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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.

*Revised Proposal-July 9, 2014*

A summary of the approved plans includes:

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

*Proposal September 10, 2014*

Plans have changed in response to an unfavorable engineering report on the house. Revised plans continue to show a new rear porch with a fireplace past a two story rear addition. Hipped dormers still show but on the left side are more stand alone than bridged as before. Rear stairway is now simplified and integrated. Windows have been added to basement walls.

**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>

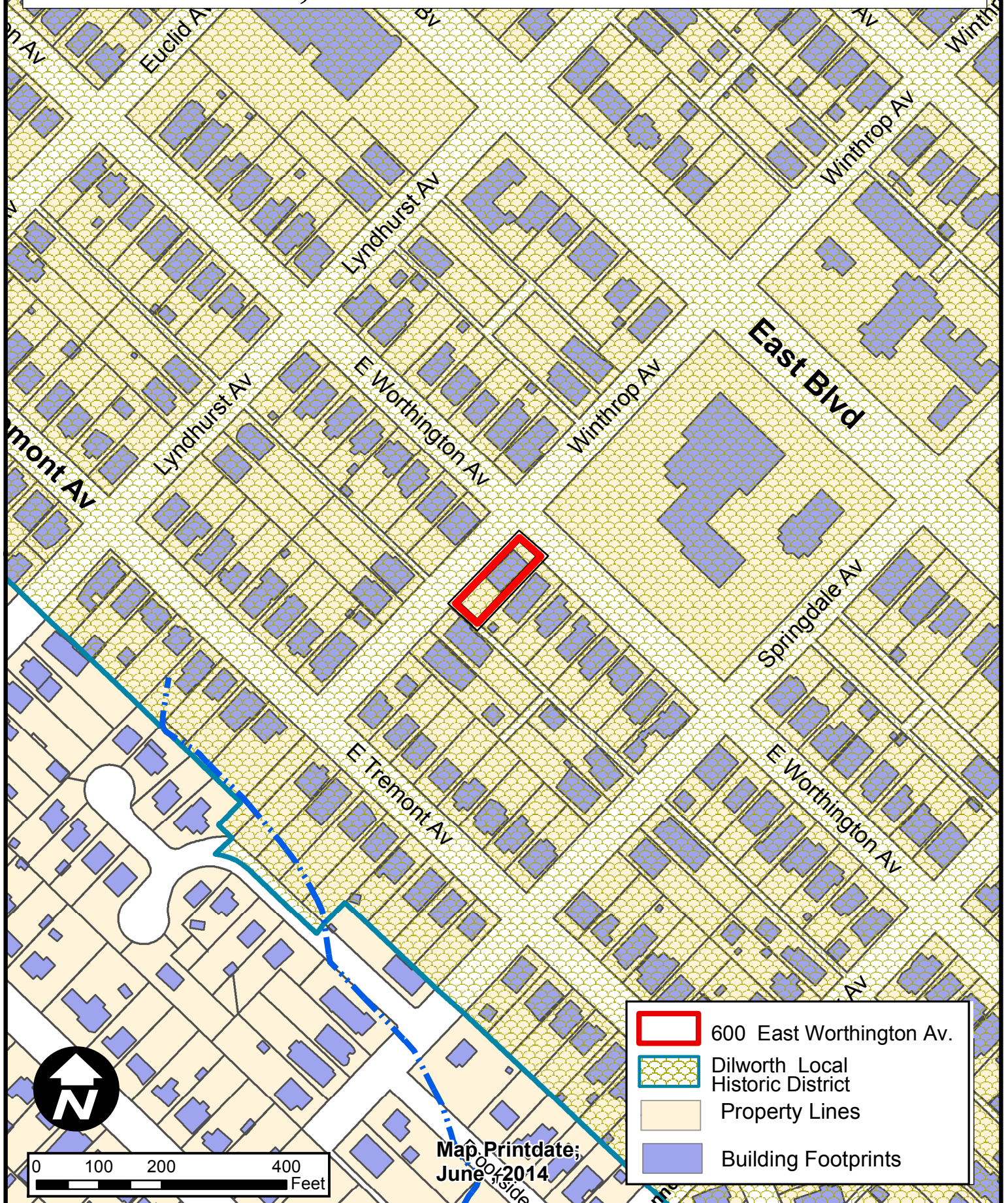
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

#### **Staff Analysis**

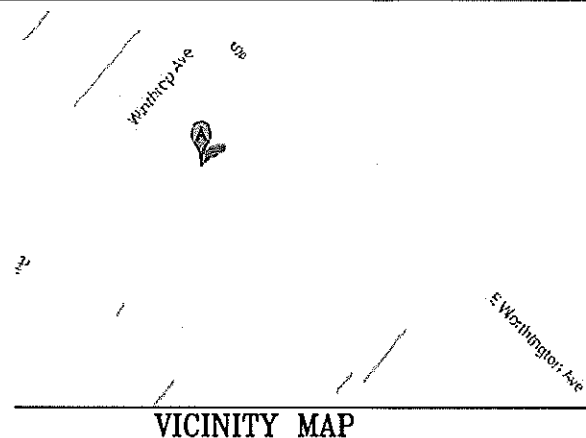
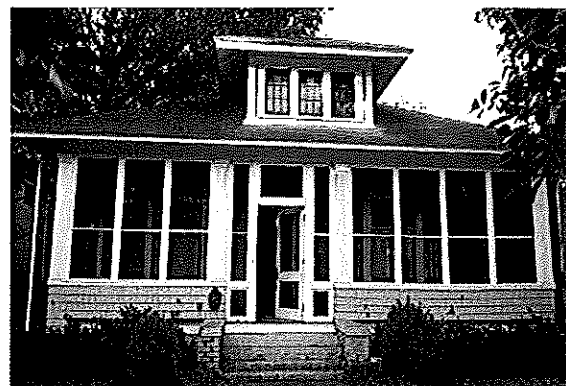
The Commission shall determine if the proposal meets the ***Policy & Design Guidelines*** for Scale, Massing, Fenestration and Rhythm. Commission also will determine if the addition is ***Policy & Design Guidelines*** compliant or if an exception is warranted.

# *Charlotte Historic District Commission - Case 2014-199*

## *Historic Distric; Dilworth*

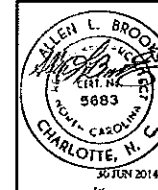






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- A-4 Existing Elevations
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- A-7 Proposed Plans
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- A-10 Proposed Elevations



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D. Brooks

APPROVED JULY 2014



## 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.	

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.

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

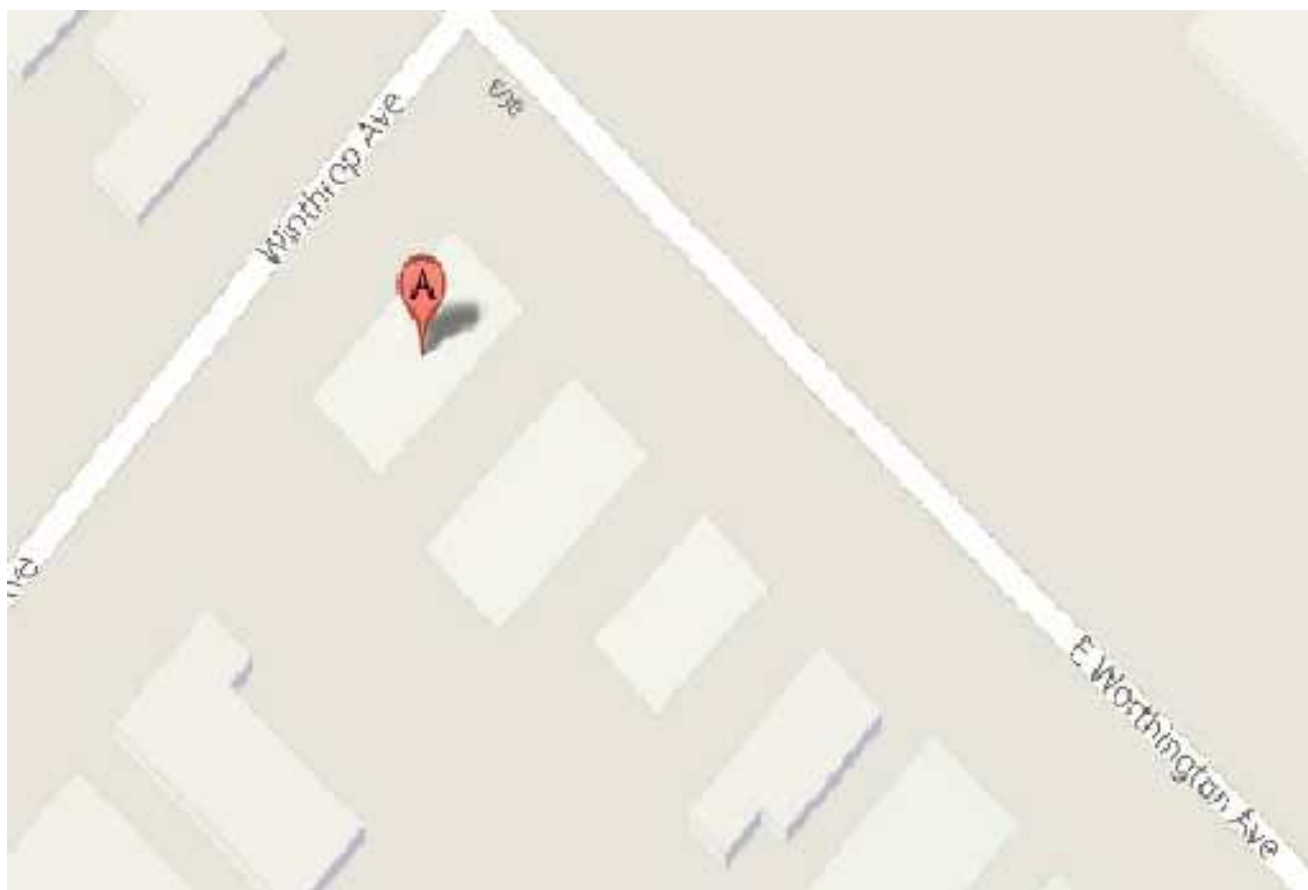
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COVER SHEET

A-0

OF: ELEVEN





VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- SC Site Context
- SS Street Scap
- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
- A-3 Existing Elevations
- A-4 Existing Elevations
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- A-6 Proposed Plans
- A-7 Proposed Plans
- A-8 Proposed Plans
- A-9 Proposed Elevations
- A-10 Proposed Elevations



SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,533 S.F.	243 S.F.
	+	+
Proposed Basement Floor:	479 S.F.	0 S.F.
Proposed First Floor:	164 S.F.	319 S.F.
Proposed Second Floor:	492 S.F.	0 S.F.
Total:	2,736 S.F.	562 S.F.
Total Under Roof:	3,298 S.F.	

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ALB  
Architecture, PA

ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucerarch@aol.com

ALLEN L. BROOKS  
ARCHITECT  
CERT. NO. 5683  
NORTH CAROLINA  
CHARLOTTE, N. C.

