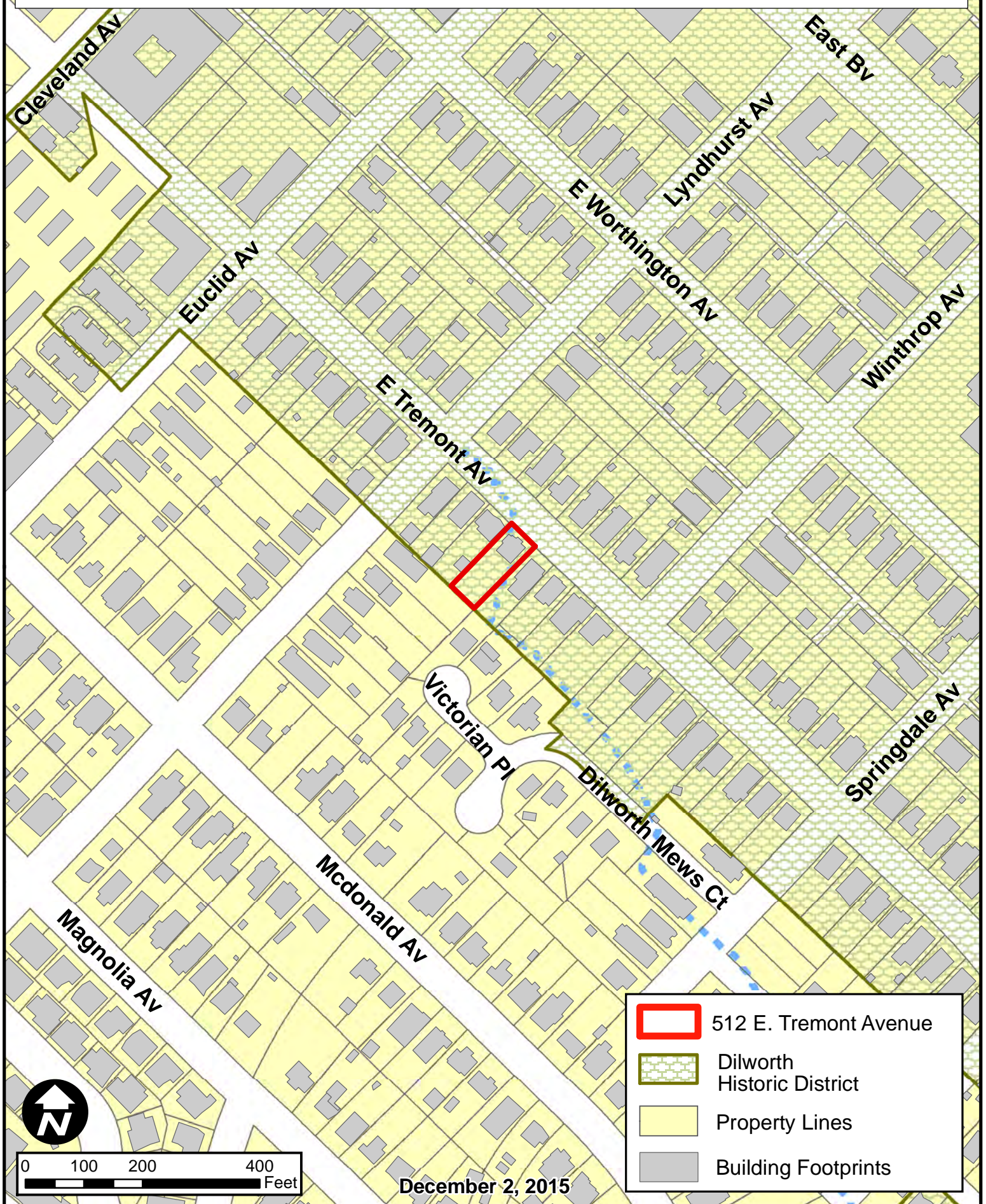
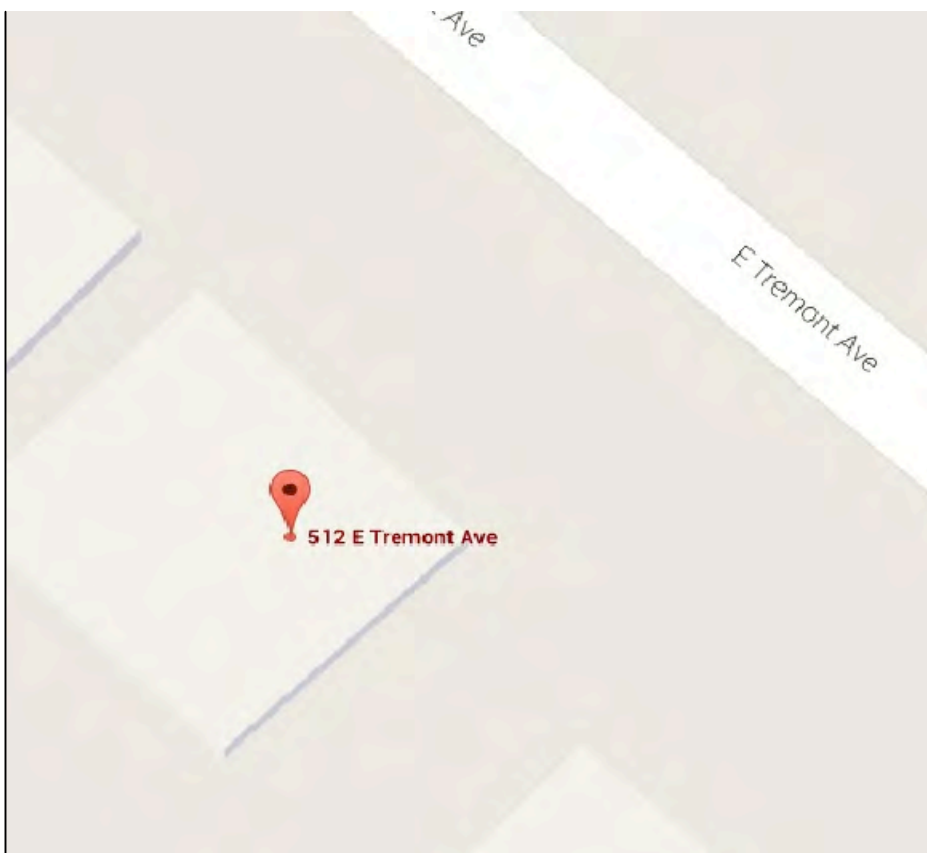


Charlotte Historic District Commission - Case 2015-267





VICINITY MAP



NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

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Site Context
Street Scape
- A-1 Existing & Proposed Site Plan
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- A-4 Proposed Plans
- A-5 Proposed Plans
- A-6 Proposed Elevations
- A-7 Proposed Elevations
- A-8 Building Sections
- A-9 Proposed Garage Plans
- A-10 Proposed Garage Elevations
- A-11 Proposed Garage-Alternate

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,035 S.F.	144 S.F.
	+	+
Proposed Basement:	779 S.F.	0 S.F.
Proposed First Floor:	370 S.F.	185 S.F.
Proposed Second Floor:	1373 S.F.	0 S.F.
Total:	3,557 S.F.	329 S.F.
Total Under Roof :	3,886 S.F.	
Proposed Garage:		624 S.F.
Proposed Garage Second Floor :	608 S.F.	
Garage total Under Roof :	1,232 S.F.	

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com

ALB Architecture, P.A.
Registered Architectural Corporation
Reg. Number
51533
North Carolina
Charlotte, North Carolina

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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. : 15082
ISSUED : 18 NOV 2015
REVISIONS :

COVER SHEET

A-0

OF: TWELVE

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 512 East Tremont Avenue

SUMMARY OF REQUEST: Addition and garage

APPLICANT/OWNER: Allen Brooks (Larry Larkins, owner)

Details of Proposed Request

Existing Conditions

The existing structure was constructed in 1930 and listed as contributing in the Dilworth National Register of Historic Places. It is a one story single family structure with a projecting entry, carport and side porch. The subject site has a storm drainage easement at the rear and left side of the property.

An application for full demolition was reviewed on February 11, 2015. The HDC placed a 365-Day Stay of Demolition on the property. An application for new construction was reviewed and denied by the HDC May 13, 2015.

Proposal

The proposal is a second story addition to the existing structure. The addition includes shed dormers on the front and rear, and side gables. The proposed height is approximately 26'-8" from the finished floor. Primary and trim materials are wood. Foundation material is brick. The detached garage has design elements and materials that match the house.

Policy & Design Guidelines – Additions, page 36

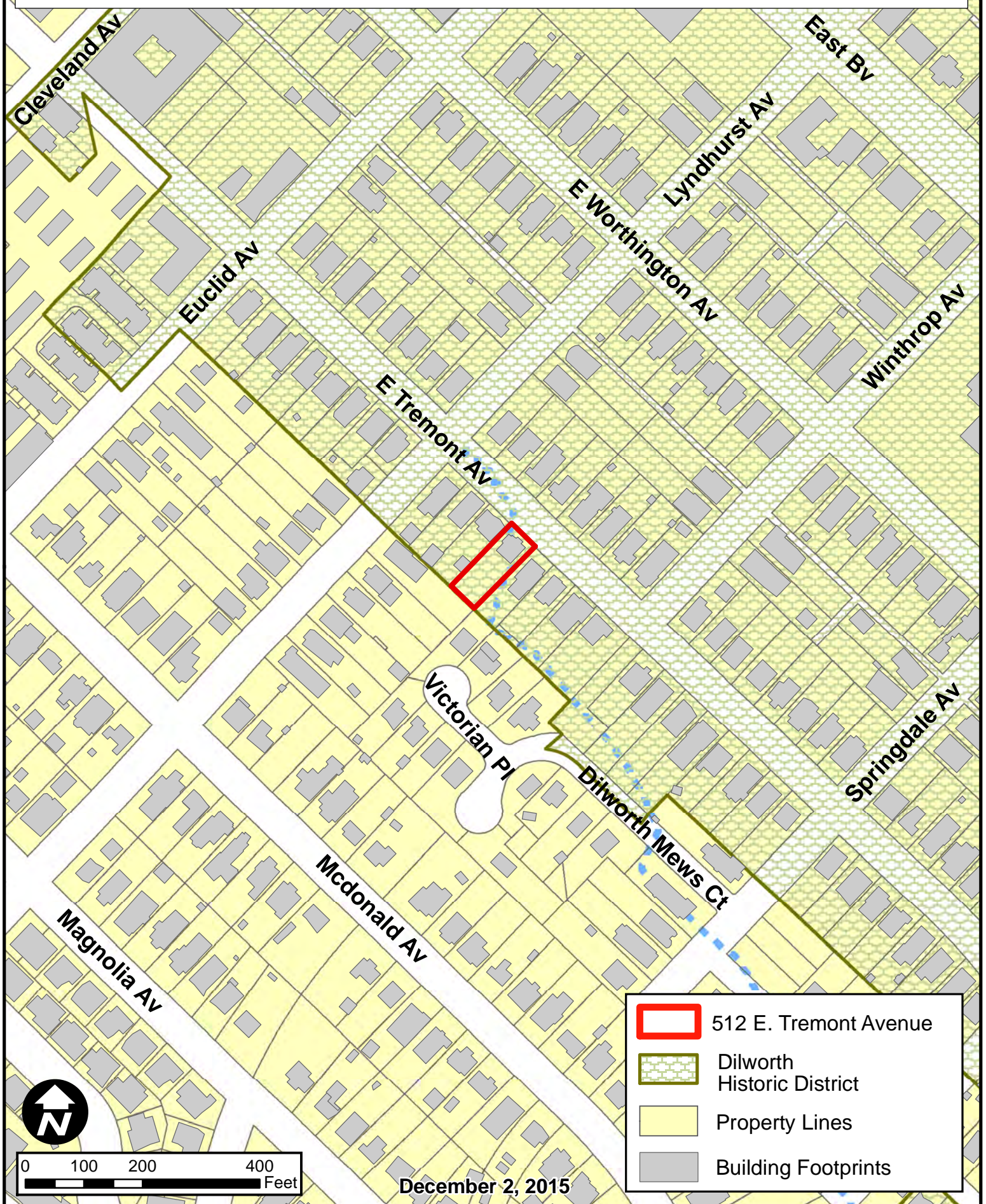
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

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 will determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-267





FRONT ELEVATION AS SEEN
FROM E.TREMONT AVENUE



LEFT ELEVATION FROM REAR



RIGHT SIDE PORTE-COCHERE



RIGHT ELEVATION FROM FRONT



REAR ELEVATION AS SEEN FROM YARD



VIEW INTO REAR YARD AS SEEN FROM STORM
DRAINAGE



VIEW AT REAR PROPERTY LINE AT RETAINING
WALL AT BOUNDARY OF HISTORIC DISTRICT
WHERE GARAGE IS TO BE PLACED



VIEW AT STORM WATER OUTLET WALL
WHERE DRAINAGE WATER IS DISCHARGED ON
SUBJECT PROPERTY



VIEW BETWEEN HOUSE RIGHT OF SUBJECT PROPERTY
SHOWING ALIGNMENT OF HOUSE WITH HISTORIC
ESTABLISHED SETBACK FROM STREET



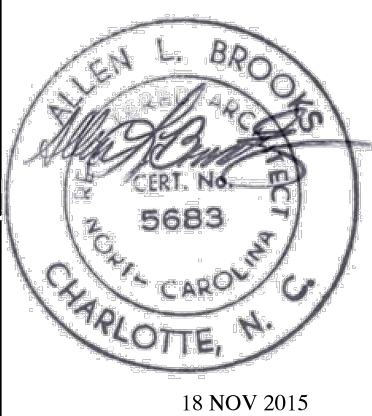
VIEW BETWEEN HOUSE LEFT OF SUBJECT PROPERTY AT
STORM WATER EASEMENT WHERE ORIGINAL
PORTE-COCHERE WAS REMOVED. THIS SHOWS NEW HOUSE
IS SETBACK FROM STREET NOT IN ALIGNMENT OF
HISTORIC ESTABLISHED SETBACK

