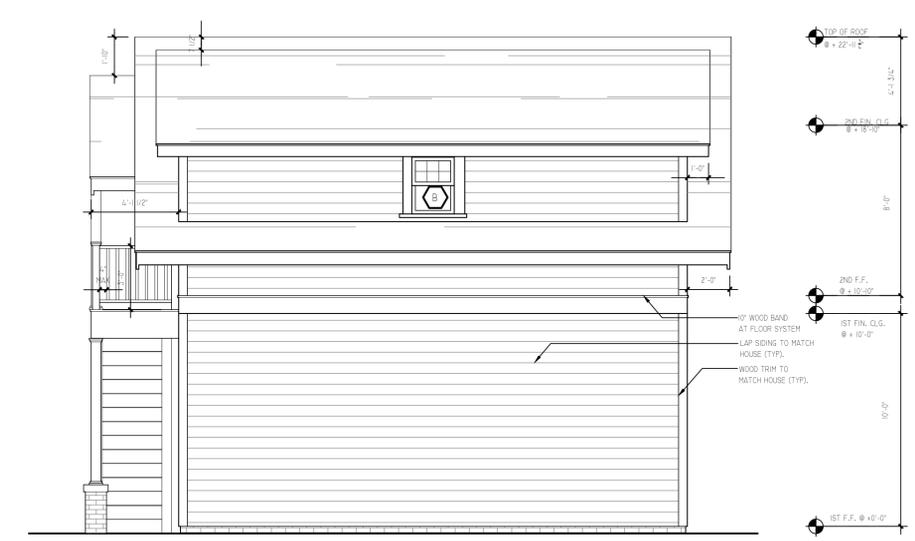
⑤ WOOD BRACKET & OUTRIGGER DETAIL (STRUCTURAL)
3/4" = 1'-0"



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



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

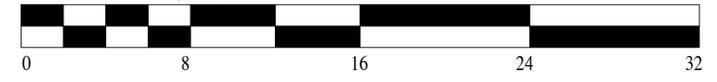


② PROPOSED REAR ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"

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





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18 NOV 2015



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PROPOSED GARAGE PLANS

A-9
OF TWELVE

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

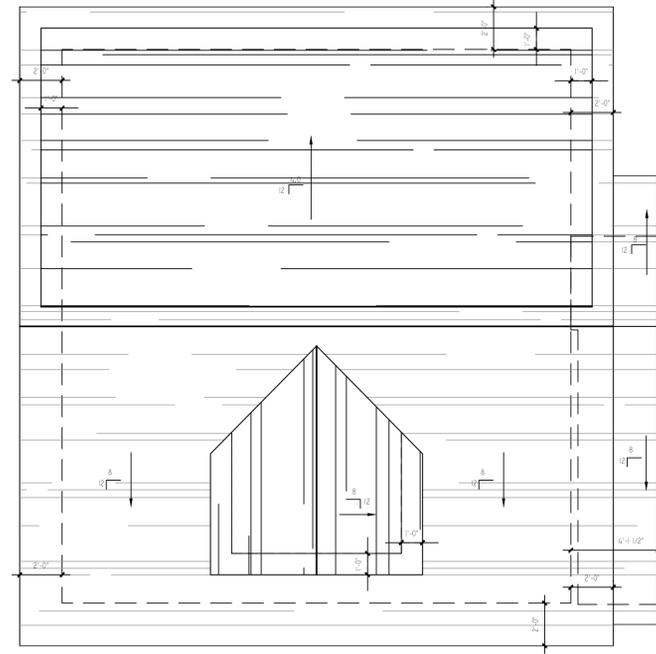
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

