



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-199

DATE: September 15, 2014

ADDRESS OF PROPERTY: 600 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108518

OWNER(S): Brian Flynn

DETAILS OF APPROVED PROJECT: The project is a second floor addition and a new rear porch. The addition includes new hipped dormers with wood lap siding on the left side, rear and right elevations. The rear porch consists of wood railings, fireplace, wood columns and brick foundation. The project also includes the replacement of windows and siding repair. New window and trim details will be consistent with the existing structure. See attached plans.

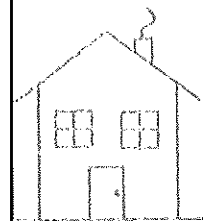
The project was approved by the HDC September 10, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff



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Charlotte
Historic District
Commission

Certificate of Appropriateness

2014-172 199



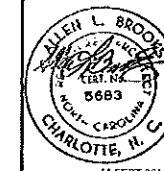
VICINITY MAP

INDEX OF DRAWINGS

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0 1/2" = 1'-0"



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.	

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

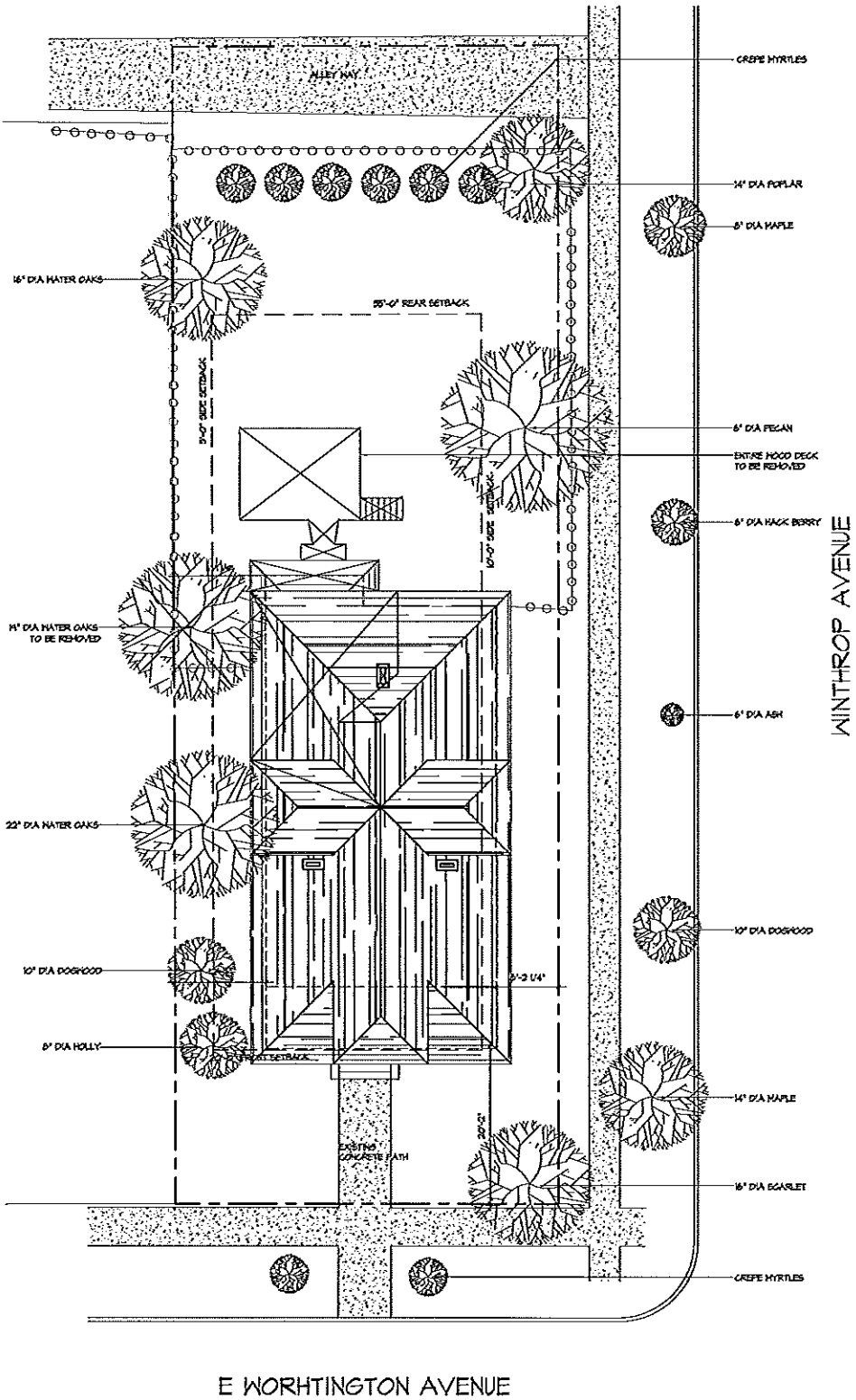
PROJ. NO. - 13068
ISSUED - 11 SEPT 2014
REVISIONS -