SUBJECT HOUSE



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

SUBJECT HOUSE

OF: ELEVEN



520 E. TREMONT CIRCA 1915 BUNGALOW WITH RENOVATIONS & 2ND FL ADDITION BEYOND FRONT ROOFLINE



516 E. TREMONT NEW HOUSE TO LEFT OF SUBJECT-SETBACK AWAY FROM ESTABLISHED SETBACK OF STREET



512 E. TREMONT CIRCA 1930 COLONIAL SUBJECT HOUSE



508 E. TREMONT CIRCA 1930 COLONIAL TO TIGHT OF SUBJECT HOUSE THAT IS IN ALIGNMENT WITH ESTABLISHED SETBACK OF STREET



506 E. TREMONT OF RELATIVELY NEW CONSTRUCTION



500 E. TREMONT AT CORNER OF LYNDHURST OF RELATIVELY NEW CONSTRUCTION



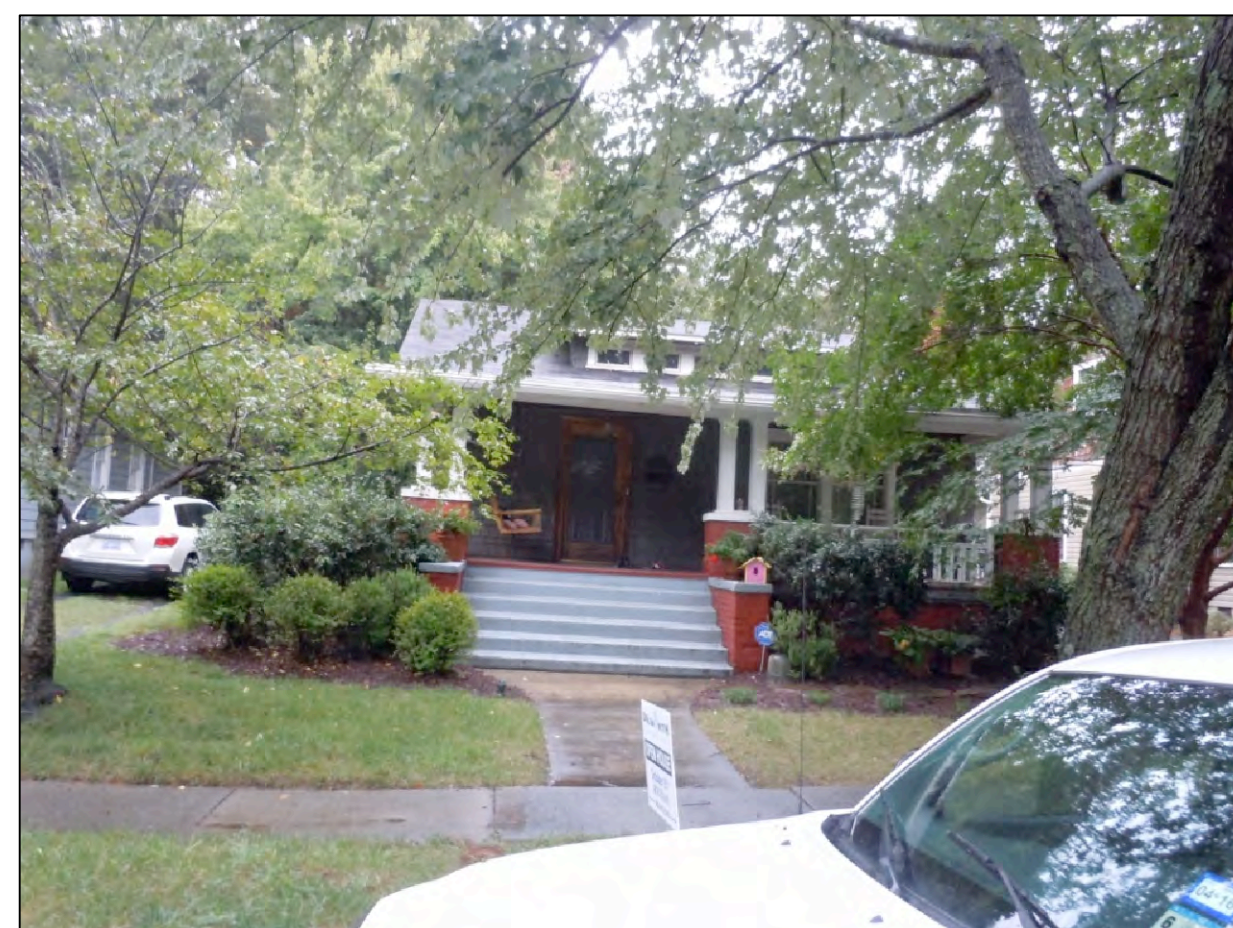
505 E. TREMONT ON- CONTRIBUTING DUPLEX



509 E. TREMONT CIRCA 1915 BUNGALOW



515 E. TREMONT CIRCA 1930 COLONIAL



517 E. TREMONT CIRCA 1920 BUNGALOW



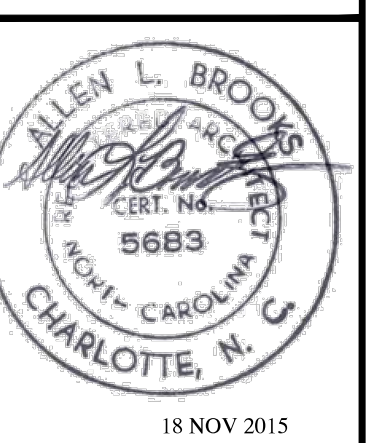
521 E. TREMONT CIRCA 1920 BUNGALOW THAT WAS EXPANDED WITH REAR 2ND FL ADDITION

SITE CONTEXT



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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SITE CONTEXT

OF: ELEVEN



906 E.WORTHINGTON AVENUE FRONTAL SYMMETRICAL FACADE
WITH CENTER PORCH GABLE & DORMERS AT SECOND FLOOR



701 E.WORTHINGTON AVENUE SYMMETRICAL FACADE WITH
CENTER GABLE WITH BOARD TIMBER DETAILING



708 E. WORTHINGTON AVENUE BOARD DETAILING AT GABLES



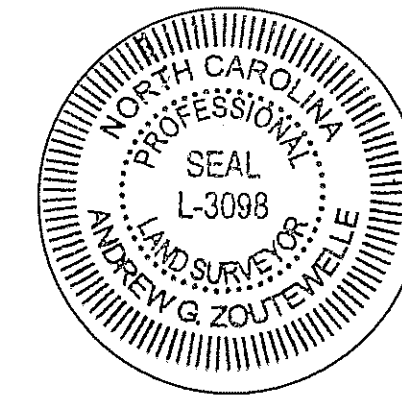
907 E. WORTHINGTON AVENUE BOARD TIMBER DETAILING AT
GABLES



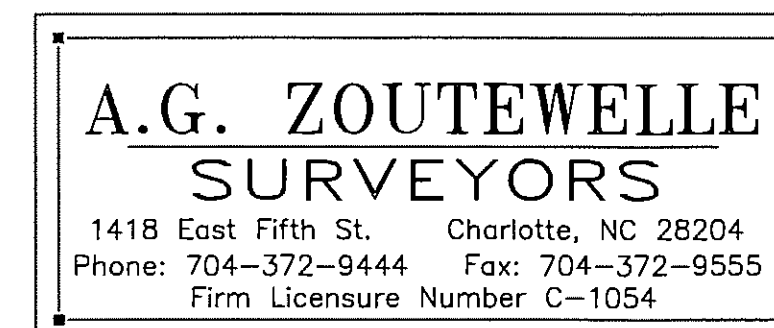
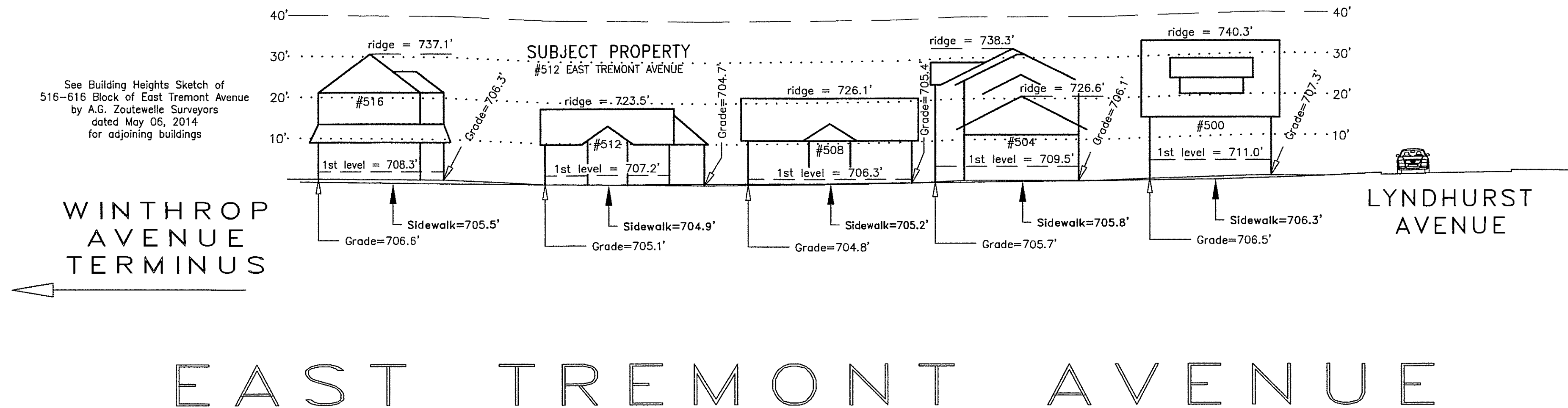
1101 EAST BLVD BOARD DETAILING AT GABLES

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 9th day of February, 2015.



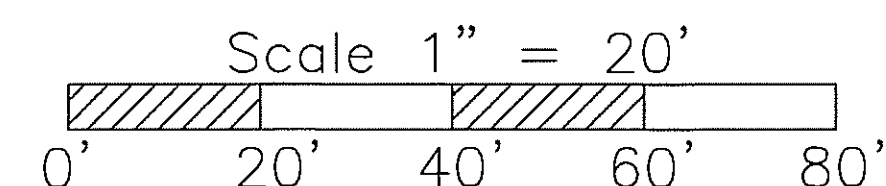
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

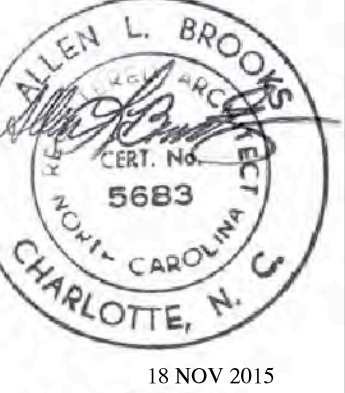
Copyright 2015
Building Heights Sketch of
500-512 EAST TREMONT AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 5, 2015





ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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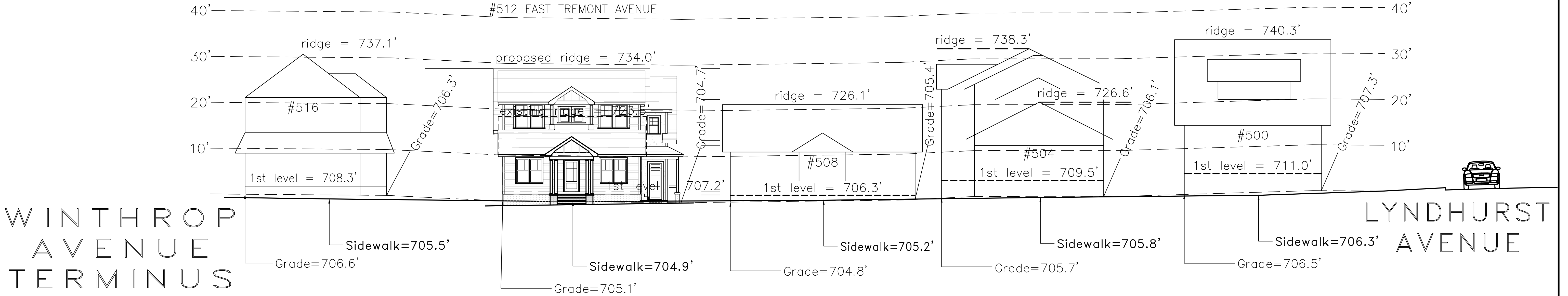
PROJ. NO. - 15082
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HEIGHT SURVEY

OF: TWELVE

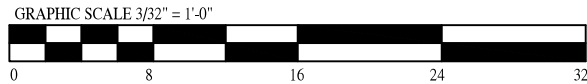
SUBJECT PROPERTY

#512 EAST TREMONT AVENUE



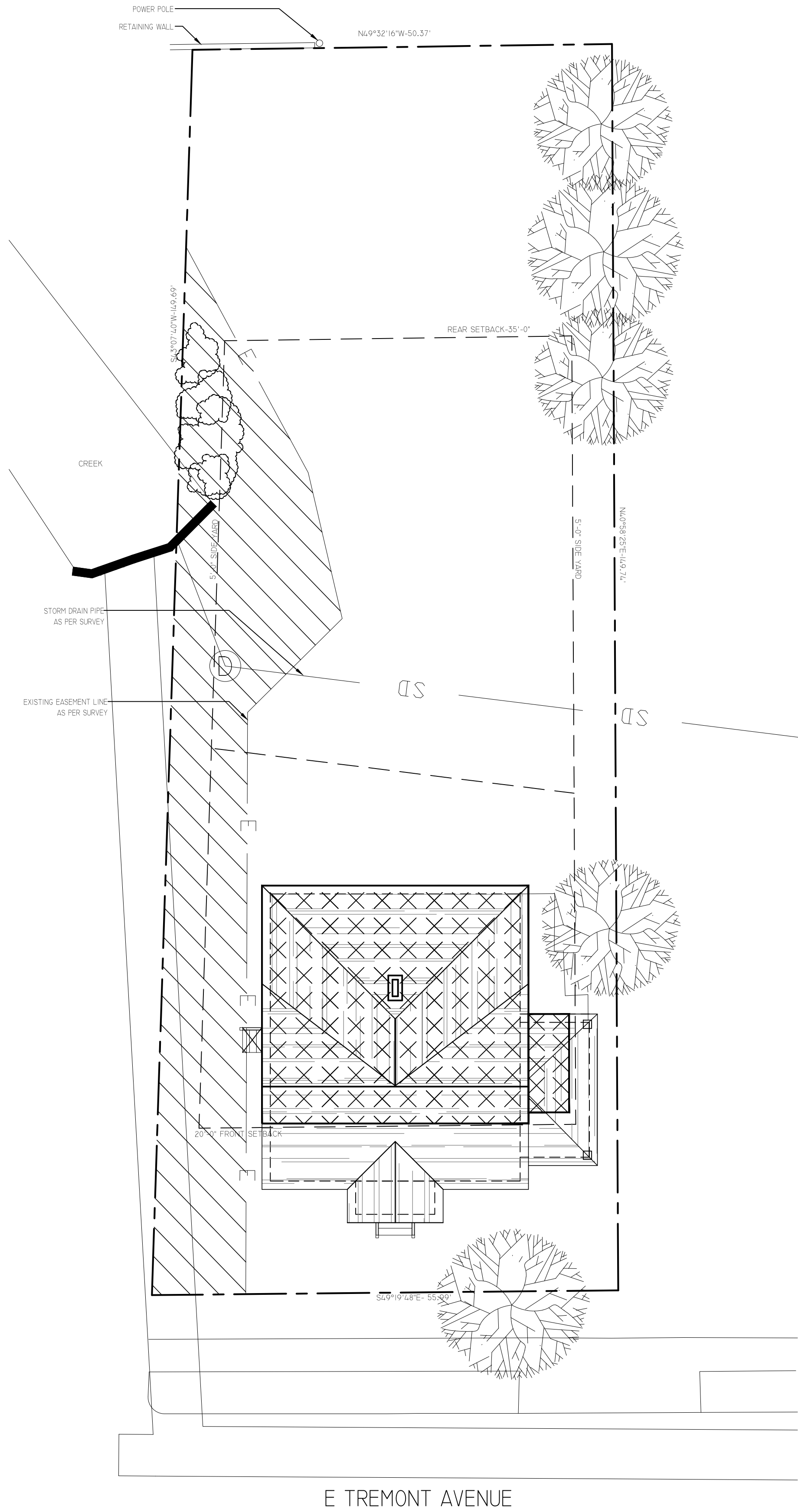
① BUILDING HEIGHT SURVEY

3/32" = 1'-0"