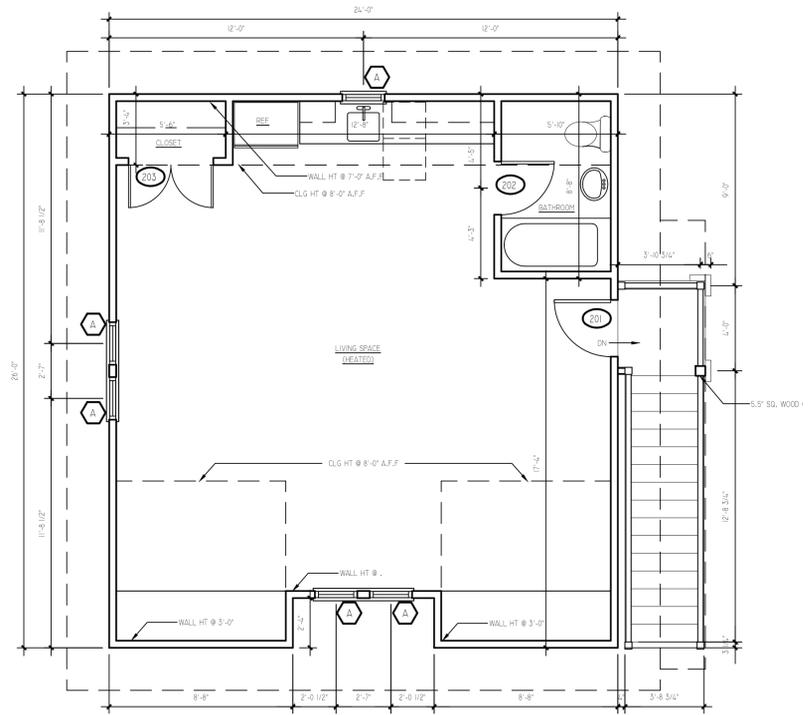
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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/1'-0" TRANSOM	SIDE ENTRY

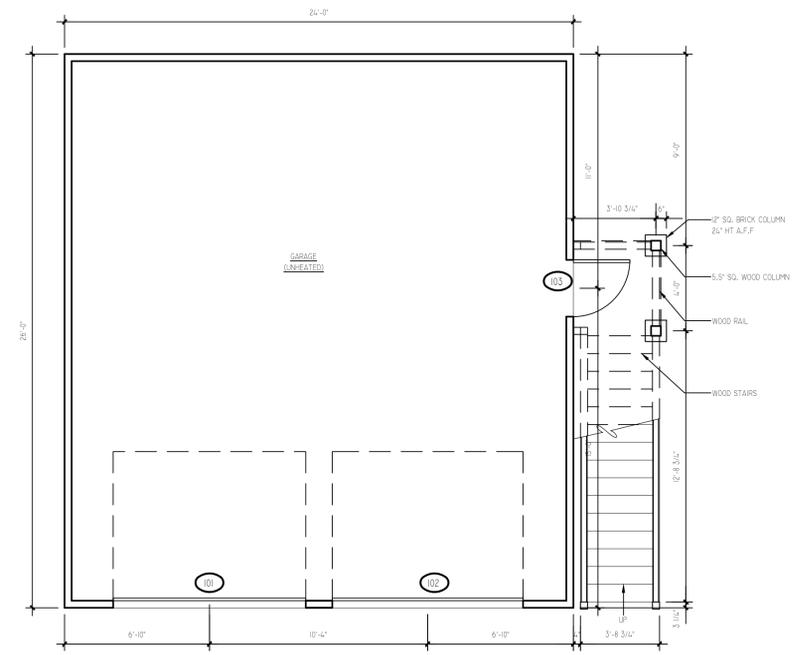
GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	2'-8" X 6'-8"	ENTRY
202	2'-8" X 6'-8"	BATHROOM
203	PR 2'-0" X 6'-8"	CLOSET



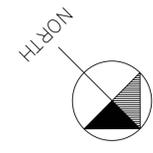
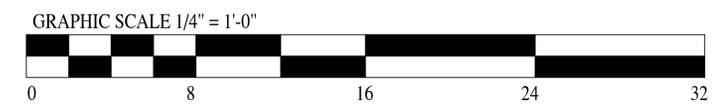
③ PROPOSED ROOF PLAN
1/4" = 1'-0"



② PROPOSED GARRET ELEVATION
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"





