
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 512 East Tremont Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Allen Brooks

The application was continued for scale, massing and fenestration of the principal structure. No changes were requested for the garage.

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 established setback of older homes along the block face is approximately 20 to 23 feet from back of curb. An application for demolition was reviewed February 11, 2015, the HDC placed the maximum 365-Day Stay of Demolition on the property. The 365-Day Stay of Demolition expired February 12, 2016.

Proposal-April

The proposal is the construction of a new two story single family house and detached garage. The front setback is approximately 14'-5" from right of way. The height is approximately 25'-2" measured from the finished floor elevation (FFE) to the ridge. Exterior materials are brick, wood shake siding, and windows are wood STDL. The detached garage will retain architectural details from the house.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Horizontal lap siding on the first floor
2. Removal of the gable and hip roofs on the left and right side
3. New window style and rhythm on side elevations
4. Addition of Dutch Colonial style secondary roof design on left side

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

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

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

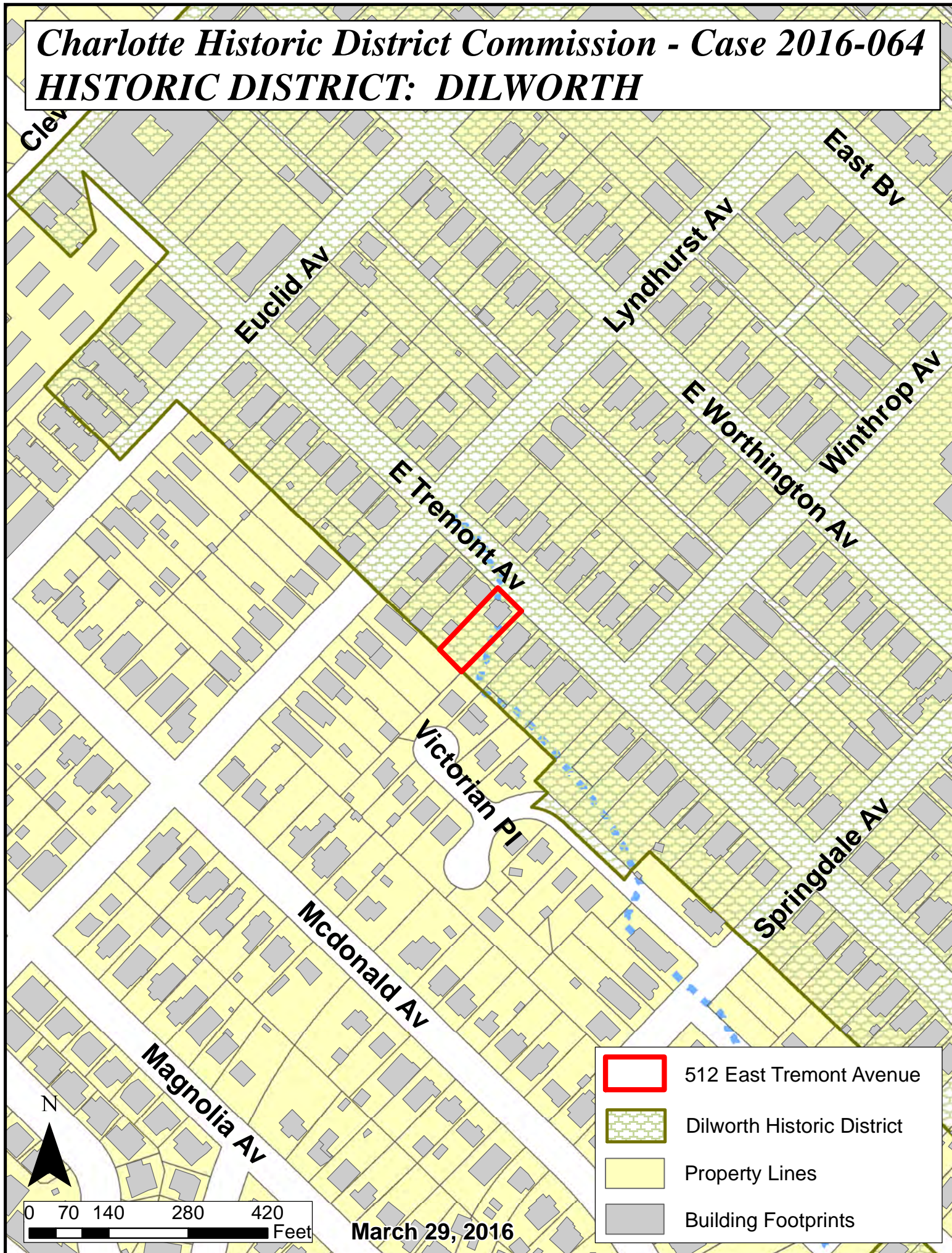
Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

Based on the need for additional information, this application was continued for further design study. The revised drawings will show:

1. Scale and massing. Simplify the overall design of the house
2. Fenestration, related to scale and massing, windows should be proportionate to the massing of the wall planes

Charlotte Historic District Commission - Case 2016-064
HISTORIC DISTRICT: DILWORTH





516 E.TREMONT AVENUE



512 E.TREMONT AVENUE
(EXISTING)



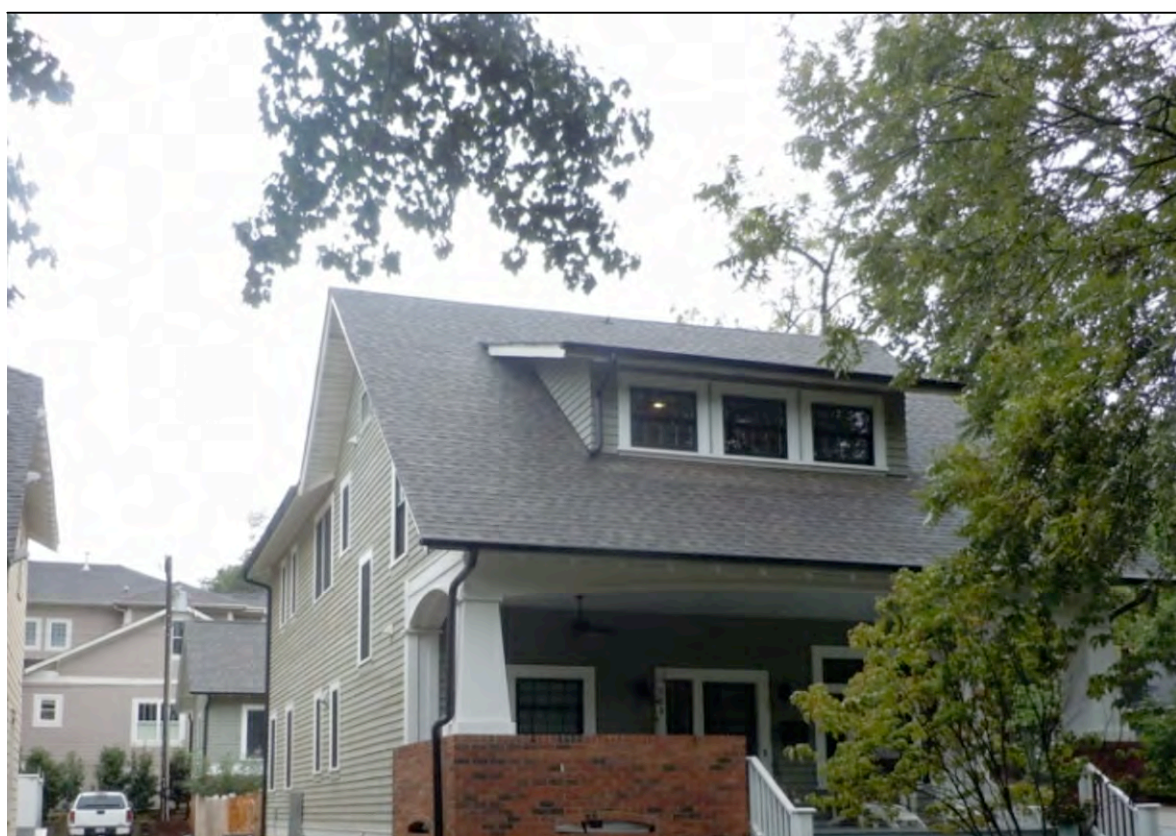
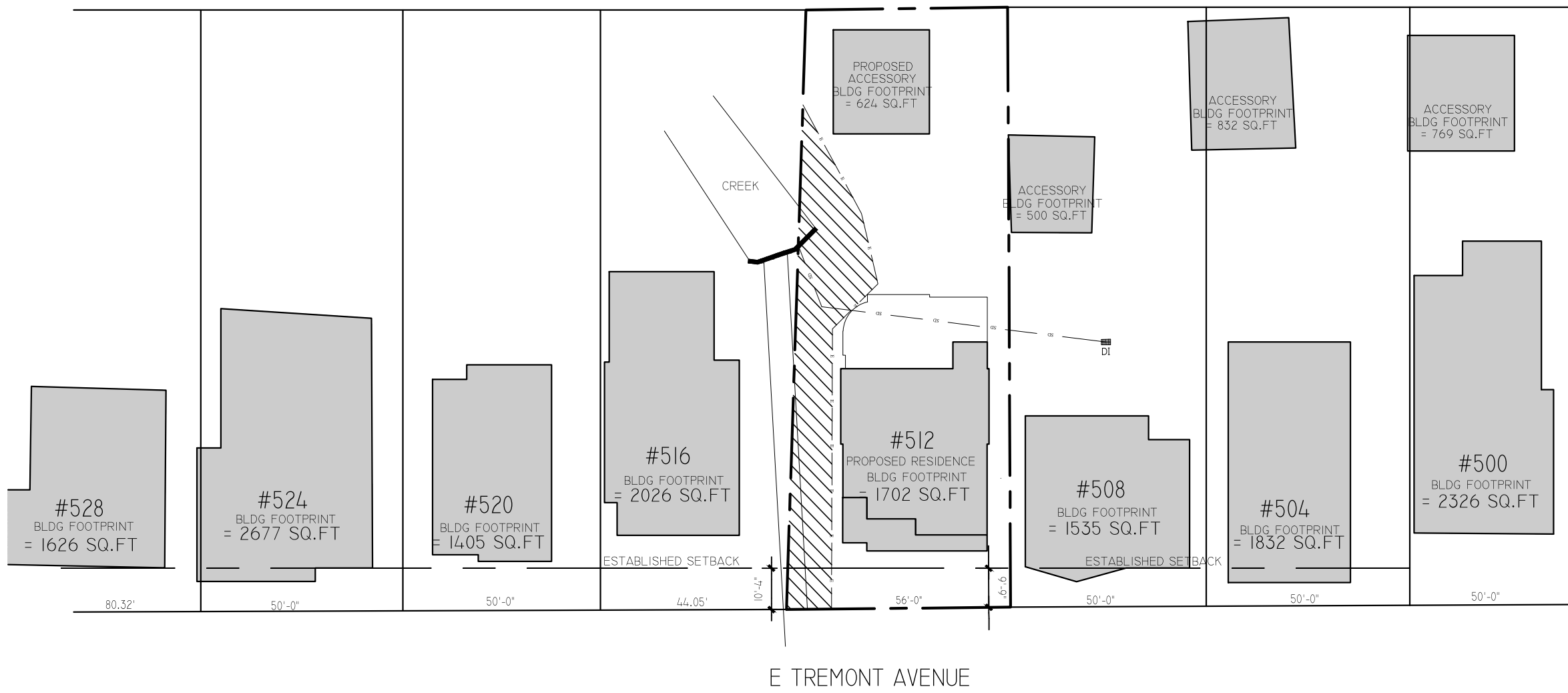
508 E.TREMONT AVENUE



