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**LOCAL HISTORIC DISTRICT:** Wilmore

**ADDRESS OF PROPERTY:** 1613 Wilmore Drive, Dilworth Local Historic District

**SUMMARY OF REQUEST:** New Construction Single Family House

**OWNER:** Lake Success Rentals

**APPLICANT:** Richard Scola & Adam Levinson

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**Details of Proposed Request**

*Background*

The subject property was built in 1936 and approved for demolition July 10, 2013. The approval included an exception to the '90 day no near' policy.

*Existing Conditions*

The surrounding houses are a mix of 1, 1.5 and 2 story structures with covered front porches, most were built in the 1930's. The two homes at the corner of Wilmore Drive and West Park Avenue were built in 2004 and 2011. The average setback along the block is approximated 30-32 feet measured from back of curb. The house to be demolished was set further back.

*Proposal*

The proposal is for the construction of a new single family, 2 ½ story home. Details of the home include:

- Raised foundation partially wrapped in brick
- Less than full width porch 8 feet in depth on first and second levels
- 3/1 windows
- 12" roof overhang with a 10:12 pitch over the main structure and 6:12 over the porch
- Standing seam metal roof over the porch
- Cedar shakes in the front and rear gables

**Policy & Design Guidelines for New Construction**

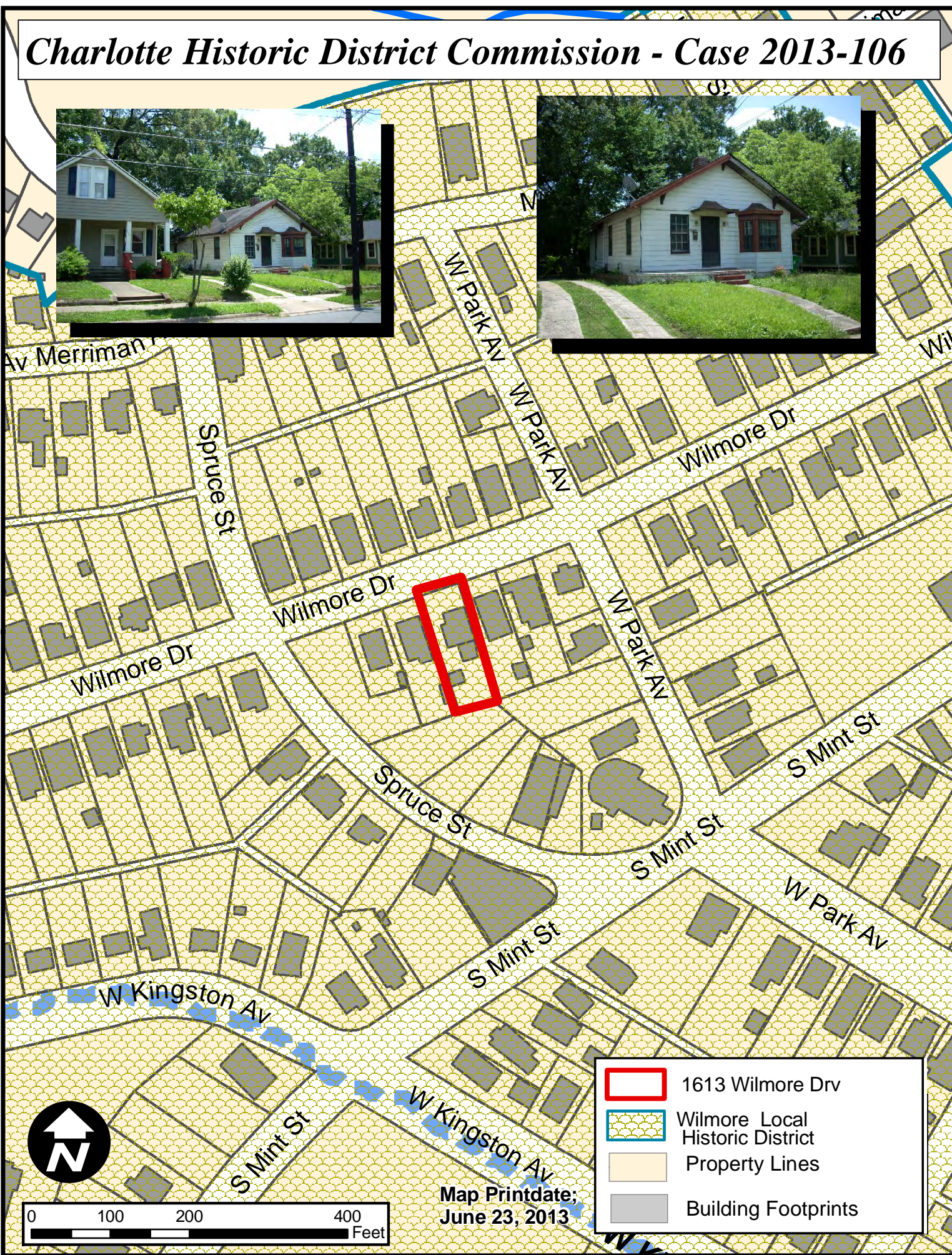
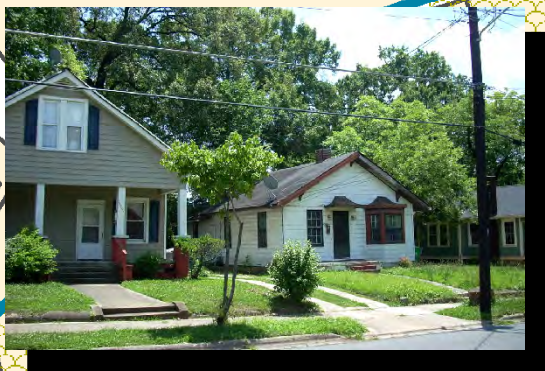
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<i>as a tool to soften and blend the project with the district</i>

**Staff Analysis**

Staff believes the proposal satisfies the following Guidelines: Size. There is insufficient information regarding Materials, Setback and Landscaping. The HDC should also consider whether the application meets the Guidelines for Scale, Massing, Fenestration, Rhythm and Context.

