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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 600 E. Worthington Avenue

**SUMMARY OF REQUEST:** Addition

**OWNER:** Brian Flynn

**APPLICANT:** ALB Architecture

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### **Details of Proposed Request**

#### *Existing Conditions*

The subject property is a 1.5 story Bungalow that is listed as a contributing structure, ca. 1915. The house has a low hip roof with hip roofed dormers and engaged porch. The site is a corner lot that slopes gently from front to rear. The surrounding residential context is a mix of 1, 1.5 and 2 story houses.

#### *Proposal-February 2014*

The proposal is a second story addition that begins behind the front wall plane toward the middle of the house and extends into the rear yard to include a new first floor. The addition is capped with a series of hip roofs matching the existing pitch. The materials will be wood siding with details and fenestration to match or complement existing. **The application was denied based on Scale, Massing, Fenestration and Rhythm.**

#### *Revised Proposal-July 9, 2014*

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. A simplified roof design with fewer changes in height
2. Reduction in chimney height
3. Overall height has been reduced to approximately 20' measured from the finished floor. Previous height was approximately 24'-8".
4. Fenestration arrangement and style has been modified on the additions
5. Material of the dormers changed to wood shakes
6. Rear elevation is scaled down on the second story

### **Staff Analysis**

The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.

### **Policy & Design Guidelines**

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.

Continued on page 2.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>

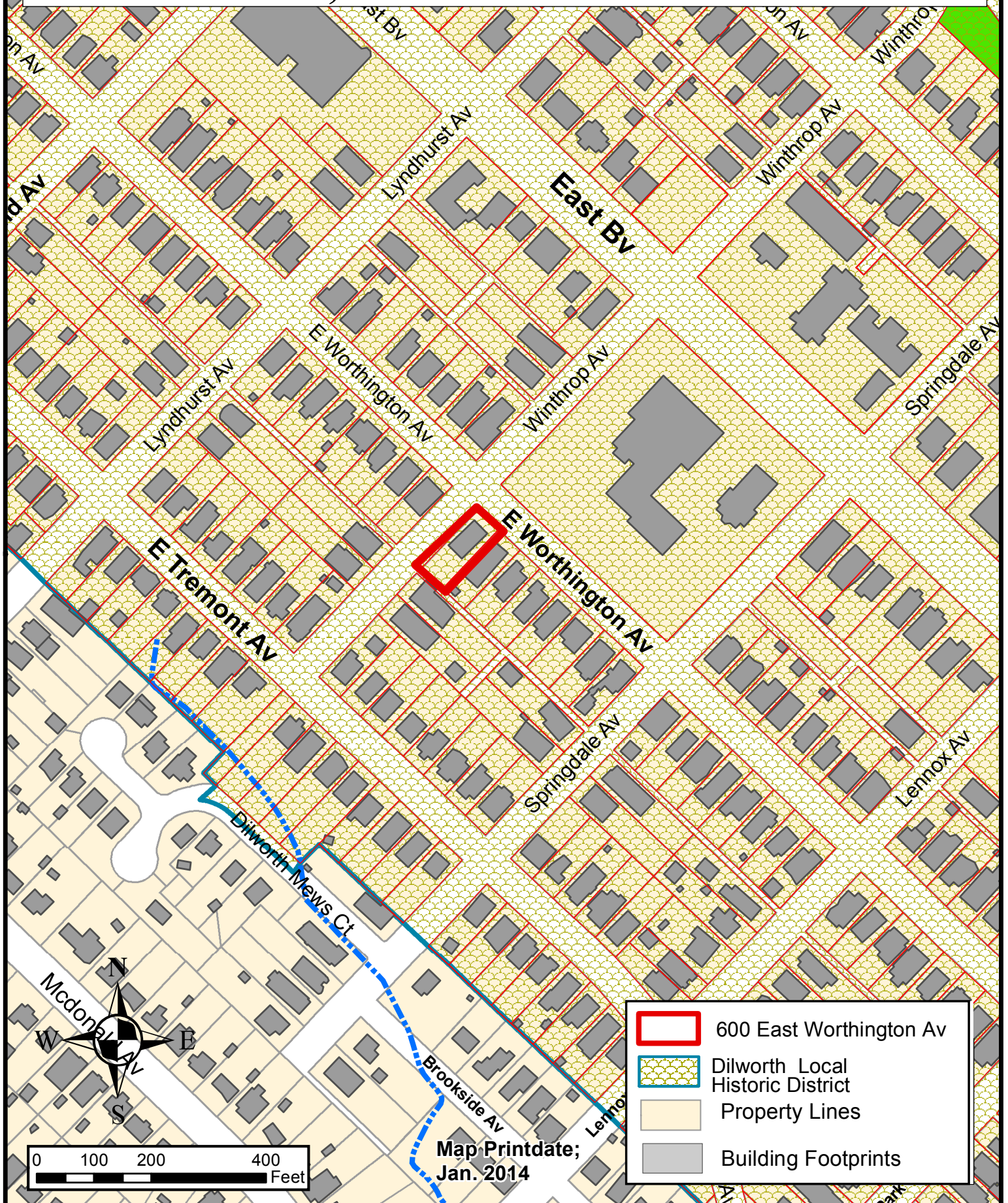
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

#### **Staff Analysis**

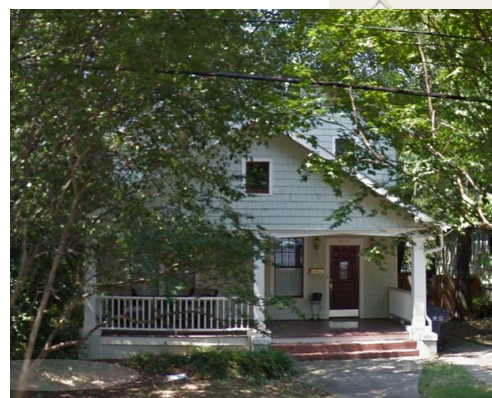
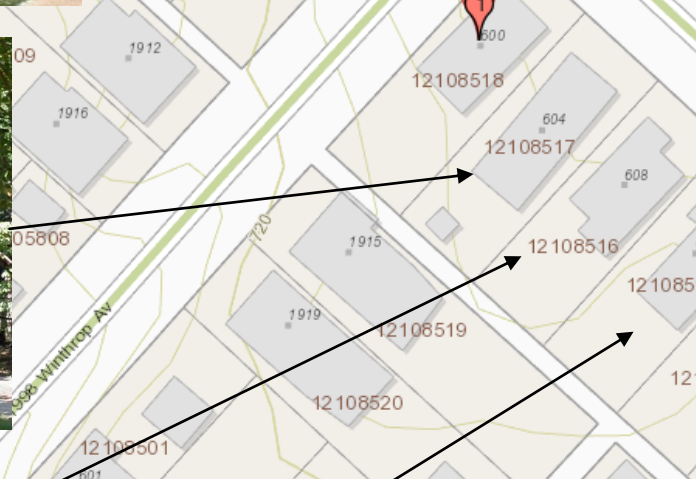
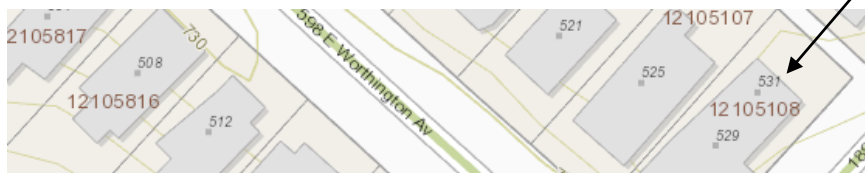
The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm.

# *Charlotte Historic District Commission - Case 2014-014*

## *District Location; DILWORTH*

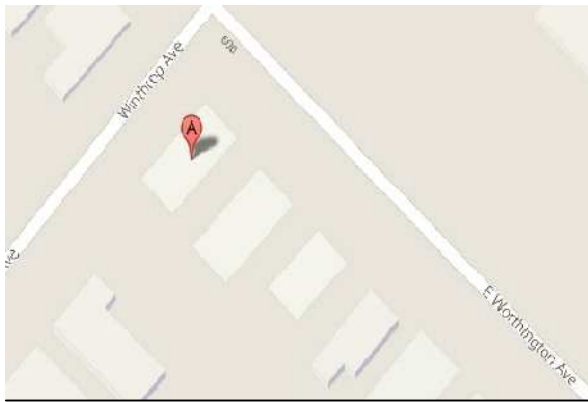












VICINITY MAP

INDEX OF DRAWINGS

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- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
- A-3 Existing Elevations
- A-4 Existing Elevations
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- A-10 Proposed Elevations



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.

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,533 S.F.	243 S.F.
	+	+
Proposed First Floor:	31 S.F.	309 S.F.
Proposed Second Floor:	1172 S.F.	0 S.F.
Total:	2,736 S.F.	552 S.F.
Total Under Roof:	3,288 S.F.	

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Addition & Renovation In Historic Dilworth for the:  
**FLYNN RESIDENCE**  
600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068  
ISSUED - 30 JUN 2014  
REVISIONS -

COVER SHEET

**A-0**

OF: ELEVEN





HOUSE TO LEFT FACING SIDE  
OF SUBJECT HOUSE



SUBJECT HOUSE LEFT SIDE



SUBJECT HOUSE LEFT FRONT  
CORNER



SUBJECT HOUSE RIGHT FRONT  
CORNER



SUBJECT HOUSE RIGHT  
FACING WINTHROP AVENUE



SUBJECT HOUSE BATH W/12 FT.  
HT.CLG.



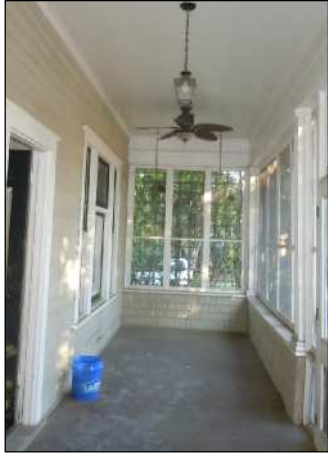
SUBJECT HOUSE LEFT REAR  
CORNER



SUBJECT HOUSE REAR



SUBJECT HOUSE LEFT REAR  
CORNER



SUBJECT HOUSE FRONT PORCH



SUBJECT HOUSE RIGHT REAR  
CORNER



FAR RIGHT CORNER OF THE  
SUBJECT PROPERTY



HOUSE DIRECTLY BEHIND  
SUBJECT FACING WINTHROP



WINTHROP EAST SIDE



WINTHROP WEST SIDE



SUBJECT HOUSE FACING  
WINTHROP



528 E. WORTHINGTON  
SIDE FACING WINTHROP OPPOSITE  
SUBJECT HOUSE SIDE



528 E. WORTHINGTON  
HOUSE OPPOSITE WINTHROP  
OF SUBJECT HOUSE



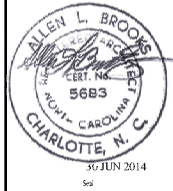
524 E. WORTHINGTON



WINTHROP WEST SIDE



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ISSUED - 30 JUN 2014  
REVISIONS -

SITE CONTEXT

OF: ELEVEN



ALB  
Architecture, PA

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ALLEN L. BROOKS  
ARCHITECT  
EST. 1983  
PROV. - CAROLINA  
CHARLOTTE, N. C.  
30 JUN 2014  
54