504 E.TREMONT AVENUE



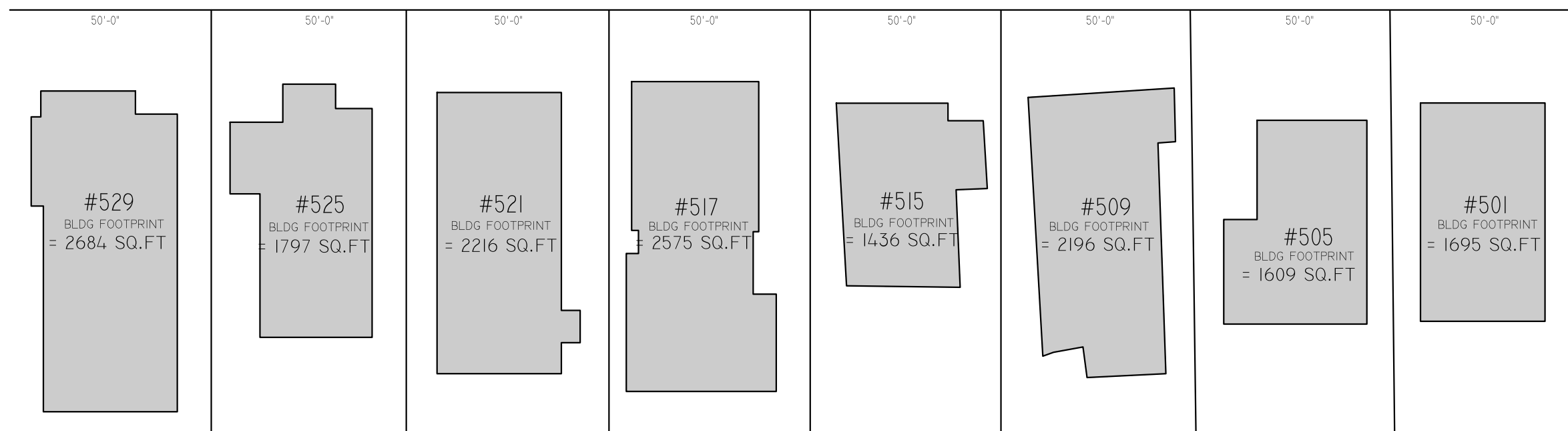
520 E.TREMONT AVENUE



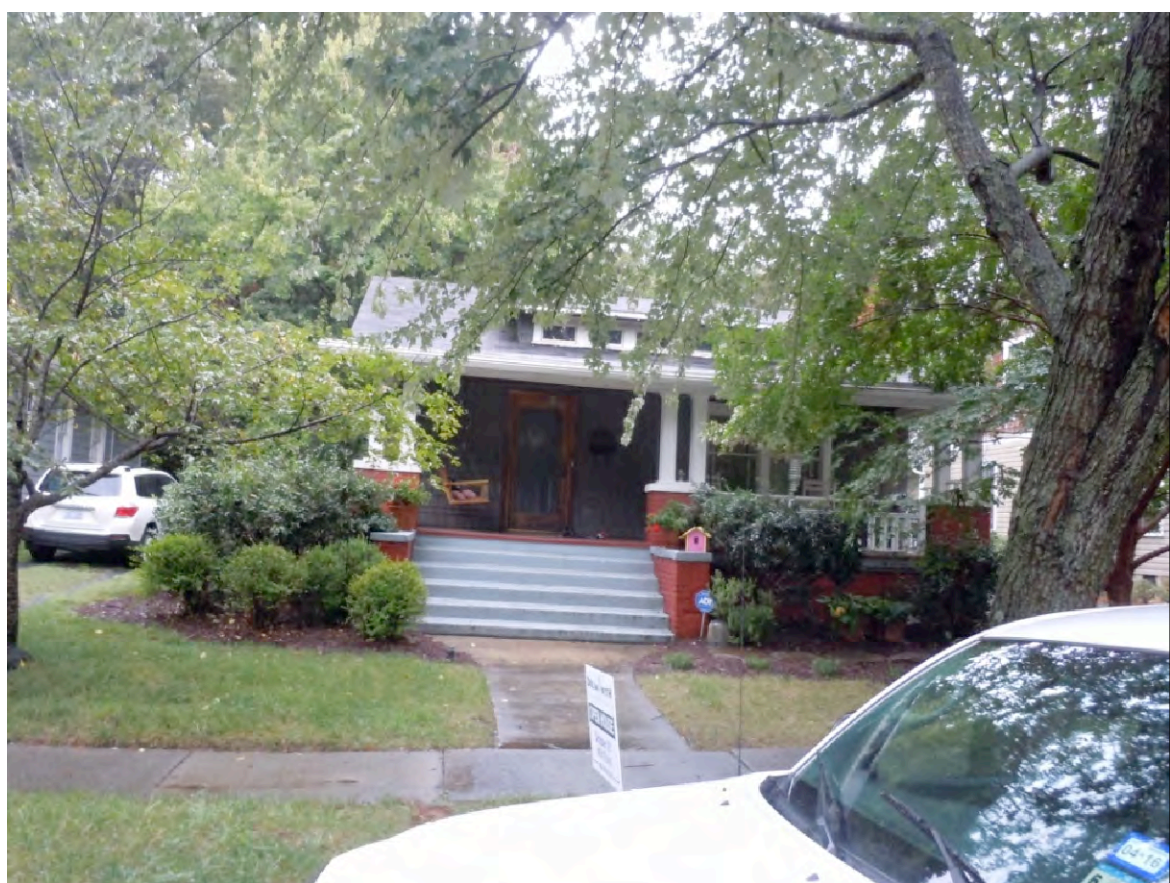
500 E.TREMONT AVENUE



521 E.TREMONT AVENUE



505 E.TREMONT AVENUE



517 E.TREMONT AVENUE



515 E.TREMONT AVENUE



509 E.TREMONT AVENUE



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

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

STREET SCAPE

OF: TWELVE



701 E.TREMONT AVENUE
2.0 STORY
HEATED SQ.FT= 2156

705 E.TREMONT AVENUE
1.5 STORY
HEATED SQ.FT= 2226



701 E.TREMONT AVENUE



705 E.TREMONT AVENUE



705 E.TREMONT AVENUE
(REAR)

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ALLEN L. BROOKS

ARCHITECT

CERT. NO.

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NORTH CAROLINA

CHARLOTTE, N. C.