# Charlotte Historic District Commission - Case 2013-106











400 ft

20 m

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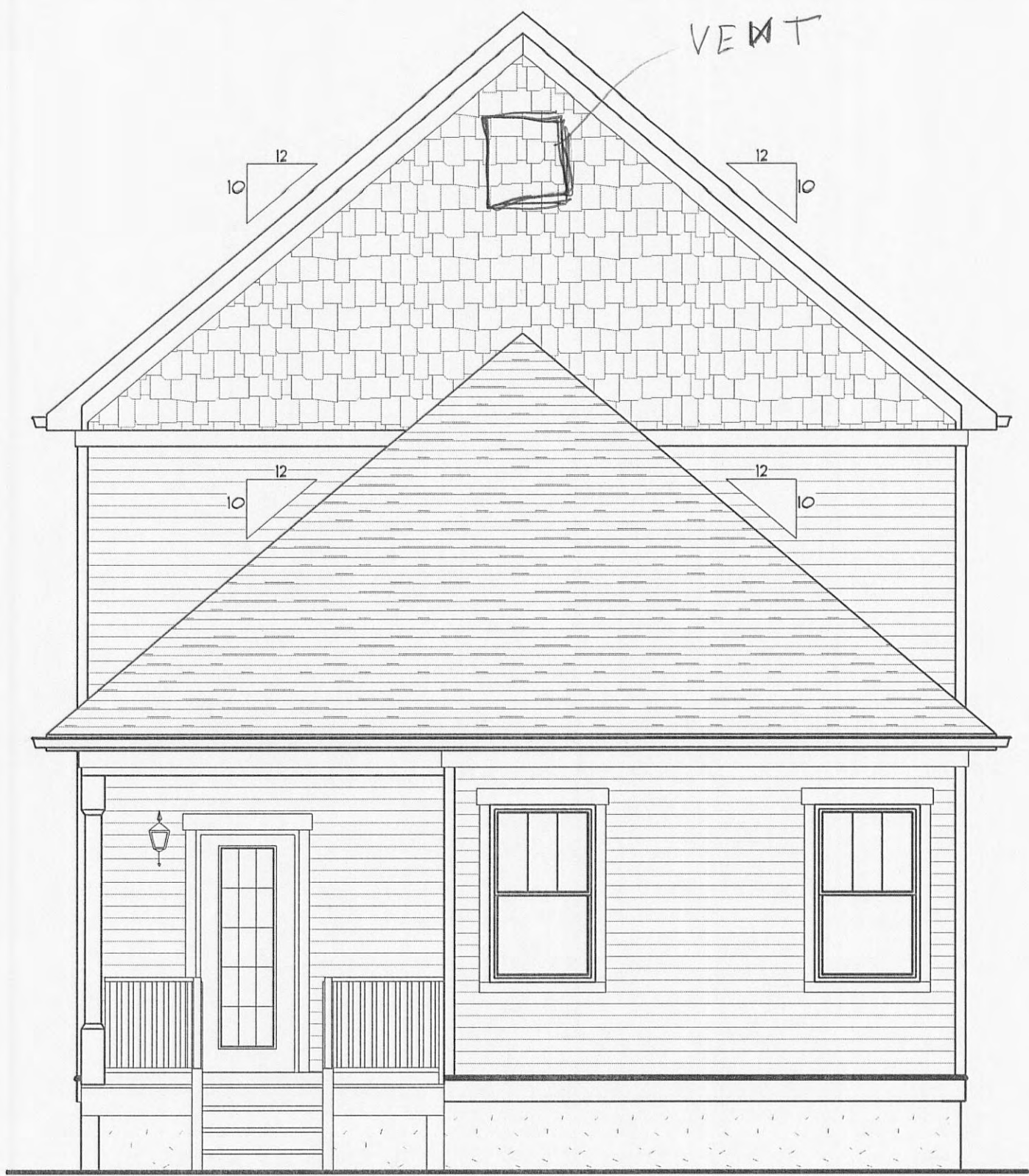






GENERAL NOTES  
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FRAMA MPS.  
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.  
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9. FRAME WALLS ARE DRAWN AT 3/12" WIDE, U.N.O.

8'-1 1/2" SECOND FLOOR WALLS  
8'-4" B.O.H. @ REAR PORCH  
7'-6" B.O.H.  
FLOOR SYSTEM



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



8'-1 1/2" SECOND FLOOR WALLS  
8'-4" B.O.H. @ REAR PORCH  
7'-6" B.O.H.  
FLOOR SYSTEM

7'-6" B.O.H.  
8'-4" B.O.H. @ REAR PORCH  
9'-1 1/2" FIRST FLOOR WALLS  
FLOOR SYSTEM

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

DATE:  
5-26-13

DRAWN BY:  
BR, KR

TWENTY ONE  
HOME DESIGN

704-401-6159

WAXHAW, NC

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1613 WILMORE DRIVE  
CHARLOTTE, NC  
SINGLE USE LICENSE NOT TO BE REPRODUCED

SHEET  
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8'-1 1/2"  
SECOND FLOOR WALLS  
7'-4"  
B.O.H. @ PORCH  
7'-0"  
B.O.H.  
FLOOR SYSTEM  
9'-1 1/2"  
FIRST FLOOR WALLS  
8'-0"  
B.O.H. @ PORCH  
7'-6"  
B.O.H.  
FLOOR SYSTEM



1613 WILMORE DRIVE  
SCALE: 1/4" = 1'-0"



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



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

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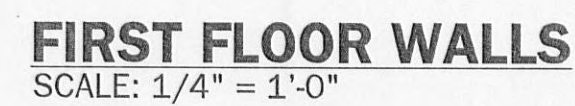
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- 7 ALL ANGLED WALLS ARE TO BE CONSTRUCTED USING 4" MIN. WALL THICKNESS
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAWN AT 3/4"=1' WALL, U.N.O.