54  
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HOUSE AT 700 BLOCK

SPRINGDALE AVENUE

628 E. WORTHINGTON

620 E. WORTHINGTON

618 E. WORTHINGTON



608 E. WORTHINGTON

604 E. WORTHINGTON

SUBJECT HOUSE  
600 E. WORTHINGTON

WINTHROP AVENUE

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REVISIONS -  
  
STREET SCAPE  
  
OF: ELEVEN

STREET SCAPE @ 600 BLOCK OF E.WORTHINGTON SOUTH SIDE

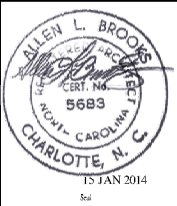


DENIED IN FEBRUARY

XXXXX AREAS TO BE REMOVED



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ALB Architecture

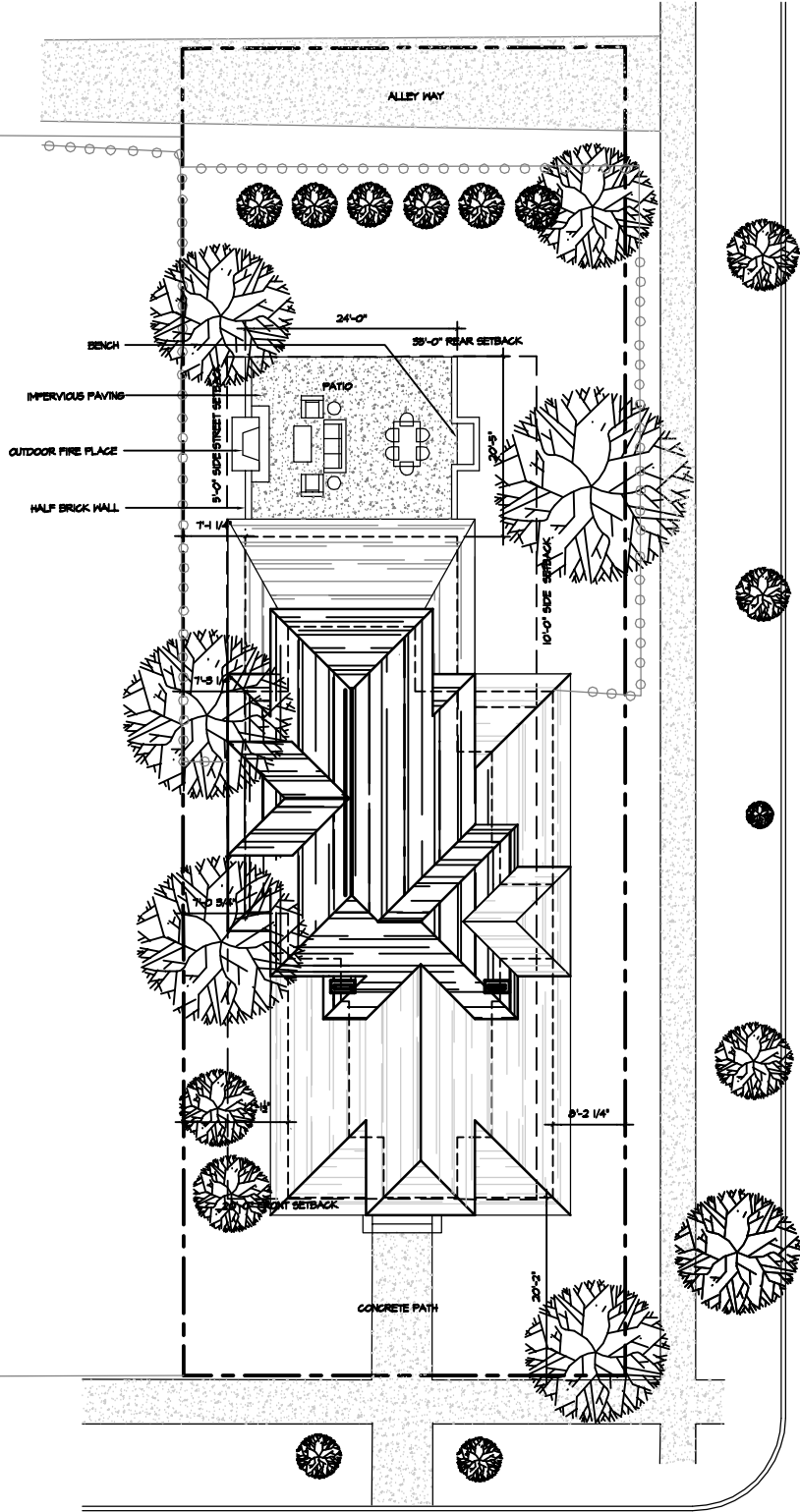
Addition & Renovation In Historic Dilworth for the:  
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600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068  
ISSUED - 15 JAN 2014  
REVISIONS -

SITE PLAN

A-1

OF: NINE



E WORHTINGTON AVENUE

WINTHROP AVENUE



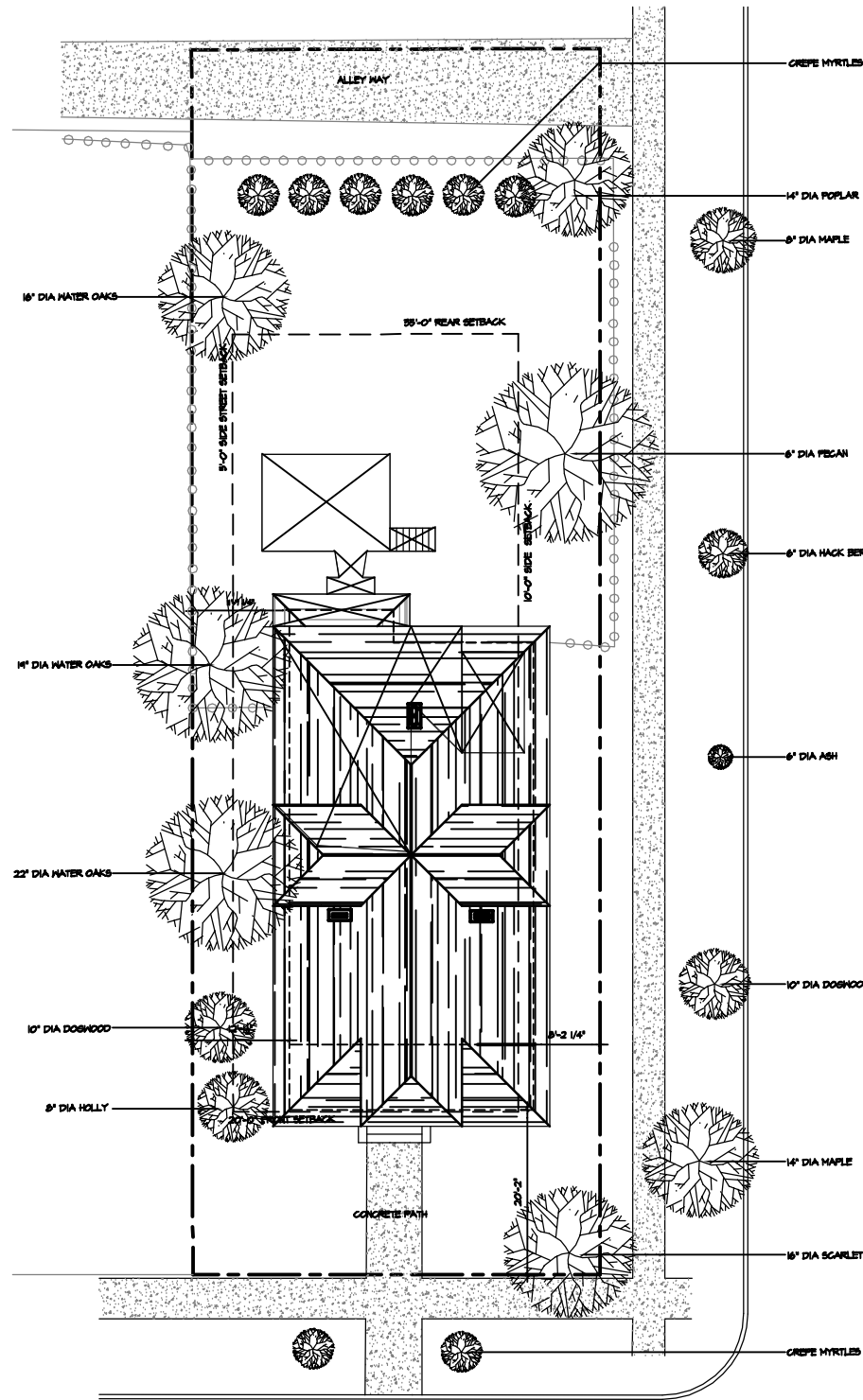
① PROPOSED SITE PLAN  
1" = 10'-0"



JULY 2014

XXXX  
AREAS TO BE REMOVED

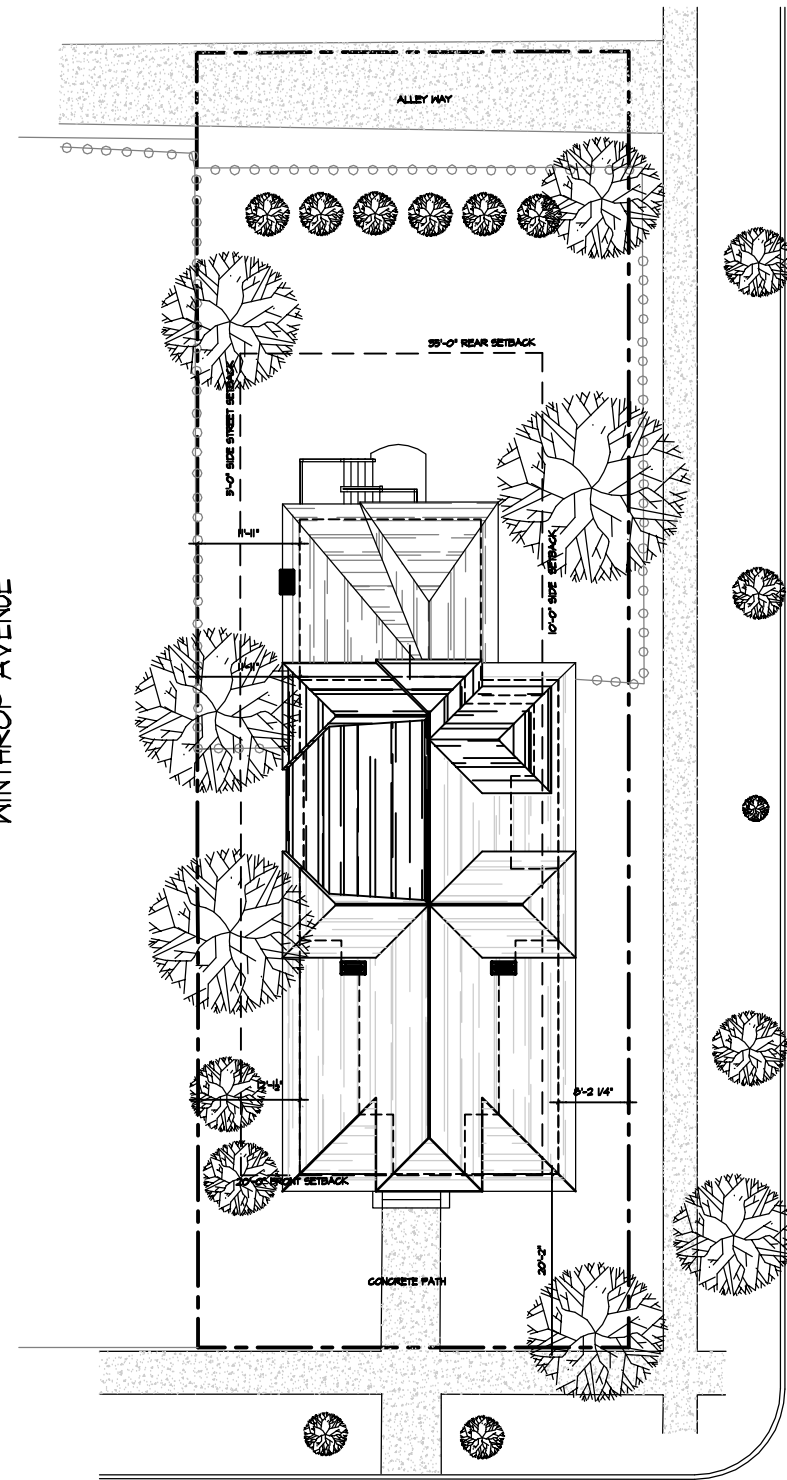
RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1533
TOTAL PROPOSED HEATED AREA	1203
PROPOSED UNHEATED	
SCREENED PORCH	309
GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	309
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	3003
PROPOSED HOUSE ADDITION	453
GARAGE	ED
SHOP	0
POOL	0
PATIO	0
TOTAL AREA	453
PERCENTAGE OF PERMEABLE	85%
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	7555
FOOTPRINT OF HOUSE	2132
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	0
AREA OF IMPERVIOUS PAVING	0
TOTAL AREA	2132
PERCENTAGE OF OPEN SPACE	72%



