
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 512 East Tremont Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Allen Brooks

The application was continued for scale, massing and fenestration of the principal structure. No changes were requested for the garage.

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 established setback of older homes along the block face is approximately 20 to 23 feet from back of curb. An application for demolition was reviewed February 11, 2015, the HDC placed the maximum 365-Day Stay of Demolition on the property. The 365-Day Stay of Demolition expired February 12, 2016.

Proposal-April

The proposal is the construction of a new two story single family house and detached garage. The front setback is approximately 14'-5" from right of way. The height is approximately 25'-2" measured from the finished floor elevation (FFE) to the ridge. Exterior materials are brick, wood shake siding, and windows are wood STDL. The detached garage will retain architectural details from the house.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Horizontal lap siding on the first floor
2. Removal of the gable and hip roofs on the left and right side
3. New window style and rhythm on side elevations
4. Addition of Dutch Colonial style secondary roof design on left side

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

| <i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i> | |
|--|---|
| 1. Size | <i>the relationship of the project to its site</i> |
| 2. Scale | <i>the relationship of the building to those around it</i> |
| 3. Massing | <i>the relationship of the building's various parts to each other</i> |
| 4. Fenestration | <i>the placement, style and materials of windows and doors</i> |
| 5. Rhythm | <i>the relationship of fenestration, recesses and projections</i> |
| 6. Setback | <i>in relation to setback of immediate surroundings</i> |
| 7. Materials | <i>proper historic materials or approved substitutes</i> |
| 8. Context | <i>the overall relationship of the project to its surroundings</i> |
| 9. Landscaping | <i>as a tool to soften and blend the project with the district</i> |

Staff Analysis

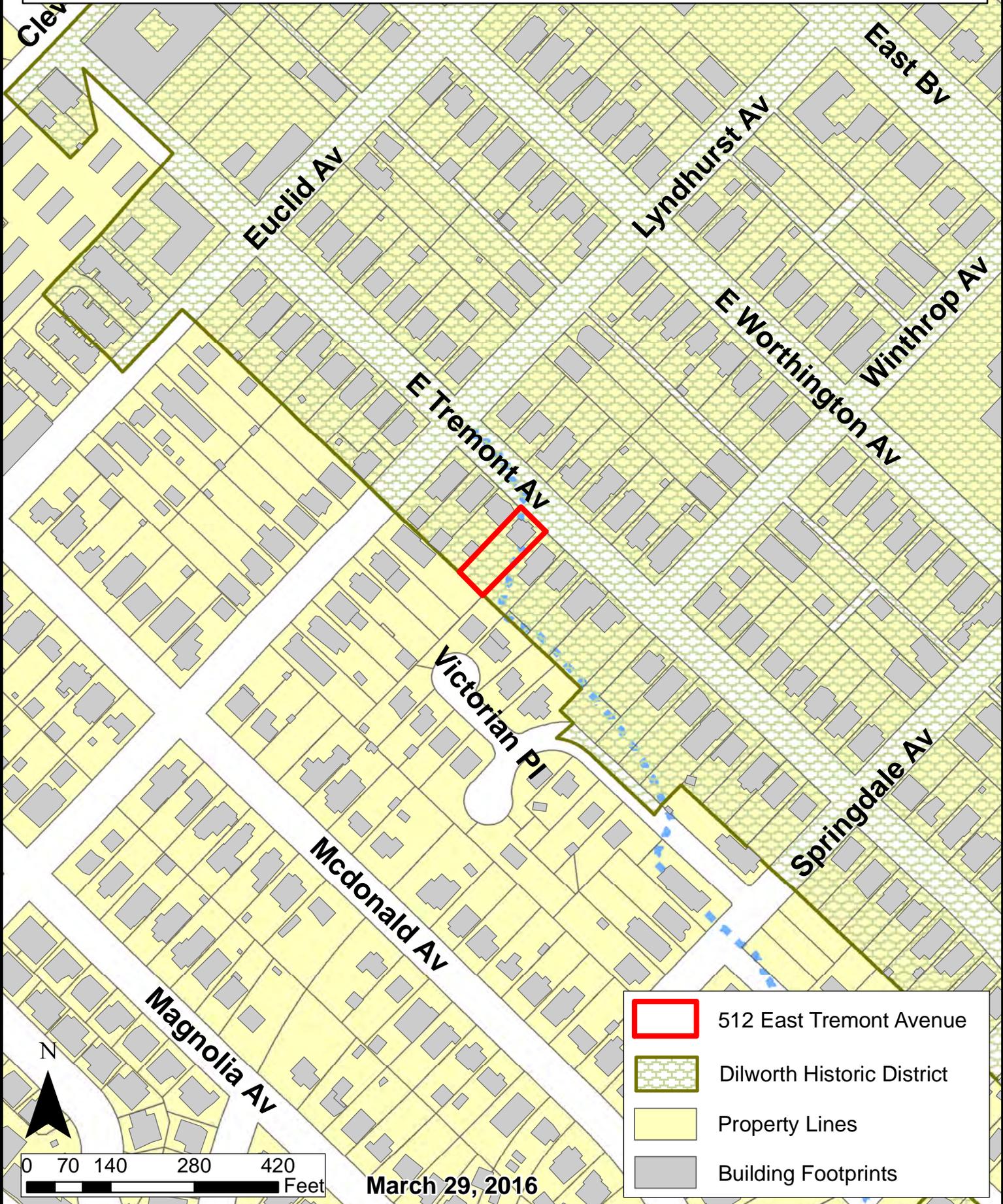
The Commission will determine if the proposal meets the guidelines for new construction.

Based on the need for additional information, this application was continued for further design study.

The revised drawings will show:

1. Scale and massing. Simplify the overall design of the house
2. Fenestration, related to scale and massing, windows should be proportionate to the massing of the wall planes

Charlotte Historic District Commission - Case 2016-064
HISTORIC DISTRICT: DILWORTH



0 70 140 280 420 Feet

March 29, 2016



516 E.TREMONT AVENUE



512 E.TREMONT AVENUE
(EXISTING)



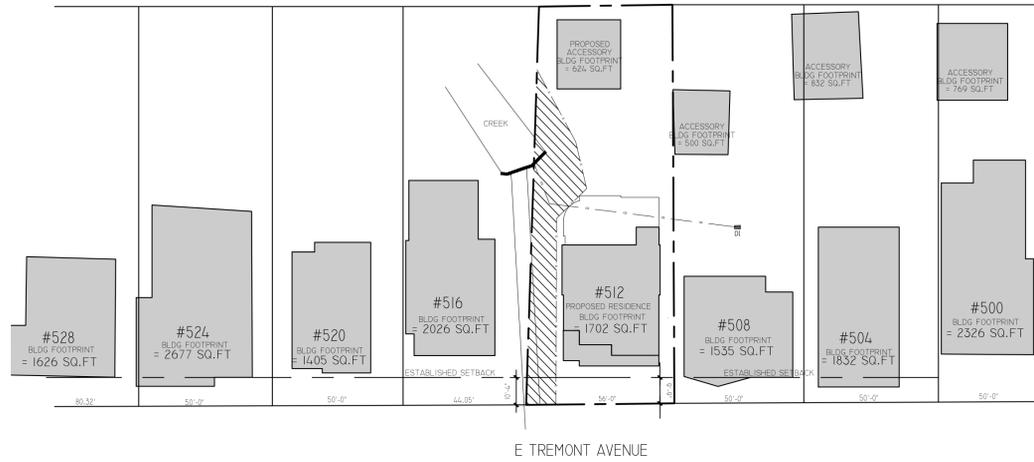
508 E.TREMONT AVENUE



504 E.TREMONT AVENUE



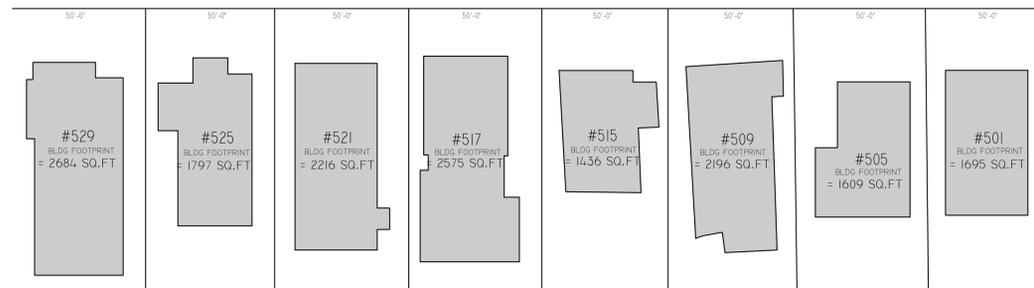
520 E.TREMONT AVENUE



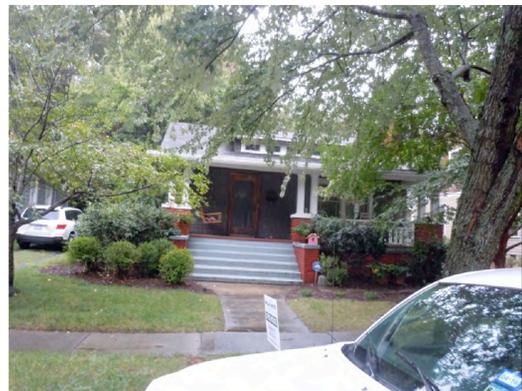
500 E.TREMONT AVENUE



521 E.TREMONT AVENUE



505 E.TREMONT AVENUE



517 E.TREMONT AVENUE



515 E.TREMONT AVENUE



509 E.TREMONT AVENUE



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

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

STREET SCAPE

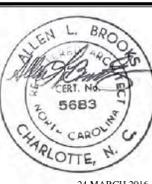
OF: TWELVE



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24 MARCH 2016



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701 E.TREMONT AVENUE
2.0 STORY
HEATED SQ.FT= 2156

705 E.TREMONT AVENUE
1.5 STORY
HEATED SQ.FT= 2226



701 E.TREMONT AVENUE



705 E.TREMONT AVENUE



705 E.TREMONT AVENUE
(REAR)

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AREA COMPARISON

OF: TWELVE



BERKELEY AVENUE



826 E. KINGSTON AVENUE



PARK & KINGSTON AVENUE



727 E. KINGSTON AVENUE



611 E. KINGSTON AVENUE



611 E.KINGSTON AVENUE
SIDE ENTRY



500 EAST BLVD



500 EAST BLVD SIDE STAIR
WINDOW



700 E.WORTHINTON AVENUE



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02 MAY 2016



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SIDE ENTRY EXAMPLE

OF: ELEVEN



VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
Building Height Survey
Street Scene
Area comparison
- 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
- A-10 Proposed Alternate Garage Plans
- A-11 Proposed Alternate Garage Elevations



SQUARE FOOTAGE CALCULATIONS

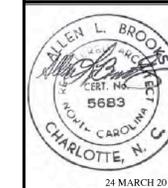
| | Heated | Unheated |
|------------------------|------------|----------|
| Proposed First Floor: | 1465 S.F. | 273 S.F. |
| Proposed Second Floor: | 1336 S.F. | 0 S.F. |
| | | |
| Total: | 2,801 S.F. | 273 S.F. |

NOTE:
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COVER SHEET

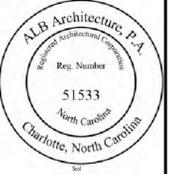
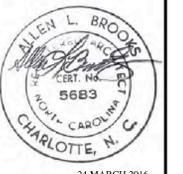
A-0

OF TWELVE

XXXXX AREAS TO BE REMOVED

APRIL 2016

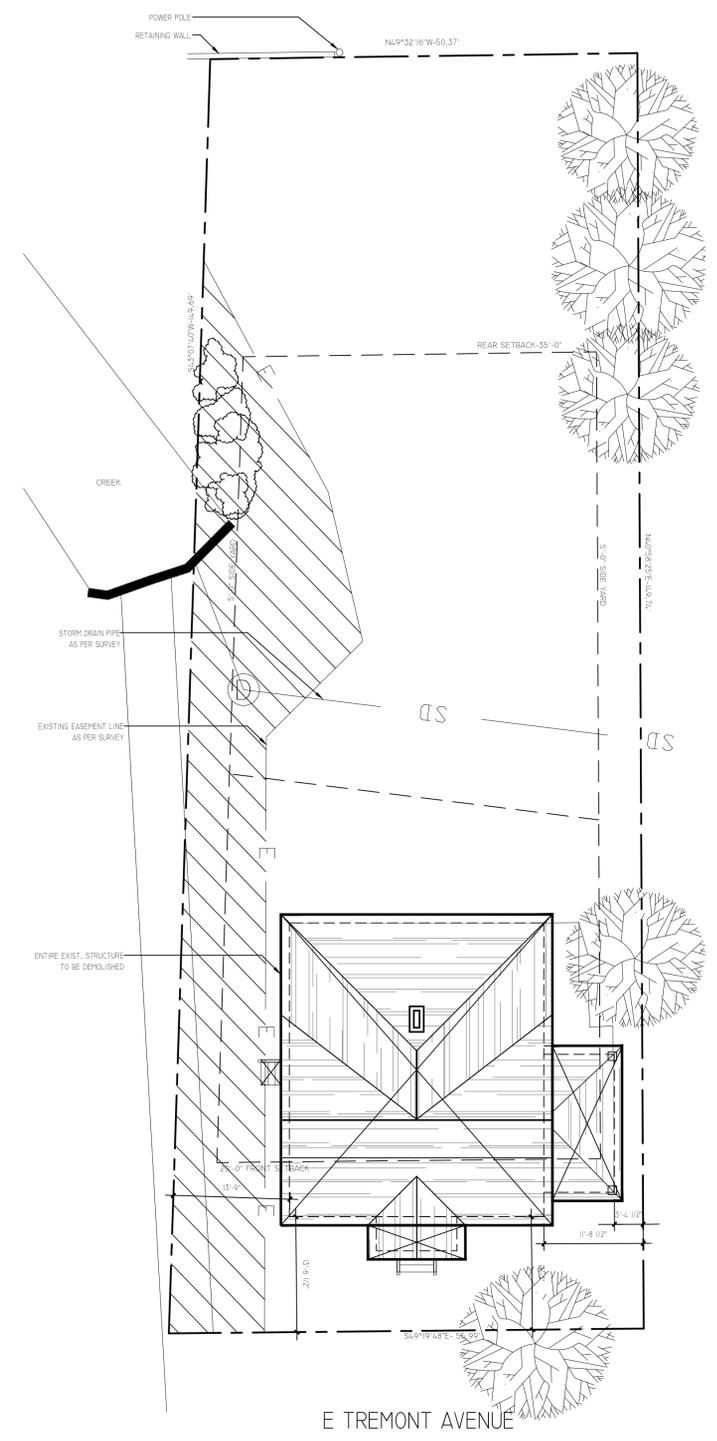
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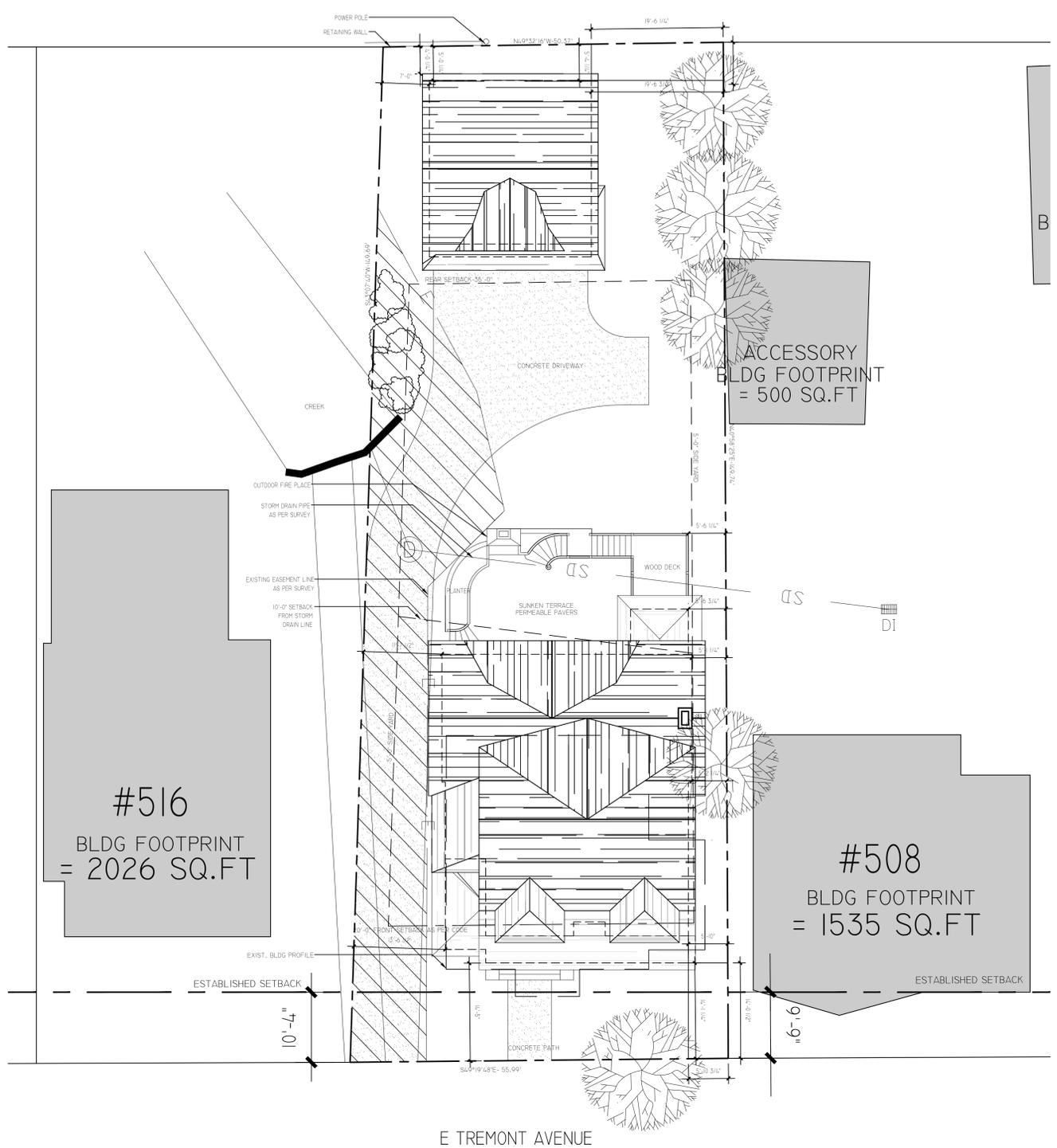
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| RESIDENCE CALCULATIONS | |
|--|------|
| TOTAL PROPOSED HEATED AREA | 2801 |
| PROPOSED HEATED AREA OF GARAGE | 610 |
| PROPOSED UNHEATED | |
| DECK | 101 |
| UNHEATED GARAGE | 624 |
| POOL | 0 |
| PATIO | 0 |
| SHOP | 0 |
| TOTAL | 725 |
| REAR YARD PERMEABILITY CALCULATIONS (50% AS REQUIRED BY HDC) | |
| EXISTING REAR YARD AREA | 4615 |
| CONCRETE DRIVE | 1049 |
| GARAGE FOOTPRINT | 628 |
| IMPERVIOUS AREA AT REAR YARD | 177 |
| TOTAL AREA | 1854 |
| TOTAL PERMEABLE AREA | 60% |
| OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED) | |
| TOTAL AREA OF SITE | 7958 |
| FOOTPRINT OF HOUSE | 1831 |
| FOOTPRINT OF SHOP | 0 |
| FOOTPRINT OF GARAGE | 628 |
| TOTAL AREA | 2459 |
| PERCENTAGE OF OPEN SPACE | 69% |

