
ADDRESS OF PROPERTY:	720 Walnut Avenue	<i>HDC 2012-161</i>
SUMMARY OF REQUEST:	Garage	
OWNERS:	Chris Carbuto	
APPLICANT:	ALB Architecture	

Details of Proposed Request: New Construction – Garage. A rear garage is proposed for this renovated c. 1929 Contributing house in Wesley Heights. The garage, with carriage style doors, will have a garret with a side facing gable above and a shop on the ground level beneath the entry and bath of the garret. Materials (including siding, foundation, windows, etc) and details (including window configuration, soffit/fascia treatment, overhang, brackets, foundation, etc.) will match house. Carriage track drive will extend toward the back of the house and then the drive/turn around space will become concrete. A brick terrace will be added to rear of house.

Relevant HDC Design Guidelines:

- Accessory Structures
- Parking Areas, Paving, and Driveways
- Details



720



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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- A-6 Proposed Elevations

Total Existing Heated Area =	1,422sf
Total Proposed Heated Area =	0
Total Proposed Unheated Area	
Porch & Garage =	687sf
Rear Yard Calculations:	
Existing Rear Yard =	3,628sf
Proposed House Addition =	0
Proposed Garage=	687sf
Pool/Patio =	1,103sf
Percentage of Permeable	
Rearyard Area =	51%
Open Space Calculations:	
Total Area of Site =	8,232sf
1st Floor Area of House =	1,422sf
1st Floor Area of Carport/Garage =	687sf
Area of Porches & Pergola &	
Impervious Paving =	1,521sf
Percentage of Open Space =	59

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed First Floor:	0 S.F.	678 S.F.
Proposed Second Floor:	443 S.F.	36 S.F.
Total:	443 S.F.	714 S.F.
Total Under Roof:	1,157 S.F.	