E WORHTINGTON AVENUE



② EXISTING SITE PLAN  
1" = 10'-0"



E WORHTINGTON AVENUE



① PROPOSED SITE PLAN  
1" = 10'-0"



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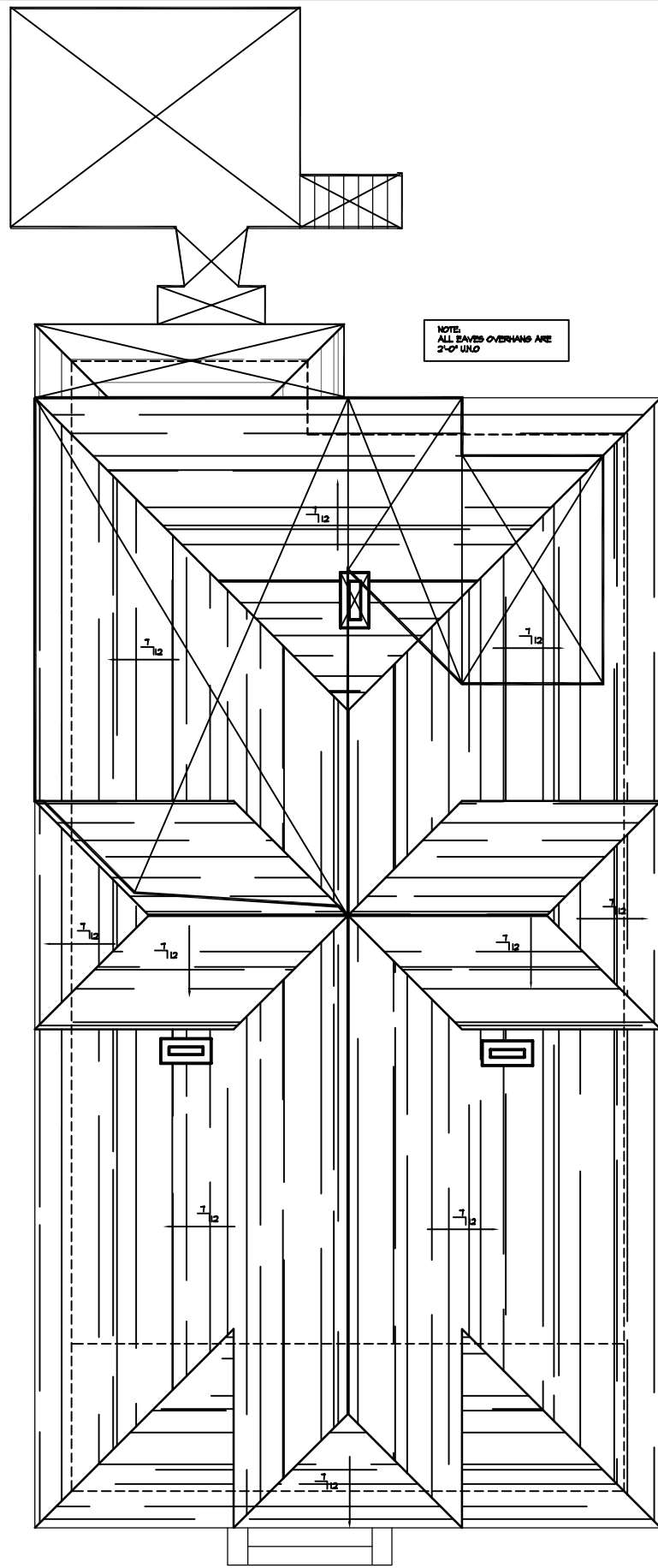
PROJ. NO. - 13068  
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SITE PLAN

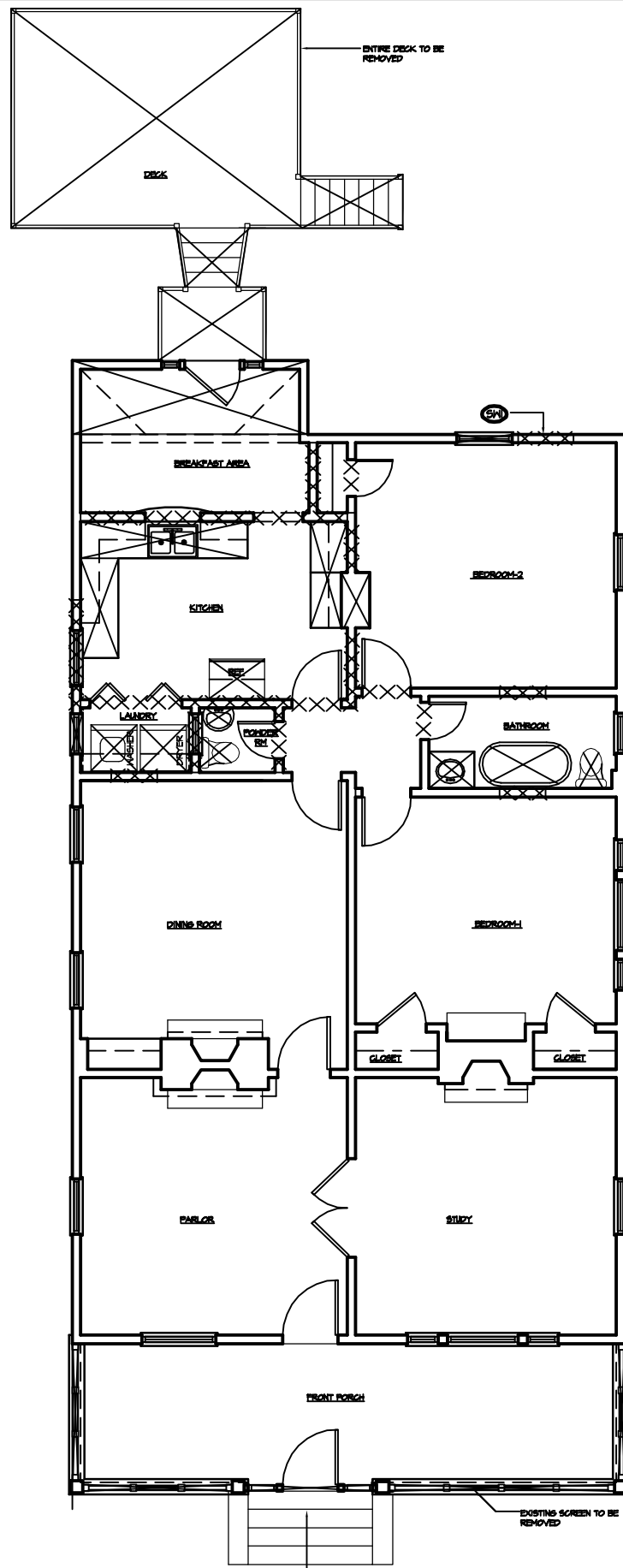
**A-1**

OF: ELEVEN

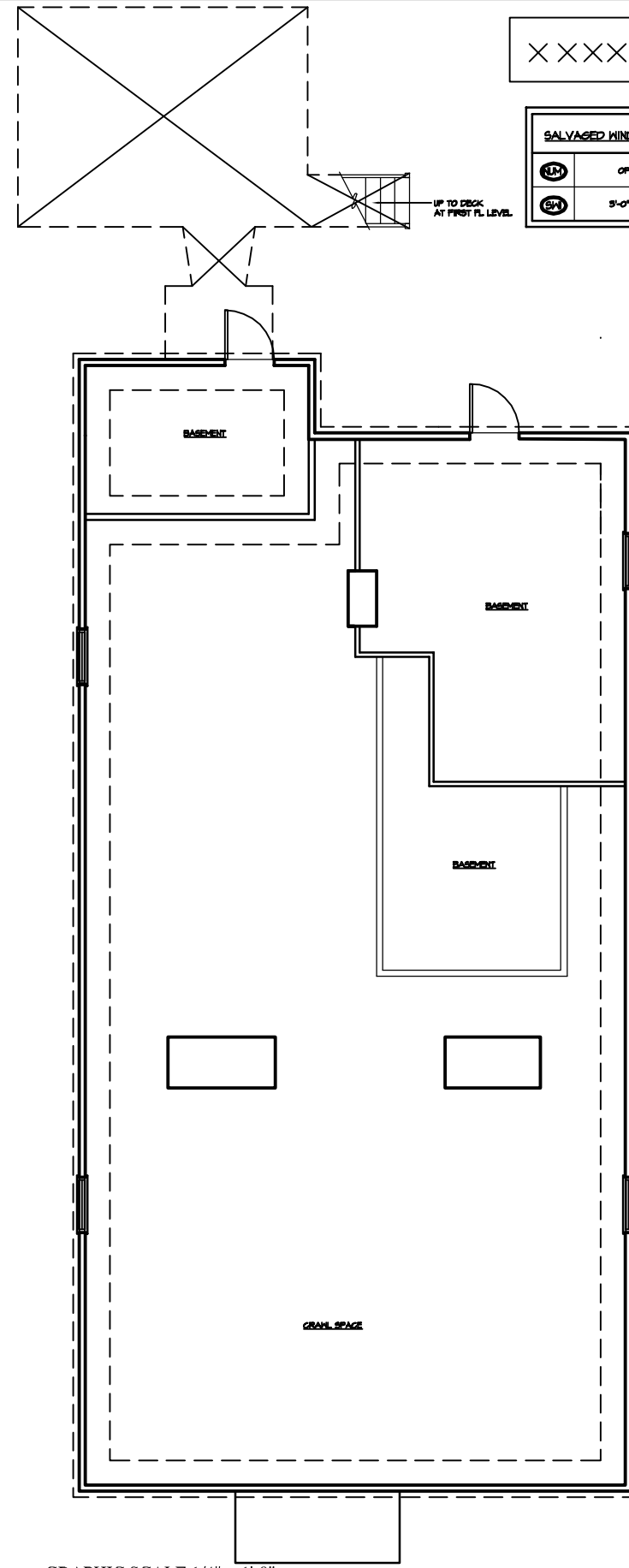




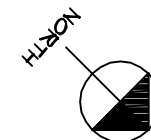
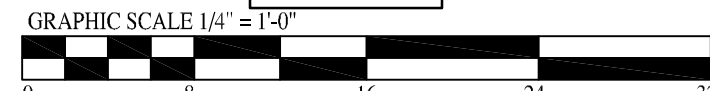
③ EXISTING ROOF PLAN  
1/4" = 1'-0"



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

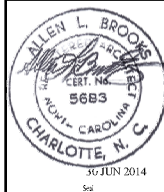


① EXISTING CRAWLSPACE/BASEMENT PLAN  
1/4" = 1'-0"