③ PERMEABILITY CALCULATIONS



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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PROJ. NO. - 15082
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EXISTING & PROPOSED SITE PLAN
A-1
OF: TWELVE

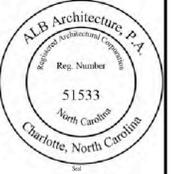
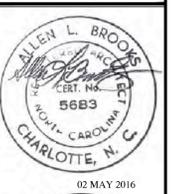
MAY 2016

XXXXX AREAS TO BE REMOVED



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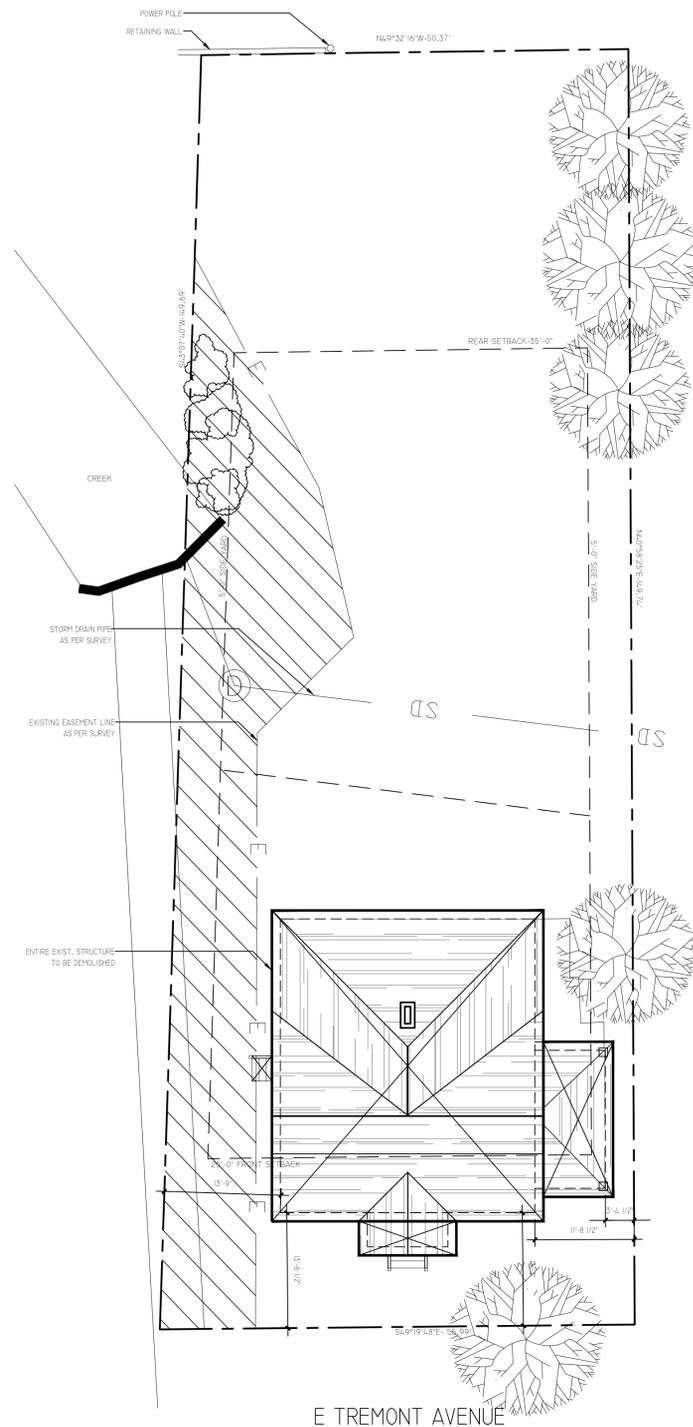
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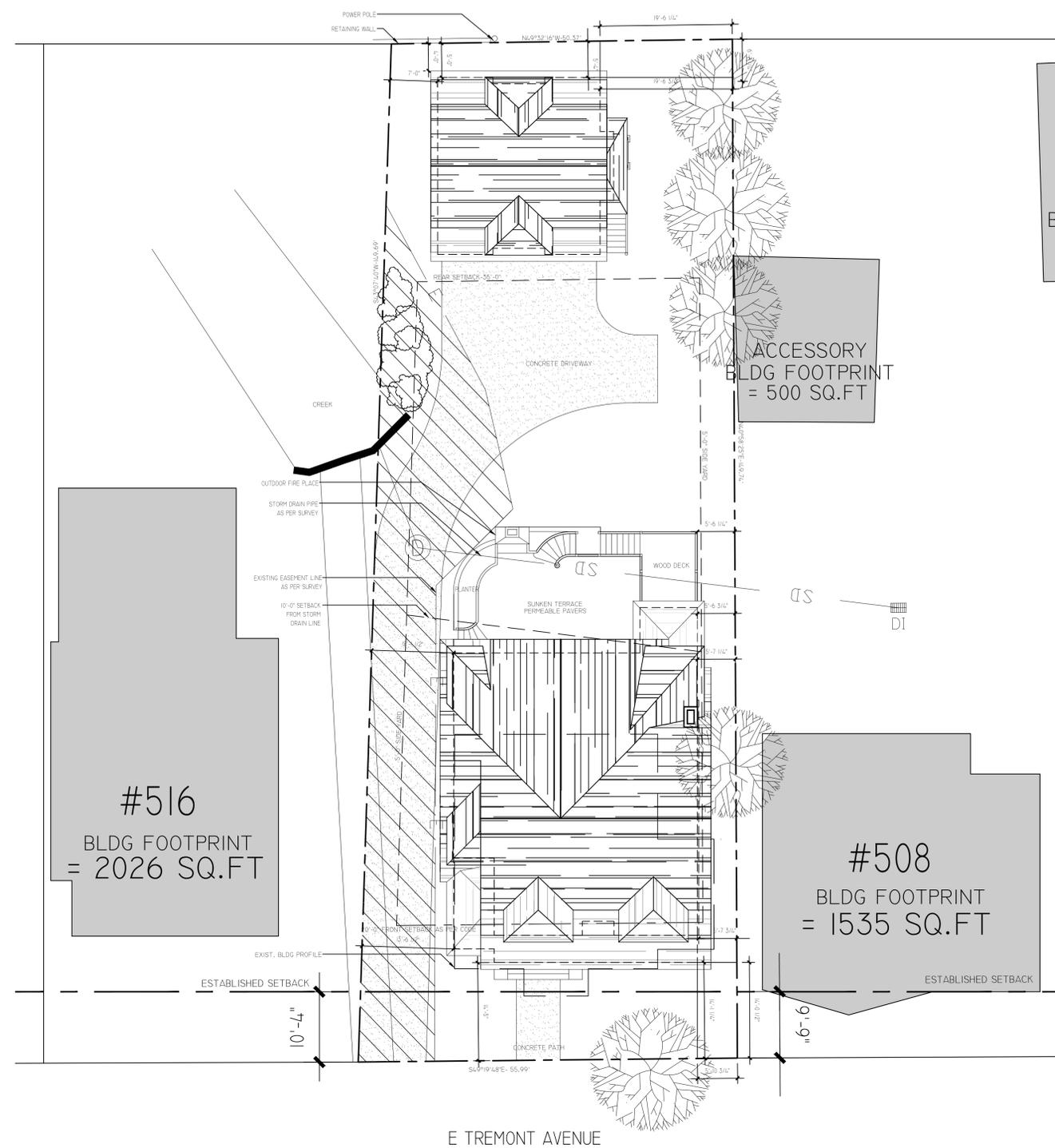
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1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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EXISTING & PROPOSED SITE PLAN

A-1

OF: ELEVEN

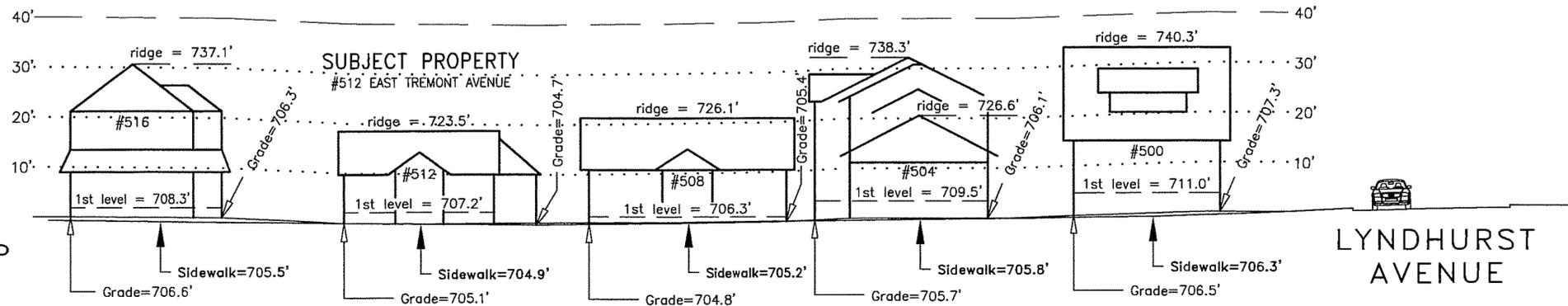
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

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
 ←

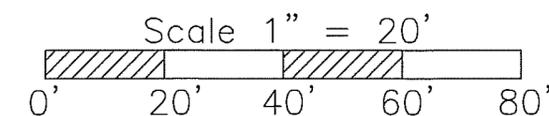
EAST TREMONT AVENUE

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.

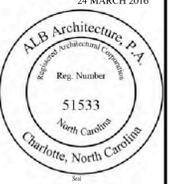
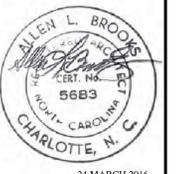
Copyright 2015
 Building Heights Sketch of
500-512 EAST TREMONT AVENUE
FACING SOUTHWEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 February 5, 2015



XXXXX AREAS TO BE REMOVED



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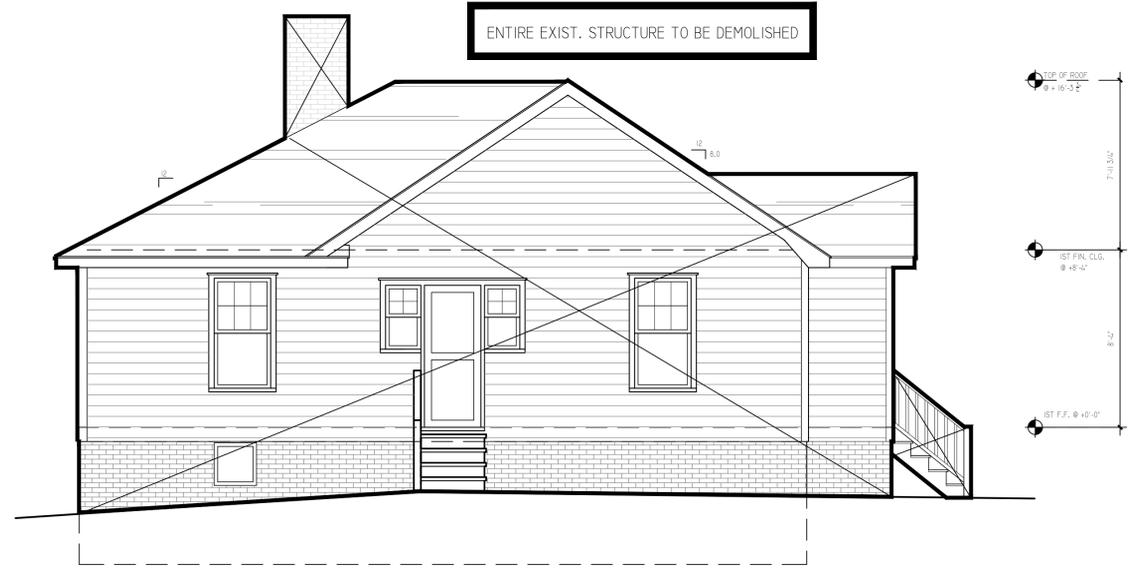
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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
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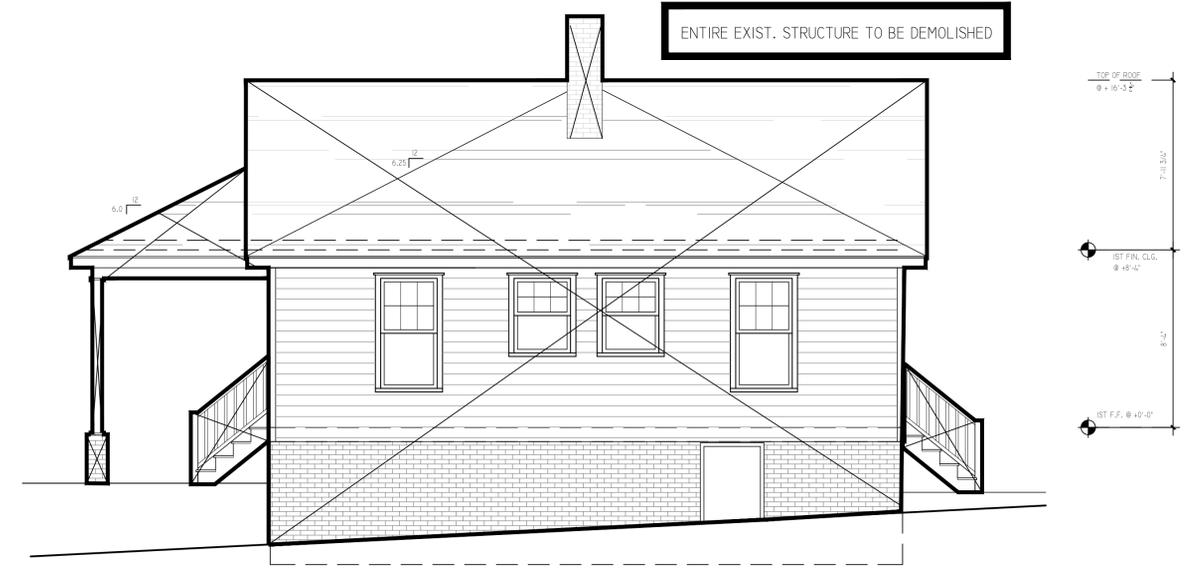
PROJ. NO. - 15082
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EXISTING ELEVATIONS

