

## Charlotte Historic District Commission

### Application for a Certificate of Appropriateness

December 14, 2011

---

|                            |                                 |              |
|----------------------------|---------------------------------|--------------|
| <b>ADDRESS OF PROPERTY</b> | 425 E. Tremont Avenue, Dilworth | HDC 2011-128 |
| <b>SUMMARY OF REQUEST</b>  | Second Floor Addition           |              |
| <b>OWNER</b>               | James Morse                     |              |
| <b>APPLICANT</b>           | James Morse                     |              |

---

#### **Details of Proposed Request**

This application seeks approval for a second floor addition to this existing single family house.

#### **Current Status and Context of Property**

This property is a one story brick structure constructed c. 1950. It is located in a block of houses that were of mixed age. Although the majority of the houses were constructed as roughly the same size and scale of this house, many of them have been expanded over time.

#### **Relevant HDC Design Guidelines**

- *Additions*
- *Building Materials*

#### **Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Analysis of Proposal**

See attached plans.

**ADDITIONS**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
  - a. Size the relationship of the project to its site
  - b. Scale the relationship of the building to those around it
  - c. Massing the relationship of the building's various parts to each other
  - d. Fenestration the placement, style and materials of windows and doors
  - e. Rhythm the relationship of fenestration, recesses and projections
  - f. Setback in relation to setback of immediate surroundings
  - g. Materials proper historic materials or approved substitutes
  - h. Context the overall relationship of the project to its surroundings
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.



















|  |                               |
|--|-------------------------------|
| RESIDENTIAL STANDARD NOTES:  |                               |
| Design Loads:  |                               |
| 1. Design loads are all dead loads plus:   |                               |
| A. Main floor live loads (Kitchen level)   | 40 P&F                        |
| - Bedrooms   | 30 P&F                        |
| B. All other areas   | 40 P&F                        |
| C. Balconies   | 60 P&F                        |
| D. Attic floor live loading with the following   |                               |
| 1. Area accessible by stairs   | 30 P&F                        |
| 2. Roof slopes > 3/12  | 20 P&F                        |
| 3. Roof slopes < 3/12  | 10 P&F                        |
| E. Roof live load  | 20 P&F or as required by code |
| F. Wind load   | 30 MPH or as required by code |
| G. Snow load   | 20 P&F or as required by code |
| 2. All designs are in accordance with North Carolina and South Carolina Standard Building Codes, 2009 edition and International Residential Code. Refer to the relevant code for any additional information not covered in these notes or the designs.   |                               |
| 3. Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, or mechanical information or any part of the plan not relevant to the structural information.  |                               |
| RESIDENTIAL FOUNDATIONS:   |                               |
| 1. All continuous wall footings are 10" x 20" for one and two-story houses and footings for three-story walls shall be 12" x 24" unless otherwise noted. Reinforcing to be noted on plans.   |                               |
| 2. All interior piers are 8" x 16" CMU up to a maximum height of 32'. All piers over 32' high must be filled with Type-S mortar. Maximum height for 8" x 16" filled pier is 6'-4". Piers larger than 8" x 16" are noted on plans and must be filled with Type-S mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.   |                               |
| 3. Footings for 8" x 16" piers are 2' x 3' x 10" unless noted otherwise. Reinforcing is to be noted on plans.  |                               |
| 4. Interior thickened slab footings which occur in basements and slab on grade floors are 10" deep by 16" wide with (2) # 4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.   |                               |
| 5. All rebar splices shall be a minimum of 2'- 0" unless noted otherwise.  |                               |
| 6. Waffle slabs are self supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.   |                               |
| 7. Shallow foundations are designed for an assumed soil bearing capacity of 2000 P&F. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-1557).   |                               |
| 8. All soils and fills under floors and / or within or under buildings shall have pre-construction soil treatment for protection against termites. Certification of Compliance shall be issued to Building Standards Department by a licensed pest control company.  |                               |
| 9. Caisson foundations shall be a minimum of 12" diameter drilled un-reinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetrations into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 13' of depth is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.  |                               |
| 10. Treated wood piles with a minimum diameter of 8" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 13' or with water. In drilled caisson holes. Drive per North Carolina or South Carolina Code.   |                               |
| 11. Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.  |                               |
| 12. Chimney footings are to be 12" larger than the chimney footprint by 12" thick.   |                               |
| 13. Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:  |                               |
| A. For earth fill up to a maximum height of 4': Use 8" CMU or 8" brick with Bituthene membrane waterproofing on exterior. Footings are to be 10" x 20" or 10" x 24" as noted on plan.  |                               |
| B. For earth fill over 4' to a maximum of 9': Use 10" x 24" footing with 2-#4 continuous rebar w/ dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non-dirt fill face, lap all splices 18" and use Dur-O-Wall horizontal re-inforcing every 8" in CMU joints. Install (1) # 3 L-Bar with 24" legs in every other horizontal joint horizontally at all corners. i.e., # 3 corner bars shall be installed at 16" O/C vertically regardless of wall height. |                               |

|   |
|---|
| C. In lieu of the preceding design, basement walls may be constructed in accordance with R404.1 of the Code. However, 24" x 24" footing, # 3 corner bars shall be installed at 16" O/C vertically, regardless of wall height.   |
| ***ERECT ALL FRAMING BEFORE BACKFILLING***  |
| 14. Garage slabs must have minimum 3000 PSI strength after 28 days. (5% to 1% Air Entrained)  |
| 15. Provide control joints in slabs every 30', and/ or at all foundation offsets.   |
| 16. All footing excavations shall be neat, straight and level in the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slabs will not be permitted. Reinforcing steel and mesh shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.  |
| 17. All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.   |
| 18. Elevation differences between the bottom of the adjacent footings shall be less than their horizontal distance less (1) foot. Differential heights between footings can become excessive, usually where a pier footing in a crawl space or garage footing is next to a basement wall footing.   |
| 19. For retaining walls without framing, see special designs on plans.  |
| Note: All point loads from roof braces, jack studs, beam supports, whether wood or steel, cannot bear on sheathing alone. Blocking equal to or better than the point load supports above must be carried through all construction to the foundation.  |
| FRAMING CONSTRUCTION-OTHER THAN ROOF:   |
| 1. Crawl girders and band with 4" curtain wall and pier construction shall be (2) 2 x 10 Southern Yellow Pine # 2 unless noted otherwise. Maximum clear spans are to be 4'- 8" (6'-0" o/c spacing of piers). To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:<br>A). Nailing <ul style="list-style-type: none"><li>All floor joists must be toe-nailed to their support girders with a minimum of (3) 8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.</li><li>If dropped girders are used, end lap all joists and side nail each with a minimum of (3) 16d nails at each end of joist. Ledger strips should be nailed with (3)16d nails spaced 3" apart at each joist.</li><li>Nail multiple member built up girders with three rows of 16d nails staggered at 32" O/C, 2" down from the top, 2" up from the bottom, and at mid depth. Use (3) 16d nails at each end of each piece in the joist through members making up the multiple girder.</li><li>This nailing pattern will ensure a tight floor from the outside of the house to the inside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.</li></ul><br>B. At all girders where the joists change direction, install bridging at 6' o/c for a minimum of six joist spacing beyond any joist direction change. This will insure shrinkage distribution over the floor and will not permit accumulation at the girder.<br>C. There must be wood blocking thru bolted to the steel beam with joists toe-nailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.<br>2. All other lumber may be Spruce # 2 unless noted otherwise.<br>3. Steel beams must have (5) 2 x 4 Jacks under each end support unless noted otherwise.<br>4. Laminated beams must have (3) 2 x 4 Jacks under each end support unless otherwise noted.<br>5. Masonry Lintels:<br>A). For spans up to 6': Use 3 ½" x 3 ½" x ¼" steel angle<br>B). For spans from 6' to 10': Use 5" x 3 ½" x 5/16" steel angle<br>C). For spans from 10' to 18': Use a pair of 9 gauge wires in each of the first (3) courses of brick on a 5" x 3 ½" x 5/16" steel angle. Lap all 9 gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jamba. Temporarily support the steel angles before laying masonry. The shoring may be removed (7) days following the installation of the masonry.<br>D). When structural steel beams with welded bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jamba. The beam should be temporarily shored prior to laying the masonry. Shoring may be removed (7) days after laying the masonry.<br>6. All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail. Steel brick stops must be used to prevent brick sliding.<br>7. All rafter braces must have (2) studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them. |

