



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-320

DATE: March 9, 2017

ADDRESS OF PROPERTY: 248 West Kingston Avenue

TAX PARCEL NUMBER: 11909801

HISTORIC DISTRICT: Wilmore

OWNER(S): Jennifer Manzulo and David Hidalgo

DETAILS OF APPROVED PROJECT: The project is the construction of a new single family house. The front setback is approximately 43' from right of way. HVAC units are located on the right side of the house toward the rear. The height of the house is approximately 23' measured from grade to the ridge. Exterior materials are brick, cedar shake and lap siding (wood or an approved substitute). Windows are wood or aluminum clad with simulated true divided lights (STD). The tree in the front yard will remain.

The project was approved by the Historic District Commission February 8, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff

ADDDCND
Charlotte
Historic District
Commission
Certificate of Appropriateness
2016-320



SHEET INDEX

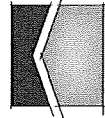
- A.1 COVER SHEET
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THE HIDALGO RESIDENCE
248 W. KINGSTON AVE.
CHARLOTTE, NC



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ashley j design
custom homes and renovations
P.O. BOX 5123 CHARLOTTE, NC 28299
www.ashleyjdesign.com
704-838-0631



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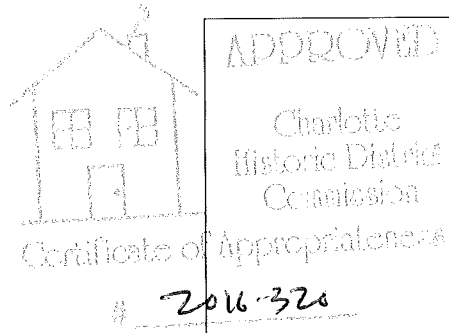
Project Name / Address:
THE HIDALGO
RESIDENCE
248 W. KINGSTON AVE.
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	FSE VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD I
1/30/16	HISTORIC COMI REVIEW
2/15/17	FINAL A-SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET RECLINES

COVER SHEET

A.1



APPROVED

Charlotte
Historic District
Commission

2016-326

N 47°30'39" W
51.04' TIE

N 31°13'00" E
49.85' TIE

MICHAEL D DELONG
DEED BOOK 29294 PAGES 89-91

1" IRON PIPE
FOUND

PRIVACY FENCE 0.77' OVER
P/L
S 58°33'57" E
50.00'

SHED 0.13+- OFF P/L
N 58°33'57" W
50.09'

PRIVACY FENCE
0.31' OVER P/L
50.09'

CHAIN LINK
FENCE

A PORTION OF LOT 25
BLOCK 8

DEED BOOK 10904 PAGE 334-337
GEBREKRISTOS HORTON

PROPOSED RESIDENCE
STG
COV. PORCH
OPT. PATIO
H/VAC LOCATION

PROPOSED FENCE
144.05'

BACK OF SIDEWALK
WOOD GATE

EXISTING 5' SIDEWALK

REMOVE PORTION OF
EXISTING RETAINING WALL

MAINTAIN EXISTING
RETAINING WALL

#4 REBAR
SET

NOTE: AREA BY
COMPUTER

SOUTHWOOD AVENUE

50' PUBLIC RIGHT OF WAY

END OF FENCE

141.85'

S 31°24'58" W

141.85'

END OF FENCE

144.05'

N 31°25'16" E

144.05'

END OF FENCE

144.05'

N 31°25'16" E

144.05'

END OF FENCE

144.05'

N 31°25'16" E

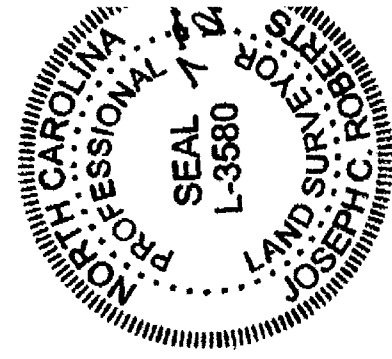
144.05'

END OF FENCE

144.05'

N 31°25'16" E

144.05'



WIRE FENCE 0.25
OVER P/L

1" IRON PIPE
FOUND

STONE WALL
EXTENDS INTO
R/W
10' FROM TREE
CENTER

30" PIN
OAK

STONE WALL ON
R/W

NEW CONCRETE
STAIRS

EXISTING RETAINING
WALL TO BE MODIFIED

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

33' FROM
CENTER OF 57' ROAD

EXISTING 5' SIDEWALK
S 58°34'56" E 99.87' TIE

N 58°34'56" W 50.00'

EXISTING 14' PLANTING STRIP

Joseph C. Roberts PLS L3580
424 Leland St.
Charlotte N.C. 28214
Telephone # (704) 995-1120

WEST KINGSTON AVENUE

80' PUBLIC RIGHT OF WAY

PHYSICAL SURVEY

I, Joseph C. Roberts, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 20757 page 365, et) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book MB 332 page 332 or other reference source; that the ratio of precision or positional accuracy is

OF
A PORTION OF LOT 26 BLOCK 8
WILMOORE SECTION 1
MAP BOOK 332 PAGE 96
BUYER: JANET MANZULLO
DEED BOOK 20754 PAGES 365-367
TAX PARCEL #119-098-01
LOCATION: CITY OF CHARLOTTE,
MECKLENBURG COUNTY N.C.

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	FSE VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/17	HISTORIC DISTRICT REVIEW BOARD
1/30/17	HISTORIC COM. REVIEW
2/16/17	FINAL A-SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

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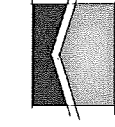
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SITE PLAN

A.2



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WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2'x3'	DOUBLE HUNG
B	2'x4'	FIXED
C	4'x2'	AWNING
D	2'x3'	DOUBLE HUNG
E	(1) 2'x3'	DOUBLE HUNG
F	2'x4'	DOUBLE HUNG
G	2'x4'	DOUBLE HUNG

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	2'x7'	ENTRY w/ 18" TRANSOM
2	2'x7'	SCREEN DOOR
3	(2) 2'x7'	FRENCH DOOR
4	(2) 2'x7'	EXTERIOR DOOR
5	2'x7'	EXTERIOR DOOR
6	2'x6'	PANEL DOOR
7	2'x6'	PANEL DOOR
8	2'x6'	BARN DOOR
9	2'x6'	POCKET DOOR
10	2'x6'	PANEL DOOR
11	2'x6'	PANEL DOOR

PROPOSED SQUARE FOOTAGE

HARDENED HEATED	1,584 SQ. FT.
UPPER LEVEL	702 SQ. FT.
TOTAL HEATED	2,286 SQ. FT.
FUTURE EXPANSION	396 SQ. FT.
FRONT PORCH	213 SQ. FT.
SCREENED PORCH	122 SQ. FT.
TOTAL UNDER ROOF	3,006 SQ. FT.