A-3
OF TWELVE



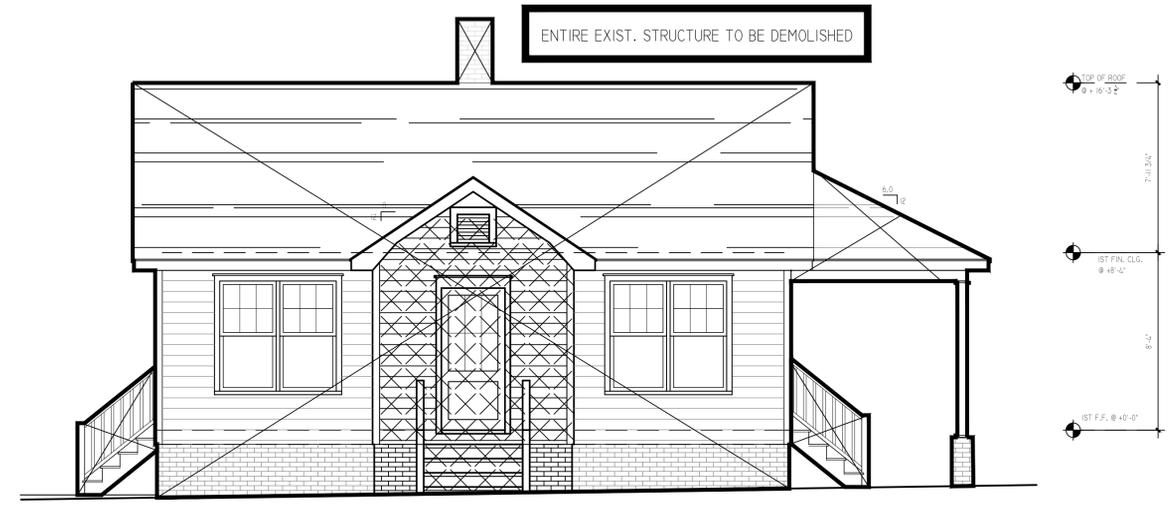
④ EXISTING LEFT ELEVATION
1/4" = 1'-0"



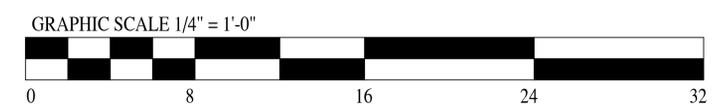
③ EXISTING REAR ELEVATION
1/4" = 1'-0"



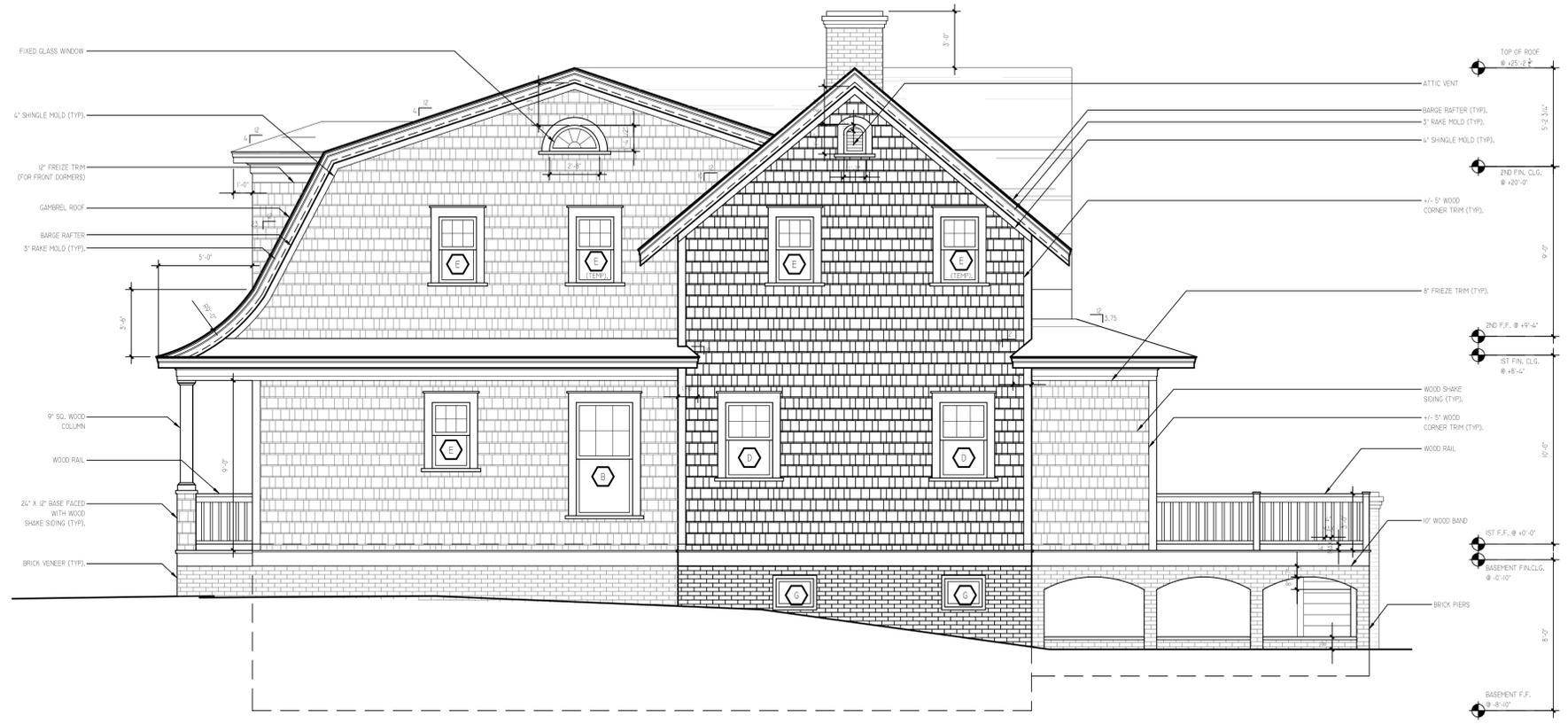
② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



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



APRIL 2016

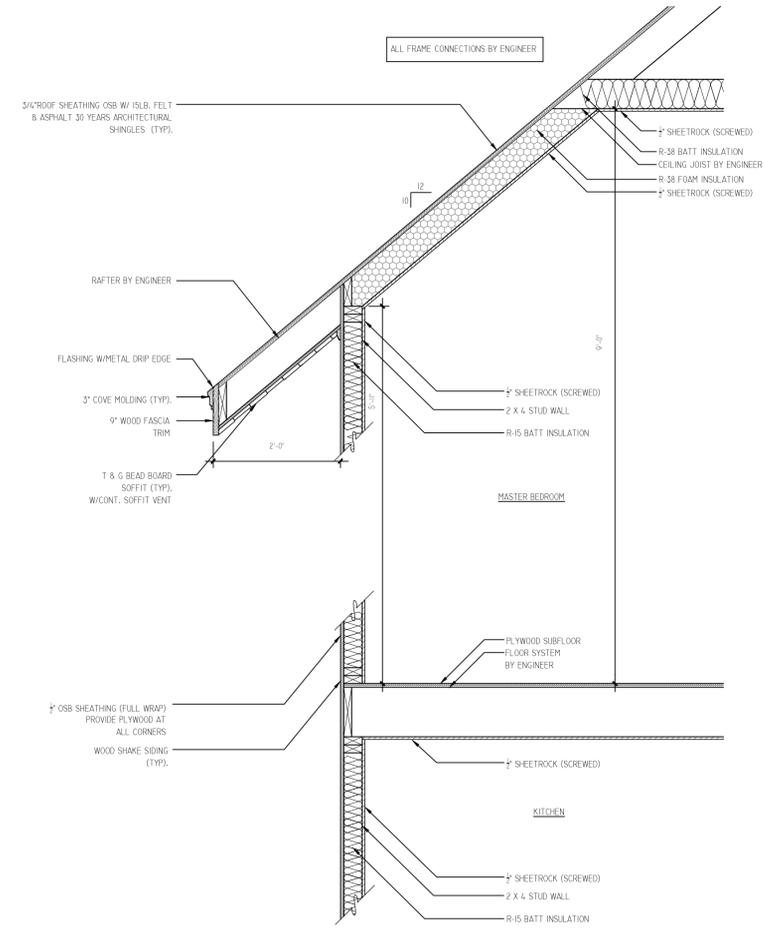


② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

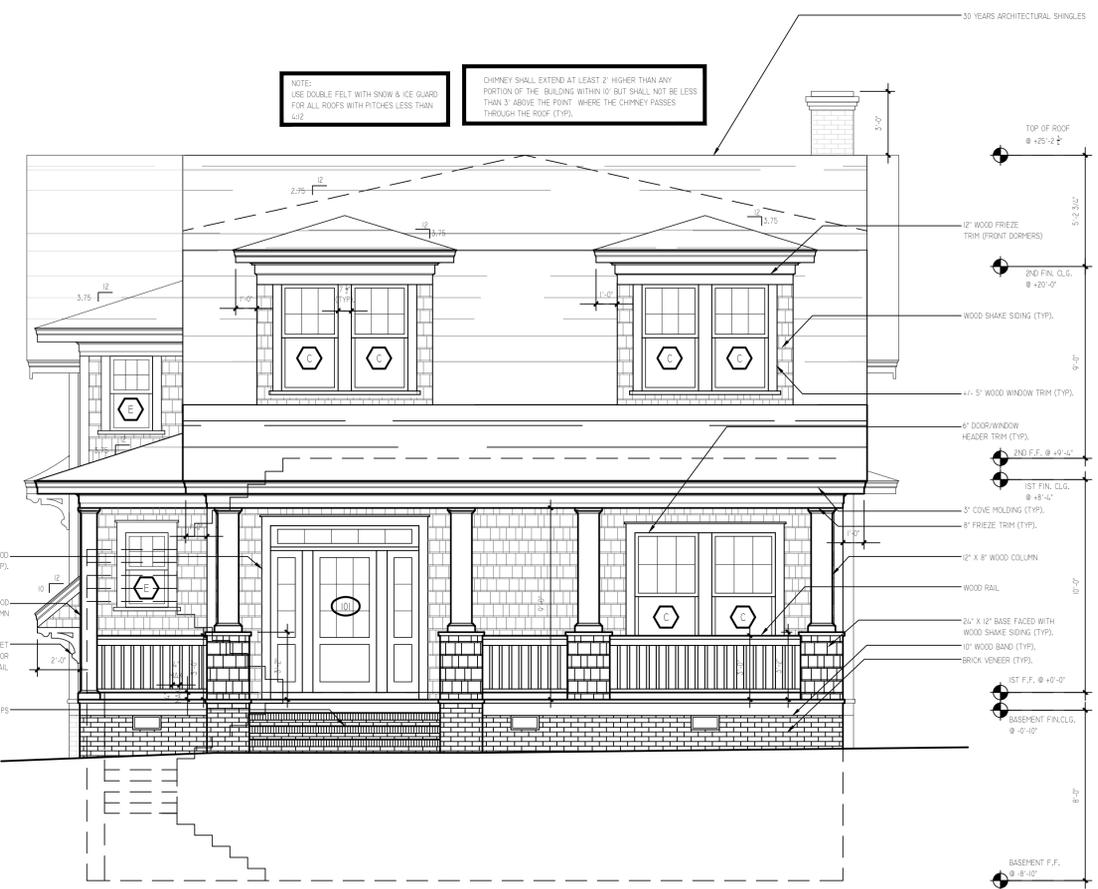
| WINDOW SCHEDULE | | | |
|-----------------|--|--|--------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| A | 3'-0" X 5'-0" W/1/4" RADIUS ARCHED TRANSOM | 3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS | DOUBLE HUNG |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| F | 2'-0" X 1'-6" | 4'-5" | FIXED/awning |
| G | 2'-6" X 1'-0" | 7'-0" | FIXED/awning |

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MANTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

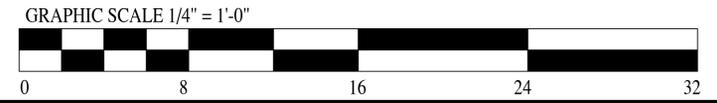
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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



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



NOTE:
 • 10'-0" FIRST FLOOR CEILING HEIGHT.
 • 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASING @ 8'-0" A.F.F.
 • FRONT PORCH FLOOR TO BE WOOD FLOOR
 • STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 • ALL EAVES TO BE 2'-0" U.N.O
 • FACE OF BRICK TO ALIGN WITH FACE OF STUD
 • USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

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 lauerarch@aol.com

ALLEN L. BROOKS
 ARCHITECT
 CERT. NO. 56B3
 NORTH CAROLINA
 24 MARCH 2016

ALB Architecture, P.A.
 Registered Architectural Corporation
 Reg. Number
 51533
 North Carolina
 Charlotte, North Carolina

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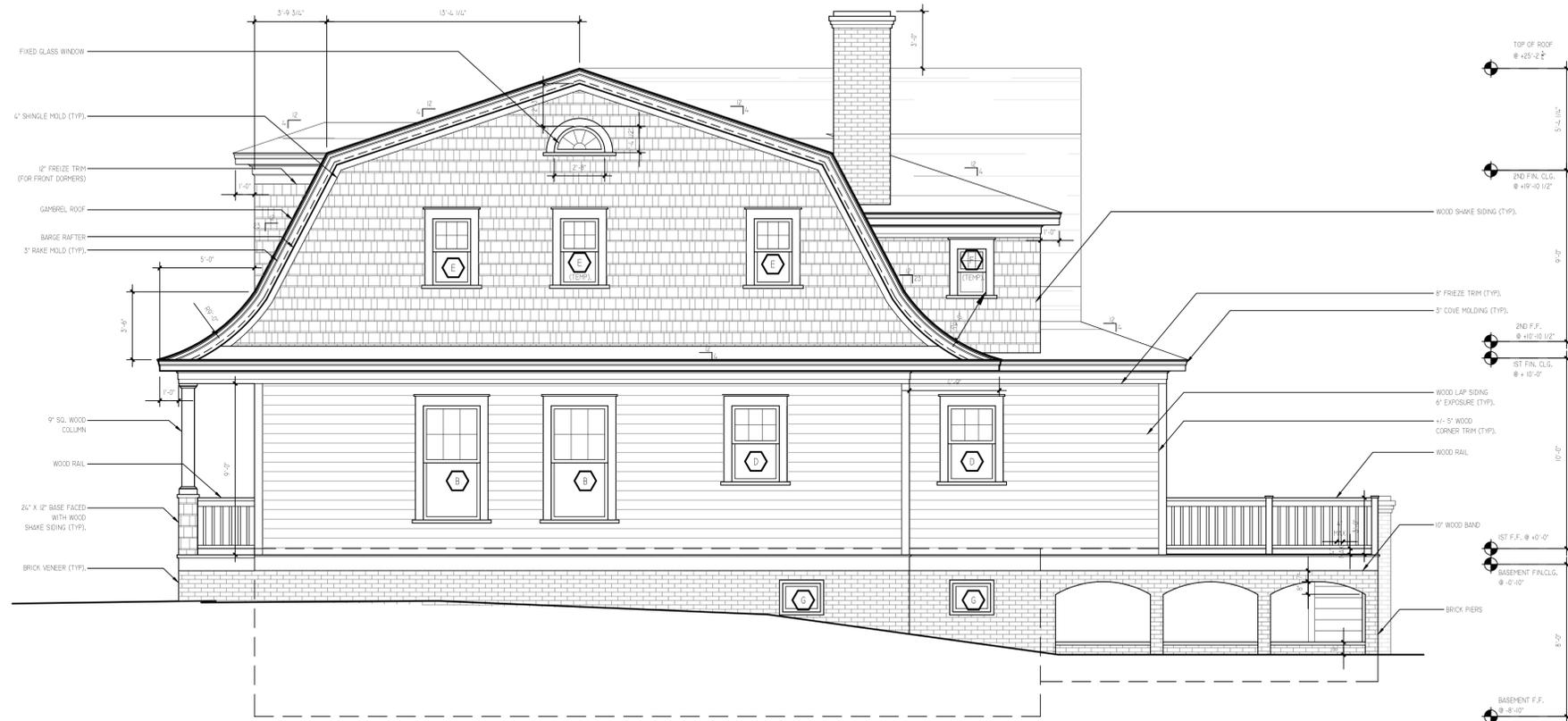
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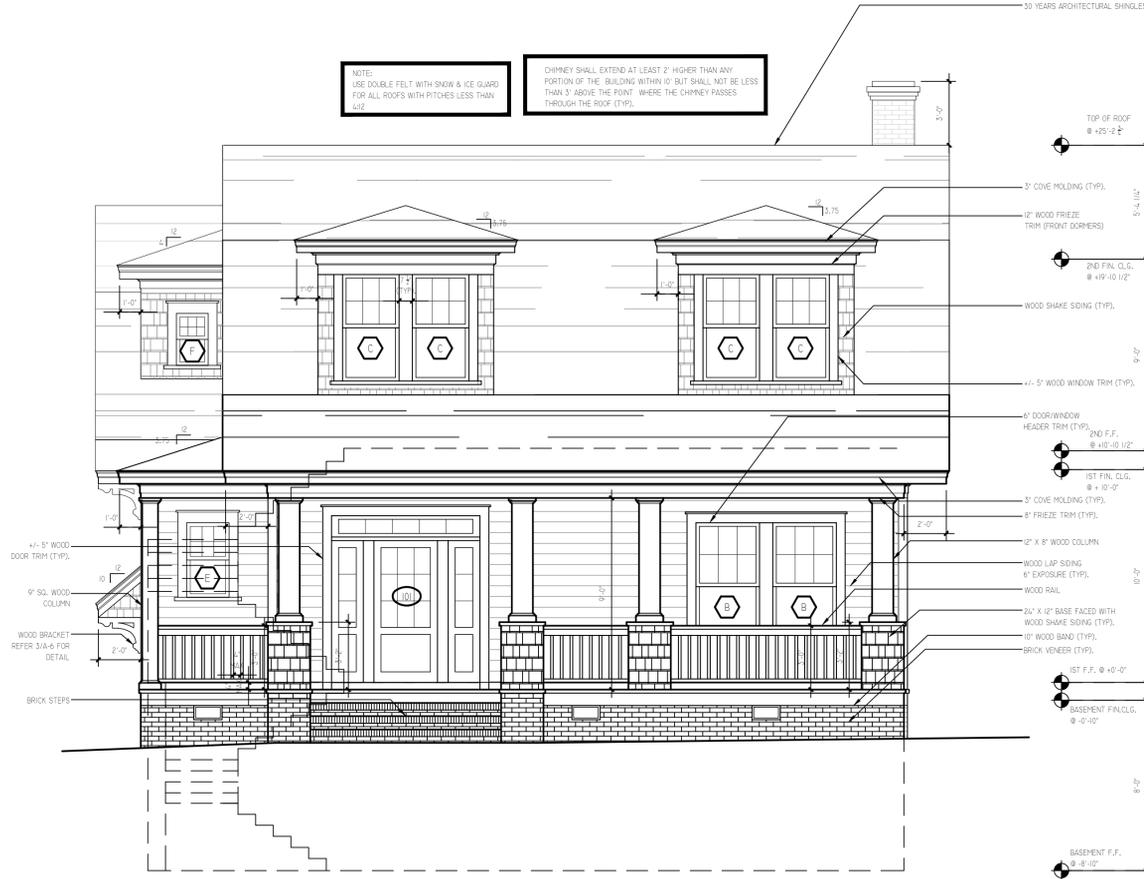
PROPOSED ELEVATIONS