29 AUG 2014  
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COVER SHEET

**A-0**

OF: TWELVE





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 FRONT  
FACING E.WORTHINGTON



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

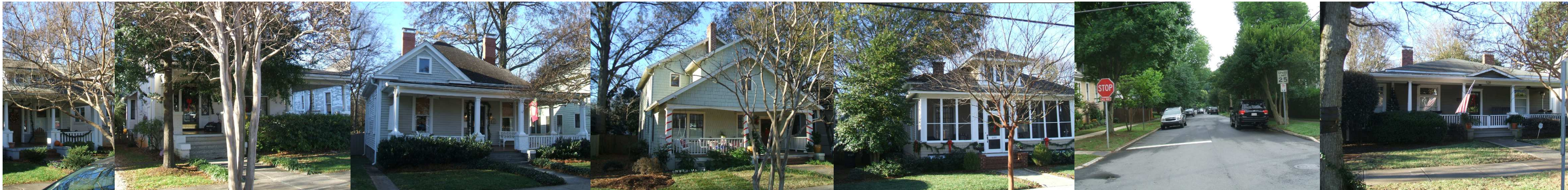


WINTHROP WEST SIDE



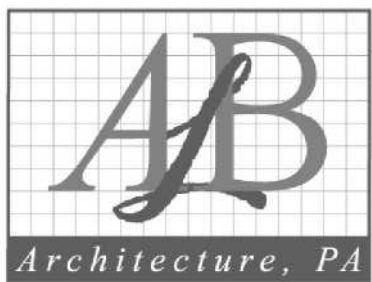


HOUSE AT 700 BLOCK      SPRINGDALE AVENUE      628 E. WORTHINGTON      620 E. WORTHINGTON      618 E. WORTHINGTON

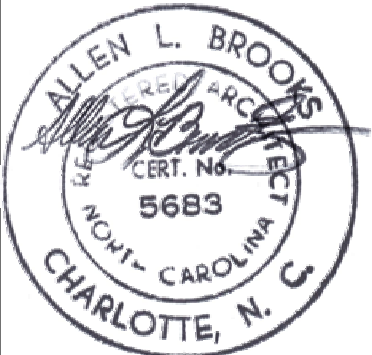


608 E. WORTHINGTON      604 E. WORTHINGTON      SUBJECT HOUSE  
600 E. WORTHINGTON      WINTHROP AVENUE

STREET SCAPE @ 600 BLOCK OF E.WORTHINGTON SOUTH SIDE



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
lauercarch@aol.com



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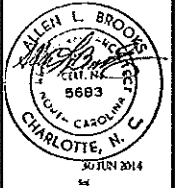
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STREET SCAPE

OF: TWELVE



XXXX AREA TO BE REMOVED



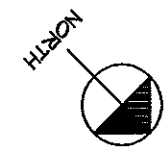
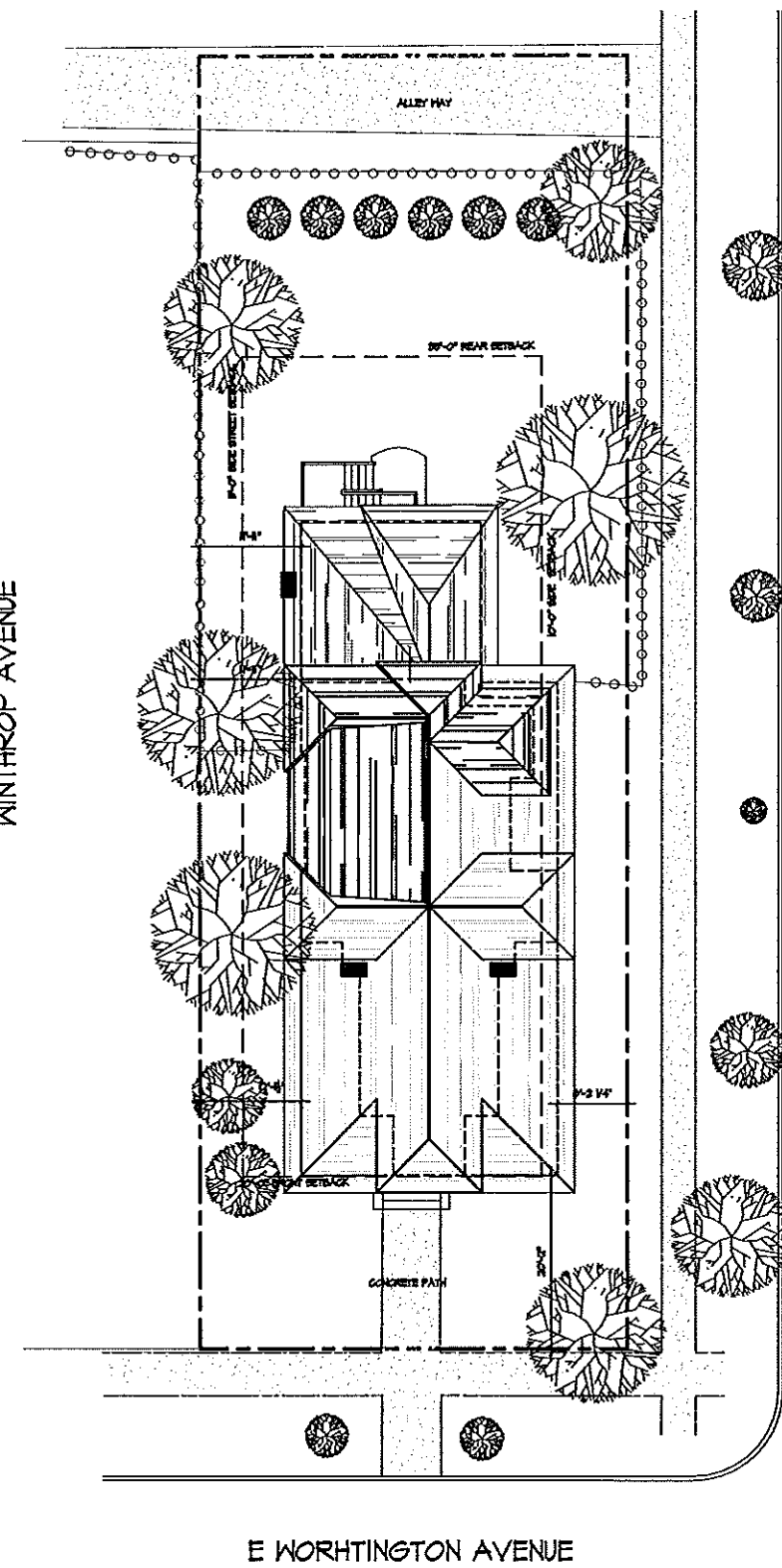
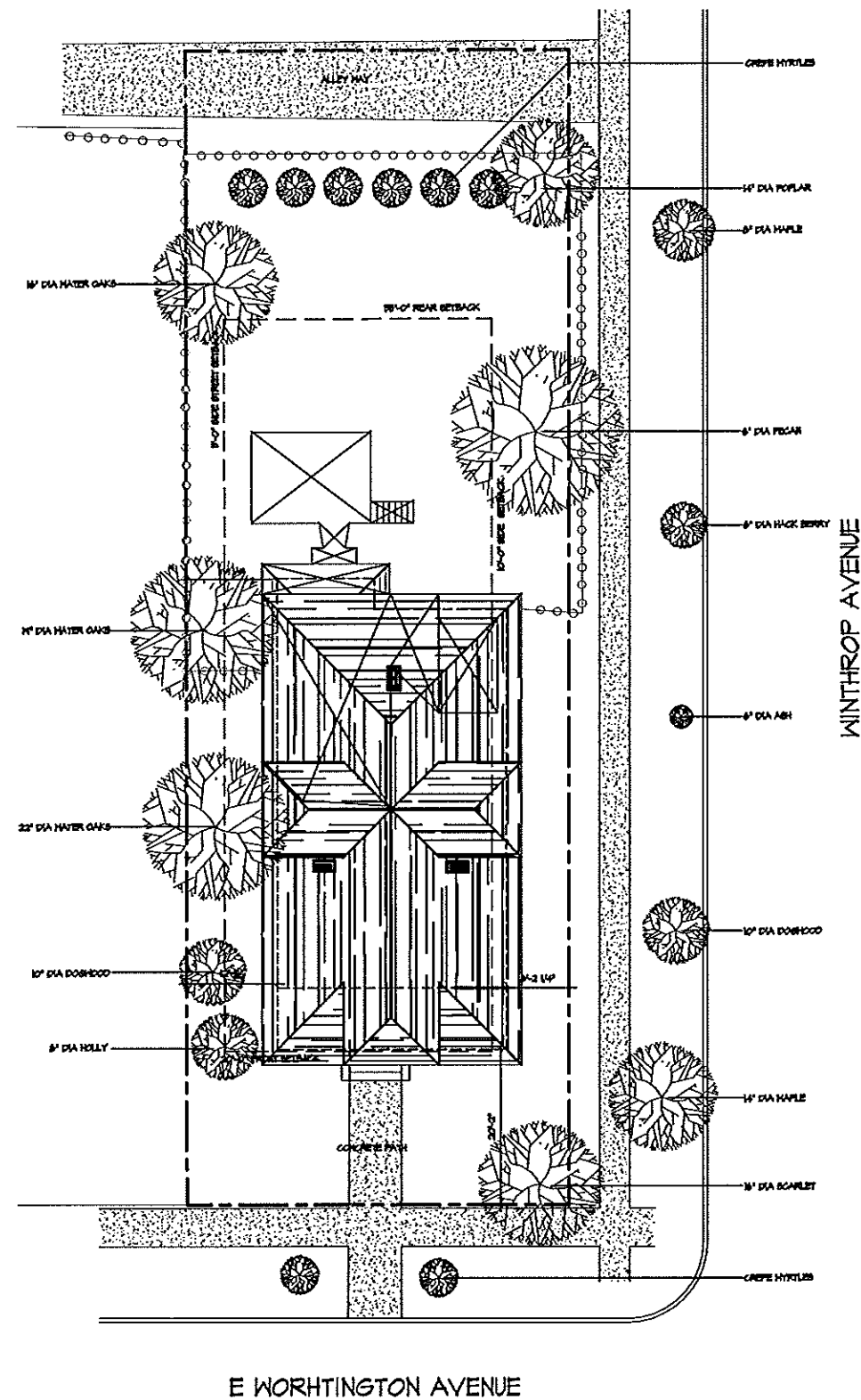
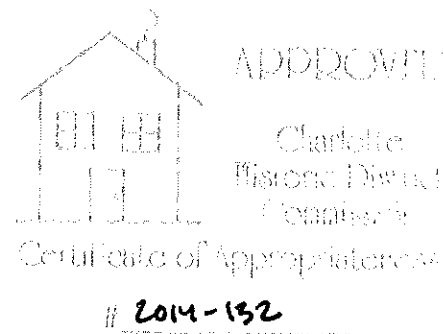
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**FLYNN RESIDENCE**  
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REVISES -  
  