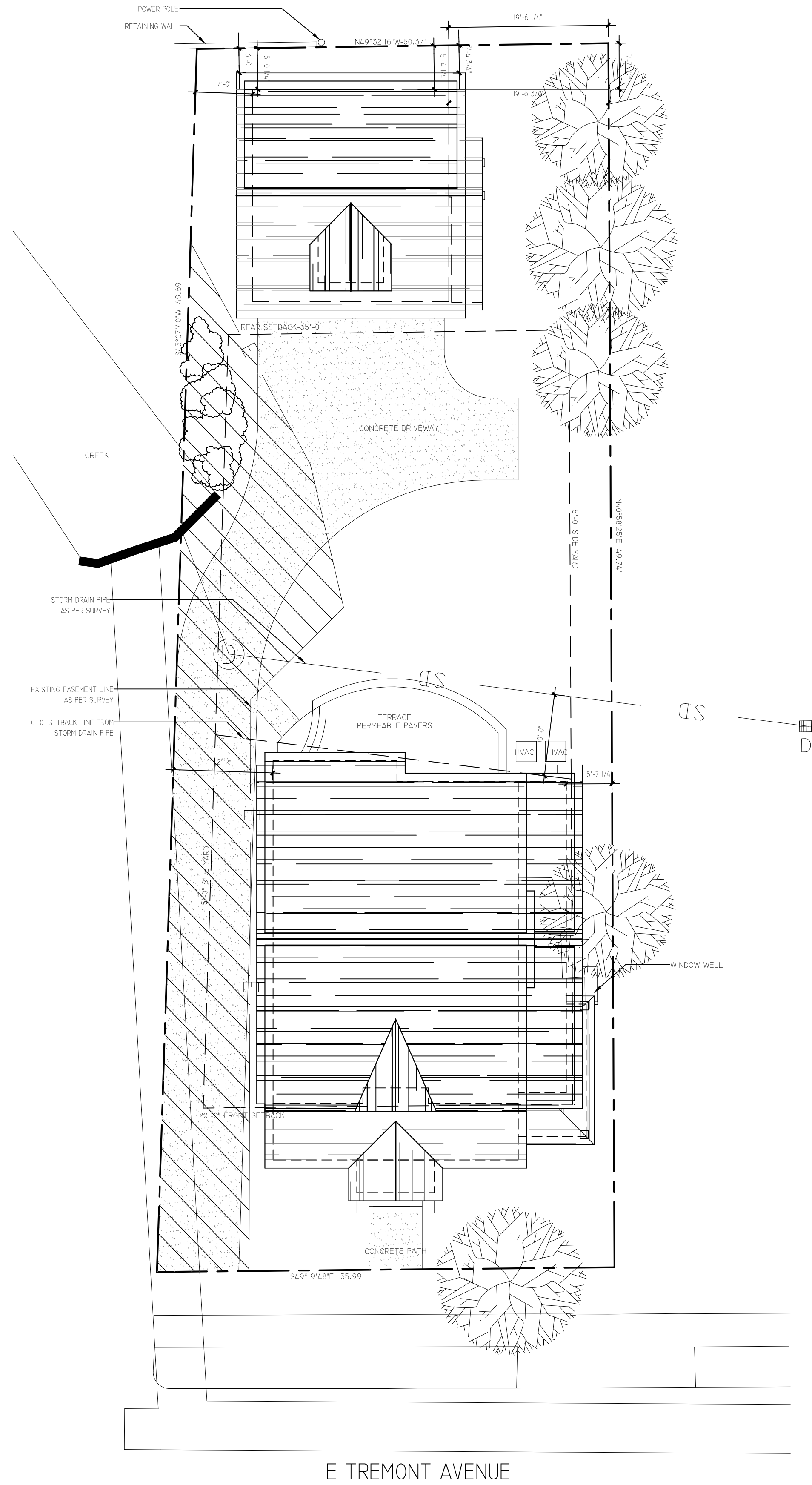
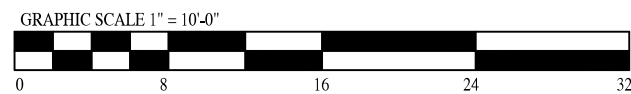


RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	2522
PROPOSED HEATED AREA OF GARAGE	608
PROPOSED UNHEATED	
SCREENED PORCH	185
UNHEATED GARAGE	700
POOL	0
PATIO	60
SHOP	0
TOTAL	945
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	5319
PROPOSED HOUSE ADDITION	465
GARAGE FOOTPRINT	700
IMPERVIUOS AREA AT REAR YARD	1240
TOTAL AREA	2405
TOTAL PERMEABLE AREA	55%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7958
FOOTPRINT OF HOUSE	1787
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	700
TOTAL AREA	2487
PERCENTAGE OF OPEN SPACE	69%

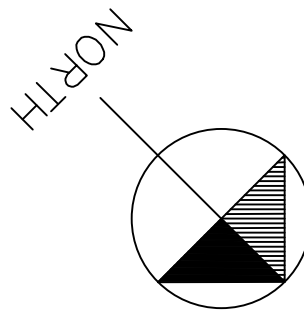
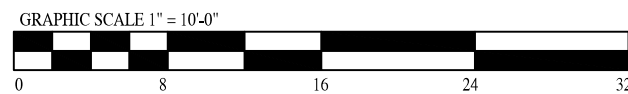
③ PERMEABILITY CALCULATIONS



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



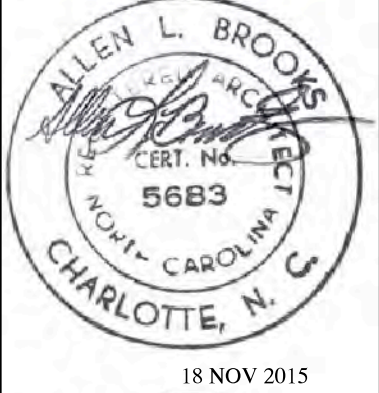
XXXX

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ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
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EXISTING & PROPOSED SITE
PLAN

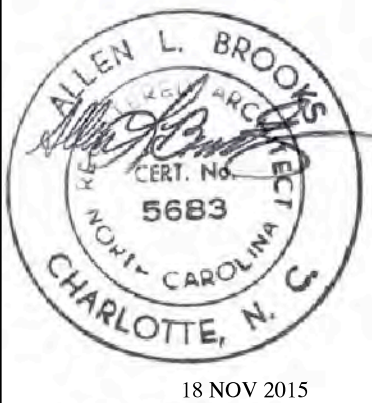
A-1

OF: TWELVE

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1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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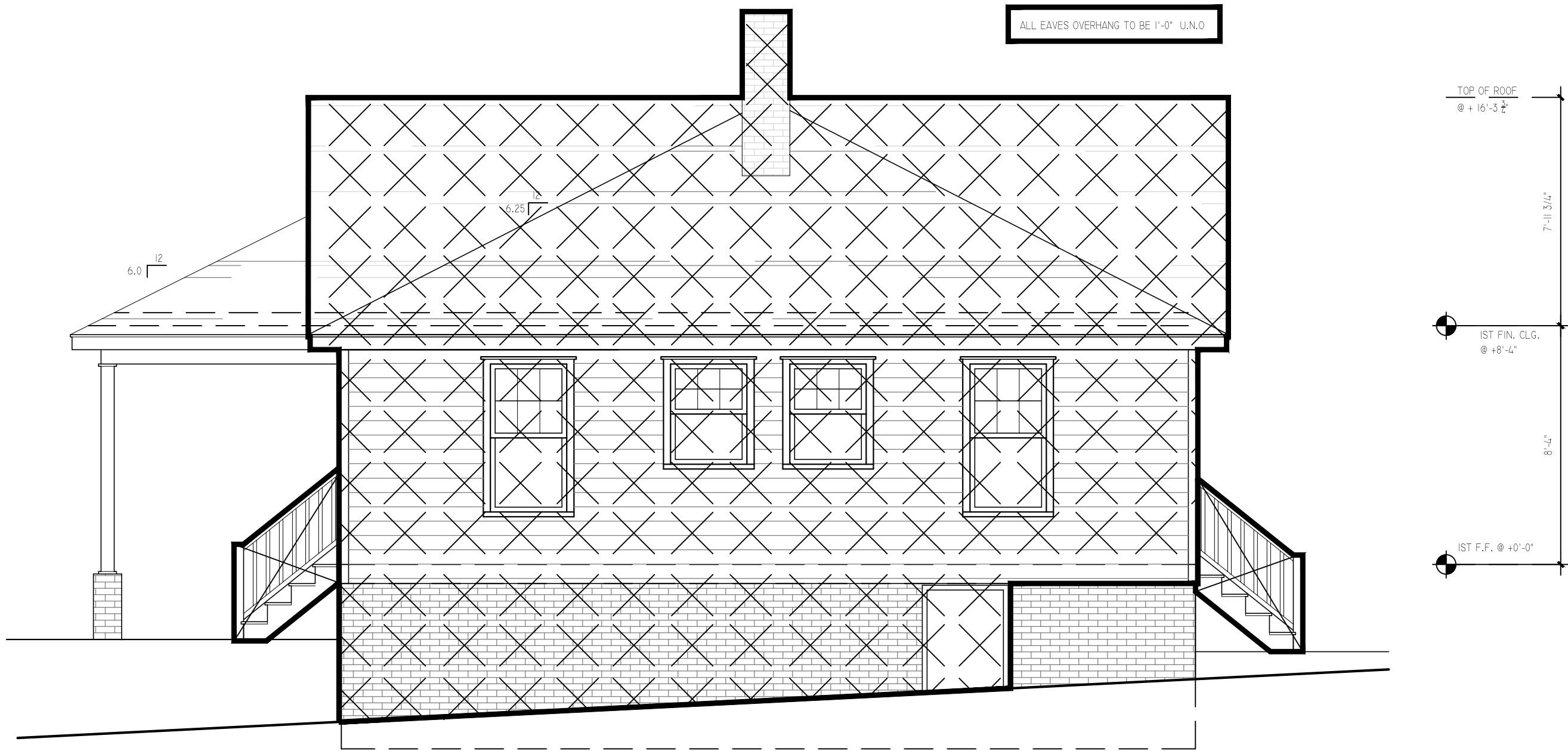
PROJ. NO. - 15082
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EXISTING ELEVATIONS

A-3
OF TWELVE



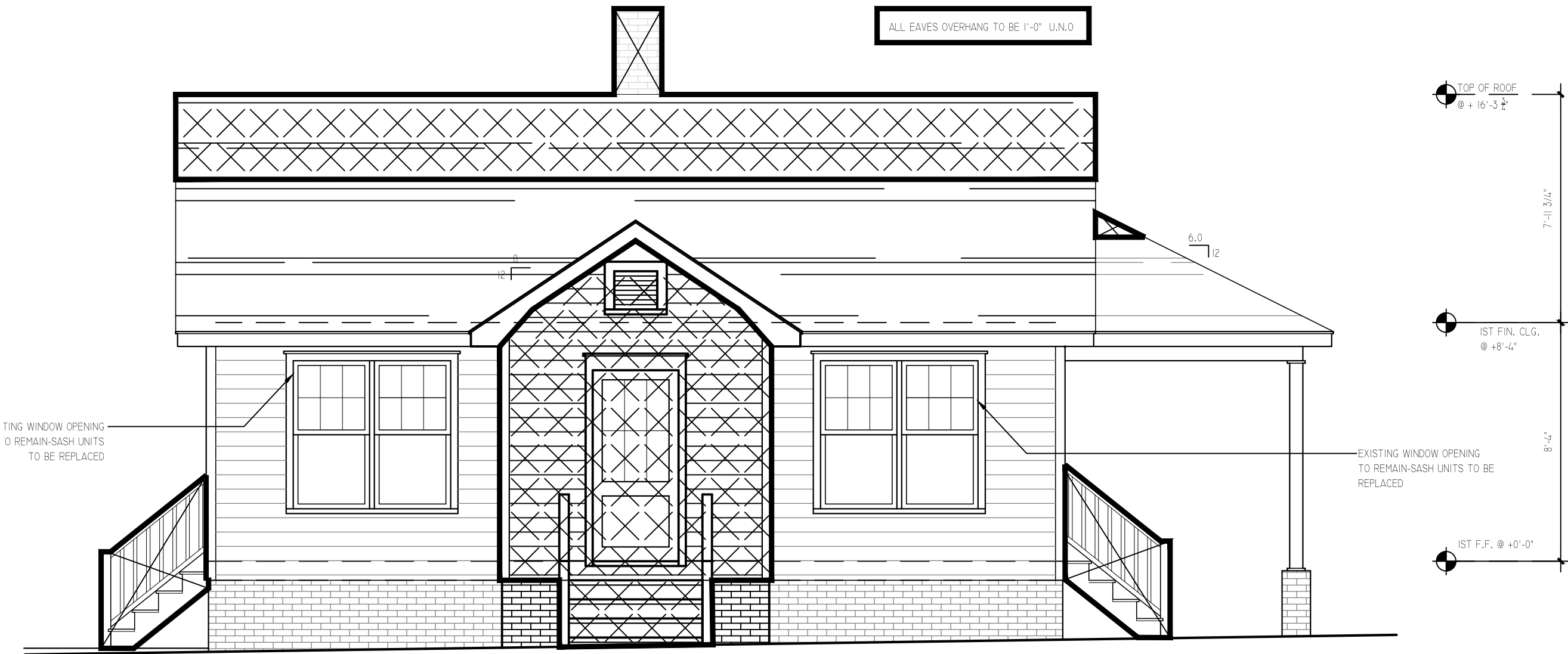
④ EXISTING LEFT ELEVATION
1/4" = 1'-0"