A-6
 OF: TWELVE

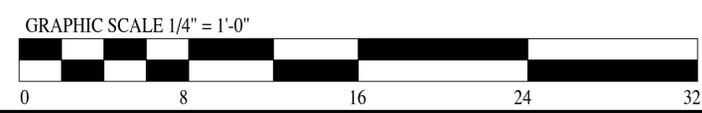
MAY 2016



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 2'-6" VERTICAL TRIPLE UNIT-SEE PROFILE V. | 5'-0" FROM 2ND F.F. | FIXED/AWNING |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR-7'-6" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR-7'-6" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| F | 1'-6" X 2'-6" | 4'-10" 2ND FL. @ M.C. 6'-4" FROM 2ND F.F. @ STAIRCASE | DOUBLE HUNG |
| G | 2'-6" X 1'-0" | 7'-0" | FIXED/AWNING |

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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

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ALLEN L. BROOKS
 ARCHITECT
 NORTH CAROLINA
 CERT. NO. 56B3
 02 MAY 2016

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

PROJ. NO. - 15082
 ISSUED - 02 MAY 2016
 REVISIONS -

PROPOSED ELEVATIONS

A-6
 OF: ELEVEN

APRIL 2016

NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF (TYP.)



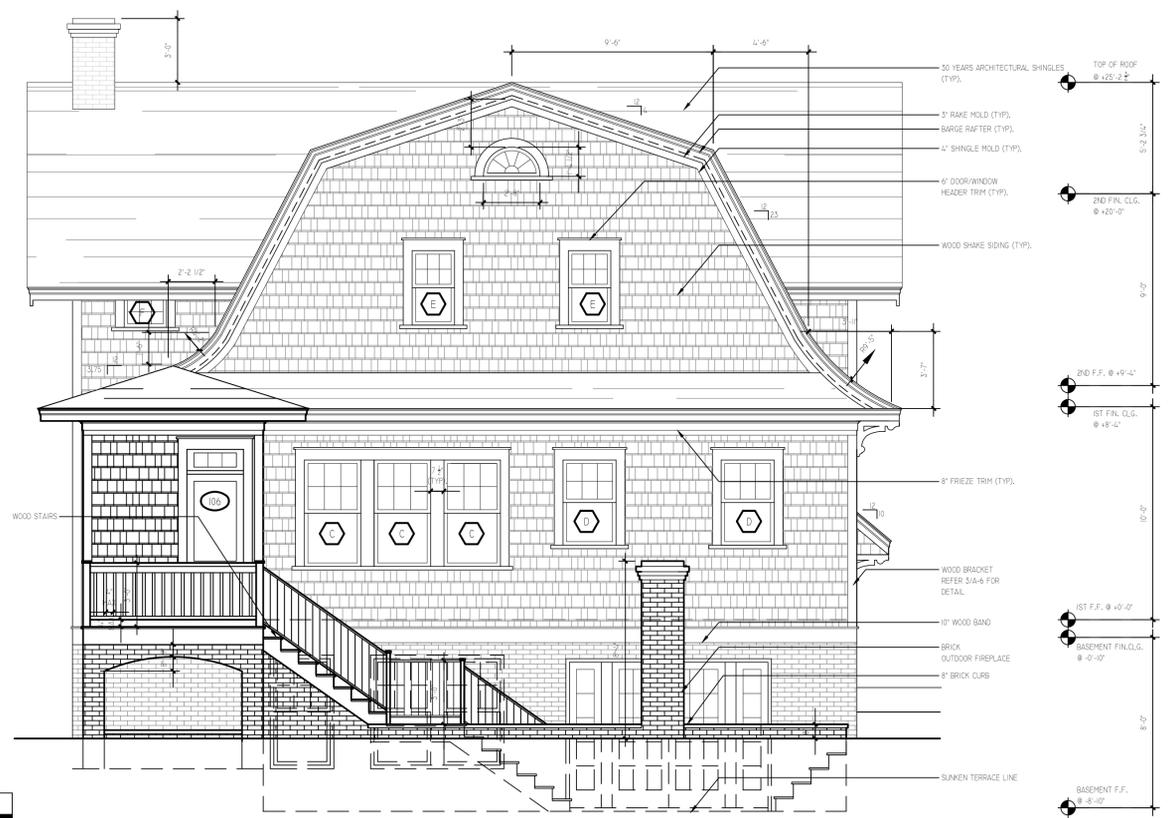
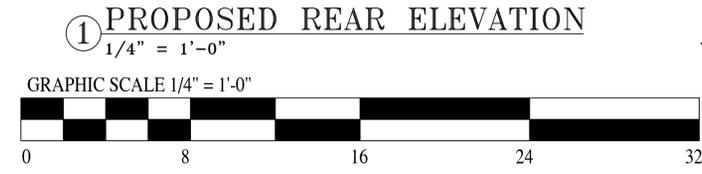
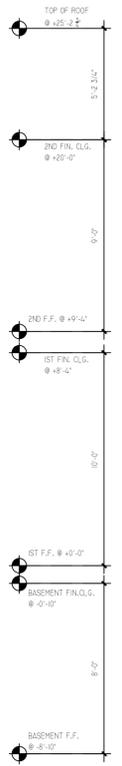
② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

| WINDOW SCHEDULE | | | |
|-----------------|---|---|--------------|
| SYMBOL | SIZE | HEADER HEIGHT | TYPE |
| A | 3'-0" X 5'-0" W/1/4" RADIUS ARCHED TRANSOM | 3'-4" F. FROM 2ND F.F. | DOUBLE HUNG |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| D | 2'-4" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| F | 2'-0" X 1'-6" | 4'-3" | FIXED/GAWING |
| G | 2'-6" X 1'-10" | 7'-0" | FIXED/GAWING |

NOTE:

- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
- PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: GL. WINDOWS WITH 9 S.F. OF GLASS OR MORE @ LESS THAN 4' A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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

NOTE:

- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASING @ 8'-0" A.F.F.
- FRONT PORCH FLOOR TO BE WOOD FLOOR
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF BRICK TO ALIGN WITH FACE OF STUD
- USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

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24 MARCH 2016

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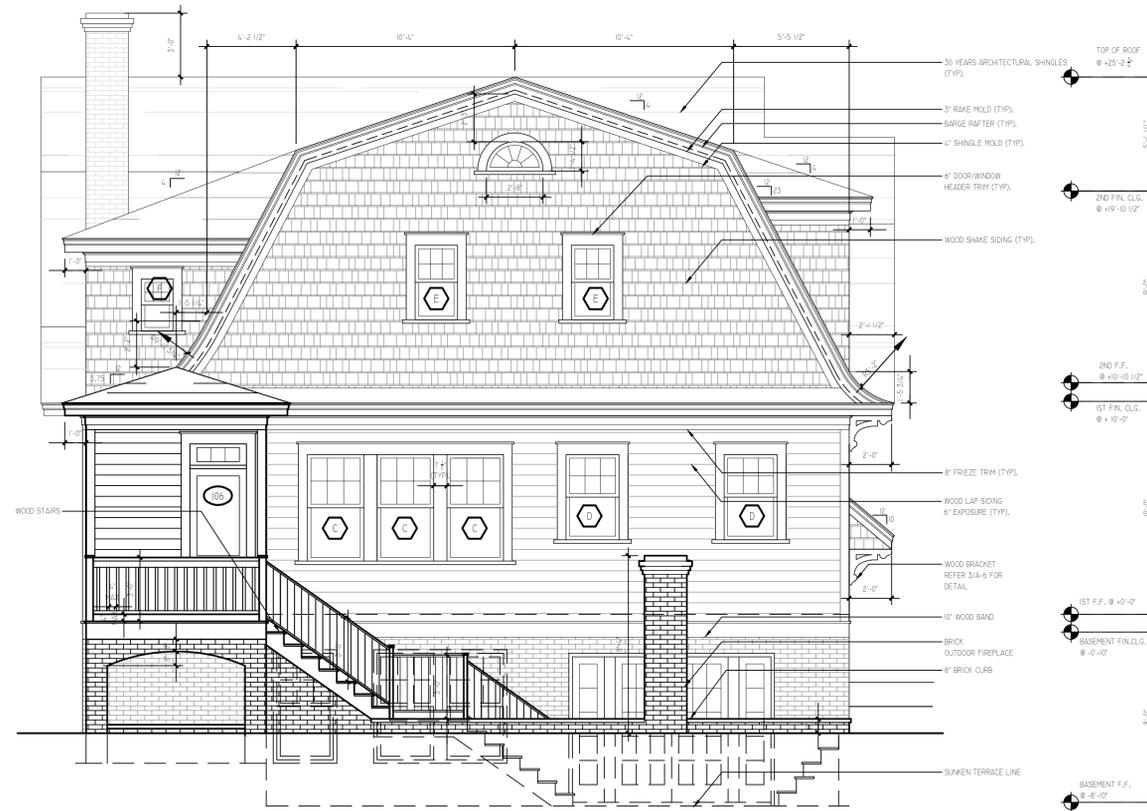
PROPOSED ELEVATIONS

A-7
 OF TWELVE

MAY 2016



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



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

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



| WINDOW SCHEDULE | | | |
|-----------------|--|---|--------------|
| SYMBOL | SIZE | HEADER HEIGHT | TYPE |
| A | 3'-0" X 2'-6" VERTICAL TRIPLE UNIT - SEE PROP. ELEV. | 5'-0" FROM 2ND F.F. | FIXED/AWNING |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR 7'-6" SECOND FLOOR 6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR 7'-6" SECOND FLOOR 6'-4" | DOUBLE HUNG |
| F | 1'-6" X 2'-6" | 4'-10" 2ND FL. @ W.C. 6'-6" FROM 2ND F.F. @ STAIRCASE | DOUBLE HUNG |
| G | 2'-6" X 1'-10" | 7'-0" | FIXED/AWNING |

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR GLASS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 40" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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02 MAY 2016



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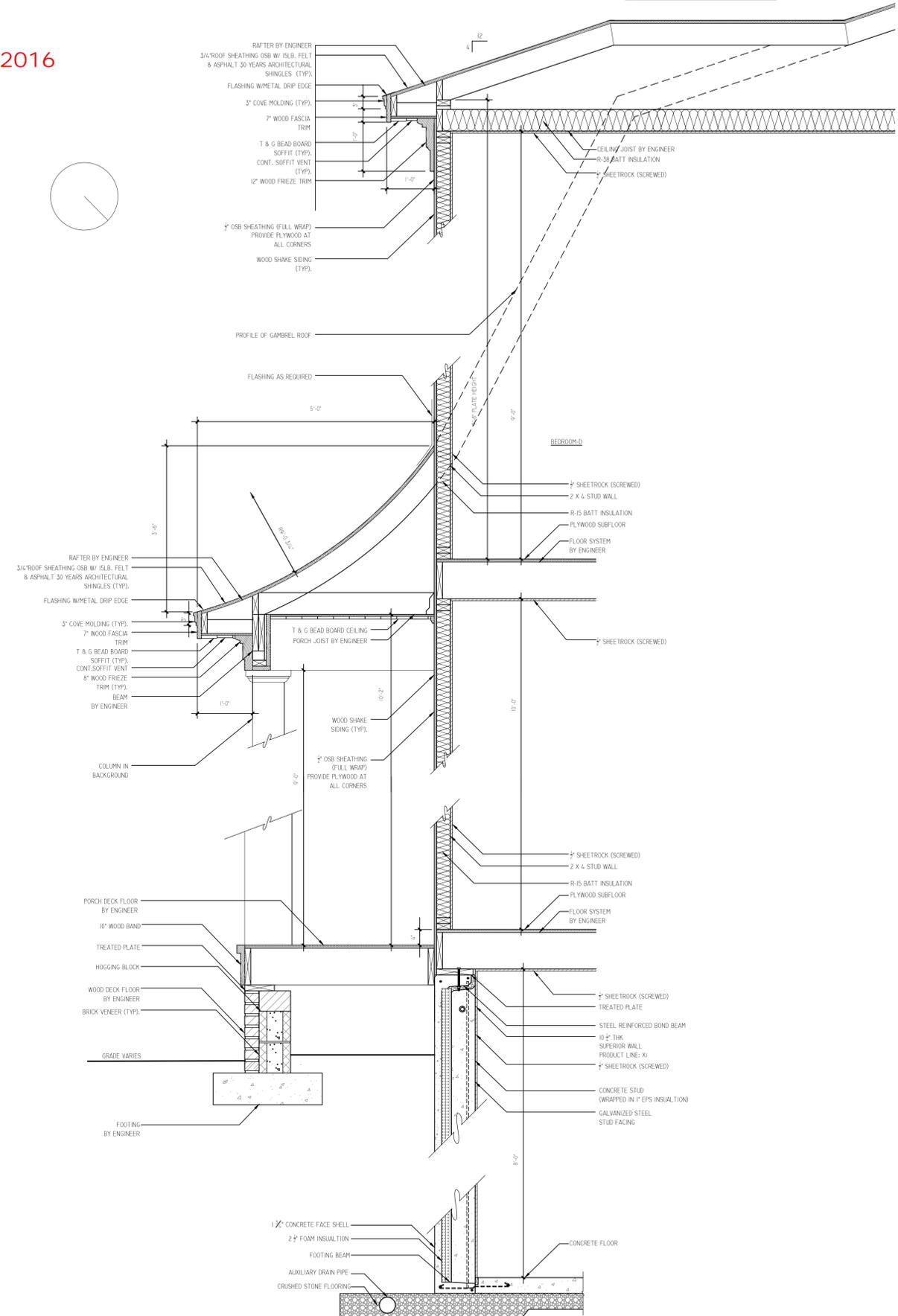
PROPOSED ELEVATIONS

A-7
 OF: ELEVEN

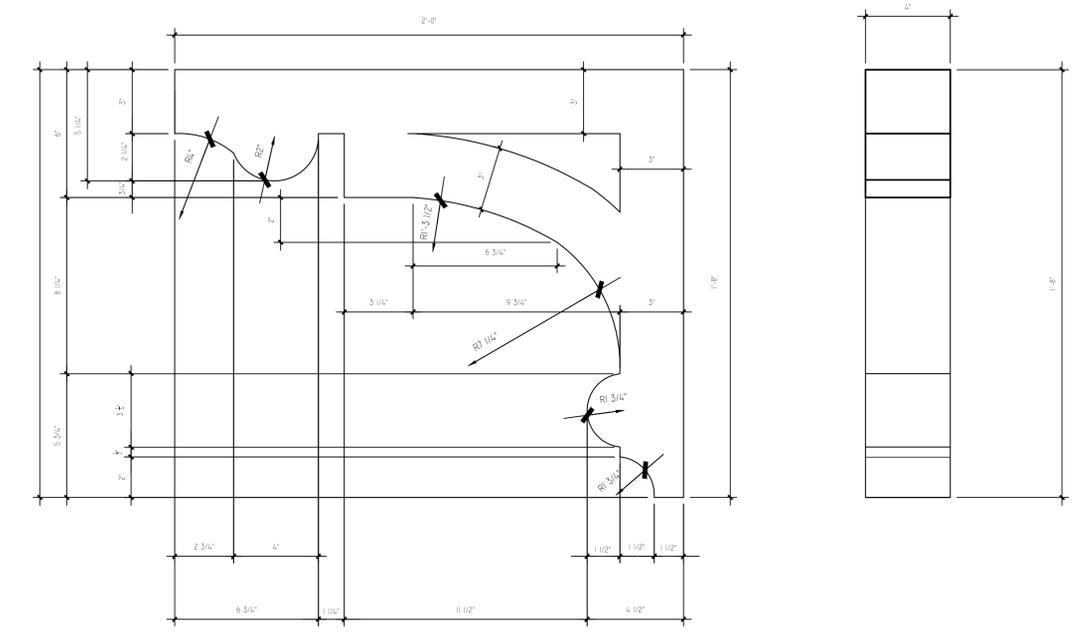
- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
 - 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASING @ 8'-0" A.F.F.
 - FRONT PORCH FLOOR TO BE WOOD FLOOR
 - STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 - ALL EAVES TO BE 2'-0" U.N.O
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD
 - USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