SITE PLAN  
  
A-1  
  
OF: ELEVEN

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%

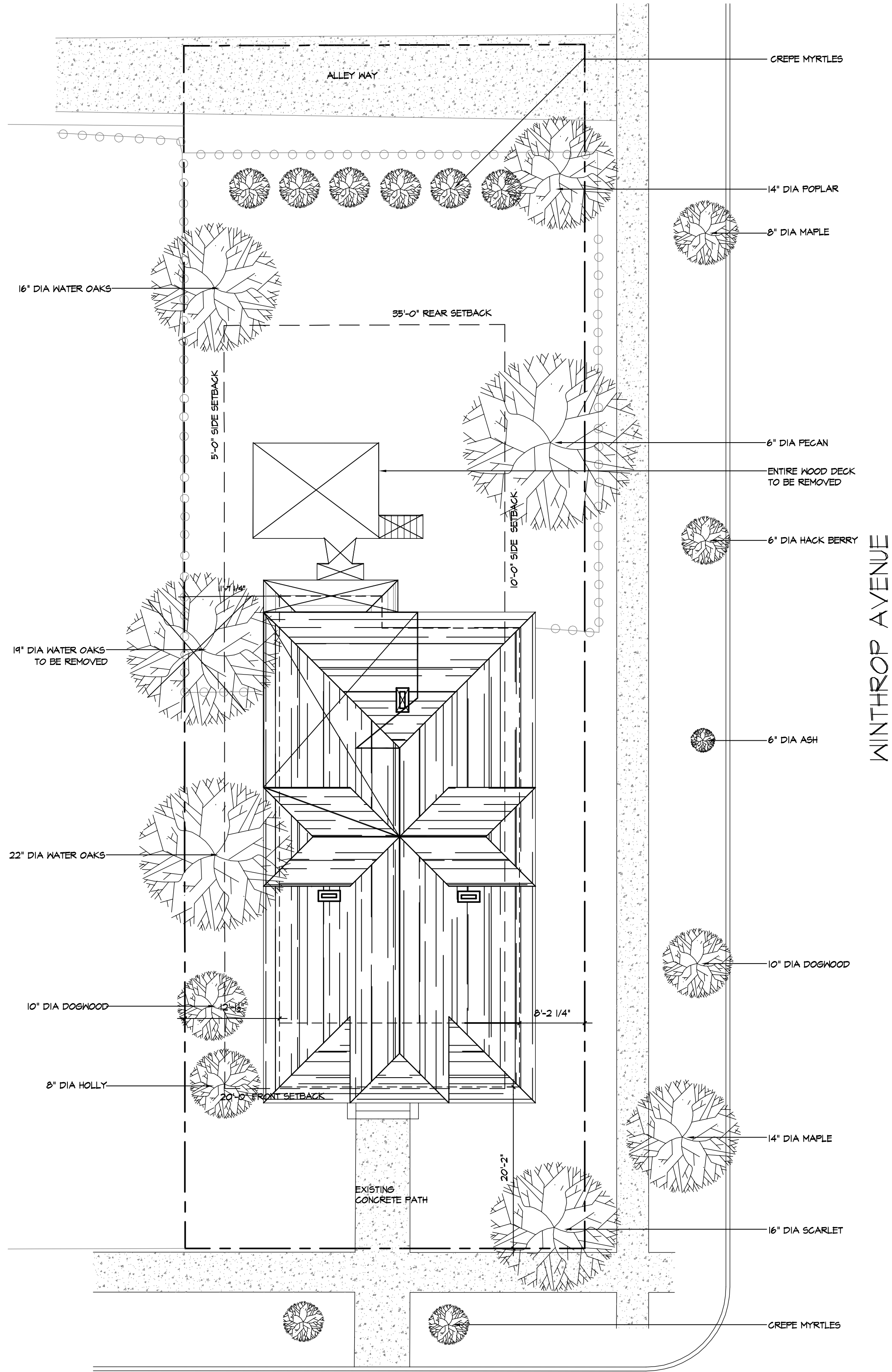


② EXISTING SITE PLAN  
1" = 10'-0"

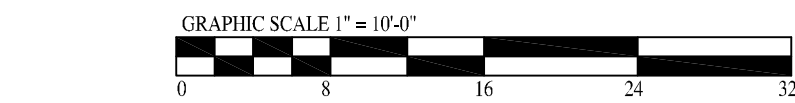
**① PROPOSED SITE PLAN**  
1" = 10'-0"



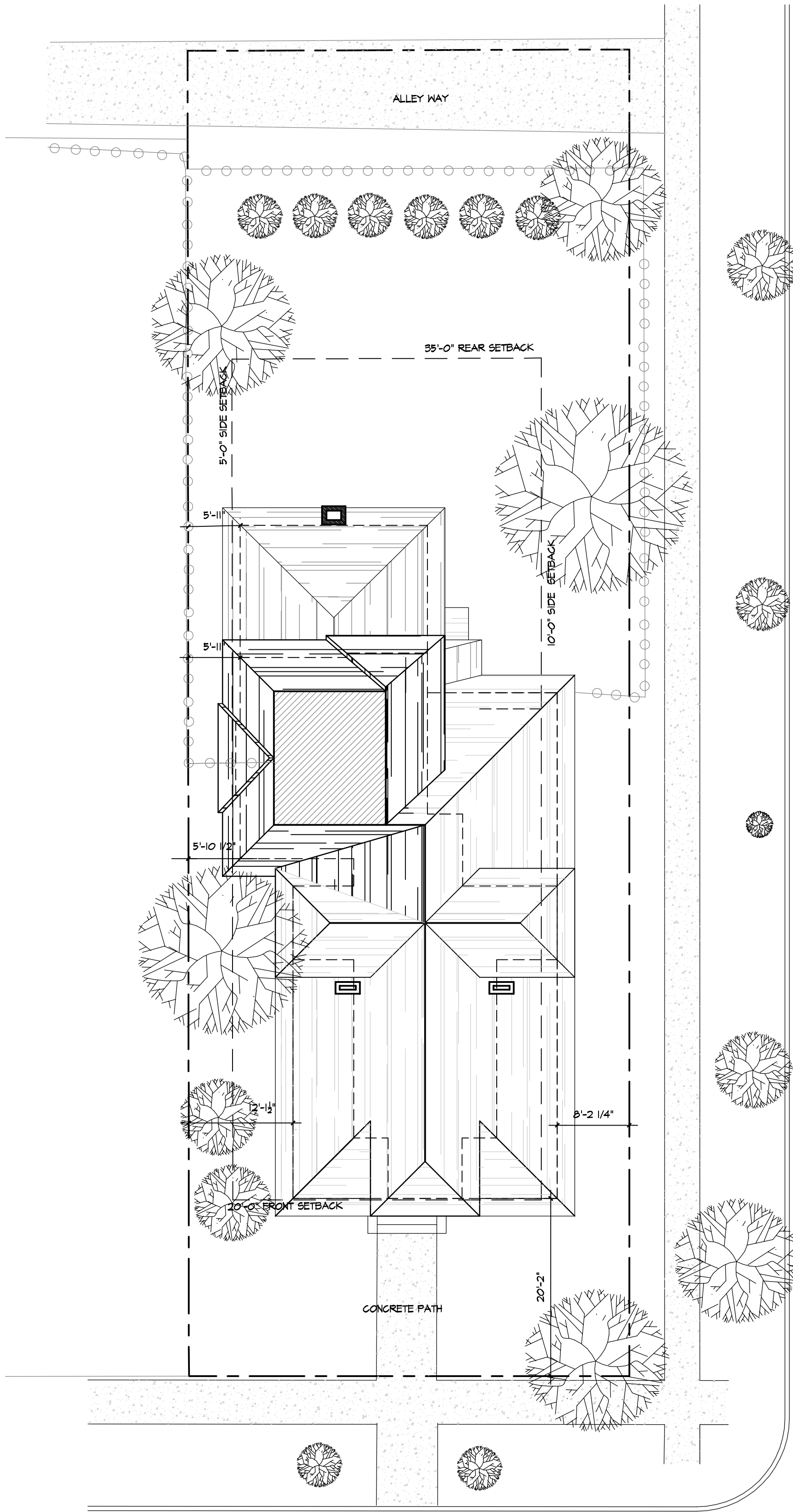
RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1533
TOTAL PROPOSED HEATED AREA	1203
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SCREENED PORCH	309
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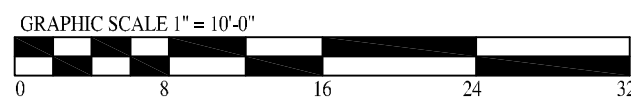
E WORTHINGTON AVENUE



② EXISTING SITE PLAN  
1" = 10'-0"



E WORTHINGTON AVENUE



① PROPOSED SITE PLAN  
1" = 10'-0"

× × × × AREAS TO BE REMOVED

**ALB**  
Architecture, PA  
ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com

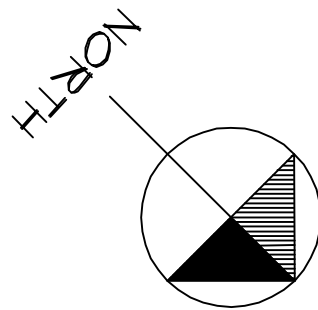
ALLEN L. BROOKS  
Professional Engineer  
No. 5683  
North Carolina  
Charlotte, N.C.  
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Seal

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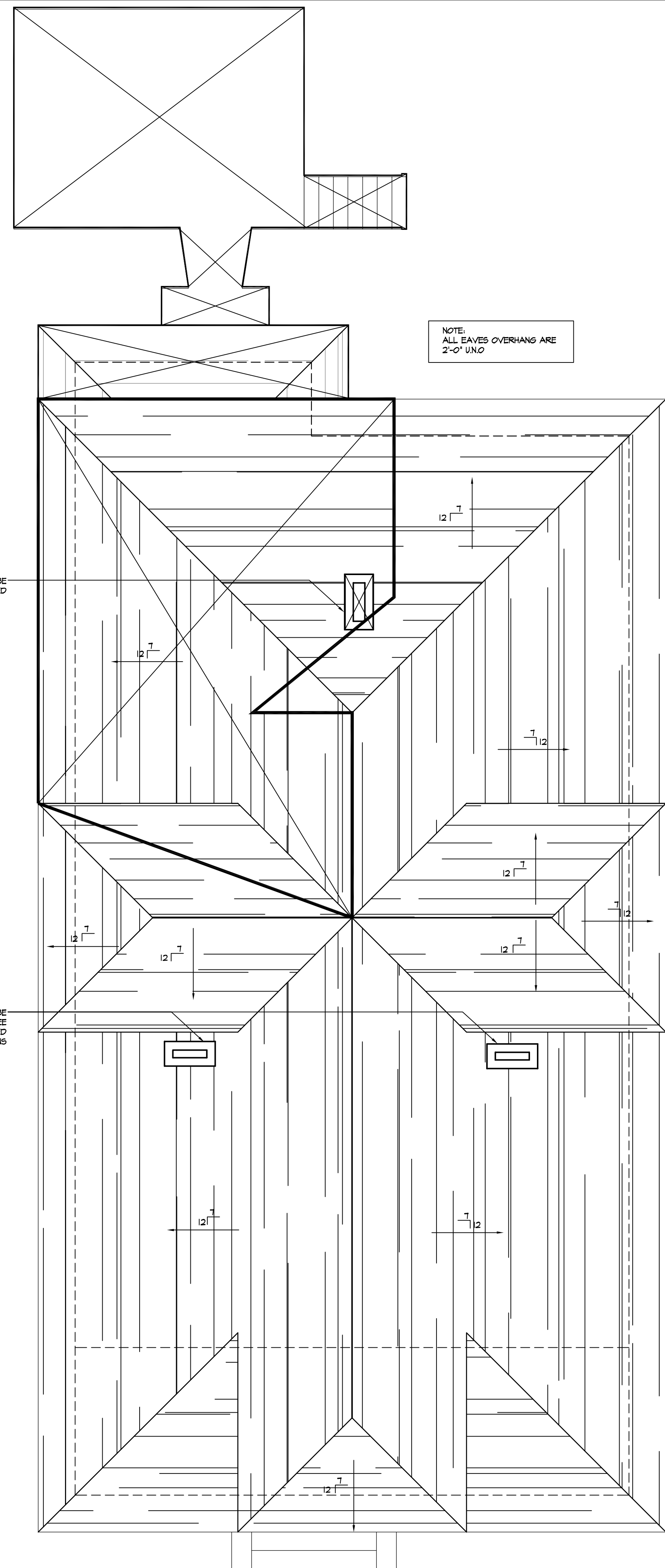
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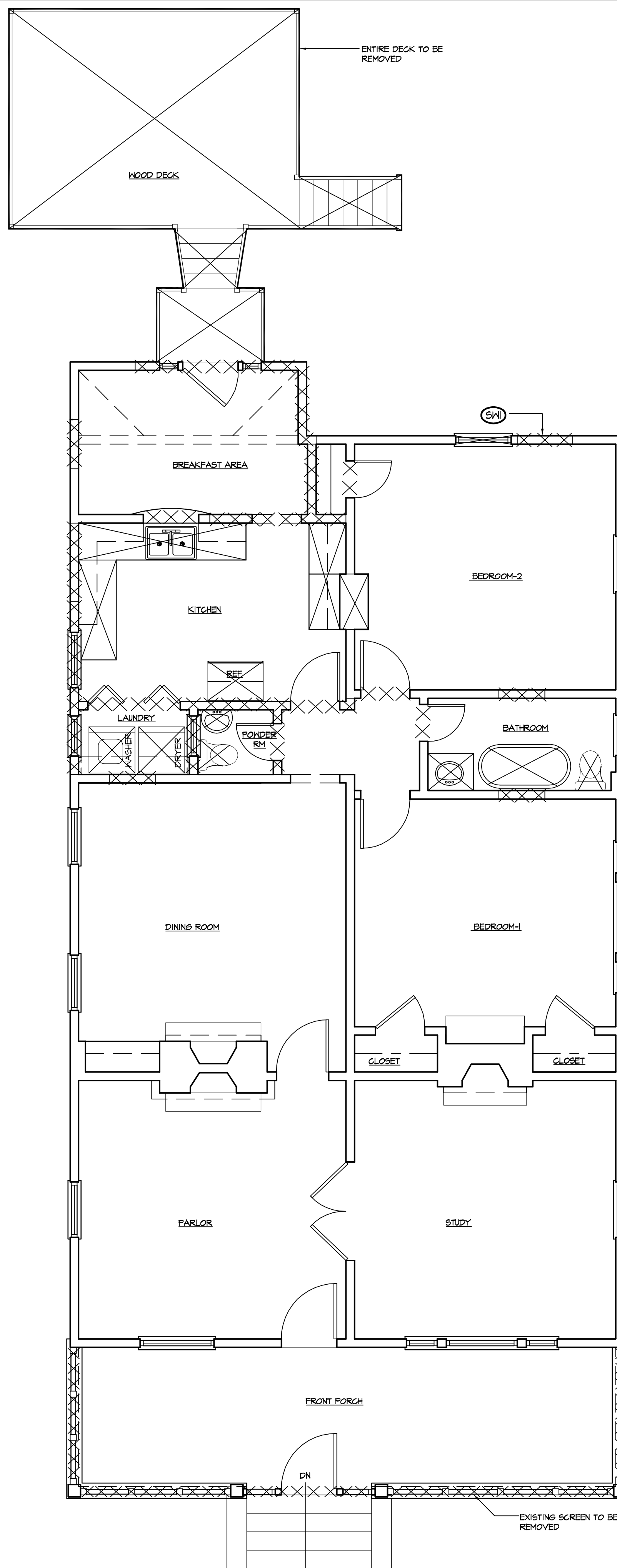
SITE PLAN  
**A-1**  
OF: TWELVE