24 MARCH 2016

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PROJ. NO. - 15082

ISSUED - 24 MARCH 2016

REVISIONS -

AREA COMPARISON

OF: TWELVE



BERKELEY AVENUE



826 E. KINGSTON AVENUE



PARK & KINGSTON AVENUE



727 E. KINGSTON AVENUE



611 E. KINGSTON AVENUE



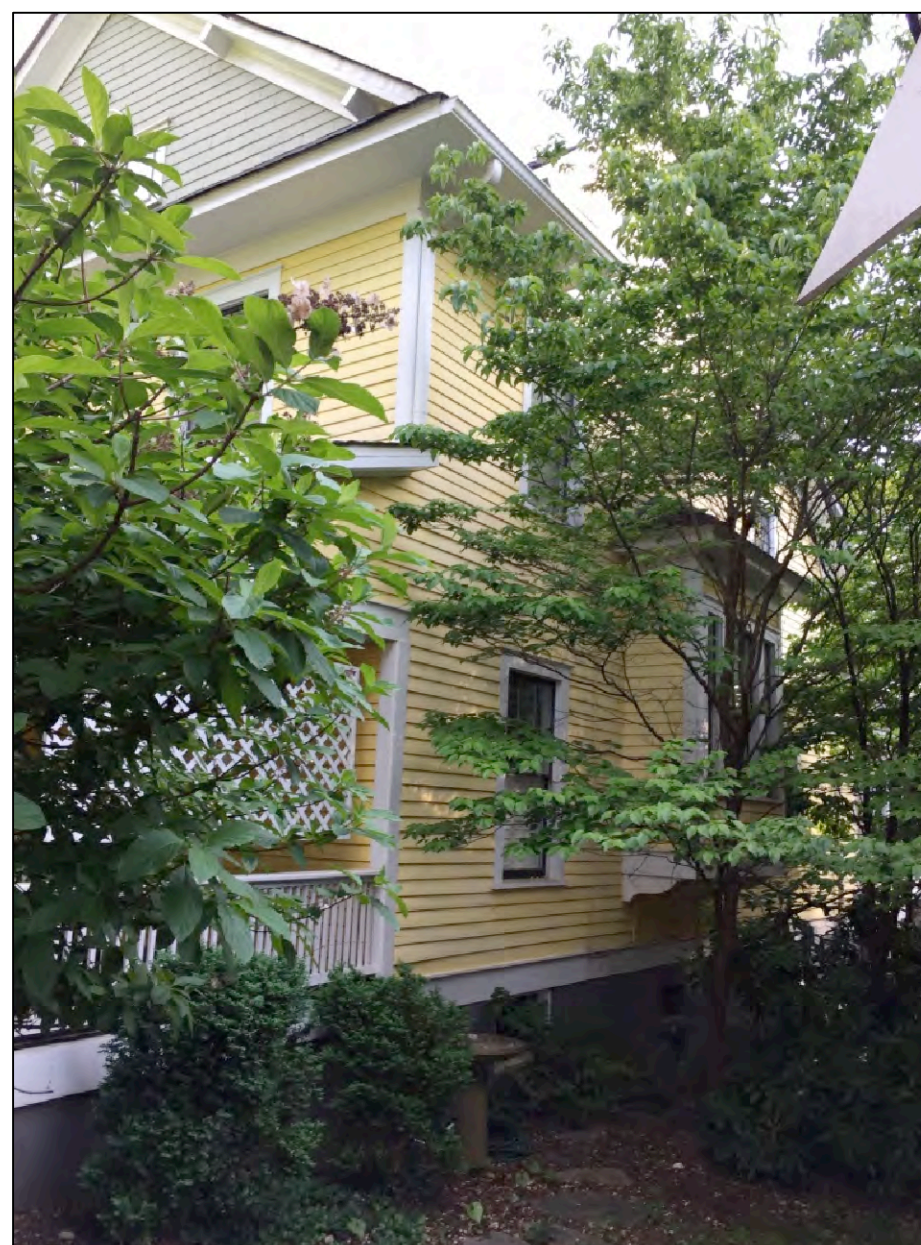
611 E.KINGSTON AVENUE
SIDE ENTRY



500 EAST BLVD



500 EAST BLVD SIDE STAIR
WINDOW

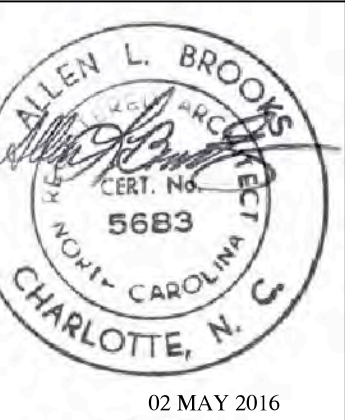


700 E.WORTHINTON AVENUE



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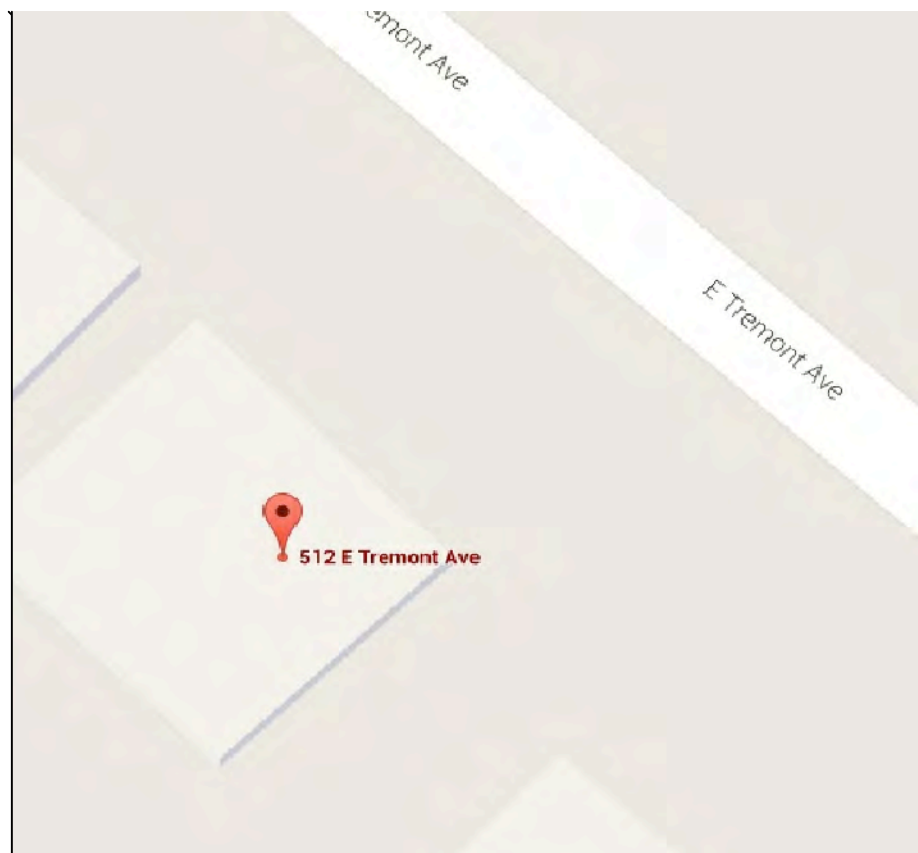
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Historic Dilworth renovation & addition *for* the:
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PROJ. NO. - 15082
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SIDE ENTRY EXAMPLE

OF: ELEVEN



VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
- Building Height Survey
- Street Scape
- Area comaprison
- A-2 Existing Plans
- A-3 Existing Elevations
- A-4 Proposed Plans
- A-5 Proposed Plans
- A-6 Proposed Elevations
- A-7 Proposed Elevations
- A-8 Building Sections
- A-9 Proposed Garage
- A-10 Proposed Alternate Garage Plans
- A-11 Proposed Alternate Garage Elevations



SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed First Floor:	1465 S.F.	273 S.F.
Proposed Second Floor:	1336 S.F.	0 S.F.
Total:	2,801 S.F.	273 S.F.

NOTE:
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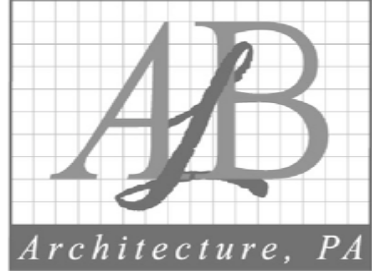
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COVER SHEET

A-0

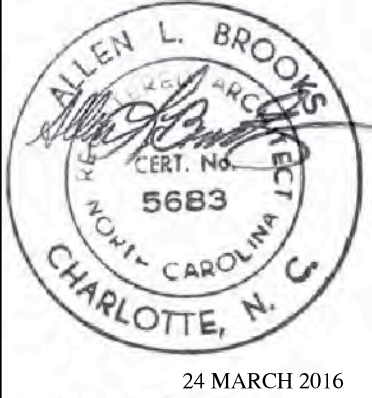
OF: TWELVE

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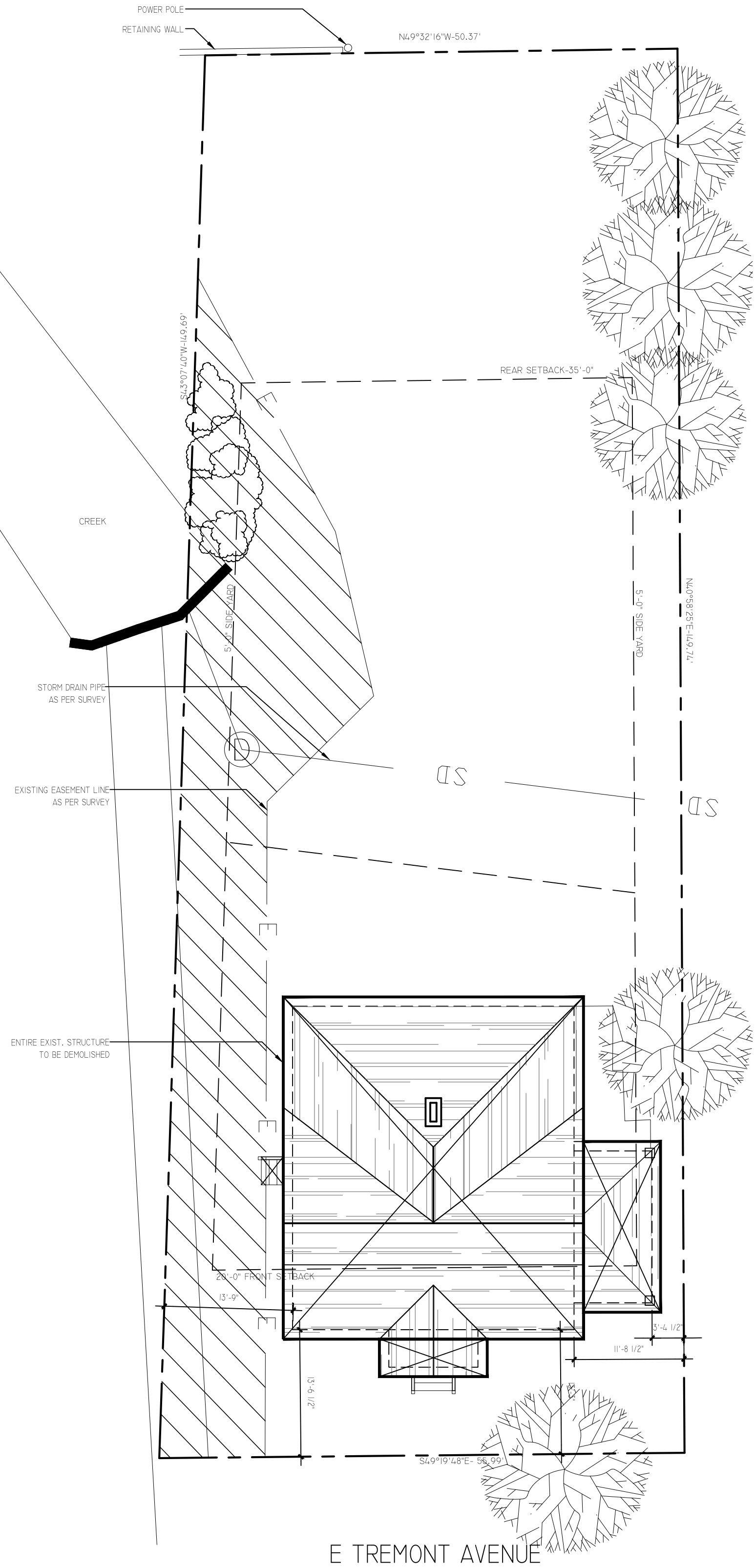
EXISTING & PROPOSED SITE PLAN

A-1
OF: TWELVE

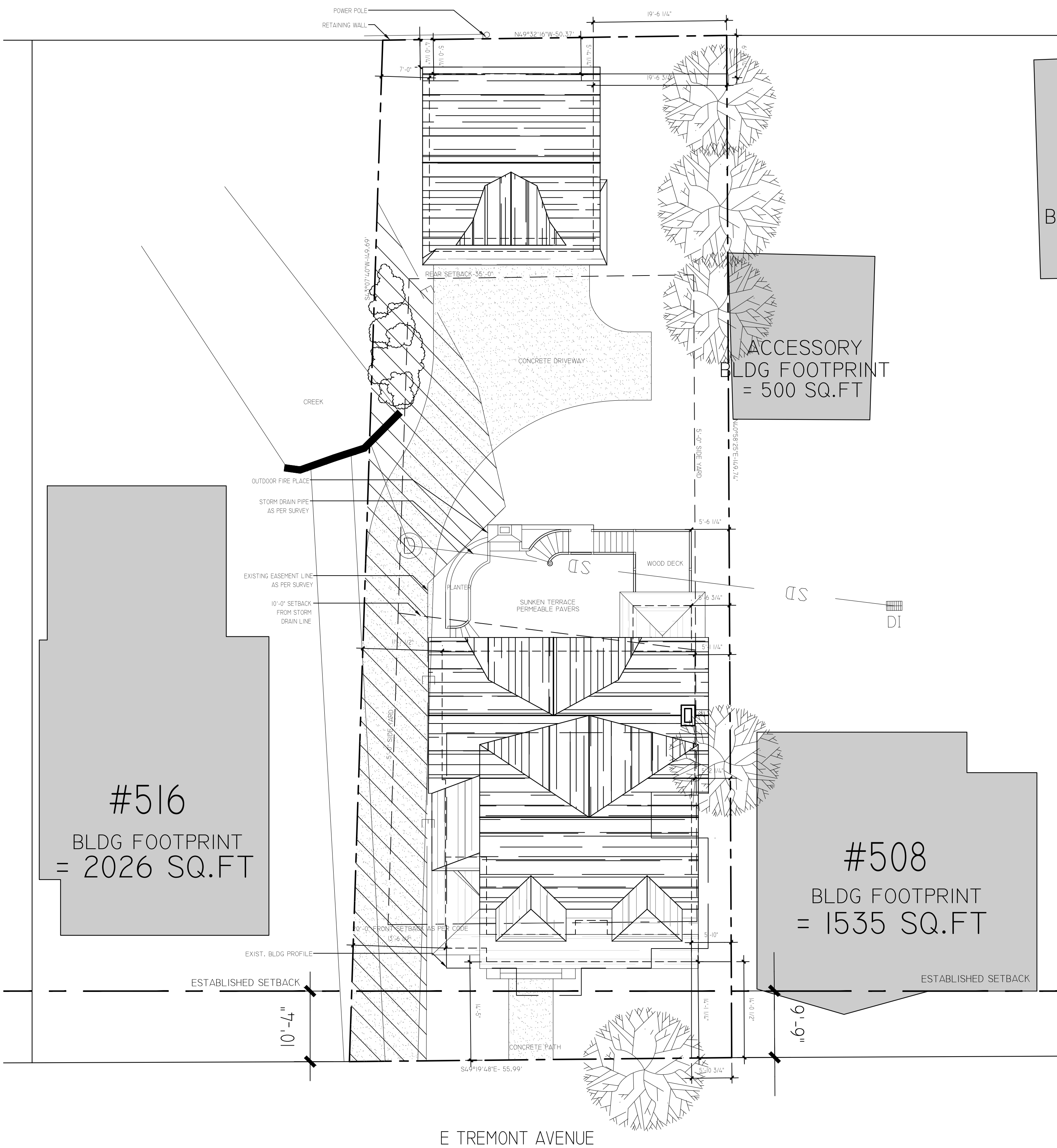
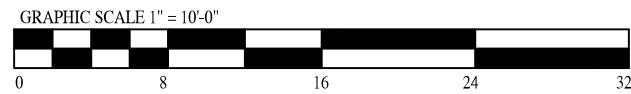
APRIL 2016

