
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 700 Templeton Avenue

SUMMARY OF REQUEST: New Construction and detached garage

APPLICANT/OWNER: Allen Brooks

The application was continued from December for the following: 1) Accurate drawings with the substituted right elevation, 2) Landscaping plan and HVAC location, 3) Fence elevation and location on site plan and, 4) Setback of adjacent two houses on site plan or survey.

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick house constructed in 1936. Adjacent properties are 1 and 2 story single family houses. A multi-family development is located behind the house. A 365-Day Stay of Demolition was placed on the property July 13, 2016.

Proposal

The project is a new single family house and detached garage. The proposed height is approximately 24'-6". Materials are brick with wood trim, the chimney on the right side will be removed. Other features include wood clad windows and new front and rear porches. The detached garage is approximately 20' in height with materials and architectural details to match the house and wood garage doors. Rear yard pervious area is approximately 58%.

Revised Proposal – March 8

1. The front porch and right side elevation have been simplified in design and massing.
2. Proposed landscaping, HVAC and fence location is identified on site plan. A design for the fence has not been finalized.
3. Adjacent setbacks are provided and identified as 38' from ROW for the subject property.

Policy & Design Guidelines for New Construction, page 34

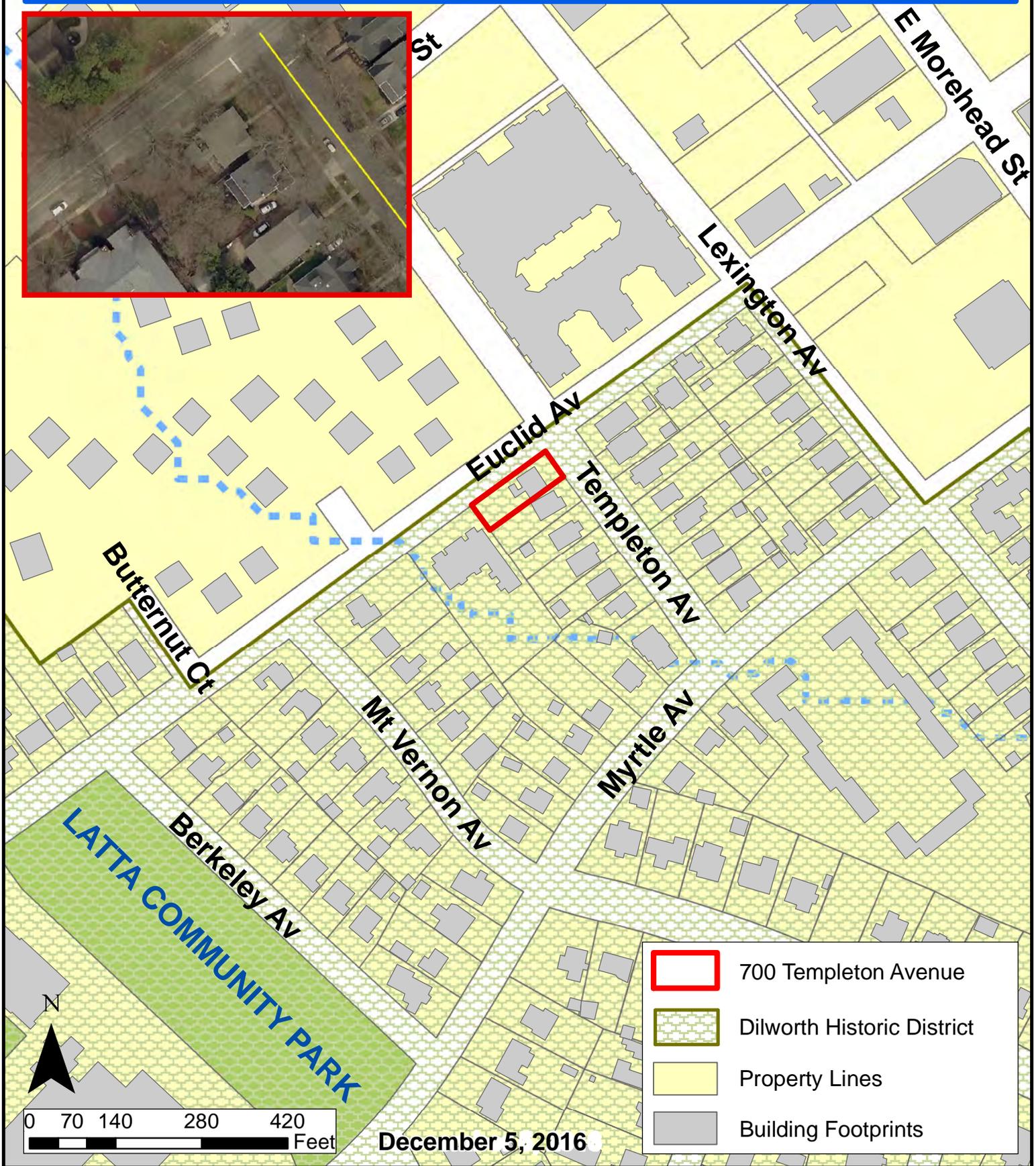
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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.

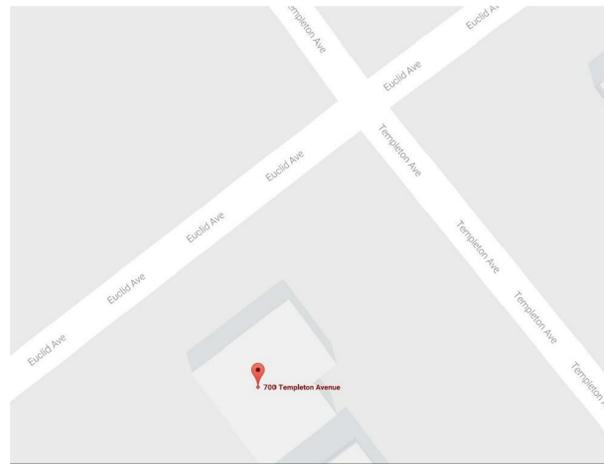
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<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.

Charlotte Historic District Commission - Case 2016-274
HISTORIC DISTRICT: Dilworth
ADDITION





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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PERMEABLE AREA CALCULATIONS

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	2830
PROPOSED HEATED AREA OF GARAGE	503
PROPOSED UNHEATED	
REAR PORCH	231
UNHEATED GARAGE	529
POOL	0
PATIO	0
SHOP	0
TOTAL	760
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	3066
CONCRETE DRIVE	755
GARAGE FOOTPRINT	568
IMPERVIUOS AREA AT REAR YARD	26
TOTAL AREA	1349
TOTAL PERMEABLE AREA	56%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7500
FOOTPRINT OF HOUSE	2106
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	529
TOTAL AREA	2635
PERCENTAGE OF OPEN SPACE	65%



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13 FEB 2017



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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

COVER SHEET

A-0

OF: 15

EXISTING SUBJECT

Foundation wall at front porch slab has failure.



Right wall facing Euclid has failure at wall and chimney.

A.4

EXISTING SUBJECT



Rear wall with basement entry has failing structure even after repairs have been made.

SUBJECT & CONTEXT



▲ SUBJECT REAR YARD

700 T.



▲ FENCE @ REAR OF SUBJECT



▲ SUBJECT @ EUCLID



70 CONNECTED GARAGE

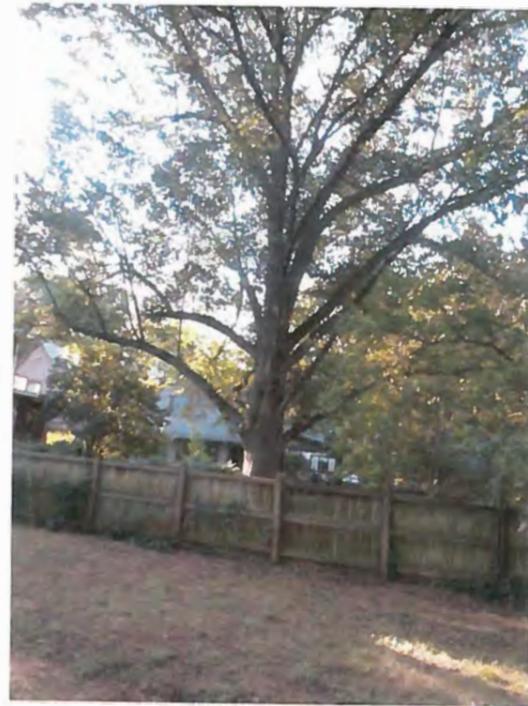
700 T.



▲ REAR YARD SUBJECT

700 T.

SUBJECT & CONTEXT TREES



TREE ALONG EUCLID @ SUBJECT MID YARD



720

UPSTAIRS

716



720

UPSTAIRS

716



716

UPSTAIRS

712

TEMPLETON SW SIDE



730

END OF BLOCK



720

▲ FIFTH TO LEFT



716

▲ FOURTH TO LEFT



712

▲ THIRD TO LEFT



STREETSCAPE @ TEMPLETON 700▲

TEMPLETON SW SIDE



▲ SECOND TO LEFT 708



▲ HOUSE TO LEFT 704



▲ SUBJECT HOUSE - 700



▲ SUBJECT CORNER @ TEMPLETON & ENCLINO



701 GABLE SIDE OF EYCLID



A STREETSCAPE ON OTHER SIDE OF TEMPLETON
705 AS TALL TWO STORY HOUSE - NEW

TEMPLETON NE SIDE



ACROSS FROM SUBJECT 701



705



709



715

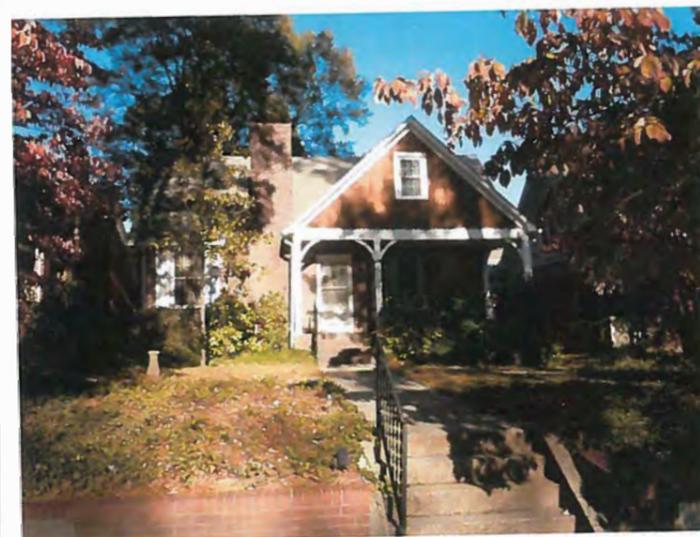
TEMPLETON NE SIDE



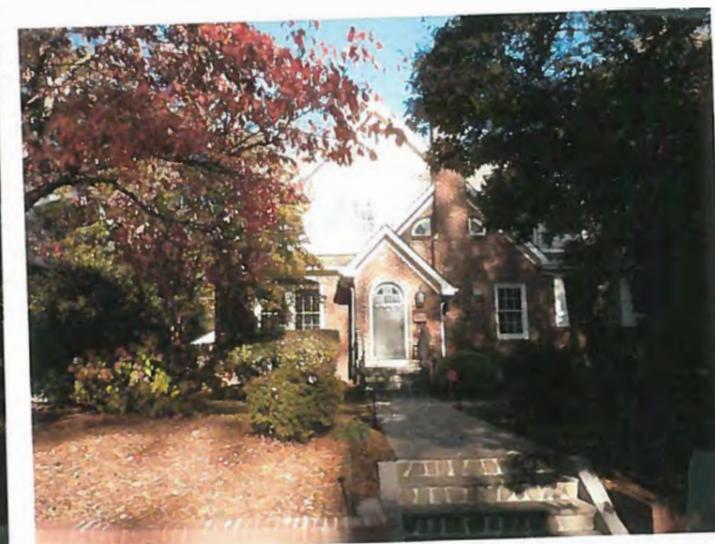
719



721



725



END OF BLOCK

729

EUCLID AVENUE



▲ NEW DEVELOPMENT ACROSS EUCLID @ TEMPLETON CAV.



▲ BEHIND SUBJECT @ EUCLID



▲ END OF 701 TEMPLETON AS VIEW FROM EUCLID



▲ HOUSE @ OTHER BLOCK ALONG EUCLID 701 TEMPLETON



▲ DETACHED GARAGE AT EUCLID 601 MT. VERNON



▲ HOUSE AT SAME BLOCK @ EUCLID

601 MT VERNON

DESIGN REFERENCE



FRONT ELEVATION @ IRWIN AVENUE



REAR APPROACH FROM 4th ST. EXT.



CORNER VIEW @ IRWIN & 4th ST. EXT.