|  |
|--|
| 8. Where partitions fall between floor joists or trusses, 2 x 4 ladders @ 16" O/C must be placed perpendicular to support the plywood decking. Alternative: Add additional I-joist directly beneath all parallel walls.  |
| 9. All wood I-joists and open web floor trusses must be braced in accordance with the manufacturer's directions plus details shown on plans. Load bearing partitions, jacks, beams, and column supports must be solid blocked through floor. Trusses and plywood cannot carry concentrated point loads. I-joist material should not be used for blocking under concentrated point loads. All concentrated point loads must be carried to foundation with adequate blocking and / or beams.   |
| 10. All steel columns shall bear on concrete, masonry, or steel only. An adequately sized base plate shall be used to spread the column load across the bearing surface areas so as not to exceed its allowable compressive stress. Beams that bear on top of steel columns shall be welded to the column. Base plates shall be bolted with (4) 1/4" diameter anchor bolts or expansion bolts to concrete or masonry.  |
| 11. Unless noted otherwise on plan, all exterior facing stud walls taller than 10' shall be constructed as follows:<br><br>A. Walls 10' - 11' high: Balloon frame 2 x 4 studs at 12" O/C with ½" OSB sheathing and (3) king studs on each side of each opening nailed securely to header.<br>B. Walls 11' - 18' high: Balloon frame 2 x 6 studs at 16" O/C with ½" OSB sheathing and (2) 1 ¾" x 5 1/2" LVL king studs on each side of openings measuring 3' to 6' in width, and (2) 2 x 6 king studs for openings less than 3' in width. Fasten king studs securely to all headers with a minimum of (12) 16d nails, or (4) 3/8" diameter lag screws embedded a minimum of 4" into header.<br>C. Gable end walls of rooms with vaulted ceiling joists: Balloon frame wall and provide triple king studs on each side of openings, nailed securely to the header.<br>D. Two-story high foyer walls less than 9' wide: Extend 3 ½" x 9 ¼" parallel P&L member with (3) 2 x 4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near the first top plate. |
| NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6'-0" IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE AFOREMENTIONED METHODS  |
| 12. Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all open web floor trusses over 10' long. They shall be installed mid-span as a load distribution method. If the 2 x 6 is not continuous, lap ends of bridging one truss space.   |
| 13. Lower stud walls for, three story structures, U.N.O:<br>A. Interior Walls<br>Load Bearing 2 x 4 @ 12" O/C<br>Non Load Bearing: 2 x 4 @ 16" O/C<br>B. Exterior Walls<br>Use 2 x 6 @ 16" O/C with ½" x 4' x 8' plywood sheathing at all corners, and at every 25'; or use 2 x 4 @ 12" O/C with ½" plywood sheathing solid on walls.<br>C. Exterior and interior load bearing walls of one or two story structures to be 2 x 4 @ 16" O/C U.N.O.   |
| 14. Headers shall be as shown below unless otherwise noted on plan.  |
| A. Interior Headers<br>Spans up to 2'-6" (2) 2 x 6<br>Spans 2'-6" To 3'-6" (2) 2 x 8<br>Spans 3'-6" To 6'-6" (2) 2 x 10<br>Spans 6'-6" or greater (See Plan)   |
| B. Exterior Headers<br>Spans up to 2' (2) 2 x 6<br>Spans 2' to 3' (2) 2 x 8<br>Spans 3' to 5' (2) 2 x 10<br>Spans 5' or greater (See Plan)   |
| 15. When ceiling joists are parallel to an exterior wall, and rafters bear on this exterior stud wall top plate, tie the rafters near the top plate to ceiling joists with 2 x 4 diagonal rafter ties @ 48" O/C, tied to 6' long 2 x 6 runners across the top of the ceiling joists.   |
| 16. At all bay windows, each panel shall be nailed to each adjacent panel with (6) 16d nails or tied together with metal strapping nailed at (4) locations between the floors with a minimum of (2) 16d nails into each panel at each strap. This will prevent vertical cracking in panel joints due to horizontal oscillation of panels.  |
| 17. At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of (2) 16d nails. This will prevent cracking between wallboard and top of base molding due to vertical oscillation of stair stringers.   |
| 18. Roof trusses that have non load bearing partitions passing under them should be nailed to the partition plates to prevent ceiling wall cracking.   |
| 19. Roof trusses close to side wall framing, and used as dead wood for sheetrock should be nailed to the wall framing to prevent ceiling wall cracking.  |
| 20. All structural framing lumber exposed directly to the weather, or bearing directly on exterior masonry piers or concrete shall be pressure treated. All wood in contact with the ground is to be ground contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.  |

|   |  |
|---|--|
| NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS BEAM SUPPORTS- WHETHER WOOD OR STEEL CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.  |  |
| 21. Note regarding all hard coat stucco exterior finishes:<br>A. Joints are necessary at the following locations:<br>Horizontally at each floor line<br>No areas larger than 144 square feet exposed surface.<br>No dimension longer than 18'.<br>No dimension longer than 2½ times the shortest dimen.<br>B. Drip screen required at the bottom of all walls 2" above paved areas, and 4" above grade.<br>C. See ASTM 926 and 1063 for further information.  |  |
| 22. Blocking panels required over all girders, beams, and below all perpendicular walls.  |  |
| Roof Construction:  |  |
| 1. All Roof trusses must be built in accordance with truss manufacturer's requirements. Tie down connections to resist uplift shall be installed where required. When roof truss manufacturers do not provide the required connectors, it is the responsibility of the contractor to notify the roof truss designer, or the Engineer of Record to provide an adequate connector.  |  |
| 2. Rafters shall be 2 x 6 @ 16" O/C for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. For tile, slate and other heavy roof coverings 2 x 8 @ 16" O/C shall be used for rafters unless noted otherwise.  |  |
| 3. Collar ties shall be 2 x 6 #48" at all ridges unless noted otherwise, and located a minimum 3' below the ridge line. Vaulted ceilings require a special collar tie detail or structural ridge beam. See plan for specific details as noted.  |  |
| 4. A minimum of three collar ties shall be used at all ridges even if (2) ties must be placed on one set of rafters.  |  |
| 5. All hip rafters, and ridge boards are a size larger than rafters unless noted otherwise.   |  |
| 6. All hogs on ceiling joists or rafters are 2-2 x 6 by 8' long unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.  |  |
| 7. Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces @ 6' O/C along the gable wall to interior ceiling joists. Braces to bear on 2- 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle approximately 45 degrees. Other bracing may be used if it meets with design engineer's approval.   |  |
| 8. General guidelines for designing roofs with fiberglass shingles and 20 P&F live load only. Use 2 x 6 Spruce Pine Fir rafters at 16" O/C. The maximum allowable span shall be 12'-6" measured horizontally. The size and span are based on a deflection of less than L/180. Use (2) 2 x 6 hogs at rafters with (2) 2 x 4 T-Braces at 6' maximum spacing for spans greater than 12'-6". Carry braces to partitions or beams below. Never brace rafter hogs to (2) 2 x 6 hogs on ceiling joists unless shown on plans. Cut in all rafters using ridges, valleys, etc., which are one size larger than the rafter size. All brace loads must go to the foundation with a minimum of (2) 2 x 4 studs flowing from partition plates to beams or foundation below. For roof framing of different material and live load, see design engineer. |  |
| 9. Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with (3) 16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists using: (framing construction note # 15)   |  |
| 10. Roof Plan Legend:   |  |
| ⊗   | Indicates location of roof brace point at rafter level   |
| ⊗→  | Arrow away from the brace point indicates direction of roof brace to partition, beam, or other brace point below.          |
| ⊗←  | Arrow into the brace point indicates direction of roof brace straight down to partition, beam, or other brace point below. |
| A. All roof braces are (2) 2x4 nailed with 16d nails at 9" O/C vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.   |  |
| B. Maximum spacing of roof braces is to be as follows:<br>- For (2) 2 x 6 hog: 6'-0" O/C<br>- For (2) 2 x 8 hog: 7'-6" O/C  |  |
| Exterior Stud Height  | Stud Size and Spacing  |
| Less than or equal to 10 feet   | 2 x 4 @ 16" O/C  |
| 10'-1" to 11'   | 2 x 4 @ 12" O/C  |
| 11'-1" to 18'   | 2 x 6 @ 16" O/C  |
| 18'-1" and greater  | Consult Engineer   |

Jamie Compton Design

3116 McGee Ln.  
Monroe, NC 28110  
704-287-3489  
jamie@jamiecomptondesign.com  
www.jamiecomptondesign.com

CLIENT:

PLAN:

NOTES:

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

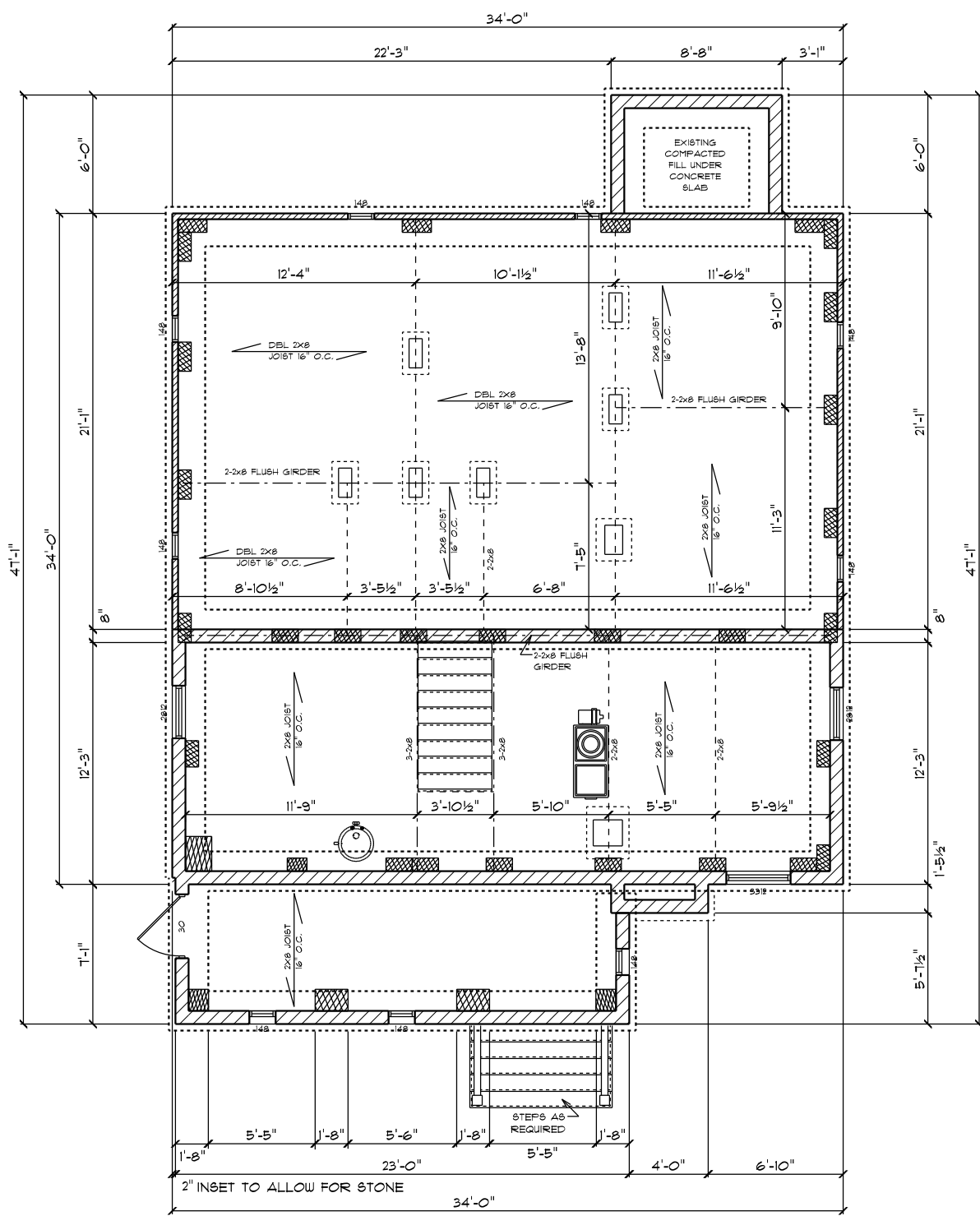
SHEET TITLE  
RESIDENTIAL  
STANDARD  
NOTES 2009

PAPER SIZE: 8SCALE:  
11" x 17" 1/8"=1'-0"  
12" x 18" 1/8"=1'-0"  
24" x 36" 1/4"=1'-0"

This drawing is the property of Jamie Compton Design and is not to be reproduced or copied in whole or in part. It is only to be used by the customer who which it was designed for and is not to be used by anyone without written permission. It is to be returned upon request.

SHEET NUMBER  
0.1





FOUNDATION

\*SUB-CONTRACTORS\* SHALL CONSULT GENERAL CONTRACTOR, ENGINEER, OR DESIGNER CONCERNING ANY AND ALL PLAN DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN ACCEPTING FULL RESPONSIBILITY FOR ERRORS.

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER, DESIGNER, AND ENGINEER (if reqd). JC DESIGN ASSUMES NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS

Jamie Compton Design

3116 McGee Ln.  
Monroe, NC 28110  
PH: 704-218-3806  
CELL: 704-287-3489  
FAX: 704-238-0836  
www.jamiecomptondesign.com

CLIENT:  
JIM MORSE

PLAN:  
425 E. TREMONT  
CHARLOTTE, NC  
NOTES:

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

SHEET TITLE  
FOUNDATION

PAPER SIZE: SCALE:  
11" x 17" 1/8"=1'-0"  
12" x 18" 1/8"=1'-0"  
24" x 36" 1/4"=1'-0"

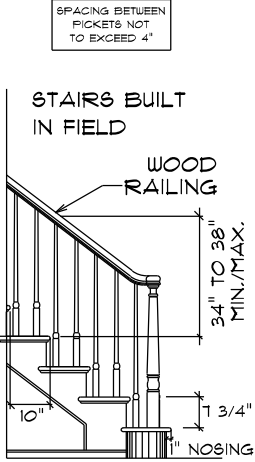
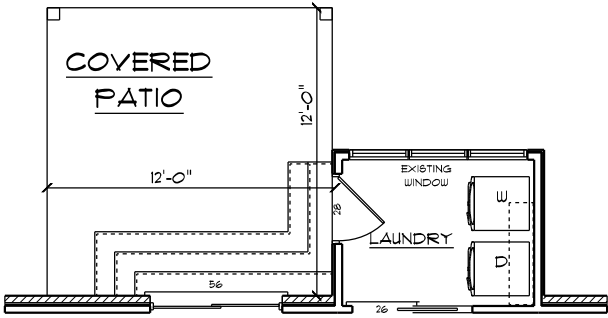
This drawing is the property of Jamie Compton Design and is not to be reproduced or copied in whole or in part. It is only to be used by the customer who which it was designed for and is not to be used by anyone without written permission. It is to be returned upon request.

