
ADDRESS OF PROPERTY	717 Walnut Avenue, Wesley Heights Local Historic District	HDC 2012-128
SUMMARY OF REQUEST	Replacement of Asbestos Siding & Window Replacement	
OWNERS	Richard & Elaine Leo	
APPLICANTS	Richard & Elaine Leo	

Details of Proposed Request

- **Removal of Existing Asbestos Siding & replacing it with 8" Horizontal Lapped Wood Siding**
- **Replacement of Existing Windows, 6/1 Pattern**
- **Replacement of Existing Screened Porch with a 660 ft2 Master Suite & Family Room**

All of these proposals are shown on the attached plans.

Relevant HDC Design Guidelines

- **Building Materials**
- **Windows & Doors**
- **Additions**

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.





720



716



712



713



717

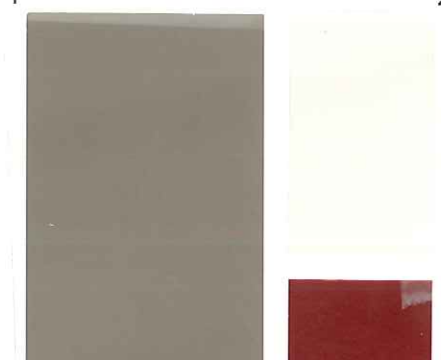


721

715 WALNUT