APRIL 2016

NOTE: ALL FRAMING CONNECTIONS BY ENGINEER



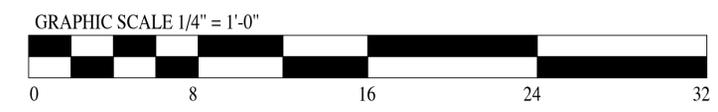
② SECTION THROUGH THE FRONT DORMER
3/4" = 1'-0"



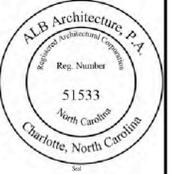
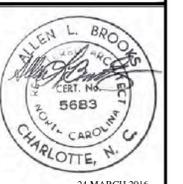
③ WOOD BRACKET DETAIL
3" = 1'-0"



① SECTIONAL ELEVATION THROUGH SUNKEN TERRACE
1/4" = 1'-0"



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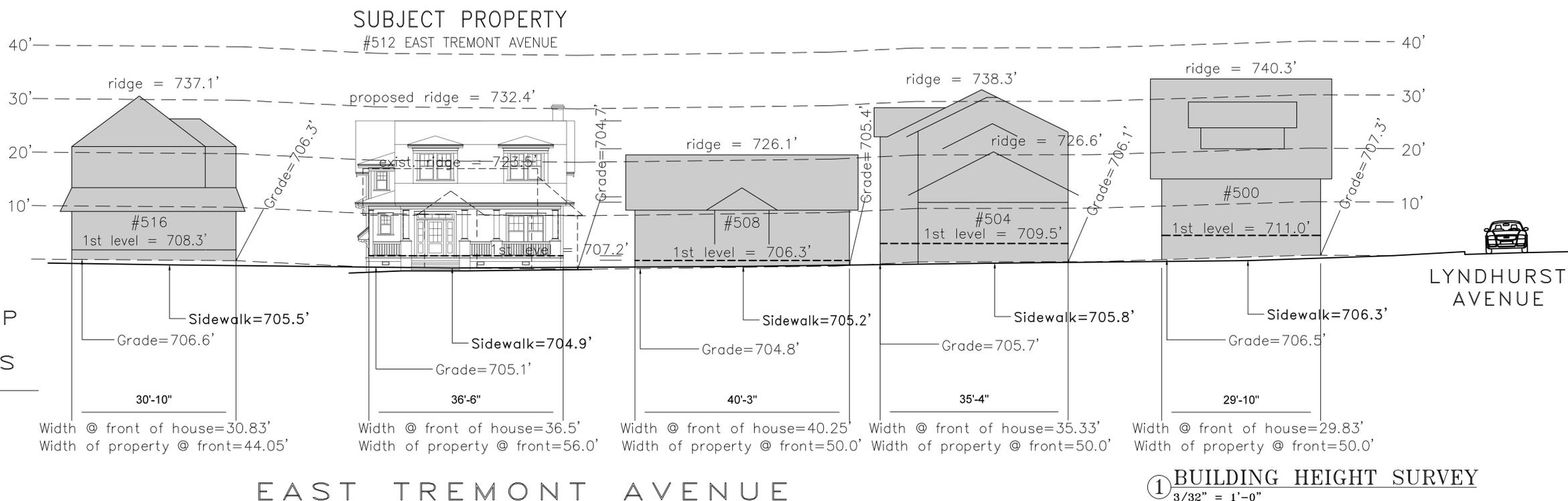
SECTIONS & DETAILS

A-8
OF TWELVE

APRIL 2016



② SITE LOCATION PLAN
 1/32" = 1'-0"



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

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 Architecture, PA

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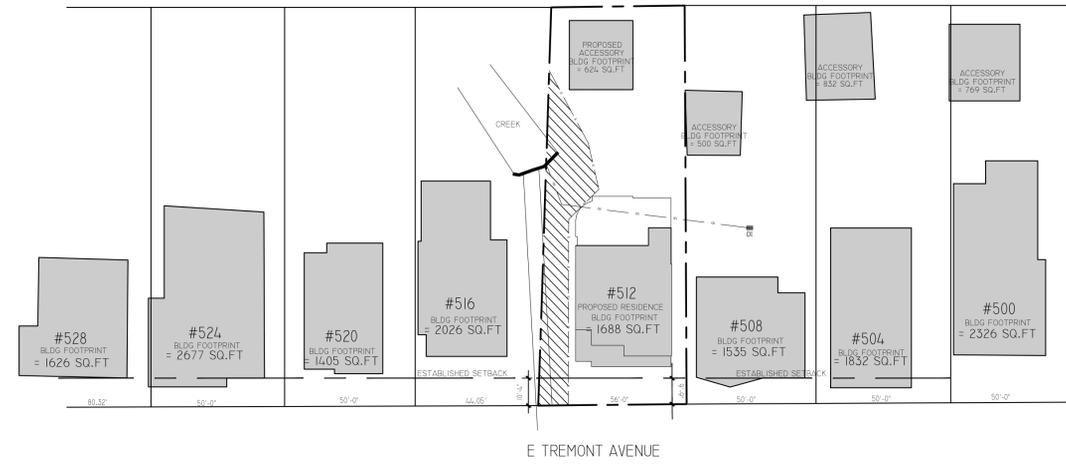
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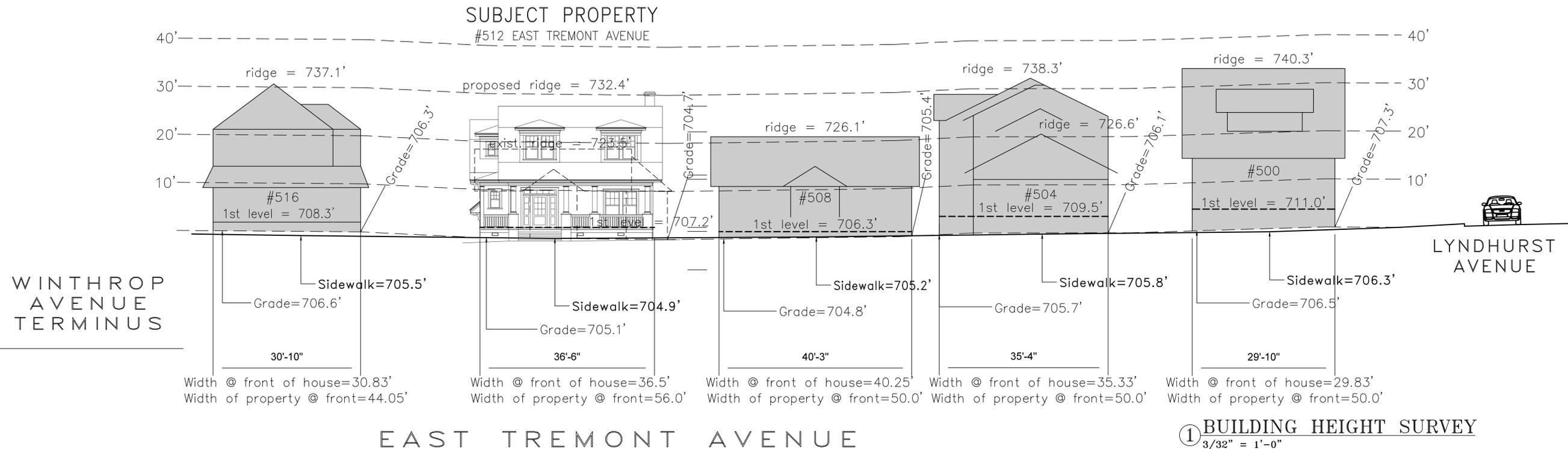
SITE LOCATION PLAN
 HEIGHT SURVEY

OF: TWELVE

MAY 2016



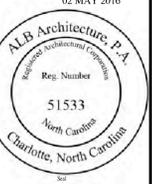
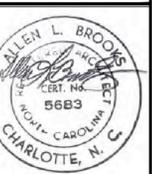
② SITE LOCATION PLAN
1/32" = 1'-0"



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



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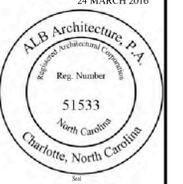
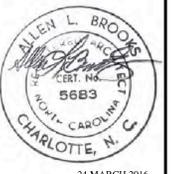
SITE LOCATION PLAN
HEIGHT SURVEY

OF: ELEVEN

XXXXX AREAS TO BE REMOVED



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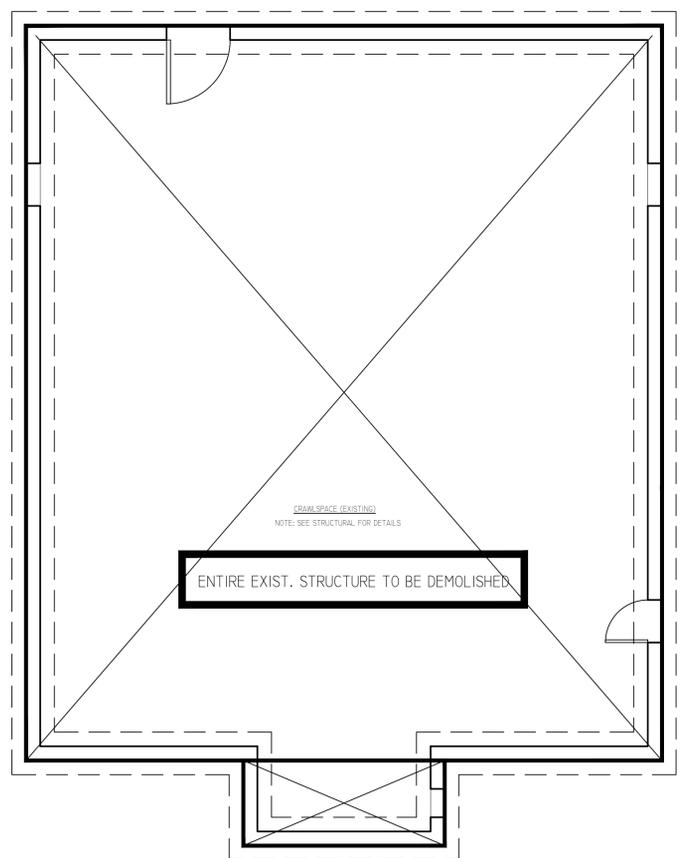
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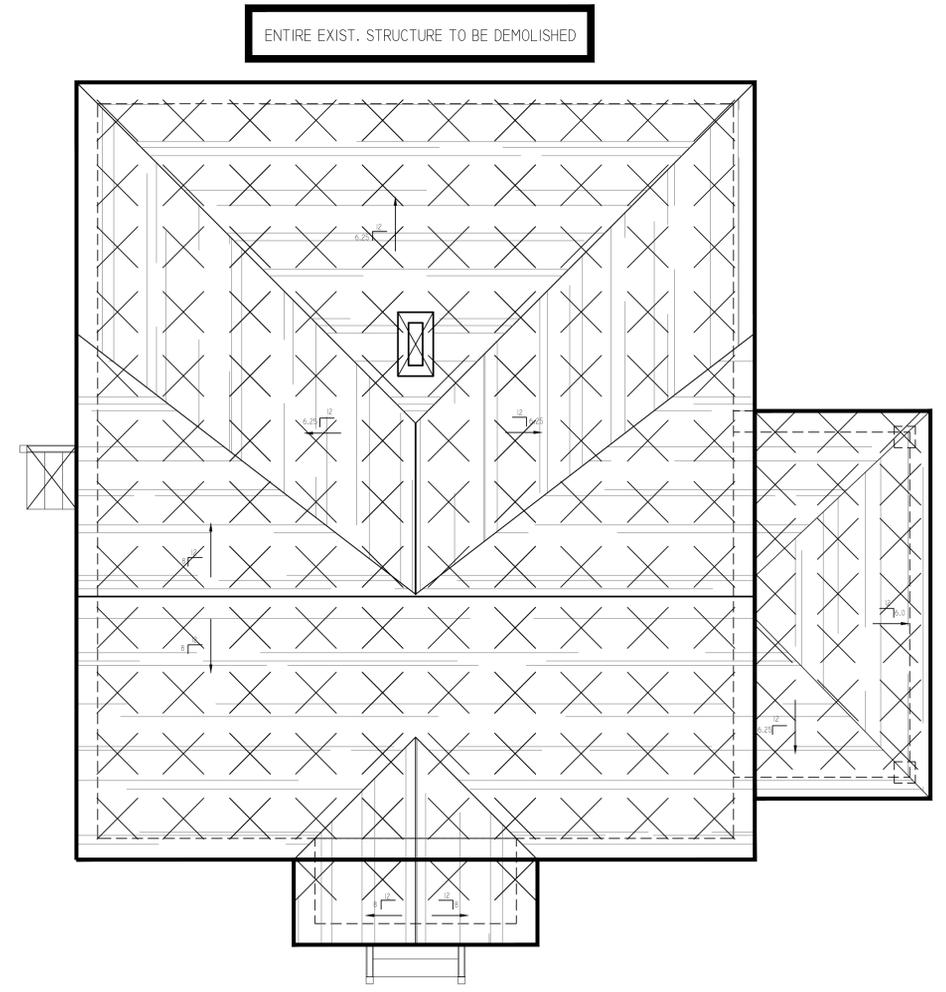
PROJ. NO. 15082
ISSUED - 24 MARCH 2016
REVISIONS -

EXISTING PLANS

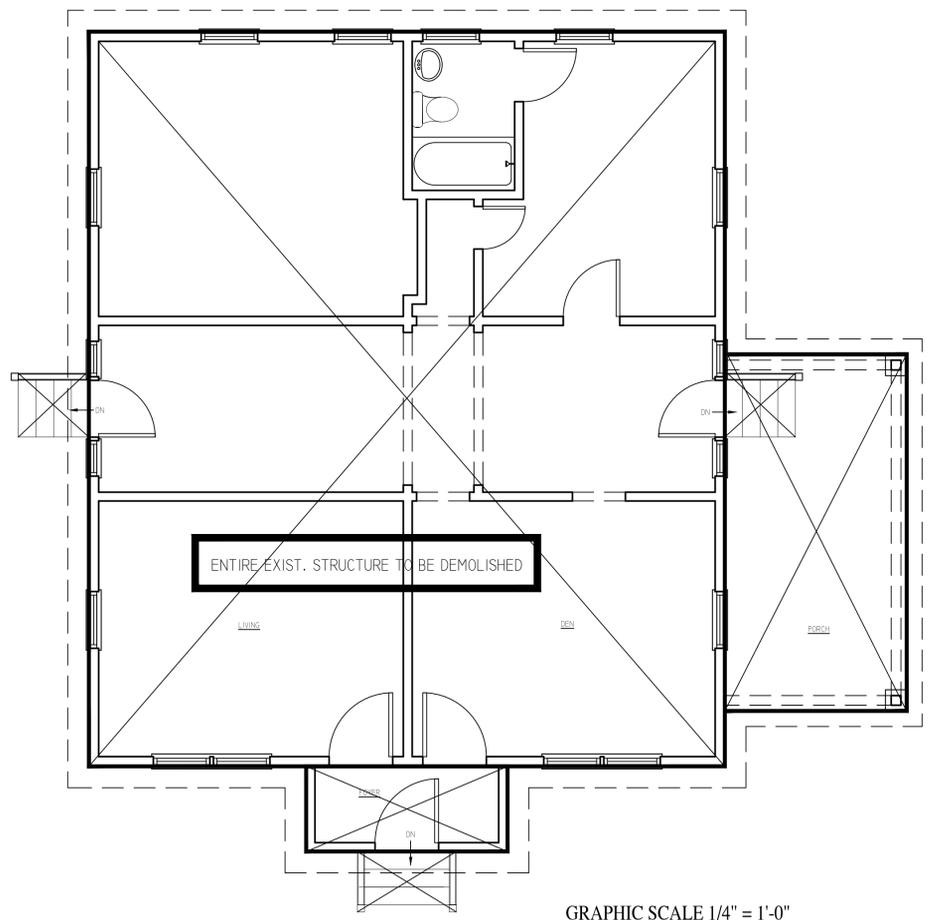
A-2
OF TWELVE



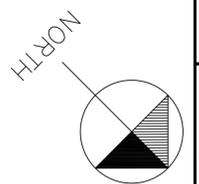
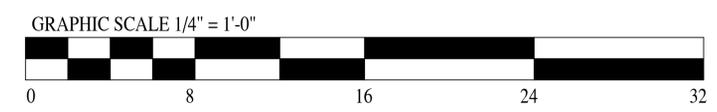
③ EXISTING FOUNDATION PLAN
1/4" = 1'-0"