SALVAGED WINDOW SCHEDULE		
QTY	OPENING	LOCATION
1	5'-0" X 6'-0"	BEDROOM-2

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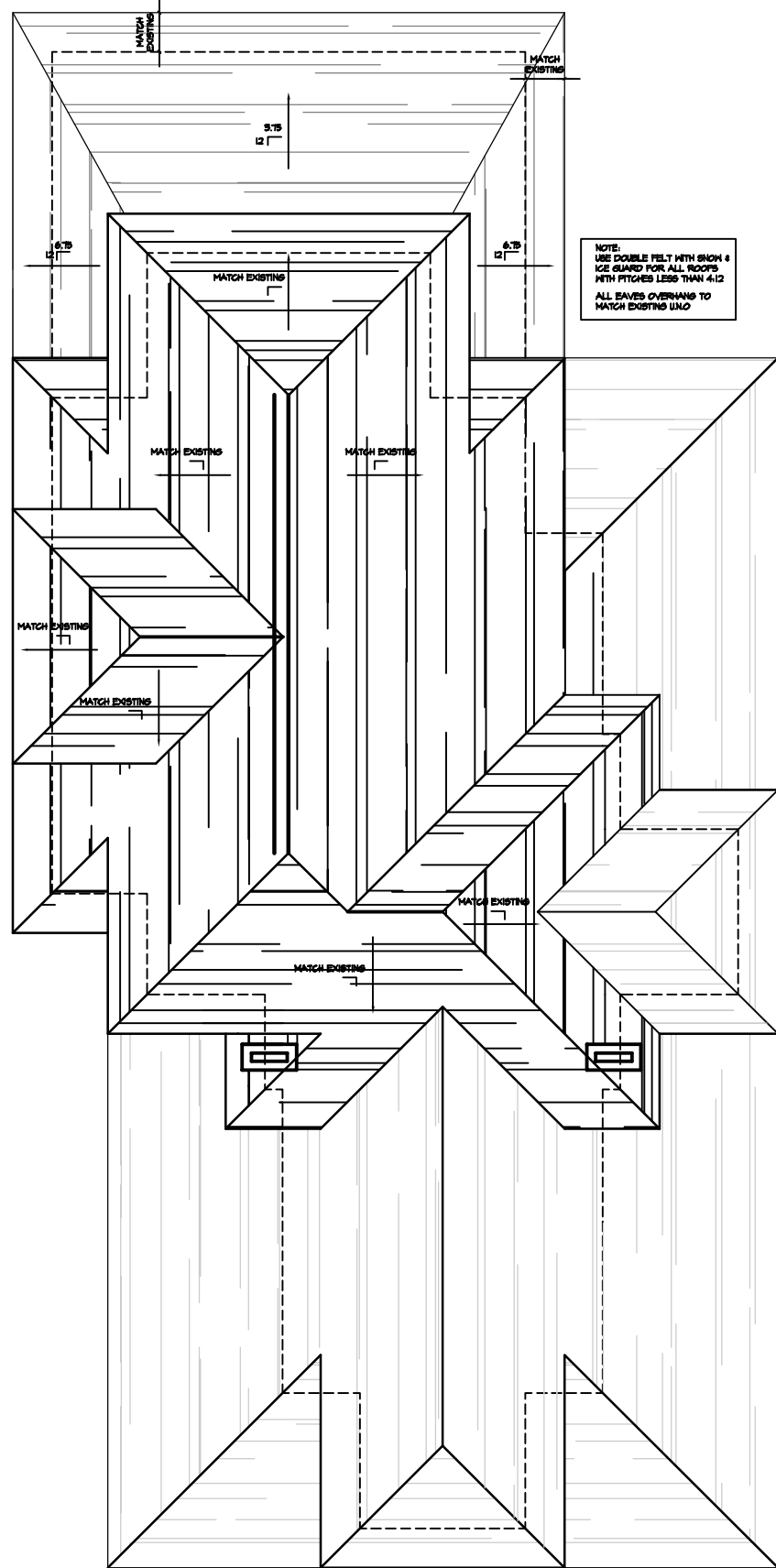


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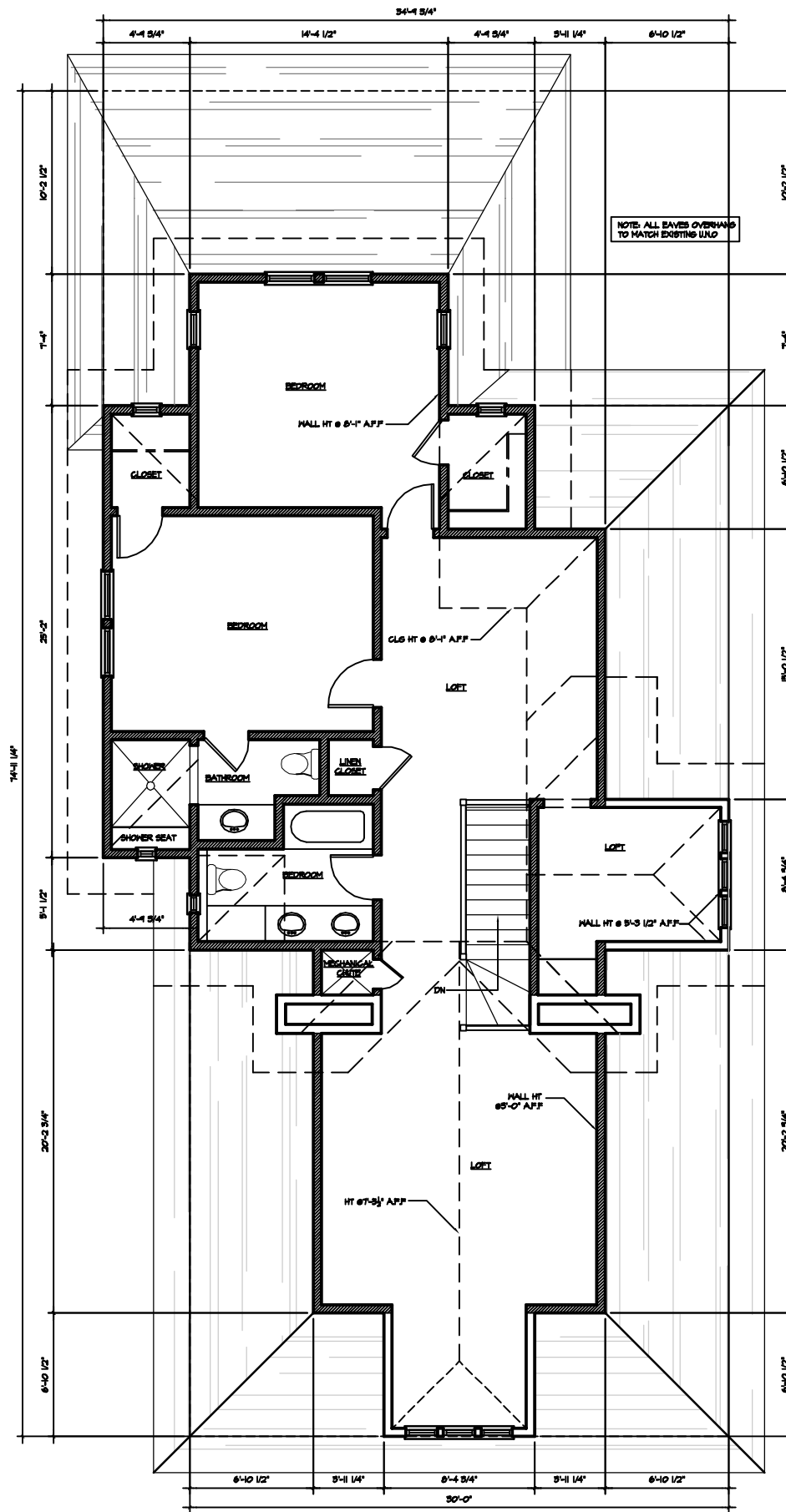
EXISTING PLANS  
**A-2**  
OF: ELEVEN



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

0 8 16 24 32

② PROPOSED ROOFPLAN  
1/4" = 1'-0"



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

0 8 16 24 32

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

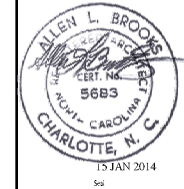
DENIED  
FEBRUARY 2014

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

NOTE:  
NEW WALLS  
BRICK VENEER  
MASONRY



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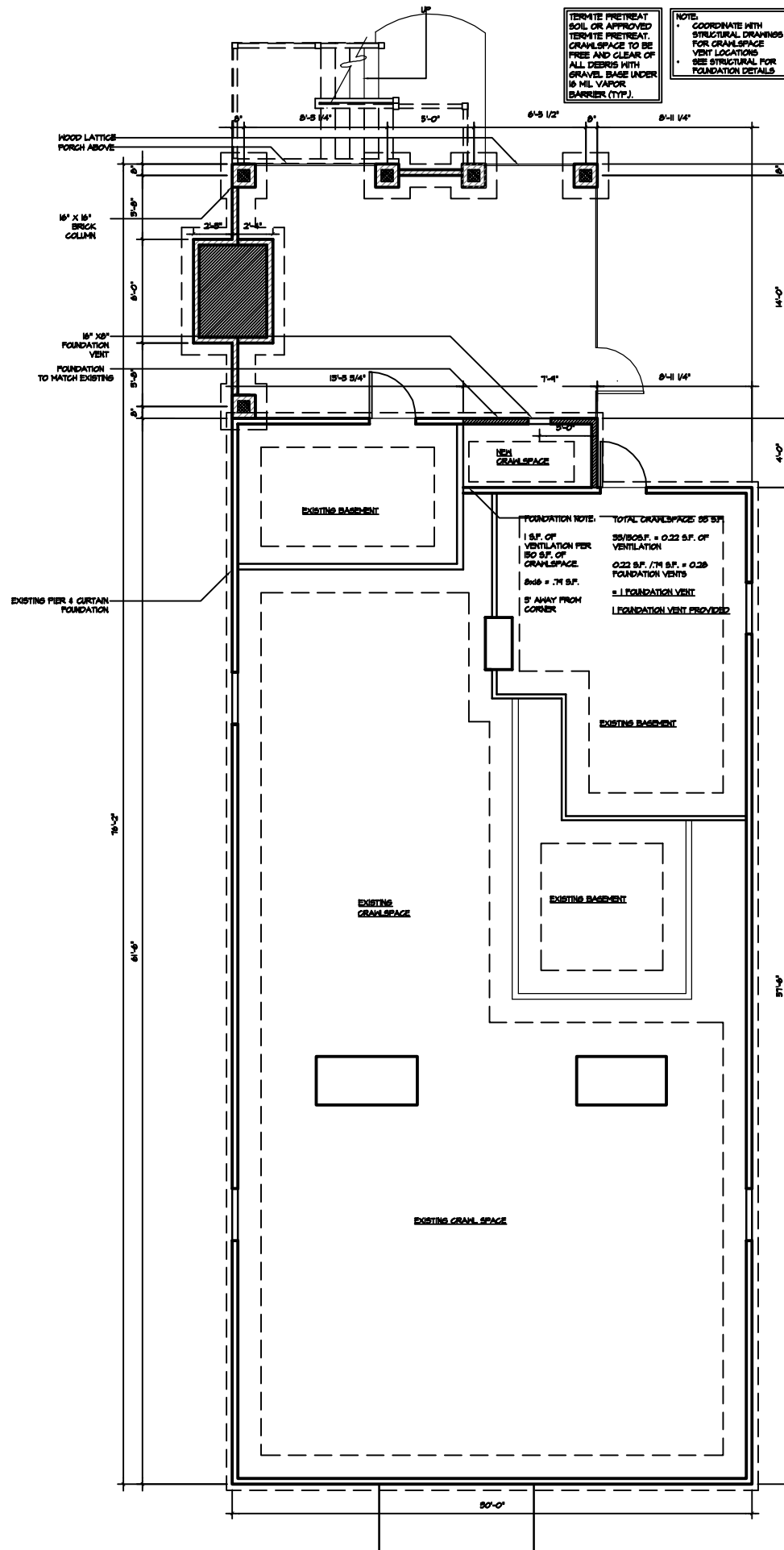
PROPOSED PLANS

A-6

OF: NINE



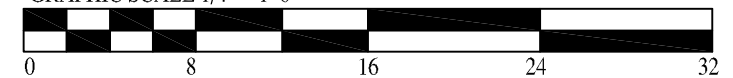
JULY 2014



**NOTE:**

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

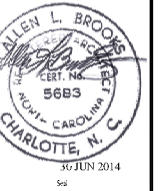
GRAPHIC SCALE 1/4" = 1'-0"