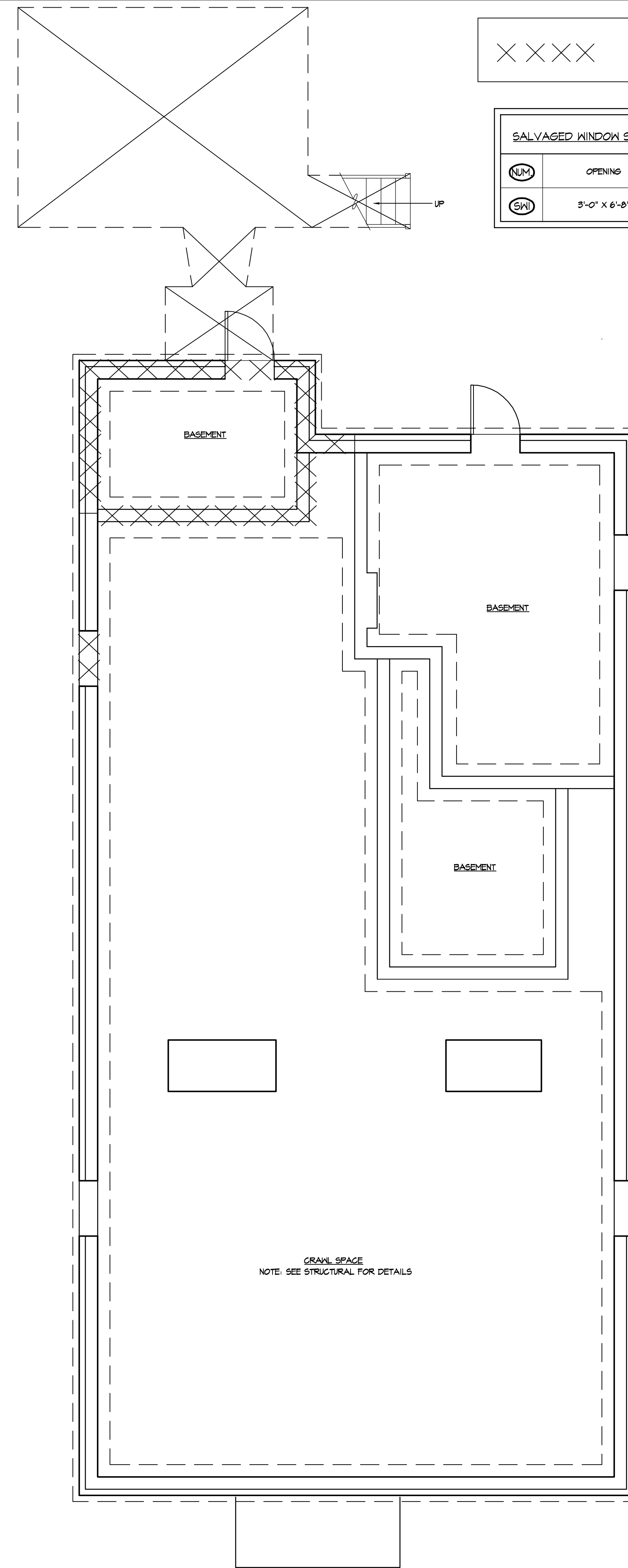




③ EXISTING ROOF PLAN  
1/4" = 1'-0"



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



GRAPHIC SCALE 1/4" = 1'-0"  
0 8 16 24 32  
① EXISTING CRAWLSPACE/BASEMENT PLAN  
1/4" = 1'-0"

× × × × AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE		
SYM	OPENING	LOCATION
(N.W.)		
(S.W.)	3'-0" X 6'-8"	BEDROOM-2

**ALB**  
Architecture, PA  
ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com

**ALLEN L. BROOKS**  
ARCHITECT  
CERT. NO. 5683  
NORTH CAROLINA  
CHARLOTTE, N. C.  
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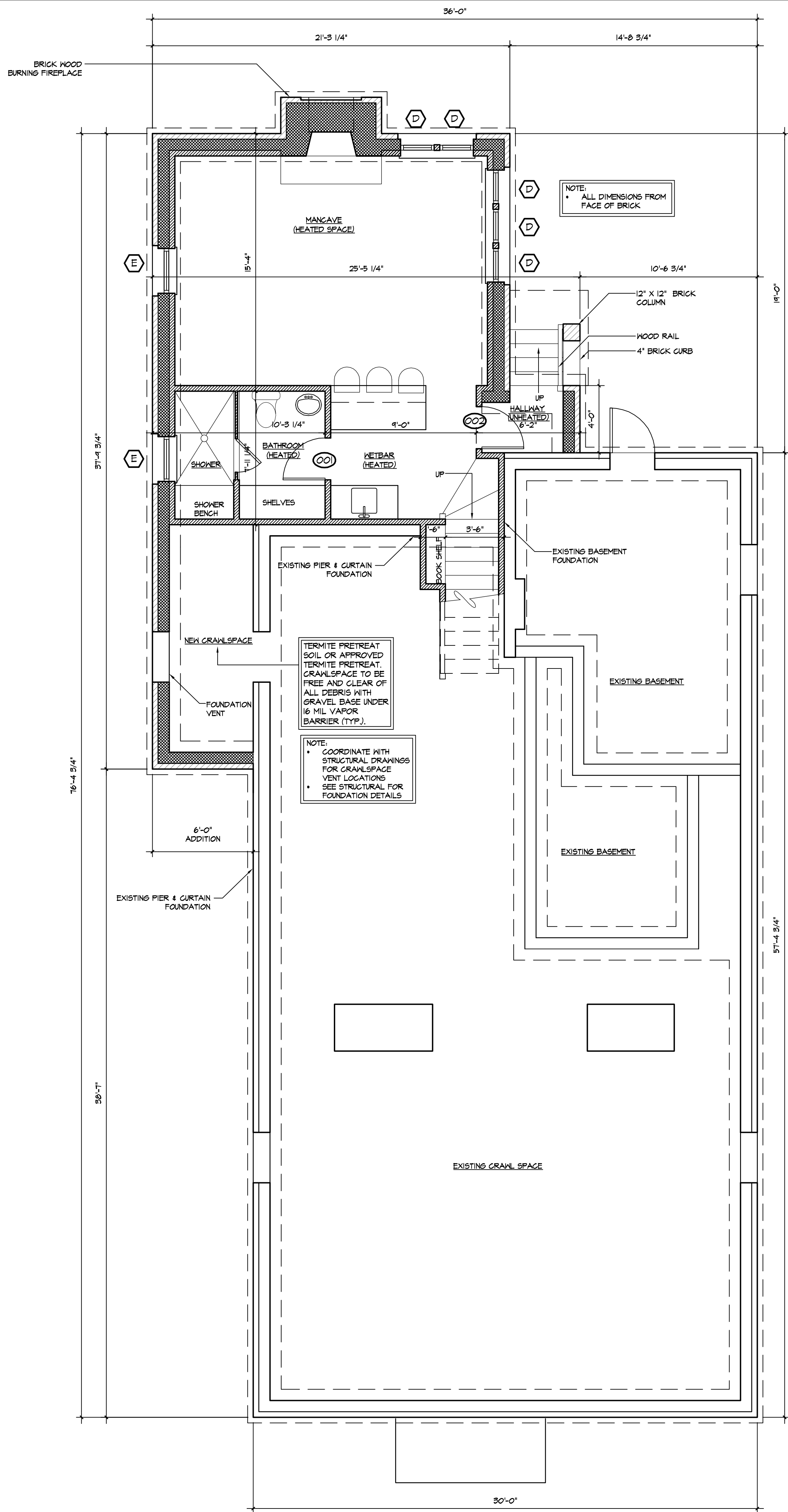
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EXISTING PLANS

**A-2**  
OF: TWELVE





SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	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	1'-8" X 3'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
C	1'-8" X 2'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	T-6"	DOUBLE HUNG
E	2'-8" X 1'-6"	T-6"	FIXED
F	5'-0" X 6'-8"	MATCH EXISTING	CASEMENT
G	2'-8" X 3'-6"	MATCH EXISTING	CASEMENT

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.

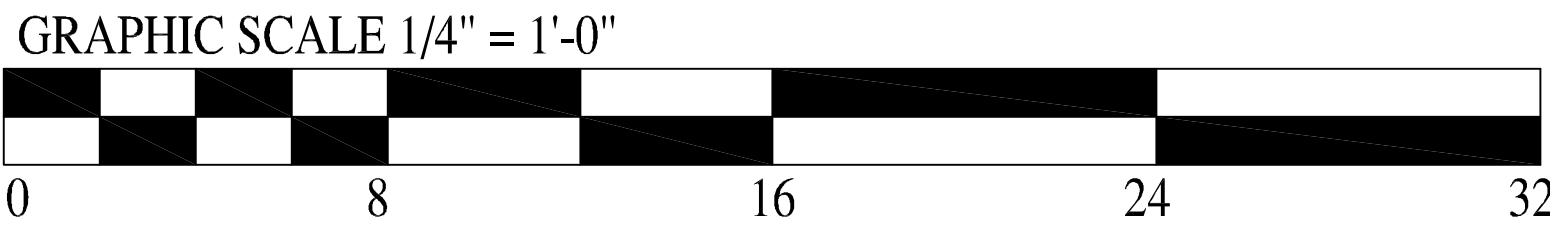
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* 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.)