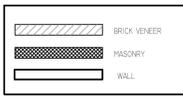
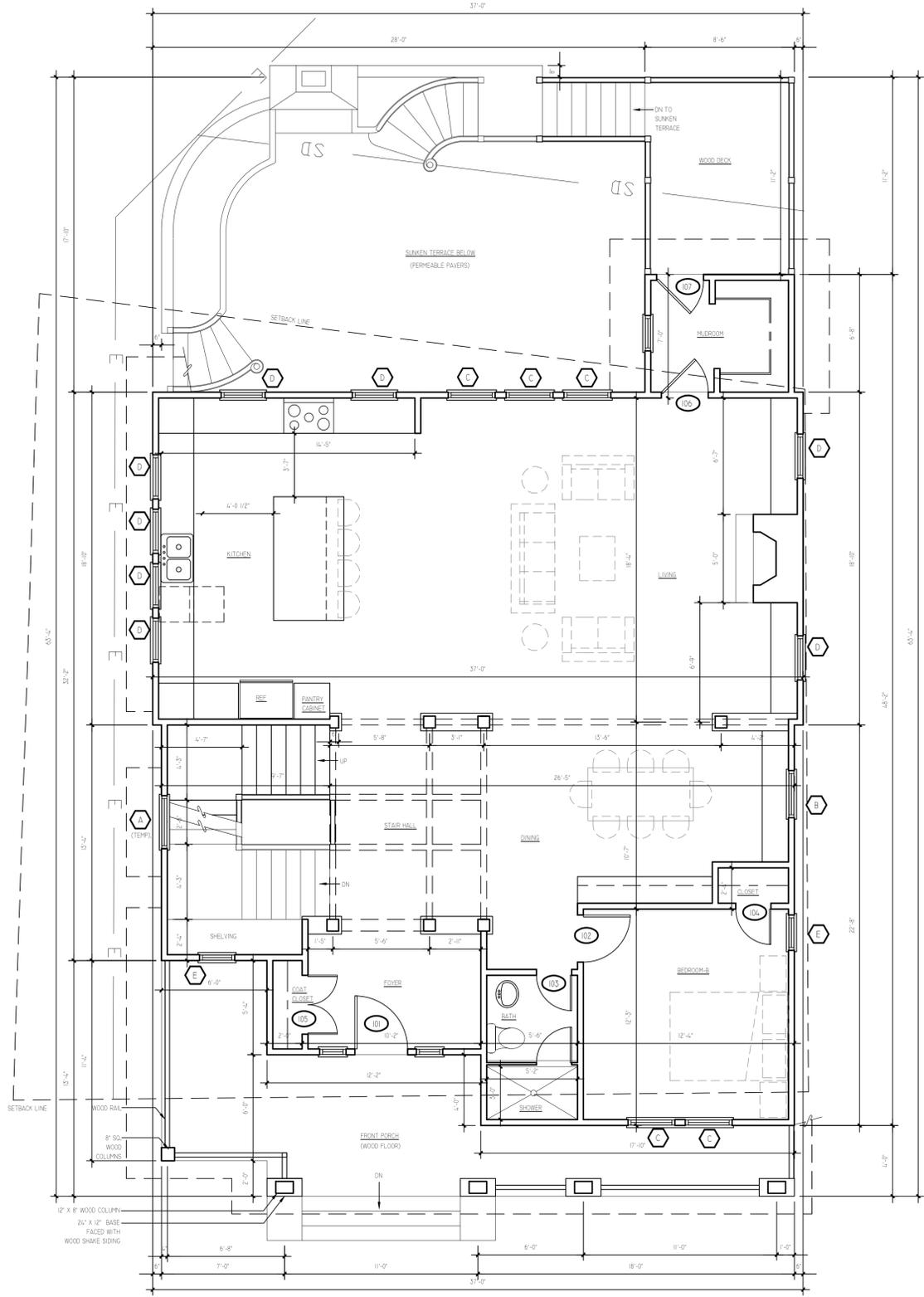
② EXISTING ROOF PLAN
1/4" = 1'-0"



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



APRIL 2016



WINDOW SCHEDULE

| ID | SIZE | HEADER HEIGHT | TYPE |
|----|---|---|--------------|
| A | 2'-0" X 5'-0" W/ 4" RADIUS ARCHED TRANSOM | 2'-4" 5" FROM FIN. F.F. SEE PROPOSED ELEVATIONS | DOUBLE HUNG |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-0" | FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4" | DOUBLE HUNG |
| F | 2'-0" X 1'-6" | 4'-5" | FIXED/AWNING |
| G | 2'-6" X 1'-0" | 7'-0" | FIXED/AWNING |

NOTE:

- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
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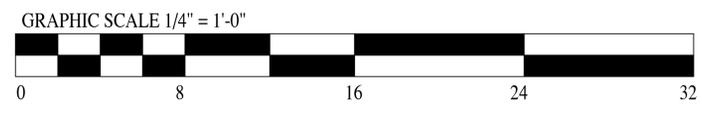
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 4' A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE

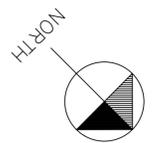
| ID | OPENING | LOCATION |
|-----|--|---------------------|
| 101 | 3'-0" X 6'-8" W/ 4" SIDE LIGHTS W/ 1'-0" TRANSOM | MAIN ENTRY |
| 102 | 2'-8" X 8'-0" | BEDROOM-B |
| 103 | 2'-0" X 8'-0" | BATHROOM |
| 104 | 2'-0" X 8'-0" | CLOSET OF BEDROOM-B |
| 105 | PR 1'-8" X 8'-0" | COAT CLOSET |
| 106 | 2'-8" X 8'-0" | LIVING ROOM |
| 107 | 2'-8" X 6'-8" W/ 1'-0" TRANSOM | MUDROOM |

NOTE:

- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASING @ 8'-0" A.F.F.
- FRONT PORCH FLOOR TO BE WOOD FLOOR
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF BRICK TO ALIGN WITH FACE OF STUD
- USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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



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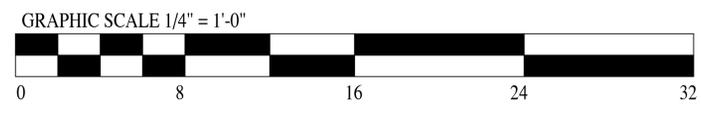
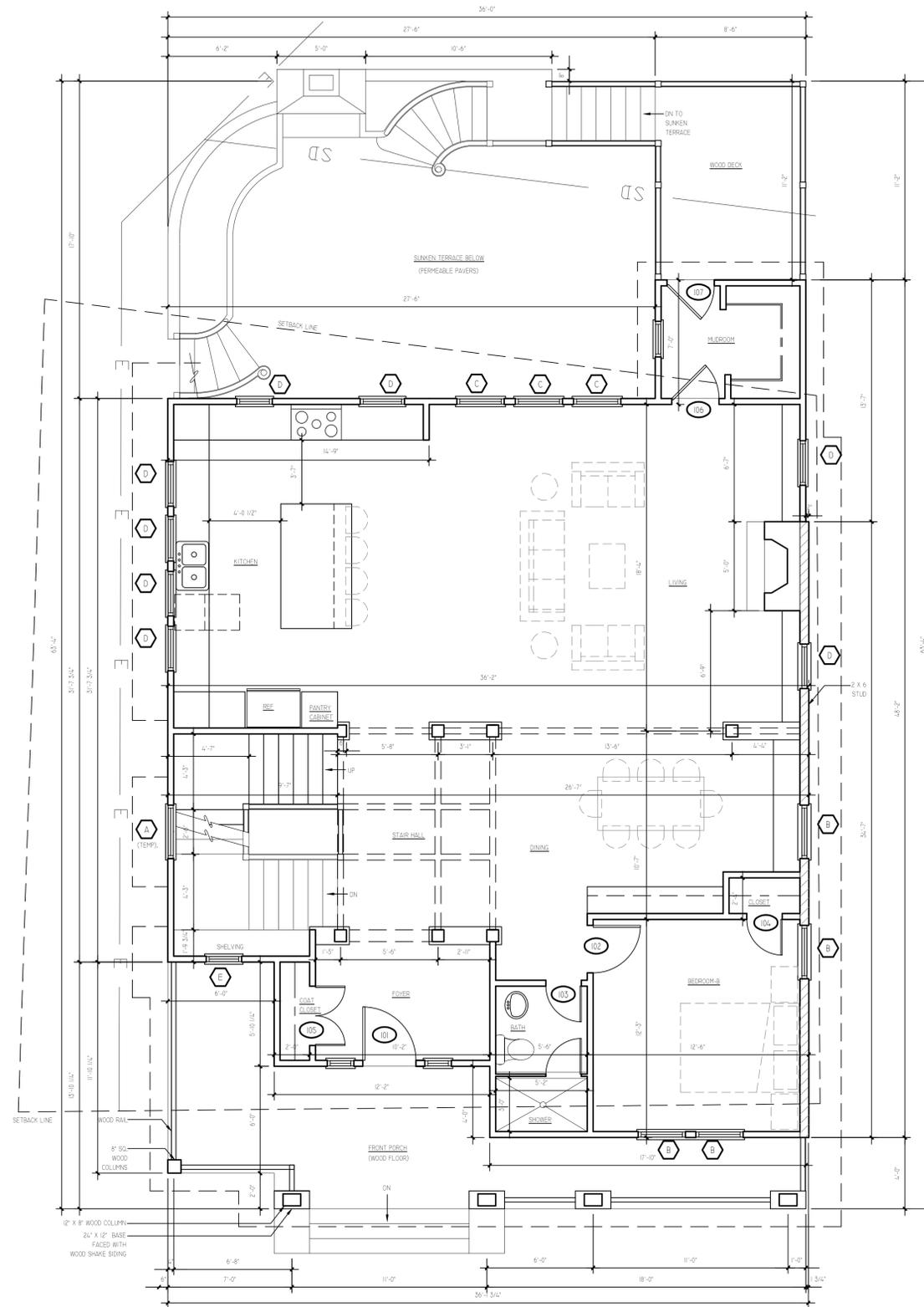
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PROJ. NO. - 15082
 ISSUED - 24 MARCH 2016
 REVISIONS -

PROPOSED PLANS
A-4
 OF: TWELVE

MAY 2016



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

| | |
|--|-----------------|
| | 2 X 6 STUD WALL |
| | BRICK VENEER |
| | MASONRY |
| | WALL |

| WINDOW SCHEDULE | | | |
|-----------------|---------------|---|--------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| A | 2'-0" X 2'-6" | 5'-0" FROM 2ND F.F. | FIXED/AWNING |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR-7'-6" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR-7'-6" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| F | 1'-6" X 2'-6" | 4'-10" 2ND FL. @ 9'-6" 6'-6" FROM 2ND F.F. @ STAIRCASE | DOUBLE HUNG |
| G | 2'-6" X 1'-0" | 7'-0" | FIXED/AWNING |

NOTE:
 * MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
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NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 4' A.F.F. MUST BE TEMPERED PER CODE (T.W.)

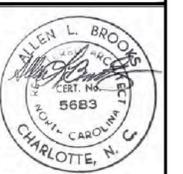
| FIRST FLOOR DOOR SCHEDULE | | |
|---------------------------|---|---------------------|
| ID | OPENING | LOCATION |
| 101 | 3'-0" X 6'-8" W/ 1'-0" SIDE LIGHTS W/ 1'-0" TRANSOM | MAIN ENTRY |
| 102 | 2'-8" X 8'-0" | BEDROOM-B |
| 103 | 2'-0" X 8'-0" | BATHROOM |
| 104 | 2'-0" X 8'-0" | CLOSET OF BEDROOM-B |
| 105 | FR 1'-8" X 8'-0" | COAT CLOSET |
| 106 | 2'-8" X 8'-0" | LIVING ROOM |
| 107 | 2'-8" X 6'-8" W/ 1'-0" TRANSOM | MUDROOM |

NOTE:
 • 10'-0" FIRST FLOOR CEILING HEIGHT.
 • 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASING @ 8'-0" A.F.F.
 • FRONT PORCH FLOOR TO BE WOOD FLOOR
 • STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 • ALL EAVES TO BE 2'-0" U.N.O
 • FACE OF BRICK TO ALIGN WITH FACE OF STUD
 • USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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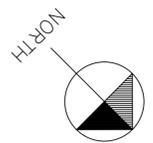
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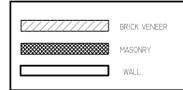
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PROPOSED PLANS

A-4
 OF: ELEVEN

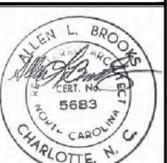


APRIL 2016



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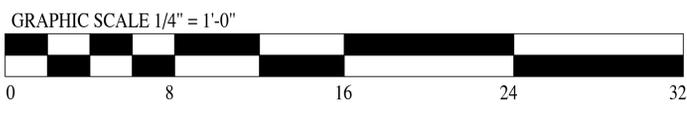
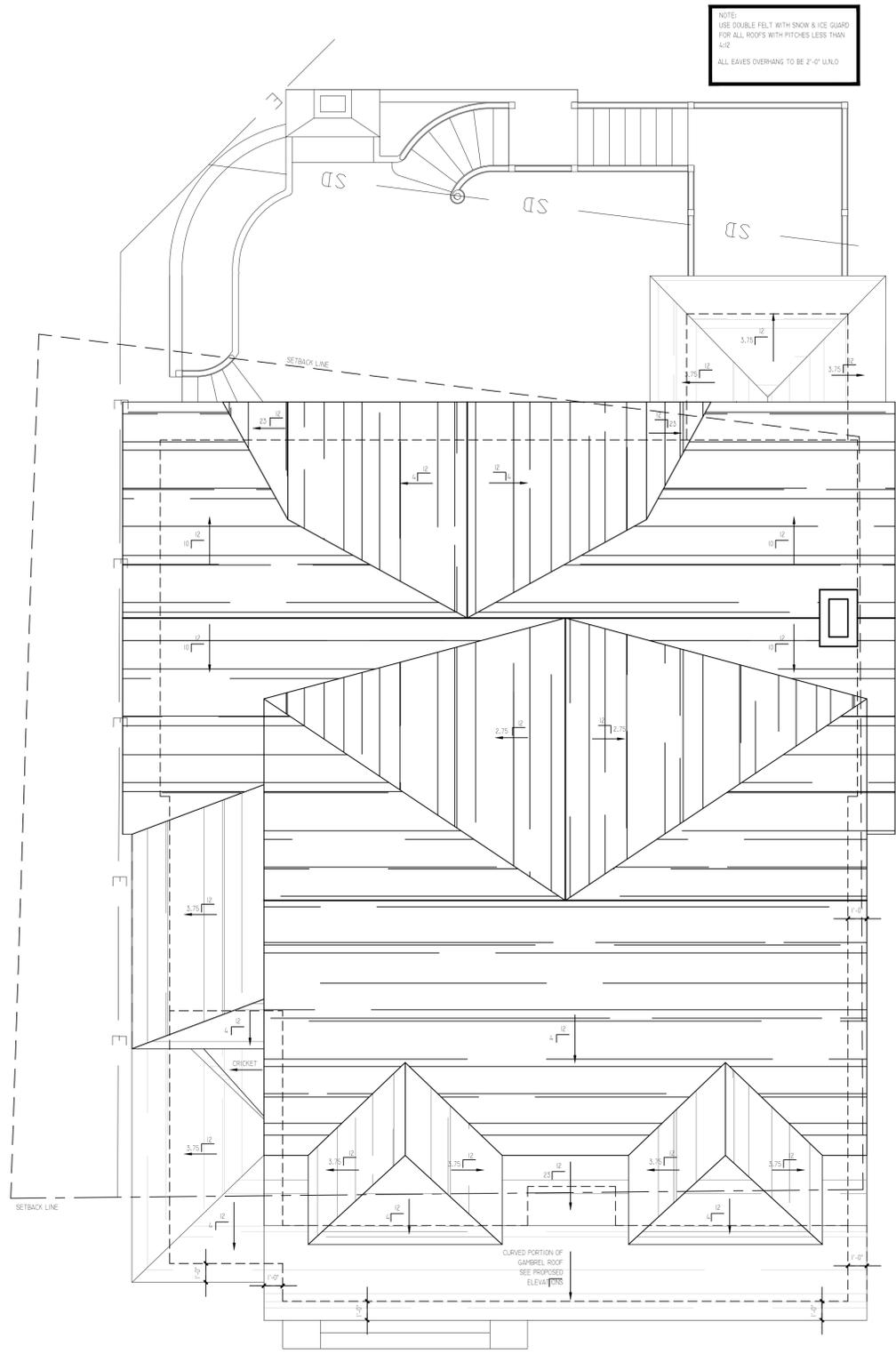
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| WINDOW SCHEDULE | | | |
|-----------------|--|--|--------------|
| NO. | SIZE | HEADER HEIGHT | TYPE |
| 1 | 3'-0" X 5'-0" W/ 8" RADIUS ARCHED TRANSOM | 3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS | DOUBLE HUNG |
| 2 | 3'-0" X 6'-0" | 7'-4" | DOUBLE HUNG |
| 3 | 2'-8" X 3'-0" | FIRST FLOOR 7'-4" SECOND FLOOR 6'-4" | DOUBLE HUNG |
| 4 | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| 5 | 2'-0" X 3'-0" | FIRST FLOOR 7'-4" SECOND FLOOR 6'-4" | DOUBLE HUNG |
| 6 | 2'-0" X 1'-6" | 4'-3" | FIXED AWNING |
| 7 | 2'-6" X 1'-0" | 7'-4" | FIXED AWNING |