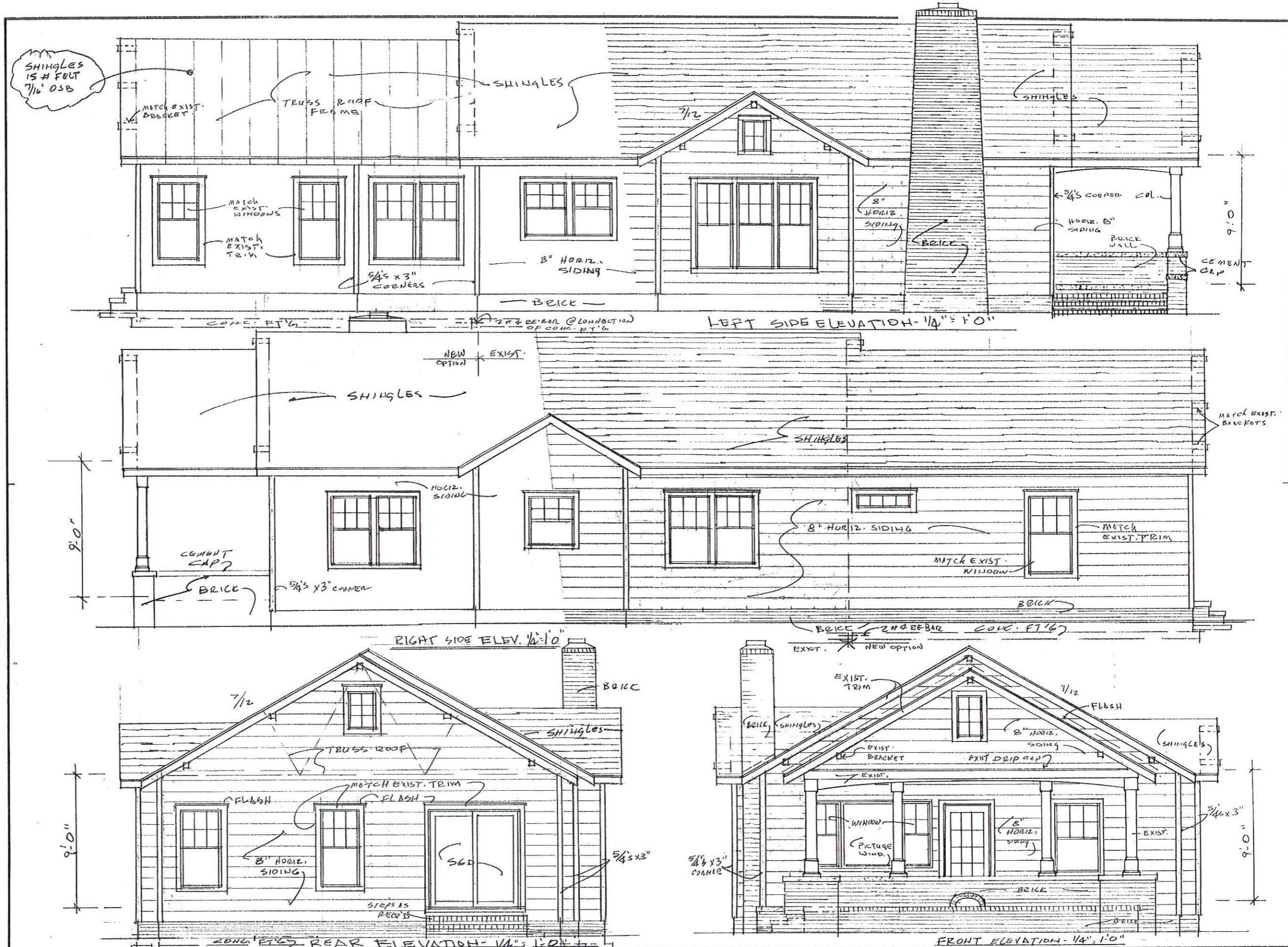
AVENUE

- 1- 1x8 R/S CEDAR/PINE
REPLACE ASBESTOS SIDING
TRIM, FASCIA & COLUMNS TO
REMAINE
- 2 WINDOWS TO BE REPLACED
w/ 6 LITE OVER 1 LITE
TO MATCH EXISTING.



1

2



Drawings, specifications and related items are, and remain the property of the designer. The client's right is conditional and limited for a one time use, to construct a single project on the specific property, as stated herein. Plans may not be sold, loaned, or given to others for the purpose of constructing another project. Possession of plans does not authorize continued use of same for construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction begins.

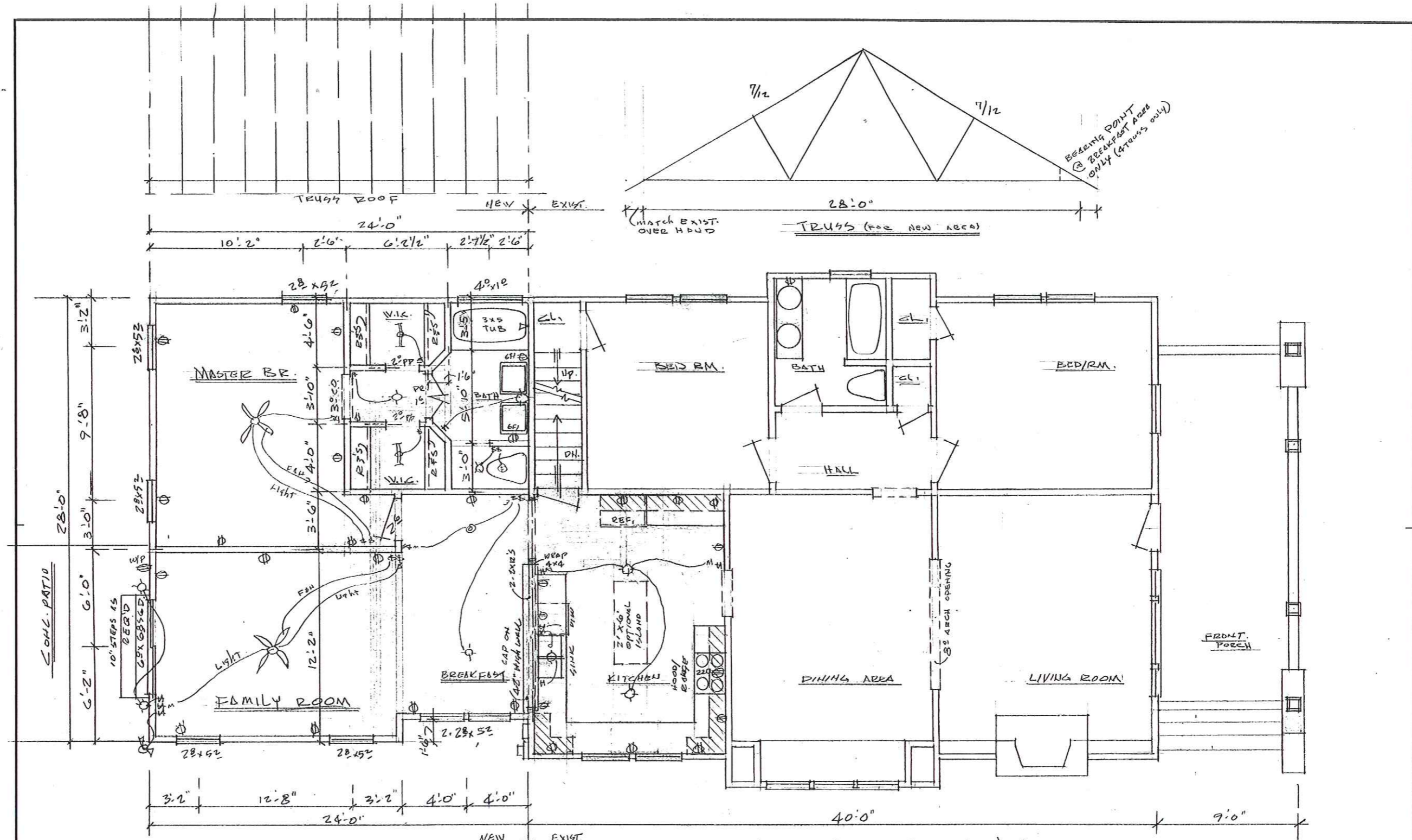
Leo A. Kirkman
residential design
telephone 704-536-2532 office
5221 morrow road charlotte, north carolina 28205