COVER SHEET

A-0

OF TWELVE

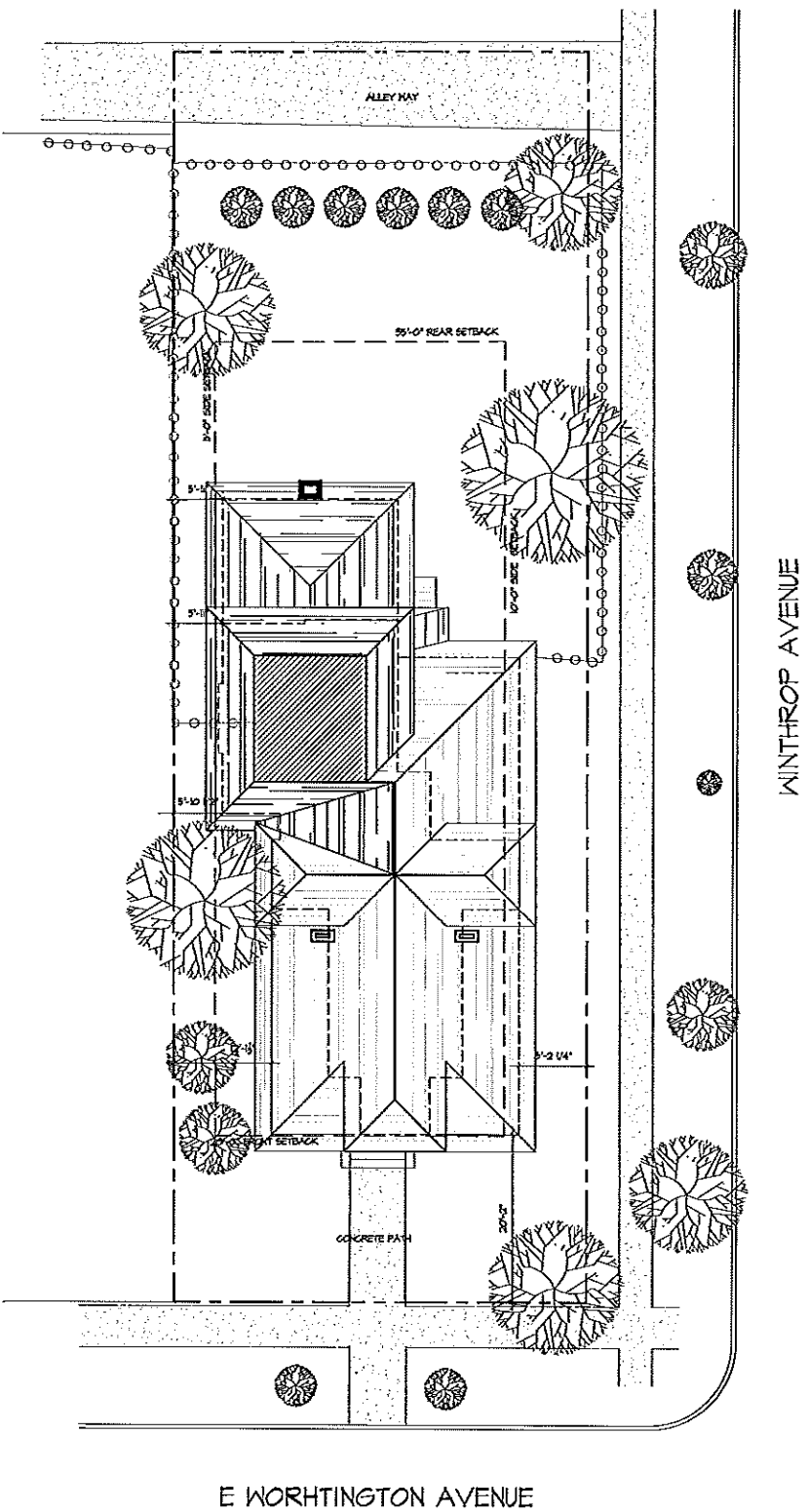
RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1533
TOTAL PROPOSED HEATED AREA	1203
PROPOSED UNHEATED	
SCREENED PORCH	309
GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	309
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	3003
PROPOSED HOUSE ADDITION	453
GARAGE	ED
SHOP	0
POOL	0
PATIO	0
TOTAL AREA	453
PERCENTAGE 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%



GRAPHIC SCALE 1" = 10'-0"

2 EXISTING SITE PLAN

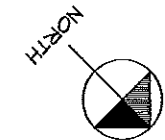
1" = 10'-0"



GRAPHIC SCALE 1" = 10'-0"

1 PROPOSED SITE PLAN

1" = 10'-0"



XXXX AREAS TO BE REMOVED

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0.13 sheet

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PROJ. NO. - 13068
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SITE PLAN

A-1

OF TWELVE





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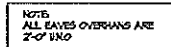
References

OJ NO. - 13068
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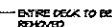
EXISTING PLANS

A-2

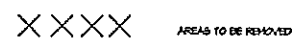
OF: TWELVE



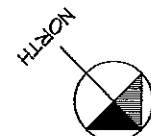
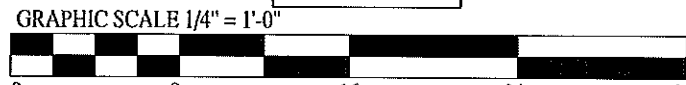
③ EXISTING ROOF PLAN
1/4" = 1'-0"



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



① EXISTING CRAWLSPACE/BASEMENT PLAN



Charlotte
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Commission

2014-132199

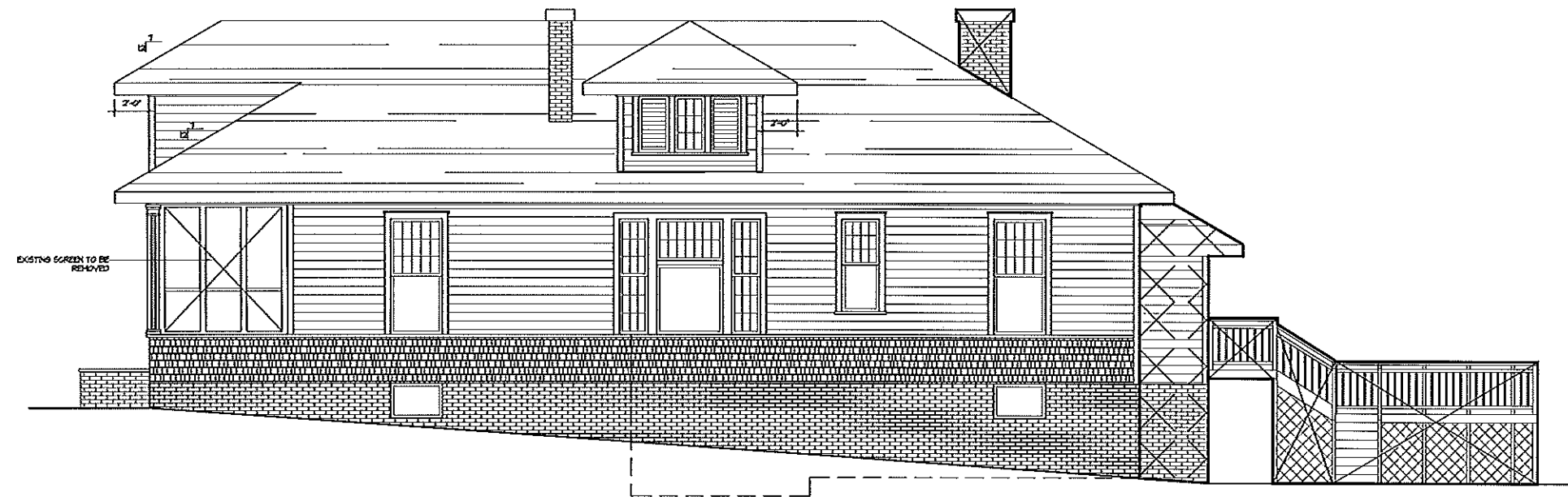


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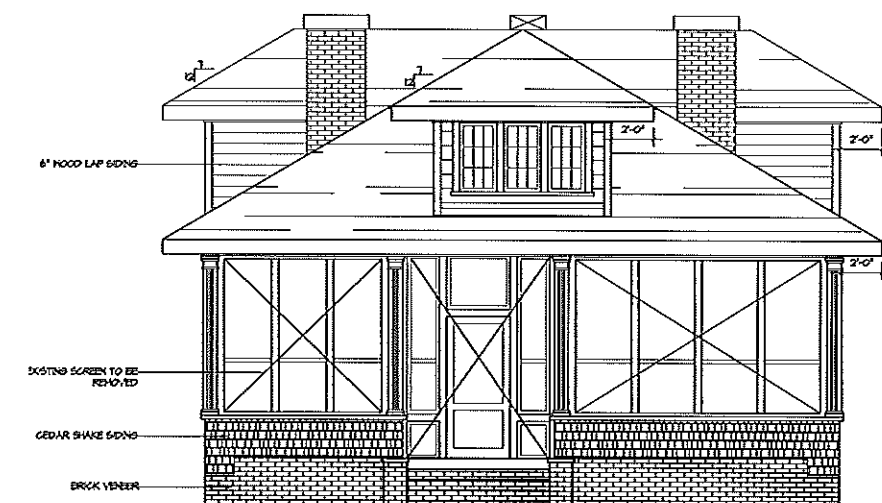
2014-132-199