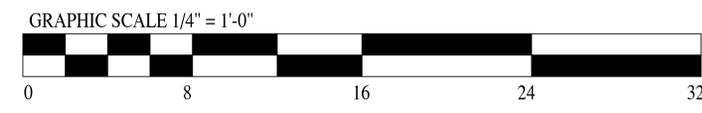
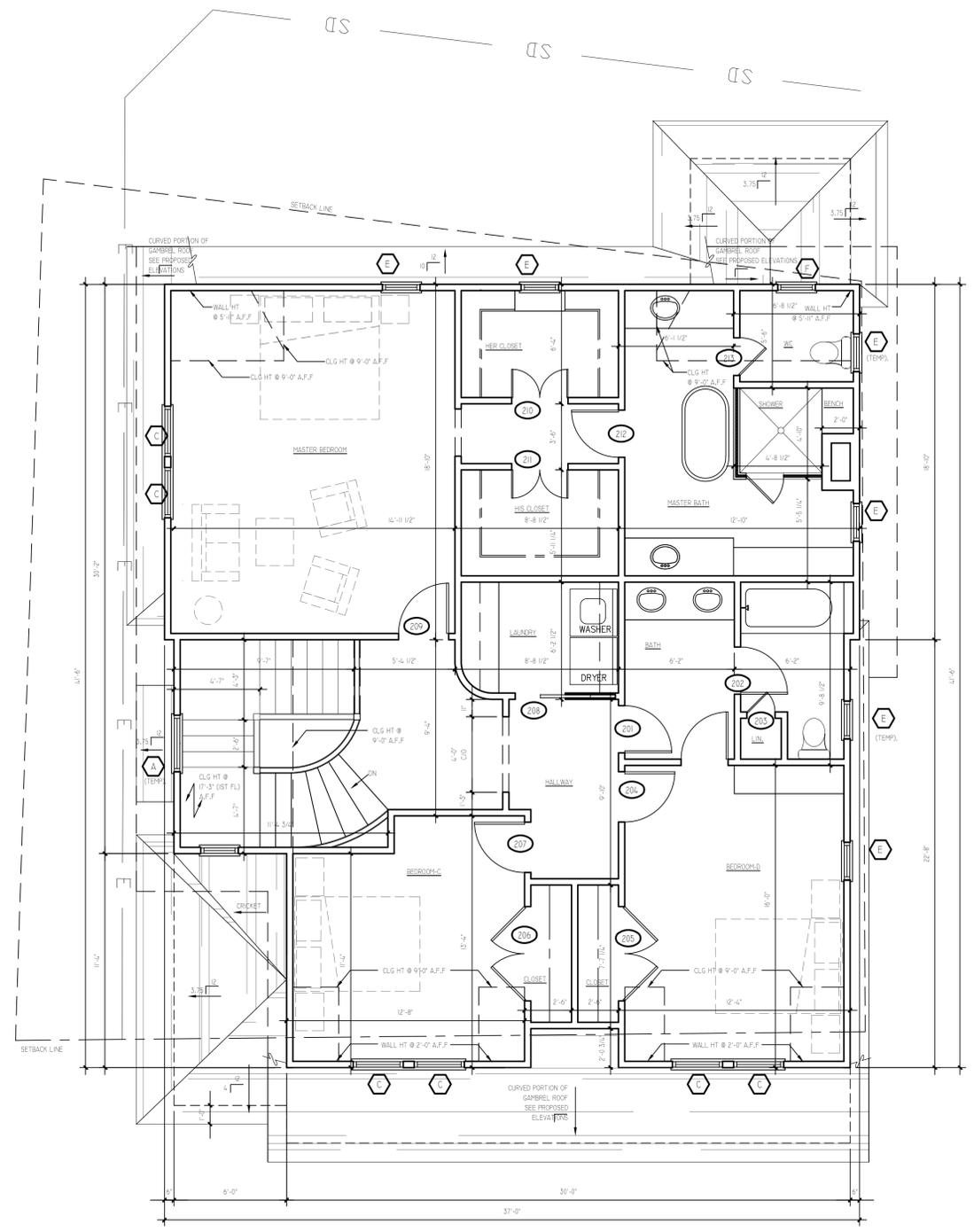
NOTE:
 • MATCH TOB DETAILS W/ METAL DRP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHIP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MATH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 NOTE: ALL WINDOWS WITH 2 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TWP).

| SECOND FLOOR DOOR SCHEDULE | | |
|----------------------------|------------------|---------------------|
| NO. | OPENING | LOCATION |
| 100A | 2'-0" X 6'-0" | BATHROOM |
| 200 | 2'-6" X 6'-8" | BATHROOM |
| 200A | 1'-6" X 6'-8" | LINEN CLOSET |
| 200B | 2'-8" X 6'-8" | BEDROOM-D |
| 200C | PR 2'-4" X 6'-8" | CLOSET OF BEDROOM-D |
| 200D | PR 2'-8" X 6'-8" | CLOSET OF BEDROOM-C |
| 200E | 2'-8" X 6'-8" | BEDROOM-C |
| 200F | 2'-8" X 6'-8" | POCKET DOOR |
| 200G | 2'-8" X 6'-8" | MASTER BEDROOM |
| 200H | PR 1'-6" X 6'-8" | HER CLOSET |
| 200I | PR 1'-6" X 6'-8" | HIS CLOSET |
| 200J | 2'-6" X 6'-8" | MASTER BEDROOM |
| 200K | 2'-0" X 6'-8" | WC |

NOTE:
 • 10'-0" FIRST FLOOR CEILING HEIGHT.
 • 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
 • FRONT PORCH FLOOR TO BE WOOD FLOOR
 • STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 • ALL EAVES TO BE 2'-0" U.N.O
 • FACE OF BRICK TO ALIGN WITH FACE OF STUD
 • USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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



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

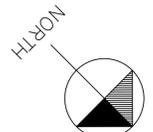
Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
 512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. 15082
 ISSUED - 24 MARCH 2016
 REVISIONS -

PROPOSED PLANS

A-5

OF TWELVE



MAY 2016

| | |
|--|-----------------|
| | 2 X 6 STUD WALL |
| | BRICK VENEER |
| | MASONRY |
| | WALL |



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02 MAY 2016



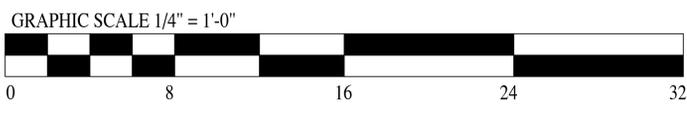
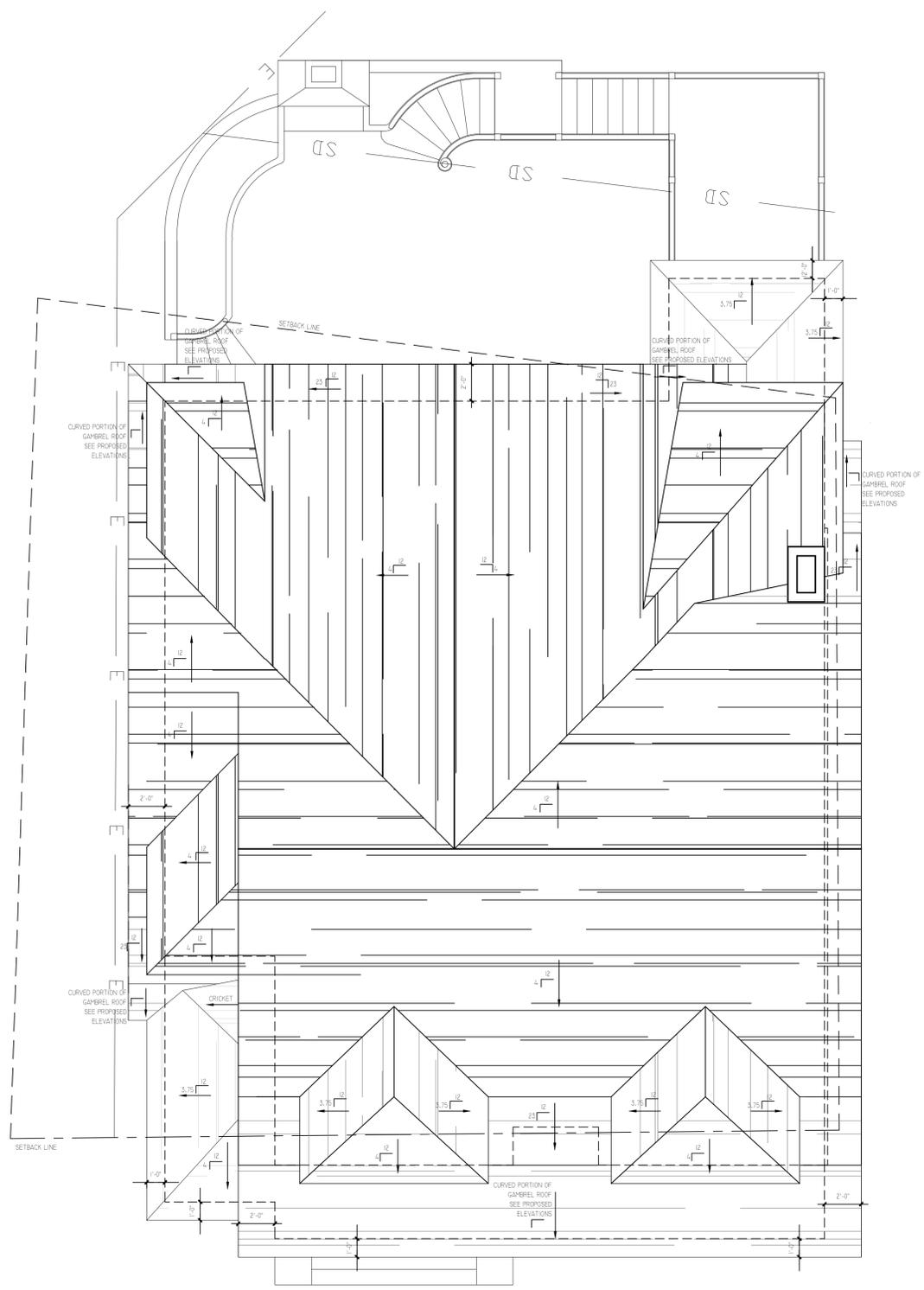
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| WINDOW SCHEDULE | | | |
|-----------------|--|---|--------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| A | 3'-0" X 2'-0" VERTICAL TRIPLE UNIT - SEE PROP. ELEV. | 5'-0" FROM 2ND F.F. | FIXED/AWNING |
| B | 3'-0" X 6'-0" | 7'-6" | DOUBLE HUNG |
| C | 2'-8" X 5'-0" | FIRST FLOOR-7'-4" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| D | 2'-6" X 4'-0" | 7'-6" | DOUBLE HUNG |
| E | 2'-0" X 3'-6" | FIRST FLOOR-7'-6" SECOND FLOOR-6'-4" | DOUBLE HUNG |
| F | 1'-4" X 2'-6" | 4'-10" 2ND FL. @ W.C. 6'-4" FROM 2ND F.F. @ STAIRCASE | DOUBLE HUNG |
| G | 2'-6" X 1'-0" | 7'-0" | FIXED/AWNING |

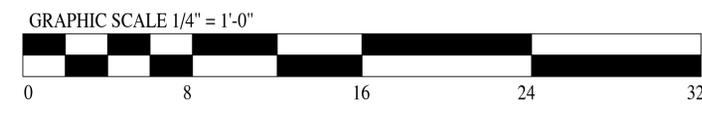
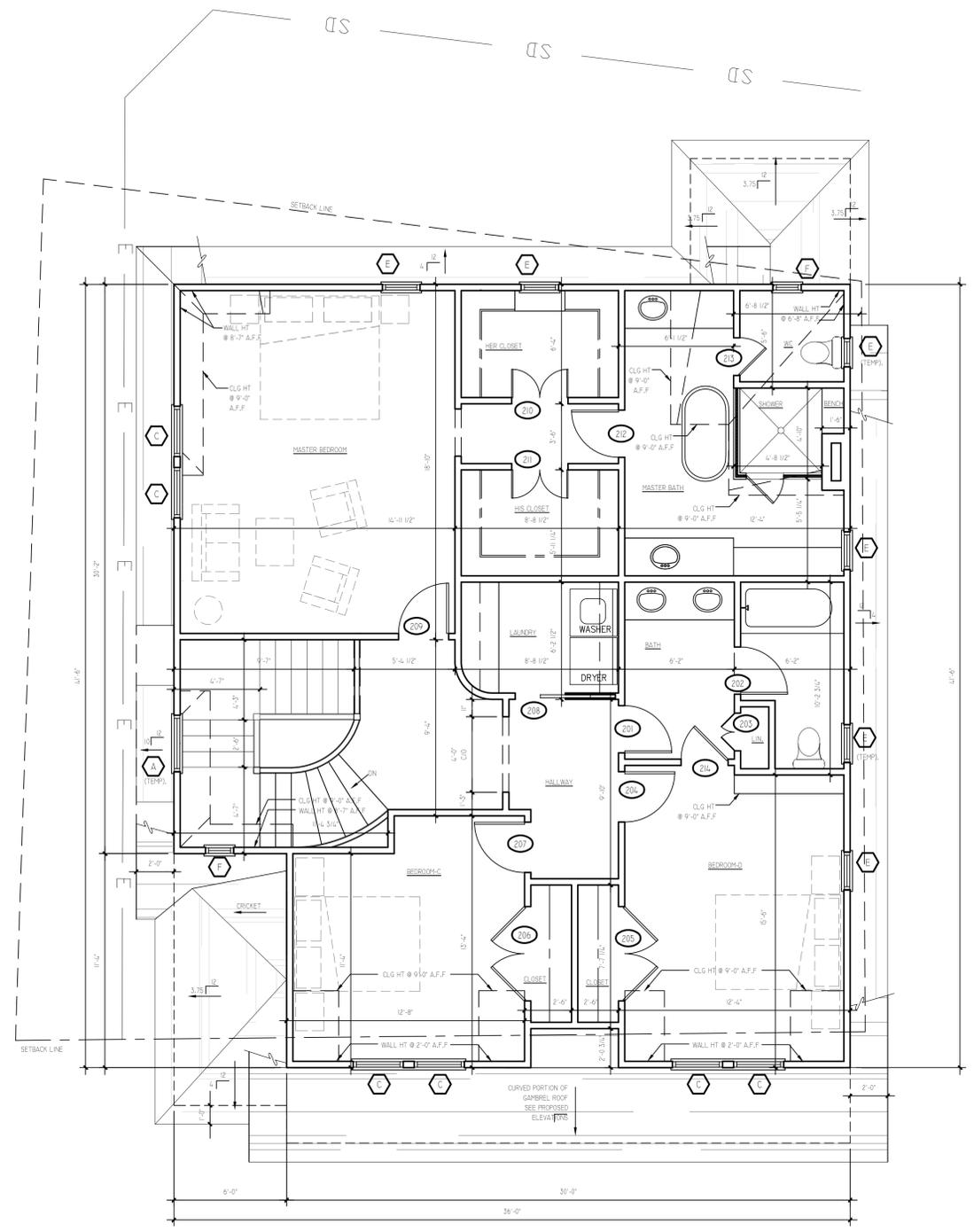
NOTE:
 • MATCH TO DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

| SECOND FLOOR DOOR SCHEDULE | | |
|----------------------------|---------------------------|---------------------|
| ID | OPENING | LOCATION |
| 201 | 2'-4" X 6'-8" | BATHROOM |
| 202 | 2'-4" X 6'-8" | BATHROOM |
| 203 | 1'-6" X 6'-8" | LINEN CLOSET |
| 204 | 2'-8" X 6'-8" | BEDROOM-D |
| 205 | PR 2'-4" X 6'-8" | CLOSET OF BEDROOM-D |
| 206 | PR 2'-4" X 6'-8" | CLOSET OF BEDROOM-C |
| 207 | 2'-8" X 6'-8" | BEDROOM-C |
| 208 | 2'-8" X 6'-8" POCKET DOOR | LAUNDRY |
| 209 | 2'-8" X 6'-8" | MASTER BEDROOM |
| 210 | PR 1'-4" X 6'-8" | HER CLOSET |
| 211 | PR 1'-4" X 6'-8" | HIS CLOSET |
| 212 | 2'-4" X 6'-8" | MASTER BEDROOM |
| 213 | 2'-0" X 6'-8" | WC |
| 214 | 2'-4" X 6'-8" | BEDROOM-D TO BATH |