SHEET NUMBER

01

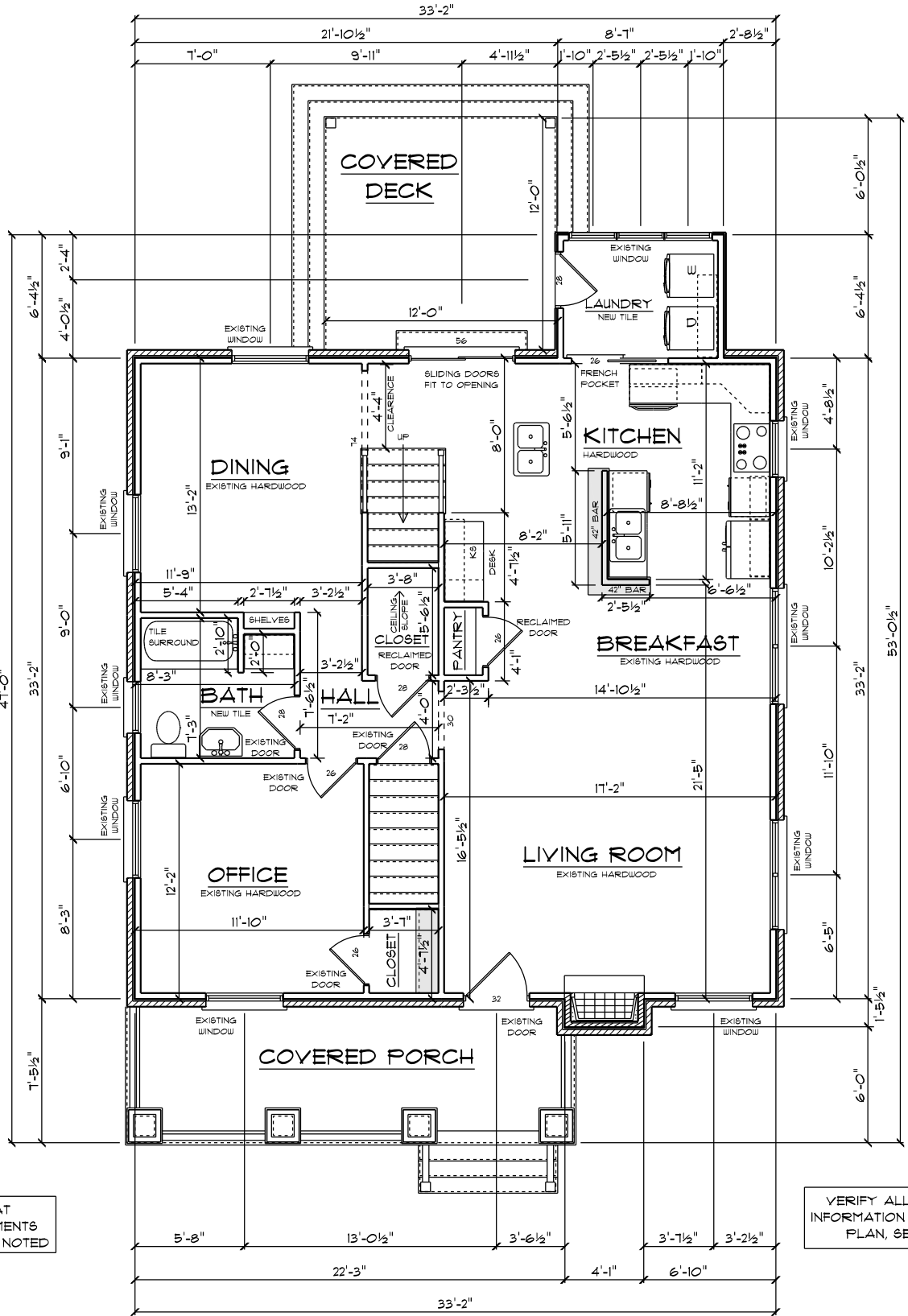


CONCRETE PATIO OPTION



STAIR DETAIL

ALL ANGLES ARE AT 45 DEGREE INCREMENTS UNLESS OTHERWISE NOTED



VERIFY ALL STRUCTURAL INFORMATION W/ ENGINEERED PLAN, SEE BUILDER

\*SUB-CONTRACTORS\* SHALL CONSULT GENERAL CONTRACTOR, ENGINEER, OR DESIGNER CONCERNING ANY AND ALL PLAN DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN ACCEPTING FULL RESPONSIBILITY FOR ERRORS.

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER, DESIGNER, AND ENGINEER (IF reqd). JC DESIGN ASSUMES NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS

1ST FLOOR PLAN

Jamie Compton Design

3116 McGee Ln.  
Monroe, NC 28110  
PH: 704-218-3906  
CELL: 704-287-3489  
FAX: 704-238-0836  
www.jamiecomptondesign.com

CLIENT:  
JIM MORSE

PLAN:  
425 E. TREMONT  
CHARLOTTE, NC  
NOTES:

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:  
SHEET TITLE  
FIRST FLOOR

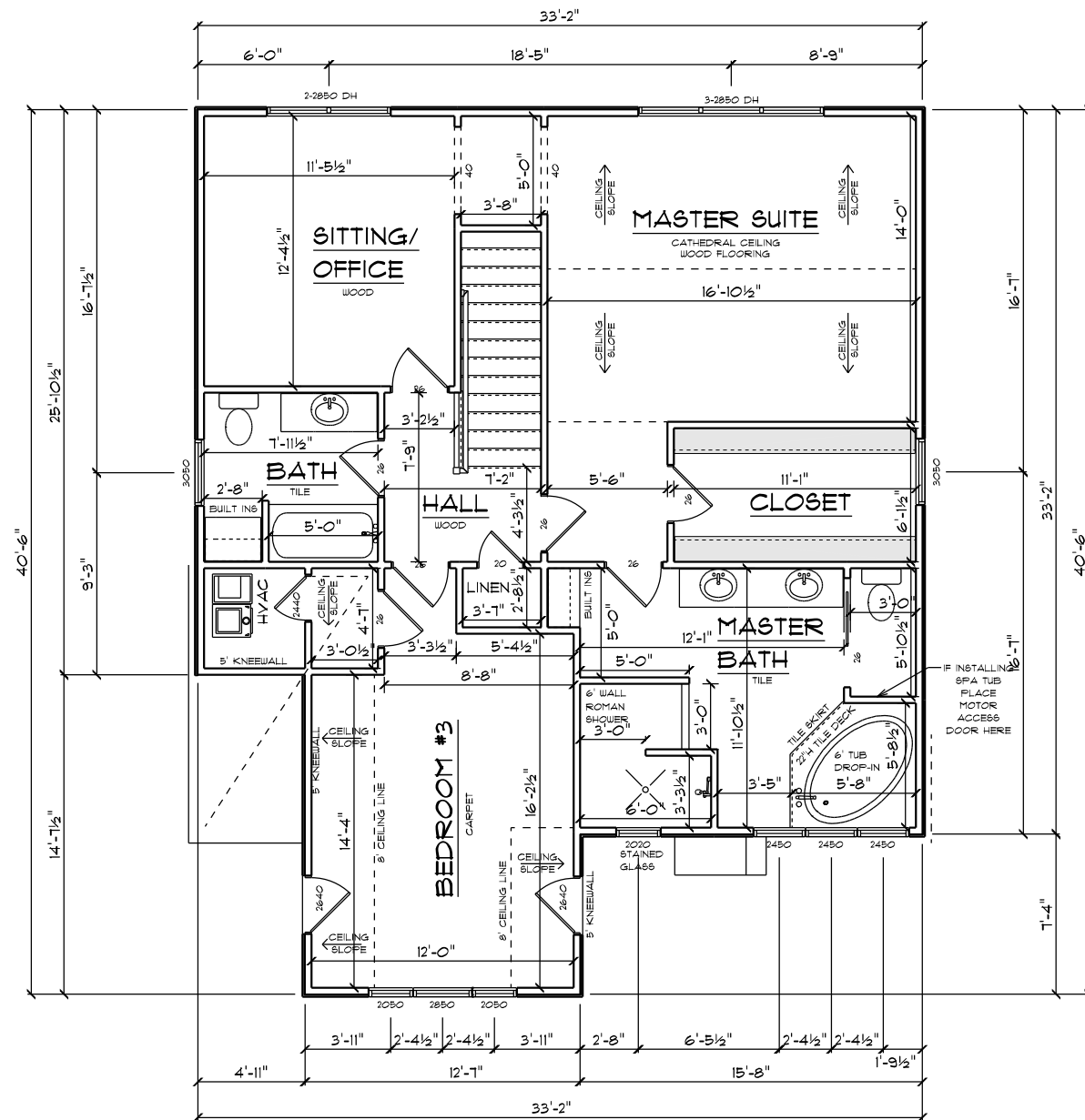
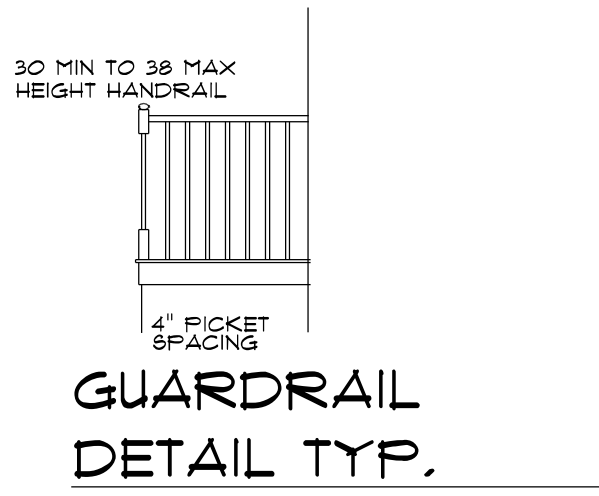
PAPER SIZE: SCALE:  
11" x 17" 1/8"=1'-0"  
12" x 18" 1/8"=1'-0"  
24" x 36" 1/4"=1'-0"

This drawing is the property of Jamie Compton Design and is not to be reproduced or copied in whole or in part. It is only to be used by the customer who which it was designed for and is not to be used by anyone without written permission. It is to be returned upon request.