DATE	REVISIONS	DATE
		7/6/12
		DRAWN BY: J.A.K.
		CHECK BY:

SHEET DESCRIPTION
REVISED ELEVATIONS

PROJECT NAME
MR. & MRS. RICHARD LEO (CRAINE)
717 WALNUT AVENUE
PLDN # 1861

SHEET
7
OF
5



REVISED FLOOR PLAN - 1/4" = 1'-0"

OPTIONAL. COND. FRAME ROOF
 1- 2x8 C/J @ 16" O.C. S/S
 2- 2x6 RAFTERS @ 16" O.C.
 3- HOY 2x6 @ 8' OFF OUTSIDE WALLS @ RAFTER C/P
 4- 2x4 BRACE (NEW) @ 4'-0" O.C.
 5- 2x10 RIDGE

- NOTES:
- 1- REPLACE EXISTING WINDOWS W/ 6-LITE TOP / 1-LITE BOTTOM, EXISTING WINDOWS ARE BROKEN
 - 2- ALL NEW TRIM TO MATCH EXISTING WINDOWS, DOORS W/ NEW CORNER STYLES.
 - * 3- REPLACE ASBESTOS SHINGLE SIDING W/ WOOD HORIZ. SIDING, VERIFY IF SIDING UNDER ASBESTOS (WHAT) WOOD SIDING TO BE APPROVED

EXISTING	1201#	HEAT
FR. PORCH	207#	
(REMOVED) SEE POORH	200#	
NEW HEATED	660#	> 1861#
EXIST. HEATED	1201#	
TOTAL NEW #	(460#)	