**① PROPOSED CRAWLSPACE/BASEMENT PLAN**  
1/4" = 1'-0"



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Addition & Renovation In Historic Dilworth *for* the:  
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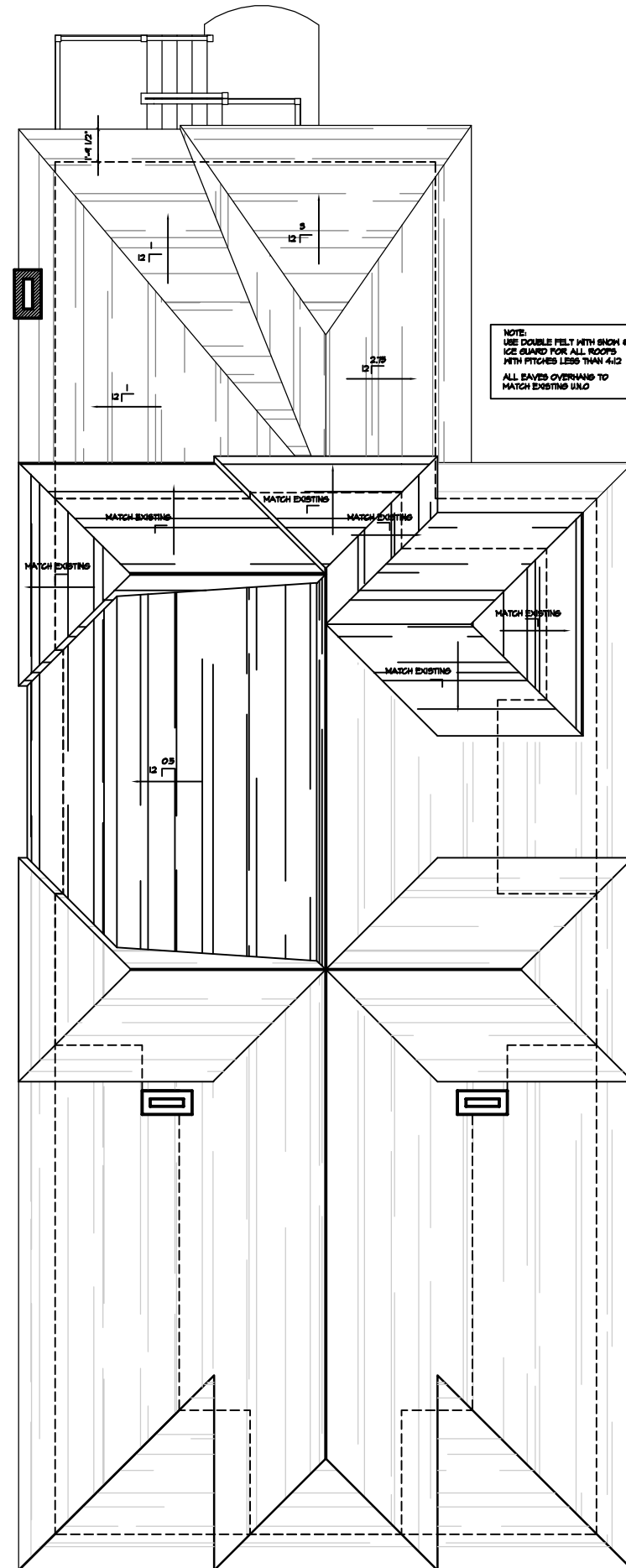
PROJ. NO. -	13068
ISSUED -	30 JUN 2014
REVISIONS -	

## PROPOSED PLANS

A-5

OF: ELEVEN

JULY 2014

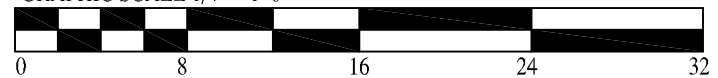


**NOTE:**  
USE DOUBLE FELT WITH SNOW &  
ICE GUARD FOR ALL ROOFS  
WITH PITCHES LESS THAN 4:12  
ALL EAVES OVERHANGS TO  
MATCH EXISTING UNO

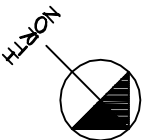
**NOTE:**

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

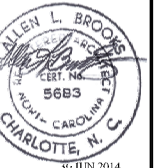
GRAPHIC SCALE 1/4" = 1'-0"



① PROPOSED ROOF PLAN  
1/4" = 1'-0"



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36 JUN 2014  
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Addition & Renovation In Historic Dilworth *for* the:  
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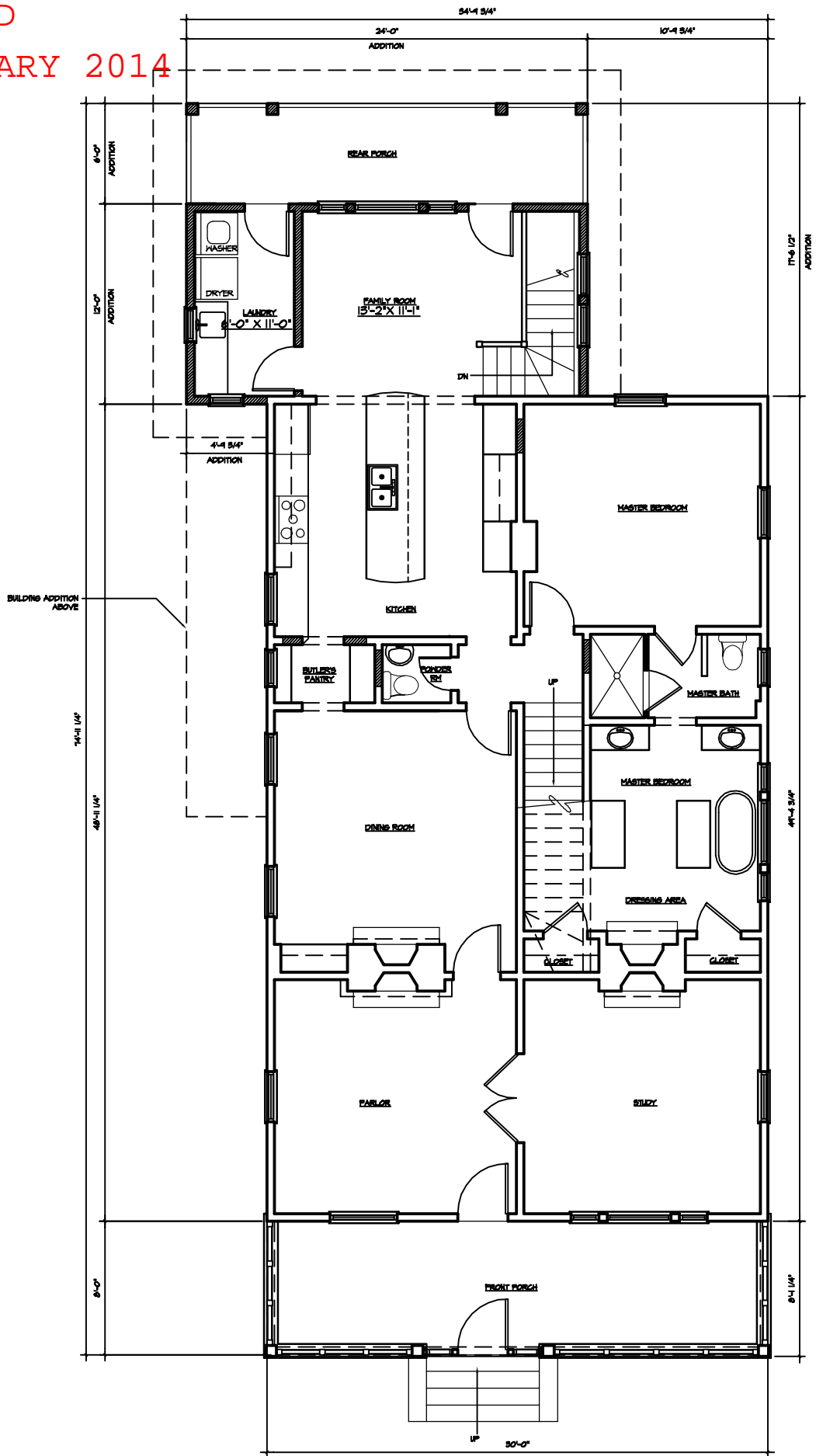
### PROPOSED PLANS

A-8

OF: ELEVEN

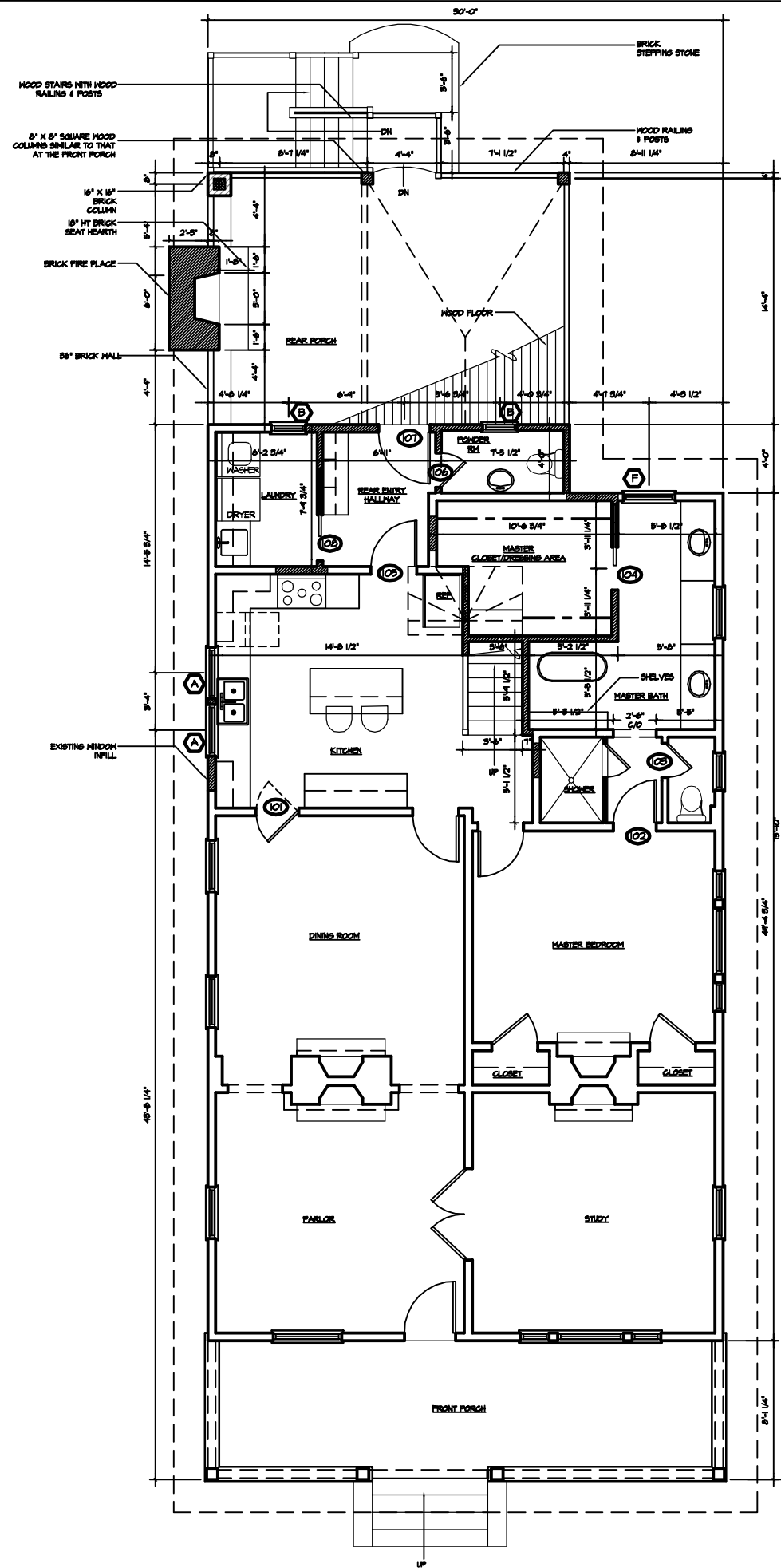


DENIED  
FEBRUARY 2014



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

JULY 2014



NOTE:		
	NEW WALLS	
	BRICK VENEER	
	MASONRY	

SALVAGED WINDOW SCHEDULE		
UN	OPENING	LOCATION
EW1	5'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	FIRST FLOOR 6'-8" SECOND FLOOR	CASEMENT
C	1'-6" X 5'-4"	MATCH EXISTING	CASEMENT
D	1'-6" X 5'-8"	MATCH EXISTING	CASEMENT
E	2'-8" X 5'-6"	MATCH EXISTING	CASEMENT
F	5'-0" X 6'-8" (SALVAGED WINDOW-6H)	MATCH EXISTING	CASEMENT