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	2801
PROPOSED HEATED AREA OF GARAGE	610
PROPOSED UNHEATED	
DECK	101
UNHEATED GARAGE	624
POOL	0
PATIO	0
SHOP	0
TOTAL	725
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	4615
CONCRETE DRIVE	1049
GARAGE FOOTPRINT	628
IMPERVIOUS AREA AT REAR YARD	177
TOTAL AREA	1854
TOTAL PERMEABLE AREA	60%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7958
FOOTPRINT OF HOUSE	1831
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	628
TOTAL AREA	2459
PERCENTAGE OF OPEN SPACE	69%

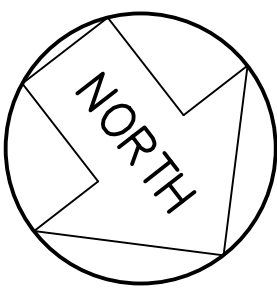
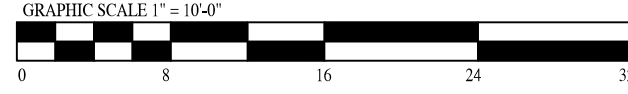
③ PERMEABILITY CALCULATIONS



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"

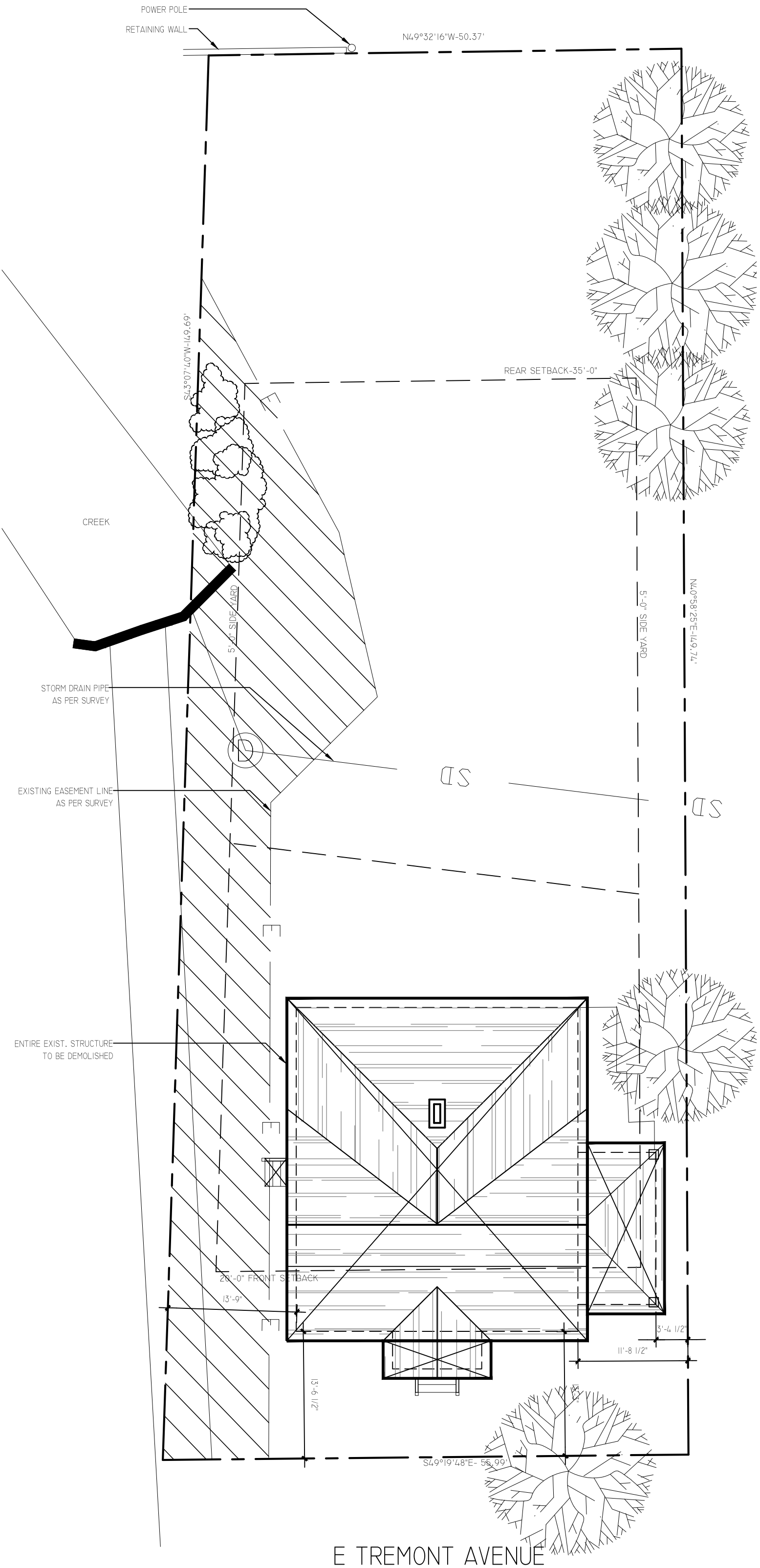


MAY 2016

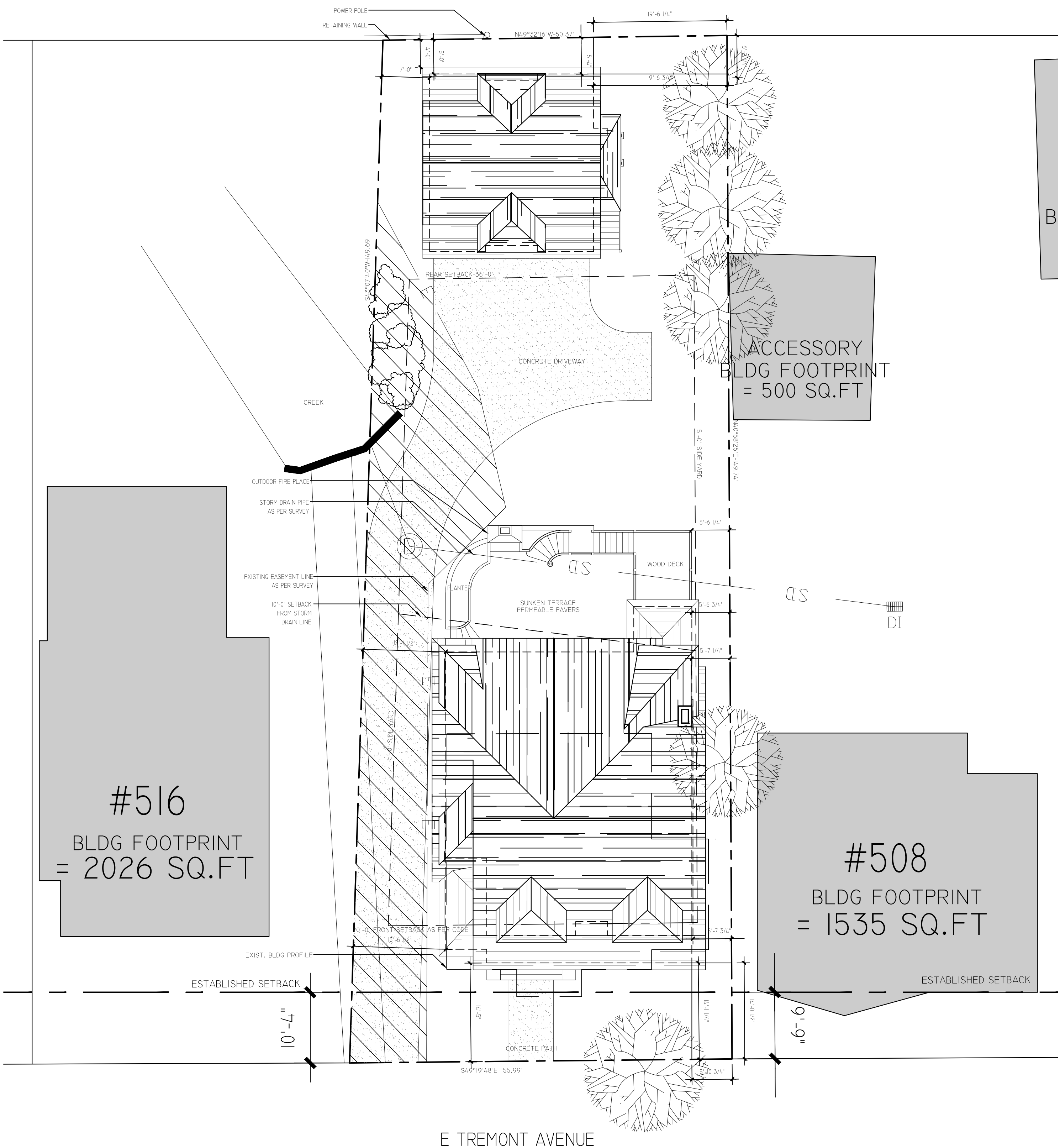
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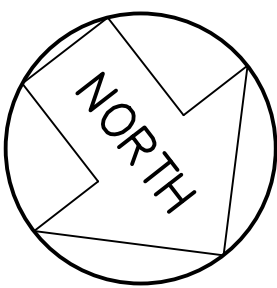
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② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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02 MAY 2016

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02 MAY 2016

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PROJ. NO. - 15082
ISSUED - 02 MAY 2016
REVISIONS -