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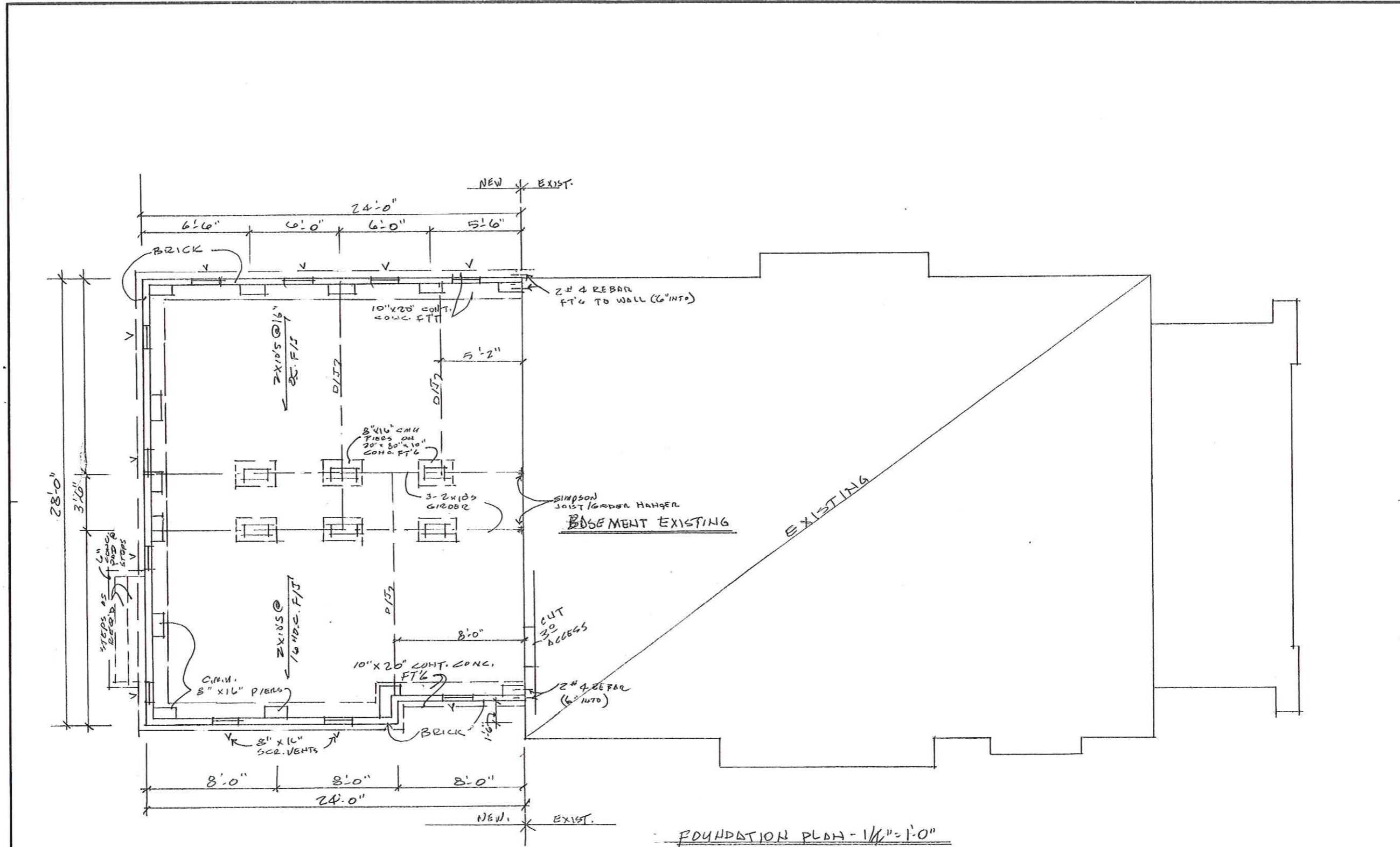
DATE	REVISIONS	DATE
9/5/12		

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SHEET DESCRIPTION
 REVISED FLOOR PLANS

PROJECT NAME
 MR. & MRS RICHARD LEO (ELAINE)
 717 WALNUT AVENUE
 PLAN # 1861

SHEET
 2/5
 OF



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

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 5221 morrison road charlotte, north carolina 28205