SIDE ELEVATION @ 4th ST. EXT. W/ PORCH ADDITION @ SECOND FL

HISTORIC LANDMARK, WOODLAWN BUNGALOW, 215 IRWIN AVENUE

A.26

EUCLID AVENUE

A THOROUGHFARE TO SHUTTLE
TRAFFIC FROM MOREHEAD TO

BUNGALOWS

WALKING AND PORCH ZONE

--WORTHINGTON--



SOUTH BORDER

MIX OF MULTI-FAMILY ZONE

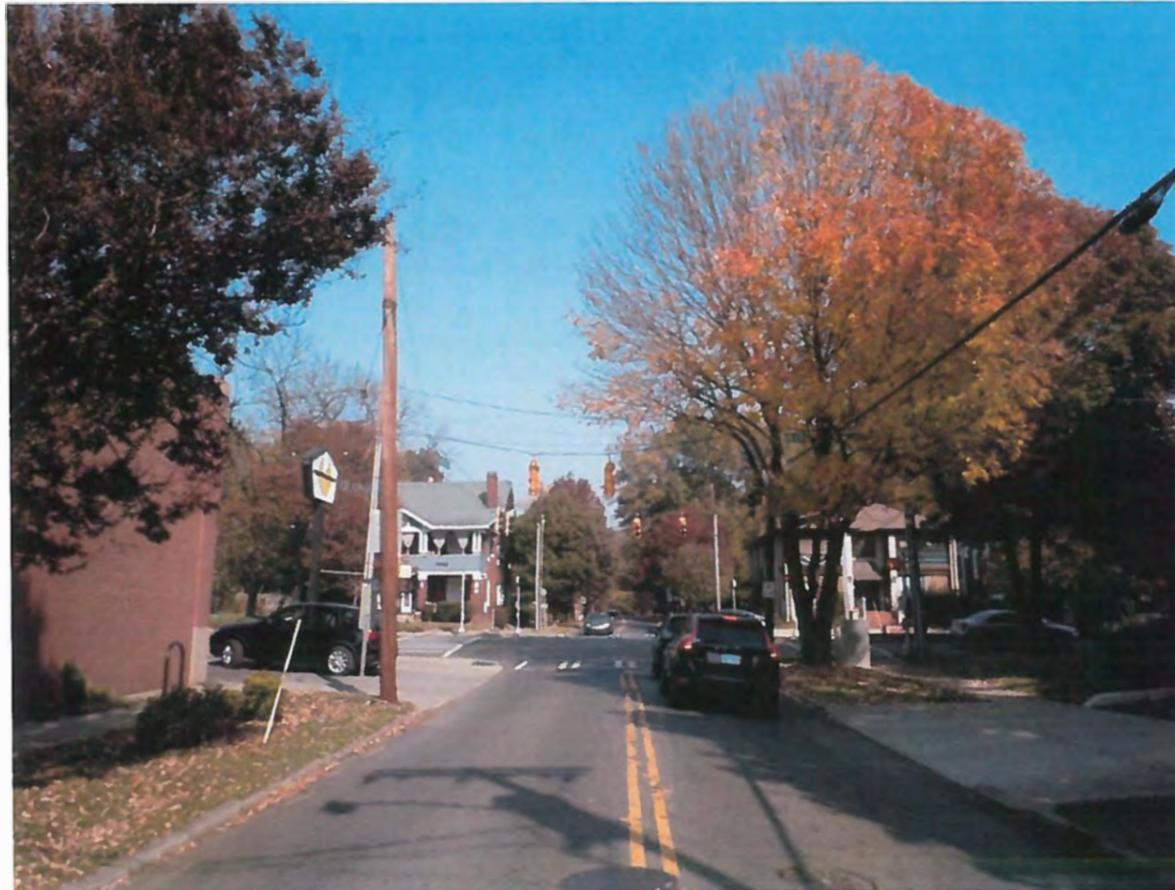
--TREMONT--



MIXED OFFICE OLDEST HOUSES
VICTORIAN ZONE
--KINGSTON--



COMMERCIAL BUSINESS ZONE
--EAST BOULEVARD—



LARGE & TALL & LONG HOUSES
PEDESTRIAN ZONE
--PARK AVENUE--



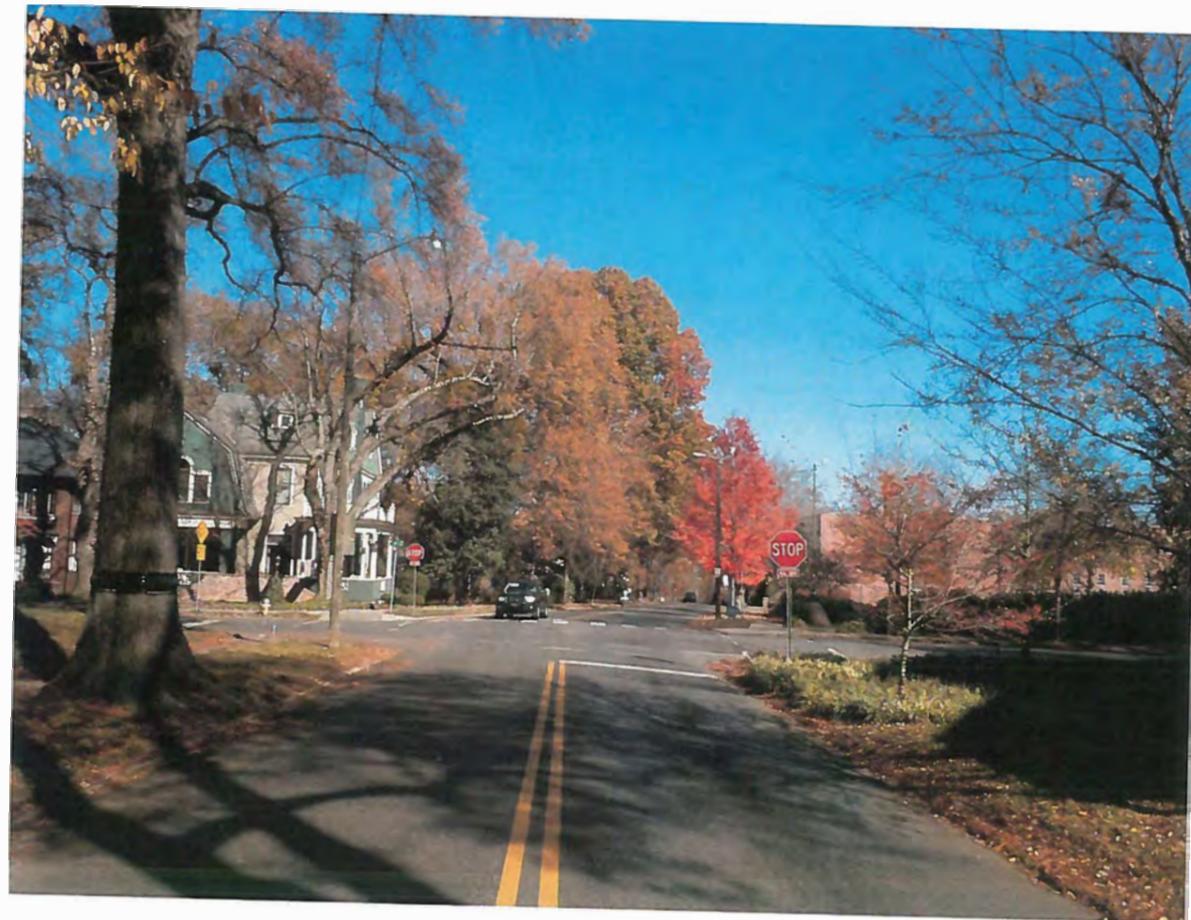
CREST OF EUCLID
PEDESTRIAN ZONE
HISTORIC, LARGE, IN-FILL ZONE
--KINGSTON-PARK AVENUE--



INSTITUTIONAL DUPLEX
SCHOOL ZONE
--RENSSALAER--



GRAND HISTORIC HOMES
LATTA PARK ZONE
--PARK AVENUE—

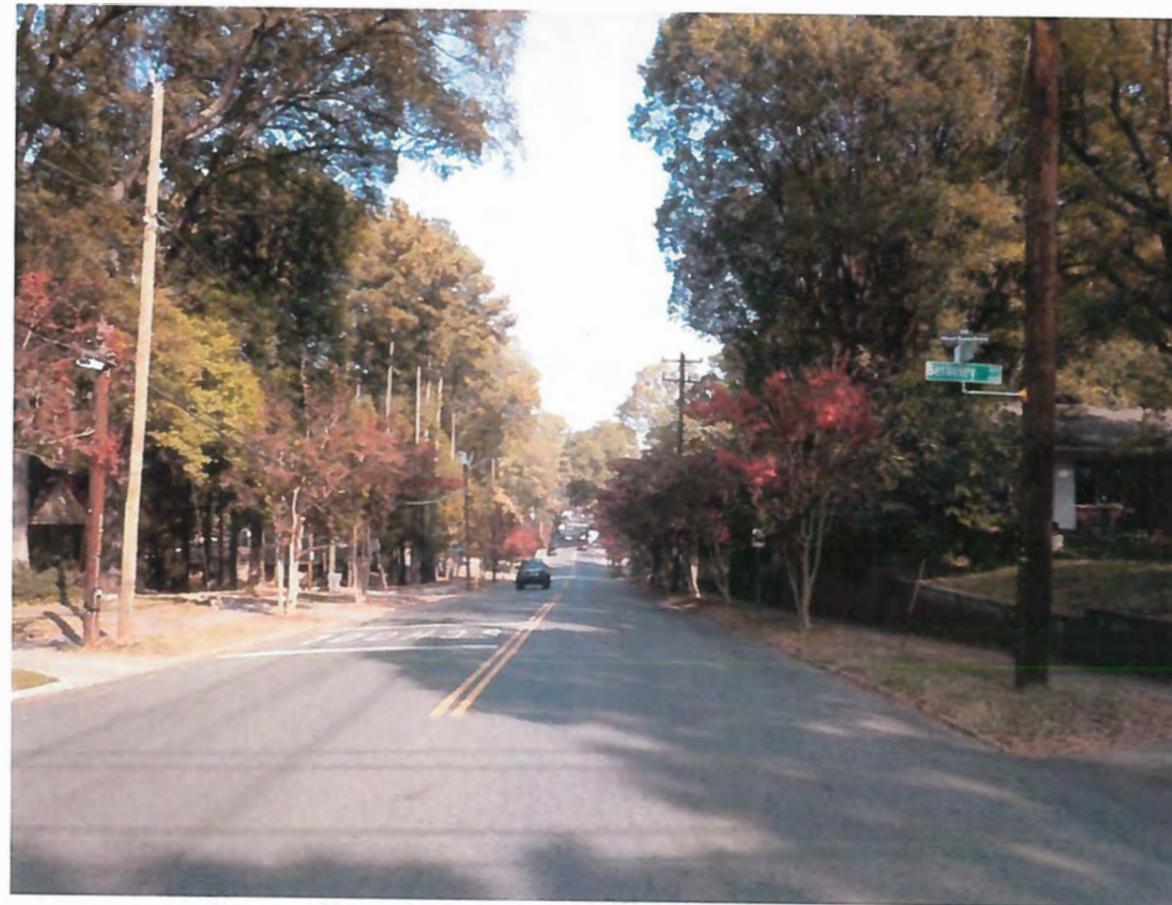


MULTI-FAMILY

CITY MIXED HOUSING ZONE
--BUTTERNUT COURT--



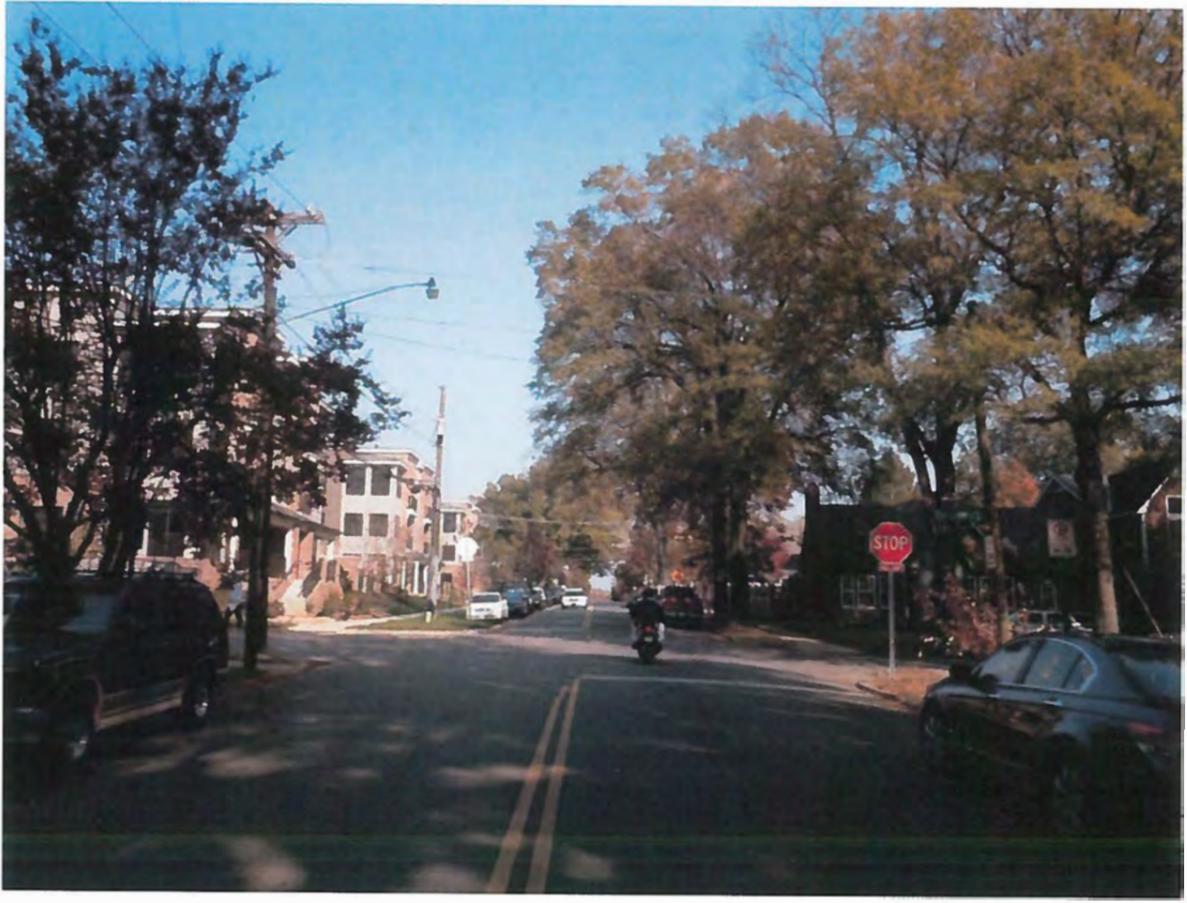
MIXED ERA HOMES
ATHLETIC FIELD ZONE
--BERKELEY--



NORTH BORDER
MIXED NEW DEVELOPMENT
OLD VENACULAR VICTORIAN ZONE
--LEXINGTON--



TRANSITIONAL
POST-WWII HOUSES
VEHICULAR PASSAGE ZONE
--TEMPLETON—

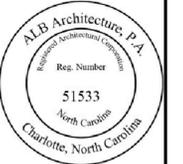
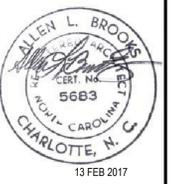