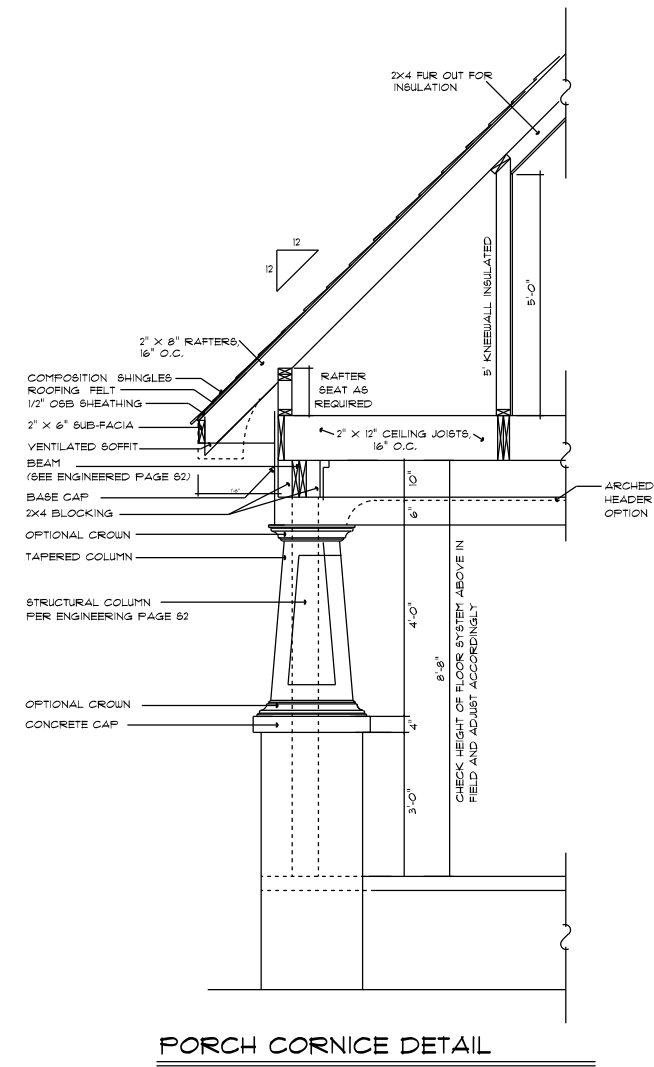
SHEET NUMBER

02





2ND FLOOR PLAN



ALL ANGLES ARE AT  
45 DEGREE INCREMENTS  
UNLESS OTHERWISE NOTED

VERIFY ALL STRUCTURAL  
INFORMATION W/ ENGINEERED  
PLAN, SEE BUILDER

\*SUB-CONTRACTORS\* SHALL CONSULT  
GENERAL CONTRACTOR, ENGINEER,  
OR DESIGNER CONCERNING ANY AND  
ALL PLAN DISCREPANCIES. FAILURE  
TO DO SO MAY RESULT IN ACCEPTING  
FULL RESPONSIBILITY FOR ERRORS.

CONTRACTOR SHALL CHECK & VERIFY  
ALL DIMENSIONS BEFORE BEGINNING  
CONSTRUCTION AND COORDINATE ANY  
CORRECTIONS OR REVISIONS WITH THE  
OWNER, DESIGNER, AND ENGINEER (If reqd.).  
JC DESIGN ASSUMES NO LIABILITY  
FOR ANY ERRORS ONCE CONSTRUCTION  
BEGINS

Jamie  
Compton  
Design

3116 McGee Ln.  
Monroe, NC 28110  
PH: 704-218-3906  
CELL: 704-287-3489  
FAX: 704-238-0836  
www.jamiecomptondesign.com

CLIENT:  
JIM MORSE

PLAN:  
425 E. TREMONT  
CHARLOTTE, NC

NOTES:

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

SHEET TITLE  
SECOND  
FLOOR  
PLAN

PAPER SIZE: SCALE:  
11" X 17" 1/8"=1'-0"  
12" X 18" 1/8"=1'-0"  
24" X 36" 1/4"=1'-0"

This drawing is the property of Jamie  
Compton Design and is not to be reproduced  
or copied in whole or in part. It is only to be  
used by the customer who which it was designed  
for and is not to be used by anyone without  
written permission. It is to be returned  
upon request.

SHEET NUMBER  
03



Jamie  
Compton  
Design

3116 McGee Ln.  
Monroe, NC 28110  
CELL: 704-287-3489  
www.jamiecomptondesign.com

CLIENT:  
JIM MORSE

PLAN:  
425 E. TREMONT  
CHARLOTTE, NC  
NOTES:

## FRONT ELEVATION

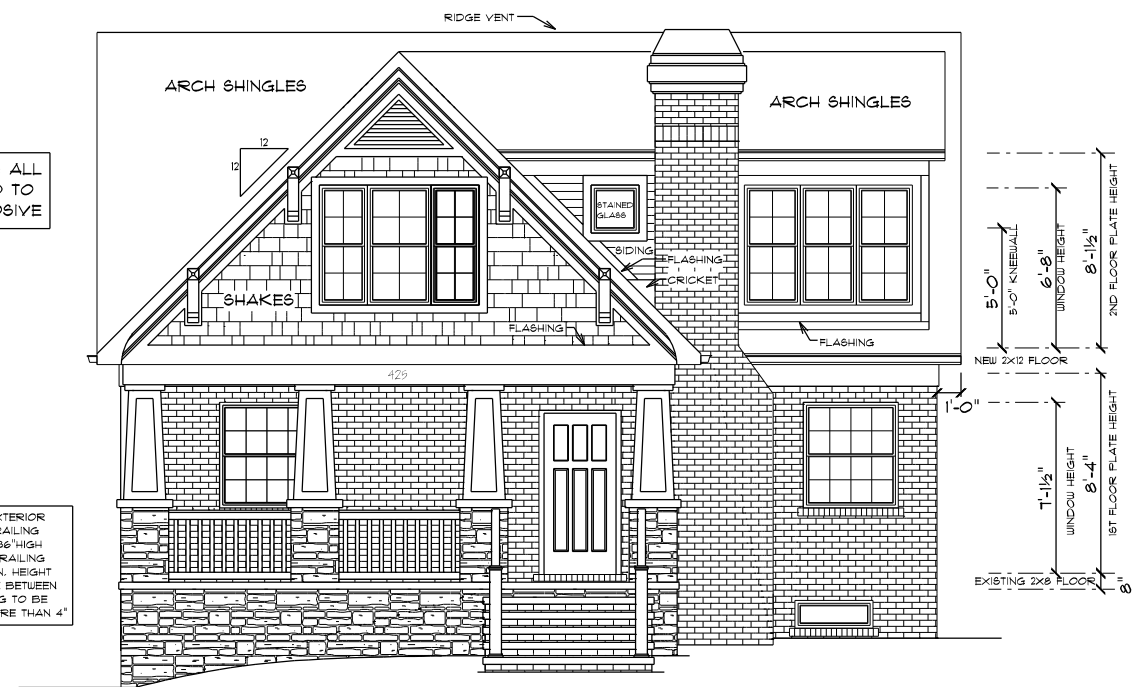
Ventilation Notes:  
Continuous Ridge Vent along  
all Ridges over 4'-0" (see Builder  
for Manufacturer), 2" Continuous  
Vent @ Entire Perimeter/Soffit

RIDGEOIL CHIMNEY TO  
EXTEND 2' HIGHER THAN  
ANY PORTION OF  
BUILDING WITHIN 10'  
RADIUS

FLASHING NOTE: ALL  
FLASHING USED TO  
BE NON-CORROSIVE

ALL EXTERIOR  
HANDRAILING  
IS 34"-36" HIGH  
STAIR RAILING  
36" MIN. HEIGHT  
SPACE BETWEEN  
RAILINGS TO BE  
NO MORE THAN 4"

DECK-PATIO CONTINGENT  
ON SITE CONDITIONS. SEE  
BUILDER / OWNER FOR SPECS



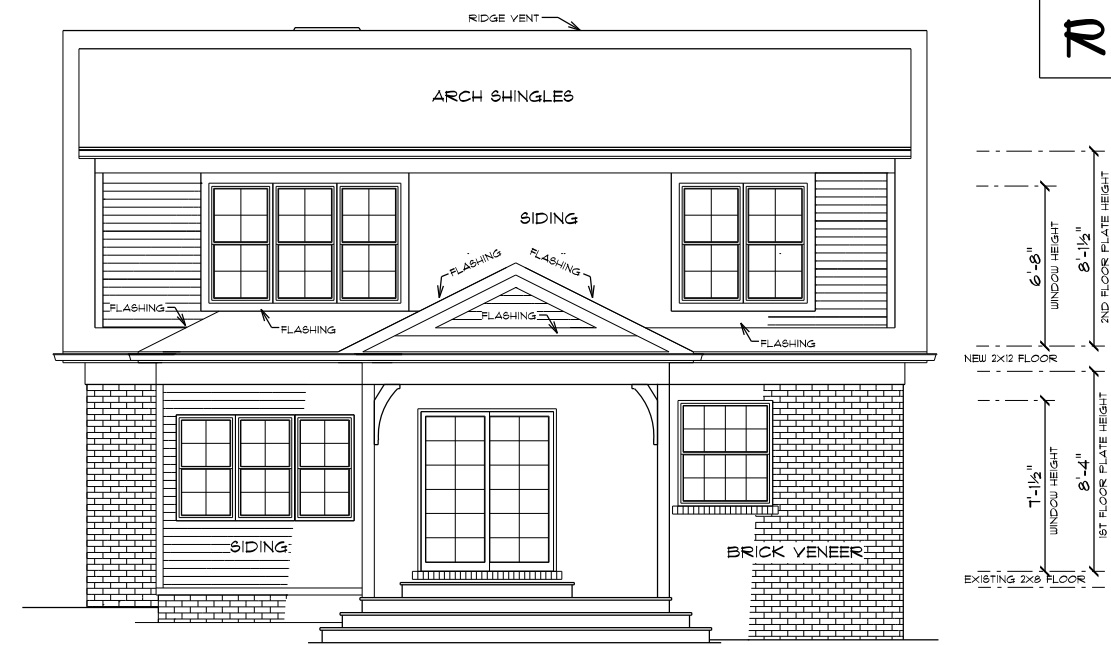
## REAR ELEVATION

FLASHING NOTE: ALL  
FLASHING USED TO  
BE NON-CORROSIVE

NOTE:  
DO NOT SCALE ELEVATIONS FOR FRAMING  
DIMENSIONS. VERIFY ALL DIMENSIONS IN  
THE FIELD AND ADJUST AS REQUIRED.