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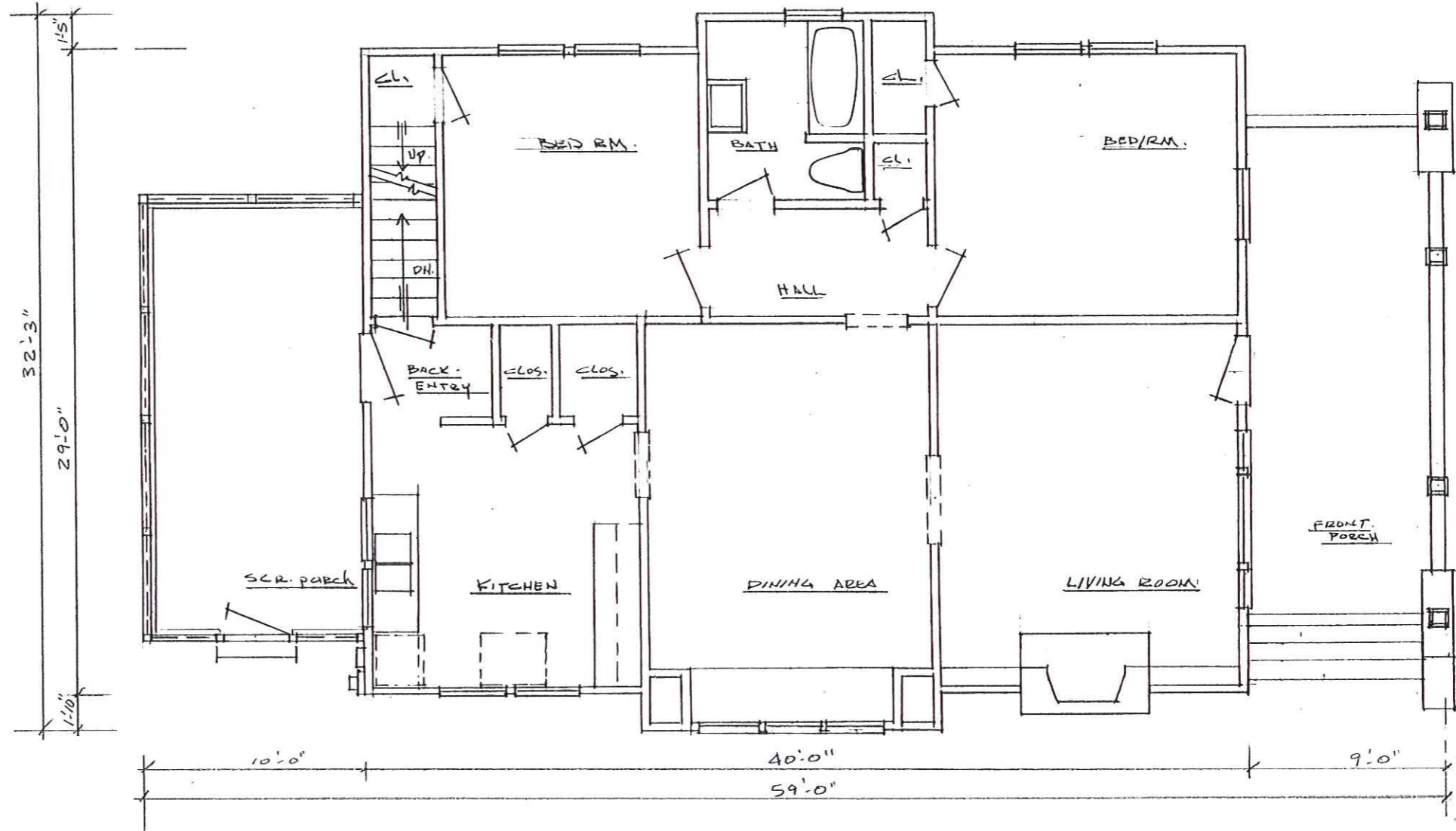
SHEET DESCRIPTION
 REVISED FOUNDATION PLAN

PROJECT NAME
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 717 WALNUT AVENUE
 PLAN # 1861