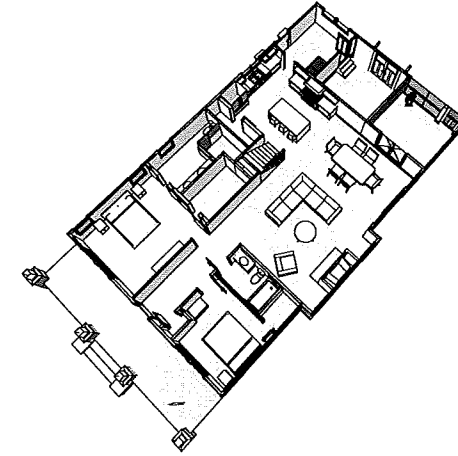


Certificate of Appropriateness

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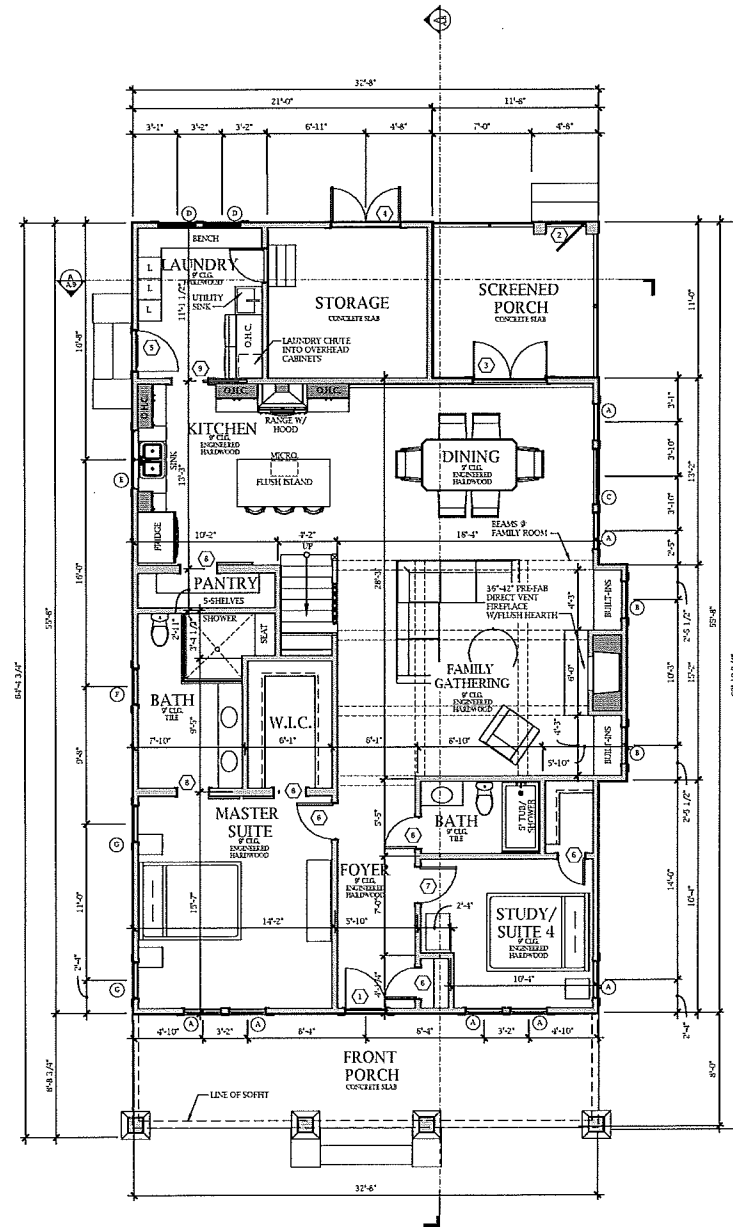
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B MAIN LEVEL PERSPECTIVE

SCALE :: N/A



A MAIN LEVEL FLOOR PLAN

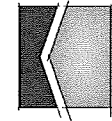
SCALE :: 1/4" = 1'-0"



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12/12/16	BLOCCOUTS
12/20/16	F&E VI
12/28/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/17	HISTORIC COMMISSION REVIEW BOARD 1
1/30/17	HISTORIC COM. REVIEW
2/15/17	FINAL A-SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

MAIN LEVEL
FLOOR PLAN

A.3

WINDOW SCHEDULE

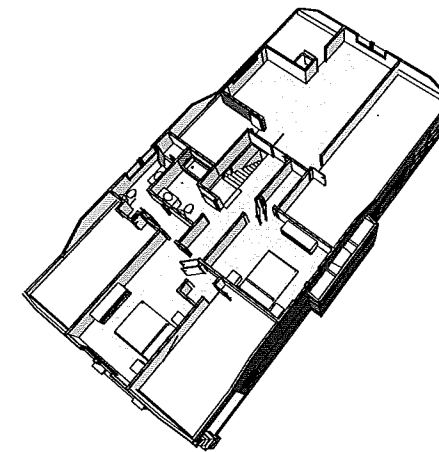
	SIZE	DESCRIPTION
A	2'x3'	DOUBLE HUNG
B	2'x3'	FIXED
C	4'x2'	AWNING
D	2'x3'	DOUBLE HUNG
E	12'x3'	DOUBLE HUNG
F	2'x3'	DOUBLE HUNG
G	2'x3'	DOUBLE HUNG

DOOR SCHEDULE

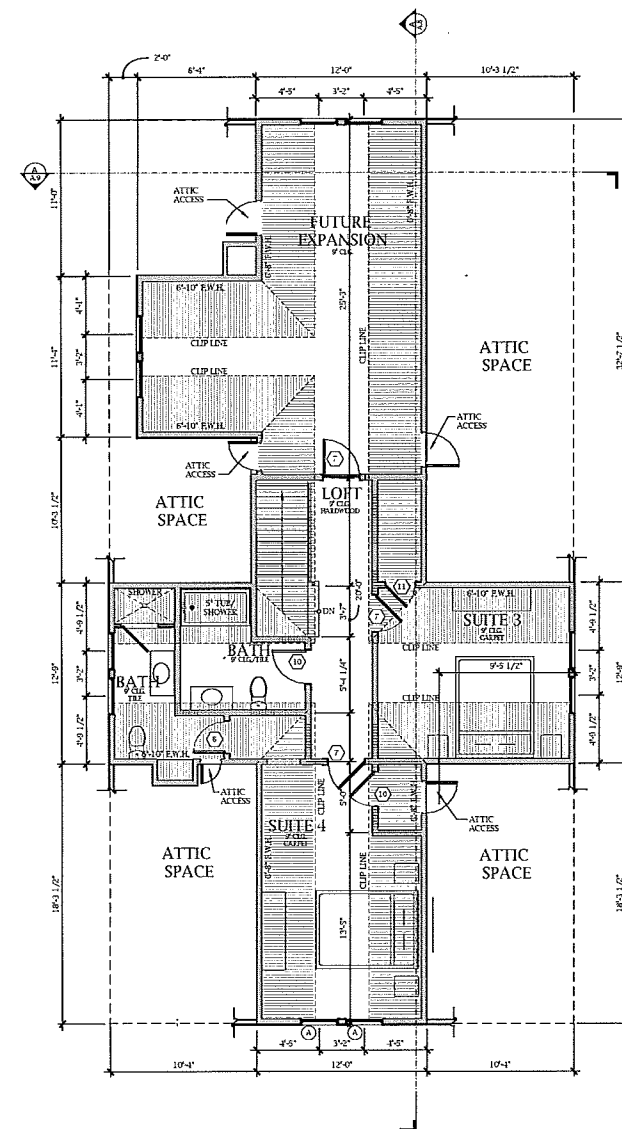
	SIZE	DESCRIPTION
1	3'x7'	ENTRY w/ 18" TRANSOM
2	3'x7'	SCREEN DOOR
3	12'x3'	FRENCH DOOR
4	12'x3'	EXTERIOR DOOR
5	3'x7'	EXTERIOR DOOR
6	2'x3'	PANEL DOOR
7	2'x3'	PANEL DOOR
8	2'x3'	BARN DOOR
9	2'x3'	POCKET DOOR
10	2'x3'	PANEL DOOR
11	2'x3'	PANEL DOOR

PROPOSED SQUARE FOOTAGE

BASE LEVEL HEATED	1,594 SQ. FT.
UPPER LEVEL	302 SQ. FT.
TOTAL HEATED	2,296 SQ. FT.
FUTURE EXPANSION	396 SQ. FT.
FRONT PORCH	262 SQ. FT.
SCREENED PORCH	110 SQ. FT.
STORAGE	122 SQ. FT.
TOTAL UNDER ROOF	3,206 SQ. FT.