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

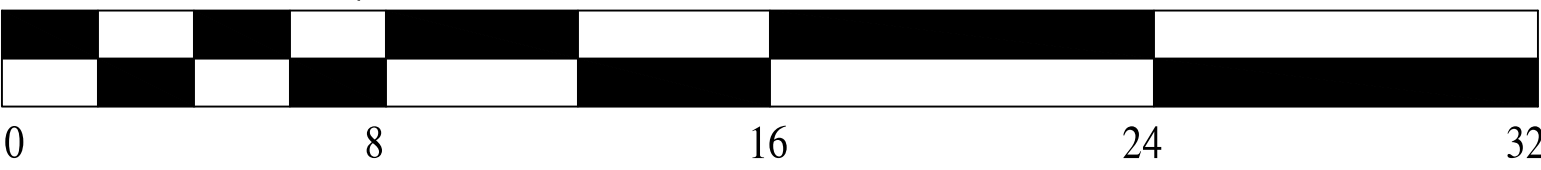


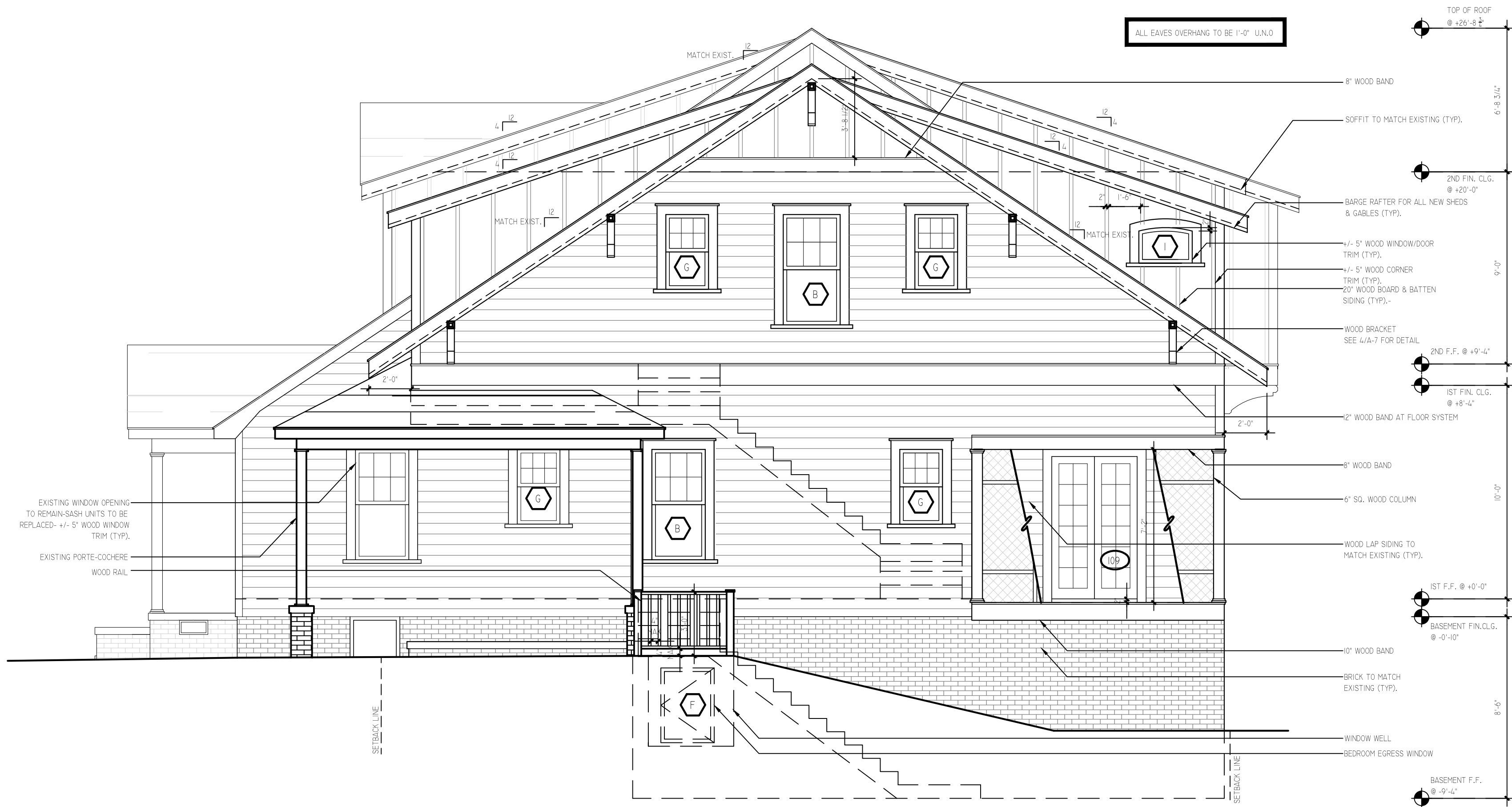
② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



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

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



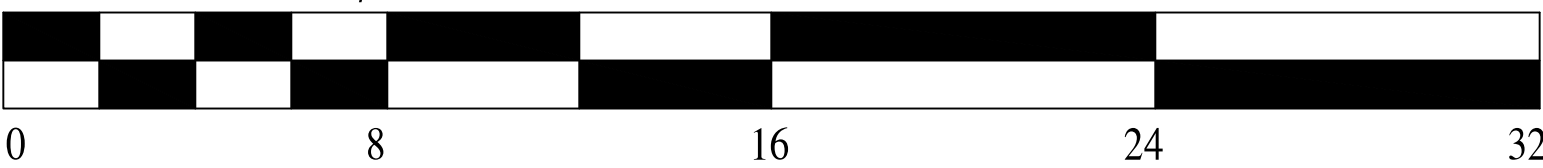


② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

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



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
C	2'-0" X 5'-6" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
D	2'-0" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-0" X 3'-6"	5'-4"	CASEMENT
G	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG
H	2'-0" X 3'-0"	6'-0"	DOUBLE HUNG
I	2'-0" X 1'-6"	6'-5"	FIXED

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

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHP 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 TOPPERED GLASS.

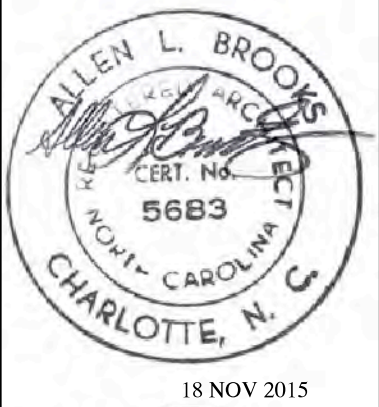
* M.E. = MATCH EXISTING

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



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



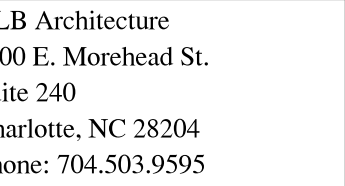
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PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

PROPOSED ELEVATIONS

A-6
OF: TWELVE

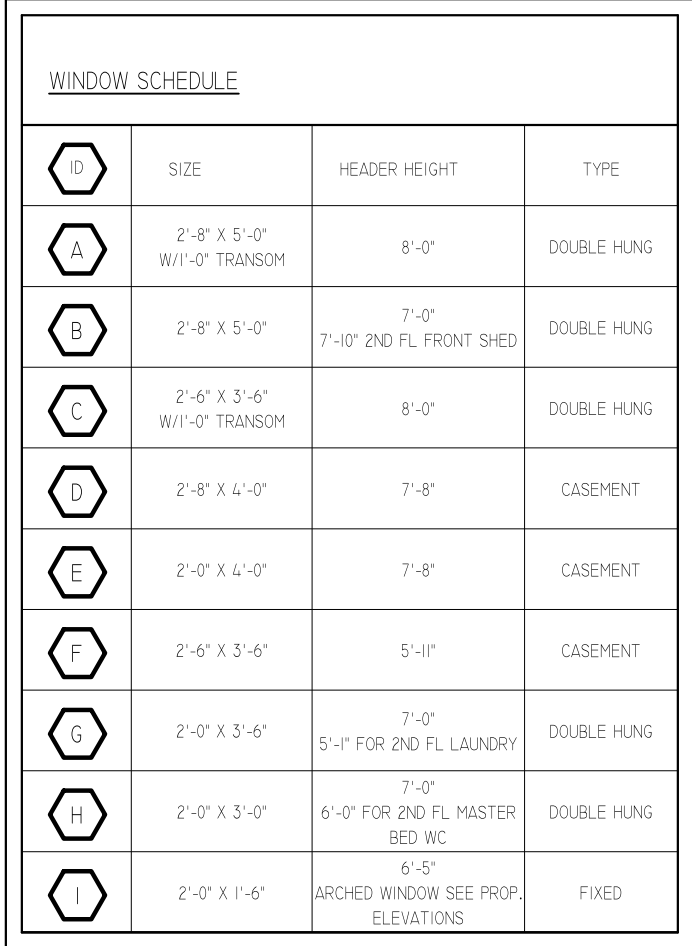


ALBACHLORE

Historic Diiworth renovation & addition *for* the:
GRANDE RESIDENCE
 512 E. Tremont Avenue, Charlotte, NC 28203

PROPOSED ELEVATIONS

A-7



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.

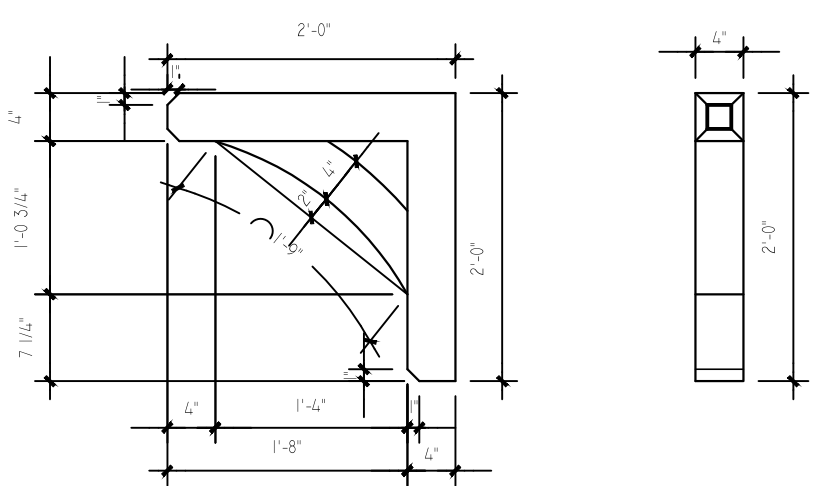
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING .
SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR
TEMPERED GLASS.

* M.E. = MATCH EXISTING

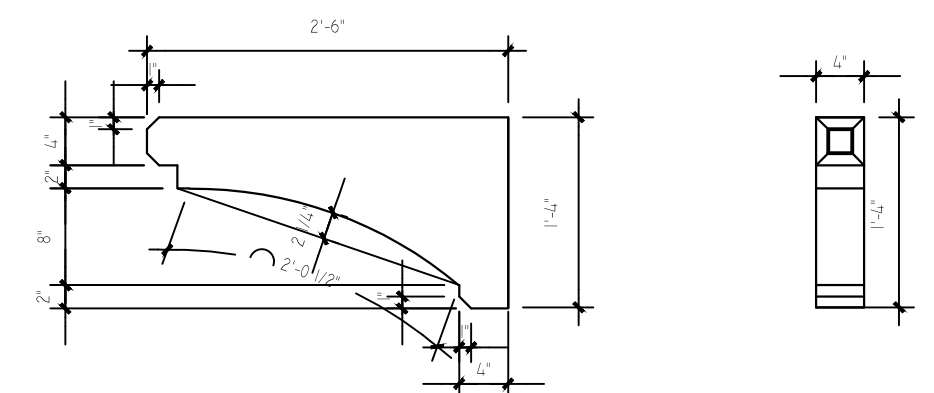
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

⑤ EXISTING LEFT ELEVATION
SHOWING PROPOSED ELEVATION PROFILE
1/8" = 1'-0"