SHEET
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 OF
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			<p>DATE REVISIONS</p>	<p>DATE: 9/6/12 DRAWN BY: S.A.K. CHECK BY:</p>	<p>SHEET DESCRIPTION EXISTING ELEVATIONS</p>	<p>PROJECT NAME MR. & MRS. RICHARD LEO (GAINES) 717 WALNUT AVENUE PLDN # 1861</p>	<p>SHEET 4/15 OF</p>



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

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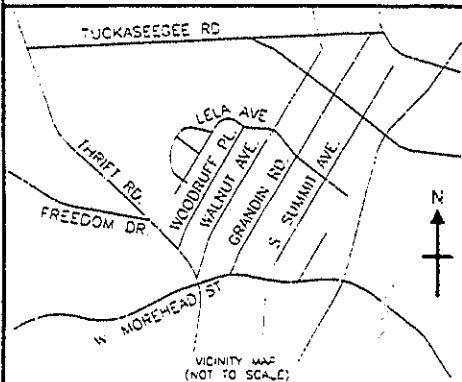
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		9/6/12
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SHEET DESCRIPTION
 EXISTING FLOOR PLAN

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 717 WALNUT AVENUE
 PLAN # 1861

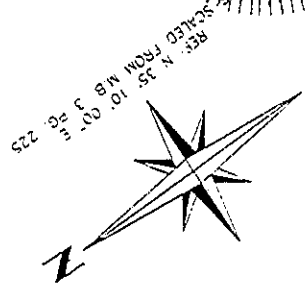
SHEET
 5
 OF 5

THIS IS TO CERTIFY THAT ON THE 29 DAY OF AUGUST 2012 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS



- NOTES:
- BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
 - THE MINIMUM RATIO OF PRECISION AS CALCULATED IS 1:10,000
 - ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH- PRIOR TO THE DATE OF THIS SURVEY
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESES AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
 - ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY
 - THIS PROPERTY IS CURRENTLY ZONED R-5 R-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN, SIDE YARD= 5' REAR YARD= 35' THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
 - THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA (ZONE "X")
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON
 - UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST
 - THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY. NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.
 - THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

SIGNED: *Robert E. Lee*
 ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR
 SEAL L-4755
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