B UPPER LEVEL PERSPECTIVE
SCALE :: N/A

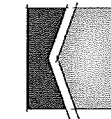


A UPPER LEVEL FLOOR PLAN
SCALE :: 1/4" = 1'-0"



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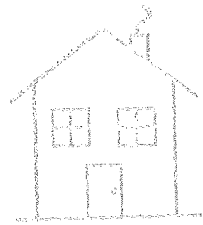
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12/12/16	BLOCKOUTS
12/20/16	F&E V1
12/20/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/30/16	HISTORIC COMMISSION REVIEW
2/16/17	FINAL SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

UPPER LEVEL
FLOOR PLAN

A.4

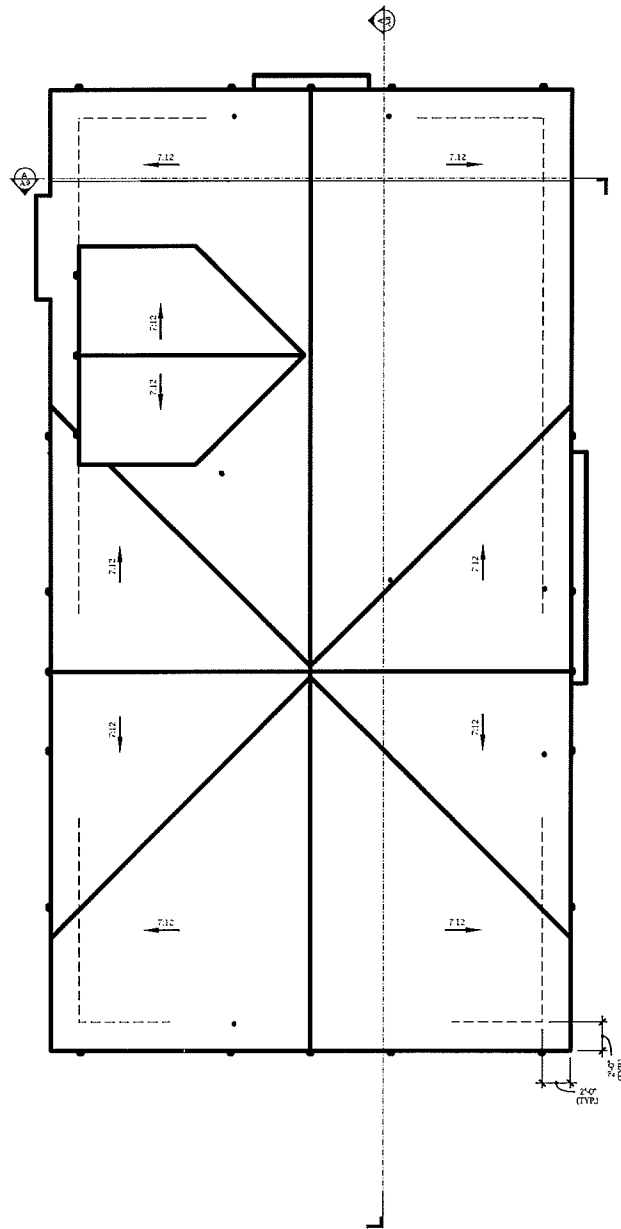


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2016-320



A ROOF PLAN

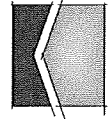
SCALE :: 1/4" = 1'-0"



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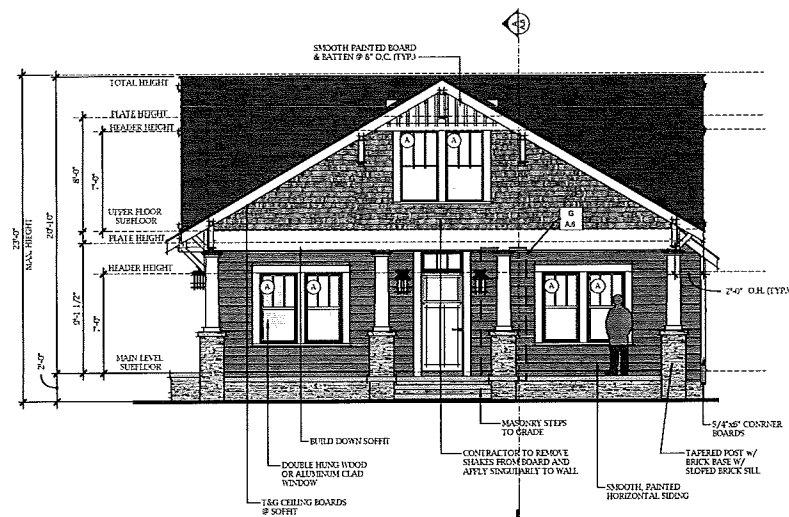
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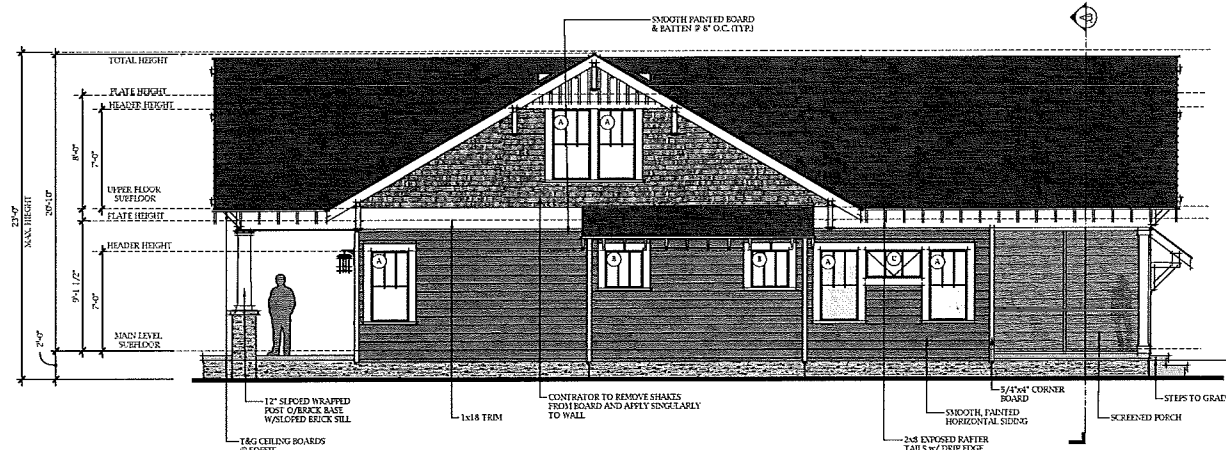
Date	Revision
12/12/16	ELECTRIC
12/20/16	F&E VI
12/28/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/30/16	HISTORIC COM REVIEW
2/15/17	FINAL SHEETS
2/22/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