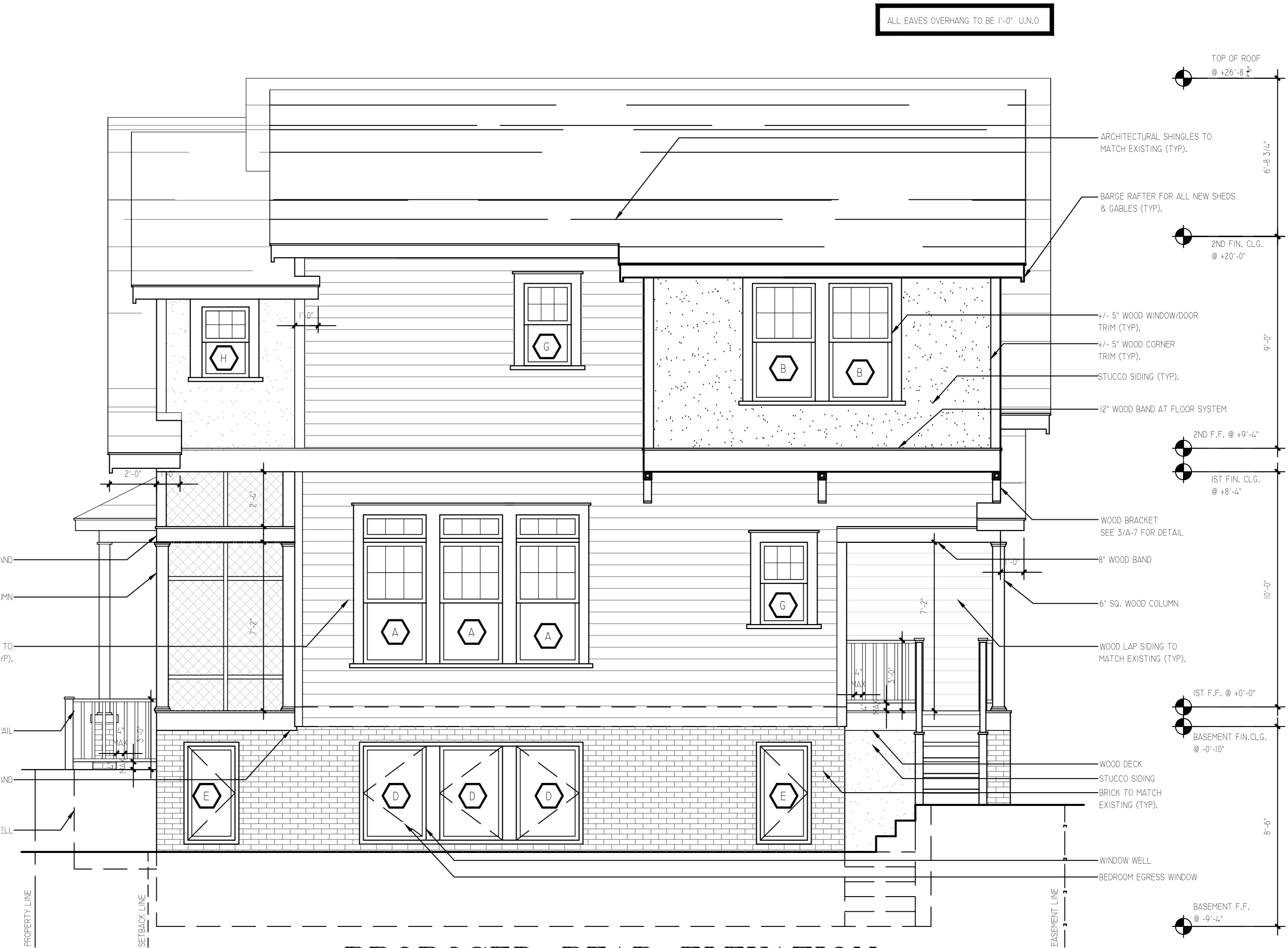
② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



④ WOOD BRACKET DETAIL
3/4" = 1'-0"

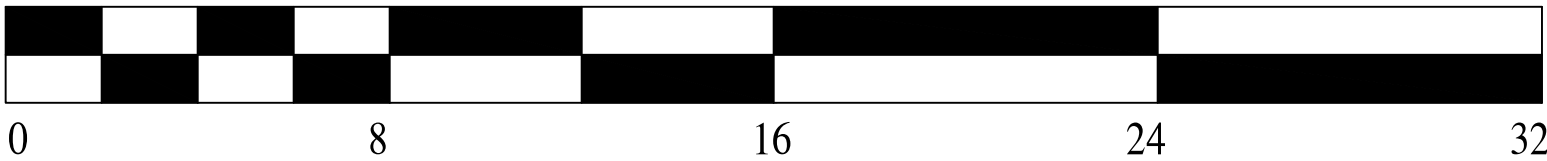


③ WOOD BRACKET DETAIL
3/4" = 1'-0"



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

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



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1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
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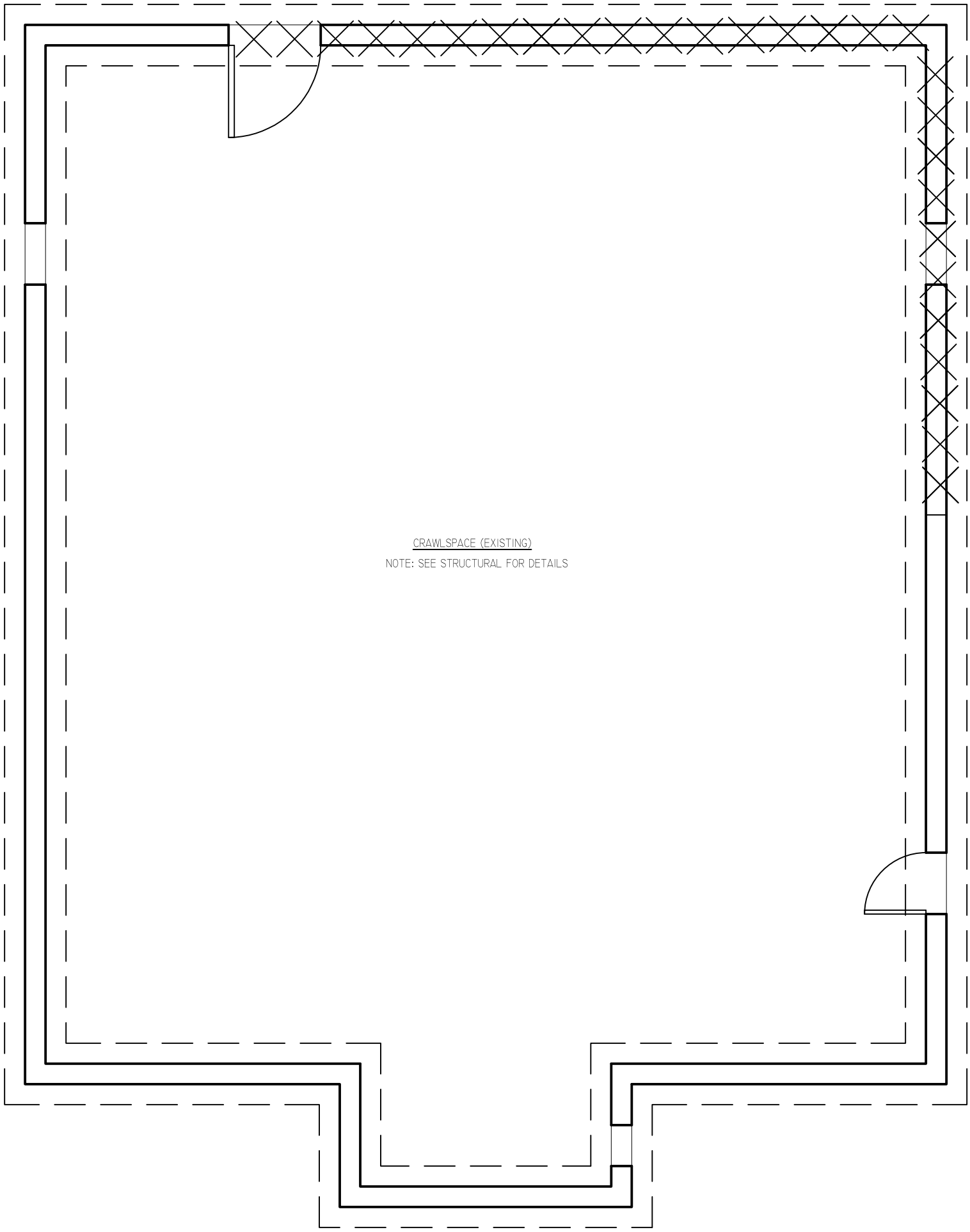
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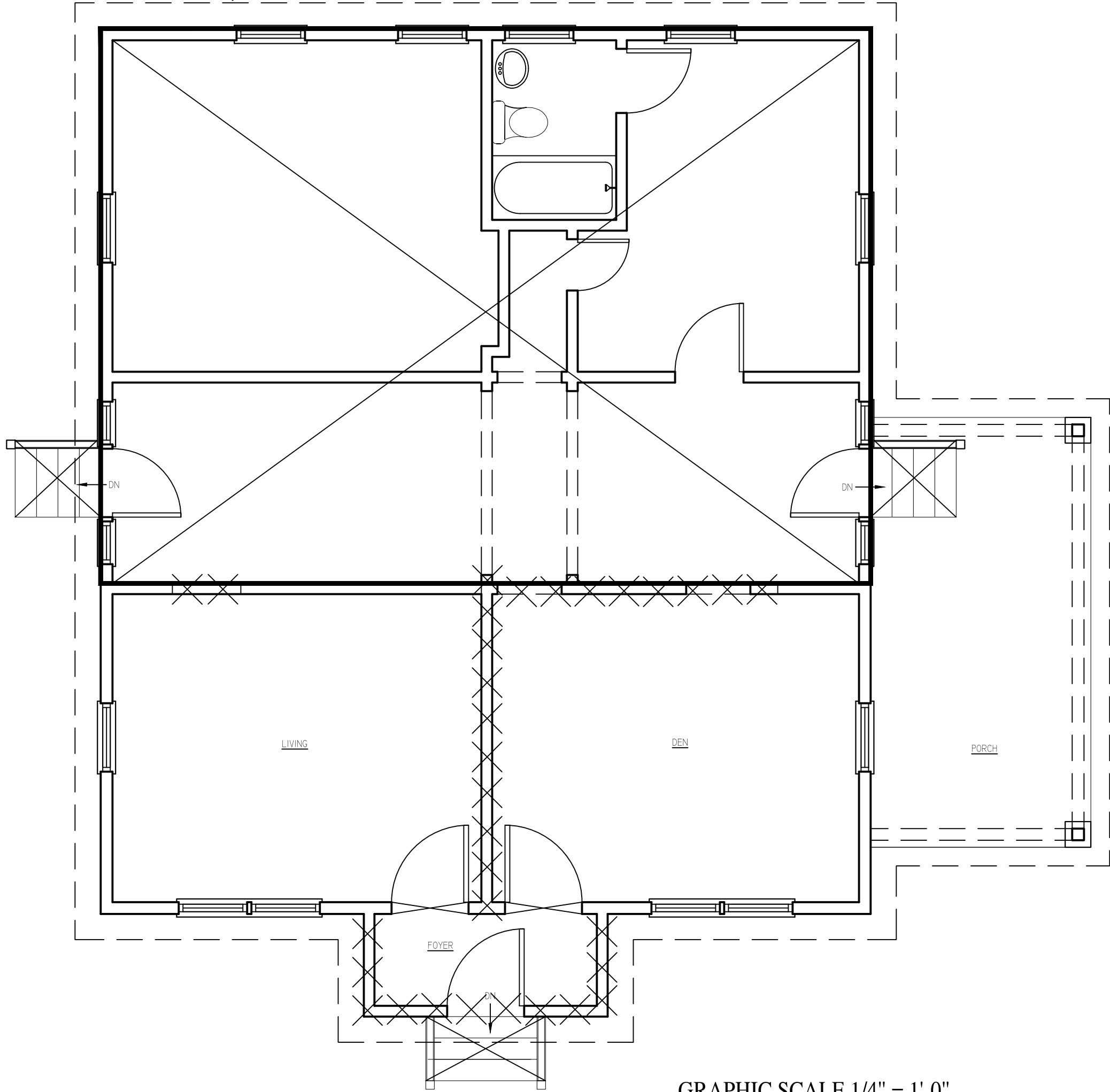
PROJ. NO. : 15082
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REVISIONS :

EXISTING PLANS

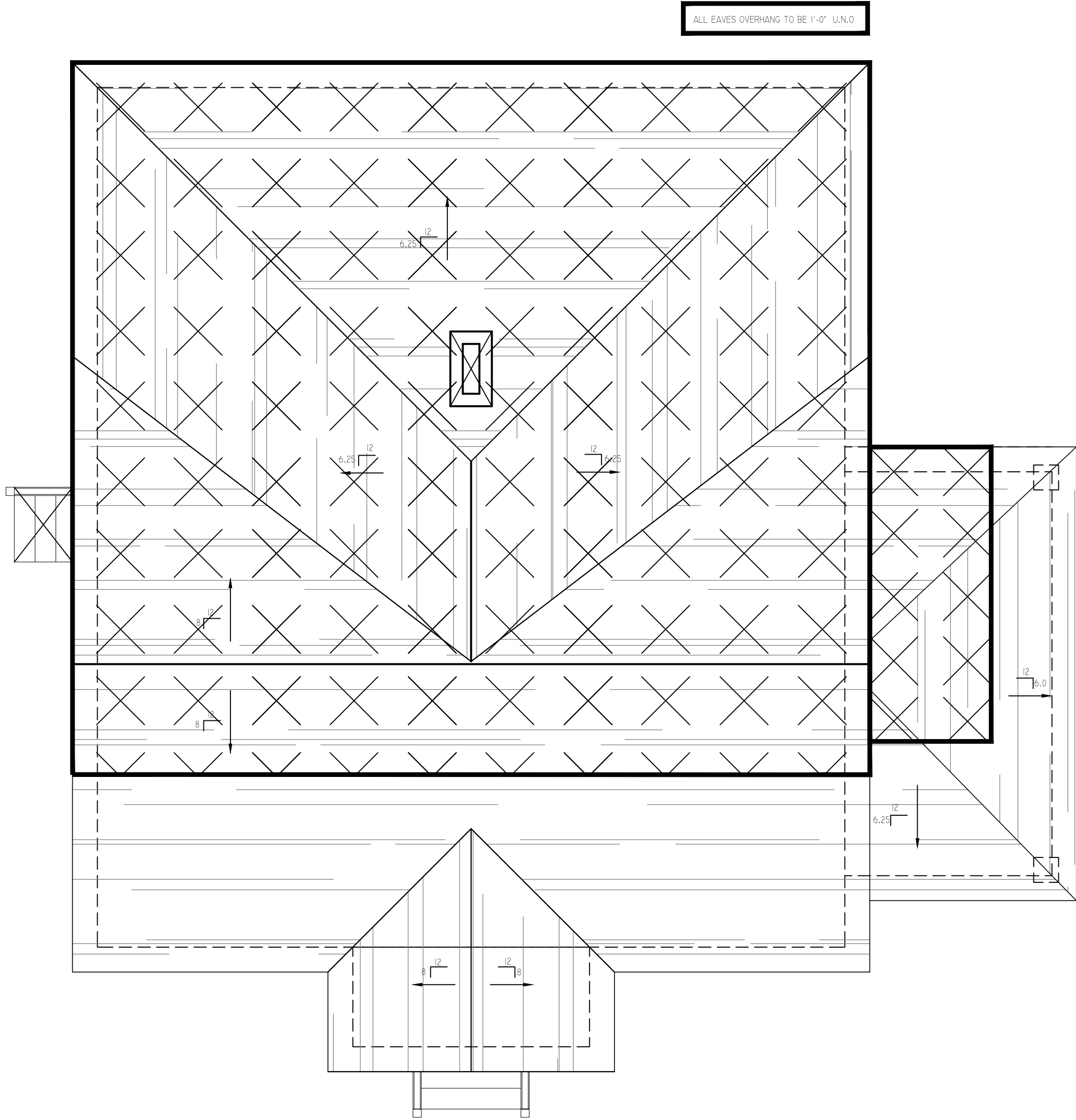
A-2
OF TWELVE



③ EXISTING FOUNDATION PLAN
1/4" = 1'-0"