Sq Footage	
FIRST FLOOR	1195
SECOND FLOOR	617
TOTAL HEATED	1812
FRONT PORCH	160
UPPER FRONT PORCH	160
REAR PORCH	105
TOTAL UNDER ROOF	2237

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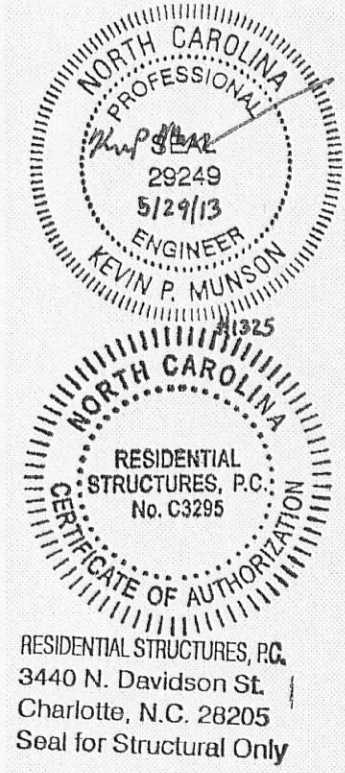
2ND FLOOR BRACED WALL NOTES:

- 90 MPH WINDZONE W/ EXP. "B"
- 8' WALL HEIGHT
- BWL=BRACED WALL LINE USING METHOD CS-WSP
- THE ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCRC



SECOND FLOOR WALLS

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



NOTES:

- 1 ROOF TRUSSES PER MANUFACTURER @ 24" MAX. O.C. SPACING

- # NUMBER OF JACK STUDS

GT = GIRDER TRUSS PER MANUFACTURER

ALL 2ND FLOOR LOAD BEARING HEADERS TO BE 2-2X8'S U.N.O. WITH 1 JACK AND 1 KING AT EACH END, U.N.O.

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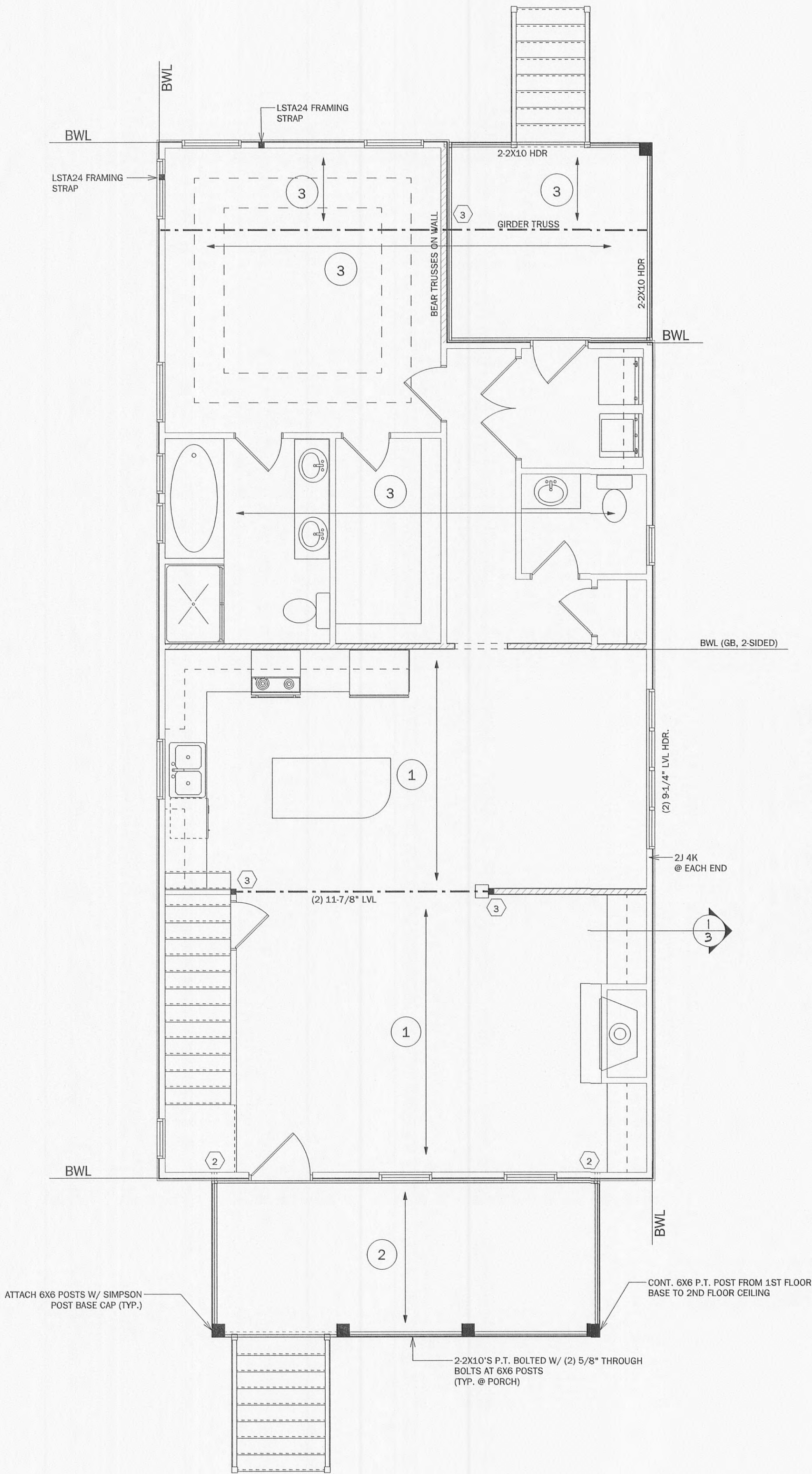
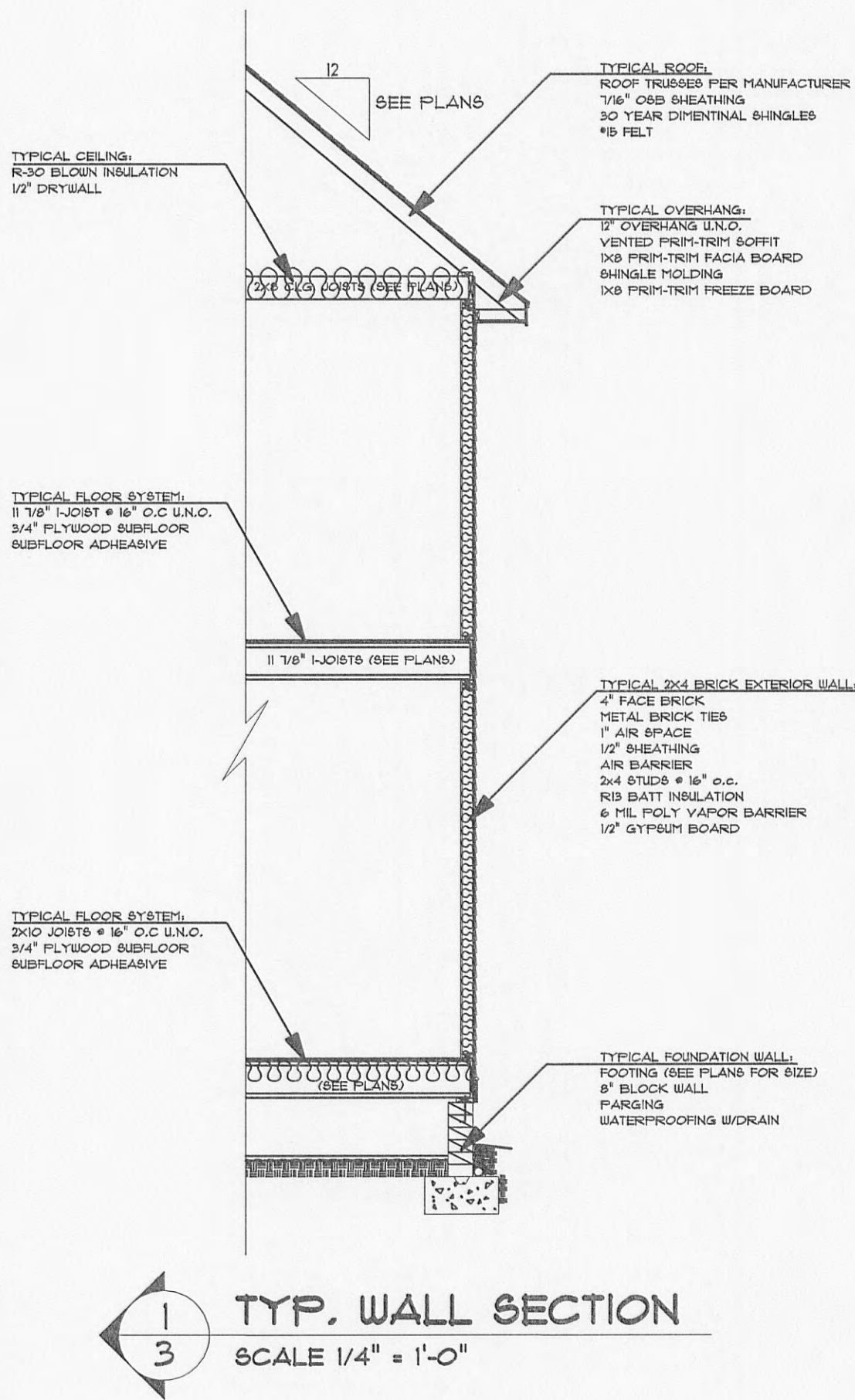
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9. FRAME WALLS ARE DRAWN AT 3-1/2" WIDE, U.N.O.