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Sal

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HISTORIC WESLEY HEIGHTS RENOVATION & ADDITION

CARBUTO RESIDENCE

720 Walnut Avenue, Charlotte, NC 28208

PROJ. NO. - 12082
ISSUED - 04 DEC 2012
REVISIONS -

COVER SHEET

A-0

OF FIVE



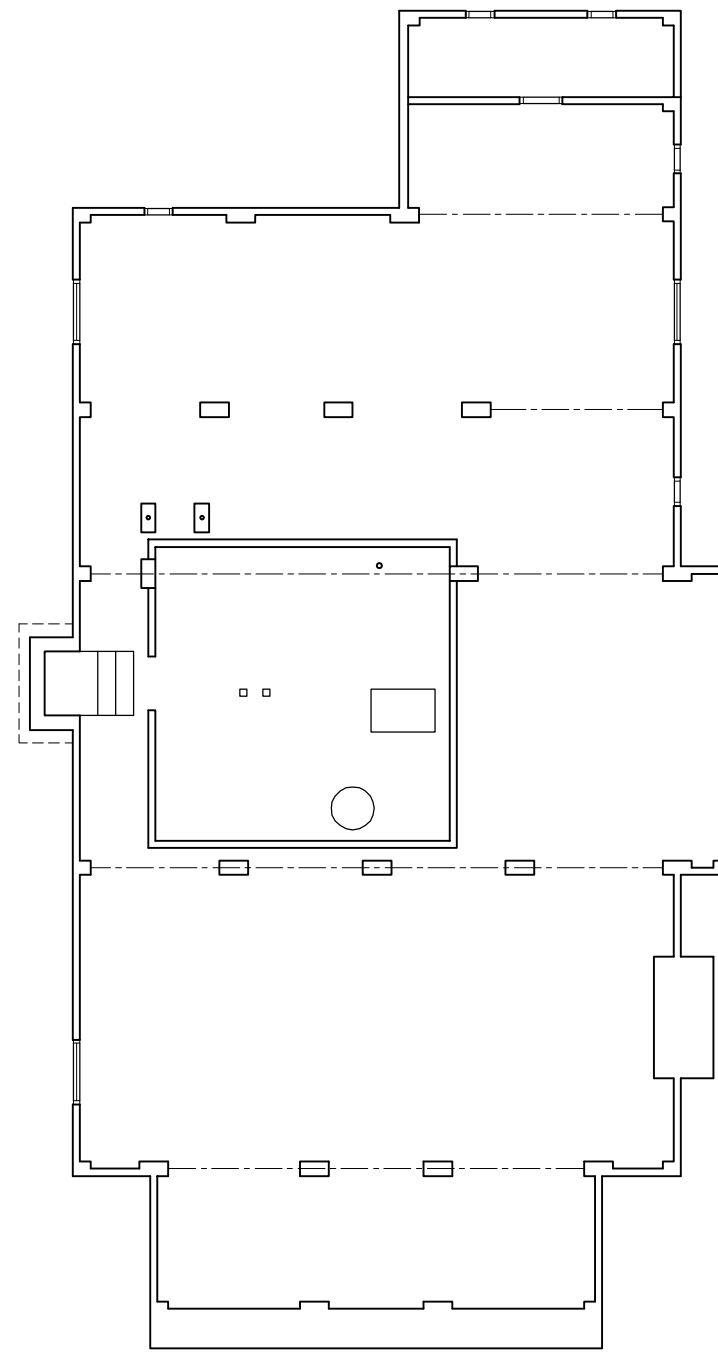
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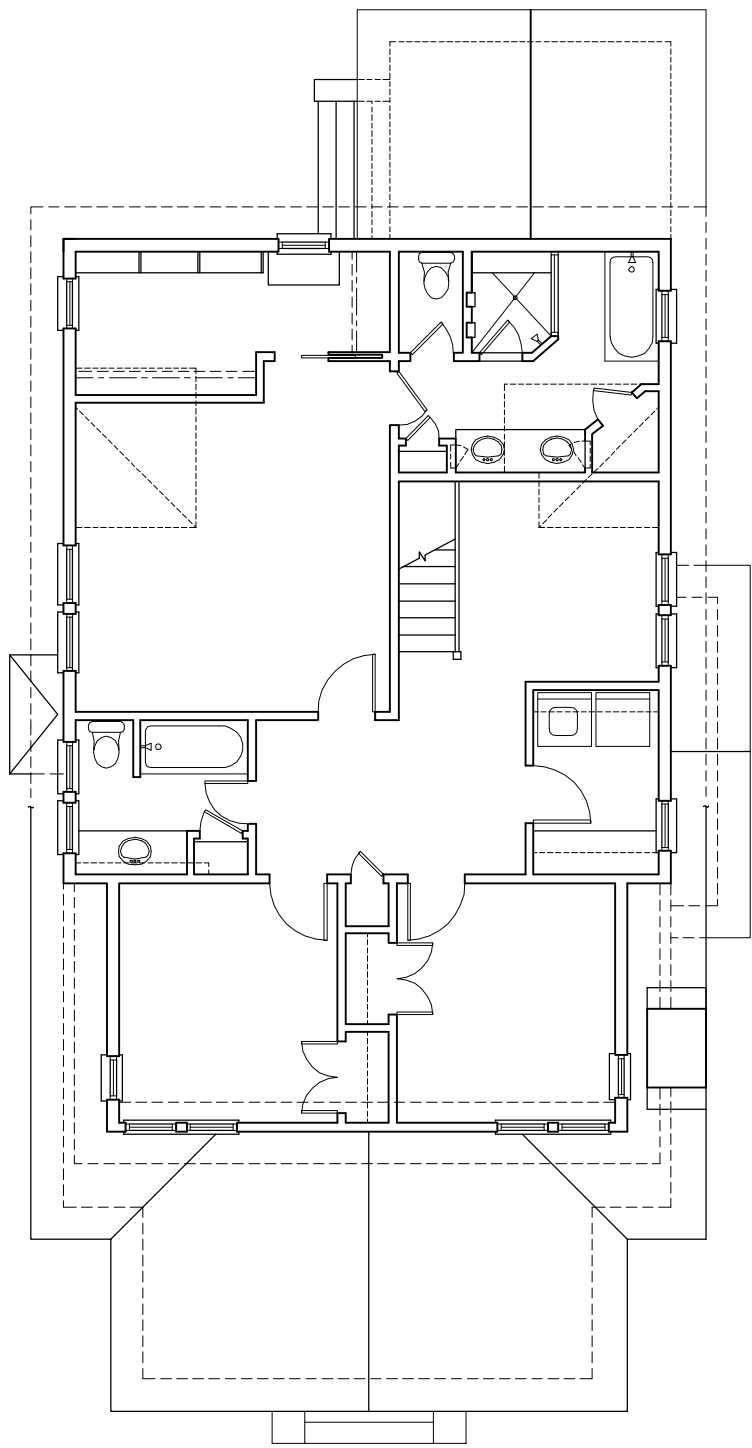
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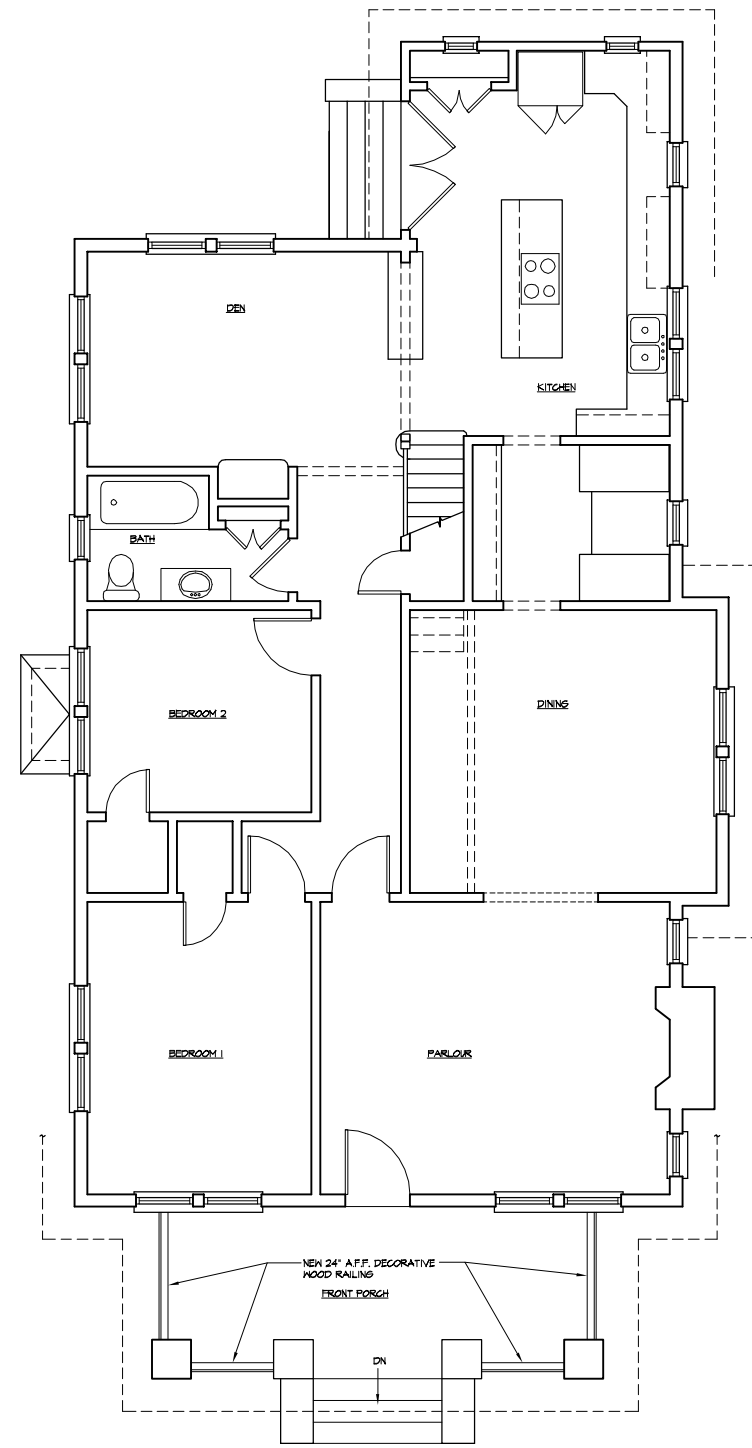
PROPOSED FLOOR PLANS