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"

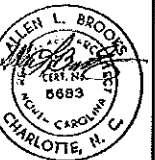
XXXXX AREAS TO BE REMOVED

TOP OF ROOF
• +22'-10 1/2"
PLATE HT OF
EXISTING CORNER
• +17'-5 1/2"
1ST FIN. CL.
• +1'-0"
1ST FF. • +0'-0"

ALB

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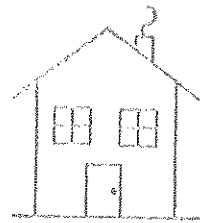
Addition & Renovation In Historic Dilworth for the:
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600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 1306
ISSUED - 11 SEPT 2014
REVISIONS -

EXISTING ELEVATIONS

A-3

OF TWELVE

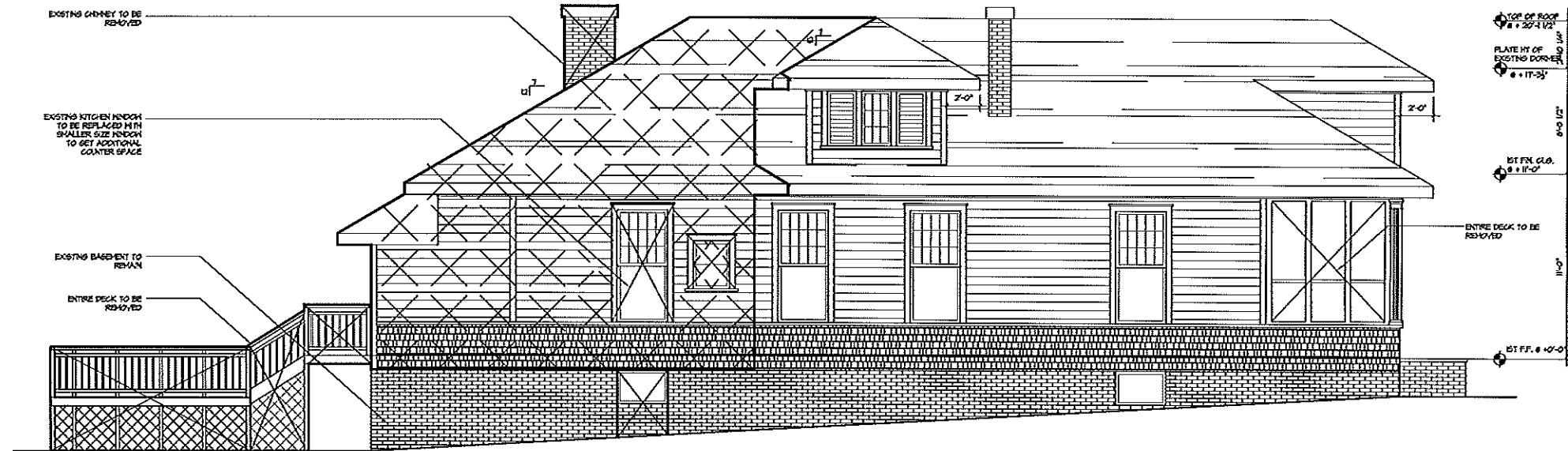


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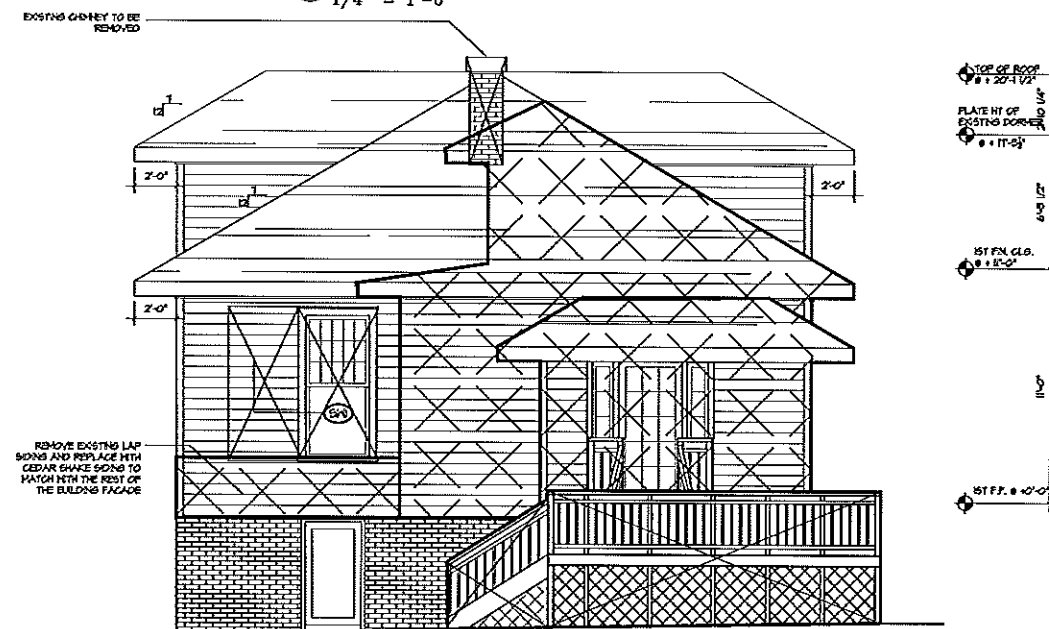
2014-134-199



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"

XXXX AREAS TO BE REMOVED

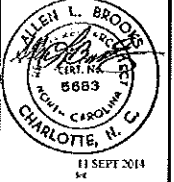
SALVAGED WINDOW SCHEDULE

NUM	OPENING	LOCATION
101	3'-0" X 6'-0"	BEDROOM-2

TOP OF ROOF
+ 20'-1 1/2"
PLATE HEIGHT OF
EXISTING DOOR
+ 11'-5 1/2"
1ST FIN. CL.
+ 10'-0"
ENTIRE DECK TO BE
REMOVED
11'-0"
1ST FF. # + 0'-0"