XXXXX AREAS TO BE REMOVED

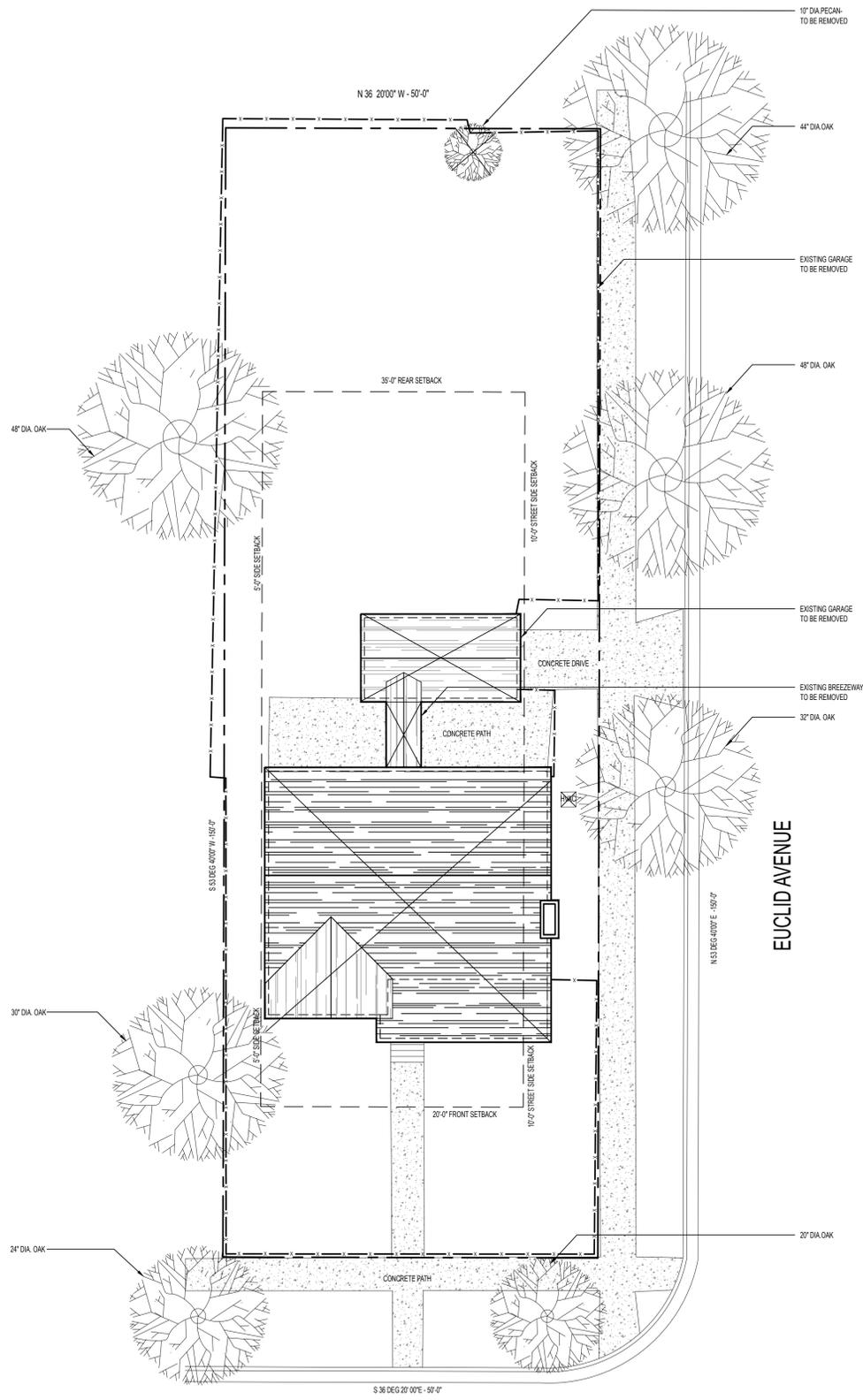


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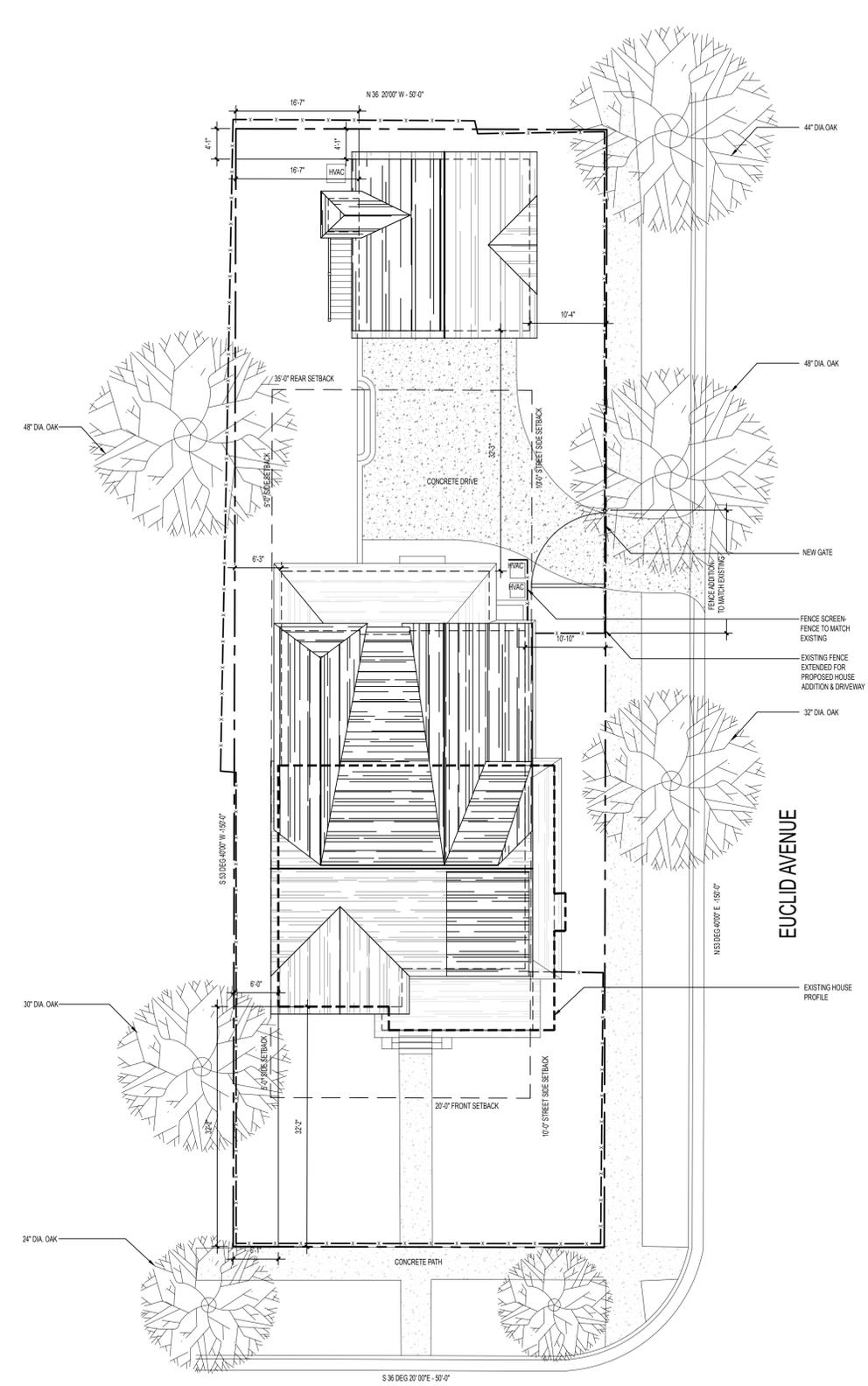
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2 EXISTING SITE PLAN
1" = 10'-0"

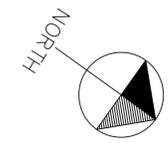


1 PROPOSED SITE PLAN
1" = 10'-0"

- GENERAL NOTES:
1. FINISH GRADE TO BE CO-ORDINATED BY THE CONTRACTOR.
 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. 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 ENTIRE ROOF SURFACE.
 6. ALL PROPOSED EAVES TO BE 1'-0" U.O.
 7. 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.
 8. ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.

- STAIRS, RAILING & GUARD NOTES:
1. **R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 2. **R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 3. **R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 4. **R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
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 - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
 7. **R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

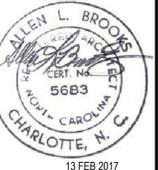
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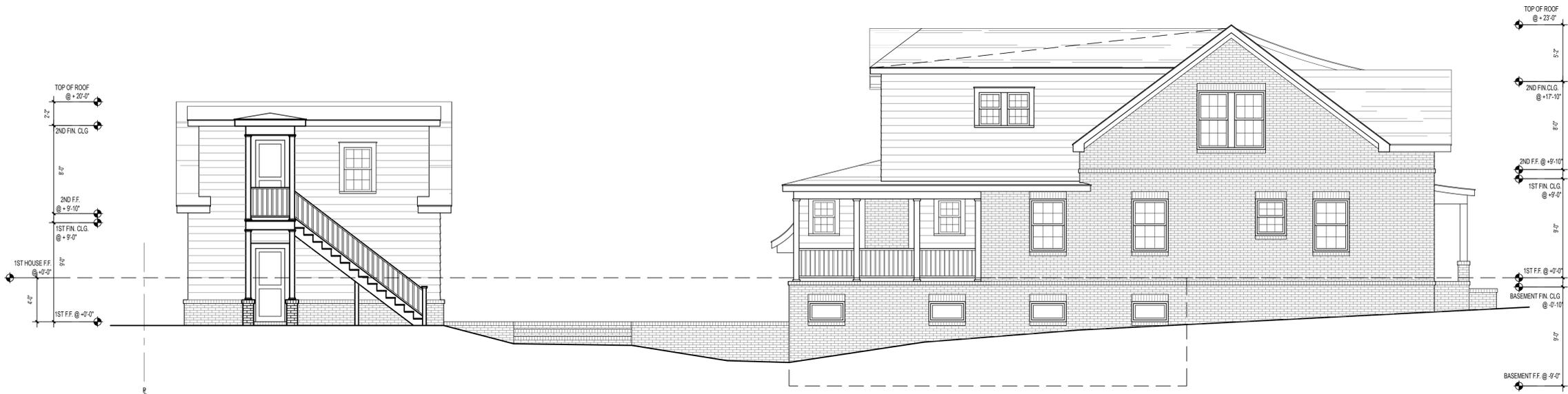
Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING & PROPOSED SITE PLANS
A-1
OF: 15



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② LEFT SIDE ELEVATION OF HOUSE & GARAGE
3/16" = 1'-0"



① EUCLID SIDE ELEVATION OF HOUSE & GARAGE
3/16" = 1'-0"

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PROPOSED ELEVATIONS OF
HOUSE & GARAGE

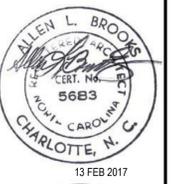
A-2

×××× AREAS TO BE REMOVED

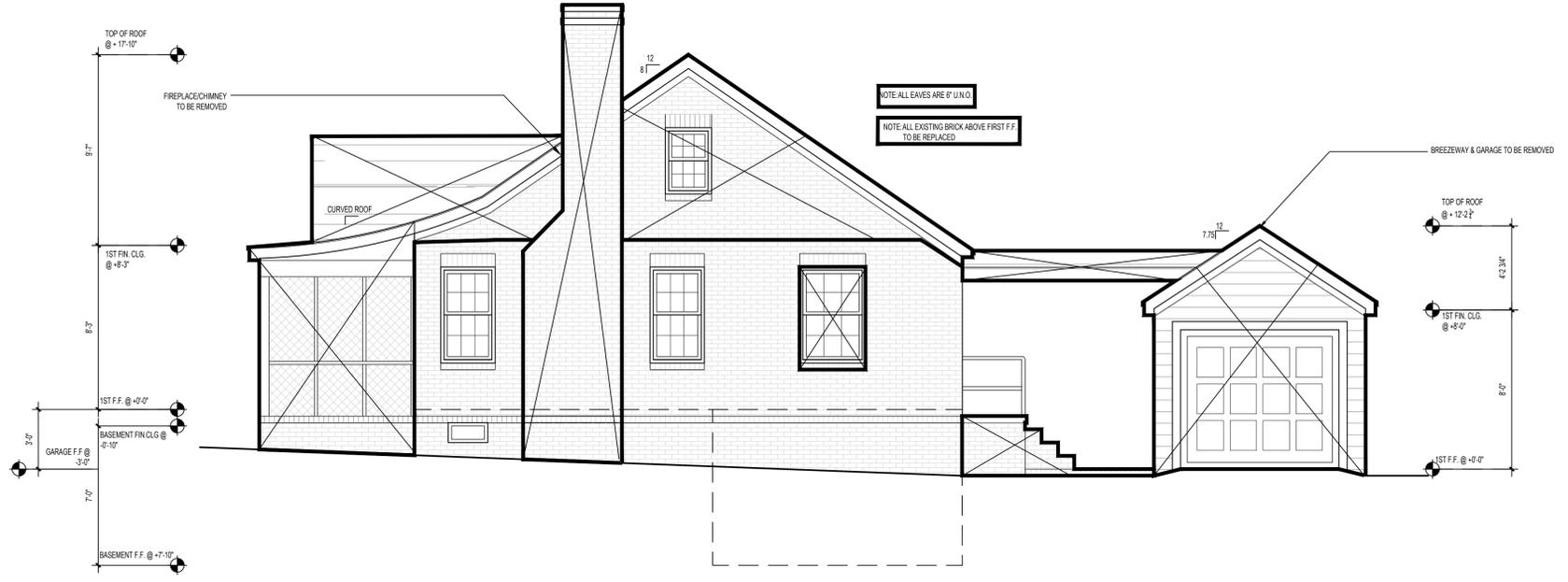


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② EXISTING EUCLID SIDE ELEVATION
1/4" = 1'-0"



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

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STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
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- R312.2 GUARD HEIGHT** - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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EXISTING ELEVATIONS

A-5
OF: 15

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-6" X 4'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 4'-6"	7'-6" FROM BASEMENT F.F.	CASEMENT
G	3'-0" X 3'-0"	CASEMENT WITH 6" AWNING TRANSOM	CASEMENT/AWNING
H	5'-0" X 1'-6"	7'-6" FROM BASEMENT F.F. (REAR HALLWAY) 12'-3" FROM LAUNDRY F.F.	FIXED/AWNING

NOTE:
0 MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHINGS) & BACK BAND TRIM @ WINDOWS.
0 PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
0 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 10" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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



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

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6. ALL PROPOSED EAVES TO BE 1'-0" U.N.O.
7. 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.

STAIRS, RAILING & GUARD NOTES:

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NOTE:

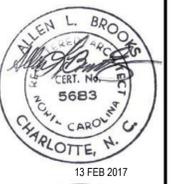
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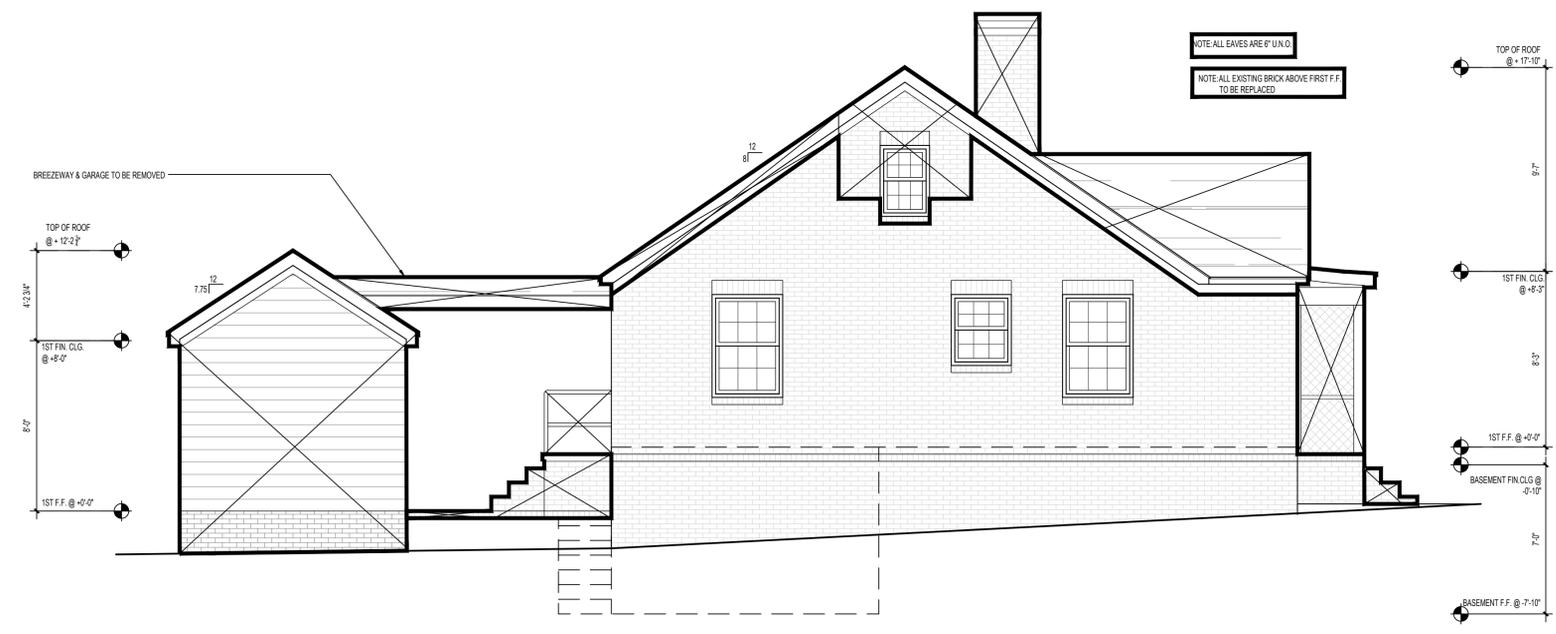