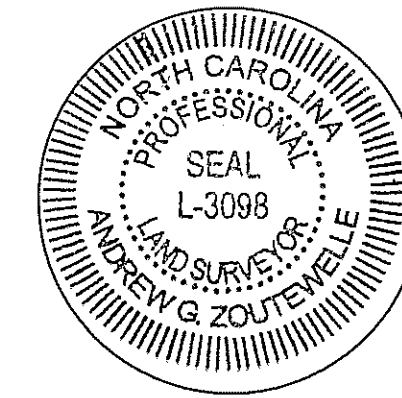
EXISTING & PROPOSED SITE PLAN

A-1

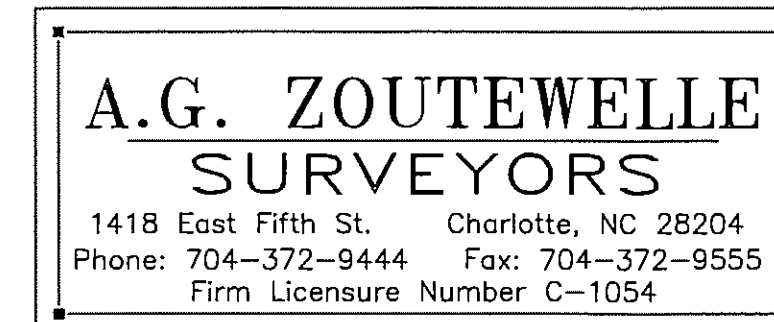
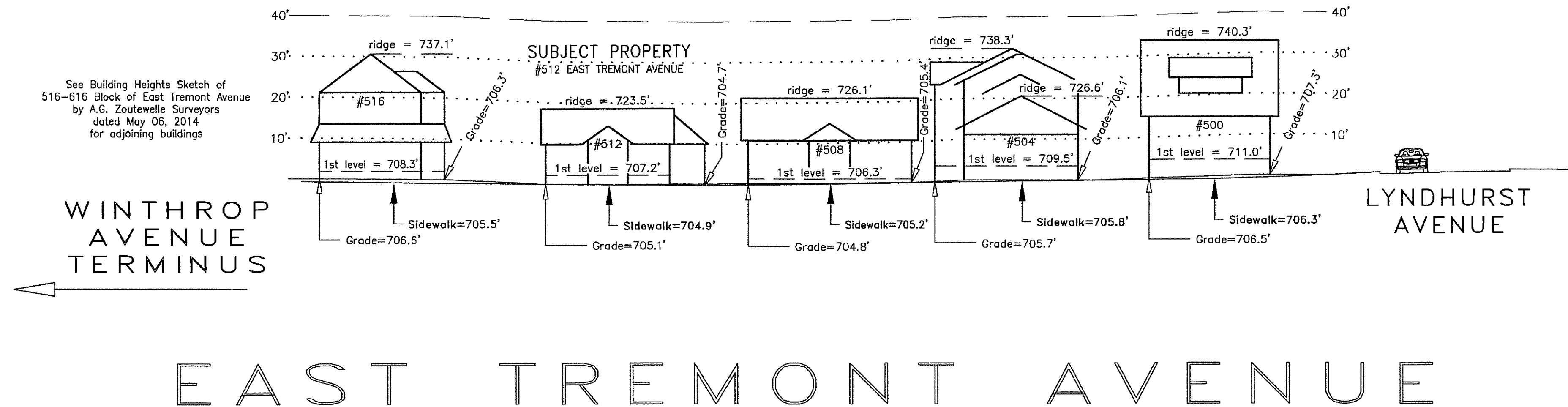
OF: ELEVEN

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.



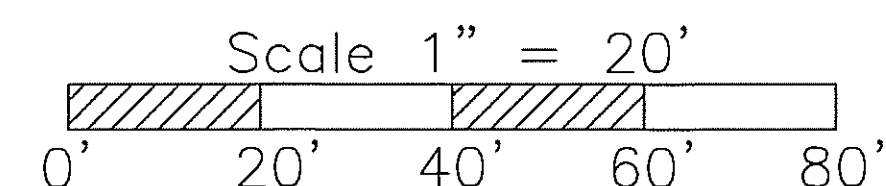
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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.

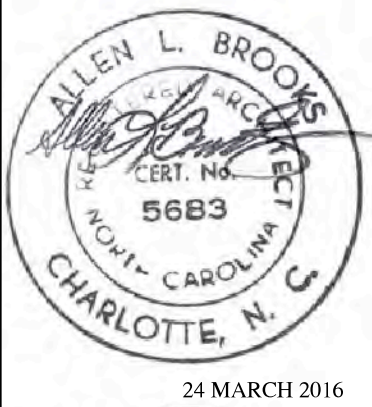
Copyright 2015
Building Heights Sketch of
500-512 EAST TREMONT AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 5, 2015



× × × ×
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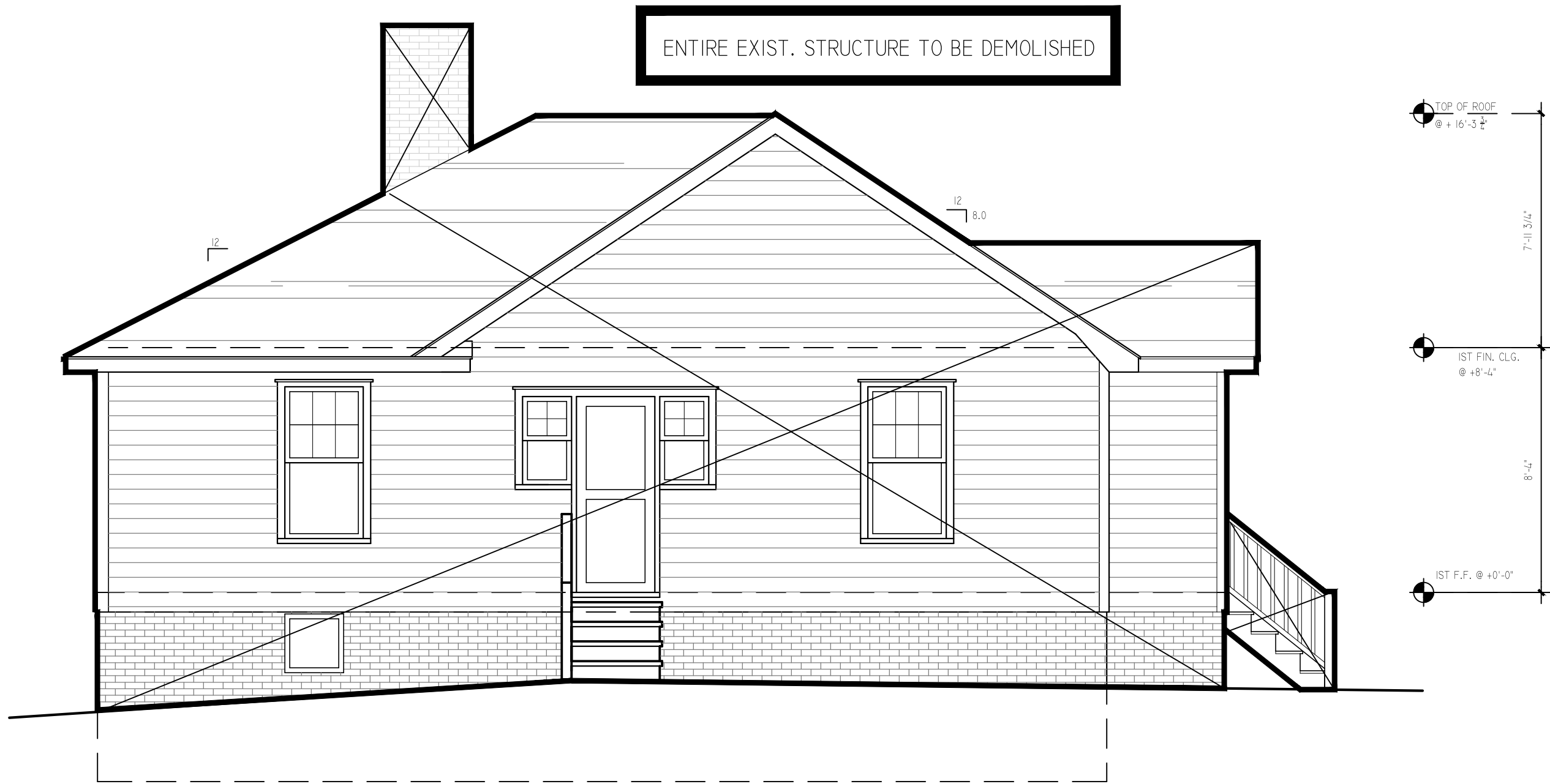
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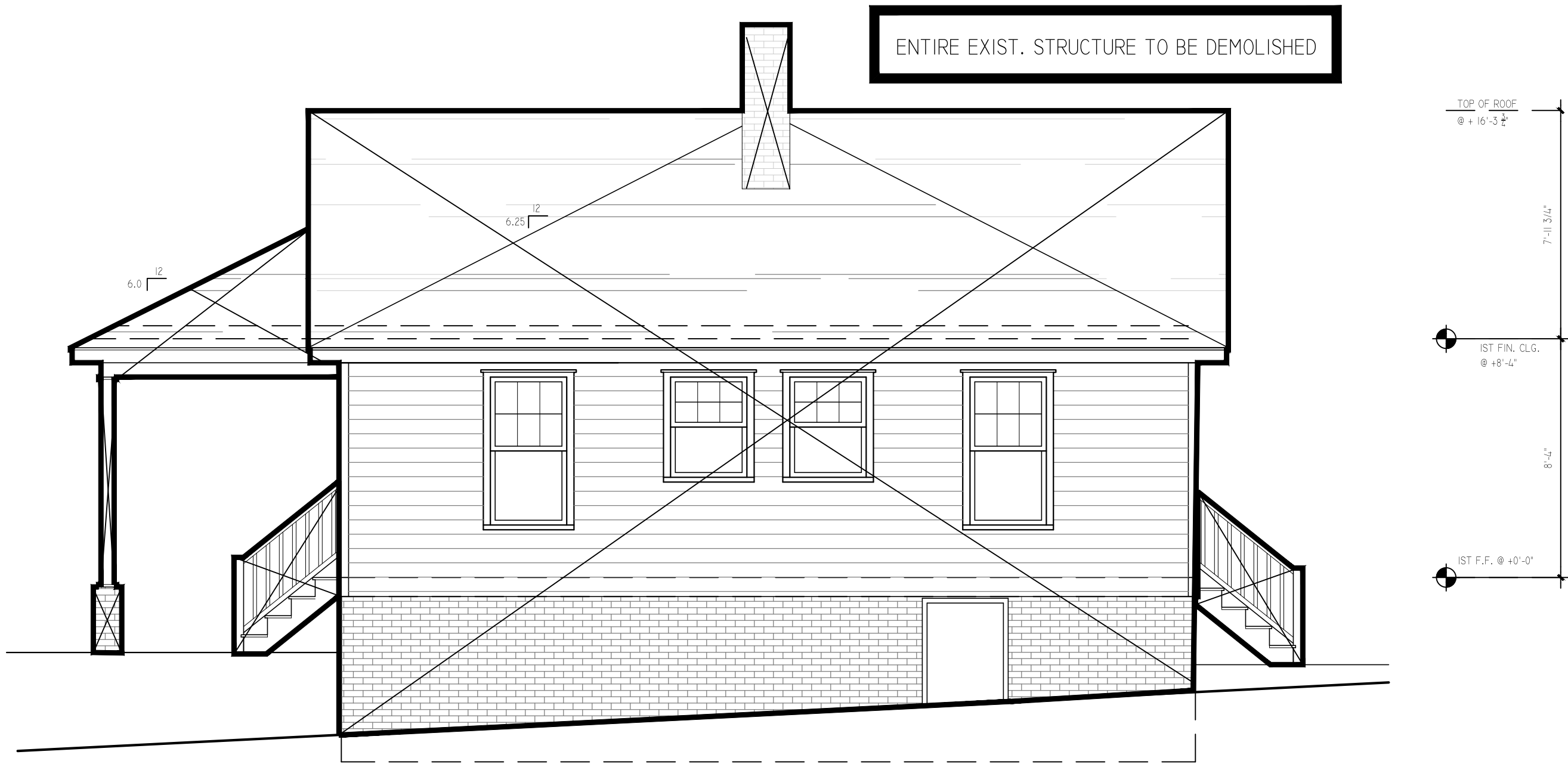
PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