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Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
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PROJ. NO. - 13065
ISSUED - 11 SEPT 2014
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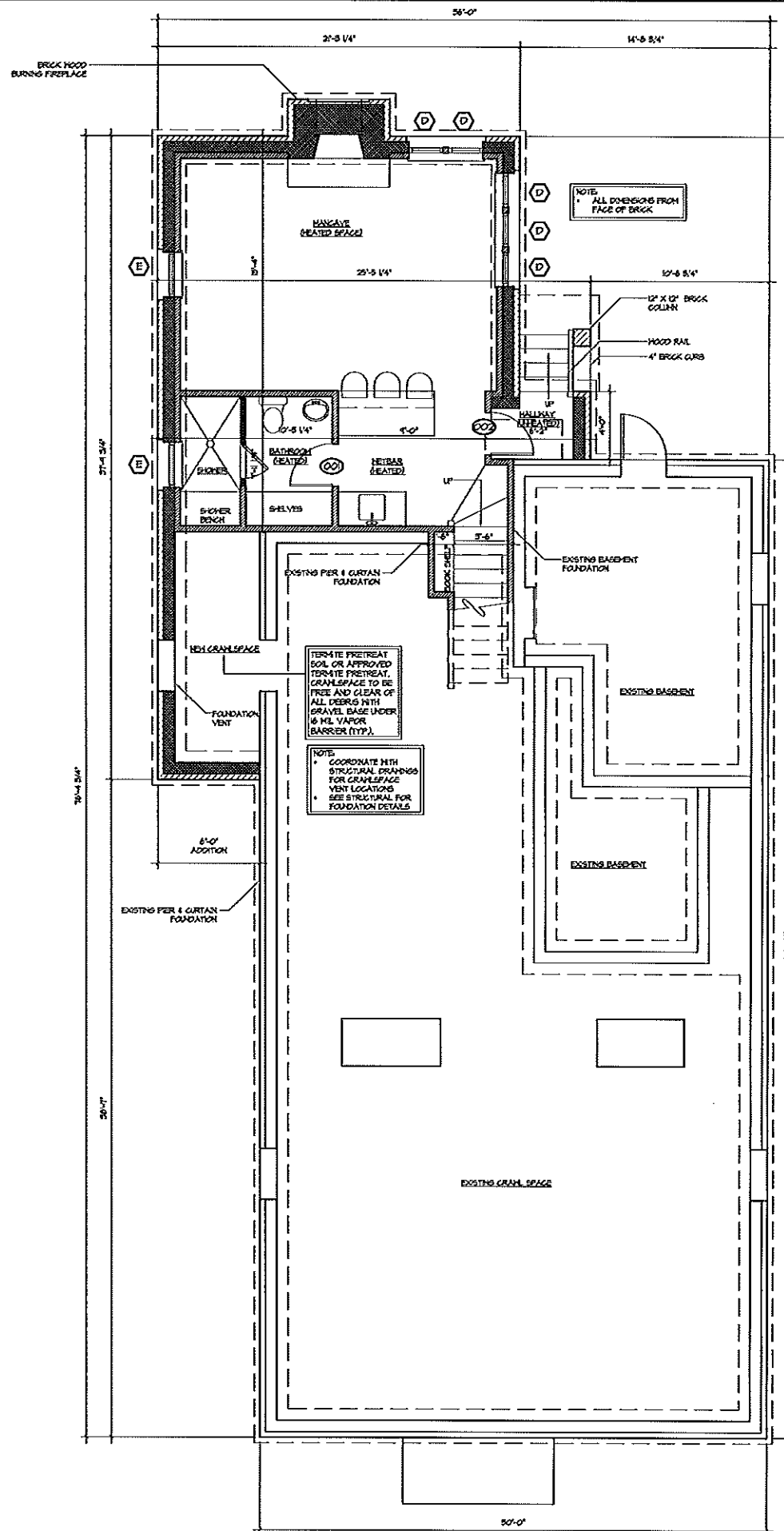
EXISTING ELEVATIONS

A-4

OF TWELVE



2014-12-199



SALVAGED WINDOW SCHEDULE		
SYMBOL	OPENING	LOCATION
Ⓜ	5'-0" X 6'-0"	BEDROOM-2

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
Ⓜ	5'-0" X 6'-0"	7'-0"	DOUBLE HUNG
Ⓜ	5'-0" X 6'-0"	7'-0"	CASEMENT
Ⓜ	5'-0" X 6'-0"	7'-0"	CASEMENT
Ⓜ	5'-0" X 6'-0"	7'-0"	DOUBLE HUNG
Ⓜ	5'-0" X 6'-0"	7'-0"	FIXED
Ⓜ	5'-0" X 6'-0"	7'-0"	CASEMENT
Ⓜ	5'-0" X 6'-0"	7'-0"	CASEMENT

NOTE: MATCH WITH DETAILS BY HOOD DRIP CAP (N FLASHER) & BACK BAND TRIM & HINGERS.

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

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

* H.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 SF. OF GLASS OR MORE & LESS THAN 36" AFF. MUST BE TINTED PER CODE (TYP.)

BASEMENT DOOR SCHEDULE		
SYMBOL	OPENING	LOCATION
Ⓜ	2'-0" X 6'-0"	BATHROOM
Ⓜ	2'-0" X 6'-0"	HALLWAY

NOTE:

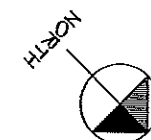
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
- ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
- FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O.
- ALL EAVES OVERHANG TO MATCH EXISTING U.N.O.

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

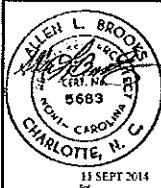


① PROPOSED CRAWLSPACE/BASEMENT PLAN
1/4" = 1'-0"

NOTES	
NEW WALLS	BRICK VENEER
MASONRY	EXISTING WALLS



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Addition & Renovation In Historic Dilworth for the:

FLYNN RESIDENCE

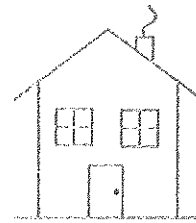
600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
ISSUED - 11 SEPT 2014
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PROPOSED PLANS