ROOF PLAN

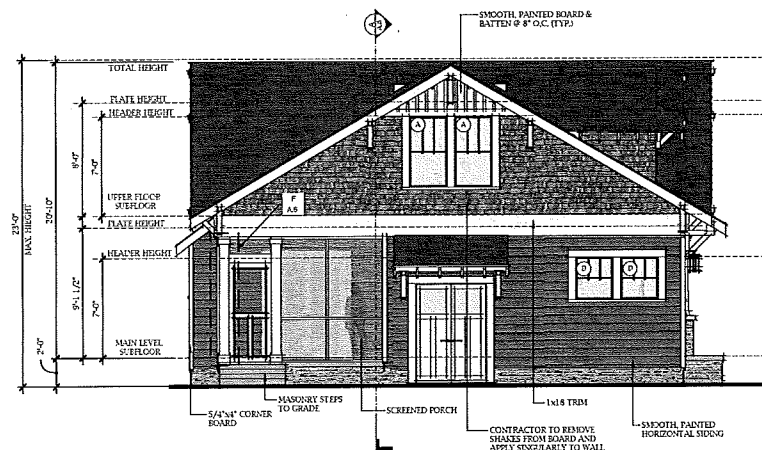
A.5



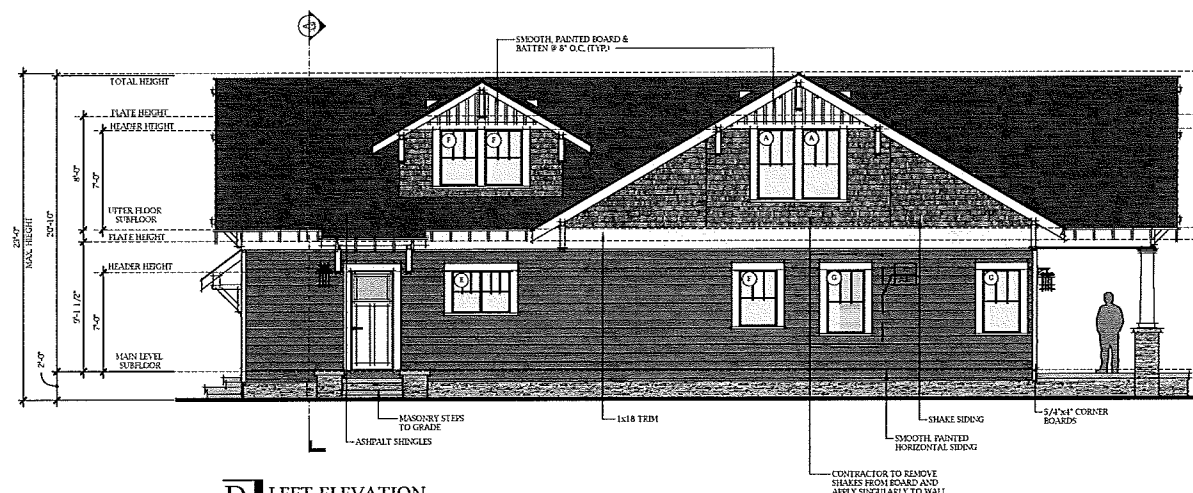
A FRONT ELEVATION
SCALE :: 1/4" = 1'-0"



B RIGHT ELEVATION
SCALE :: 1/4" = 1'-0"



C REAR ELEVATION
SCALE :: 1/4" = 1'-0"



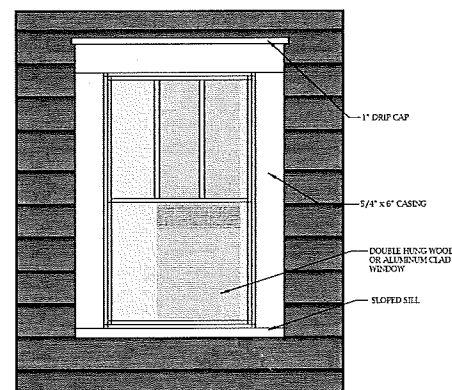
D LEFT ELEVATION
SCALE :: 1/4" = 1'-0"

WINDOW SCHEDULE

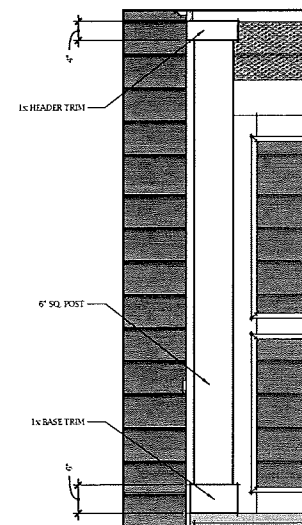
SIZE	DESCRIPTION
A 2'x3'	DOUBLE HUNG
B 2'x6'	FIXED
C 4'x2'	ANNED
D 2'x2'	DOUBLE HUNG
E (2) 2'x3'	DOUBLE HUNG
F 2'x4'	DOUBLE HUNG
G 2'x4'	DOUBLE HUNG

DOOR SCHEDULE

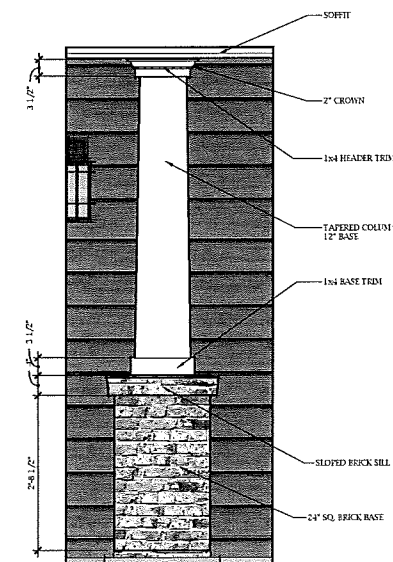
SIZE	DESCRIPTION
1 2'x6'	ENTRY w/ 18" TRANSOM
2 2'x7'	SCREEN DOOR
3 (2) 2'x7'	FRENCH DOOR
4 (2) 2'x7'	EXTERIOR DOOR
5 2'x7'	EXTERIOR DOOR
6 2'x6'	PANEL DOOR
7 2'x6'	PANEL DOOR
8 2'x6'	POCKET DOOR
9 2'x6'	POCKET DOOR
10 2'x6'	PANEL DOOR
11 2'x6'	PANEL DOOR



E TYPICAL WINDOW DETAIL
SCALE :: 1" = 1'-0"



F REAR PORCH COLUMN DETAIL
SCALE :: 1" = 1'-0"



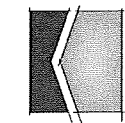
G FRONT PORCH COLUMN DETAIL
SCALE :: 1" = 1'-0"



