LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 214 Grandin Road, to be subdivided

SUMMARY OF REQUEST: New construction

APPLICANT/OWNER: Rachel Taylor

Details of Proposed Request

Existing Conditions
The existing site is a large parcel that will be subdivided for construction of a new single family house. The existing structure is a two story Colonial style home constructed in 1920. Adjacent structures are single family, multi-family and institutional. Setbacks along the block are +/- 49.5’ from ROW.

Proposal
The project is a new single family house. Lot dimensions are 50’ x 187.5’, the lot line is reduced slightly on the left side. The front setback will be alignment with the existing house on the parcel. Building height is +/-29’ from grade. Materials include fiber cement lap siding, board and batten on the upper level and brick foundation. Windows to be wood or aluminum clad, no vinyl exterior components. A mature tree in the rear yard would be removed and a new tree(s) replanted.

Staff Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.
proposed residence
covered front porch
back stoop
proposed 2 car garage
covered back porch
back alley
concrete driveway
dying tree to be removed
waiting on arborist report
small tree to keep
line of bushes will try and keep
new tree to be added
concrete walkway
hvac units to be screened by bushes
hvac

infill quad

estimated 1920

original house
estimated 1923

est. 1938

neighbor

401 hawthorne lane
suite 110-179
charlotte, nc 28204
704.595.3573

This document is an instrument of service and shall remain the property of THR Design Build, Inc. who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2018
THR Design Build, Inc.

Sheet A100
brick stairs to grade

double hung ply-gem 200 series wood sash windows with 4" surround

hardie artisan lap siding 7" exposure

8" house band

asphalt shingle roof

top of second floor plate

header

top of second fl subfloor

9' - 0"

1' - 0"

9' - 0"

7' - 0"

7' - 0"

brick half column with tapered wood column above

5" corner board

painted bracket

hardie board and batten siding 18" o.c.

board and batten siding 9" o.c.

exposed rafter tails w/ beaded soffit

brick planter box

29' - 10 3/4"
11/2" = 1'-0"

1 Bracket Detail

2 Railing Detail

3 Window Detail

4 Column Detail

Typ. 4" wood stud wall

2' - 8"

60.00°

7"

1' - 0"

stud wall bump out

4x fir batten strips

1' - 5 1/2"

2x fir pickets 4" o.c.

align 4" fir newel posts as needed

2x fir bottom rail

slope to drain

2x fir top rail

w/ rail cap

fir post cap

Ply

Gem 200 series wood sash

STDL double hung window

1/2"

1/2"

1"

1 1/2"

4" surround

bead moulding

4" apron

header

2 piece drip cap with 1" reveal

brick column

3' - 8"

5' - 8"

top of porch

2' - 6"

brick cap with 1" reveal all around

mirsTEC column

bottom of porch band

1x4 trim

1x4 trim

1' - 5"

2' - 2"

401 hawthorne lane

suite 110-179

charlotte, nc 28204

704.595.3573

This document is an instrument of service and shall remain the property of THR Design Build, Inc. who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2018
THR Design Build, Inc.

d e s i g n   b u i l d ,   i n c.

Sheet

Scale:

Project Number:

Date:

As indicated

2 14   g r a n d i n   b
thr   d e s i g n   b u i l d ,   i n c

A301

Details

Project Number: 214

Code: 05.31.18

Scale: 1" = 1'-0"