ALL EXTERIOR  
HANDRAILING  
IS 34"-36" HIGH  
STAIR RAILING  
36" MIN. HEIGHT  
SPACE BETWEEN  
RAILINGS TO BE  
NO MORE THAN 4"

DECK-PATIO CONTINGENT  
ON SITE CONDITIONS. SEE  
BUILDER / OWNER FOR SPECS



\*SUB-CONTRACTORS\* SHALL CONSULT  
GENERAL CONTRACTOR, ENGINEER,  
OR DESIGNER CONCERNING ANY AND  
ALL PLAN DISCREPANCIES. FAILURE  
TO DO SO MAY RESULT IN ACCEPTING  
FULL RESPONSIBILITY FOR ERRORS.

CONTRACTOR SHALL CHECK & VERIFY  
ALL DIMENSIONS BEFORE BEGINNING  
CONSTRUCTION AND COORDINATE ANY  
CORRECTIONS OR REVISIONS WITH THE  
OWNER, DESIGNER, AND ENGINEER (if reqd).  
JC DESIGN ASSUMES NO LIABILITY  
FOR ANY ERRORS ONCE CONSTRUCTION  
BEGINS

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

SHEET TITLE  
FRONT & REAR  
ELEVATIONS

PAPER SIZE: SCALE:  
11" X 17" 100% 1/8"=1'-0"  
12" X 18" 100% 1/8"=1'-0"  
24" X 36" 200% 1/4"=1'-0"

This drawing is the property of Jamie  
Compton Design and is not to be reproduced  
or copied in whole or in part. It is only to be  
used by the customer who which it was designed  
for and is not to be used by anyone without  
written permission. It is to be returned  
upon request.

SHEET NUMBER

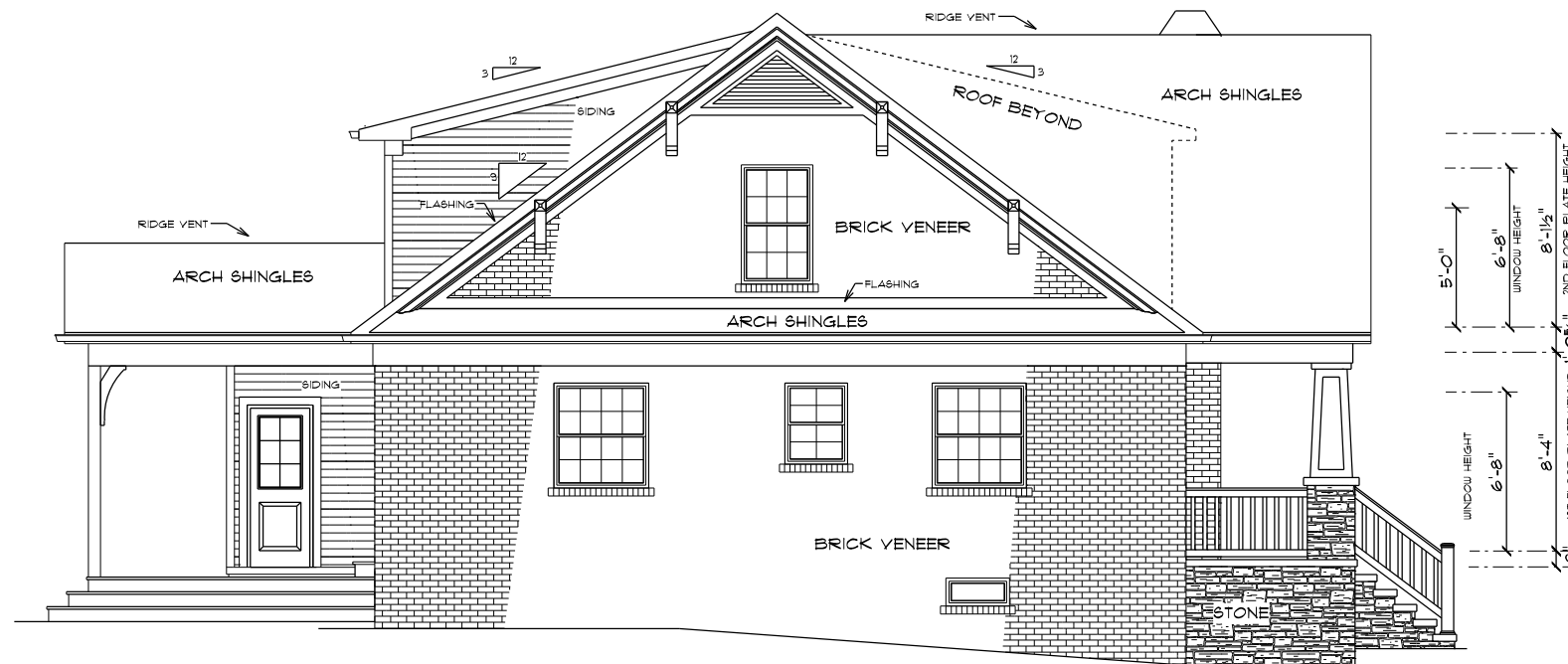
04



Ventilation Notes:  
Continuous Ridge Vent along  
all Ridges over 4'-0", (see Builder  
for Manufacturer), 2" Continuous  
Vent @ Entire Perimeter/Soffit

FLASHING NOTE: ALL  
FLASHING USED TO  
BE NON-CORROSIVE

## LEFT ELEVATION



Jamie  
Compton  
Design

3116 McGee Ln.  
Monroe, NC 28110  
CELL: 704-287-3489  
www.jamiecomptondesign.com

CLIENT:

JIM MORSE

PLAN:

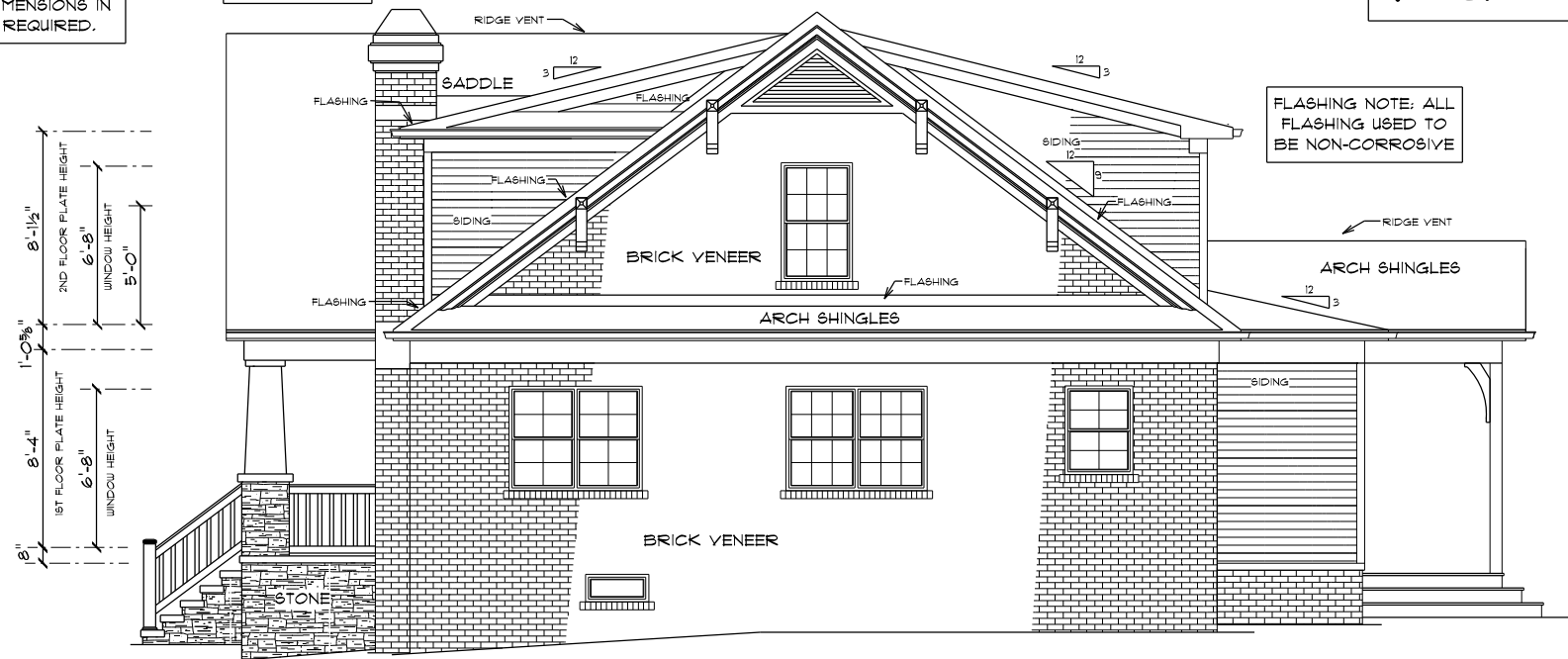
425 E. TREMONT  
CHARLOTTE, NC

NOTES:

NOTE:  
DO NOT SCALE ELEVATIONS FOR FRAMING  
DIMENSIONS. VERIFY ALL DIMENSIONS IN  
THE FIELD AND ADJUST AS REQUIRED.