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

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

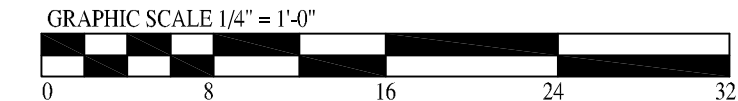
NOTE: MATCH EXISTING WINDOW & DOOR MFS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

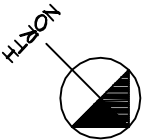
NOTE: ALL WINDOWS WITH 4 S.P. OF GLASS OR MORE & LESS THAN 10" A.P.F. MUST BE TEMPERED PER CODE (TYP)

FIRST FLOOR DOOR SCHEDULE		
UN	OPENING	LOCATION
Q1	2'-6" X 6'-8"	KITCHEN
Q2	2'-6" X 6'-8"	MASTER BATH
Q3	2'-0" X 6'-8"	MASTER BATH HG
Q4	2'-6" X 6'-8" POCKET DOOR	MASTER CLOSET
Q5	2'-8" X 6'-8"	KITCHEN TO REAR ENTRY HALLWAY
Q6	2'-0" X 6'-8"	POWDER ROOM
Q7	5'-0" X 6'-8"	REAR ENTRY
Q8	2'-8" X 6'-8" POCKET DOOR	LAUNDRY

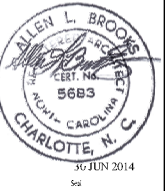
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  - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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



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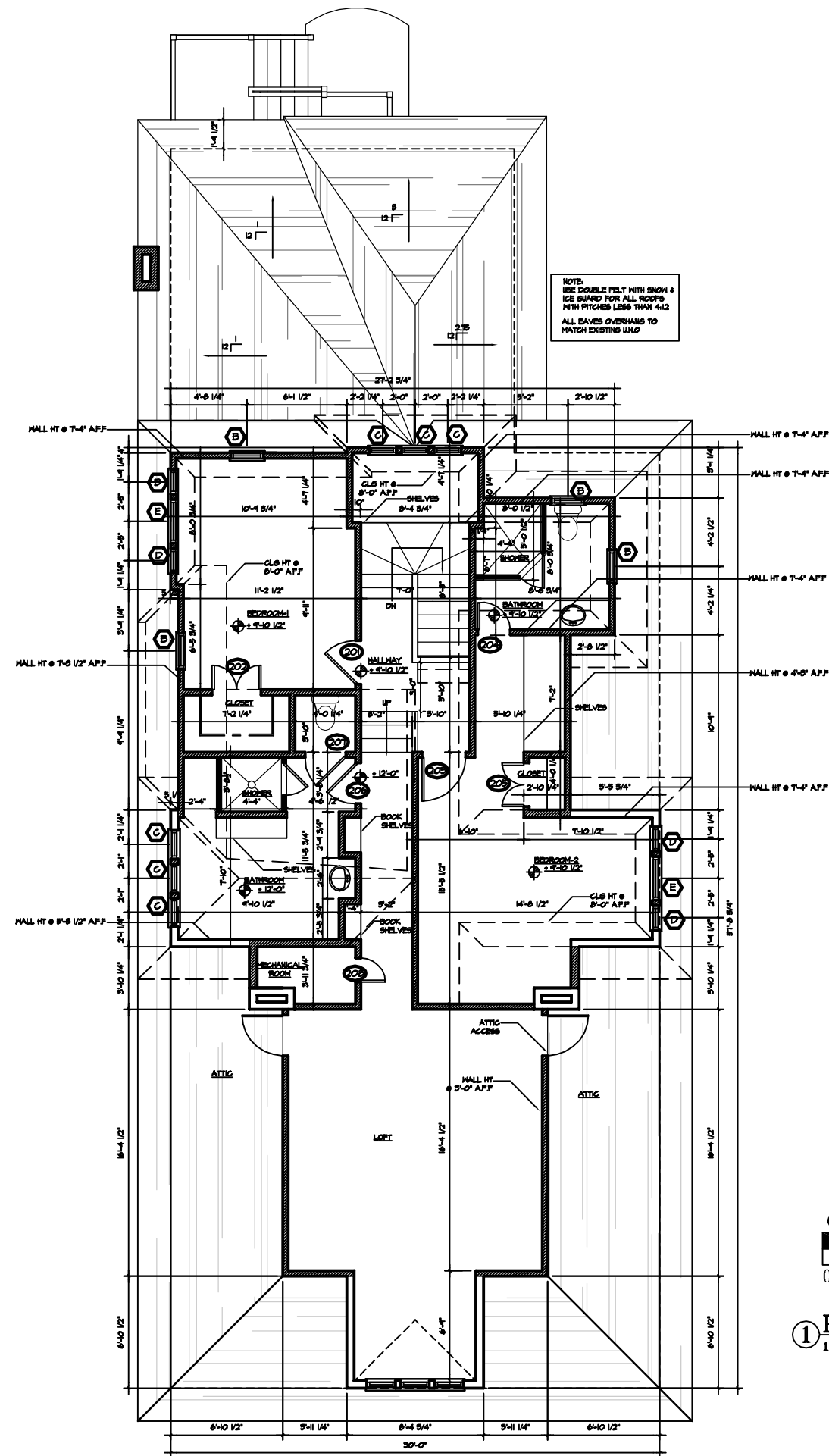
Addition & Renovation In Historic Dilworth for the:  
**FLYNN RESIDENCE**  
600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068  
ISSUED - 30 JUN 2014  
REVISIONS -

PROPOSED PLANS

**A-6**  
OF: ELEVEN





NOTE:		
	NEW WALLS	
	BRICK VENEER	
	MASONRY	

SALVAGED WINDOW SCHEDULE		
SYM	OPENING	LOCATION
EW	5'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	MATCH EXISTING	CASEMENT
C	1'-6" X 5'-4"	MATCH EXISTING	CASEMENT
D	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
E	2'-0" X 3'-6"	MATCH EXISTING	CASEMENT
F	5'-0" X 6'-8" (SALVAGED WINDOW-6W)	MATCH EXISTING	CASEMENT

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

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

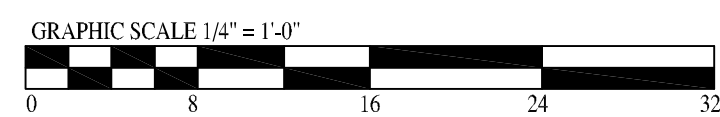
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR STRESS OR THERMAL GLASS.

\* M.E. = MATCH EXISTING

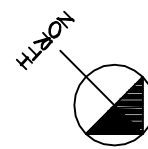
NOTE: ALL WINDOWS WITH 4:12 OR FLAT GLASS OR MORE & LESS THAN 10' AFF. MUST BE THERMAL PER CODE (TYP)

SECOND FLOOR DOOR SCHEDULE		
SYM	OPENING	LOCATION
D1	2'-6" X 6'-8"	BEDROOM-1
D2	PR 1'-6" X 6'-8"	BEDROOM-1 CLOSET
D3	2'-6" X 6'-8"	BEDROOM-2
D4	2'-6" X 6'-8"	BEDROOM-2 BATHROOM
D5	PR 1'-6" X 6'-8"	BEDROOM-2 CLOSET
D6	2'-6" X 6'-8"	BATHROOM
D7	2'-6" X 6'-8"	ME
D8	1'-6" X 6'-8"	MECHANICAL ROOM

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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



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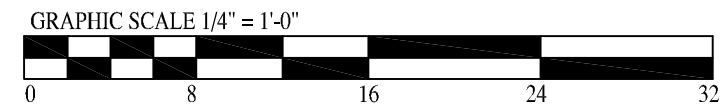
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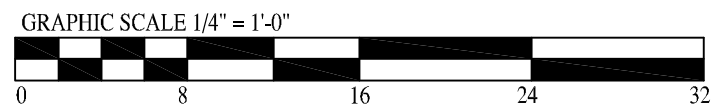
**A-7**

OF: ELEVEN

XXXX AREAS TO BE REMOVED



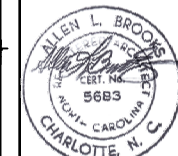
② EXISTING WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



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



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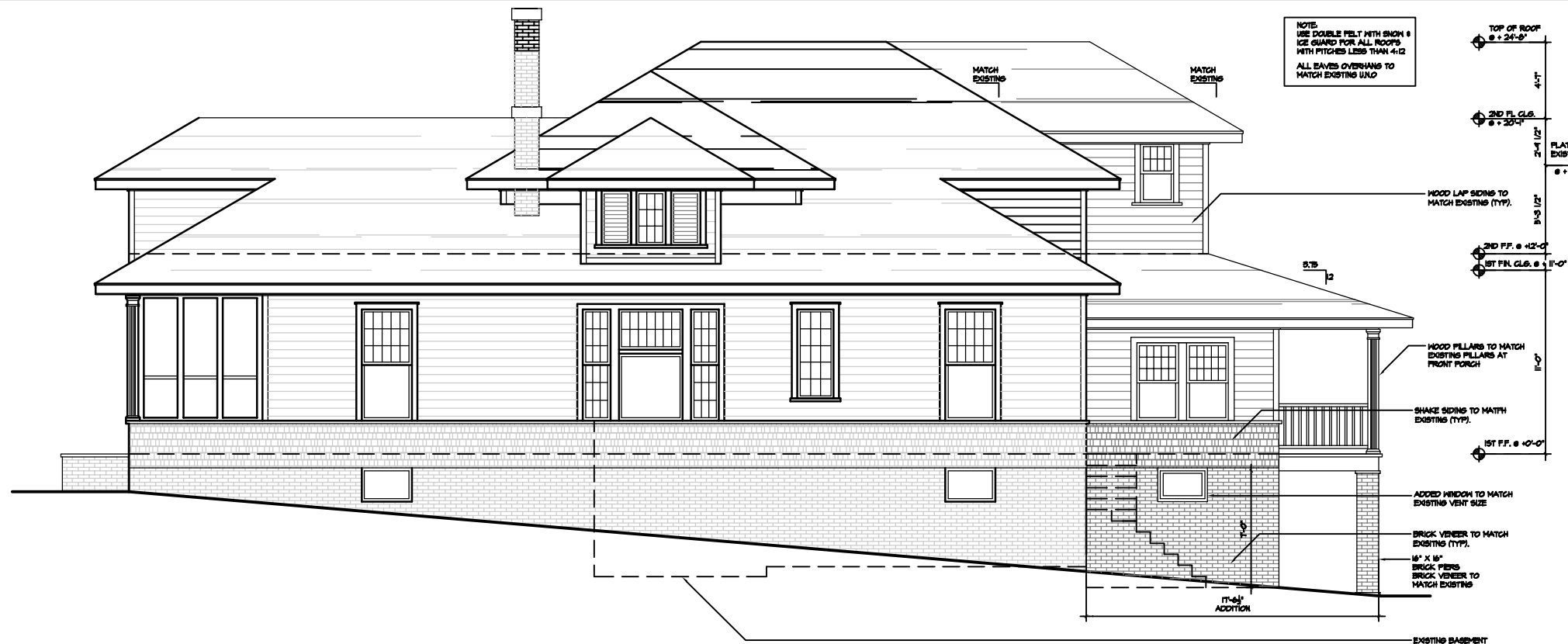
PROJ. NO. - 13068  
ISSUED - 30 JUN 2014  
REVISIONS -