EXISTING ELEVATIONS

A-3
OF TWELVE



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



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

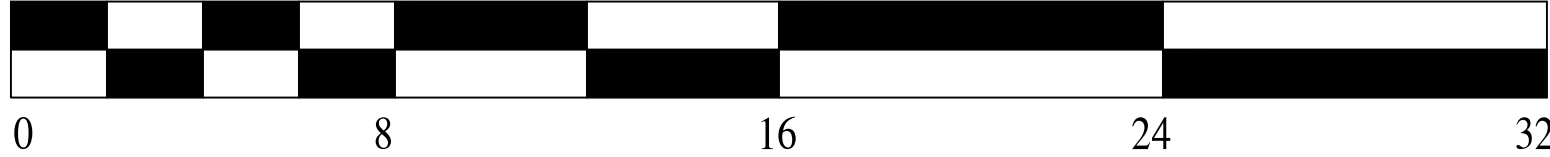


② EXISTING RIGHT ELEVATION
1/4" = 1'-0"

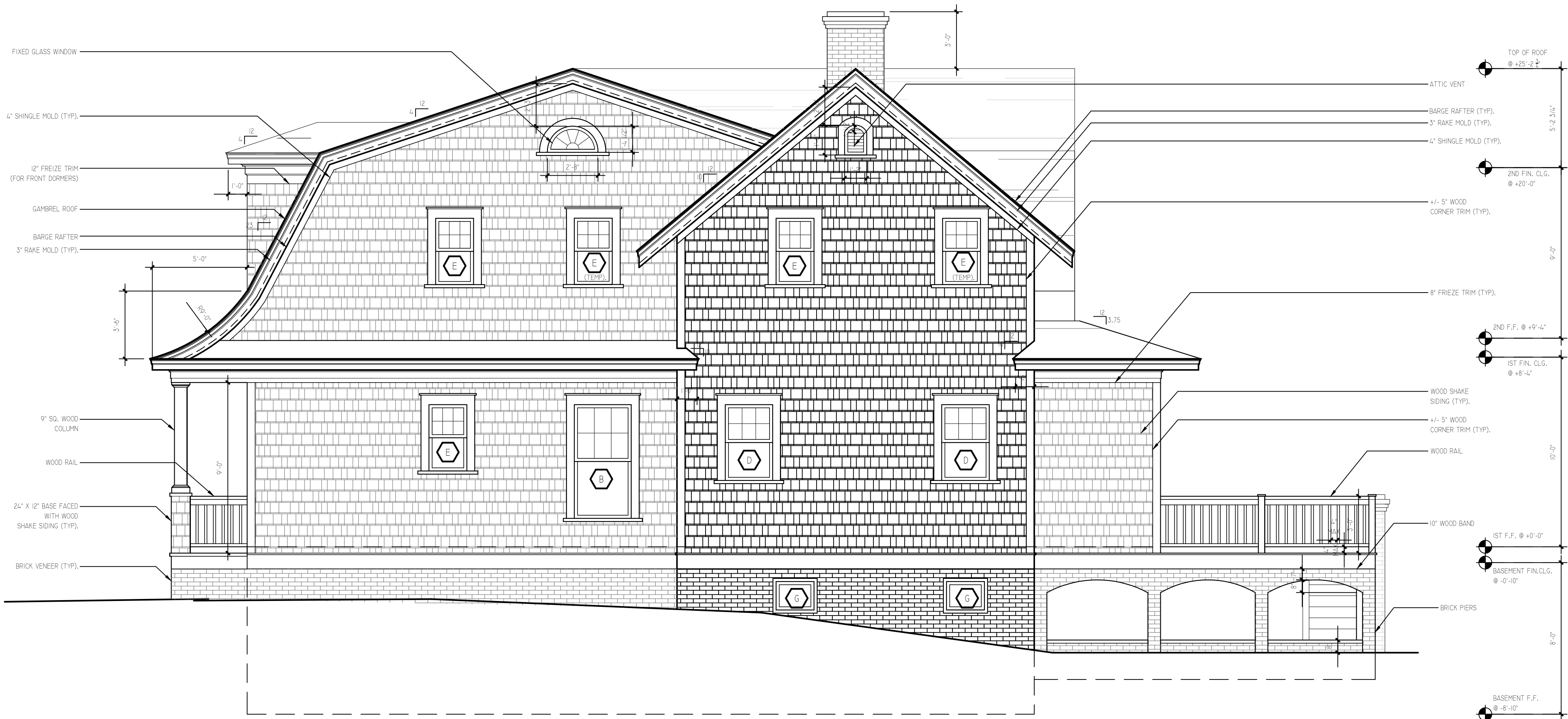


① EXISTING FRONT ELEVATION
1/4" = 1'-0"

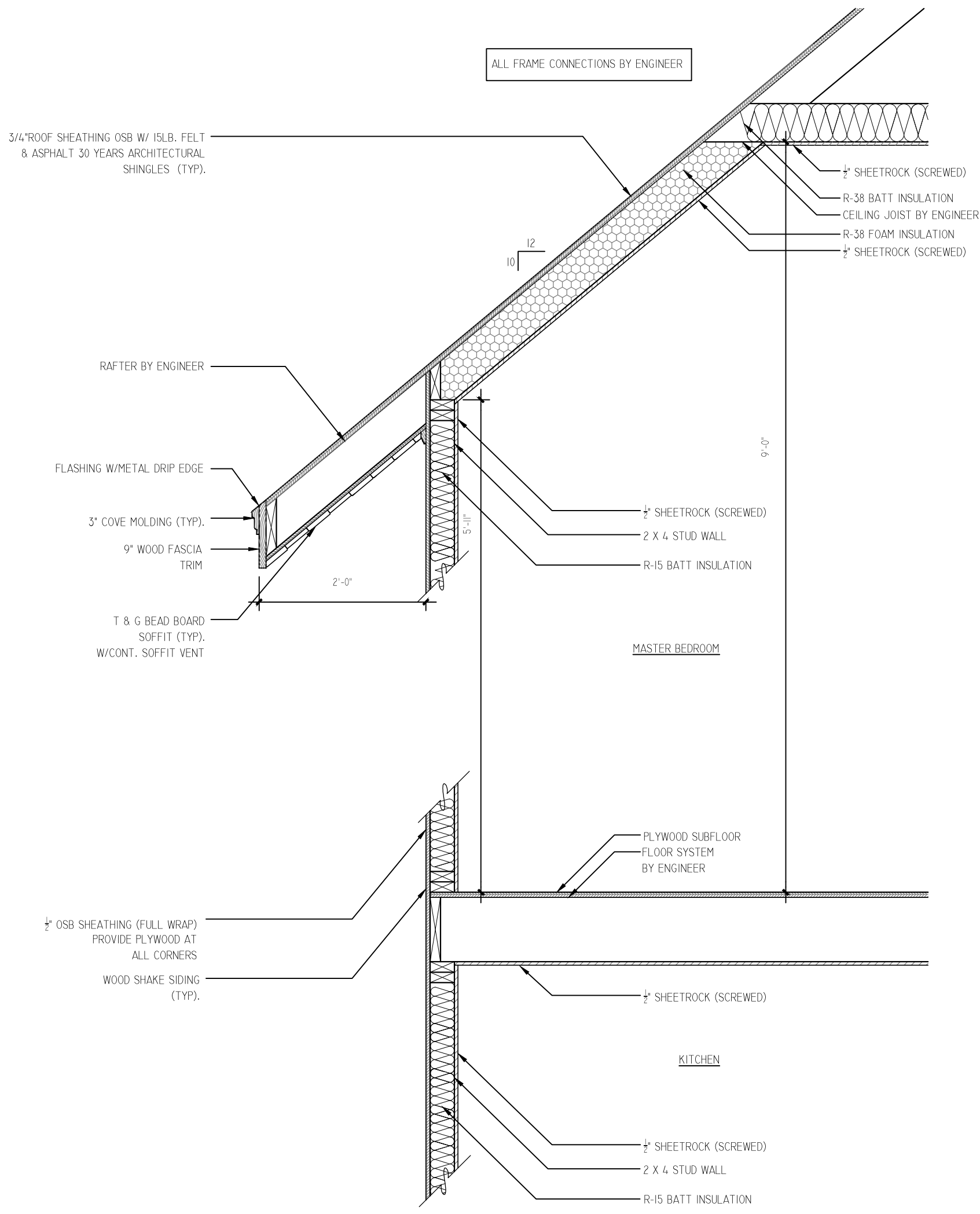
GRAPHIC SCALE 1/4" = 1'-0"