A-5

OF TWELVE

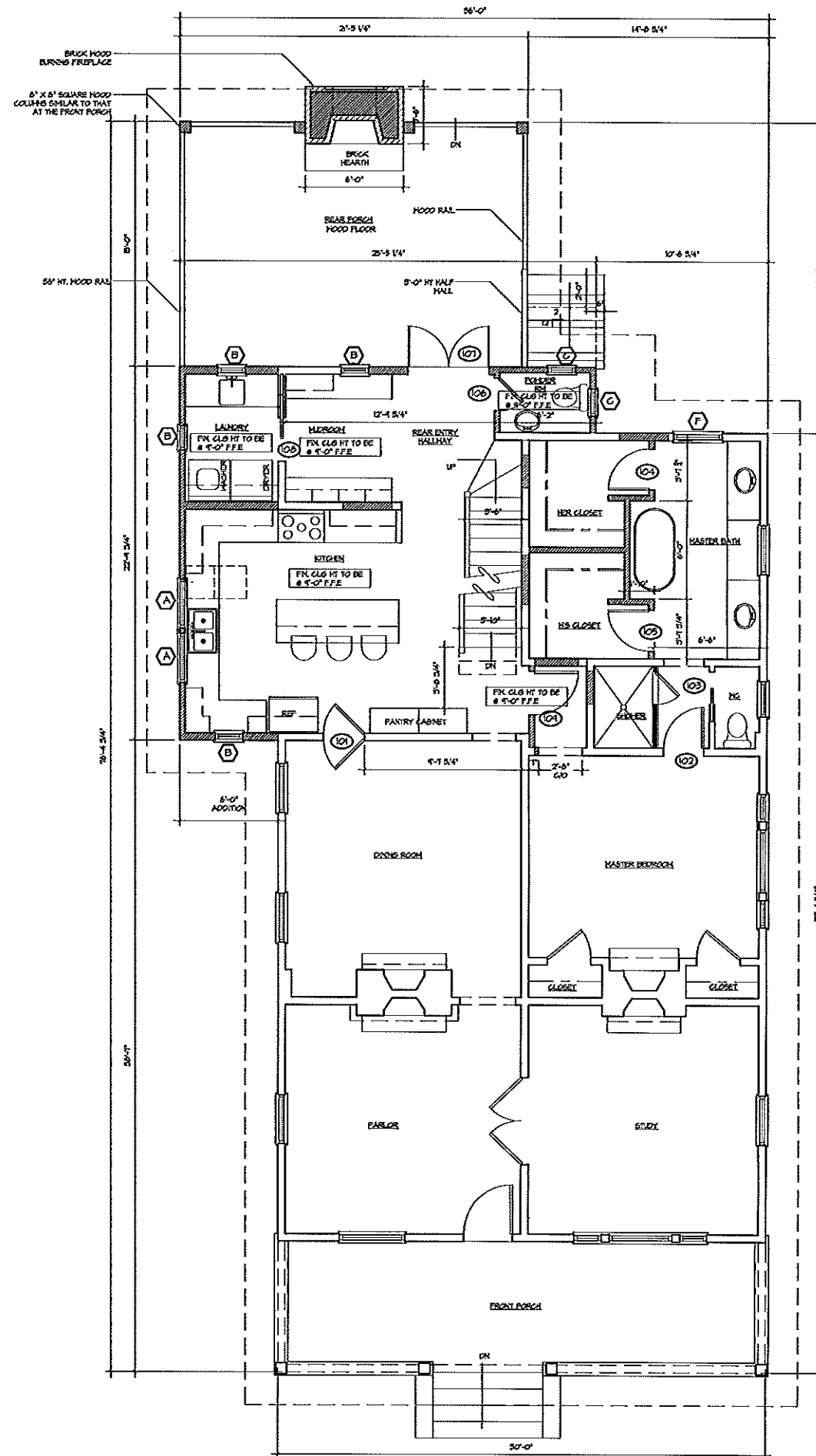


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2114-132 199



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



① PROPOSED FIRST FLOOR PLAN 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.

NOTE
NEW WALLS
BRICK VENEER
MASONRY
EXISTING WALLS

SALVAGED WINDOW SCHEDULE		
ID	OPENING	LOCATION
101	5'-0" X 6'-6"	REAR PORCH

SALVAGED DOOR SCHEDULE		
ID	OPENING	LOCATION
102	2'-6" X 6'-6"	REAR PORCH

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	7'-6" X 5'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
C	1'-6" X 2'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	T-6"	DOUBLE HUNG
E	2'-6" X 4'-6"	T-6"	FIXED
F	5'-0" X 6'-6"	SALVAGED WINDOW	CASEMENT
G	2'-6" X 3'-6"	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 HINGE. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR HINGE PATTERN. VERIFY ANY REQUIREMENTS FOR DOUBLE OR TINTED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 1/4" SP. OF GLASS OR MORE & LESS THAN 1/4" AFF. MUST BE TINTED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
101	2'-6" X 6'-6"	KITCHEN
102	2'-6" X 6'-6"	MASTER BATH
103	2'-0" X 6'-6"	MASTER BATH HG
104	2'-6" X 6'-6"	MASTER CLOSET
105	2'-6" X 6'-6"	MASTER CLOSET
106	2'-0" X 6'-6"	PORCH DOOR
107	PR 2'-6" X 6'-6"	REAR ENTRY
108	2'-6" X 6'-6"	LAUNDRY
109	2'-6" X 6'-6"	MASTER BEDROOM

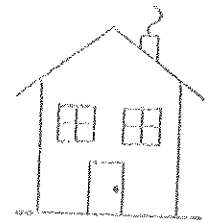
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PROJ. NO. - 13065
ISSUED - 11 SEPT 2014
REVISIONS -