EXISTING ELEVATIONS

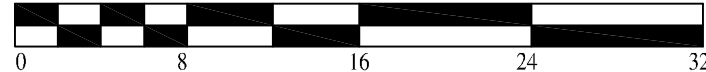
**A-3**

OF: ELEVEN

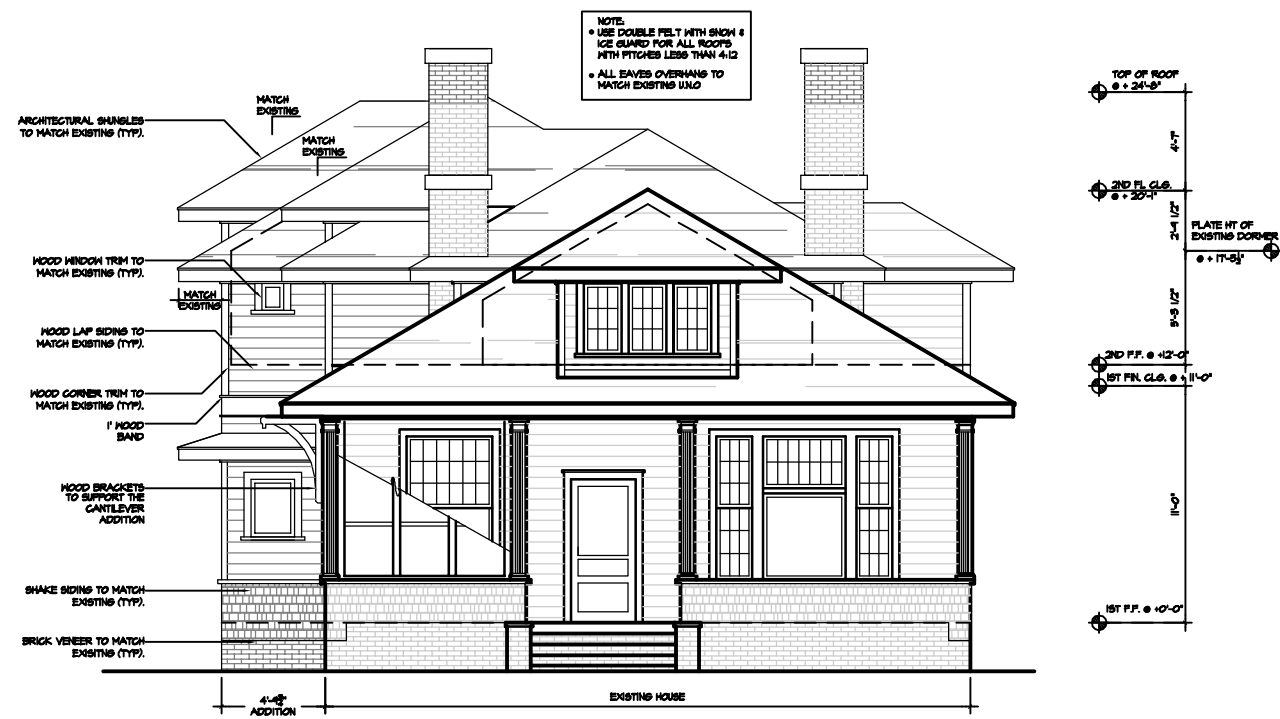




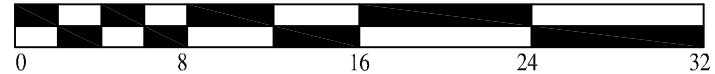
GRAPHIC SCALE 1/4" = 1'-0"



② PROPOSED WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



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

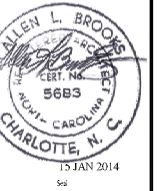


① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

DENIED  
FEBRUARY 2014



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REVISIONS -

PROPOSED ELEVATIONS

A-7

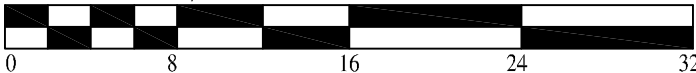
OF: NINE

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

JULY 2014



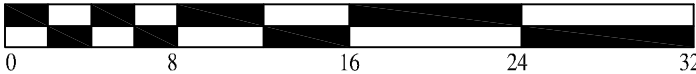
GRAPHIC SCALE 1/4" = 1'-0"



② PROPOSED WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



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



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

SALVAGED WINDOW SCHEDULE

SYM	OPENING	LOCATION
(M)		
(SN)	5'-0" X 6'-6"	BEDROOM-2

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
(A)	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
(B)	2'-0" X 2'-6"	FIRST FLOOR 4'-6"	CASSETT
(C)	1'-6" X 5'-4"	MATCH EXISTING	CASSETT
(D)	1'-6" X 5'-6"	MATCH EXISTING	CASSETT
(E)	2'-6" X 5'-6"	MATCH EXISTING	CASSETT
(F)	5'-0" X 6'-6"	MATCH EXISTING	CASSETT

NOTE: MATCH TRIM DETAILS W/ HOOD 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 P.F.S. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4" A.P. OF GLASS OR MORE & LESS THAN 16" A.P. MUST BE TEMPERED PER CODE (TYP.)

NOTE:

- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
- ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
- FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
- ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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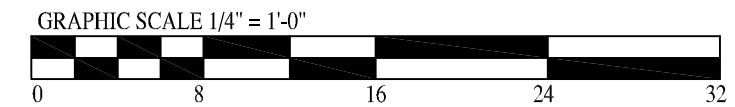
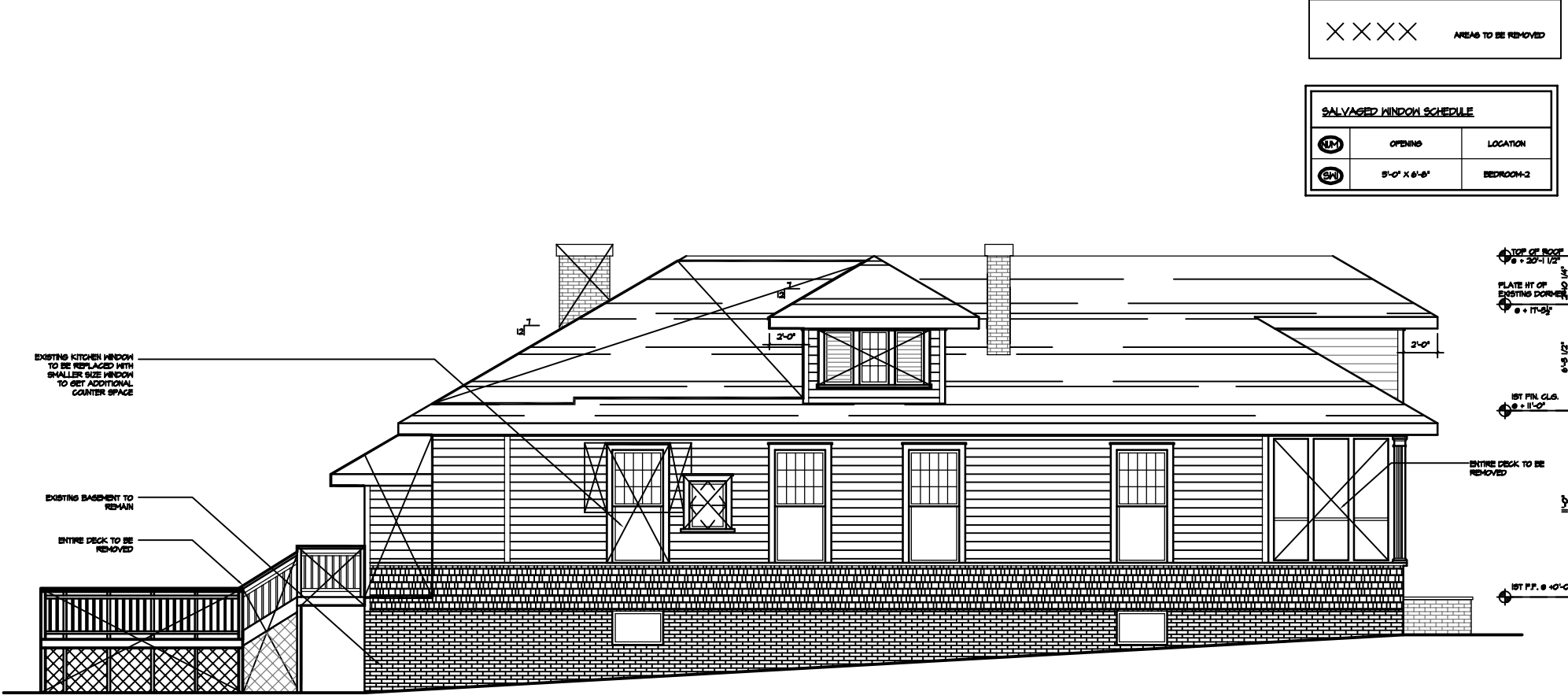
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PROPOSED ELEVATIONS

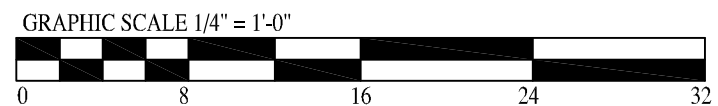
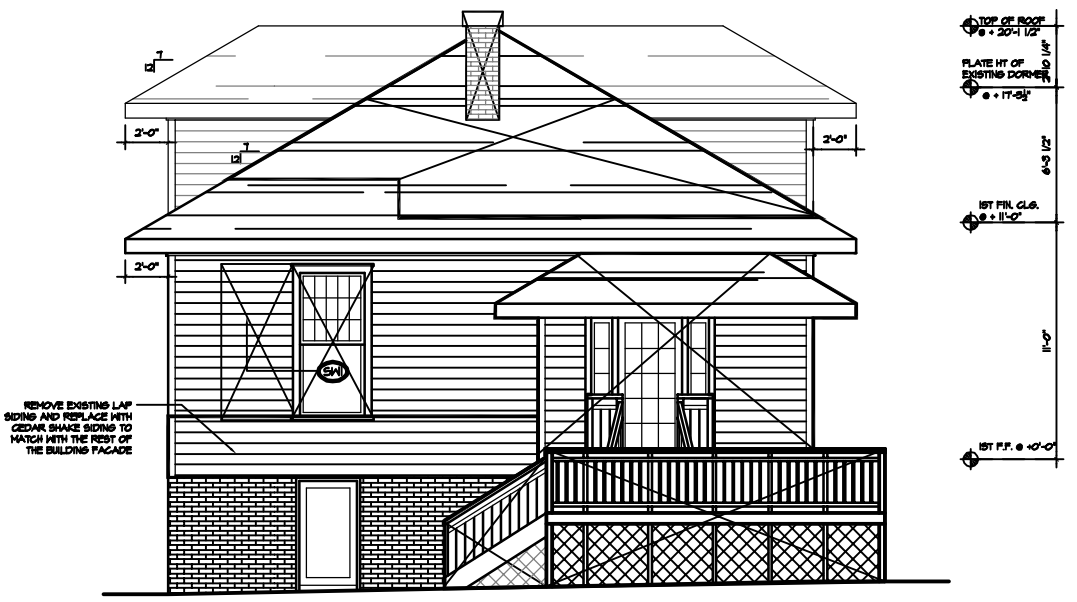
**A-9**

OF: ELEVEN





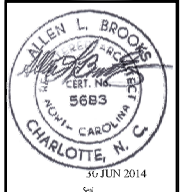
② EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"



① EXISTING REAR ELEVATION  
1/4" = 1'-0"

XXXX AREAS TO BE REMOVED		
SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	5'-0" X 6'-6"	BEDROOM-2