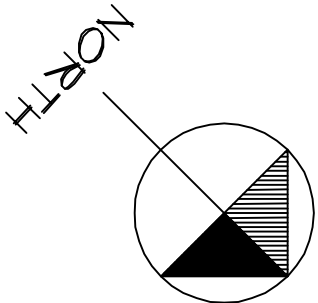
BASEMENT DOOR SCHEDULE		
NUM	OPENING	LOCATION
DO1	2'-8" X 6'-8"	BATHROOM
DO2	2'-6" X 6'-8"	HALLWAY

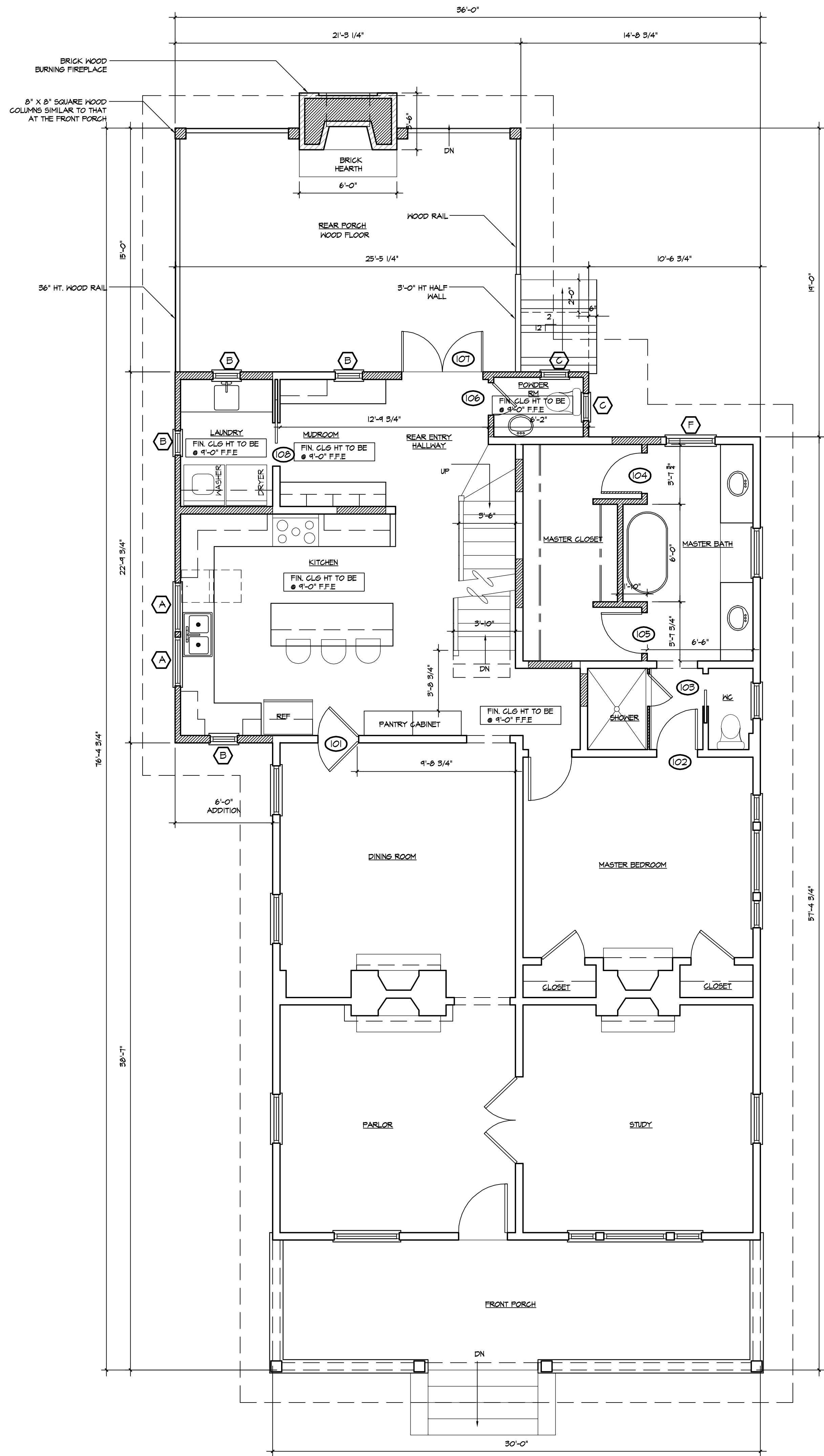
- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
  - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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

NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS





SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	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	1'-8" X 3'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
C	1'-8" X 2'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	T-6"	DOUBLE HUNG
E	2'-8" X 1'-6"	T-6"	FIXED
F	5'-0" X 6'-8" (SALVAGED WINDOW-SW1)	MATCH EXISTING	CASEMENT
G	2'-8" X 3'-6"	MATCH EXISTING	CASEMENT

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.

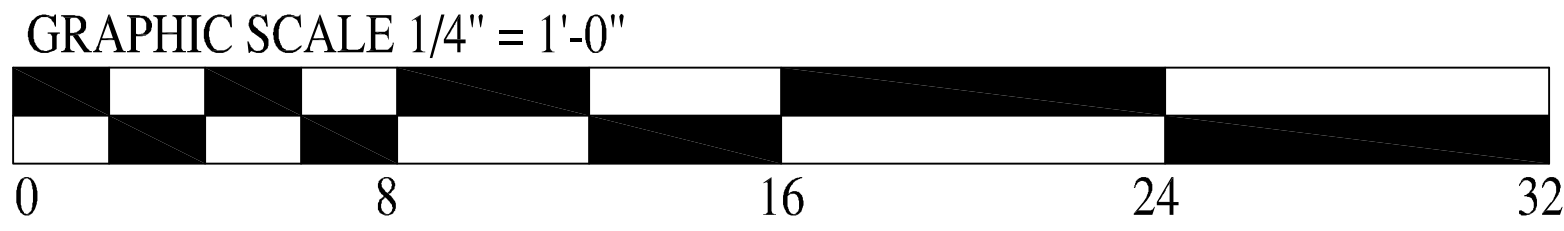
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

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

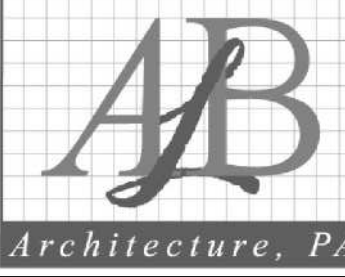
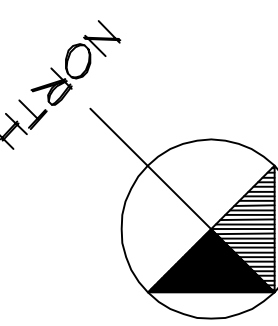
FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	2'-6" X 6'-8" (DOUBLE SWING)	KITCHEN
102	2'-6" X 6'-8"	MASTER BATH
103	2'-0" X 6'-8" POCKET DOOR	MASTER BATH WC
104	2'-6" X 6'-8"	MATER CLOSET
105	2'-6" X 6'-8"	MATER CLOSET
106	2'-0" X 6'-8"	PONDER ROOM
107	PR 2'-8" X 6'-8"	REAR ENTRY
108	2'-8" X 6'-8" POCKET DOOR	LAUNDRY

- 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

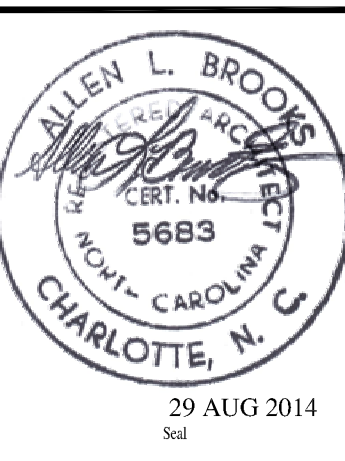


1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com



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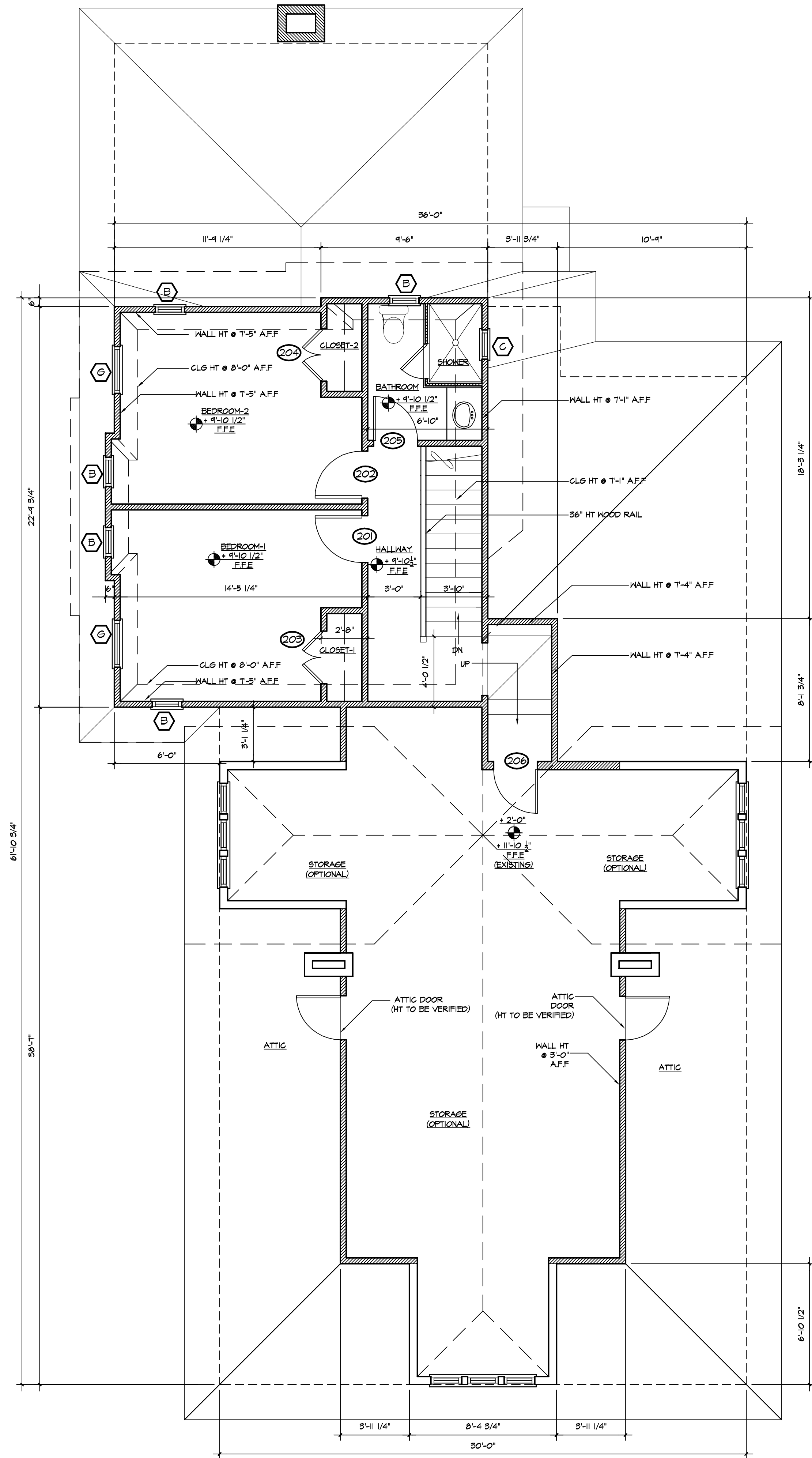
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Addition & Renovation In Historic Dilworth for the:  
**FLYNN RESIDENCE**  
600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068  
ISSUED - 29 AUG 2014  
REVISIONS -