PROPOSED PLANS

A-6

OF TWELVE

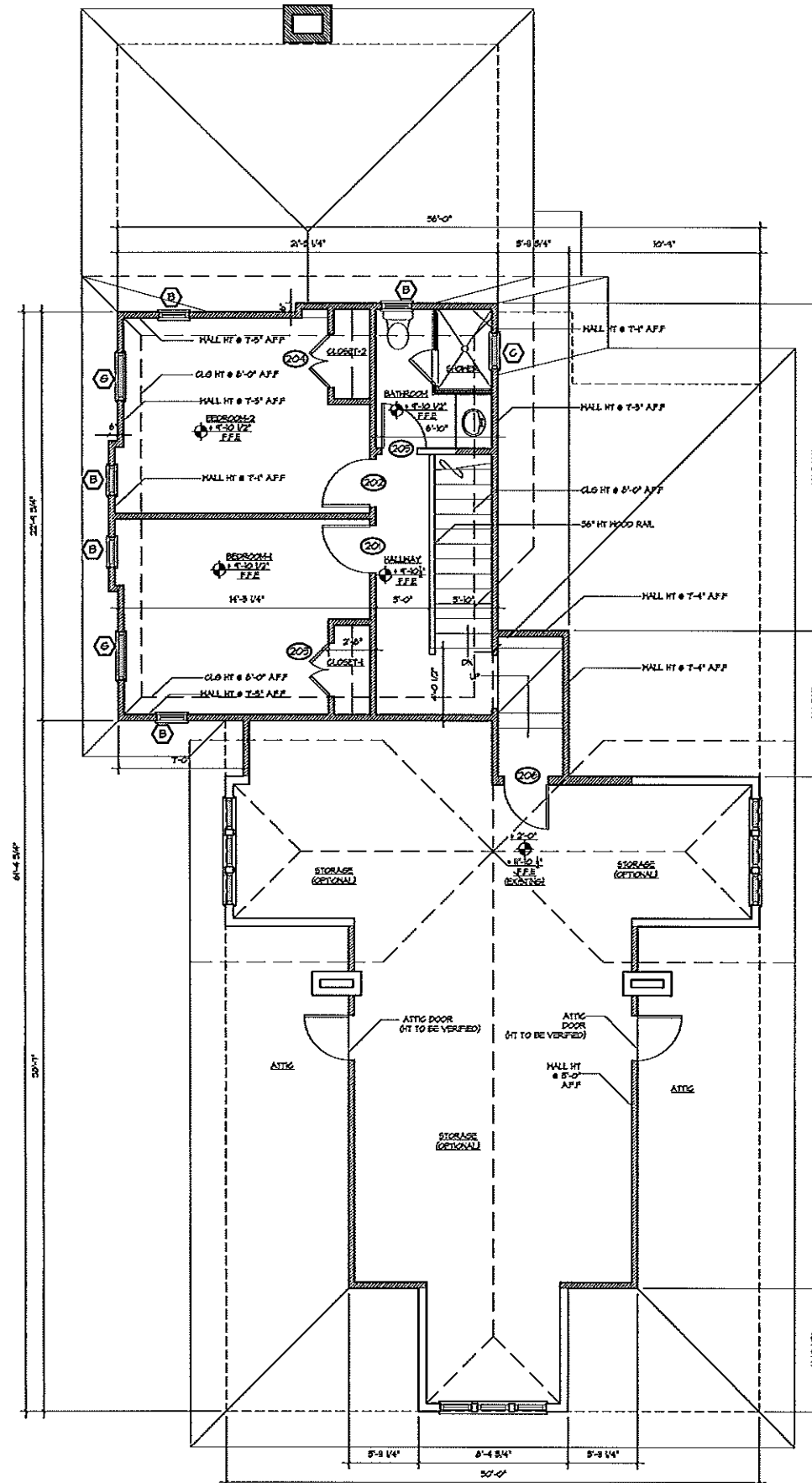


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214-132-199



SALVAGED WINDOW SCHEDULE		
NO.	OPENING	LOCATION
1A	5'-0" X 6'-6"	BEDROOM 2
2A	5'-0" X 6'-6"	BEDROOM 2

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 6'-6"	MATCH EXISTING	DOUBLE HUNG
B	1'-6" X 5'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASMENT
C	1'-6" X 2'-6"	FIRST FLOOR - T-6 SECOND FLOOR - MATCH EXISTING	CASMENT
D	2'-0" X 4'-0"	T-6"	DOUBLE HUNG
E	2'-6" X 4'-0"	T-6"	FIXED
F	8'-0" X 6'-6"	9'-0" X 6'-6"	MATCH EXISTING
G	2'-6" X 5'-6"	MATCH EXISTING	CASMENT

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

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

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

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4" S.P. OF GLASS OR MORE & LESS THAN 12" AFF. MUST BE TESTED PER CODE (TYPE).

SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
20	2'-6" X 6'-6"	BEDROOM 1
20	2'-6" X 6'-6"	BEDROOM 2
20	PR 1'-6" X 6'-6"	CLOSET 1
20	PR 1'-6" X 6'-6"	CLOSET 2
20	2'-6" X 6'-6"	BATHROOM
20	4'-6" X 6'-6"	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"

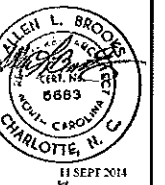


① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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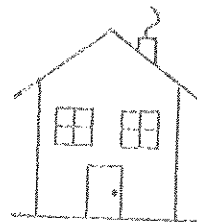
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PROJ. NO. - 13068
ISSUED - 11 SEPT 2014
REVISIONS -

PROPOSED PLANS

A-7

OF TWELVE



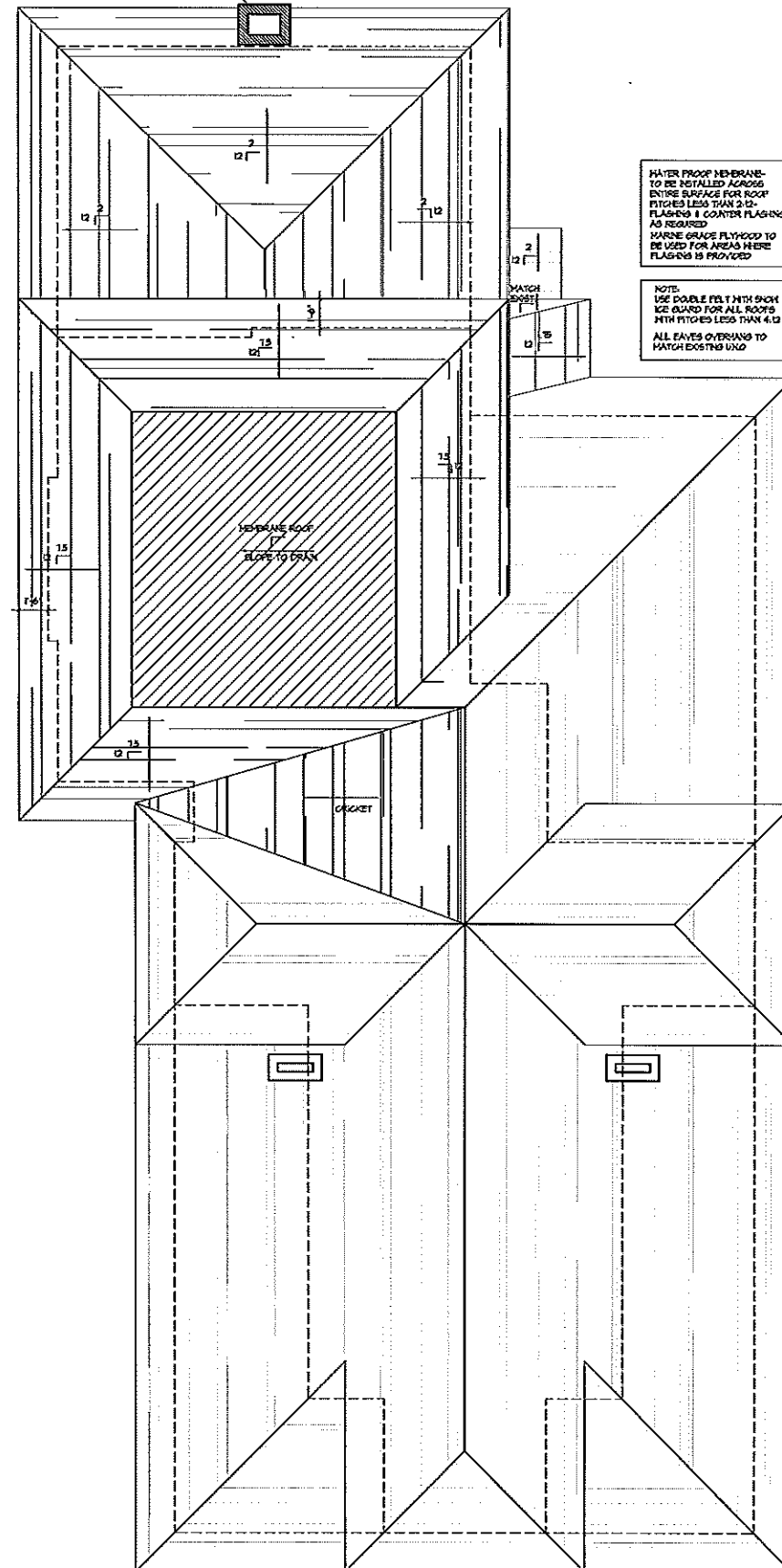
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2014-072 189