**FIRST FLOOR BRACED WALL NOTES:**

- 90 MPH WINDZONE EXP. "B"
- 9' WALL HEIGHT
- BWL=BRACED WALL LINE USING METHOD CS-WSP
- THE ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCR

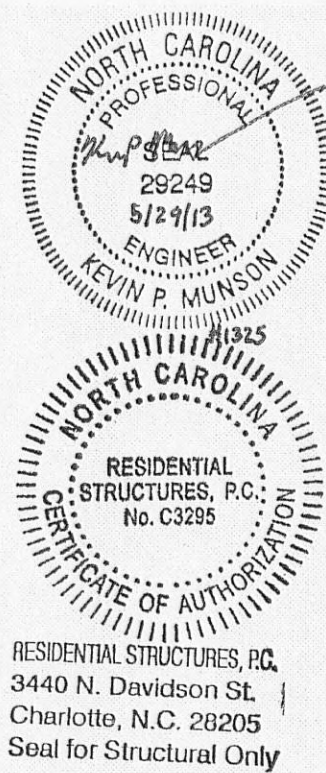
**NOTES:**

- ADD DOUBLE JOIST UNDER PARALLEL PARTITION WALLS
- TRANSFER ALL POINT LOADS FROM ABOVE TO FOUNDATION BELOW W/ AN EQUAL AMOUNT OF STUD MATERIAL.
- ALL 1ST FLOOR LOAD BEARING HDRS TO BE 2-2X10 W/ 1 JACK AND 1 KING AT EACH END, U.N.O.