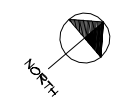
③ PROPOSED BASEMENT PLAN
1/4" = 1'-0"



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



① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"





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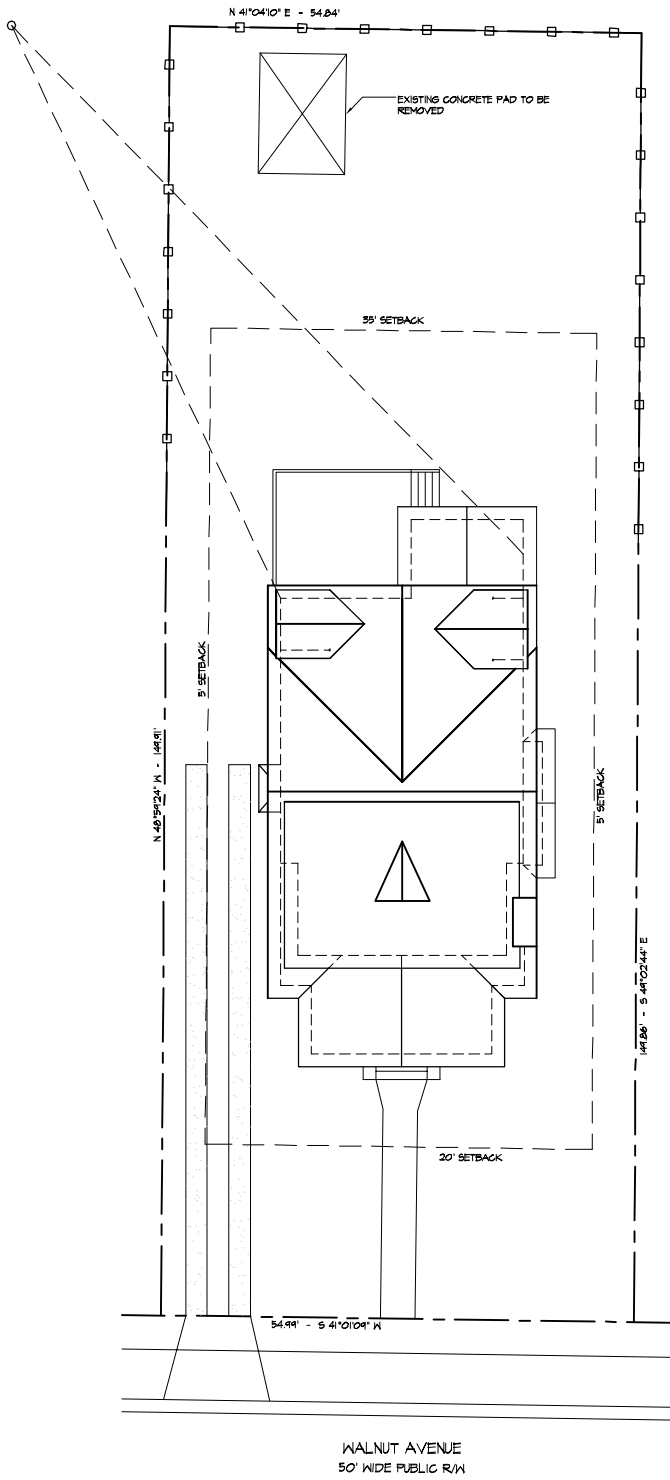
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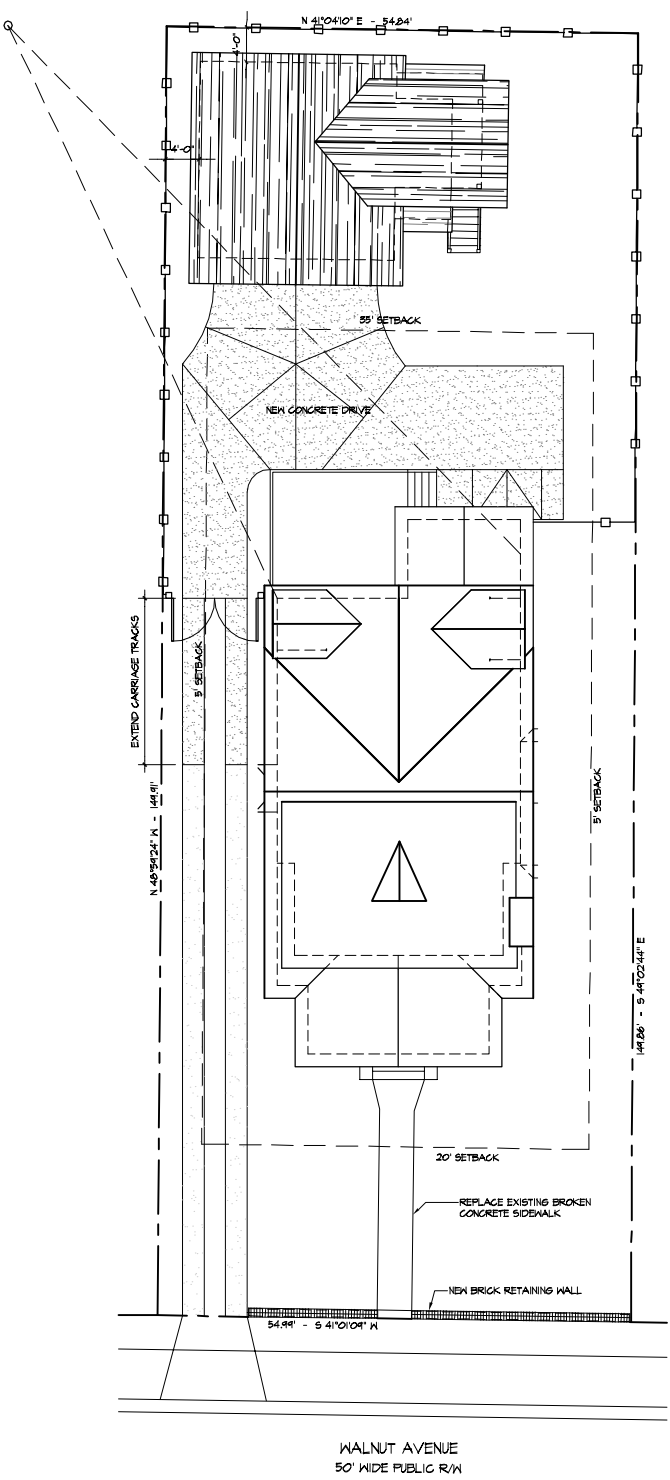
SITE PLAN

A-1

OF FIVE



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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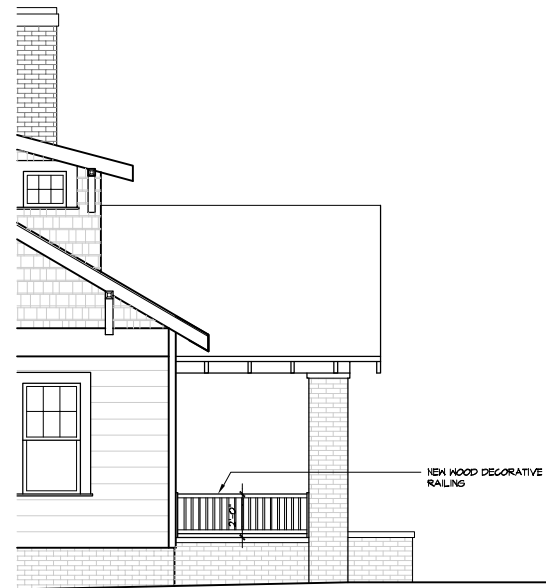
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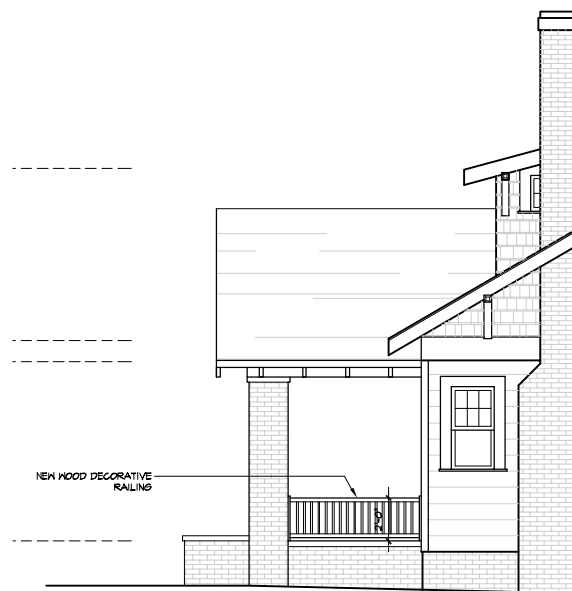
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PROPOSED
ELEVATIONS