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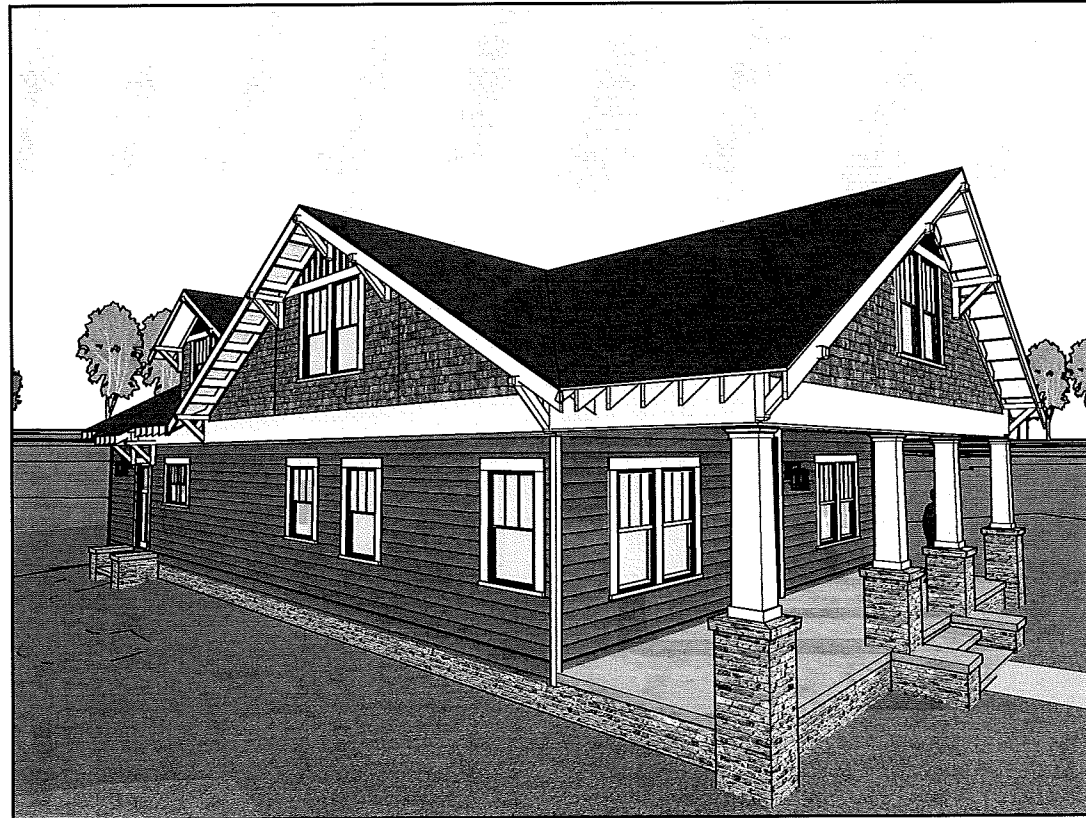
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12/19/16	BLOCKOUTS
12/20/16	FSE/VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/5/17	HISTORIC COMMISSION REVIEW BOARD 1
1/30/17	HISTORIC COM REVIEW
2/16/17	FINAL A-SHEETS
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3/6/17	A-SHEET REVISIONS