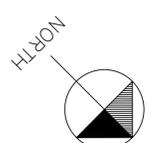
NOTE:
 • 10'-0" FIRST FLOOR CEILING HEIGHT.
 • 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
 • FRONT PORCH FLOOR TO BE WOOD FLOOR
 • STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 • ALL EAVES TO BE 2'-0" U.N.O
 • FACE OF BRICK TO ALIGN WITH FACE OF STUD
 • USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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



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

PROJ. NO. - 15082
 INSULFED - 02 MAY 2016
 REVISIONS -

PROPOSED PLANS

A-5
OF: ELEVEN



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24 MARCH 2016



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

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

PROPOSED GARAGE-
ALTERNATE

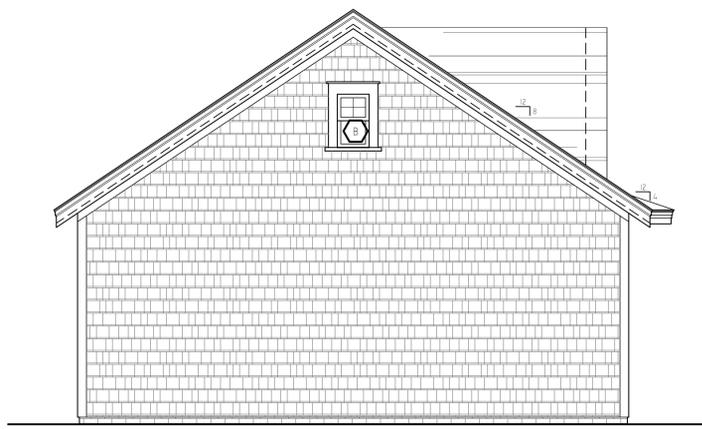
A-9

OF TWELVE

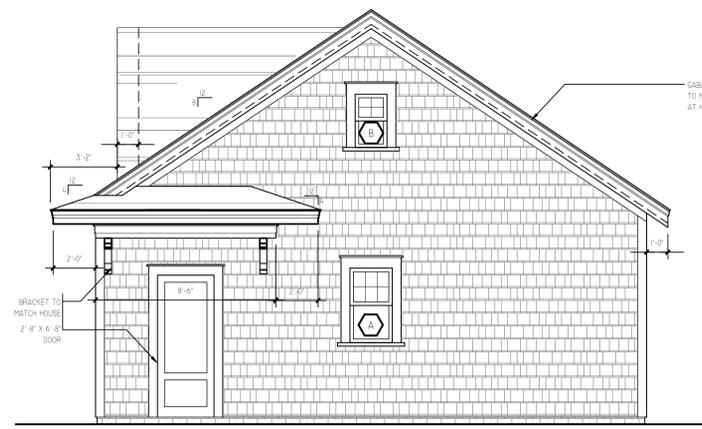
| GARAGE WINDOW SCHEDULE | | | |
|------------------------|---------------|----------------------|-------------|
| NO. | SIZE | HEADER HEIGHT | TYPE |
| 1 | 2'-0" X 3'-0" | 7'-0" | DOUBLE HUNG |
| 2 | 1'-6" X 2'-0" | 15'-2" FROM 1ST F.F. | DOUBLE HUNG |

NOTE:
 * MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 * PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 * SEE ELEVATIONS FOR MOUNT PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

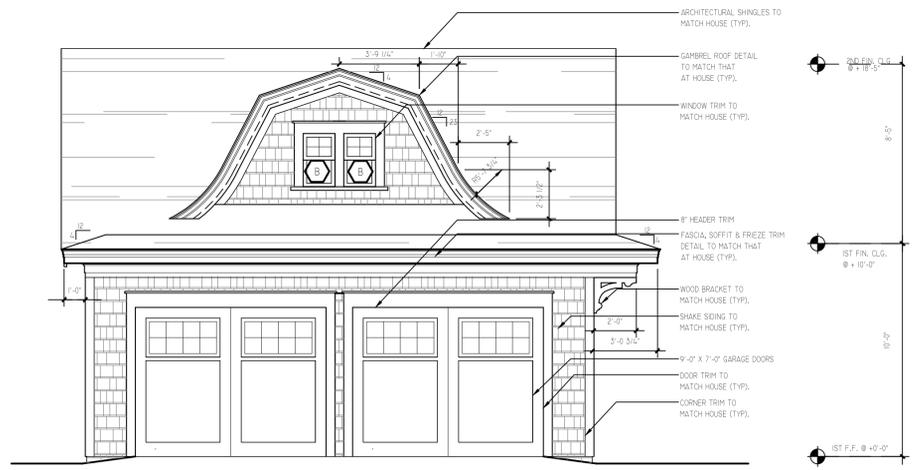
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED (SEE CODE (TYP.))



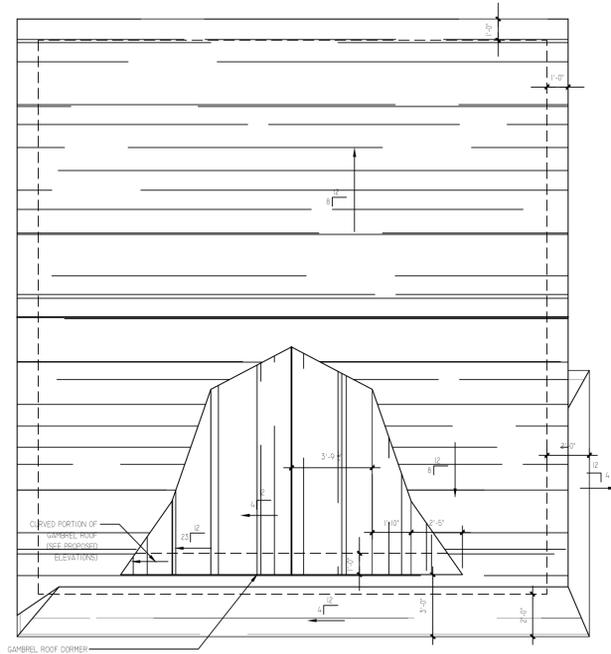
⑤ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



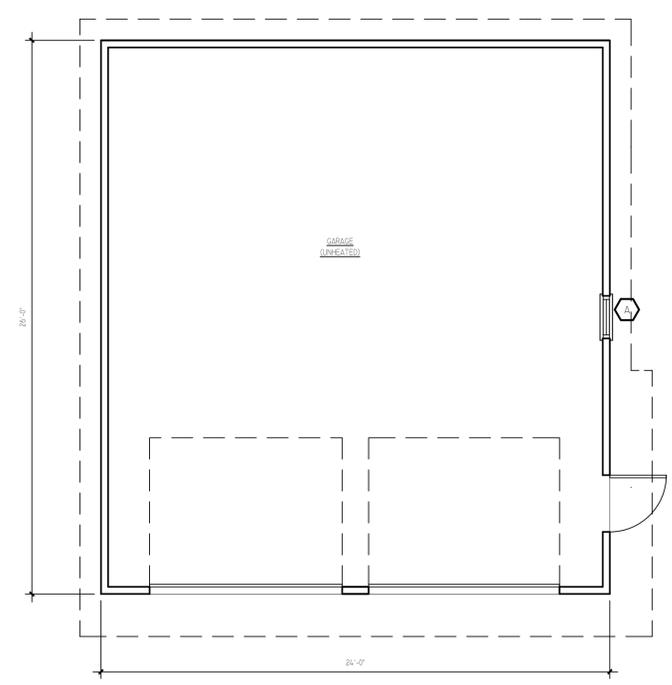
④ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



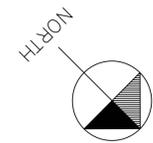
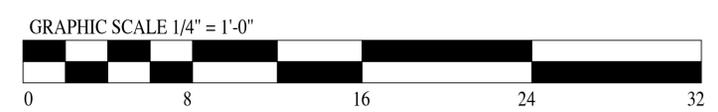
③ PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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

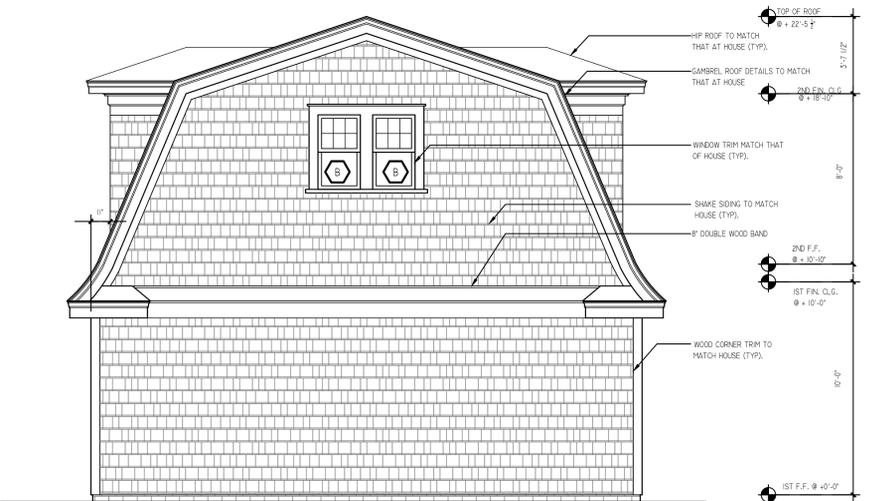


| GARAGE WINDOW SCHEDULE | | | |
|------------------------|---------------|---------------|-------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| W1 | 2'-0" X 5'-0" | 7'-0" | DOUBLE HUNG |
| W2 | 2'-0" X 3'-0" | 7'-0" | DOUBLE HUNG |

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MATCH PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 10' A.F.F. MUST BE TEMPERED PER CODE (TYP.)

| GARAGE FIRST FLOOR DOOR SCHEDULE | | |
|----------------------------------|-------------------------------|------------|
| ID | OPENING | LOCATION |
| D1 | 9'-0" X 7'-0" | GARAGE |
| D2 | 9'-0" X 7'-0" | GARAGE |
| D3 | 2'-8" X 4'-8" W/1'-0" TRANSOM | SIDE ENTRY |

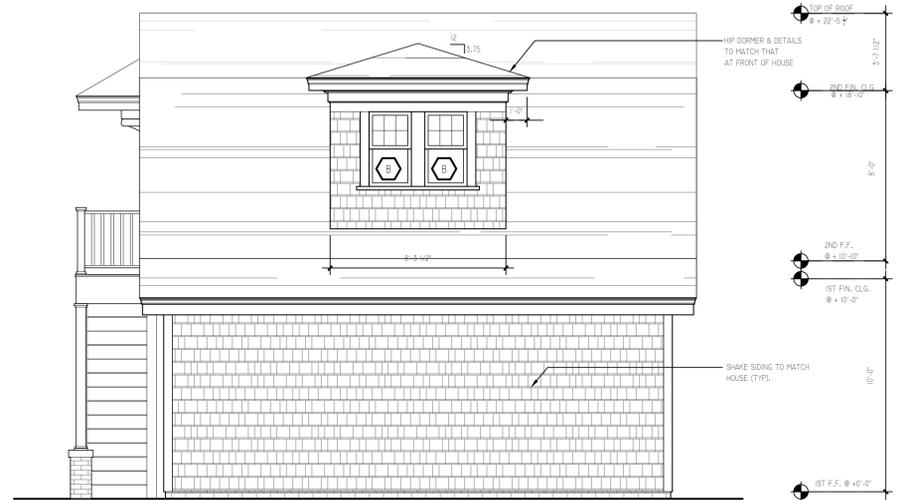
| GARAGE SECOND FLOOR DOOR SCHEDULE | | |
|-----------------------------------|---------------|----------|
| ID | OPENING | LOCATION |
| D4 | | |
| D5 | 2'-8" X 6'-8" | ENTRY |



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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24 MARCH 2016



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

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

PROPOSED GARAGE PLANS
(ALTERNATE DESIGN)

A-10

OF: TWELVE

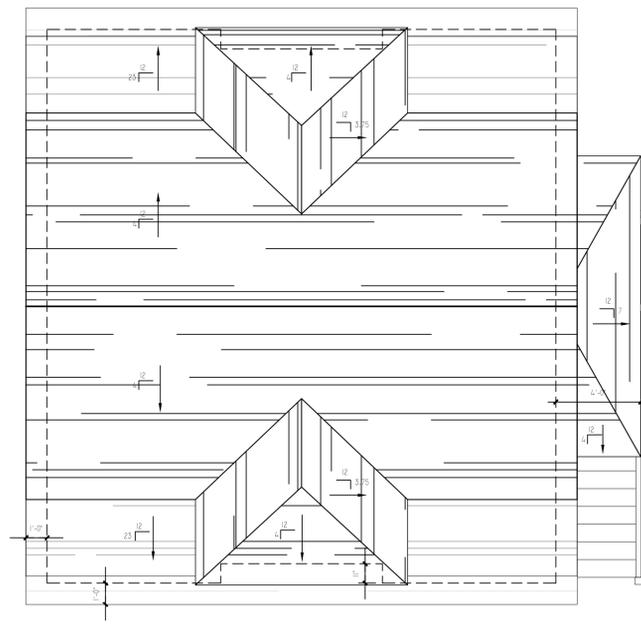
| GARAGE WINDOW SCHEDULE | | | |
|------------------------|---------------|---------------|-------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| 101 | 2'-0" X 5'-4" | 7'-0" | DOUBLE HUNG |
| 102 | 2'-0" X 5'-4" | 7'-0" | DOUBLE HUNG |

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (BY FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MANTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

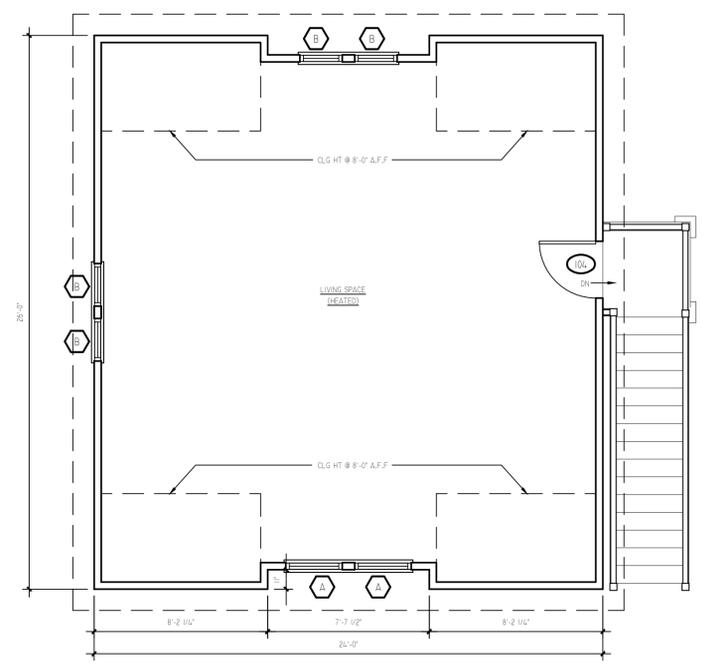
NOTE: ALL WINDOWS WITH 0 S.F. OF GLASS OR MORE & LESS THAN 10' S.F. MUST BE TEMPERED PER CODE (102).

| GARAGE FIRST FLOOR DOOR SCHEDULE | | |
|----------------------------------|-------------------------------|------------|
| ID | 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 |

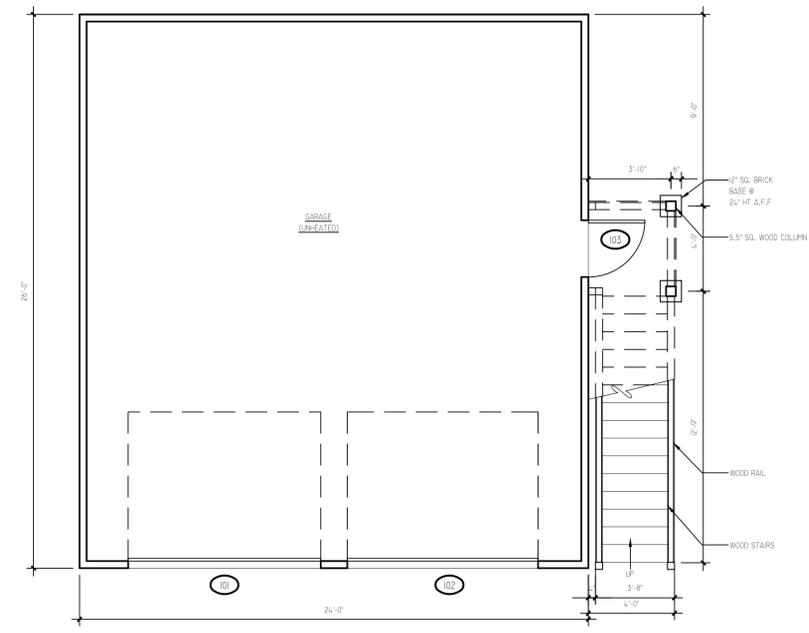
| GARAGE SECOND FLOOR DOOR SCHEDULE | | |
|-----------------------------------|---------------|----------|
| ID | OPENING | LOCATION |
| 104 | | |
| 105 | 2'-8" X 6'-8" | ENTRY |



③ PROPOSED ROOF PLAN
1/4" = 1'-0"



② PROPOSED GARRET PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"