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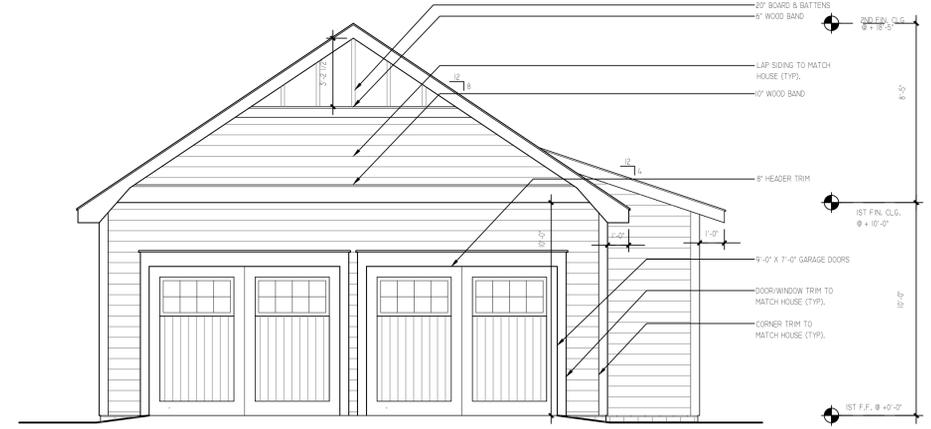


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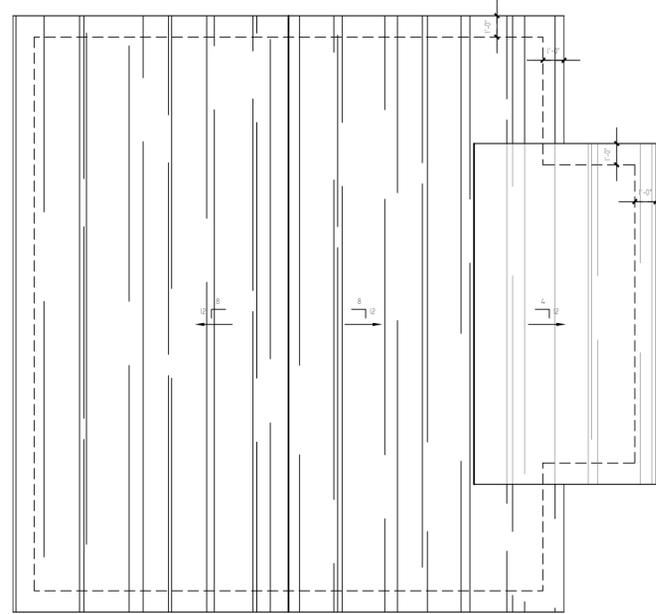
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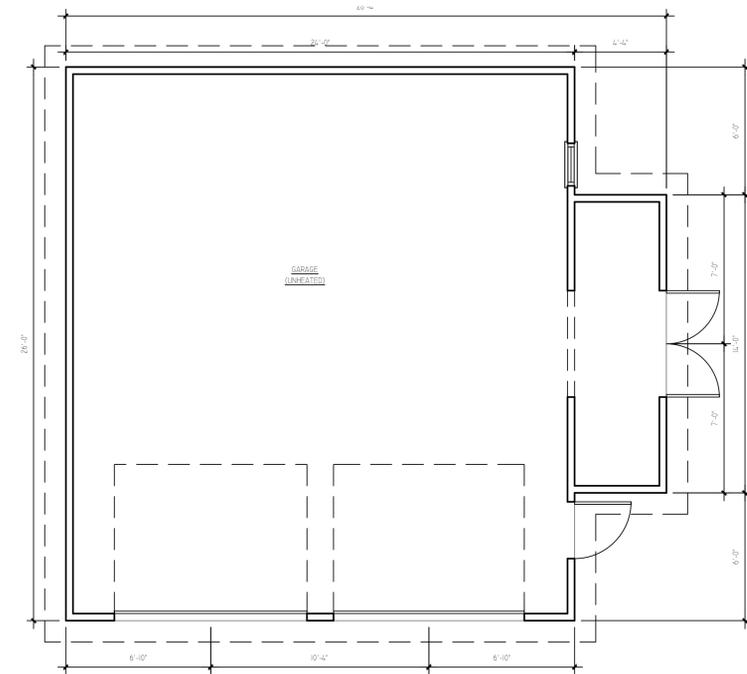
④ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



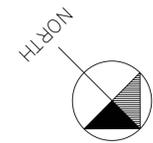
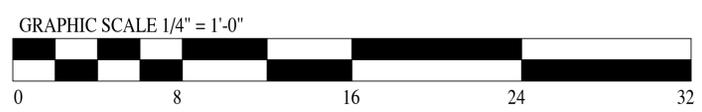
③ PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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



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PROPOSED GARAGE-
ALTERNATE

A-11
OF TWELVE