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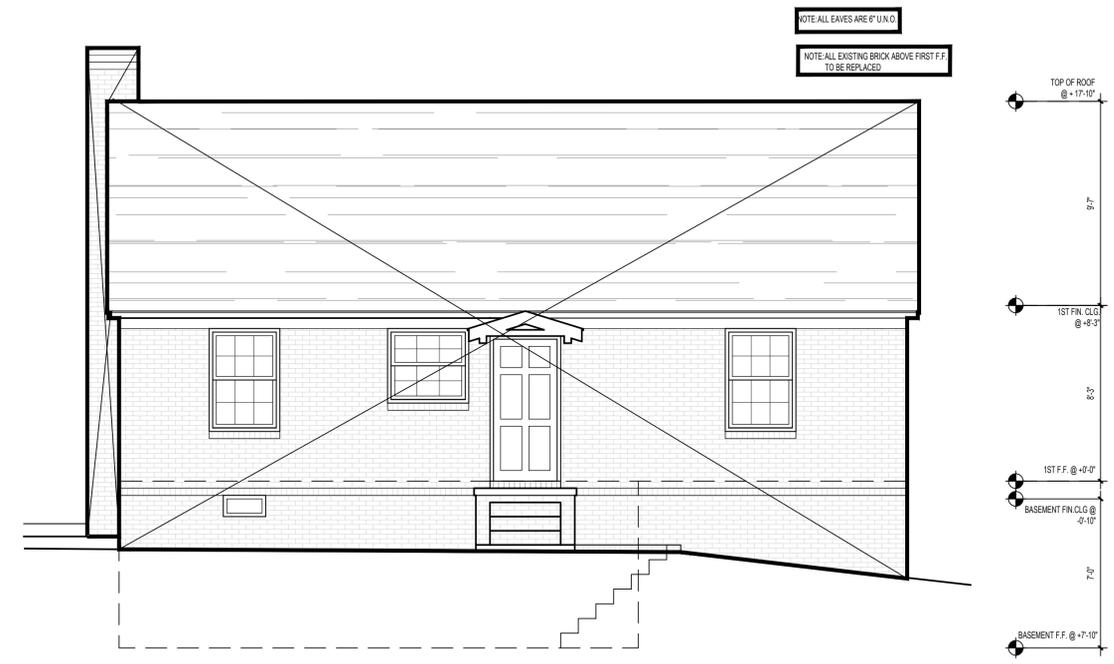
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② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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

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 8. ALL DIMENSIONS FORM FACE OF BLOCK U.N.O.

- STAIRS, RAILING & GUARD NOTES:
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 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
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 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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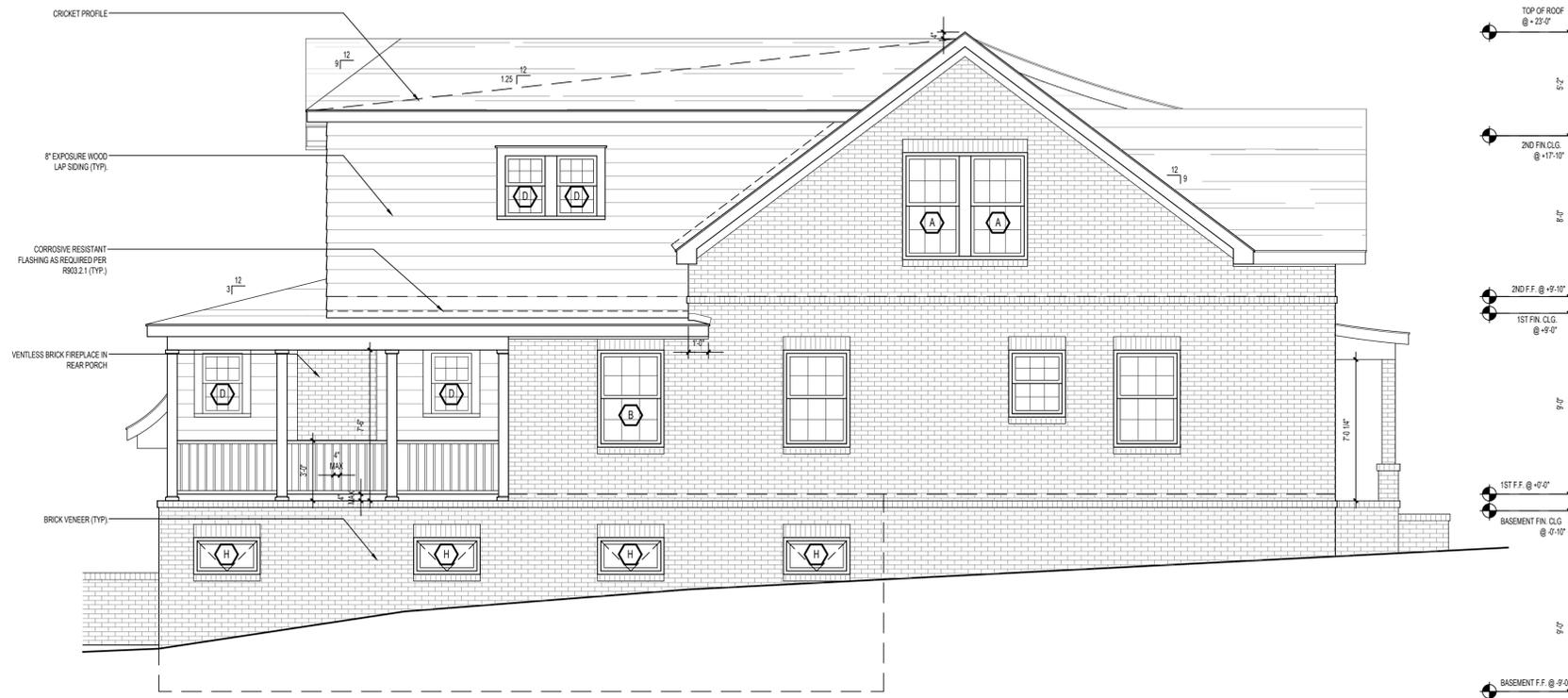
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
 700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

EXISTING ELEVATIONS

A-6
 OF: 15



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



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

WINDOW SCHEDULE			
CALLOUT	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-8" X 4'-6"	7'-0"	DOUBLE HUNG
F	2'-4" X 4'-6"	7'-4" FROM BASEMENT F.F.	CASEMENT
G	3'-0" X 3'-0"	CASEMENT W/ 4" AWNING TRANSOM	CASEMENT / AWNING
H	3'-0" X 1'-6"	7'-4" FROM BASEMENT F.F. (REAR HALLWAY 12'-3" FROM BOUNDARY F.F.)	FIXED/AWNING

NOTE:
 0 MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 0 PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 0 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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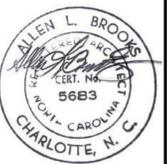
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Historic Dilworth Reconstruction & Addition of:
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PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

PROPOSED ELEVATIONS

A-11

OF: 15



② EXISTING & PROPOSED EUCLID SIDE ELEVATION
1/4" = 1'-0"



① EXISTING & PROPOSED FRONT ELEVATION
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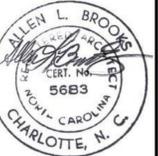
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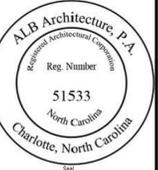
MASSING OVERLAY

A-10.1

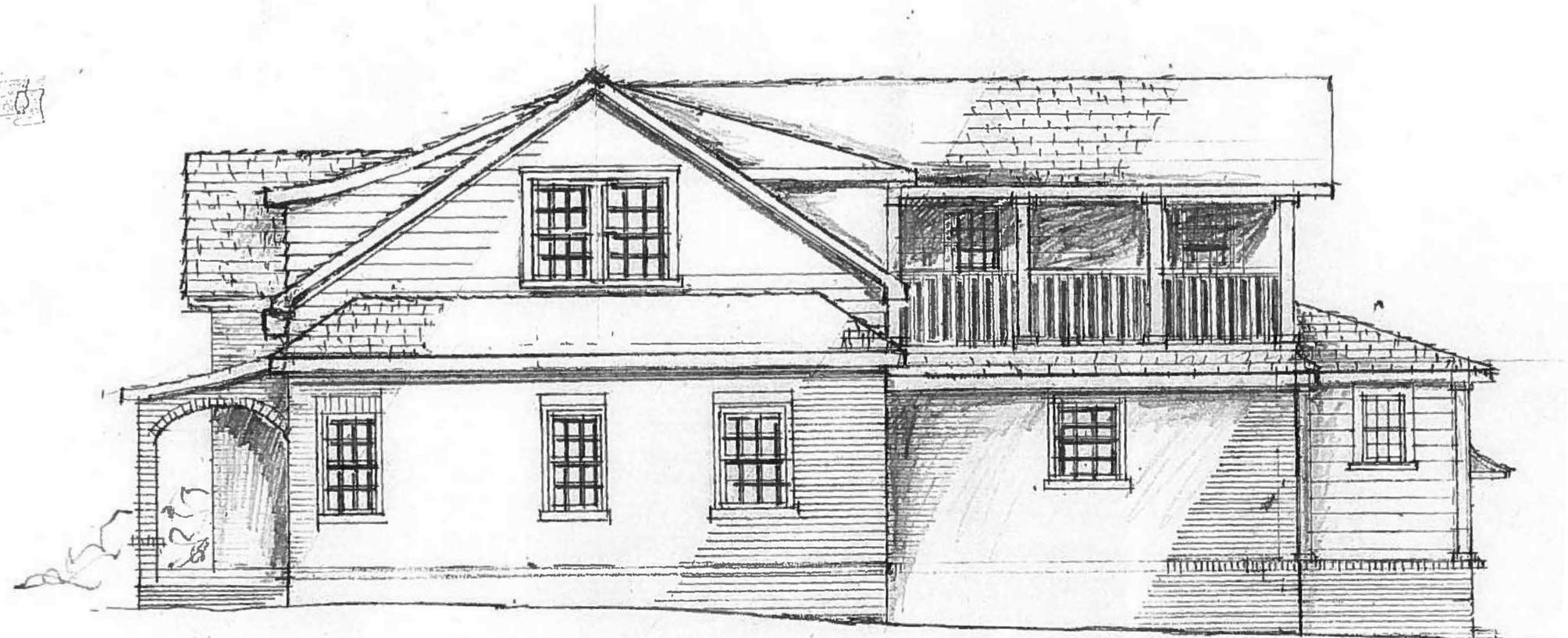
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13 FEB 2017



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EUCLID ELEVATION

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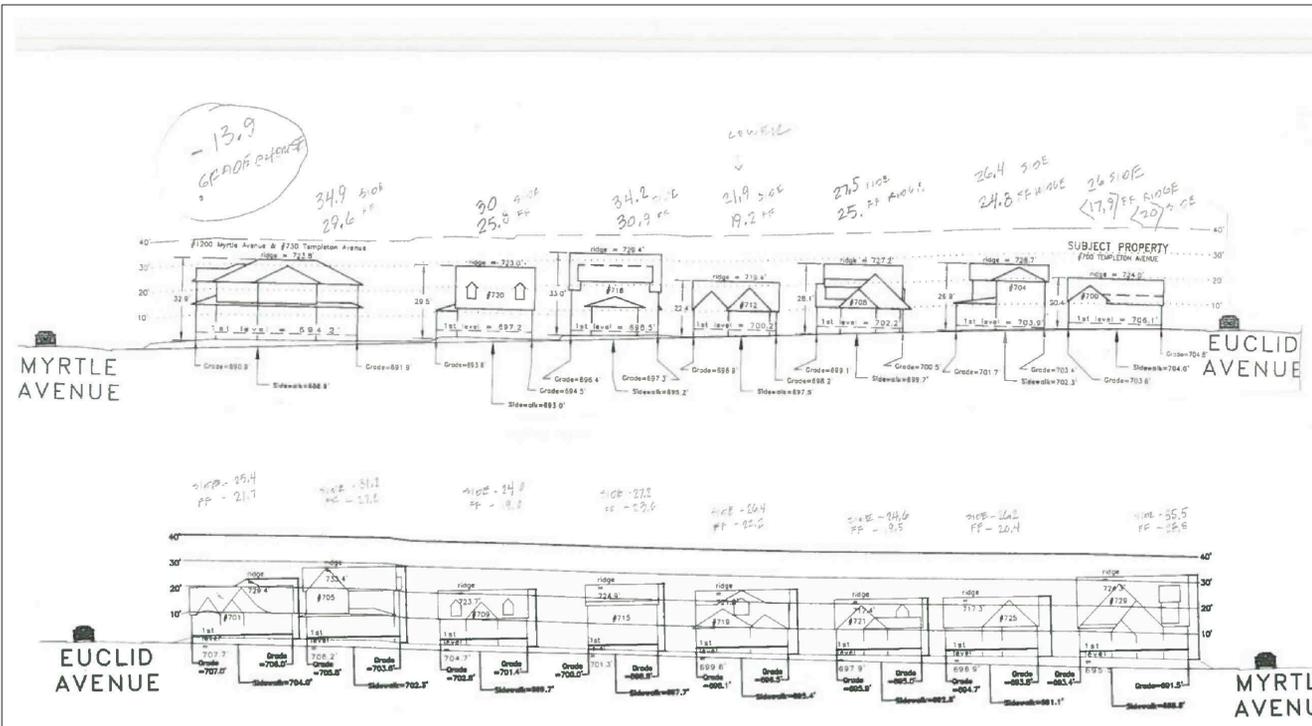
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REVISIONS:

EUCLID SIDE ELEVATION SKETCH

A-10.2

OF: 15

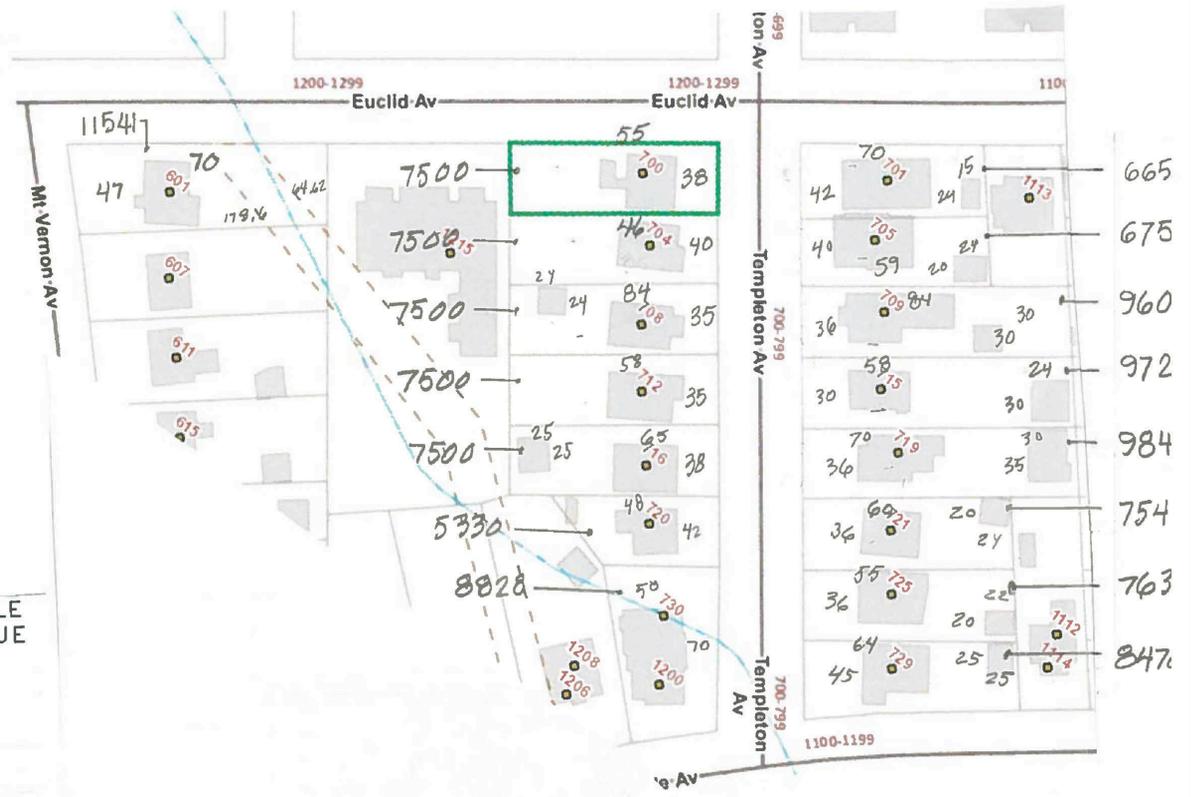
Historic Dilworth Reconstruction & Addition of:
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700 Templeton Avenue, Charlotte, NC 28203



TEMPLETON AVENUE

Templeton Ave.

story	ridge height from FF	ridge height from sidewalk	Notes
700 Templeton	one w/ attic walk-up (1.25)	17.9 / 20.0	only house on street without a finished upstairs; one other on block
704 Templeton	two full (2.0)	24.8 / 26.4	large canopy trees in rear
708 Templeton	one & 3/4 at street and two at rear (1.9)	25.0 / 27.5	
712 Templeton	one (1.5)	19.2 / 21.9	
716 Templeton	two but with 3/4 side gable roof (1.9)	30.9 / 34.2	
720 Templeton	one & half with front dormers (1.5)	25.8 / 30.0	
(730 Duplex)	two full (2.0)	(29.6) / (34.9)	
701 Templeton	one & half (1.5)	21.7 / 25.4	
705 Templeton	two full (2.0)	27.2 / 31.1	
709 Templeton	one & half (1.5)	19.0 / 24.0	unfinished attic but with front dormers
715 Templeton	two full (2.0)	23.6 / 27.2	
719 Templeton	one and one half (1.75)	22.2 / 26.4	
721 Templeton	one and one half (1.5)	19.5 / 24.6	
725 Templeton	one and one half (1.5)	20.4 / 26.2	
729 Templeton	two story (2.0)	28.8 / 35.5	
Proposed	-1.75	22.5 / 24.6	second shortest house on street; third shortest on block
Average of houses	-1.72	23.9 / 26.6	



Templeton Ave.

	Lot Size	Base Footprint	% of Coverage	Garage/Other	% of Coverage	Notes
700 Templeton	7500	1534	20.4	-	-	unimproved
704 Templeton	7500	1328	18.0	-	-	trees
708 Templeton	7500	1944	26	576	34	2004 additions
712 Templeton	7500	1671	22	-	-	no additions
716 Templeton	7500	2380	32	625	40	2005 additions
720 Templeton	5330	1466	28	-	-	no additions
730-1200 Duplex	8828	2527	27	-	-	2008 construction
701 Templeton**	6650	2113	32	360	37	pre-1998 additions
705 Templeton	6754	1844	27.3	4809	35	2003 additions
709 Templeton	9608	2144	22.3	900	32	1997 additions
715 Templeton	9728	2780	29	720	35	2001 Additions
719 Templeton	9847	2171	22	1050	33	2009 Additions
721 Templeton	7543	1720	23	480	29	2002 Additions
725 Templeton	7630	1722	23	440	28.3	
729 Templeton	8470	2369	28	528	34.2	2009 additions
601 Mt. Vernon**	11541	3691	32	420	36	
Proposed	7500	2066	27.5	517	34	
Average	8089	2087.5	25.75		30.6	

APPENDIX : 1

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STREET SCAPE

A-2.1

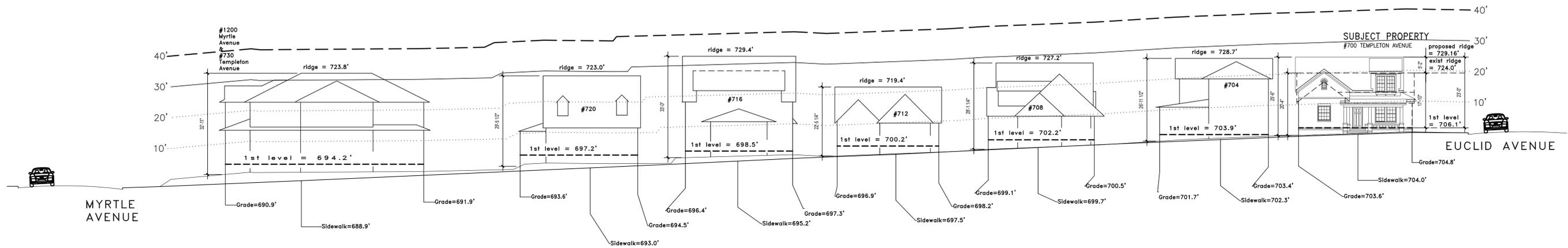
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1 STREET SCAPE
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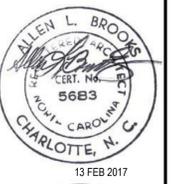
STREET SCAPE
A-2.2
 OF: 15

× × × × AREAS TO BE REMOVED

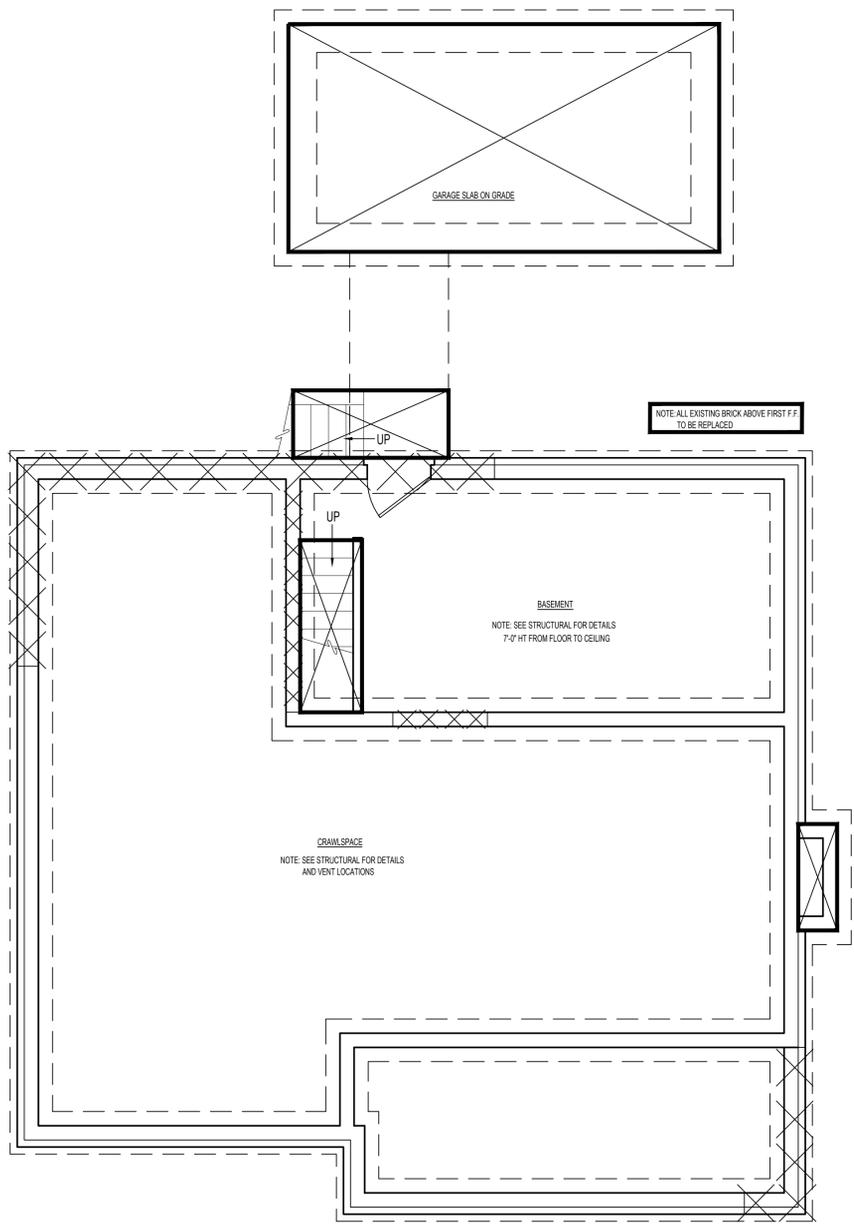


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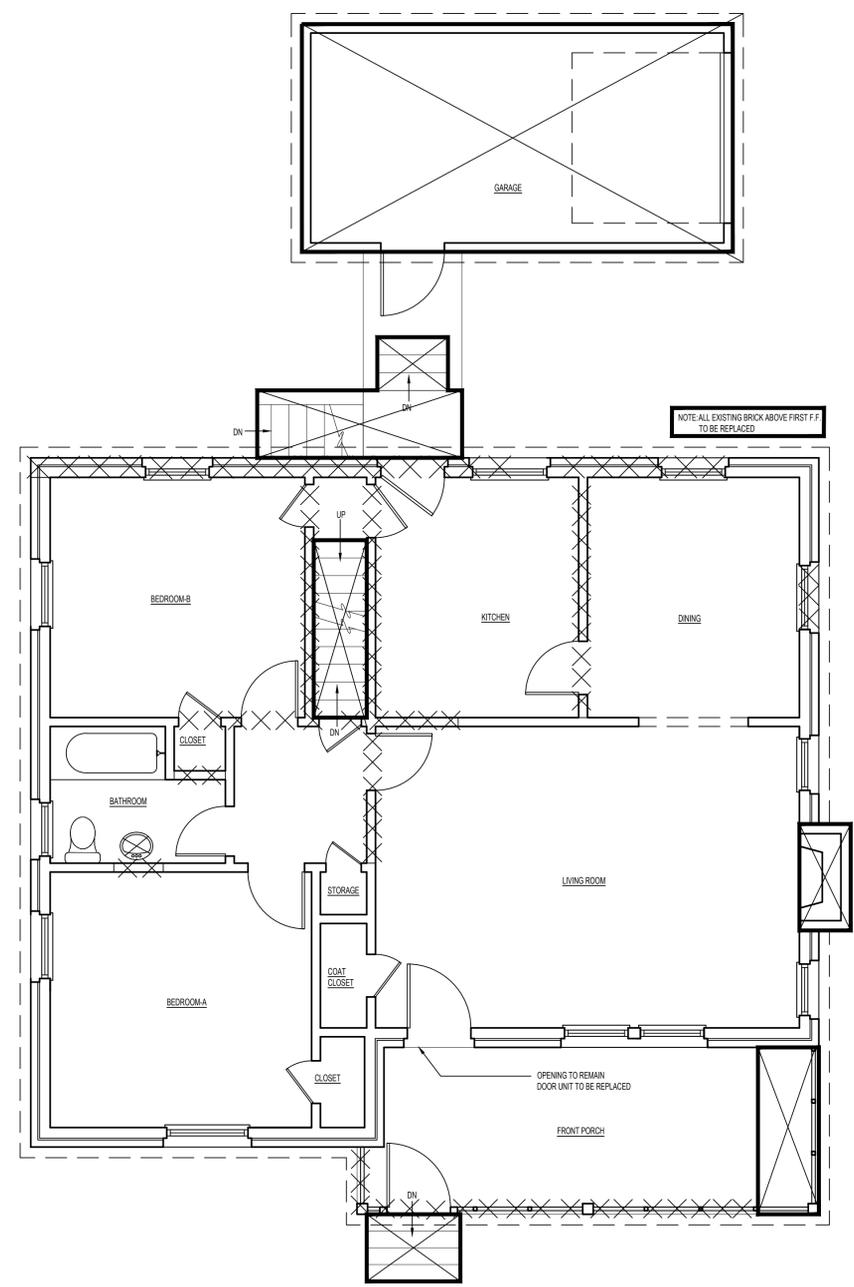
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2 EXISTING FOUNDATION PLAN
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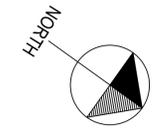


1 EXISTING FIRST FLOOR PLAN
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FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

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 - R311.7.7 HANDRAILS - HANDRAILS** SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
 - R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT** SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 - R312.2 GUARD HEIGHT - GUARDS** SHALL NOT BE LESS THAN 36 INCHES
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
 - R312.3 OPENING LIMITATIONS - REQUIRED GUARDS** SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING PLANS
A-3
OF: 15

FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
101	3'-0" X 6'-8" (EXISTING OPENING-NEW DOOR UNIT)	MAIN ENTRY
102	2'-4" X 6'-8"	BATHROOM
103	2'-4" X 6'-8"	STORAGE UNDER STAIRS
104	PR 1'-2" X 6'-8"	PANTRY
105	10'-0" X 6'-8" (FOUR PANELED SLIDER)	LIVING ROOM
106	3'-0" X 6'-8"	REAR ENTRY
107	2'-8" X 6'-8" (POCKET DOOR)	LAUNDRY

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-0"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-8" X 4'-6"	7'-0"	DOUBLE HUNG
F	2'-0" X 4'-6"	7'-6" FROM BASEMENT F.F.	CASEMENT
G	3'-0" X 3'-0" CASEMENT W/1'-6" AWNING/TRANSOM	7'-6" FROM BASEMENT F.F.	CASEMENT/AWNING
H	3'-0" X 1'-6"	7'-6" FROM BASEMENT F.F. (REAR HALLWAY-12'-3" FROM LAUNDRY F.F.)	FIXED/AWNING

NOTE:
0 MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
0 PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
0 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 10' A.F.F. MUST BE TEMPERED PER CODE (TYP.)