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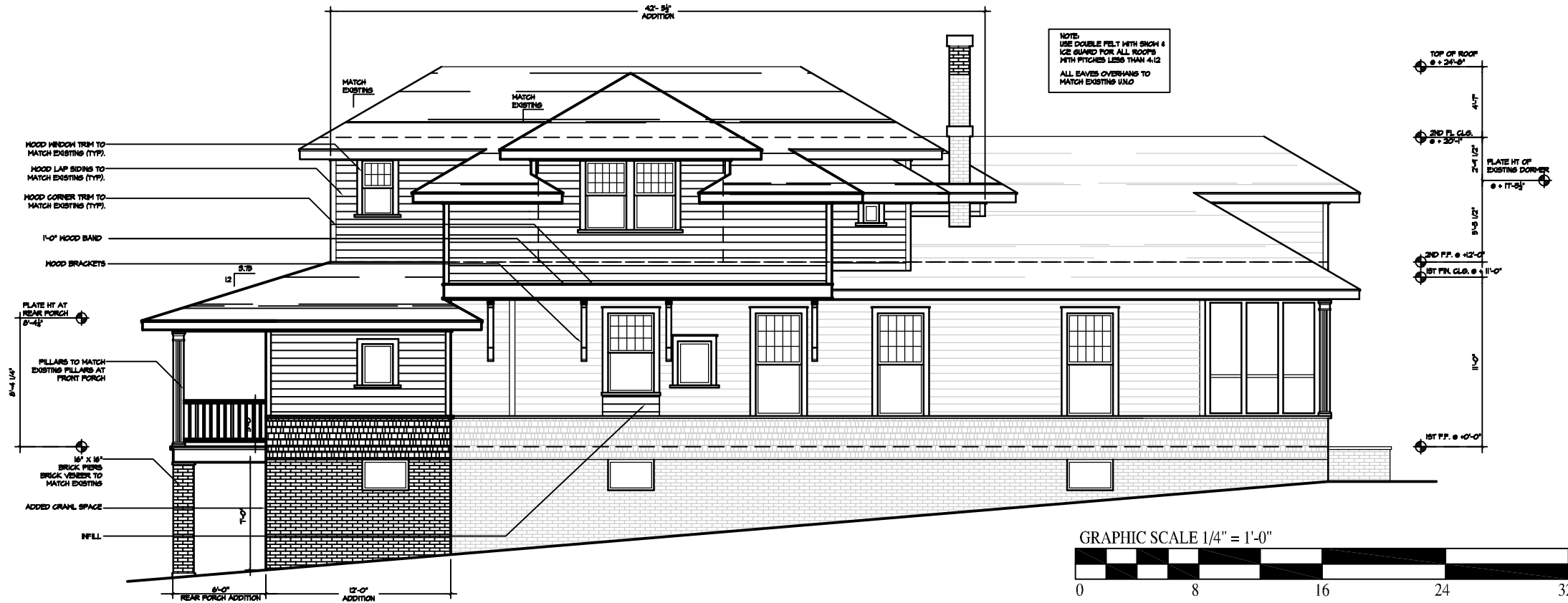
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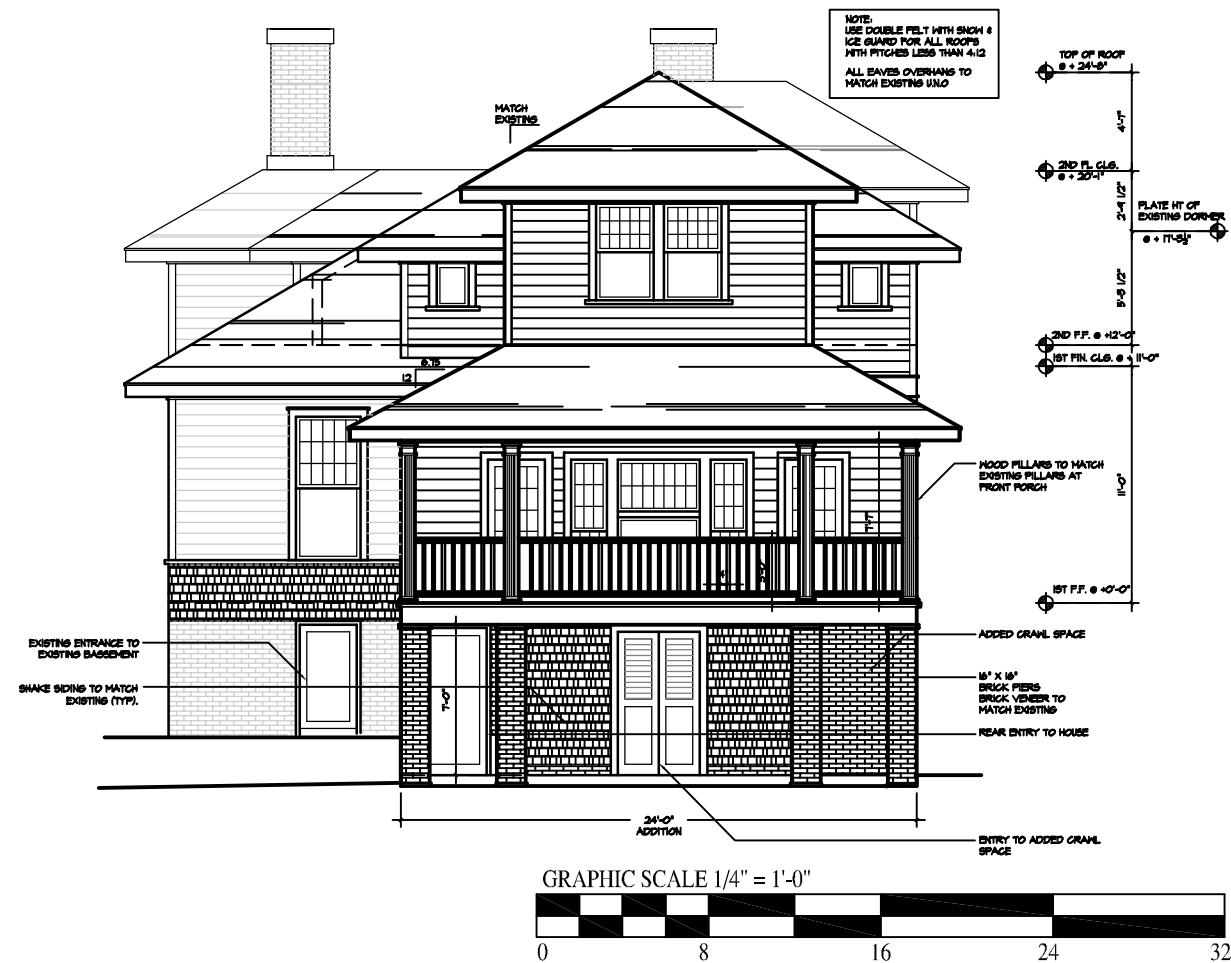
PROJ. NO. - 13068  
ISSUED - 30 JUN 2014  
REVISIONS -

EXISTING ELEVATIONS

DENIED  
FEBRUARY 2014



② PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"

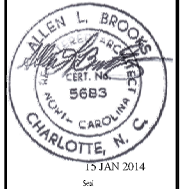


① PROPOSED REAR ELEVATION  
1/4" = 1'-0"

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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PROPOSED ELEVATIONS

A-8

OF: NINE



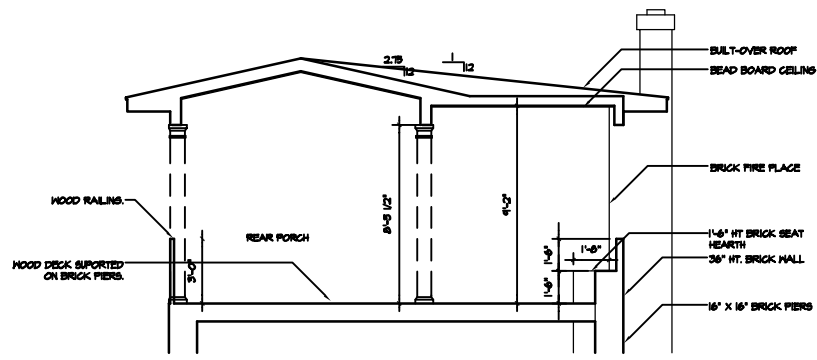
JULY 2014



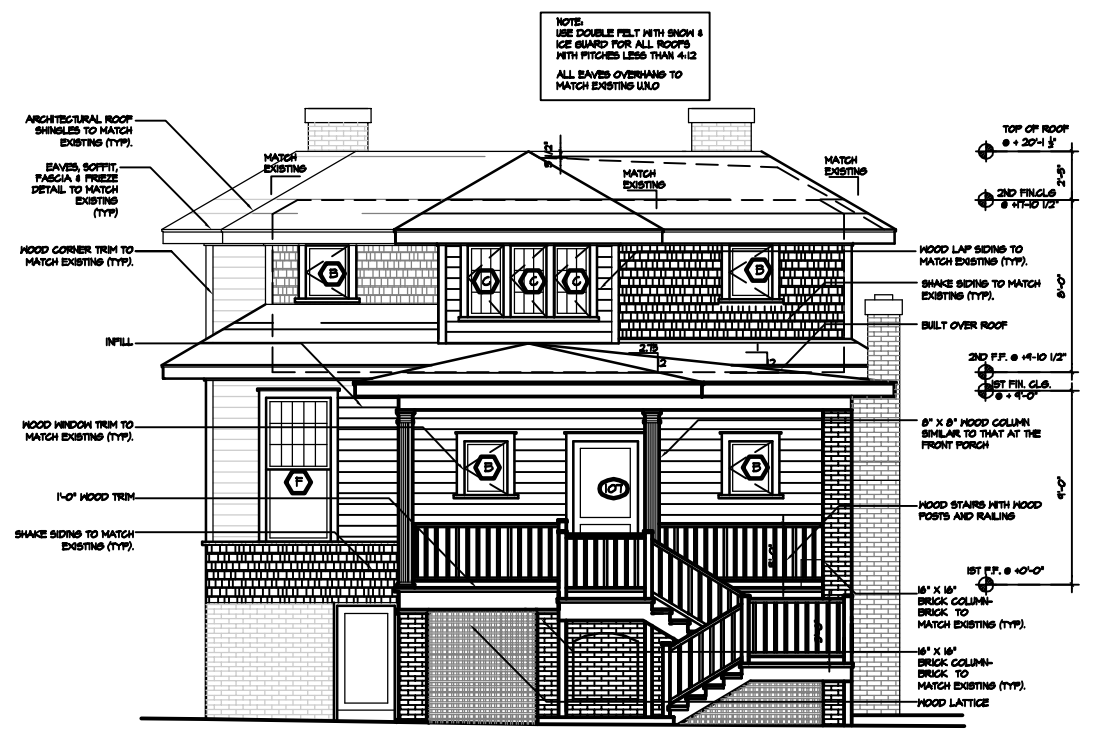
GRAPHIC SCALE 1/4" = 1'-0"

0 8 16 24 32

② PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"



③ SECTION THROUGH REAR PORCH  
1/4" = 1'-0"



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

0 8 16 24 32

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

SALVAGED WINDOW SCHEDULE		
SYM	OPENING	LOCATION
SM	5'-0" X 6'-6"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	FIRST FLOOR 4'-6" SECOND FLOOR MATCH EXISTING	CASEMENT
C	1'-8" X 5'-4"	MATCH EXISTING	CASEMENT
D	1'-8" X 5'-6"	MATCH EXISTING	CASEMENT
E	2'-8" X 5'-6"	MATCH EXISTING	CASEMENT
F	5'-0" X 6'-6" (SALVAGED WINDOW-SH)	MATCH EXISTING	CASEMENT

NOTE: MATCH TRIM DETAILS W/ HOOD 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 MFPS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

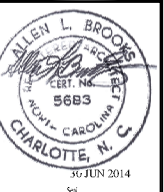
\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4" A.P. OF GLASS OR MORE & LESS THAN 16" A.P. MUST BE TEMPERED PER CODE (TYP.)

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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**A-10**

OF: ELEVEN