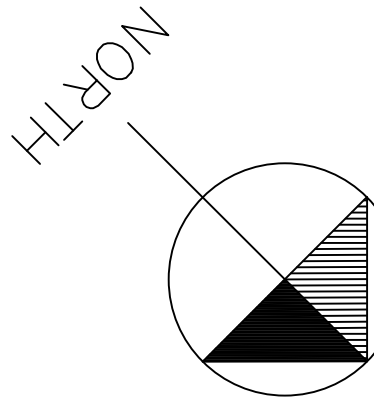
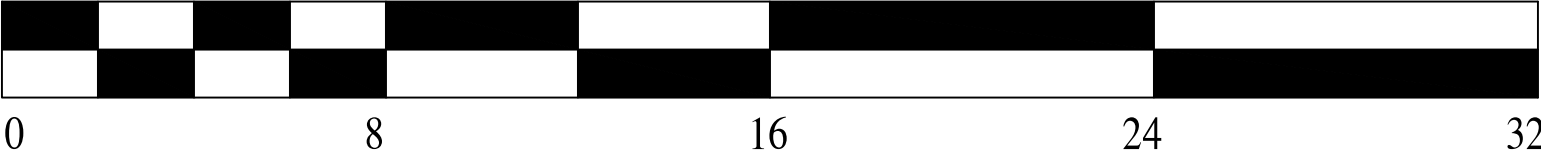


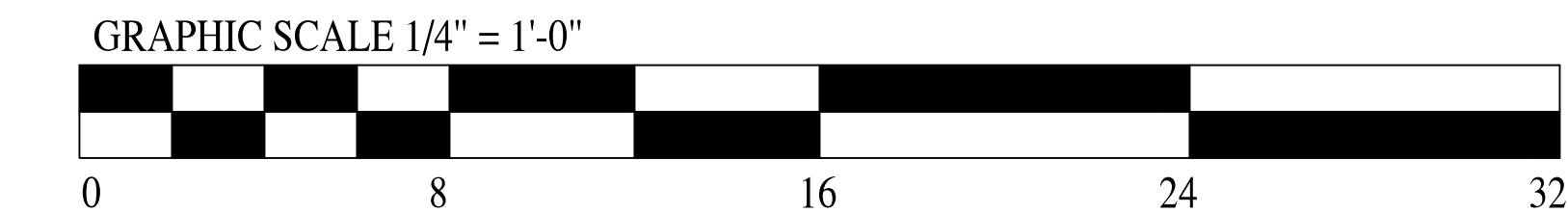
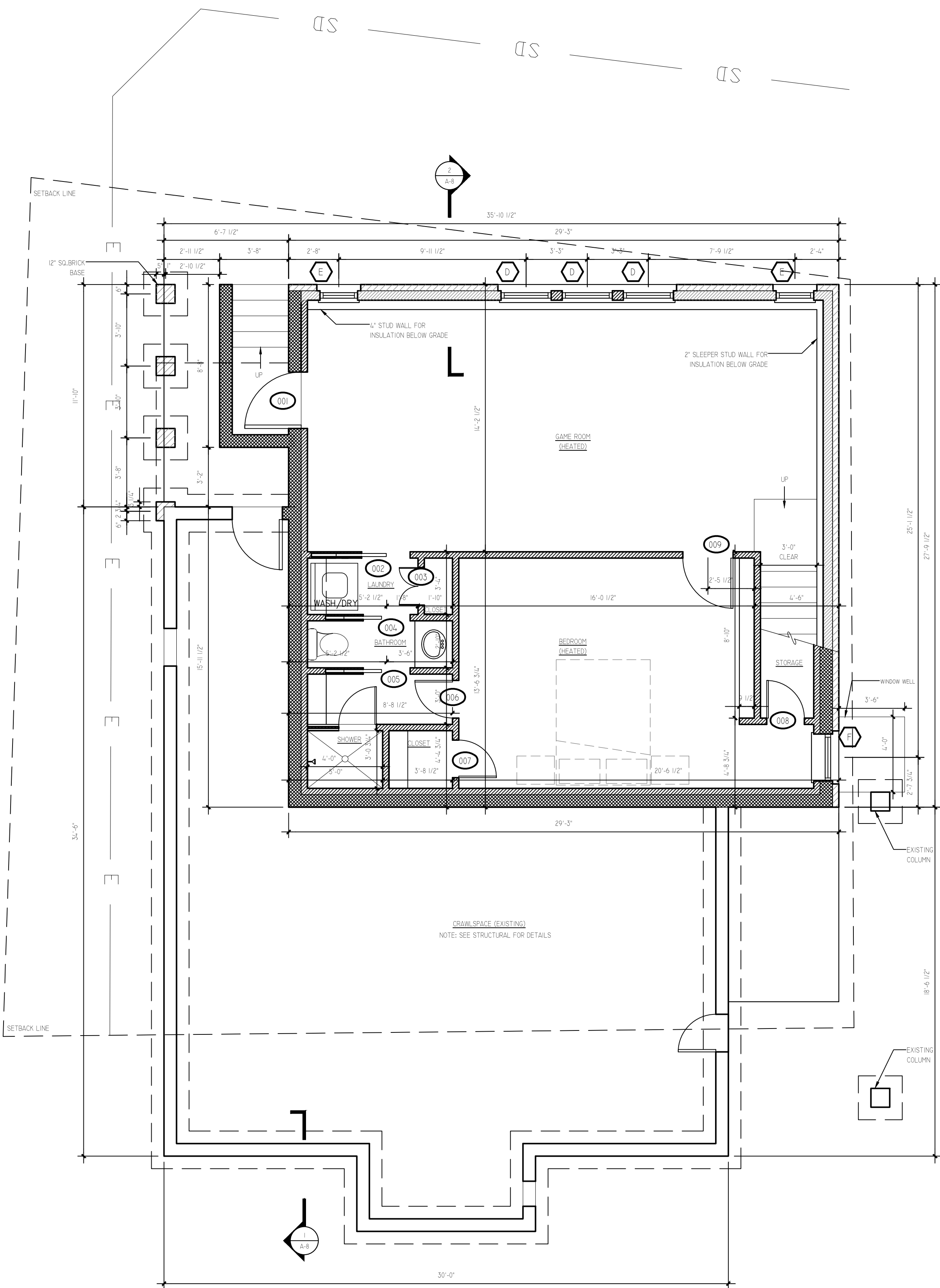
① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



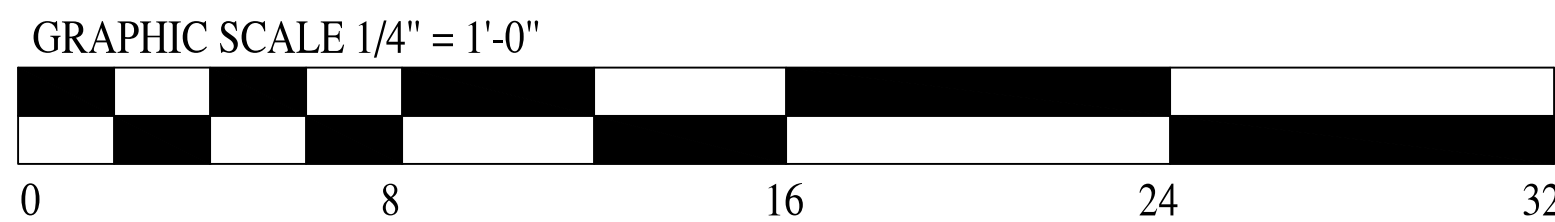
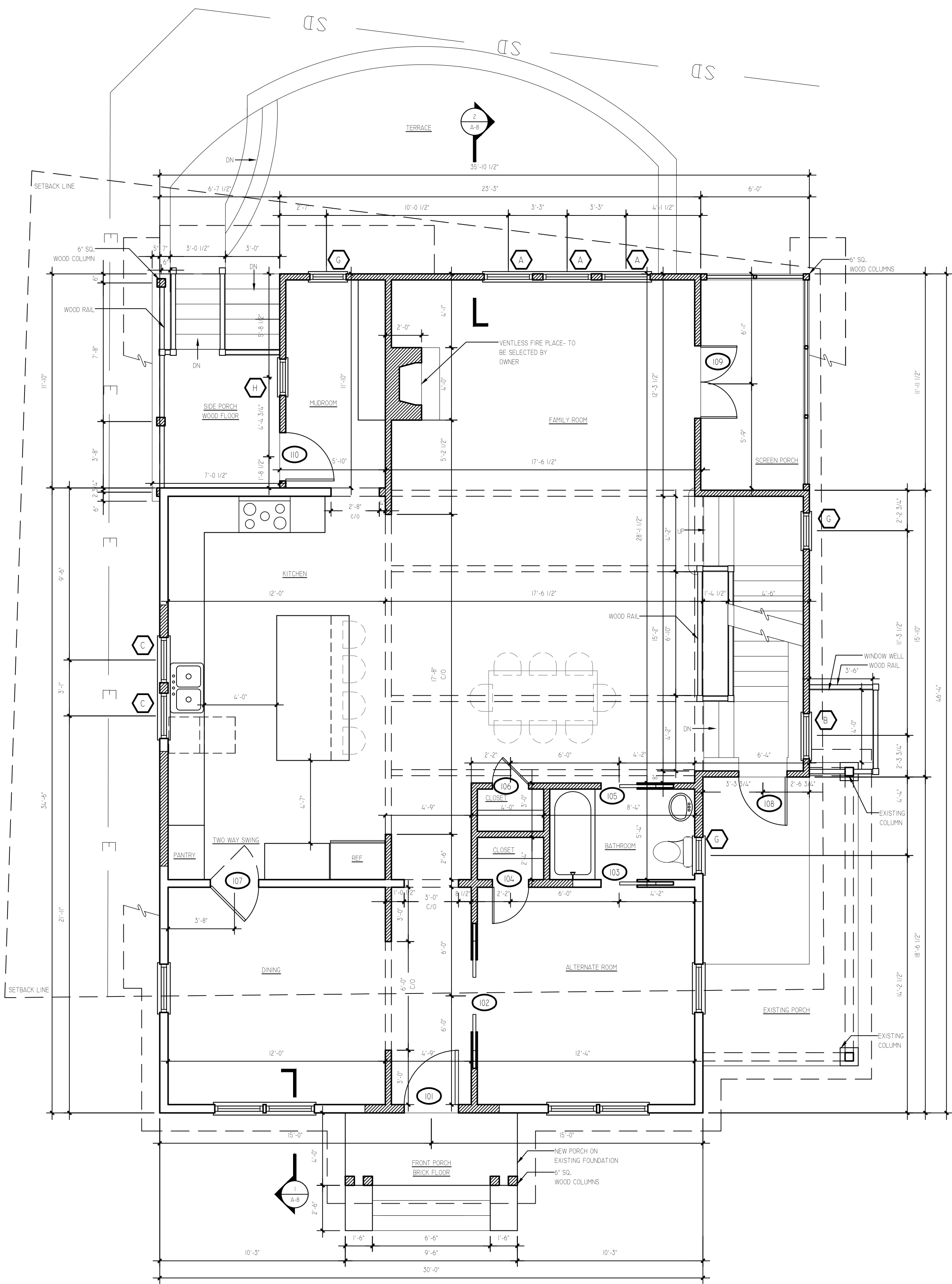
② EXISTING ROOF PLAN
1/4" = 1'-0"

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





② PROPOSED FOUNDATION/BASEMENT PLAN
1/4" = 1'-0"



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

--

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-6" X 5'-0"	7'-0" 7'-0" 2ND FL FRONT SHED	DOUBLE HUNG
C	2'-0" X 3'-6"	8'-0"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-0" X 3'-6"	5'-11"	CASEMENT
G	2'-0" X 3'-6"	7'-2" 5'-4" FOR 2ND FL LAUNDRY	DOUBLE HUNG
H	2'-0" X 3'-0"	7'-9" 6'-0" FOR 2ND FL MASTER BED WIC	DOUBLE HUNG
I	2'-0" X 1'-6"	6'-5" ARCHED WINDOW SEE PROP. ELEVATIONS	FIXED

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

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHIP 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 16" A.P.F. MUST BE TEMPERED PER CODE (TYP.)

BASEMENT DOOR SCHEDULE

ID	OPENING	LOCATION
001	3'-0" X 6'-8"	ENTRY FROM REAR TERRACE
002	2'-6" X 6'-8"	LAUNDRY
003	PR 1'-0" X 6'-8"	LAUNDRY CLOSET
004	2'-6" X 6'-8"	BATHROOM
005	2'-6" X 6'-8"	BATHROOM
006	2'-0" X 6'-8"	BATHROOM
007	2'-0" X 6'-8"	CLOSET

FIRST FLOOR DOOR SCHEDULE

ID	OPENING	LOCATION
101	3'-0" X 6'-8"	MAIN ENTRY
102	PR 2'-0" X 6'-8"	ALTERNATE ROOM
103	2'-0" X 6'-8"	BATHROOM
104	2'-0" X 6'-8"	CLOSET OF ALTERNATE ROOM
105	2'-0" X 6'-8"	BATHROOM
106	2'-0" X 6'-8"	CLOSET
107	2'-0" X 6'-8"	KITCHEN TO DINING
108	2'-8" X 6'-8" W/1'-0" TRANSOM	SIDE ENTRY
109	PR 2'-0" X 6'-8"	FAMILY ROOM TO SCREEN PORCH
110	2'-6" X 6'-8"	MUDROOM ENTRY



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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Historic Dilworth renovation & addition *for the:*
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

PROPOSED PLANS

A-4
OF: TWELVE

	4" STUD WALL
	BRICK VENEER
	MASONRY
	EXISTING WALLS
	6" STUD WALL

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0" 7'-10" 2ND FL FRONT SHED	DOUBLE HUNG
C	2'-6" X 3'-0" W/1'-0" TRANSOM	8'-0"	DOUBLE HUNG
D	2'-8" X 4'-0"	7'-8"	CASEMENT
E	2'-0" X 4'-0"	7'-8"	CASEMENT
F	2'-6" X 3'-6"	5'-11"	CASEMENT
G	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG
H	2'-0" X 3'-0"	7'-0" 6'-0" FOR 2ND FL MASTER BED WC	DOUBLE HUNG
I	2'-0" X 1'-6"	6'-5" ARCHED WINDOW SEE PROP. ELEVATIONS	FIXED

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.