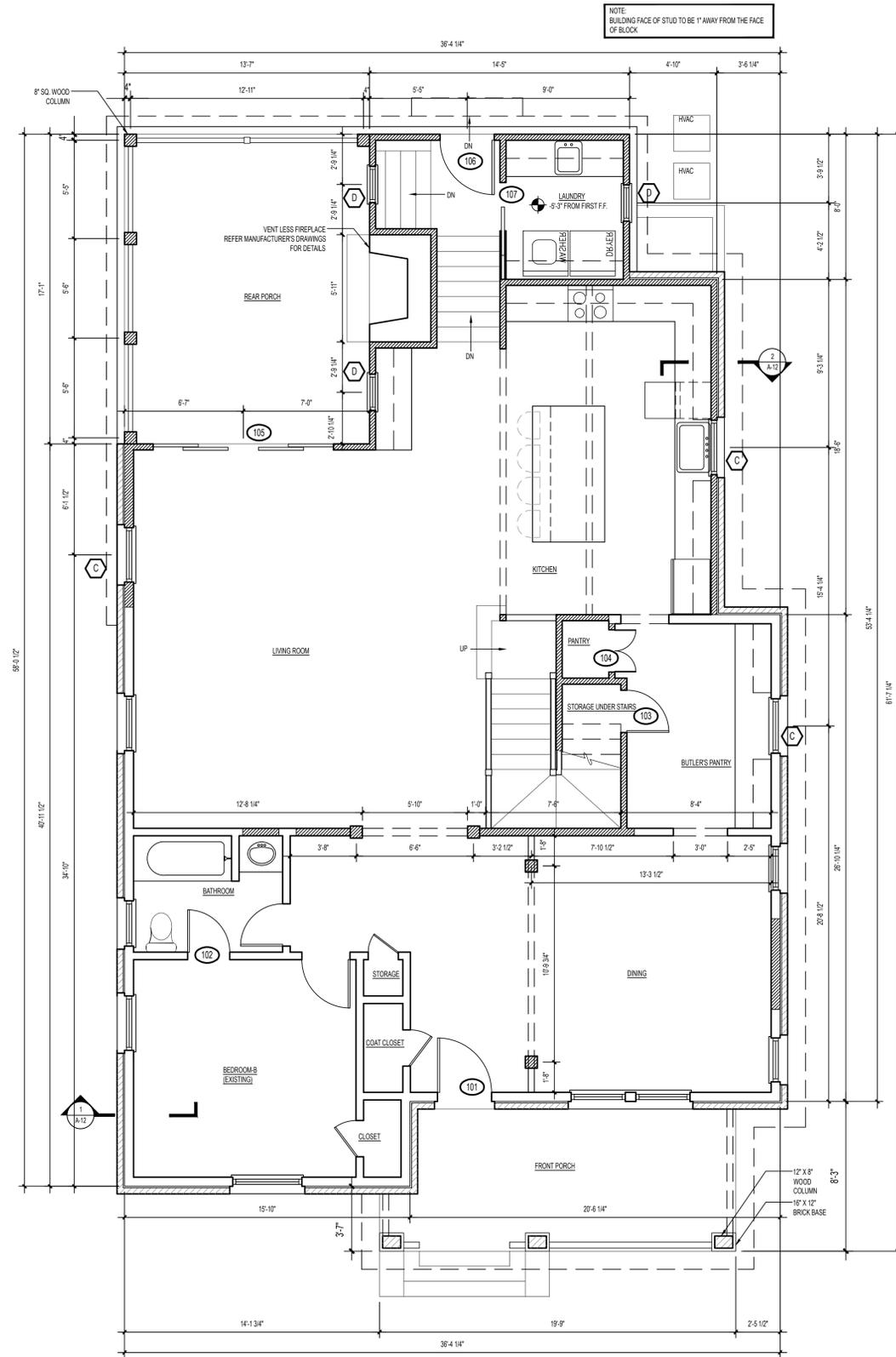
GENERAL NOTES:

- FINISH GRADE TO BE CO-ORDINATED BY THE CONTRACTOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
- ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
- 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 ENTIRE ROOF SURFACE.
- ALL PROPOSED EAVES TO BE 1'-0" U.N.O
- 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.
- ALL DIMENSIONS FROM FACE OF BLOCK U.N.O
- FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK

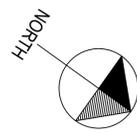
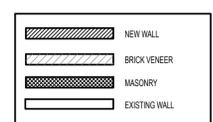
STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH** - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
E	2'-8" X 4'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 4'-6"	7'-6" FROM BASEMENT F.F.	CASEMENT
G	3'-0" X 3'-0" CASEMENT W/1'-6" AWNING TRANSOM	7'-6" FROM BASEMENT F.F.	CASEMENT/ AWNING
H	3'-0" X 1'-6"	7'-0" FROM BASEMENT F.F. (REAR HALLWAY-2'-3" FROM LAUNDRY F.F.)	FIXED/AWNING

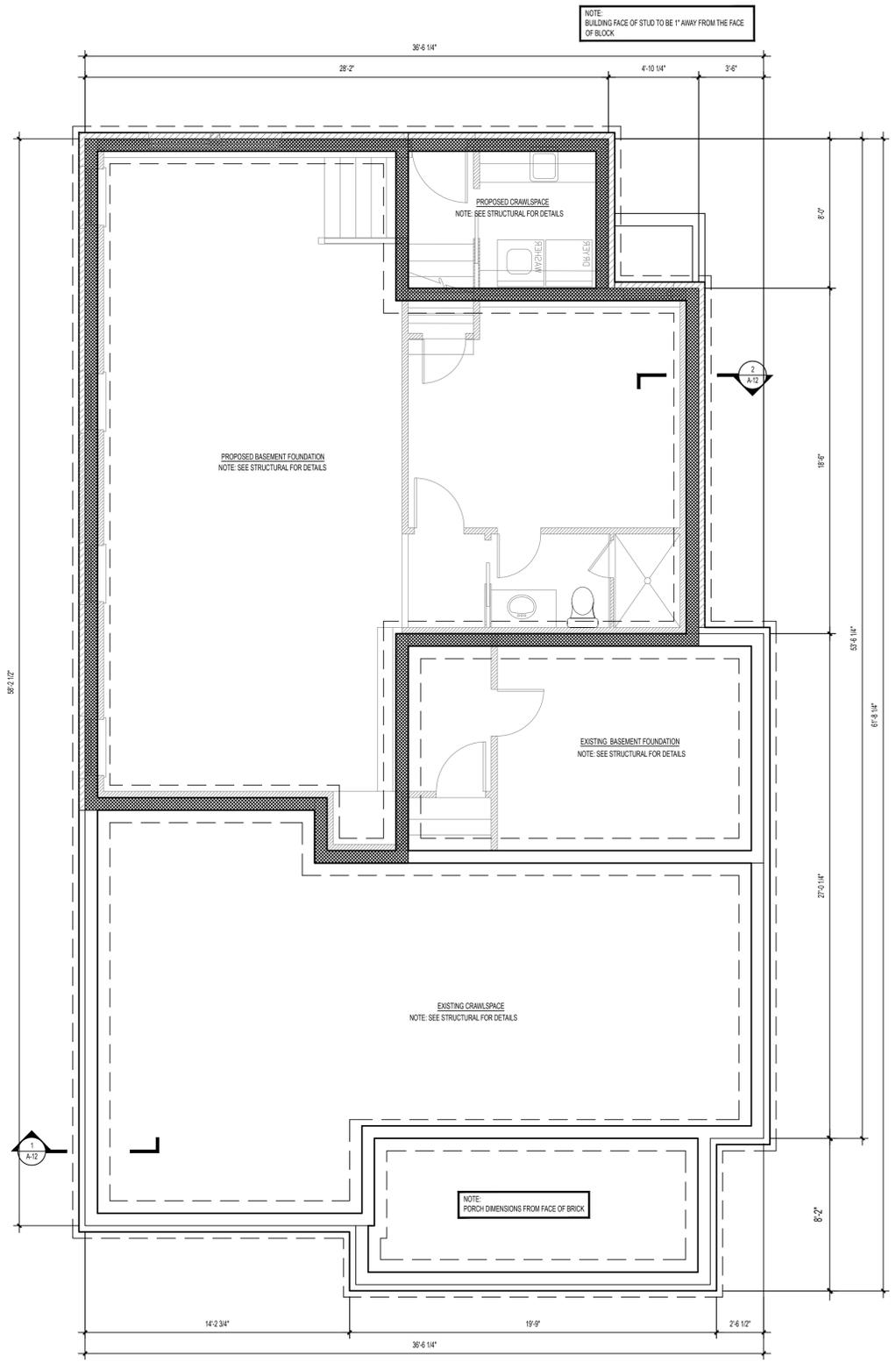
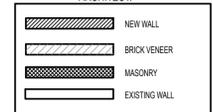
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NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

BASEMENT DOOR SCHEDULE		
ID	OPENING	LOCATION
001	2'-8" X 6'-8"	CRAWL SPACE TO BASEMENT
002	2'-4" X 6'-8"	STORAGE
003	2'-4" X 6'-8" (POCKET DOOR)	BATHROOM
004	2'-4" X 6'-8"	BATHROOM
005	2'-8" X 6'-8"	BEDROOM
006	2'-4" X 6'-8"	CLOSET

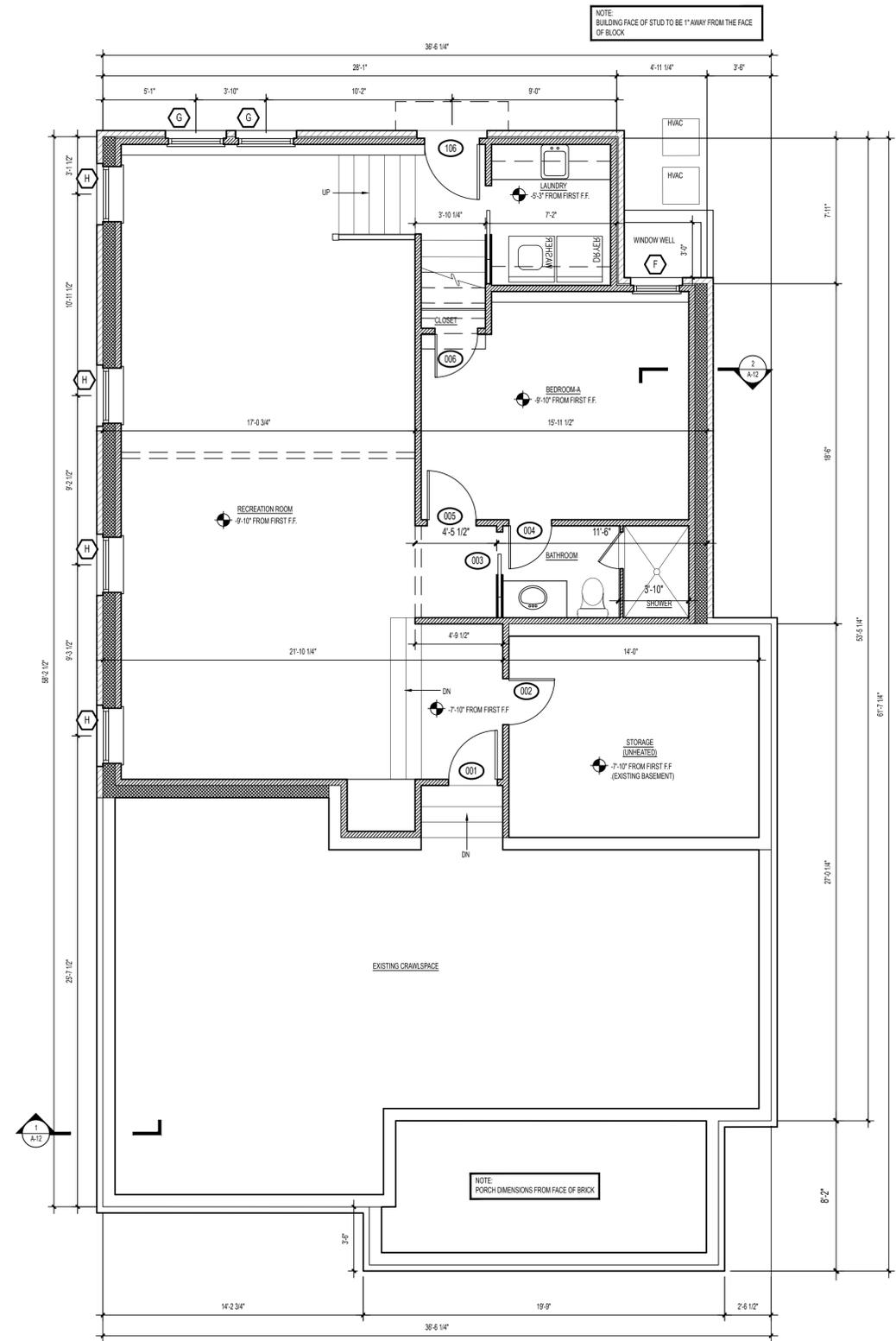
- GENERAL NOTES:
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 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
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 - ALL PROPOSED EAVES TO BE 1'-0" U.O.
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- STAIRS, RAILING & GUARD NOTES:
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2 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



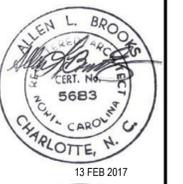
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

× × × × AREAS TO BE REMOVED



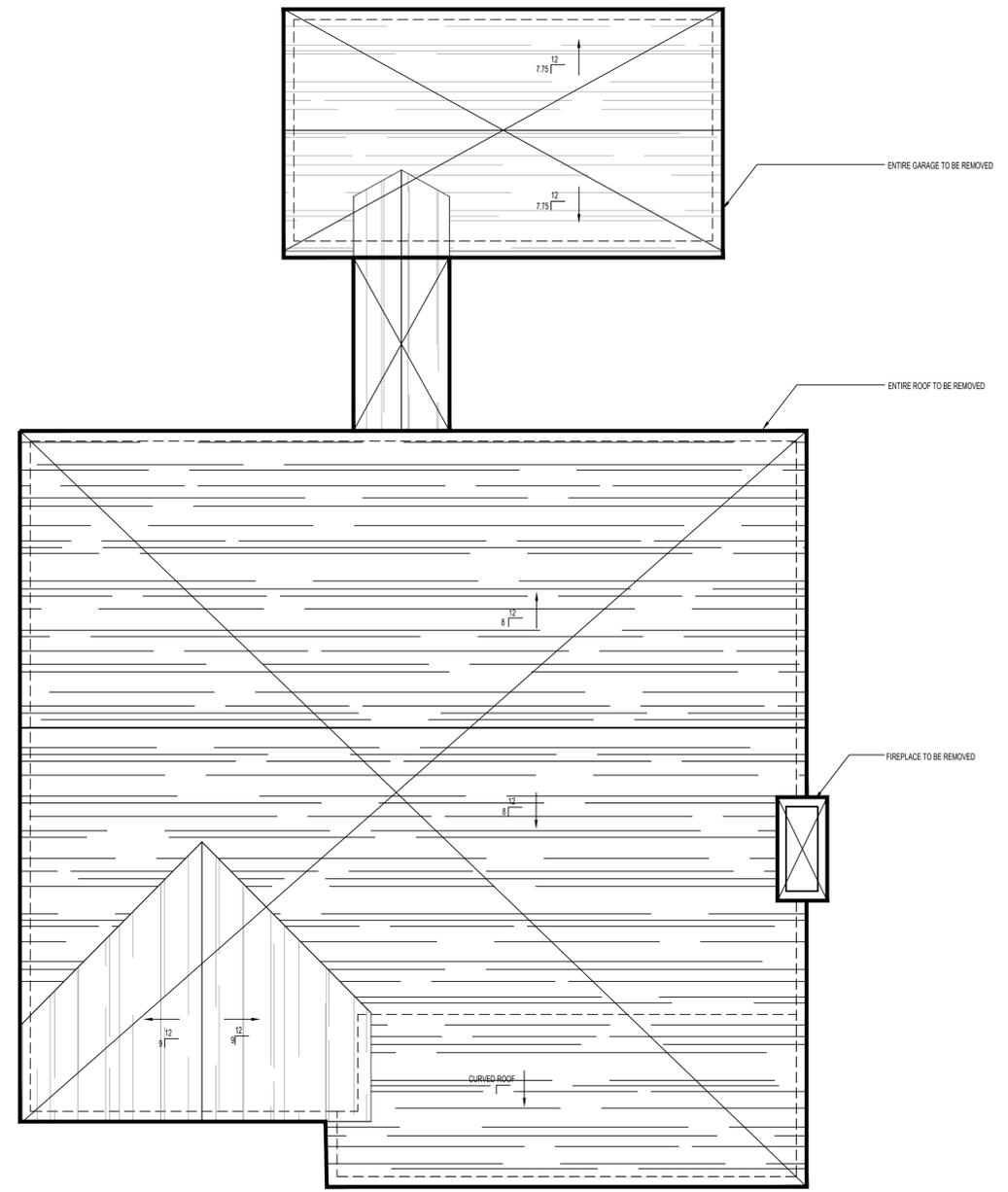
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1200 E. Morehead St.
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Charlotte, NC 28204
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E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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ALL EXISTING EAVES ARE 6" U.N.O.