PROPOSED PLANS  
**A-6**  
OF: TWELVE





SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SM	3'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	1'-8" X 3'-6"	FIRST FLOOR - T-6" SECOND FLOOR - MATCH EXISTING	CASEMENT
C	1'-8" X 2'-6"	FIRST FLOOR - T-6" SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	T-6"	DOUBLE HUNG
E	2'-8" X 1'-6"	T-6"	FIXED
F	3'-0" X 6'-8" (SALVAGED WINDOW-SM)	MATCH EXISTING	CASEMENT
G	2'-8" X 3'-6"	MATCH EXISTING	CASEMENT

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

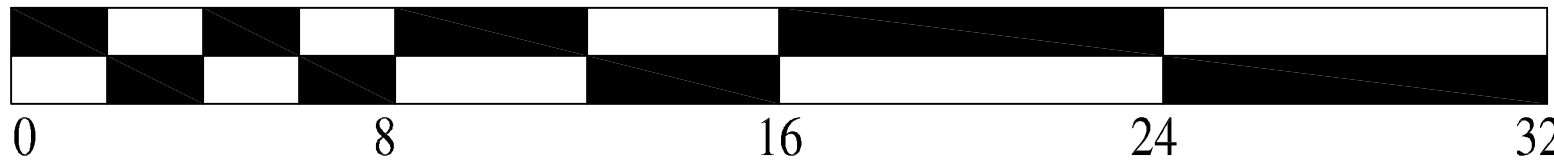
NOTE: ALL WINDOWS WITH 1 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" X 6'-8"	BEDROOM-1
202	2'-8" X 6'-8"	BEDROOM-2
203	PR 1'-6" X 6'-8"	CLOSET-1
204	PR 1'-6" X 6'-8"	CLOSET-2
205	2'-6" X 6'-8"	BATHROOM
206	4'-6" X 6'-8"	STORAGE

NOTE:

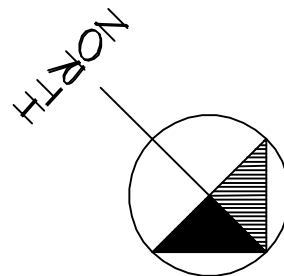
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
- ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
- FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O.
- ALL EAVES OVERHANG TO MATCH EXISTING U.N.O.

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

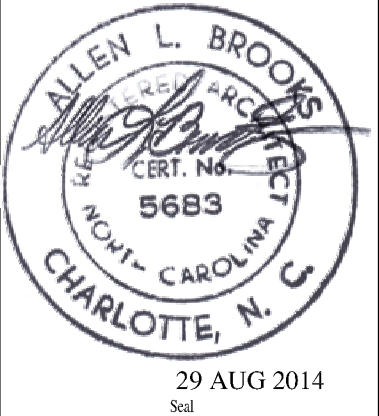


① PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com



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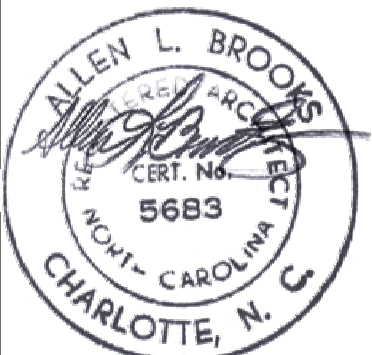
**A-7**

OF: TWELVE





ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com



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PROPOSED PLANS

**A-8**

OF: TWELVE

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF

WATER PROOF MEMBRANE- TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12- FLASHING & COUNTER FLASHING AS REQUIRED- MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

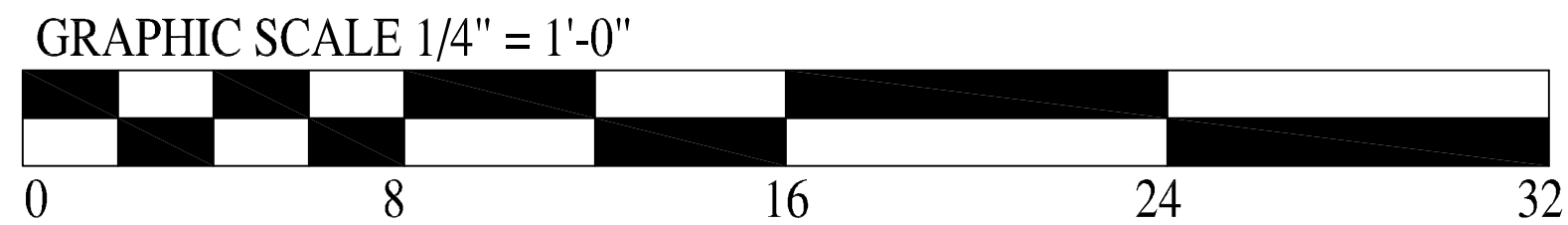
NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12 ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

VEENER ROOF  
SLOPE TO DRAIN

MATCH EXIST.

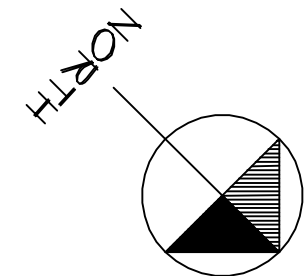
CRICKET

- 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



① **PROPOSED ROOF PLAN**  
1/4" = 1'-0"

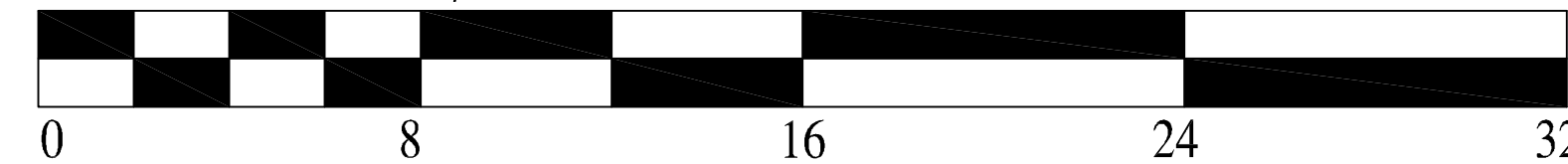
NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



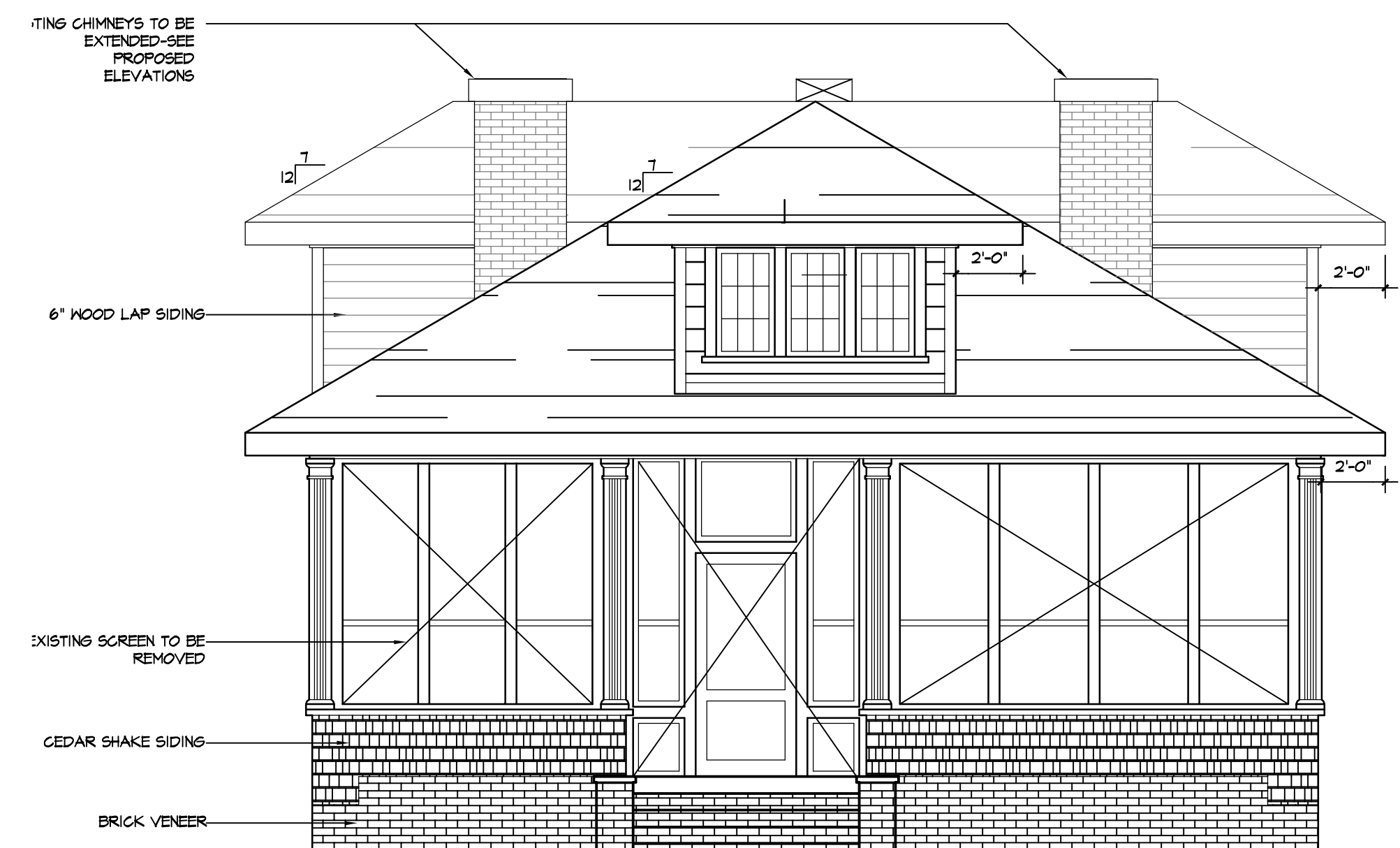
× × × × AREAS TO BE REMOVED



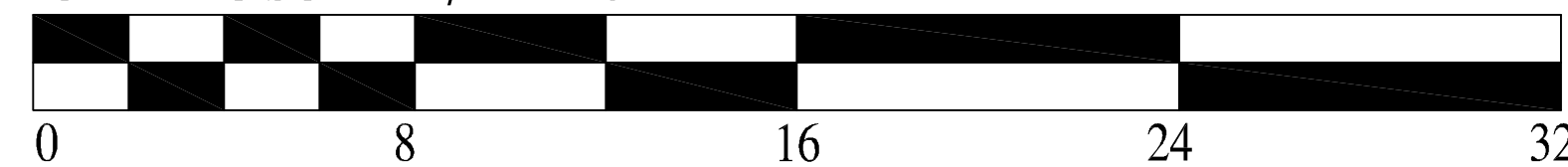
GRAPHIC SCALE 1/4" = 1'-0"



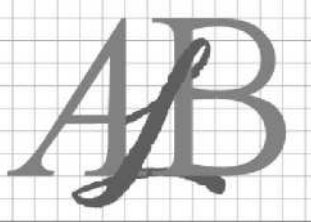
② EXISTING WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



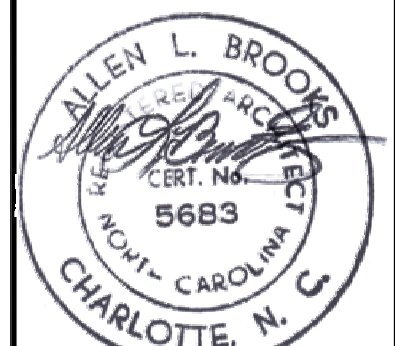
GRAPHIC SCALE 1/4" = 1'-0"



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



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucarch@aol.com



29 AUG 2014  
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EXISTING ELEVATIONS

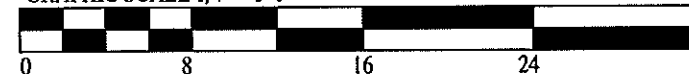
A-3

OF: TWELVE

APPROVED JULY 2014



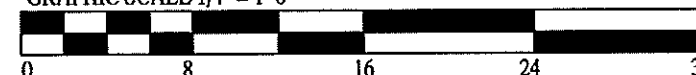
GRAPHIC SCALE 1/4" = 1'-0"



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

SYMBOL	OPENING	LOCATION
(A)	8'-0" X 4'-6"	BEDROOM-2

# WINDOW SCHEDULE

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

NOTE: HATCH WITH DETAILS OF MOOD DRIP CAP (BY FLASHING) & BACK BAND TRIM & SIDINGS.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.  
NOTE: HATCH EXISTING WINDOW & DOOR TYPES. INITIAL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR HATCH PATTERN. VERIFY ANY REQUIREMENTS FOR REPAIRS OR REFINISHED GLASS.  
\* H.E. = HATCH EXISTING  
NOTE: ALL WINDOWS WITH 4" SP. OF GLASS OR MORE & LENSES SHALL BE A.P.P. MUST BE TO ORDER FOR GLASS (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.