A-3
OF FIVE



③ PROPOSED PARTIAL LEFT ELEVATION
1/4" = 1'-0"



② PROPOSED PARTIAL RIGHT ELEVATION
1/4" = 1'-0"



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0"	1'-0"	DOUBLE HUNG
B	2'-6" X 4'-0"	6'-6"	DOUBLE HUNG
C	2'-6" X 5'-6"	1'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

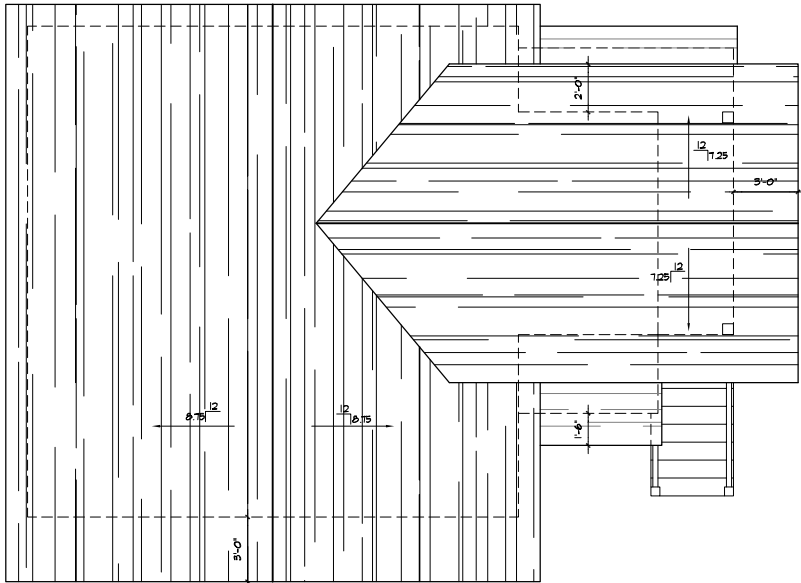
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

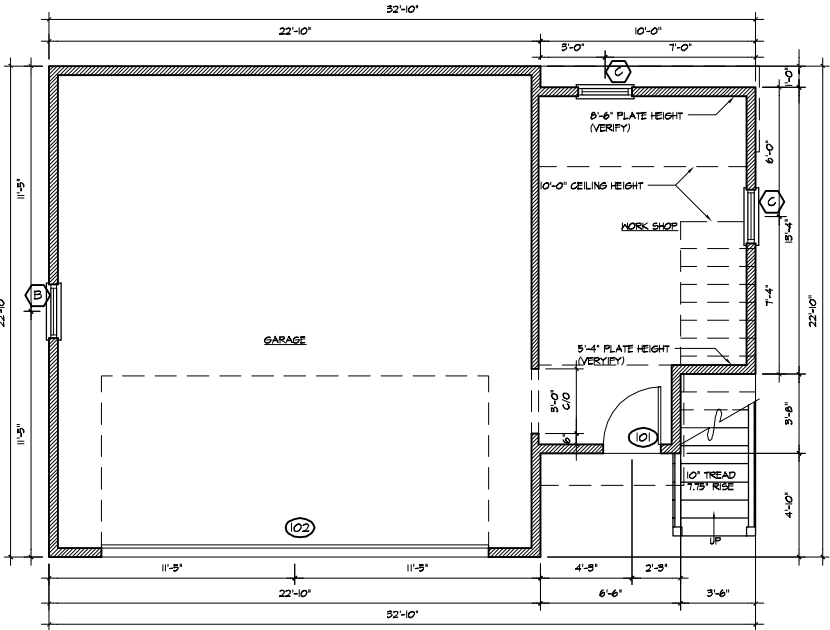
NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	2'-6" X 6'-6"	WORK SHOP
102	18'-0" X 8'-0"	GARAGE