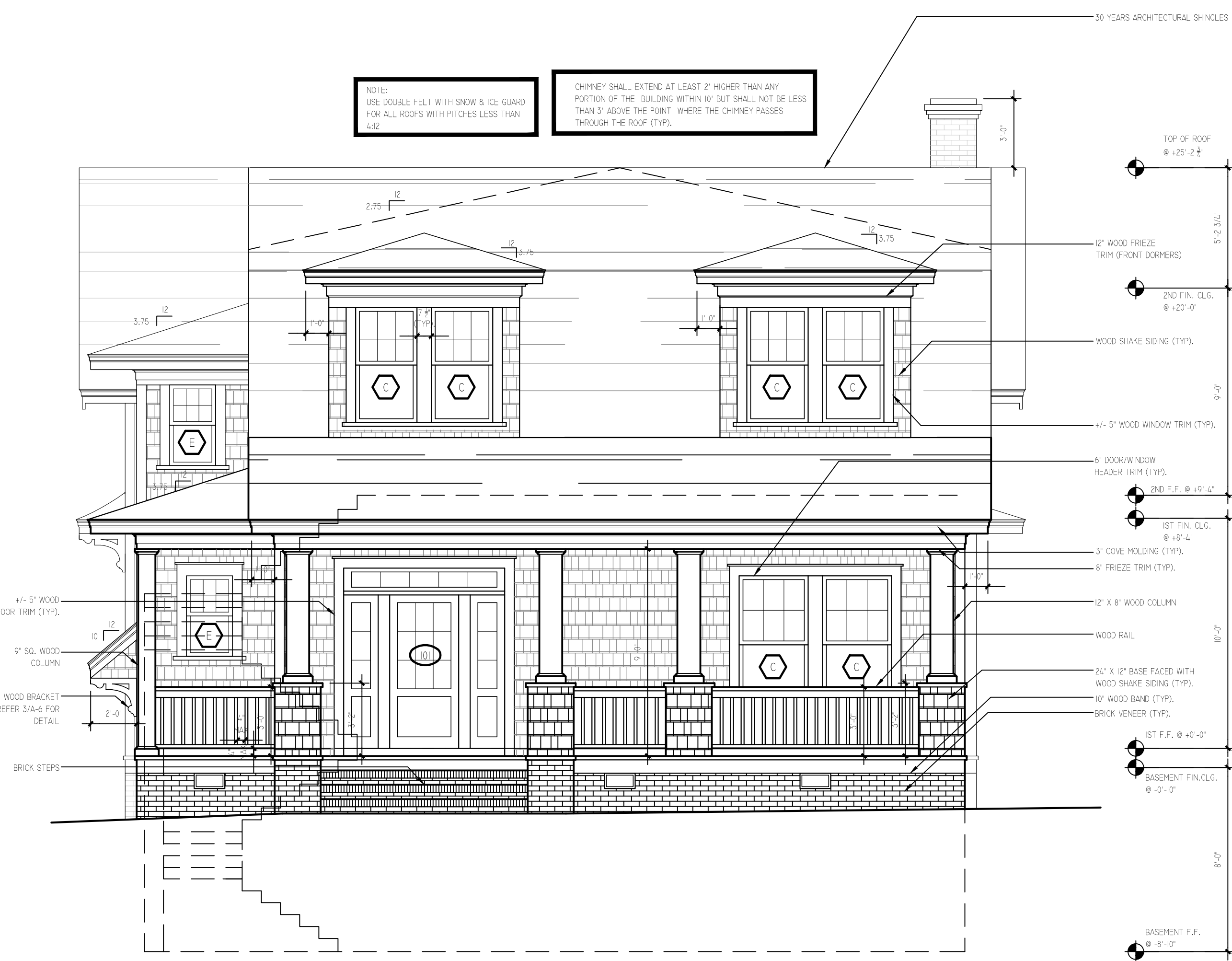
APRIL 2016



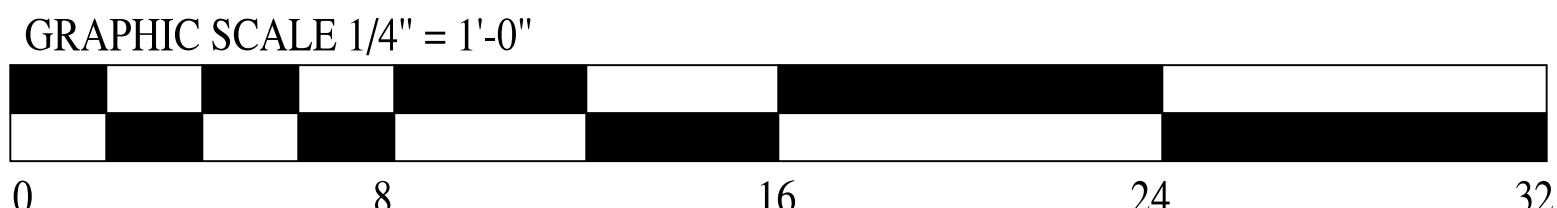
② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



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



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0" W/1'-8" RADIUS ARCHED TRANSOM	3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS	DOUBLE HUNG
B	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
F	2'-0" X 1'-6"	4'-3"	FIXED/awning
G	2'-6" X 1'-0"	7'-0"	FIXED/awning

NOTE:

- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
- PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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24 MARCH 2016

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PROPOSED ELEVATIONS

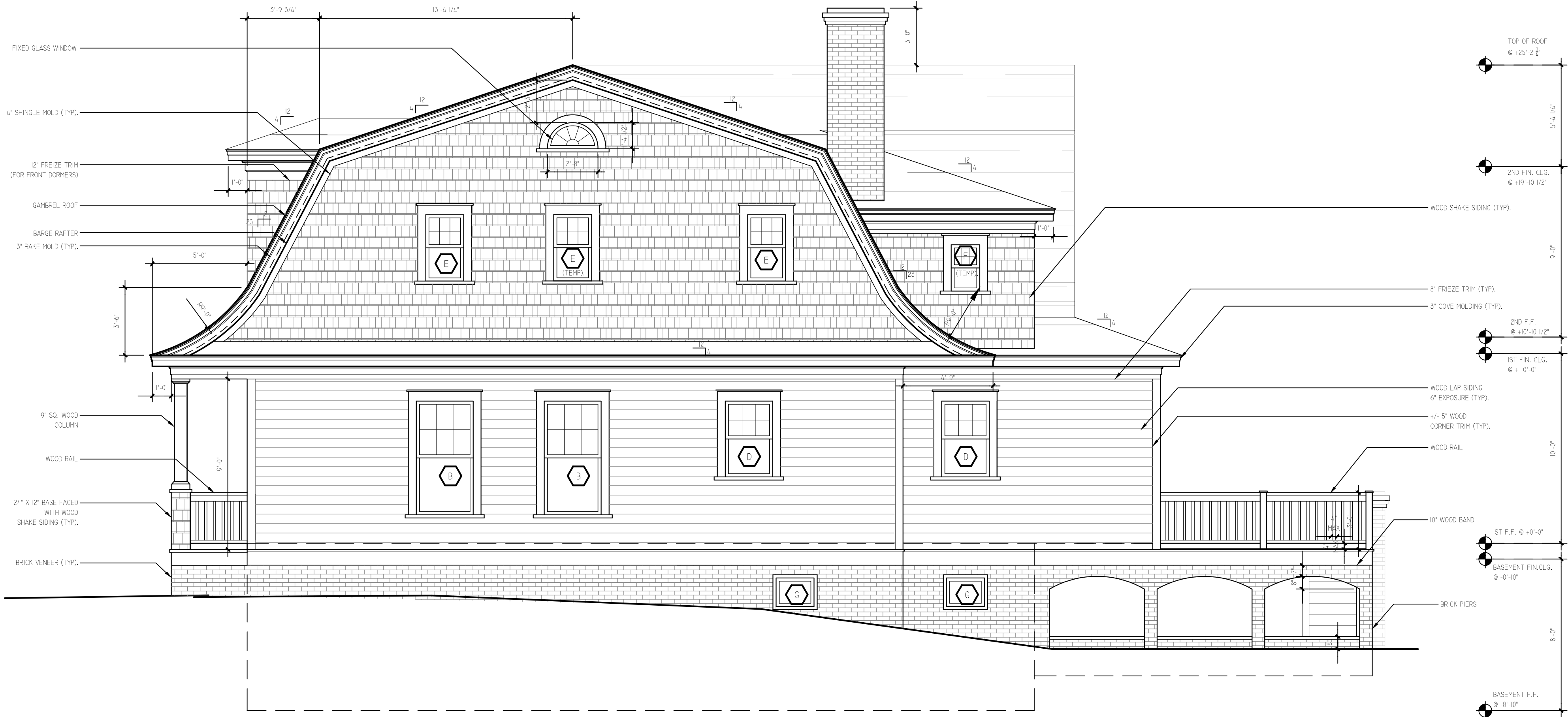
A-6

OF: TWELVE

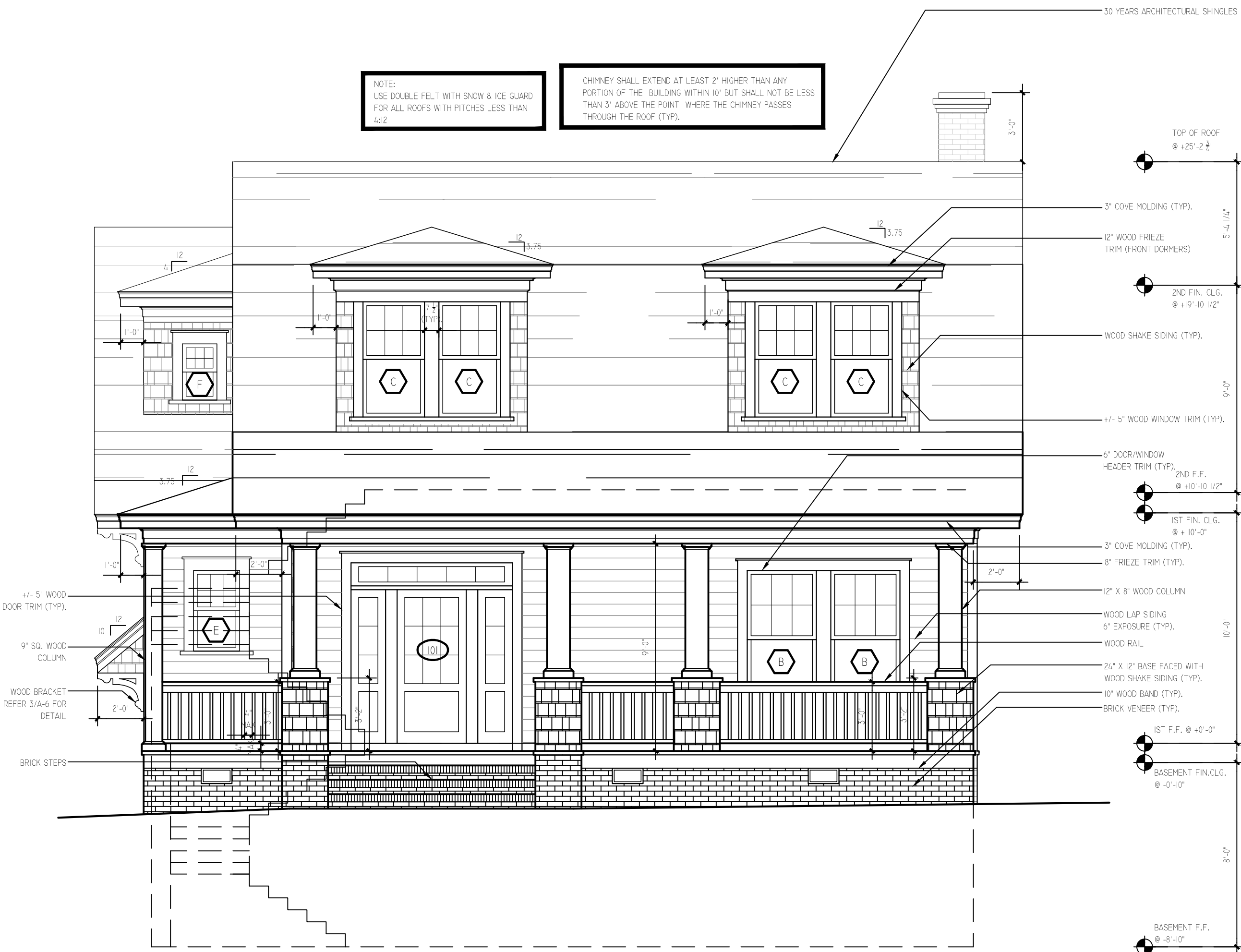
NOTE:

- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
- FRONT PORCH FLOOR TO BE WOOD FLOOR
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF BRICK TO ALIGN WITH FACE OF STUD
- USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

MAY 2016

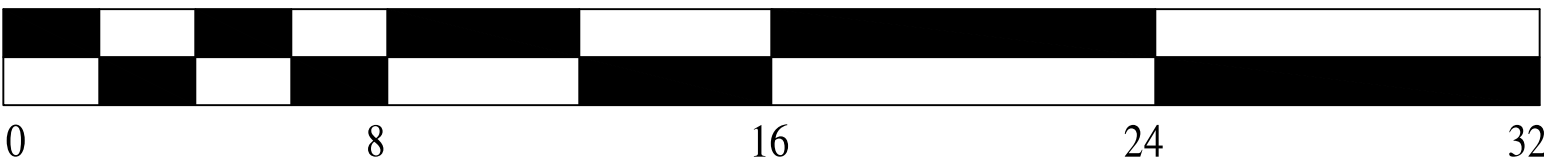


② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

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



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 2'-6" VERTICAL TRIPLE UNIT- SEE PROFILE ELEV.	5'-0" FROM 2ND F.F.	FIXED/awning
B	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
F	1'-6" X 2'-6"	4'-10 1/2" 2ND FL. @ W.C. 6'-4" FROM 2ND F.F. @ STAIRCASE	DOUBLE HUNG
G	2'-6" X 1'-0"	7'-0"	FIXED/awning

NOTE:
• MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.).