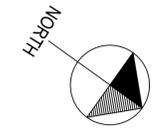


- GENERAL NOTES:**
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 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
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 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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1 EXISTING ROOF PLAN
1/4" = 1'-0"



Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
REVISIONS:

EXISTING PLANS
A-4
OF: 15

NO.	OPENING	LOCATION
201	2'-8" X 6'-8"	BEDROOM-B
202	FR 2'-0" X 6'-8"	CLOSET OF BEDROOM-B
203	2'-0" X 6'-8"	BATHROOM
204	2'-8" X 6'-8"	BEDROOM-C
205	2'-0" X 6'-8"	BATHROOM
206	2'-6" X 6'-8"	CLOSET OF BEDROOM-C
207	2'-6" X 6'-8"	HVAC
208	FR 2'-0" X 6'-8"	BALCONY
209	2'-8" X 6'-8"	MASTER BEDROOM
210	2'-6" X 6'-8"	MASTER BATHROOM
211	2'-6" X 6'-8"	MASTER CLOSET
212	FR 1'-6" X 6'-8"	LINEN CLOSET
213	2'-0" X 6'-8"	WC

NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
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F	2'-6" X 4'-6"	7'-6" FROM BASEMENT F.F.	CASEMENT
G	3'-0" X 3'-0"	7'-6" FROM BASEMENT F.F.	CASEMENT/ AWNING
H	3'-0" X 1'-6"	7'-6" FROM BASEMENT F.F. (BEAR HALLWAY-12'-3" FROM LAUNDRY F.F.)	FIXED/ AWNING

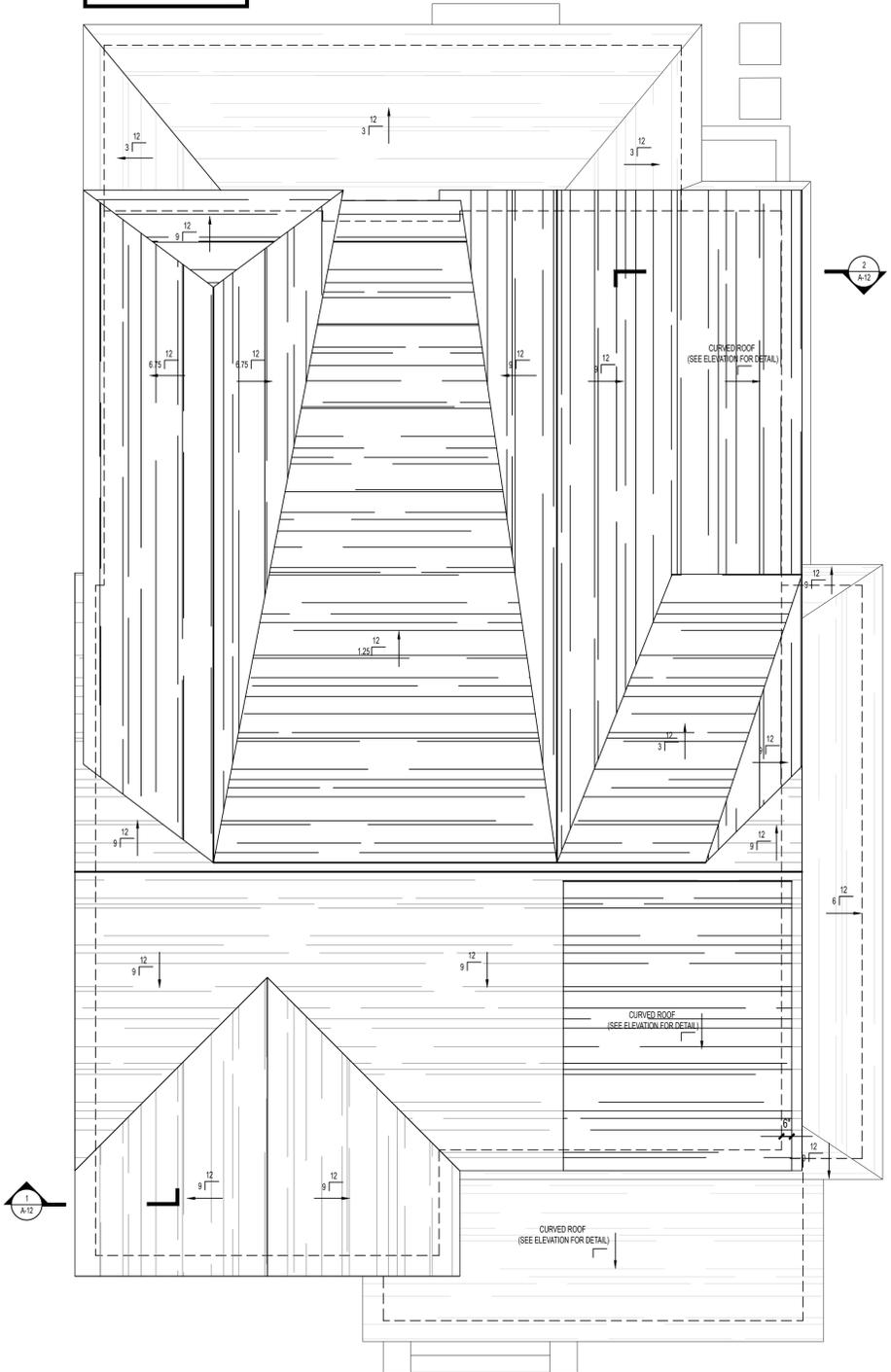
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NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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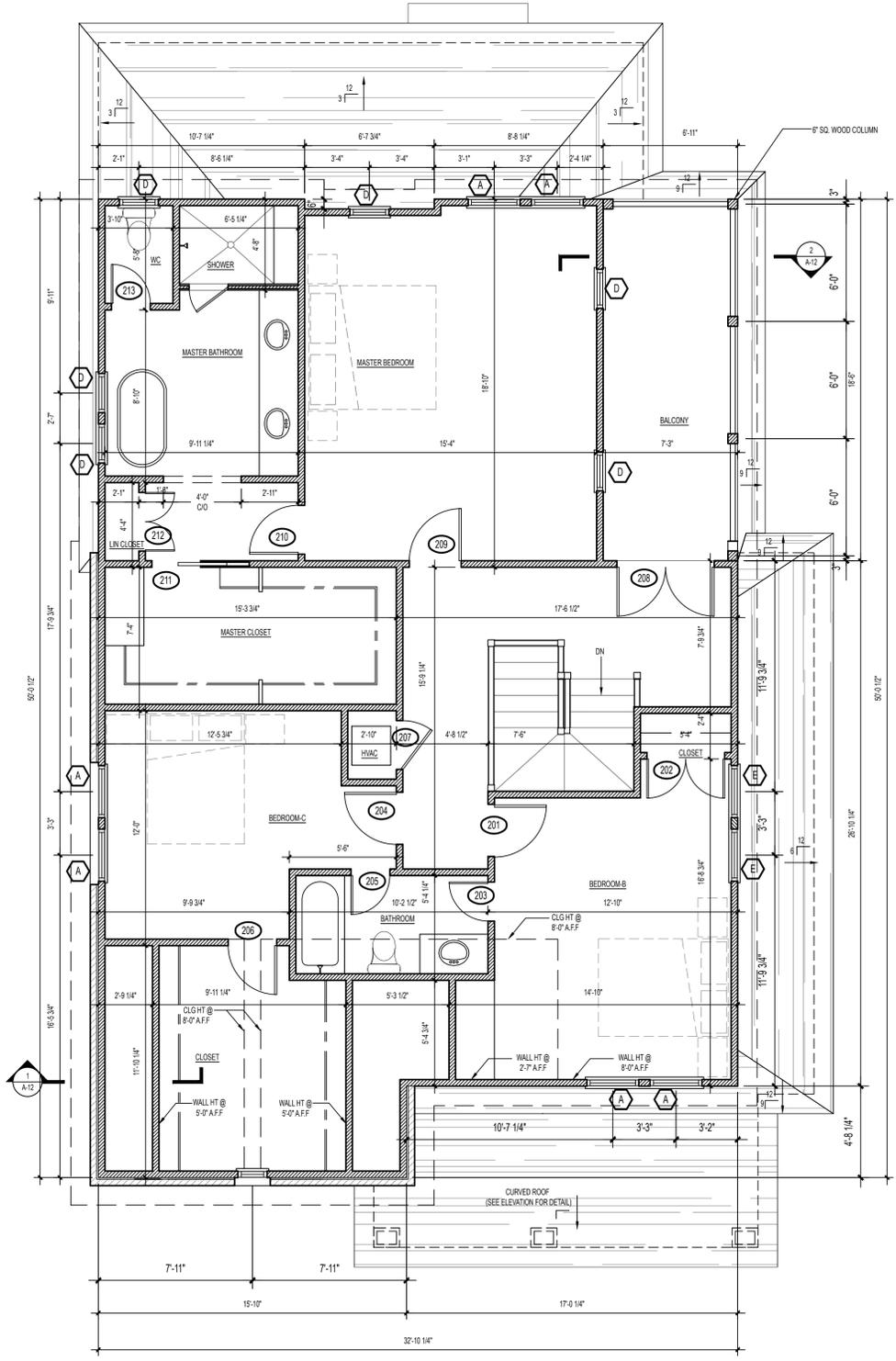
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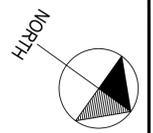
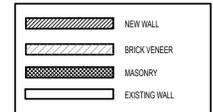
NOTE:
ALL EAVES OVERHANG TO BE 1'-0" U.N.O.