ELEVATIONS

A.6

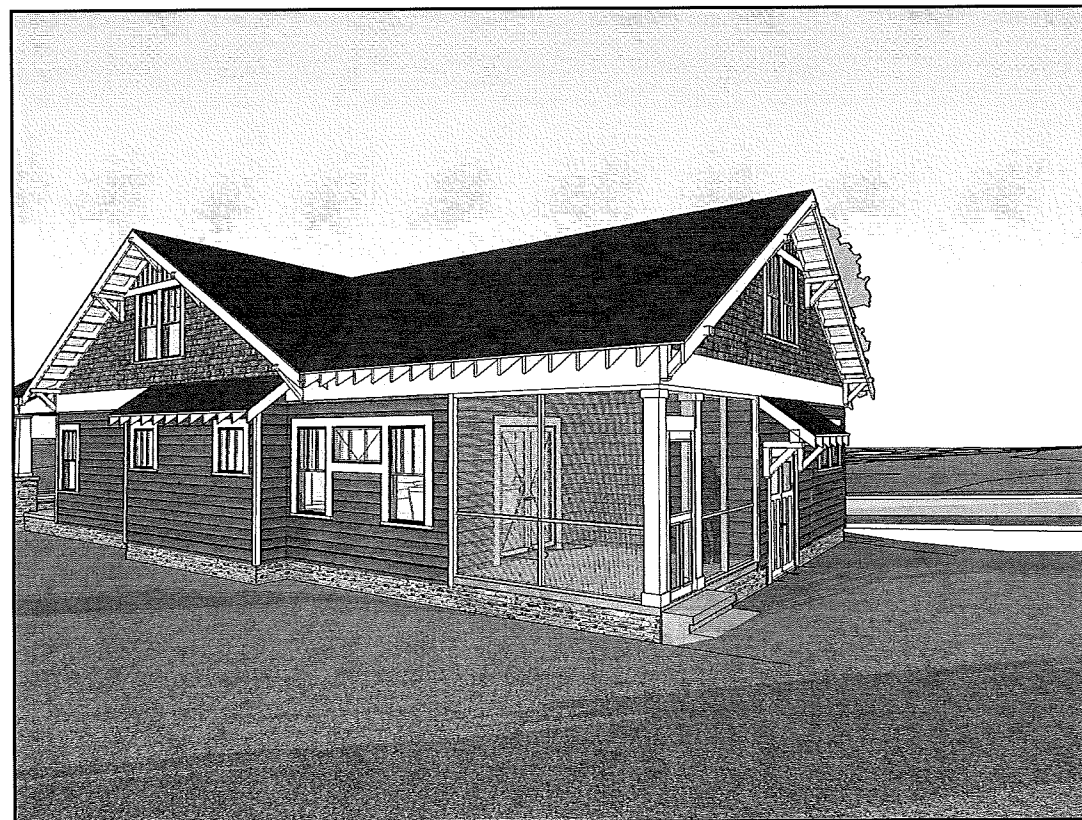




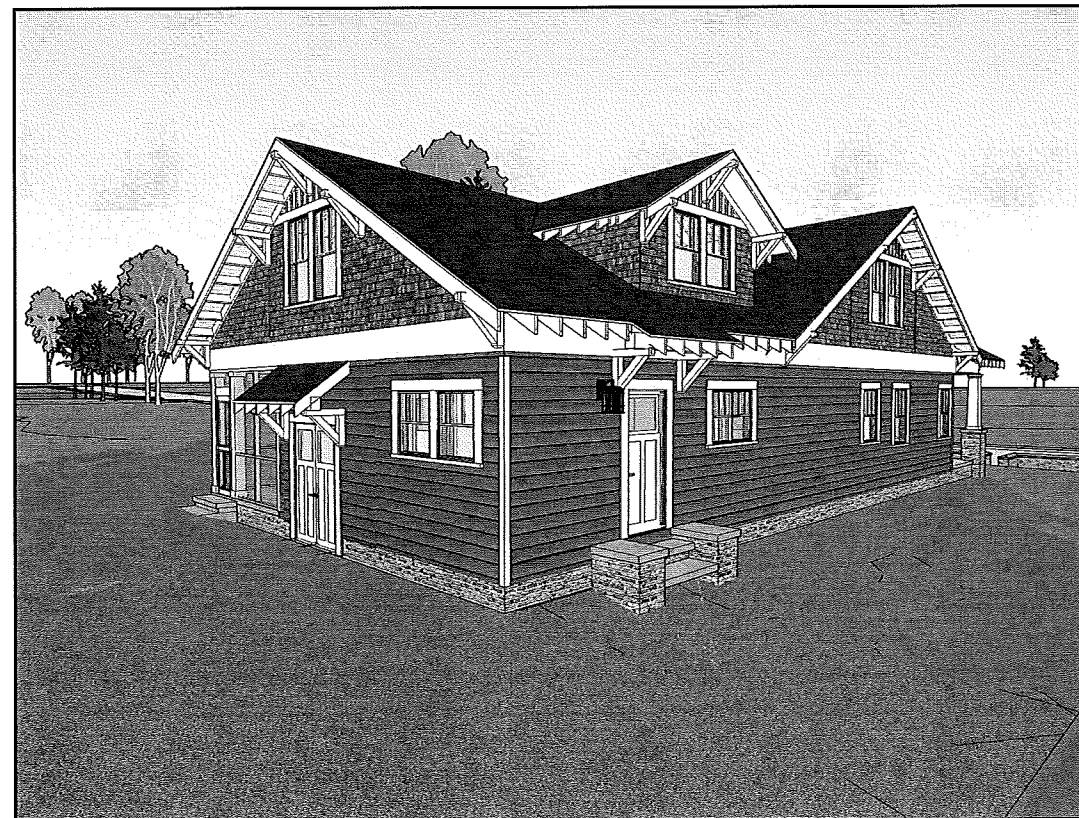
A FRONT EXTERIOR PERSPECTIVE
SCALE :: N/A



B RIGHT EXTERIOR PERSPECTIVE
SCALE :: N/A



C REAR EXTERIOR PERSPECTIVE
SCALE :: N/A

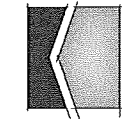


D REAR EXTERIOR PERSPECTIVE
SCALE :: N/A

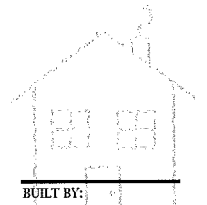


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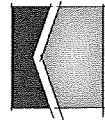
EXTERIOR
PERSPECTIVE
VIEWS

A.7



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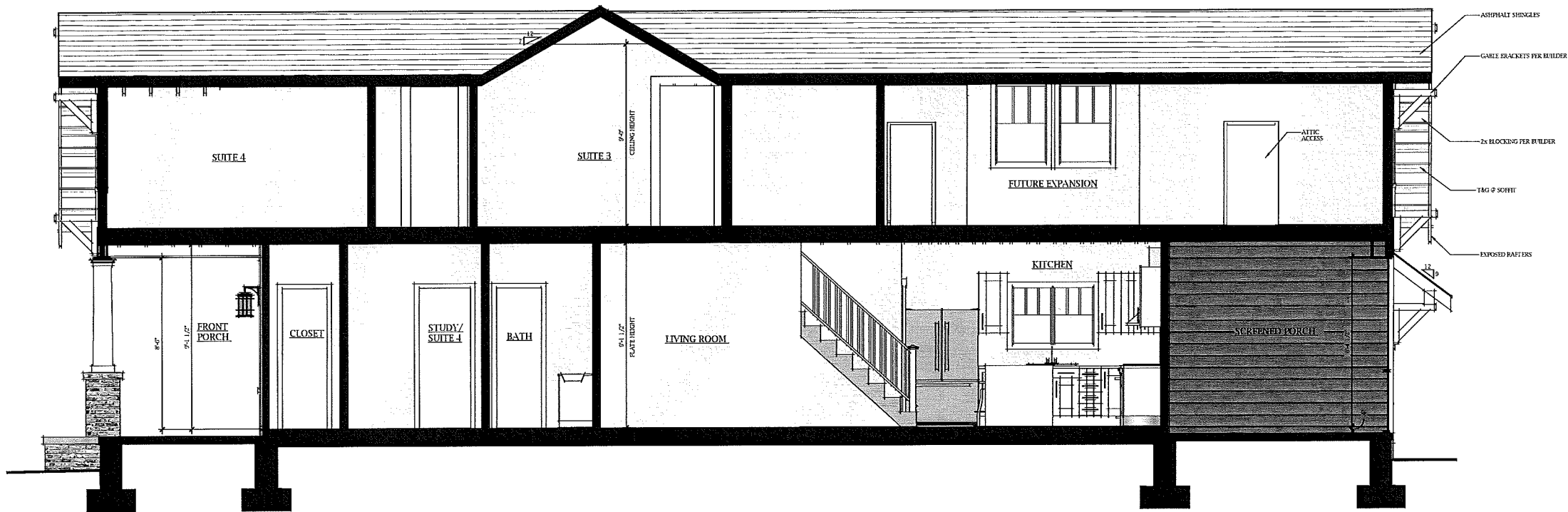
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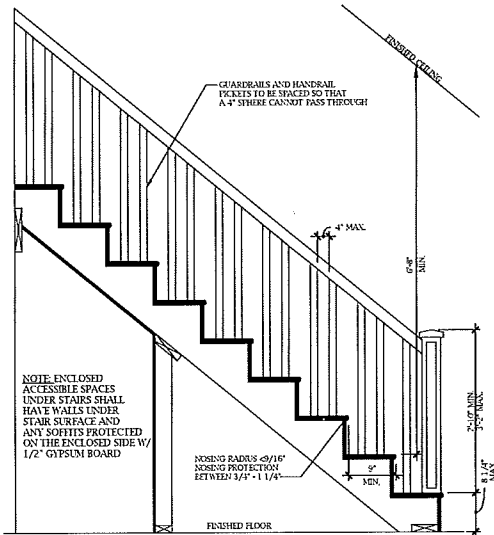
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HOUSE SECTION
A-A