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4100  
Fax: 704.494.4030  
E-mail: albarchitecture@aol.com  
lazararch@aol.com

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ISSUED - 30 JUN 2014  
REVISIONS -

PROPOSED ELEVATIONS

**A-9**

OF ELEVEN



SEPTEMBER 2014

WATER PROOF MEMBRANE-  
TO BE INSTALLED ACROSS  
ENTIRE SURFACE FOR ROOF  
PITCHES LESS THAN 2:12-  
FLASHING & COUNTER FLASHING  
AS REQUIRED  
MARINE GRADE PLYWOOD TO  
BE USED FOR AREAS WHERE  
FLASHING IS PROVIDED

NOTE:  
USE DOUBLE FELT WITH SNOW &  
ICE GUARD FOR ALL ROOFS  
WITH PITCHES LESS THAN 4:12  
ALL EAVES OVERHANG TO  
MATCH EXISTING U.N.O

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER  
THAN ANY PORTION OF THE BUILDING WITHIN  
10' BUT SHALL NOT BE LESS THAN 3' ABOVE  
THE POINT WHERE THE CHIMNEY PASSES  
THROUGH THE ROOF

TOP OF ROOF  
• 20'-1 1/2"

2ND FIN. CLS.  
• 11'-10 1/2"

WOOD LAP SIDING TO  
MATCH EXISTING (TYP.)

WOOD WINDOW TRIM TO  
MATCH EXISTING (TYP.)

WOOD CORNER TRIM TO  
MATCH EXISTING (TYP.)

EAVES & SOFFIT DETAIL  
TO MATCH EXISTING (TYP.)

2ND F.F.  
• 14'-10 1/2"

1ST DROPPED FIN. CLS.  
• 4'-0"

EXIST. 1ST FIN. CLS.  
• 11'-0"

8" X 8" WOOD COLUMN  
SIMILAR TO THAT AT THE  
FRONT PORCH

WOOD RAILING

BRICK WOOD BURNING  
FIRE PLACE-BRICK TO  
MATCH EXISTING

SHAKE SIDING TO MATCH  
EXISTING (TYP.)

1ST F.F.  
• 10'-0"

12" X 12"  
BRICK COLUMN-  
BRICK TO  
MATCH EXISTING  
(TYP.)

STEPS FROM BASEMENT

BASEMENT LVL.  
• -8'-10 1/2"

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

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER  
THAN ANY PORTION OF THE BUILDING WITHIN  
10' BUT SHALL NOT BE LESS THAN 3' ABOVE  
THE POINT WHERE THE CHIMNEY PASSES  
THROUGH THE ROOF

TOP OF ROOF  
• 20'-1 1/2"

2ND FIN. CLS.  
• 11'-10 1/2"

WOOD LAP SIDING TO  
MATCH EXISTING (TYP.)

WOOD WINDOW TRIM TO  
MATCH EXISTING (TYP.)

WOOD CORNER TRIM TO  
MATCH EXISTING (TYP.)

EAVES & SOFFIT DETAIL  
TO MATCH EXISTING (TYP.)

2ND F.F.  
• 14'-10 1/2"

1ST DROPPED FIN. CLS.  
• 4'-0"

EXIST. 1ST FIN. CLS.  
• 11'-0"

8" X 8" WOOD COLUMN  
SIMILAR TO THAT AT THE  
FRONT PORCH

WOOD RAILING

BRICK WOOD BURNING  
FIRE PLACE-BRICK TO  
MATCH EXISTING

SHAKE SIDING TO MATCH  
EXISTING (TYP.)

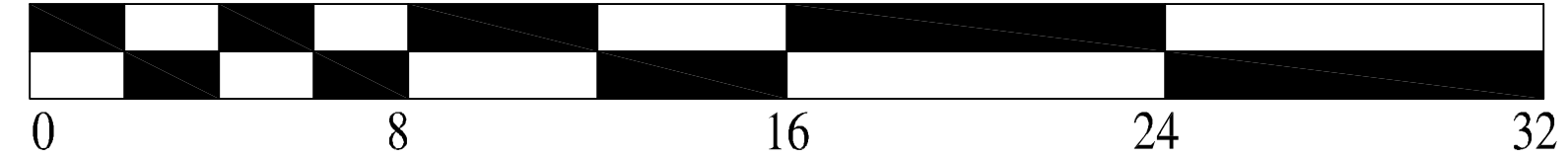
1ST F.F.  
• 10'-0"

12" X 12"  
BRICK COLUMN-  
BRICK TO  
MATCH EXISTING  
(TYP.)

STEPS FROM BASEMENT

BASEMENT LVL.  
• -8'-10 1/2"

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



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

SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	3'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	1'-8" X 3'-6"	FIRST FLOOR - 7'-6" SECOND FLOOR - MATCH EXISTING	CASEMENT
C	1'-8" X 2'-6"	FIRST FLOOR - 7'-6" SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-8" X 1'-6"	7'-6"	FIXED
F	3'-0" X 6'-8" (SALVAGED WINDOW-SW1)	MATCH EXISTING	CASEMENT
G	2'-8" X 3'-6"	MATCH EXISTING	CASEMENT

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.

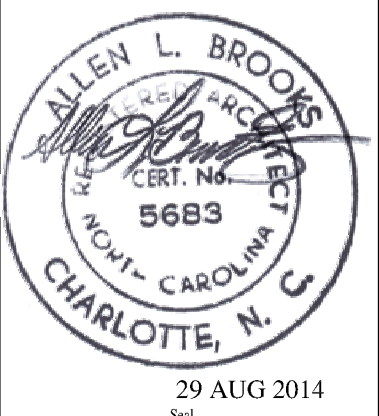
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP  
AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY  
REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

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



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
lauerarch@aol.com



29 AUG 2014

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PROPOSED ELEVATIONS

A-9

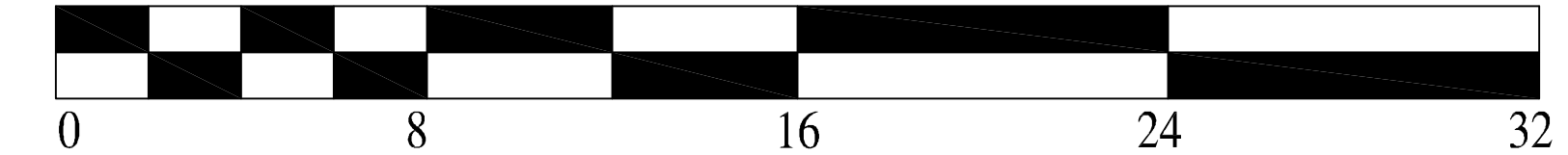
OF: TWELVE

NOTE:

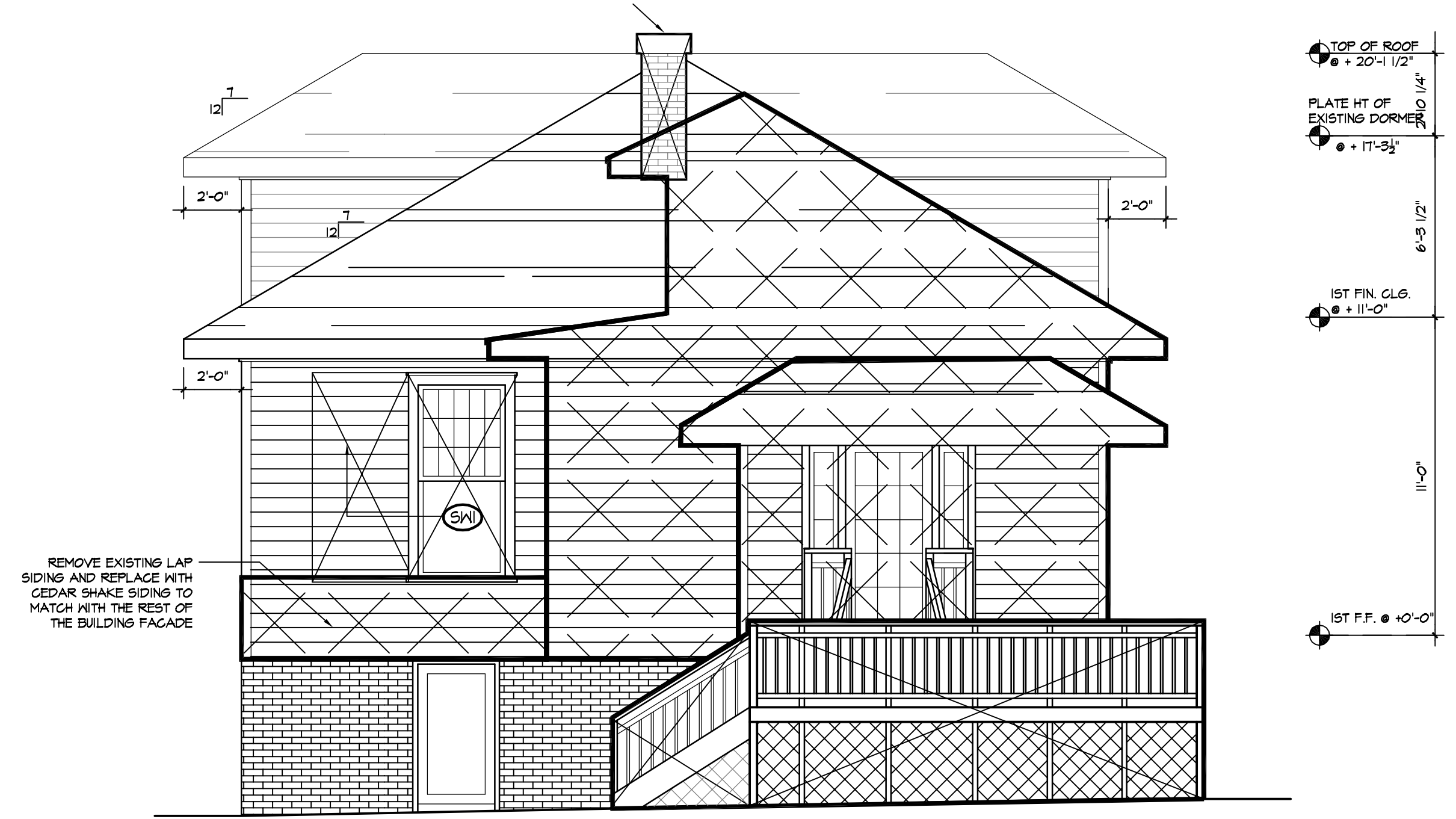
- COORDINATE CRAWLSPACE VENT  
LOCATIONS WITH STRUCTURAL  
DRAWINGS.
- ALL PITCHES LESS THAN 4:12 TO  
HAVE DOUBLE FELT & SNOW AND  
ICE GUARD.
- FACE OF BRICK TO ALIGN WITH FACE  
OF STUD U.N.O
- ALL EAVES OVERHANG TO MATCH  
EXISTING U.N.O