**NOTES:**

- 1 2X10 SYP @ 16" O.C. U.N.O.
- 2 P.T. 2X10 SYP @ 16" O.C. U.N.O.
- 3 ROOF TRUSSES PER MANUFACTURER

- NON LOAD BEARING WALLS
- LOAD BEARING WALLS
- # NUMBER OF JACK STUDS



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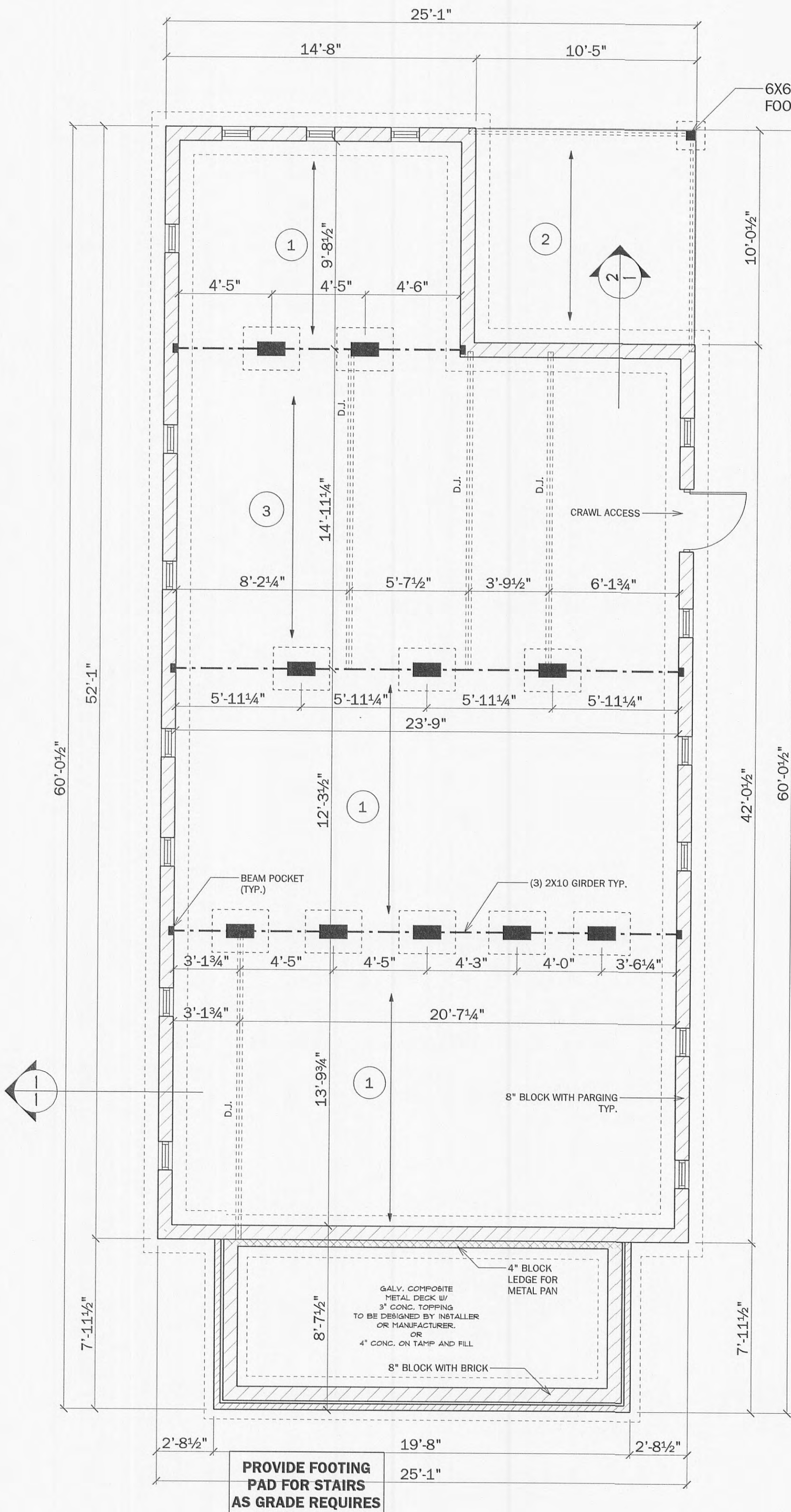
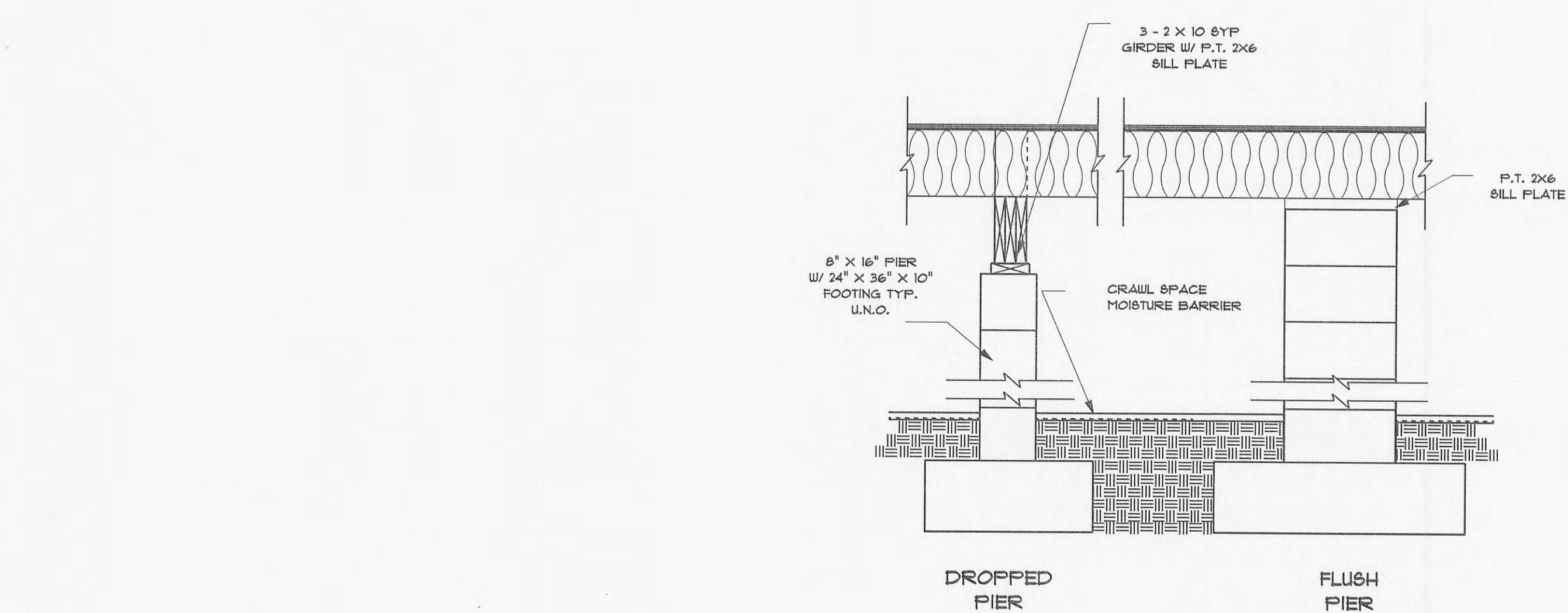