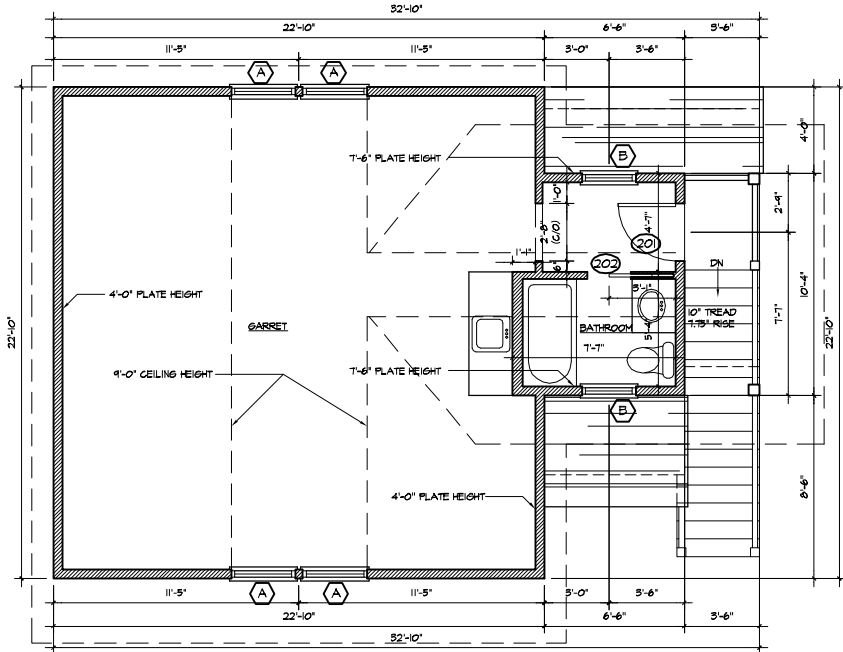
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-6" X 6'-6"	GARRET
202	2'-0" X 6'-6" (POCKET)	BATHROOM



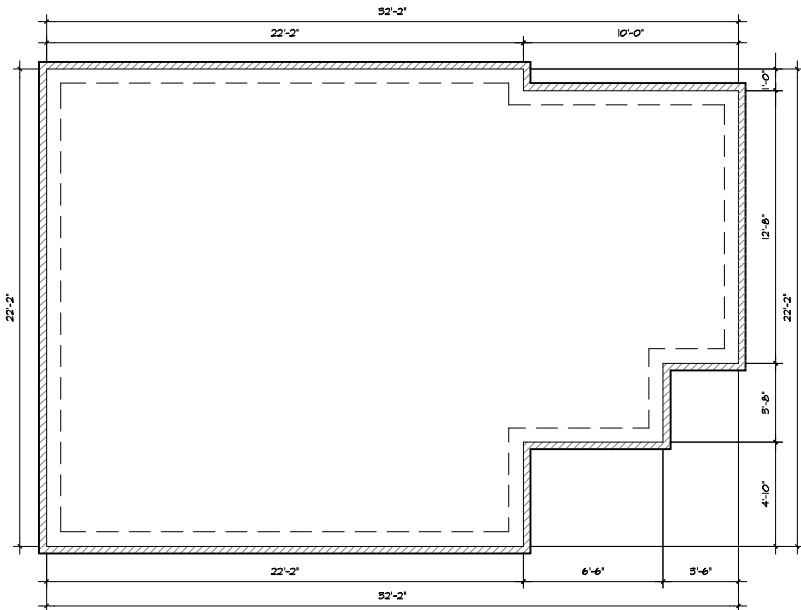
④ PROPOSED ROOF PLAN
1/4" = 1'-0"



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



③ PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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



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CARBUTO RESIDENCE
720 Walnut Avenue, Charlotte, NC 28208

PROJ. NO. - 12082
ISSUED - 04 DEC 2012
REVISIONS -

PROPOSED GARAGE PLAN

A-4
OF FIVE

WINDOW SCHEDULE			
SYM	SIZE	HEADER HEIGHT	TYPE
(A)	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
(B)	2'-6" X 4'-0"	6'-8"	DOUBLE HUNG
(C)	2'-6" X 5'-6"	7'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ MOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

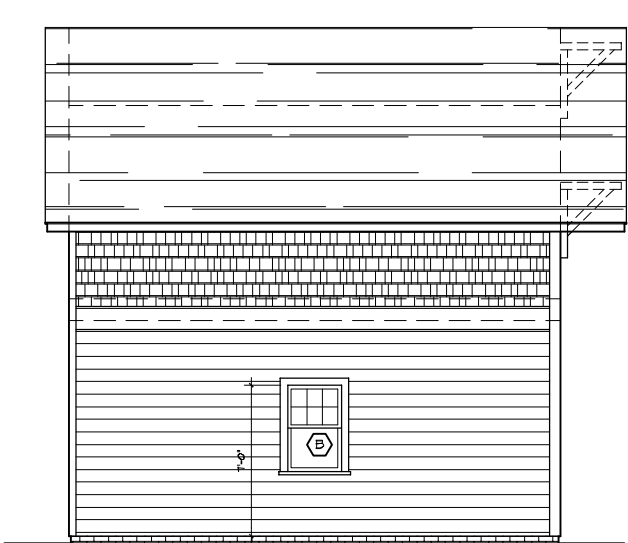
 NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MOUTH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