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER
THAN ANY PORTION OF THE BUILDING WITHIN
10' BUT SHALL NOT BE LESS THAN 8' ABOVE
THE POINT WHERE THE CHIMNEY PASSES
THROUGH THE ROOF



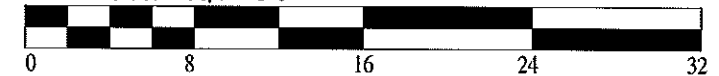
WATER PROOF MEMBRANE
TO BE INSTALLED ACROSS
ENTIRE SURFACE FOR ROOF
PITCHES LESS THAN 2:12.
FLASHING & COUNTER FLASHING
AS REQUIRED.
HARDE GRADE PLYWOOD TO
BE USED FOR AREAS WHERE
FLASHING IS PROVIDED

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.

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"

NOTE:	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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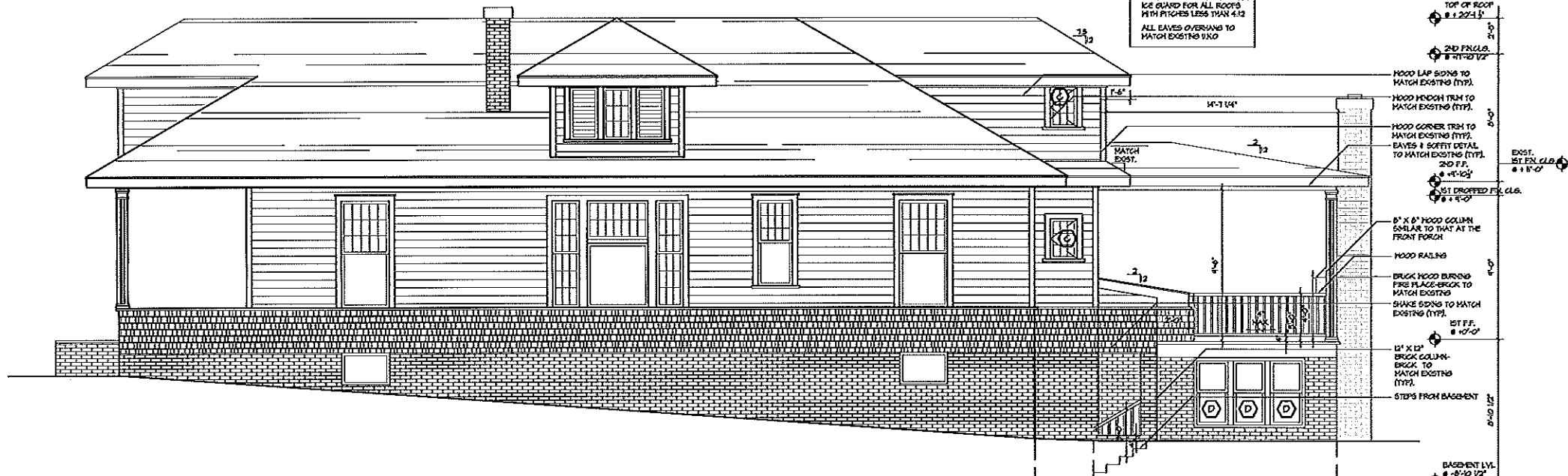
Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
ISSUED - 11 SEPT 2014
REVISIONS -

PROPOSED PLANS

A-8

OF TWELVE



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



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

SALVAGED WINDOW SCHEDULE		
NO.	OPENING	LOCATION
1	5'-0" X 6'-0"	BEDROOM-2
2	5'-0" X 6'-0"	BEDROOM-2

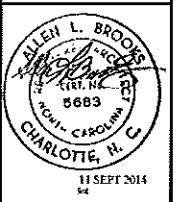
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
B	1'-6" X 5'-6"	FIRST FLOOR-7'-4" SECOND FLOOR-MATCH EXISTING	CASSETT
C	1'-6" X 2'-6"	FIRST FLOOR-7'-4" SECOND FLOOR-MATCH EXISTING	CASSETT
D	3'-0" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-6" X 1'-6" (TYPE)	7'-6"	FIXED
F	5'-0" X 6'-0" (SALVAGED WINDOW-60)	MATCH EXISTING	CASSETT
G	2'-6" X 3'-6"	MATCH EXISTING	CASSETT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BRICK BAND TRIM @ WINDOWS.
NOTE: FROM TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR HEADS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR HUNT PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TINTED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 3/8" OF GLASS OR MORE & LESS THAN 1/2" A.P.P. MUST BE TINTED FOR GLASS (MTR.)

- 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 UNO
 - ALL EAVES OVERHANG TO MATCH EXISTING UNO



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Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
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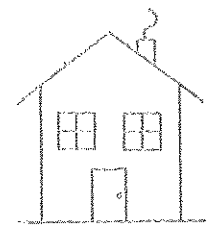
PROJ. NO. - 13063
ISSUED - 11 SEPT 2014
REVISIONS -

PROPOSED ELEVATIONS

A-9

OF TWELVE

APPROVED:
Charlotte
Historic District
Commission
Certificate of Appropriateness
2014-172-199



APPROVED

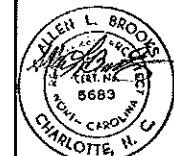
Charlotte
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Certificate of Appropriateness

26M-172-199



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11 SEPT 2014

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03/10/14

Addition & Renovation In Historic Dilworth for the:

FLYNN RESIDENCE

600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13068
ISSUED - 11 SEPT 2014
REVISIONS -