A.8

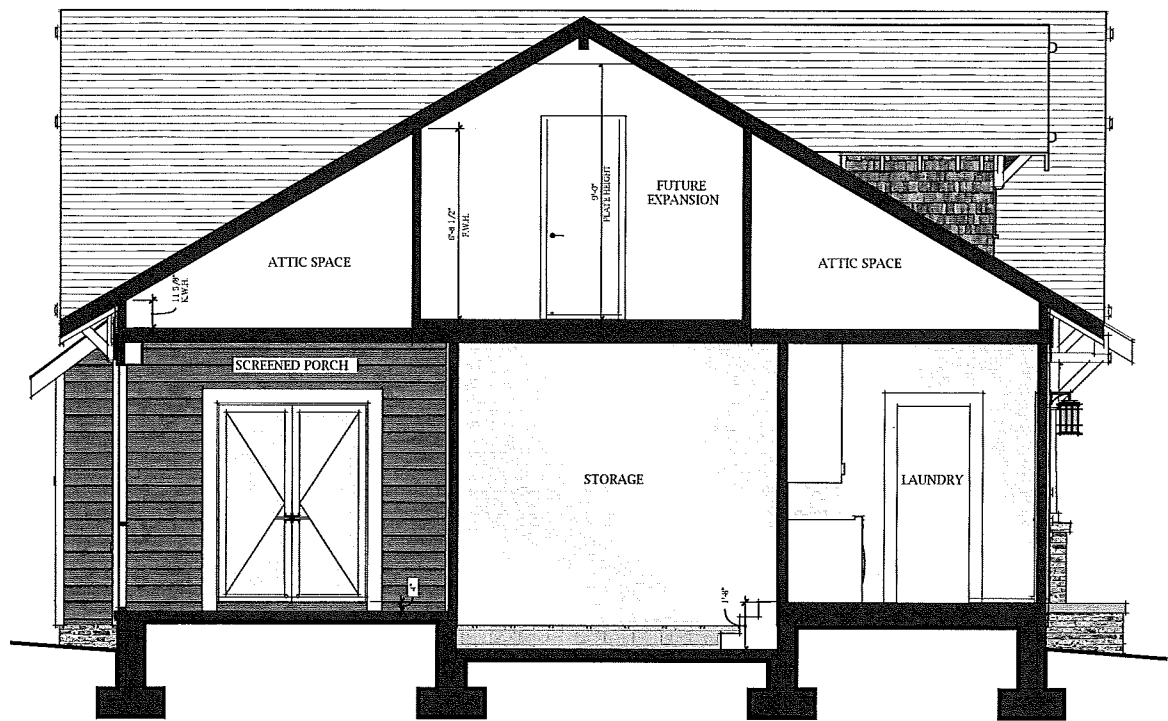


A HOUSE SECTION A-A
SCALE :: 1/2" = 1'-0"

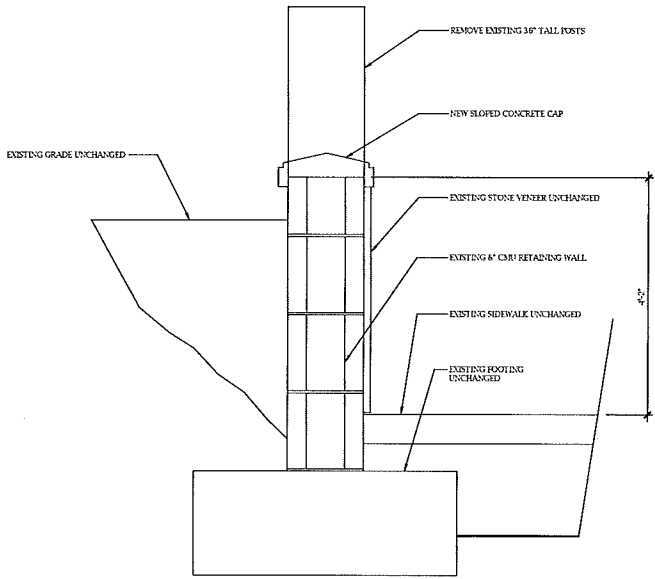


B STAIR CODES DETAIL
SCALE :: 1/2" = 1'-0"

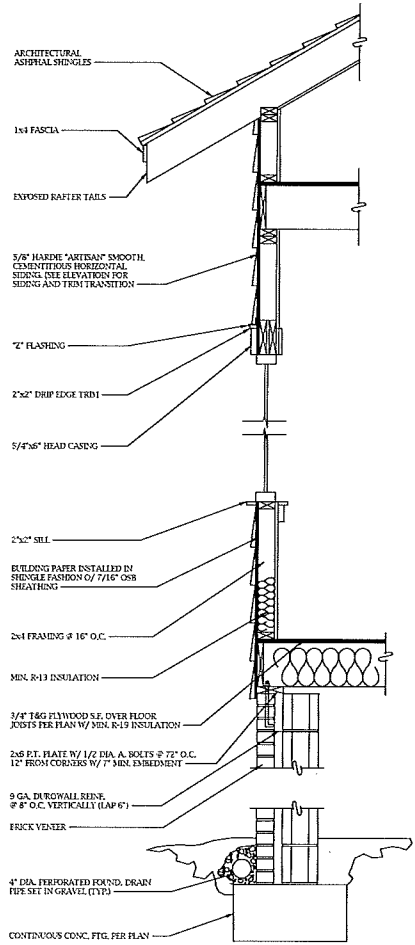




A HOUSE SECTION B-B
SCALE :: 1/2" = 1'-0"



B RETAINING WALL DETAIL
SCALE :: 1" = 1'-0"

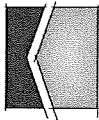


C TYPICAL WALL SECTION
SCALE :: 1" = 1'-0"



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custom homes and renovations
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Project Name / Address:
THE HIDALGO
RESIDENCE
248 W. KINGSTON AVE.
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	FSE V1
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/20/16	HISTORIC COM1 REVIEW
3/11/17	FINAL A-SHEETS
2/25/17	TO ENGINEER
3/6/17	A-SHEET RECLINES

HOUSE SECTION
B-B



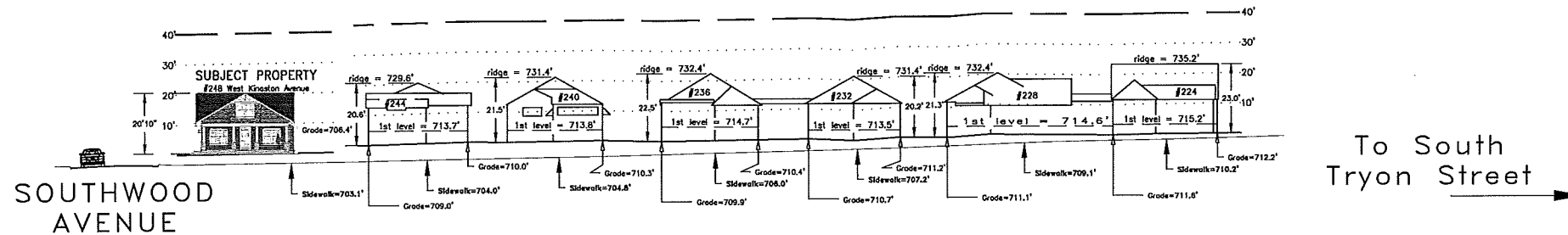
2016-320

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

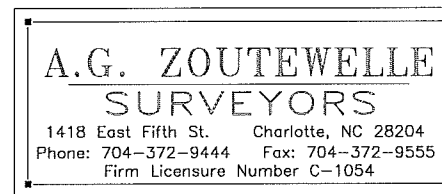
This ____ day of _____, 2016.

NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED October 3, 2016

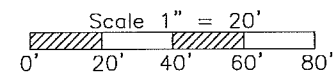
Andrew G. Zoutewelle
Professional Land Surveyor
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WEST KINGSTON AVENUE



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Building Heights Sketch of
WEST KINGSTON AVENUE 224 to 248
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
September 19, 2016



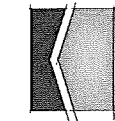
General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard 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.