ROOF CHIMNEY TO  
EXTEND 2' HIGHER THAN  
ANY PORTION OF  
BUILDING WITHIN 10'  
RADIUS

## RIGHT ELEVATION



FLASHING NOTE: ALL  
FLASHING USED TO  
BE NON-CORROSIVE

\*SUB-CONTRACTORS\* SHALL CONSULT  
GENERAL CONTRACTOR, ENGINEER,  
OR DESIGNER CONCERNING ANY AND  
ALL PLAN DISCREPANCIES. FAILURE  
TO DO SO MAY RESULT IN ACCEPTING  
FULL RESPONSIBILITY FOR ERRORS.

DECK-PATIO CONTINGENT  
ON SITE CONDITIONS. SEE  
BUILDER / OWNER FOR SPECS

CONTRACTOR SHALL CHECK & VERIFY  
ALL DIMENSIONS BEFORE BEGINNING  
CONSTRUCTION AND COORDINATE ANY  
CORRECTIONS OR REVISIONS WITH THE  
OWNER, DESIGNER, AND ENGINEER (if reqd.).  
JC DESIGN ASSUMES NO LIABILITY  
FOR ANY ERRORS ONCE CONSTRUCTION  
BEGINS

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

SHEET TITLE

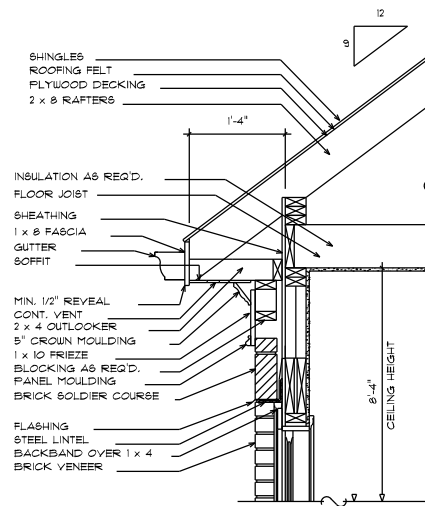
SIDE  
ELEVATIONS

PAPER SIZE: SCALE:  
11" X 17" 100% 1/8"=1'-0"  
12" X 18" 100% 1/8"=1'-0"  
24" X 36" 200% 1/4"=1'-0"

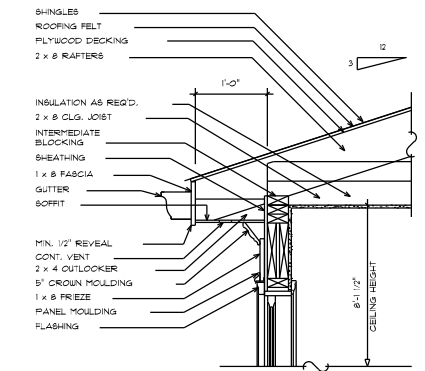
This drawing is the property of Jamie  
Compton Design and is not to be reproduced  
or copied in whole or in part. It is only to be  
used by the customer who which it was designed  
for and is not to be used by anyone without  
written permission. It is to be returned  
upon request.

SHEET NUMBER

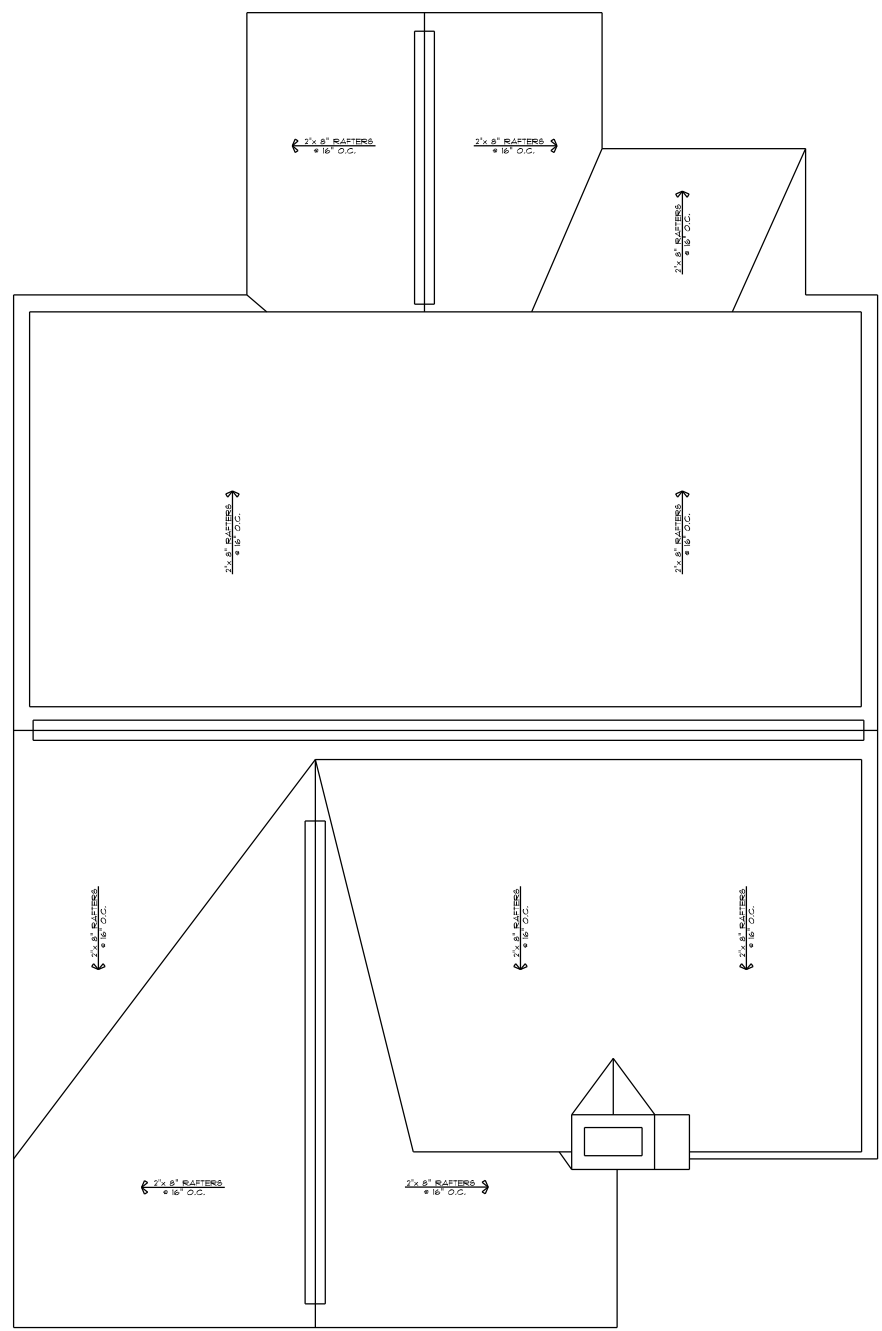
05



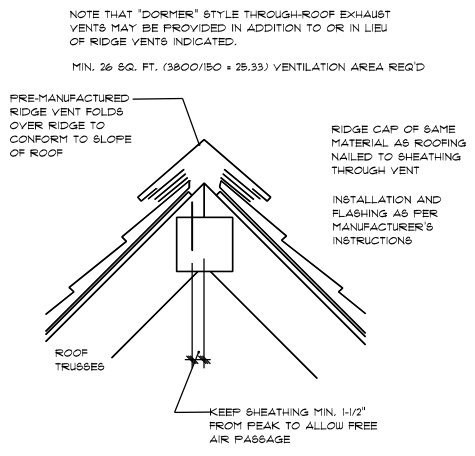
3 PITCH CORNICE DETAIL



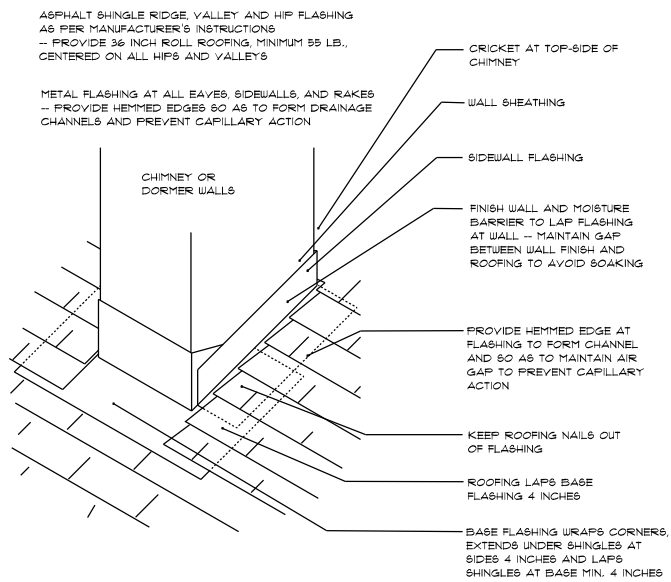
4 PITCH CORNICE DETAIL



ROOF PLAN



RIDGE VENT



FLASHING DETAILS / NOTES

Ventilation Notes:  
Continuous Ridge Vent along  
all Ridges over 4'-0", (see Builder  
for Manufacturer), 2" Continuous  
Vent @ Entire Perimeter/Soffit