PROPOSED ELEVATIONS

A-10

OF TWELVE

SALVAGED WINDOW SCHEDULE		
ID	OPENING	LOCATION
1A		
1B	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	1'-6" X 3'-6"	FIRST FLOOR - 7'-6"	CASEMENT
C	1'-6" X 2'-6"	SECOND FLOOR - MATCH EXISTING	CASEMENT
D	2'-0" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 1'-6"	(TYP)	FIXED
F	5'-0" X 6'-6"	VINYL GLAZ. PICTURE	CASEMENT
G	2'-0" X 3'-6"	MATCH EXISTING	CASEMENT

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

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

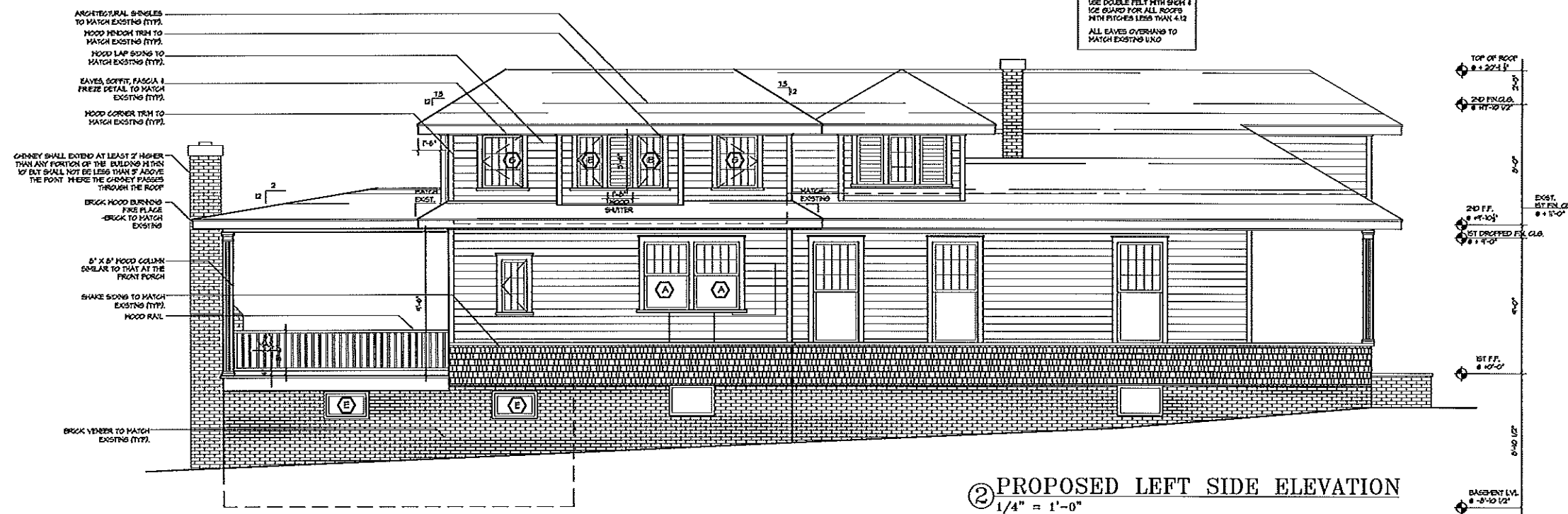
NOTE: MATCH EXISTING WINDOW & DOOR HEADS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

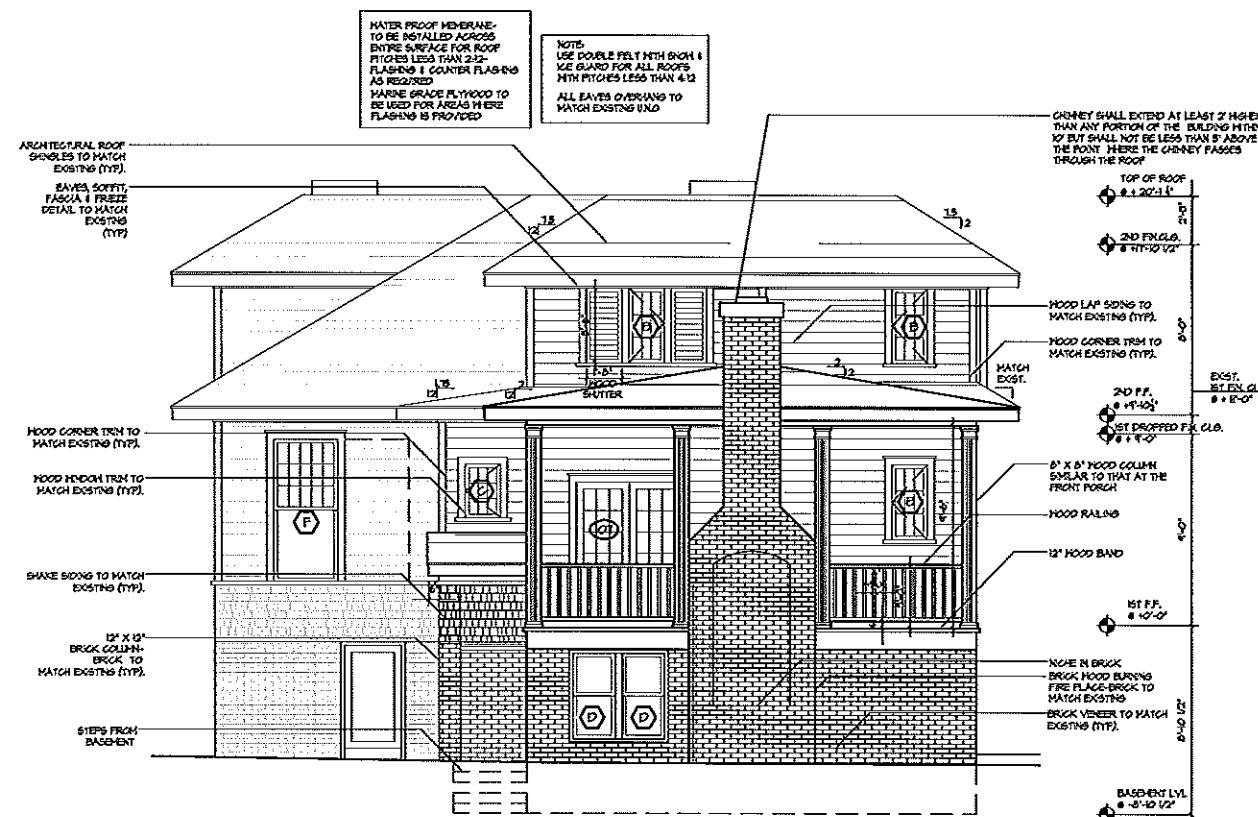
NOTE: ALL WINDOWS WITH GLASS OR GLASS OR MORE 1" LESS THAN 1/2" A.P.P. MUST BE TEMPERED PER CODE (TYP)

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.



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



GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32
1 PROPOSED REAR ELEVATION
1/4" = 1'-0"