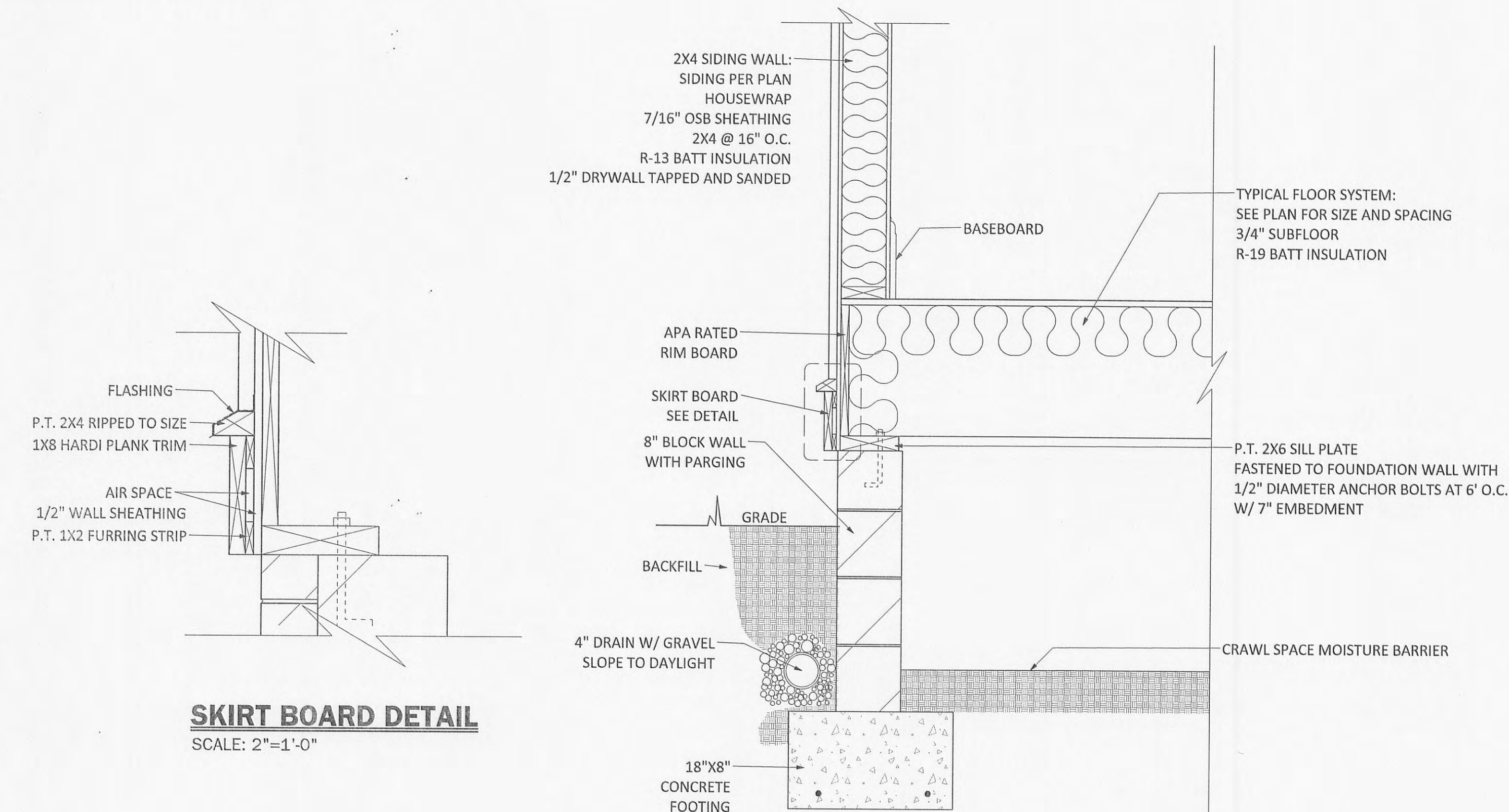
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**1613 WILMORE DRIVE**  
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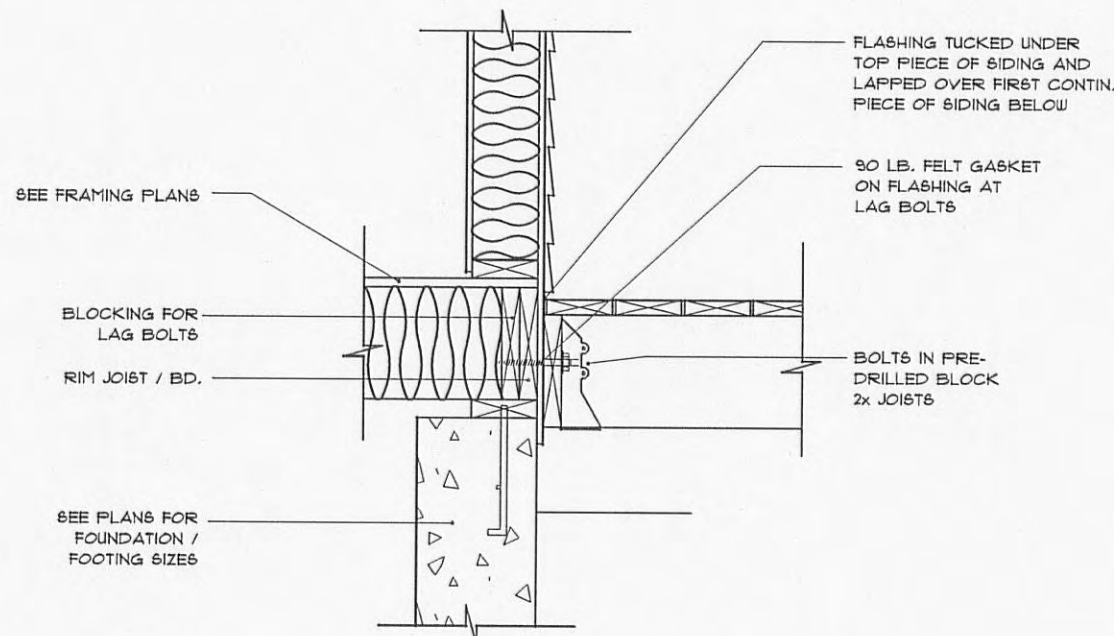
**SHEET**  
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**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