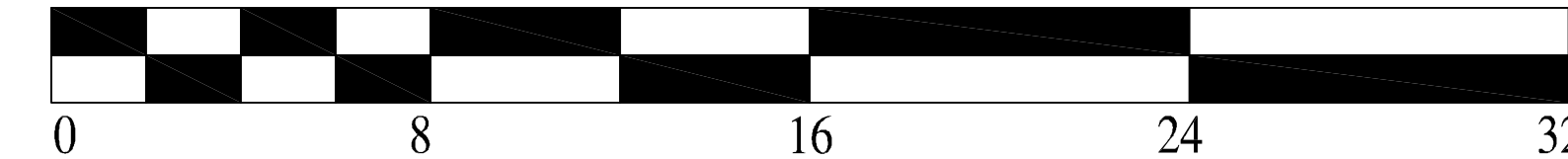
GRAPHIC SCALE 1/4" = 1'-0"



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



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



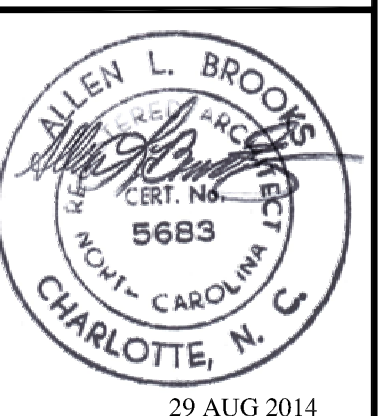
① EXISTING REAR ELEVATION  
1/4" = 1'-0"

× × × × AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	3'-0" X 6'-8"	BEDROOM-2



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
laucerarch@aol.com



29 AUG 2014  
Sd

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EXISTING ELEVATIONS

A-4

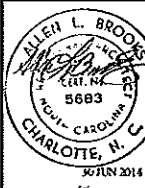
OF: TWELVE



APPROVED JULY 2014



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitectur@aol.com  
luzerarch@aol.com



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Addition & Renovation In Historic Dilworth for the:  
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PROJ. NO. - 13028  
ISSUED - 30 JULY 2014  
REVISIONS -

PROPOSED ELEVATIONS

**A-10**

OF: ELEVEN

SALVAGED WINDOW SCHEDULE		
SYMBOL	OPENING	LOCATION
W1	8'-0" X 4'-6"	BEDROOM-2

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
A	8'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 2'-6"	FIRST FLOOR - 4/4"	CASEMENT
C	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
D	1'-6" X 5'-6"	MATCH EXISTING	CASEMENT
E	2'-0" X 5'-6"	MATCH EXISTING	CASEMENT
F	8'-0" X 6'-6"	MATCH EXISTING	CASEMENT

NOTE: MATCH WITH DETAILS IN MOOD DRIP CAP (IN FLASHING) & BACK BAND TRIM & FINISHES.

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

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

\* H.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 6" A.P. OF GLASS OR MORE & MORE THAN 10" A.P.P. MUST BE TINTED 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 RAFTS OVERHANG TO MATCH EXISTING U.N.O.

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

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

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

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

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

APPROVED  
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2014-132



SEPTEMBER 2014

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF

ARCHITECTURAL SHINGLES TO MATCH EXISTING (TYP.)

WOOD WINDOW TRIM TO MATCH EXISTING (TYP.)

WOOD LAP SIDING TO MATCH EXISTING (TYP.)

EAVES, SOFFIT, FASCIA & FRIEZE DETAIL TO MATCH EXISTING (TYP.)

WOOD CORNER TRIM TO MATCH EXISTING (TYP.)

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF

BRICK WOOD BURNING FIRE PLACE - BRICK TO MATCH EXISTING

8" X 8" WOOD COLUMN SIMILAR TO THAT AT THE FRONT PORCH

SHAKE SIDING TO MATCH EXISTING (TYP.)

WOOD RAIL

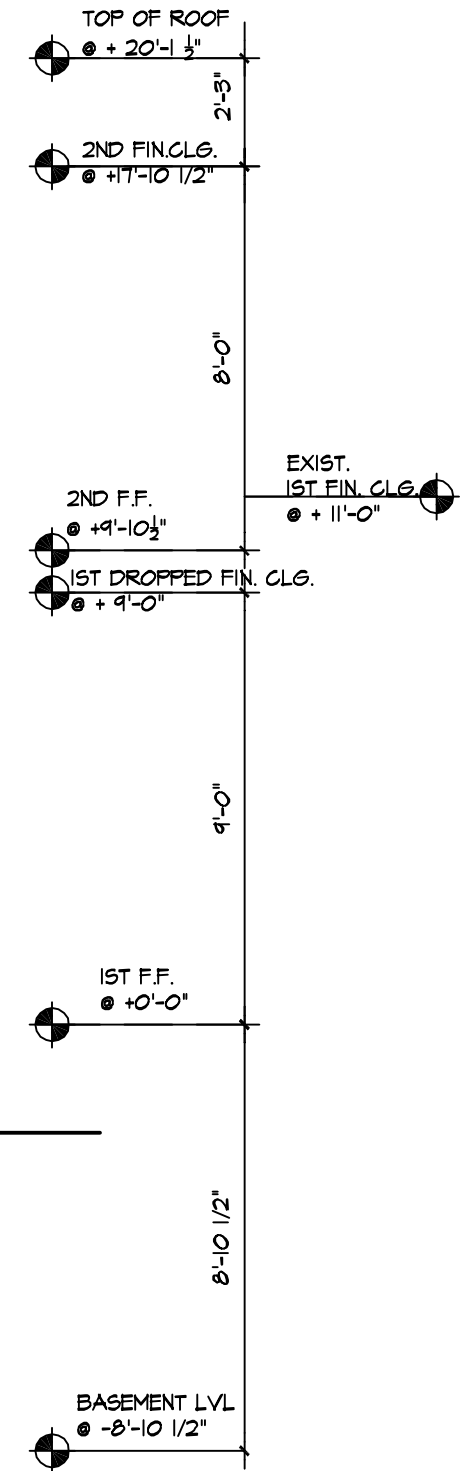
BRICK VENEER TO MATCH EXISTING (TYP.)

WATER PROOF MEMBRANE- TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED

MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

ALL EAVES OVERHANGS TO MATCH EXISTING U.N.O



SALVAGED WINDOW SCHEDULE		
NUM	OPENING	LOCATION
SW1	3'-0" X 6'-8"	BEDROOM-2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	1'-8" X 3'-6"	FIRST FLOOR - 7'-6"	CASEMENT
C	1'-8" X 2'-6"	SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-8" X 1'-6"	7'-6"	FIXED
F	3'-0" X 6'-8"	(SALVAGED WINDOW-SW1)	CASEMENT
G	2'-8" X 3'-6"	MATCH EXISTING	CASEMENT

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 MATTIN 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.)

## 2 PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

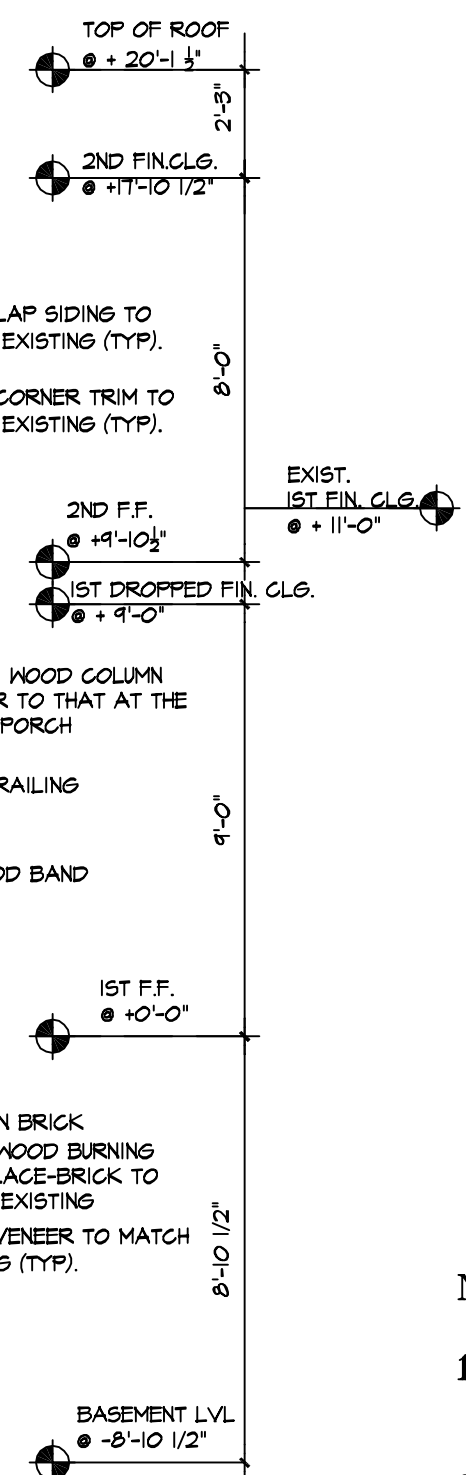
WATER PROOF MEMBRANE- TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED

MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

NOTE: USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

ALL EAVES OVERHANGS TO MATCH EXISTING U.N.O

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF



ARCHITECTURAL ROOF SHINGLES TO MATCH EXISTING (TYP.)

EAVES, SOFFIT, FASCIA & FRIEZE DETAIL TO MATCH EXISTING (TYP.)

WOOD CORNER TRIM TO MATCH EXISTING (TYP.)

WOOD WINDOW TRIM TO MATCH EXISTING (TYP.)

SHAKE SIDING TO MATCH EXISTING (TYP.)

12" X 12" BRICK COLUMN- BRICK TO MATCH EXISTING (TYP.)

STEPS FROM BASEMENT

WOOD LAP SIDING TO MATCH EXISTING (TYP.)

WOOD CORNER TRIM TO MATCH EXISTING (TYP.)

8" X 8" WOOD COLUMN SIMILAR TO THAT AT THE FRONT PORCH

WOOD RAILING

12" WOOD BAND

NICHE IN BRICK

BRICK WOOD BURNING FIRE PLACE-BRICK TO MATCH EXISTING

BRICK VENEER TO MATCH EXISTING (TYP.)

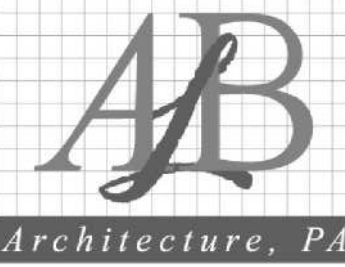
GRAPHIC SCALE 1/4" = 1'-0"

## 1 PROPOSED REAR ELEVATION

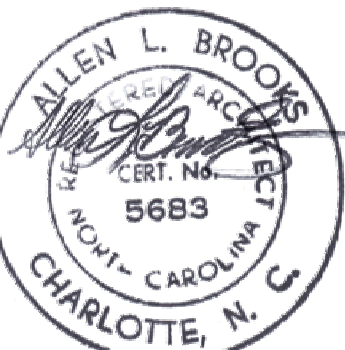
1/4" = 1'-0"

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



ALB Architecture  
9200 Bob Beatty Road  
Charlotte, NC 28269  
Phone: 704.494.4400  
Fax: 704.494.4030  
E-mail:  
albarchitecture@aol.com  
lauearch@aol.com



29 AUG 2014  
Sd

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

PROJ. NO. - 13068  
ISSUED - 29 AUG 2014  
REVISIONS -

PROPOSED ELEVATIONS

**A-10**

OF: TWELVE