 * M.E. = MATCH EXISTING

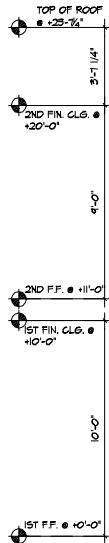
 NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
(101)	2'-8" X 6'-8"	WORK SHOP
(102)	18'-0" X 8'-0"	GARAGE

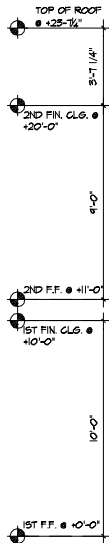
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
(201)	2'-8" X 6'-8"	GARRET
(202)	2'-0" X 6'-8" (POCKET)	BATHROOM



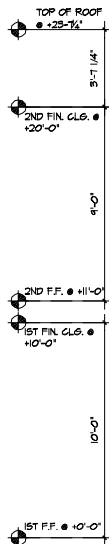
④ PROPOSED LEFT ELEVATION
 1/4" = 1'-0"



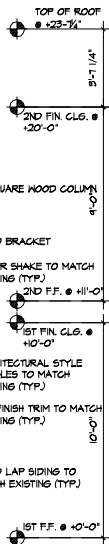
② PROPOSED RIGHT ELEVATION
 1/4" = 1'-0"



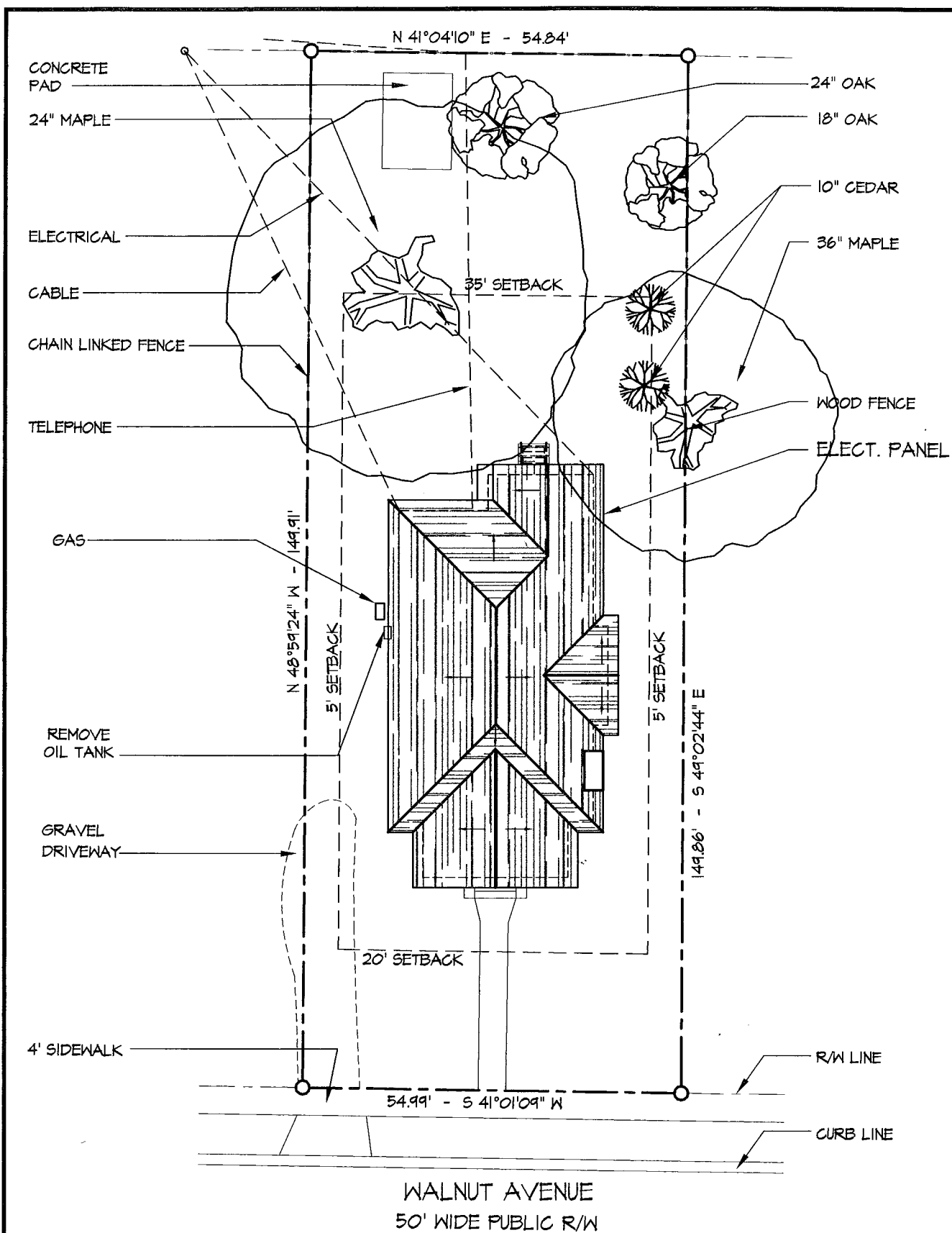
③ PROPOSED REAR ELEVATION
 1/4" = 1'-0"