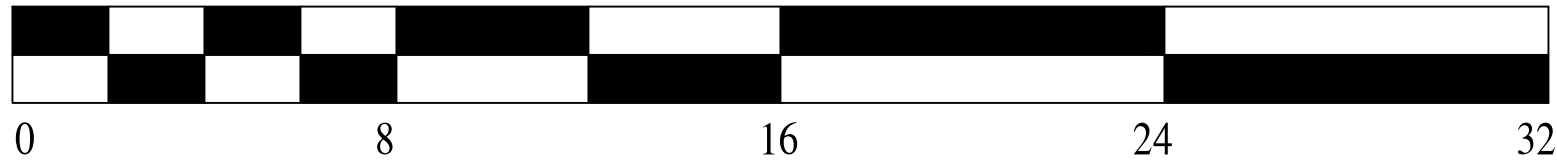
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 3/8" OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (T.M.P.)

SECOND FLOOR DOOR SCHEDULE

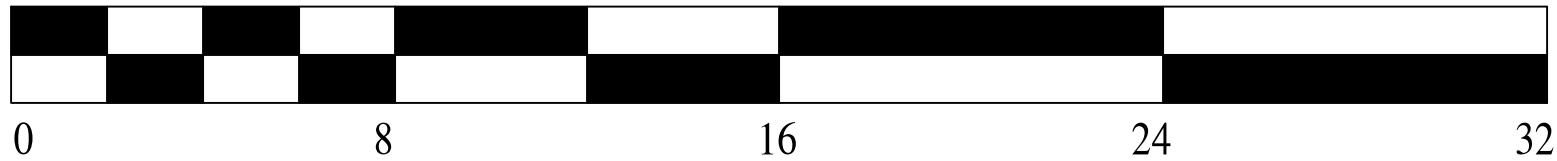
NUM.	OPENING	LOCATION
201	2'-8" X 6'-8"	LAUNDRY
202	2'-8" X 6'-8"	BEDROOM-2
203	2'-0" X 6'-8"	CLOSET OF BEDROOM-2
204	2'-8" X 6'-8"	BEDROOM-1
205	2'-0" X 6'-8"	CLOSET OF BEDROOM-1
206	2'-6" X 6'-8"	BATHROOM
207	2'-6" X 6'-8"	BATHROOM
208	2'-0" X 6'-8"	BATHROOM
209	2'-8" X 6'-8"	MASTER BEDROOM
210	PR 2'-0" X 6'-8"	MASTER BATHROOM
211	PR 1'-6" X 6'-8"	HER CLOSET
212	PR 1'-6" X 6'-8"	HS CLOSET
213	2'-0" X 6'-8"	WC

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



② PROPOSED ROOF PLAN
1/4" = 1'-0"

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



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



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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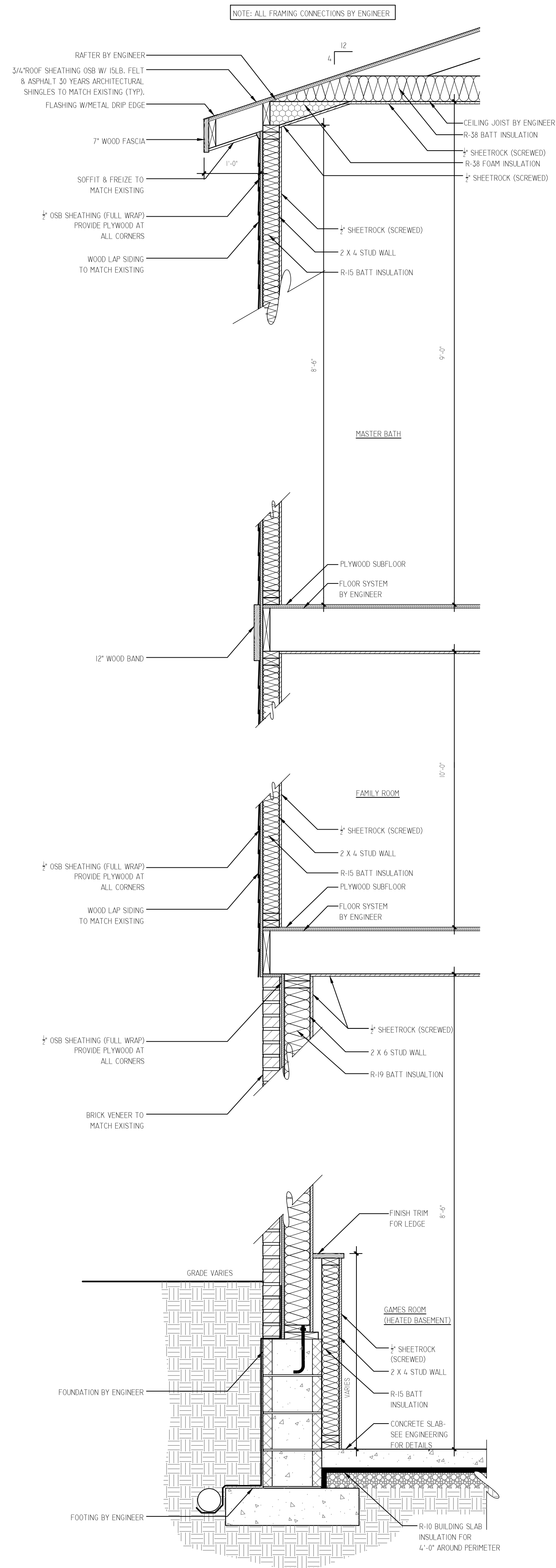
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Historic Dilworth renovation & addition *for the:*
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

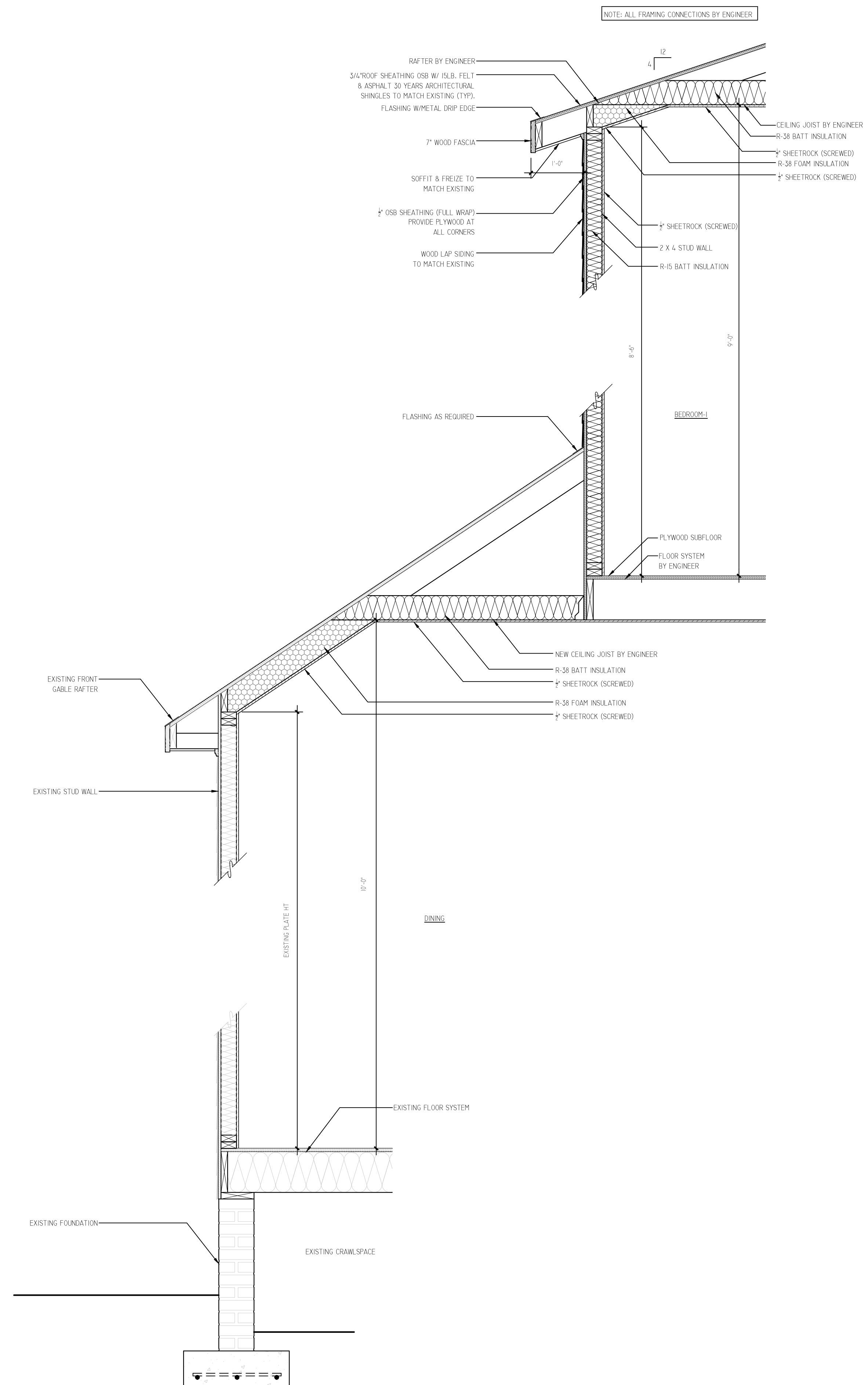
PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

SECTIONS & DETAILS

A-8
OF TWELVE



② SECTION THROUGH FAMILY ROOM & BASEMENT
3/4" = 1'-0"



① SECTION THROUGH EXISTING FRONT GABLE
3/4" = 1'-0"



ALBACHLORE

Historic Dilworth renovation & addition *for* the:

GRANDE RESIDENCE

512 E. Tremont Avenue, Charlotte, NC 28201

PROPOSED GARAGE ELEVATIONS

A-10

OF: TWELVE

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

Architectural elevation drawing of a house. The drawing includes a gabled roof with rafters, a front porch with a brick column, and a side porch with a wood column. The drawing includes detailed dimensions and material specifications for various components like rafters, columns, and trim.

Dimensions:

- Overall width: 10'-0"
- Overall height: 10'-0"
- Roof pitch: 12/12
- Front porch width: 4'-0"
- Side porch width: 4'-0"
- Front porch height: 8'-0"
- Side porch height: 8'-0"
- Front porch depth: 4'-0"
- Side porch depth: 4'-0"
- Front porch railing height: 4'-0"
- Side porch railing height: 4'-0"
- Front porch railing width: 4'-0"
- Side porch railing width: 4'-0"
- Front porch railing height: 4'-0"
- Side porch railing height: 4'-0"
- Front porch railing width: 4'-0"
- Side porch railing width: 4'-0"

Material Specifications:

- 20" BOARD & BATTENS (TYP.)
- 4" WOOD BAND
- WOOD BRACKETS (STRUCTURAL)
- SEE 5/16-10 FOR DETAIL
- 20" BOARD & BATTENS (TYP.)
- GARGE RAFTER
- 6" SQ. WOOD COLUMN
- 10" WOOD BAND AT FLOOR SYSTEM
- UP SIDING TO MATCH HOUSE (TYP.)
- WOOD TRIM TO MATCH HOUSE (TYP.)
- 6" SQ. WOOD COLUMN
- 12" SQ. BRICK COLUMN 24" HT. A.F.F.

Notes:

- TOP OF ROOF @ 10'-0"
- FIN. C.L.G. @ 10'-0"
- 2ND F.F. @ 10'-0"
- 1ST FIN. C.L.G. @ 10'-0"
- 2ND F.F. @ 10'-0"
- 1ST F.F. @ 10'-0"

Architectural drawing showing a side elevation of a house with a dormer window. The drawing includes various dimensions and material specifications for the siding and trim.