- NOTES:**
- TRANSFER ALL POINT LOADS FROM ABOVE TO FOUNDATION BELOW WITH AN EQUAL AMOUNT OF STUD MATERIAL.
  - SOIL TO HAVE MIN. 2000 PSF BEARING CAPACITY
  - CONCRETE TO HAVE MIN. 3000 PSI COMPRESSIVE STRENGTH

- DROPPED PIER**
- FLUSH PIER**

- NOTES:**
- 2X10 SYP @ 16" O.C. U.N.O.
  - P.T. 2X10 SYP @ 16" O.C. U.N.O.
  - 2X10 SYP @ 12" O.C. U.N.O.

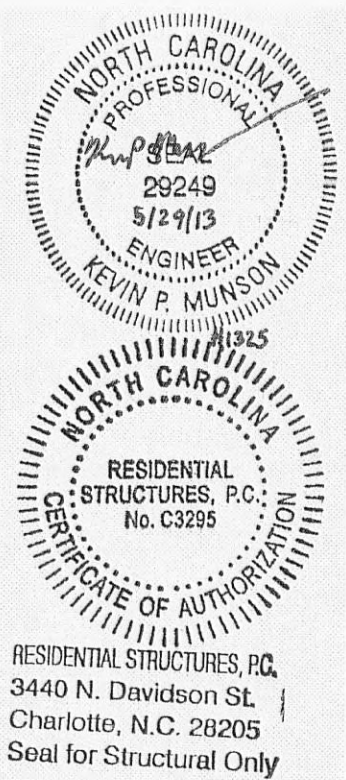
**CRAWL VENTILATION CALCULATIONS**

CRAWL SPACE AREA = 1195

REQ'D # OF VENTS = 1195

150 SQ. FT.(0.5 SQ. FT./VENT) = 15.9 (16 VENTS)

- NOTES:**
- ALL FLOOR JOISTS 2 X 10 @ 16" O.C. SPF # 2 U.N.O.
  - ALL DROPPED GIRDERS ARE 3 - 2 X 10 SYP # 2 U.N.O.
  - ALL PIERS ARE 8" X 16" CMM W/ 24" X 36" X 10" FTG. U.N.O.
  - INSTALL DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS



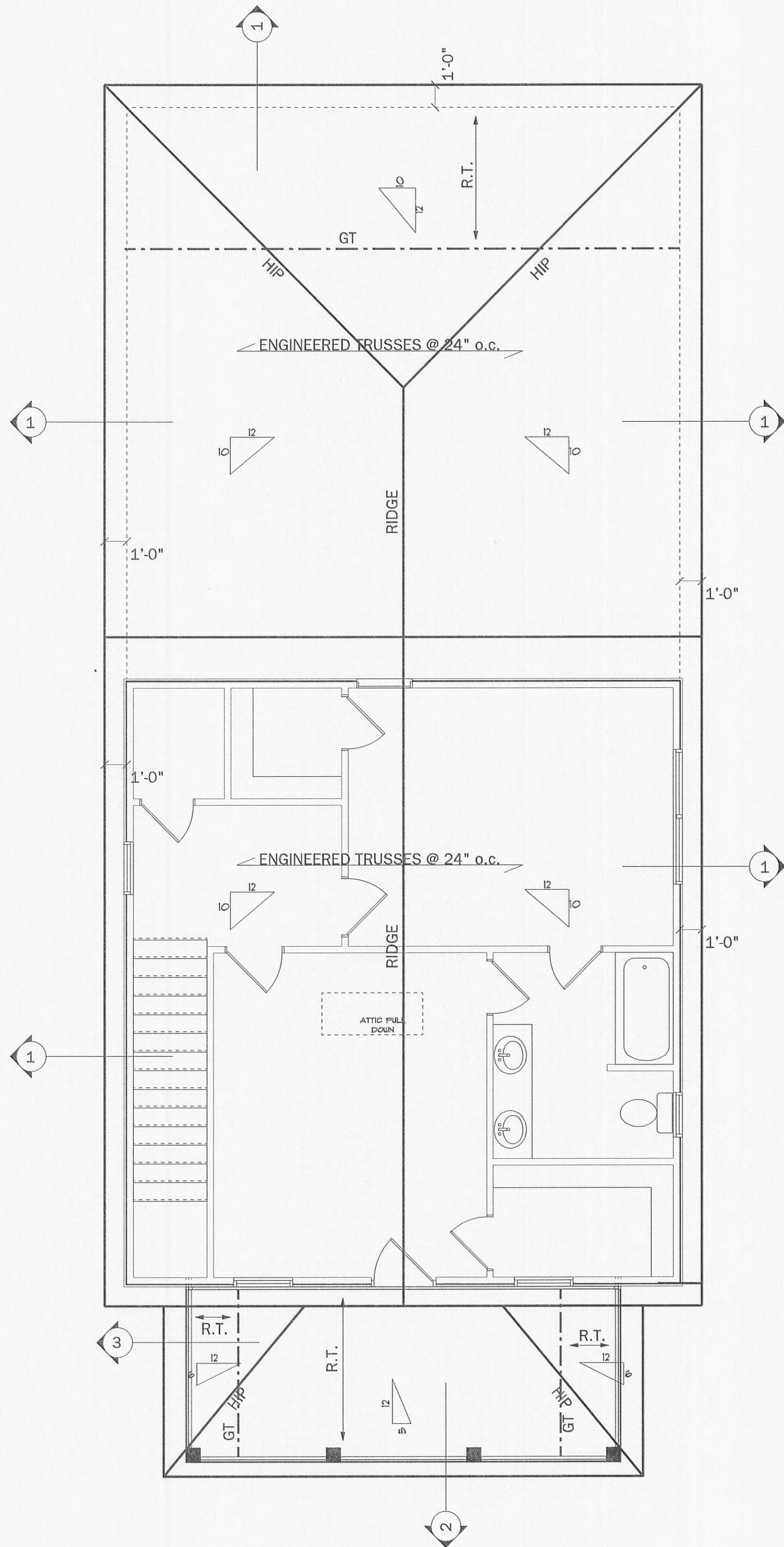
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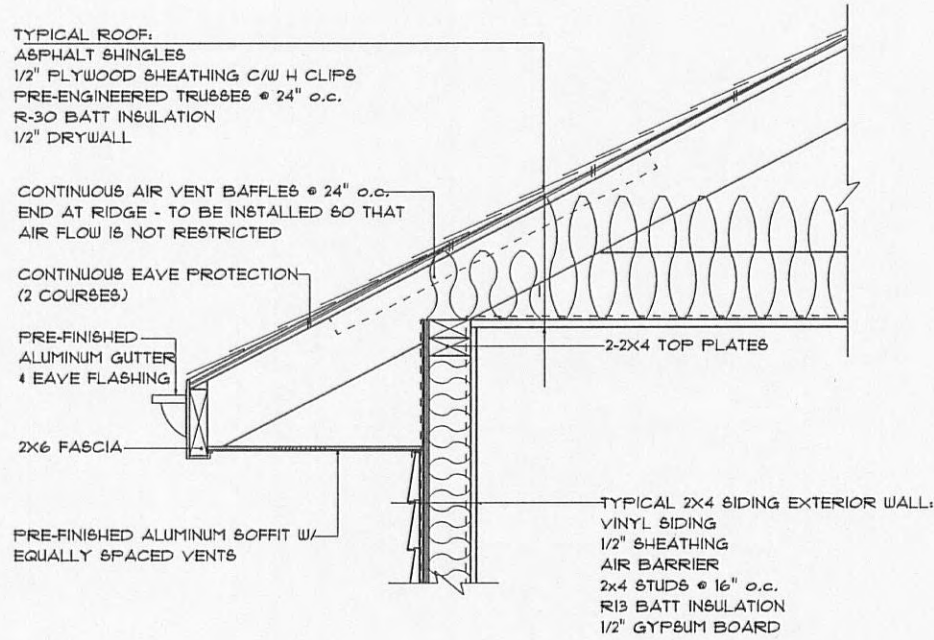
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ROOF FRAMING NOTES:

- ROOF TO BE TRUSSED PER MANUFACTURER @ 24" MAX O.C. SPACING  
GT = GIRDER TRUSS PER MANUFACTURER

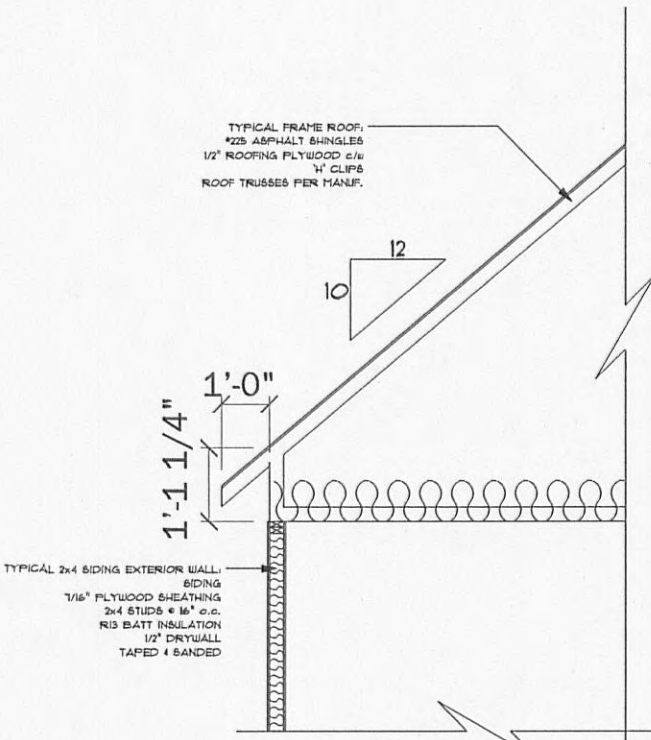


ROOF PLAN  
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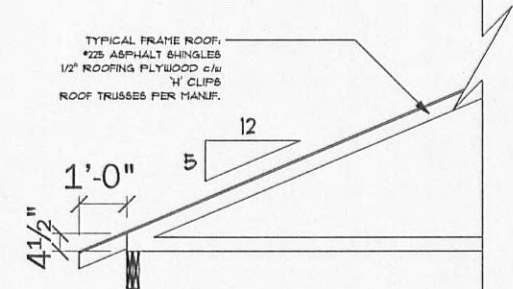


TYP. SOFFIT DETAIL

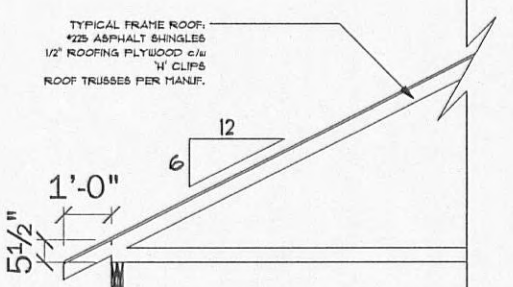
SCALE: N.T.S.



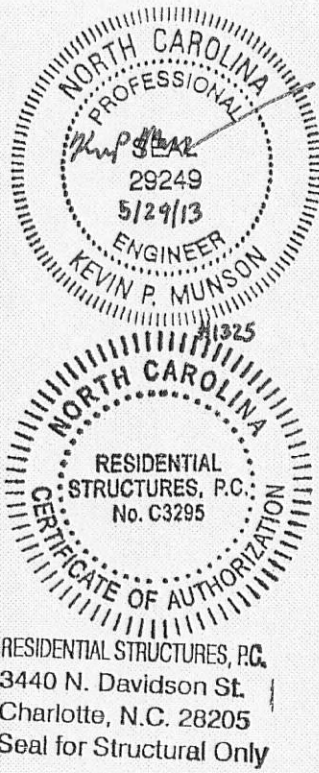
10" PITCH  
SCALE: 1/4"=1'-0"



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



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



RESIDENTIAL STRUCTURES, P.C.  
3440 N. Davidson St.  
Charlotte, N.C. 28205  
Seal for Structural Only

1613 WILMORE DRIVE  
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NOT TO BE REPRODUCED

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