NOTE  
FLASHING SHALL BE INSTALLED AT ALL  
LOCATIONS NOTED ON ELEVATIONS,  
AND WHEREVER THERE IS A CHANGE IN  
ROOF SLOPE OR DIRECTION, AND  
AROUND ROOF OPENINGS.  
Reference Code # R303.2.1

DRAWING DATA  
DRAWN BY: JAMIE COMPTON  
CHECKED BY: JAMIE COMPTON  
FILE NUMBER:

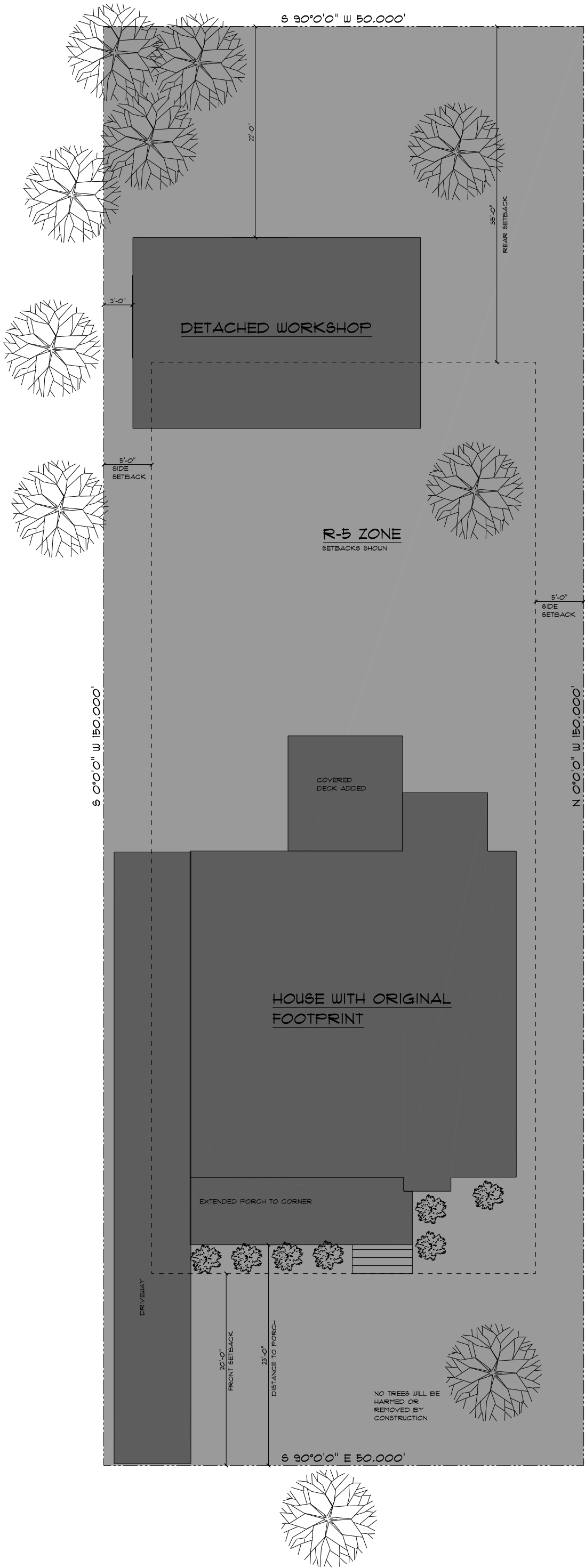
SHEET TITLE  
ROOF  
PLAN

PAPER SIZE: SCALE:  
11" X 17" 100% 1/8"=1'-0"  
12" X 18" 100% 1/8"=1'-0"  
24" X 36" 200% 1/4"=1'-0"

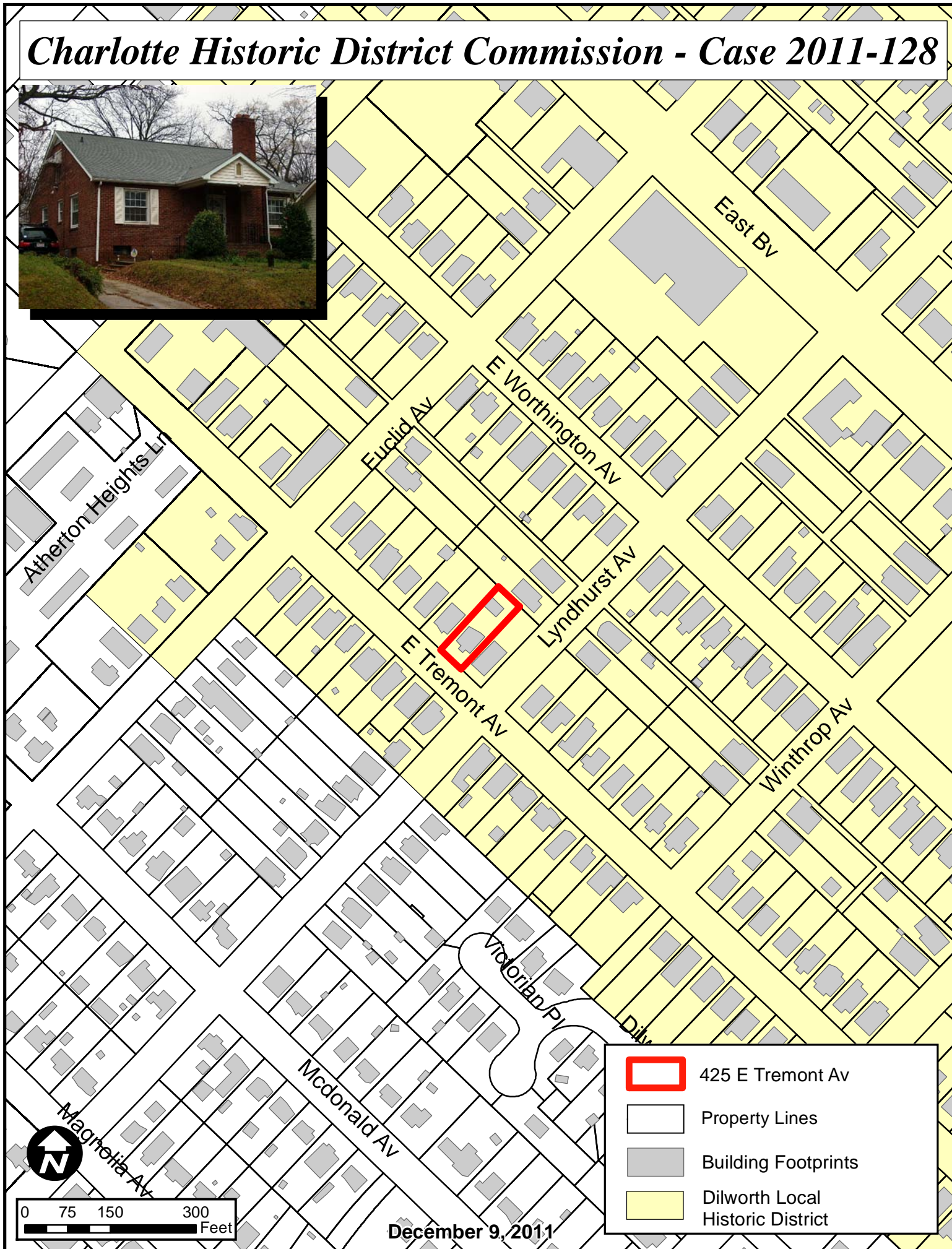
This drawing is the property of Jamie  
Compton Design and is not to be reproduced  
or copied in whole or in part. It is only to be  
used by the customer who which it was designed  
for and is not to be used by anyone without  
written permission. It is to be returned  
upon request.





SHEET NUMBER





# Charlotte Historic District Commission - Case 2011-128



-  425 E Tremont Av
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

December 9, 2011