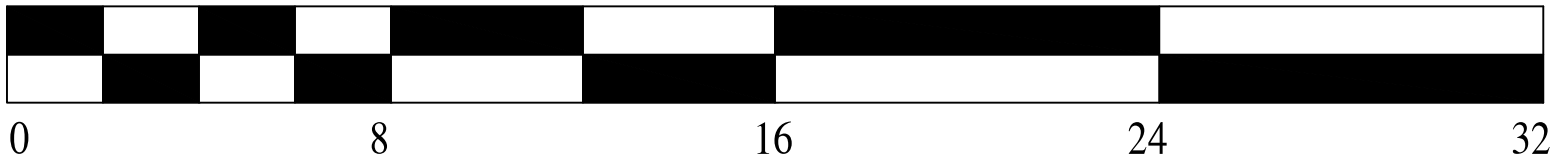
Dimensions and Specifications:

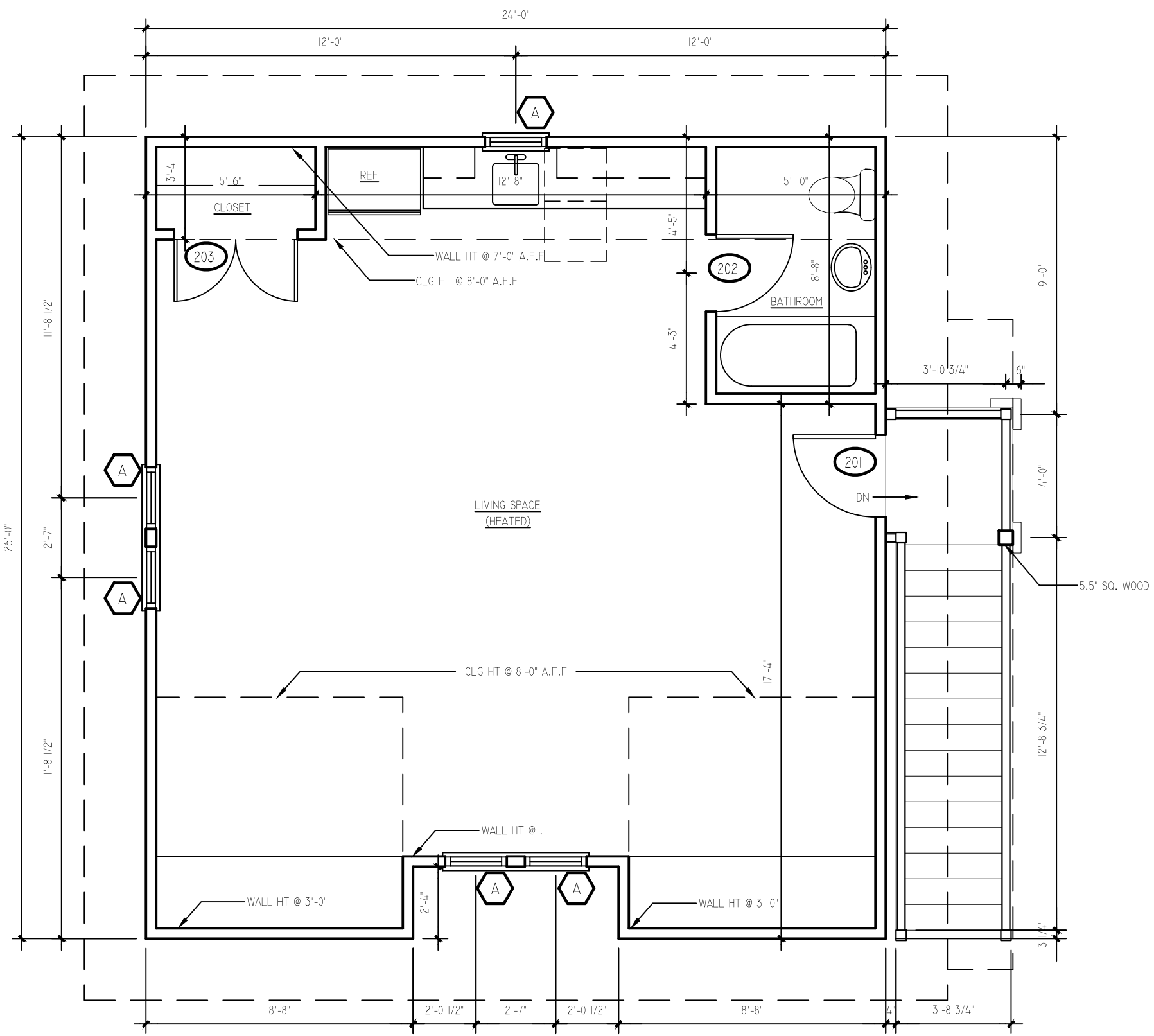
- Roof:** ARCHITECTURAL SHINGLES TO MATCH THAT OF HOUSE (TYP).
- Top of Roof:** TOP OF ROOF @ = 22'-0" ±
- Window Trim:** WINDOW TRIM MATCH THAT OF HOUSE (TYP).
- Band at Floor System:** 10" BAND AT FLOOR SYSTEM
- Header Trim:** 8" HEADER TRIM
- Siding:** LAP SIDING TO MATCH HOUSE (TYP).
- Trim:** WOOD TRIM TO MATCH HOUSE (TYP).
- Door Trim:** DOOR TRIM TO MATCH HOUSE (TYP).
- Wood Rail & Post:** WOOD RAIL & POST
- Wood Stair:** WOOD STAIR
- 1st Fin. Cld.:** 1ST FIN. CLD. @ = 10'-0" ±
- 2nd F.F.:** 2ND F.F. @ = 15'-0" ±
- 1st F.F.:** 1ST F.F. @ = 40'-0" ±

Notes:

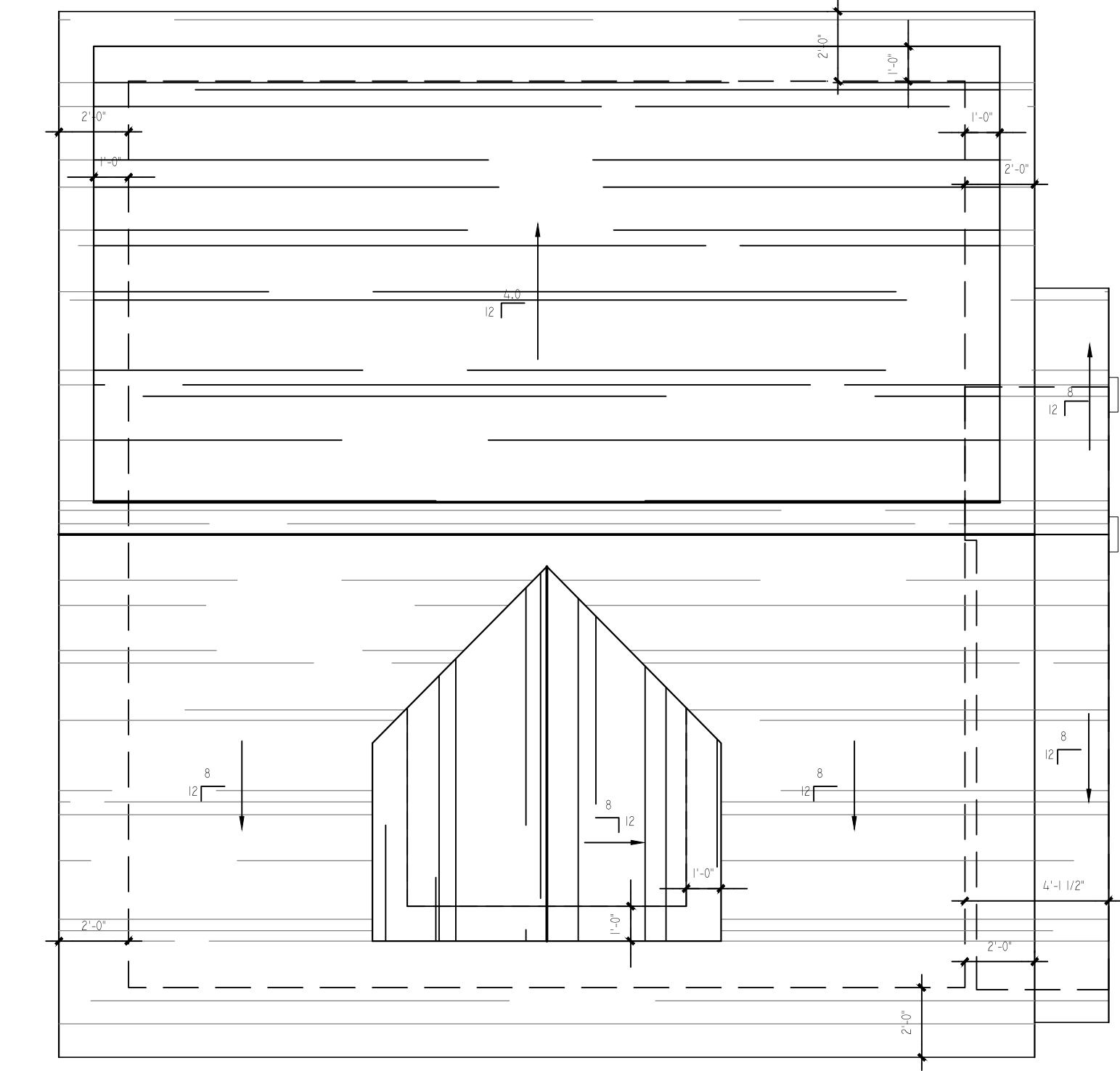
- CABLE TO MATCH THAT AT FRONT OF HOUSE
- CABLE TO MATCH THAT OF HOUSE (TYP).
- 10' BAND AT FLOOR SYSTEM
- 8" HEADER TRIM
- LAP SIDING TO MATCH HOUSE (TYP).
- WOOD TRIM TO MATCH HOUSE (TYP).
- DOOR TRIM TO MATCH HOUSE (TYP).
- WOOD RAIL & POST
- WOOD STAIR

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

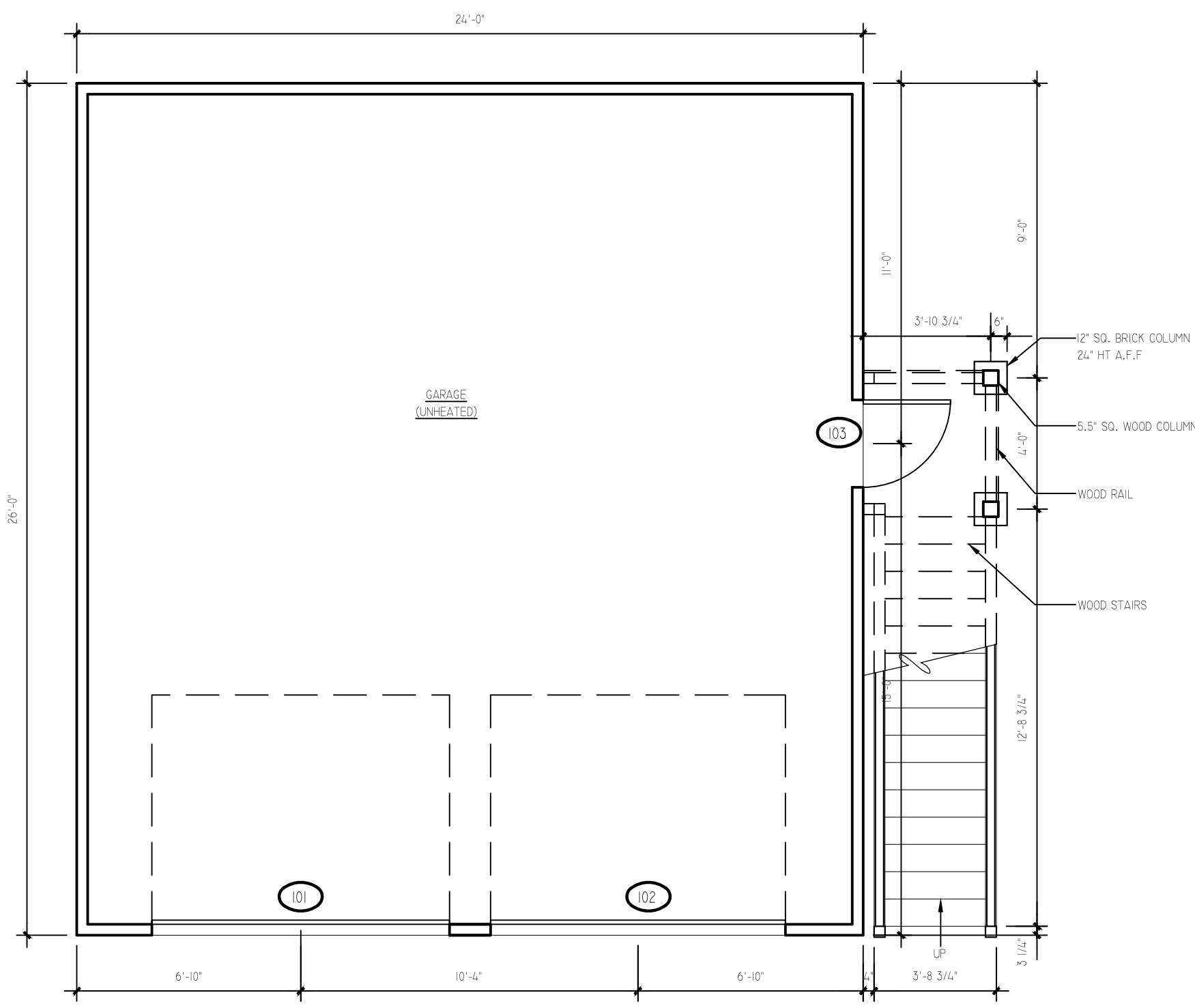




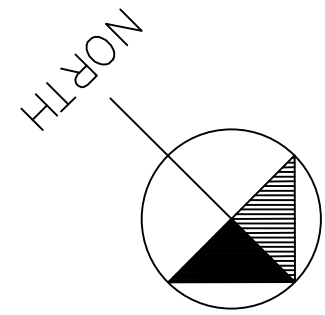
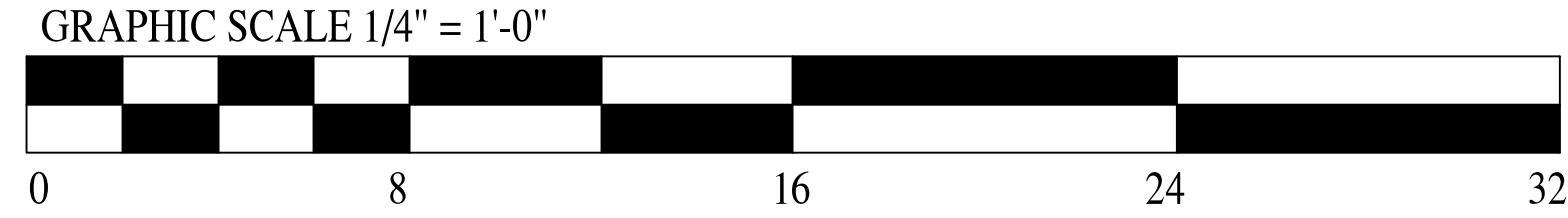
② PROPOSED GARRET ELEVATION
1/4" = 1'-0"



③ PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"



GARAGE WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0"	8'-4" FRONT DOOR/RYN 6'-0" FAMILY ROOM	DOUBLE HUNG
B	2'-0" X 2'-8"	6'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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

GARAGE FIRST FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
101	9'-0" X 7'-0"	GARAGE
102	9'-0" X 7'-0"	GARAGE
103	2'-8" X 6'-8" W/1'-0" TRANSOM	SIDE ENTRY

GARAGE SECOND FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
201	2'-8" X 5'-8"	ENTRY
202	2'-6" X 6'-8"	BATHROOM
203	PR 2'-0" X 6'-8"	CLOSET

ALB Architecture
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Charlotte, NC 28204
Phone: 704.503.9595

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brooks.alb@icloud.com
lauerarch@aol.com

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PROJ. NO. - 15082
ISSUED - 18 NOV 2015
REVISIONS -

PROPOSED GARAGE PLANS

PROPOSED GARAGE-
ALTERNATE
A-11
OF: TWELVE