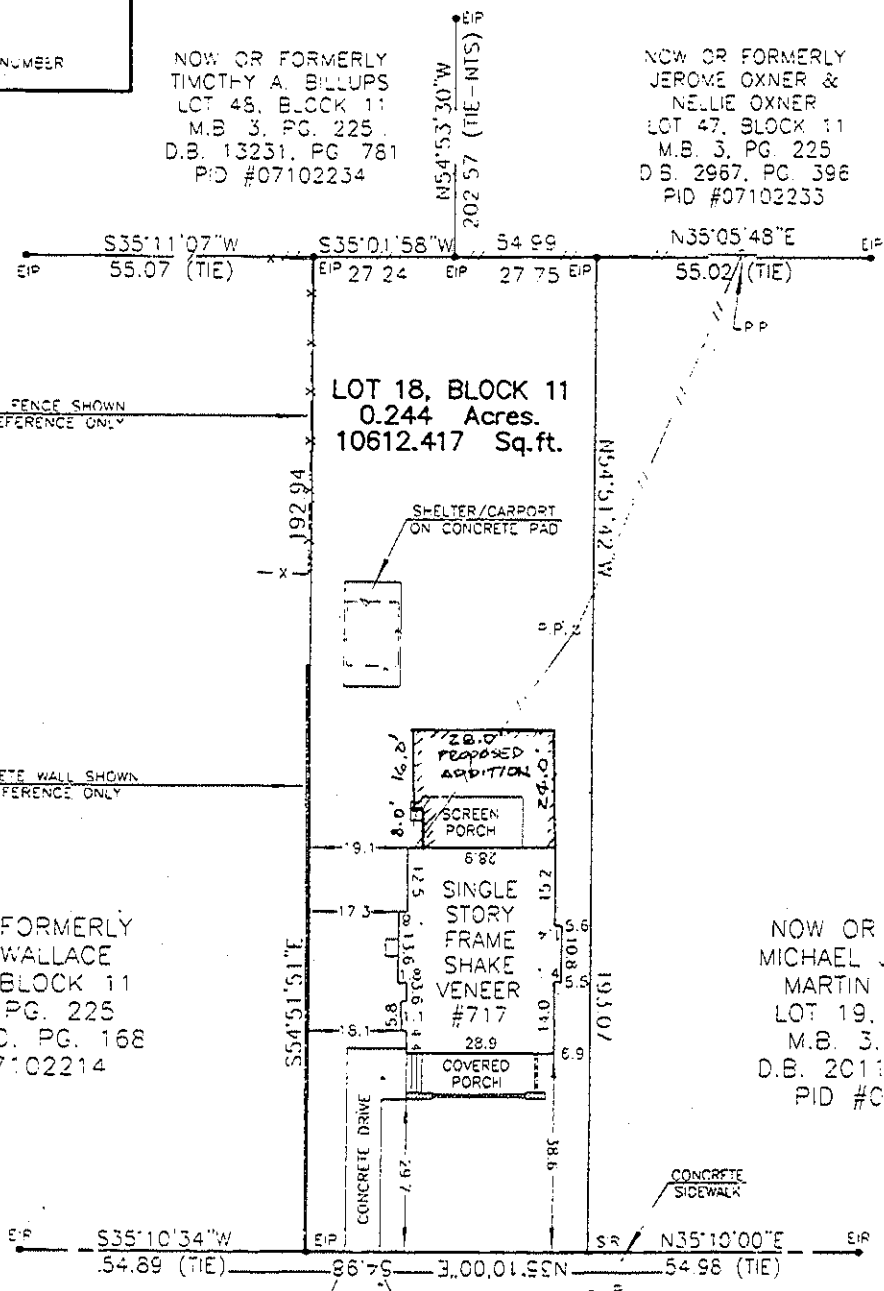


LEGEND:

---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
- . - . -	EASEMENT LINE
x x x x	FENCE LINE
///	OVERHEAD UTILITY LINE
- - - -	RIGHT-OF-WAY SETBACK
---x---	EXISTING IRON REBAR
---x---	EXISTING IRON PIPE
---x---	EXISTING CONCRETE MONUMENT
---x---	COMPLETED POINT
---x---	RE-SET #4 IRON REBAR
---x---	STORM DRAINAGE EASEMENT
---x---	SANITARY SEWER EASEMENT
---	RIGHT-OF-WAY
---	CHT P.C.E.
---	POWER POLE
---	MAP BOOK
---	DEED BOOK
---	PAGE
---	CURVE
---	TAX PARCEL IDENTIFICATION NUMBER
---	NOT TO SCALE

NOW OR FORMERLY
 TIMOTHY A. BILLUPS
 LOT 48, BLOCK 11
 M.B. 3, PG. 225
 D.B. 13231, PG. 781
 PID #07102234

NOW OR FORMERLY
 JEROME OXNER &
 NELLIE OXNER
 LOT 47, BLOCK 11
 M.B. 3, PG. 225
 D.B. 2967, PG. 396
 PID #07102233



ADJOINER'S WIRE FENCE SHOWN HEREON AS A REFERENCE ONLY

ADJOINER'S CONCRETE WALL SHOWN HEREON AS A REFERENCE ONLY

NOW OR FORMERLY
 ANN L. WALLACE
 LOT 17, BLOCK 11
 M.B. 3, PG. 225
 D.B. 19890, PG. 168
 PID #07102214

NOW OR FORMERLY
 MICHAEL J. DONEY &
 MARTIN J. DONEY
 LOT 19, BLOCK 11
 M.B. 3, PG. 225
 D.B. 20116, PG. 303
 PID #07102216

WALNUT AVENUE
 (50' PUBLIC R/W)