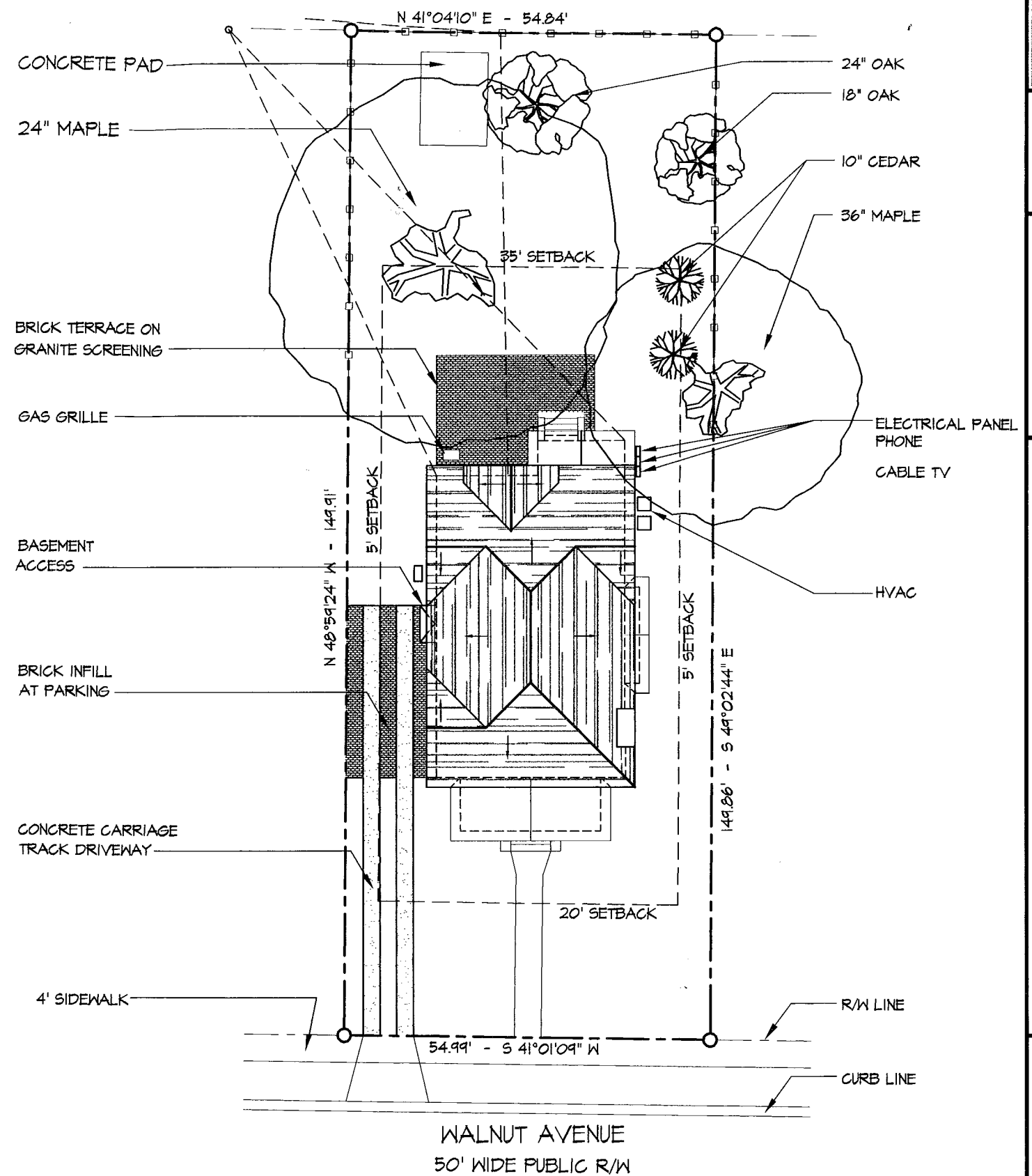
① PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



6" SQUARE WOOD COLUMN
 MOOD BRACKET
 CEDAR SHAKE TO MATCH EXISTING (TYP.)
 ARCHITECTURAL STYLE SHINGLES TO MATCH EXISTING (TYP.)
 ALL FINISH TRIM TO MATCH EXISTING (TYP.)
 MOOD LAP SIDING TO MATCH EXISTING (TYP.)



② EXISTING SITE PLAN
1" = 20'-0"



① PROPOSED SITE PLAN
1" = 20'-0"



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Seal

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Historic Wesley Heights Renovation of
CARBUTO RESIDENCE
720 Walnut Avenue, Charlotte, NC 28208

PROJ. NO. -04062
ISSUED - 20 OCT 2004
REVISIONS -
EXISTING AND
PROPOSED SITE
PLANS

A-1

OF: FIVE

Charlotte Historic District Commission - Case 2012-161