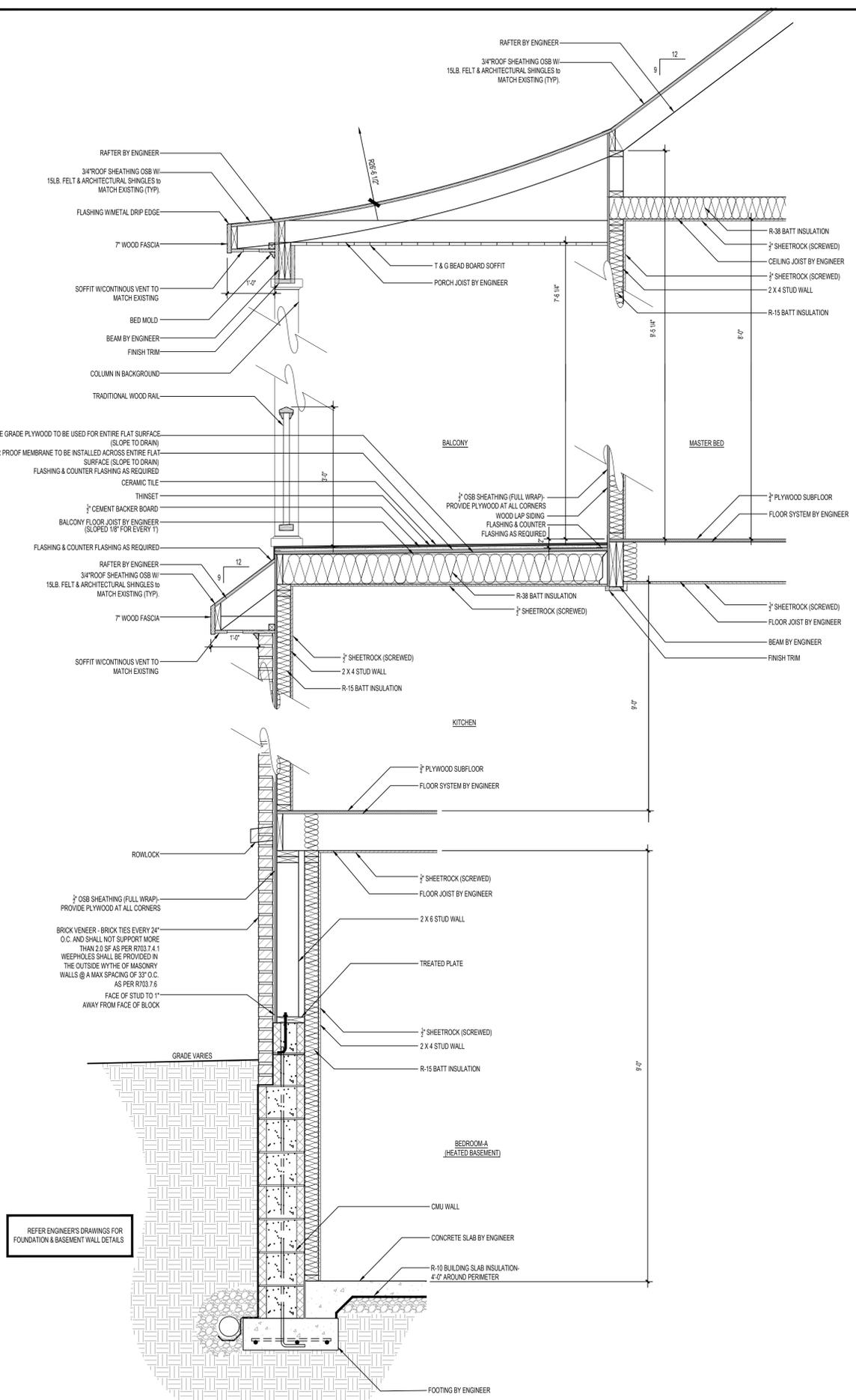


1 PROPOSED ROOF PLAN
1/4" = 1'-0"

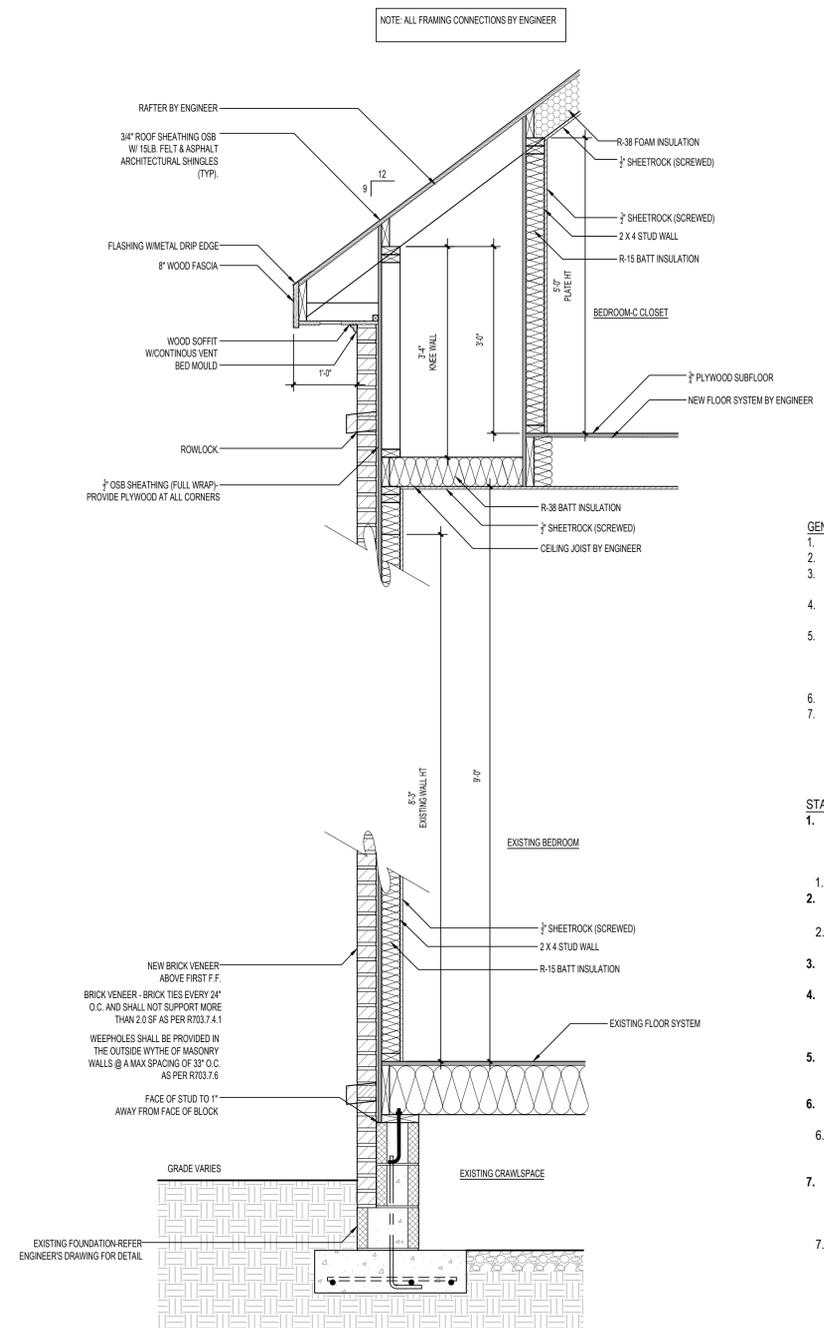


2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





2 PART SECTION THROUGH SECOND FL BALCONY
3/4" = 1'-0"



1 PART SECTION THROUGH EXISTING BEDROOM
3/4" = 1'-0"

- GENERAL NOTES:**
- FINISH GRADE TO BE CO-ORDINATED BY THE CONTRACTOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - 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 ENTIRE ROOF SURFACE.
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 - 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.

- STAIRS, RAILING & GUARD NOTES:**
- R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 - R311.7.4.1 RISER HEIGHT** - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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 - R311.7.7 HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
 - R311.7.7.1 HANDRAIL HEIGHT** - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
 - R312.3 OPENING LIMITATIONS** - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

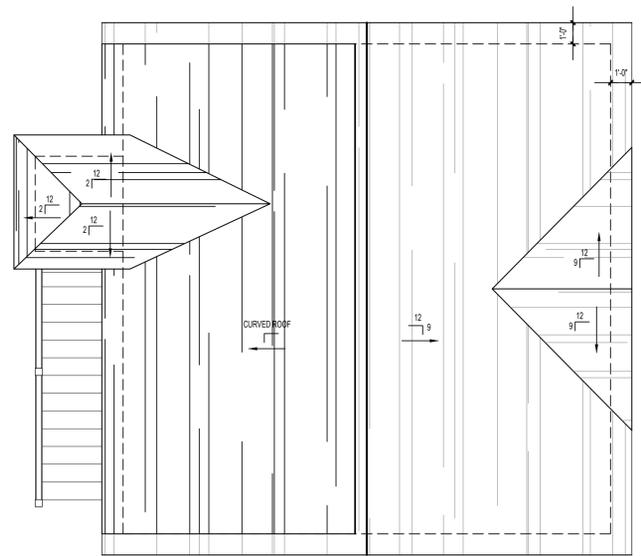
NOTE:

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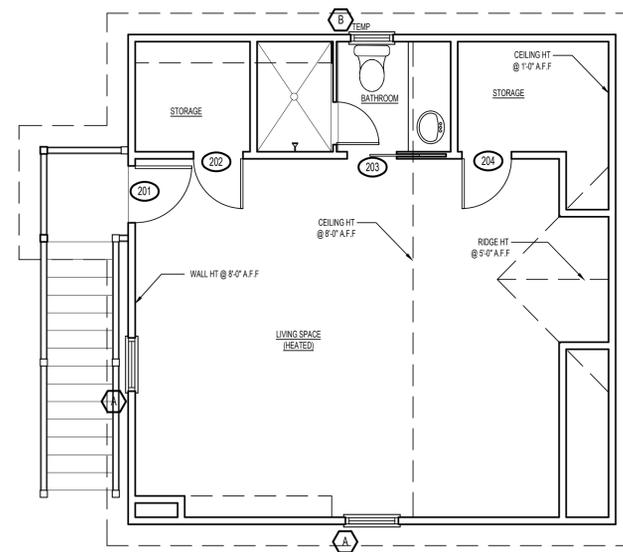
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REFER ENGINEER'S DRAWINGS FOR FOUNDATION & BASEMENT WALL DETAILS

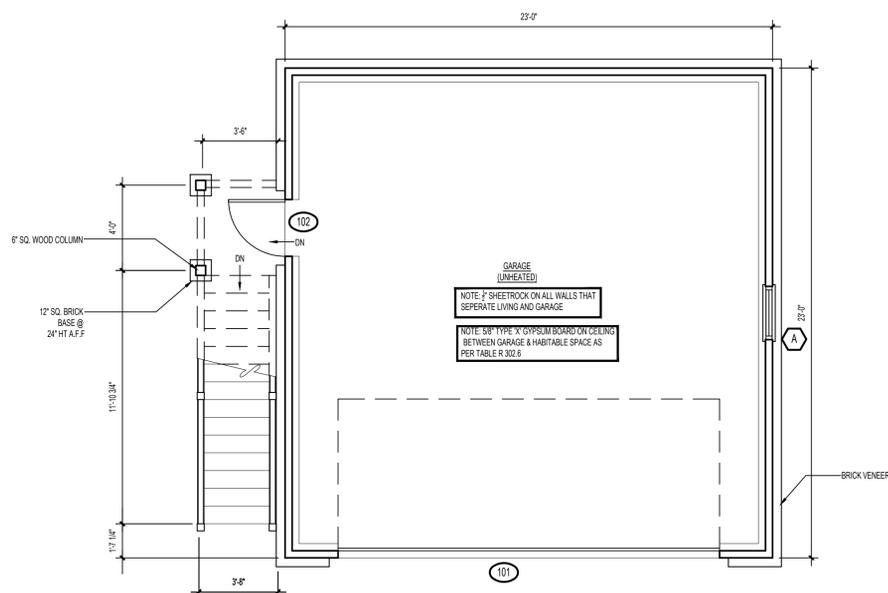
EXISTING FOUNDATION-REFER ENGINEER'S DRAWING FOR DETAIL



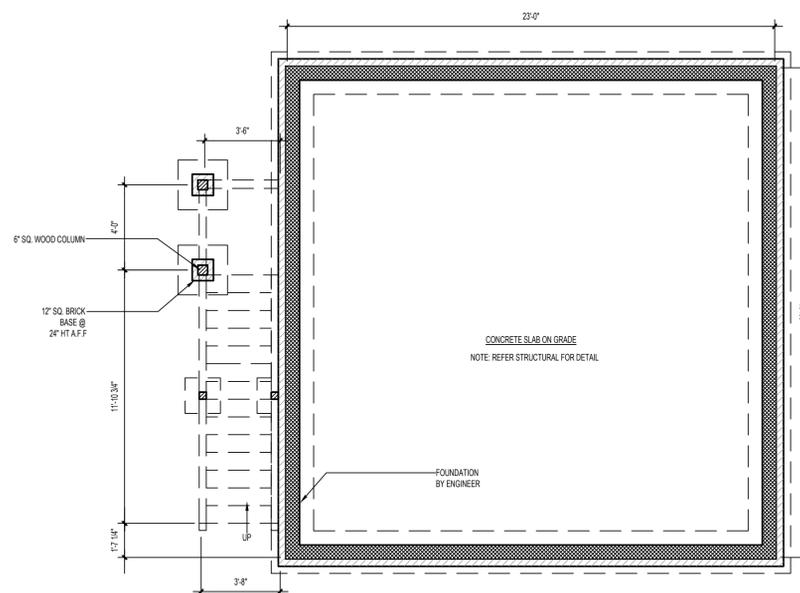
4 PROPOSED ROOF PLAN
1/4" = 1'-0"



3 PROPOSED GARRET PLAN
1/4" = 1'-0"



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



1 PROPOSED GARAGE FOUNDATION PLAN
1/4" = 1'-0"

GARAGE FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	18'-0" X 8'-0"	GARAGE
102	2'-8" X 6'-8"	GARAGE

GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	2'-8" X 6'-8"	ENTRY
202	2'-4" X 6'-8"	STORAGE
203	2'-4" X 6'-8"	BATHROOM (POCKET DOOR)
204	2'-4" WIDE VERIFY HEIGHT	STORAGE

GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-0"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-0"	DOUBLE HUNG
B	2'-0" X 3'-0"	6'-0"	DOUBLE HUNG

NOTE:
 0 MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 0 PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 0 SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 NOTE: ALL WINDOWS WITH 9 S.T. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (100).

GENERAL NOTES:

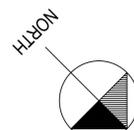
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- ALL DIMENSIONS FROM FACE OF BLOCK U.N.O. FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.

STAIRS, RAILING & GUARD NOTES:

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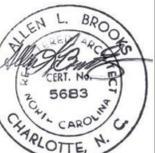
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Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
 700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
 ISSUED: 15 FEB 2017
 REVISIONS:

PROPOSED GARAGE PLANS

A-13

OF: 15

GARAGE FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	18'-0" X 8'-0"	GARAGE
102	2'-8" X 6'-8"	GARAGE

GARAGE SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	2'-8" X 6'-8"	ENTRY
202	2'-4" X 6'-8"	STORAGE
203	2'-4" X 6'-8" (POCKET DOOR)	BATHROOM
204	2'-4" WIDE VERIFY HEIGHT	STORAGE

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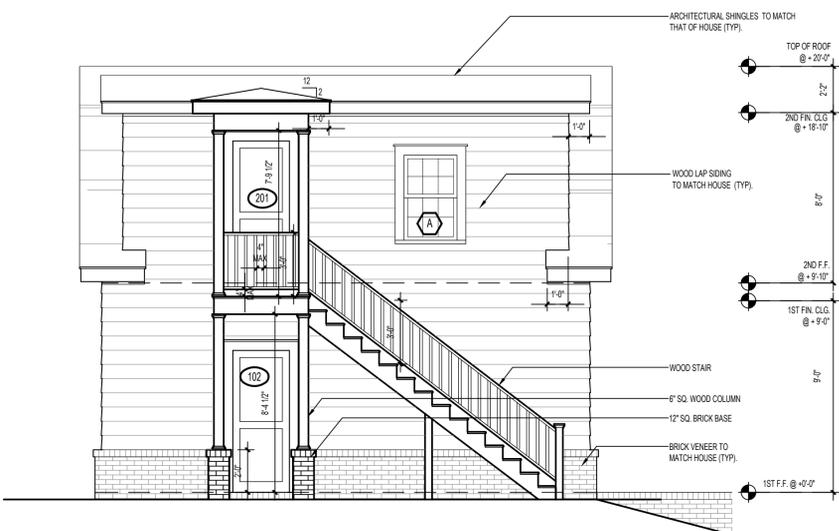
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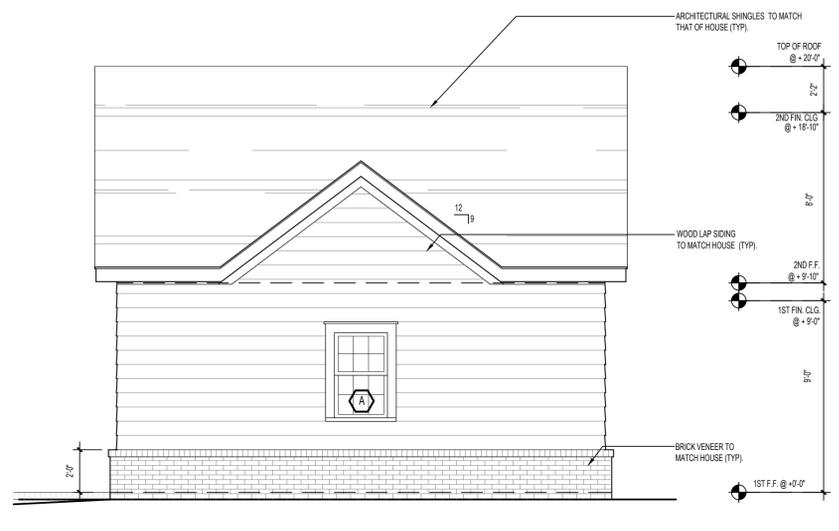
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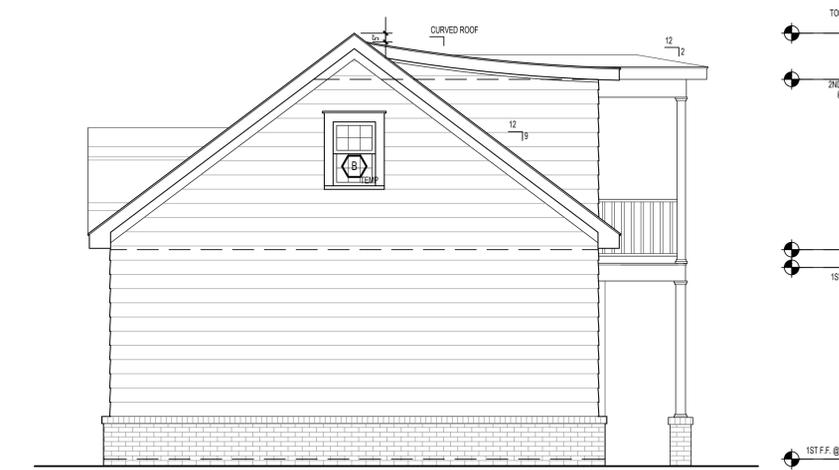
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4 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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



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

Historic Dilworth Reconstruction & Addition of:
SIMON RESIDENCE
700 Templeton Avenue, Charlotte, NC 28203

PROJECT #: 16042
ISSUED: 15 FEB 2017
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PROPOSED GARAGE ELEVATIONS

A-14