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248 W. KINGSTON AVE
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/15/16	BLOCKOUTS
12/20/16	F&E VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/17	HISTORIC DISTRICT REVIEW BOARD
1/30/17	HISTORIC COM. REVIEW
2/16/17	FINAL A-SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

BUILDING
HEIGHT SKETCH
FRONT

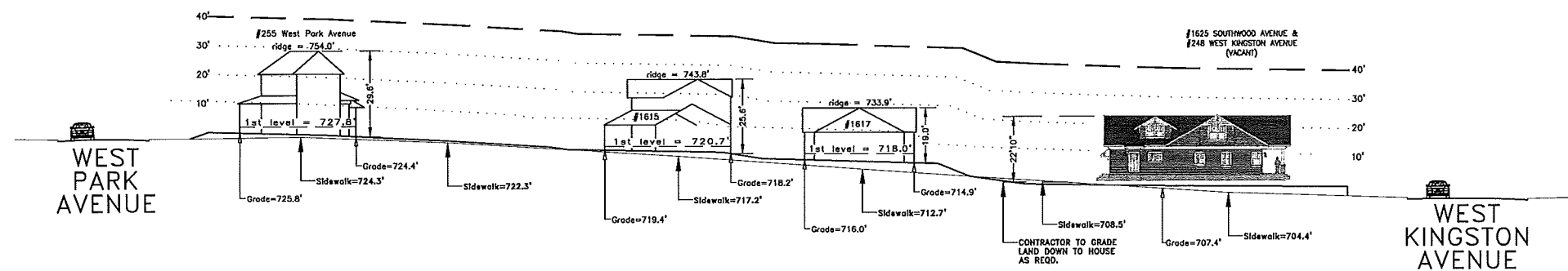
A.10



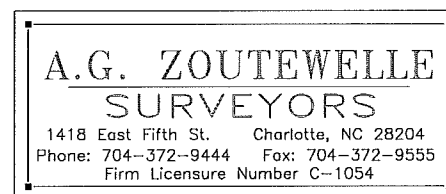
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2017.

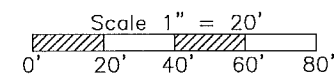
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DATED January 25, 2017
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S O U T H W O O D A V E N U E



Copyright 2017
Building Heights Sketch of
1600 BLOCK of SOUTHWOOD AVENUE
FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
January 17, 2017

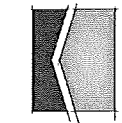


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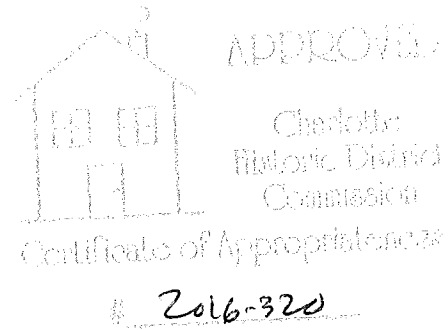
Project Name/Address:
THE HIDALGO RESIDENCE
248 W. KINGSTON AVE
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	F&E VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
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2/16/17	FINAL A-SHEETS
2/28/17	TO ENGINEER
3/6/17	A-SHEET REDLINES

BUILDING
HEIGHT SKETCH
SIDE

A.11



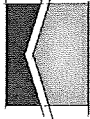
Polaris 3G Map – Mecklenburg County, North Carolina
248 W. Kingston Ave.

Date Printed: 12/29/2016 3:33:40 PM



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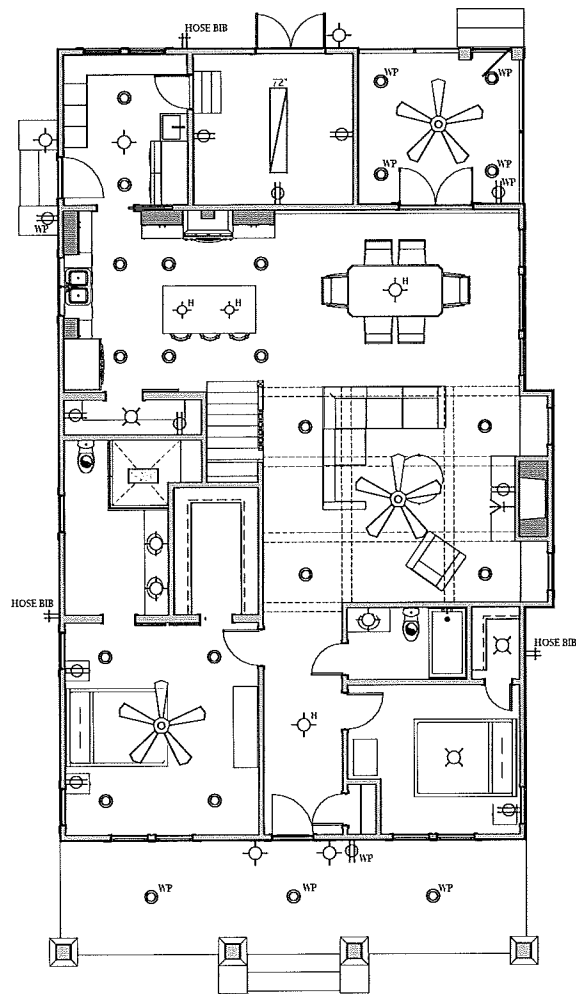
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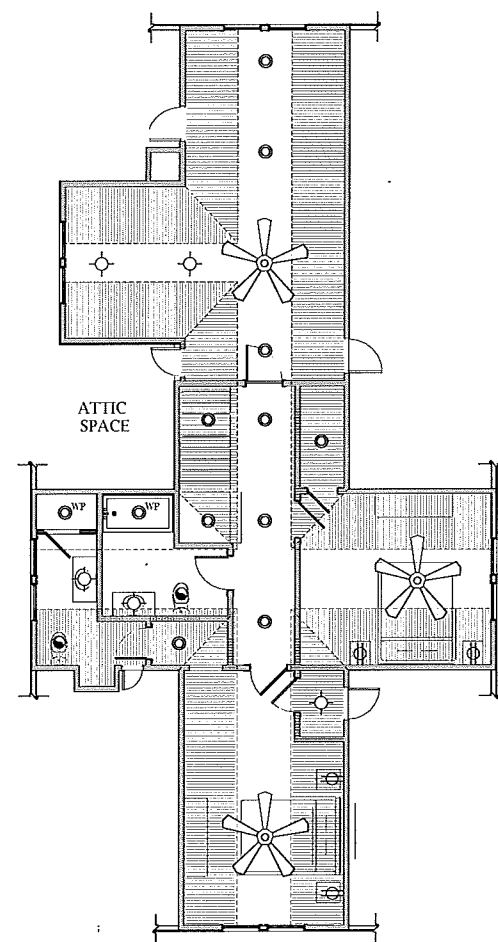
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PLOT



A MAIN LEVEL ELECTRICAL PLAN
SCALE = 1/4" = 1'-0"

ELECTICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN (BRACE AND WIRE)
	RECESSED CAN LIGHT
	HANGING PENDANT LIGHT
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	EXHAUST FAN
	EXHAUST FAN / LIGHT COMBO
	4-WAY OUTLET
	TELEVISION/CABLE JACK
	FLUORESCENT LIGHT (SEE PLANS FOR SIZE)

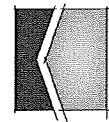


B UPPER LEVEL ELECTRICAL PLAN
SCALE = 1/4" = 1'-0"



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custom homes and renovations
P.O. BOX 5423 CHARLOTTE, NC 28299
www.ashleyjdesign.com
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248 W. KINGSTON AVE
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/19/15	BLOCKOUTS
12/20/15	FSE V1
12/23/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/30/16	HISTORIC COM REVIEW
2/12/17	FINAL A-SHEETS
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ELECTRICAL
PLANS