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02 MAY 2016



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

NOTE:
• 10'-0" FIRST FLOOR CEILING HEIGHT.
• 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
• FRONT PORCH FLOOR TO BE WOOD FLOOR
• STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
• ALL EAVES TO BE 2'-0" U.N.O
• FACE OF BRICK TO ALIGN WITH FACE OF STUD
• USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

PROJ. NO. - 15082
ISSUED - 02 MAY 2016
REVISIONS -

PROPOSED ELEVATIONS

A-6
OF: ELEVEN

APRIL 2016



WINDOW SCHEDULE			
	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0" W/1'-0" RADIUS ARCHED TRANSOM	3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS	DOUBLE HUNG
B	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR-7'-6" SECOND FLOOR-8'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR-7'-6" SECOND FLOOR-8'-4"	DOUBLE HUNG
F	2'-0" X 1'-6"	4'-3"	FIXED/AWNING
G	2'-6" X 1'-10"	7'-0"	FIXED/AWNING

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

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 10" A.F.F. MUST BE
TEMPERED PER CODE (TYP.)

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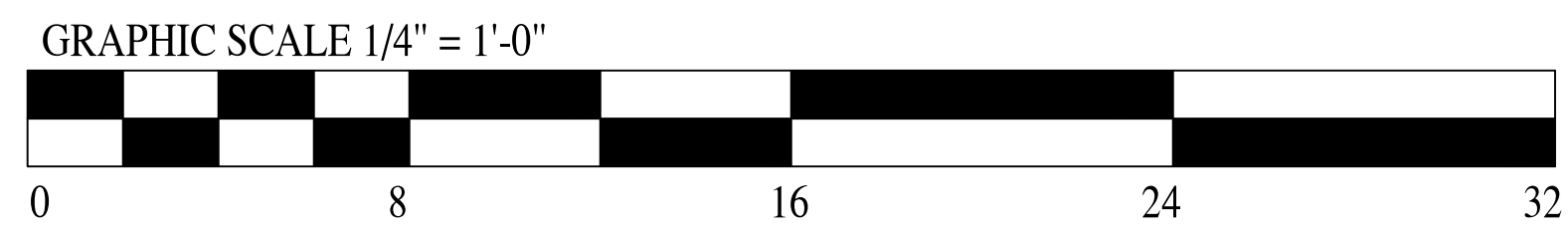
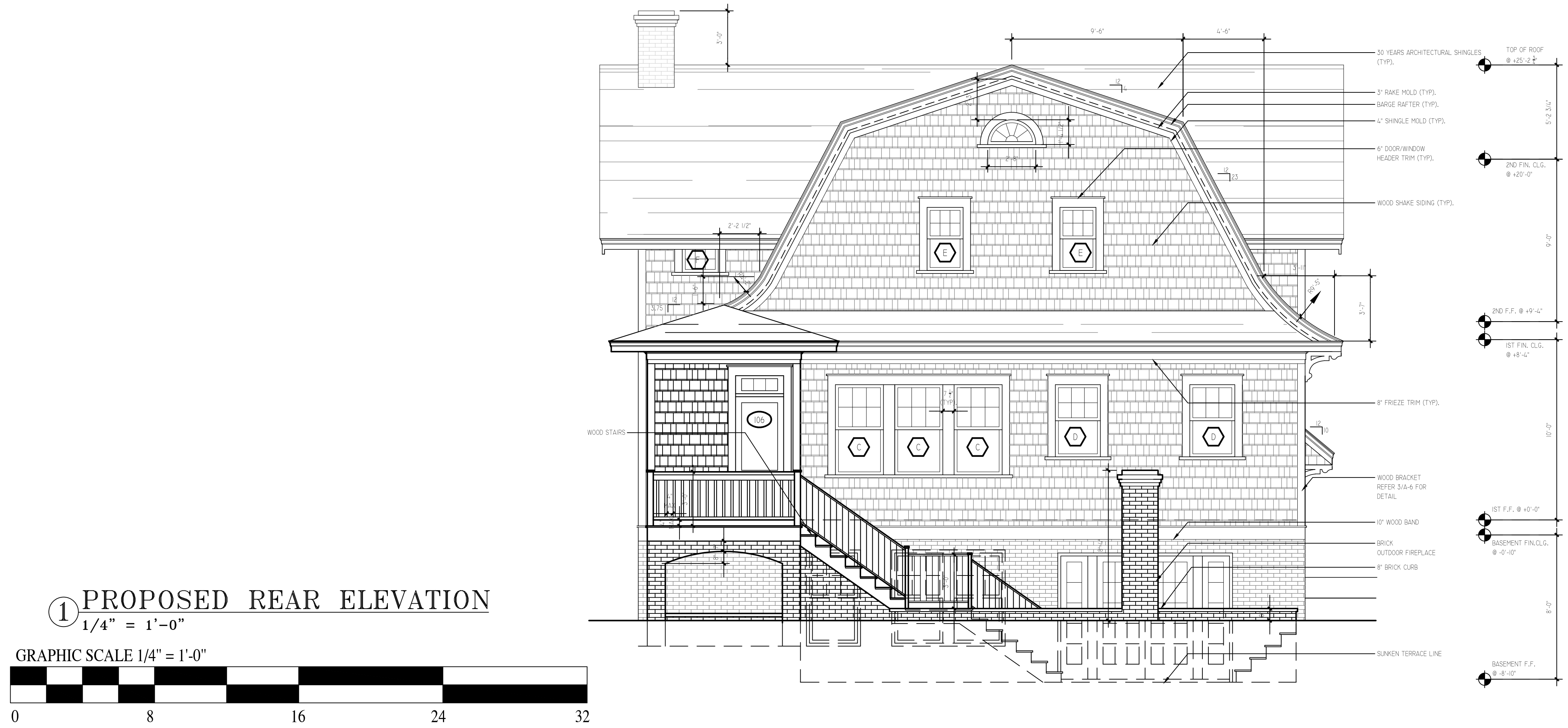
E-mail:
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ALLEN L. BROOKS
REGISTERED ARCHITECT
CERT. NO.
5683
NORTH CAROLINA
24 MARCH 2016

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

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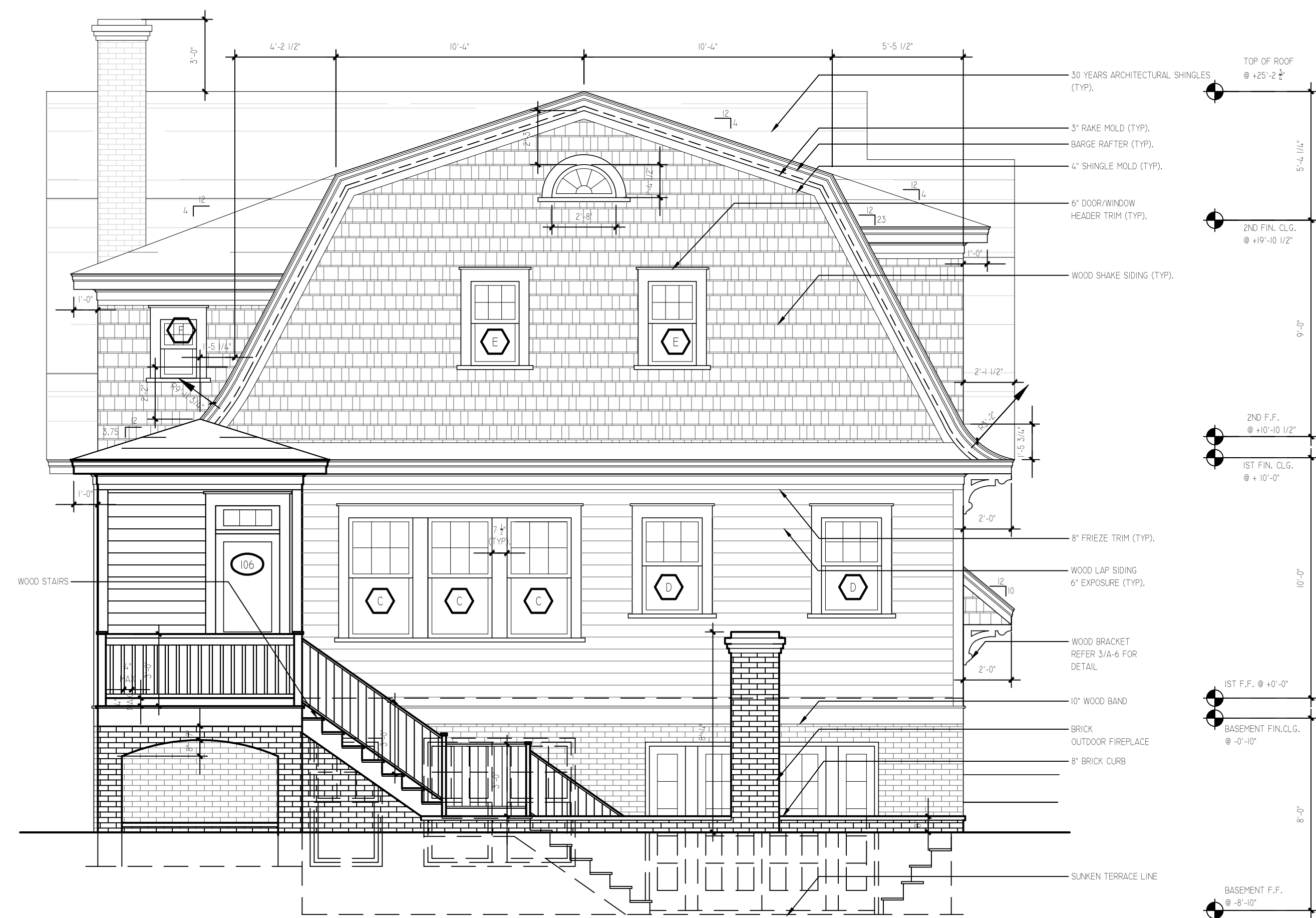
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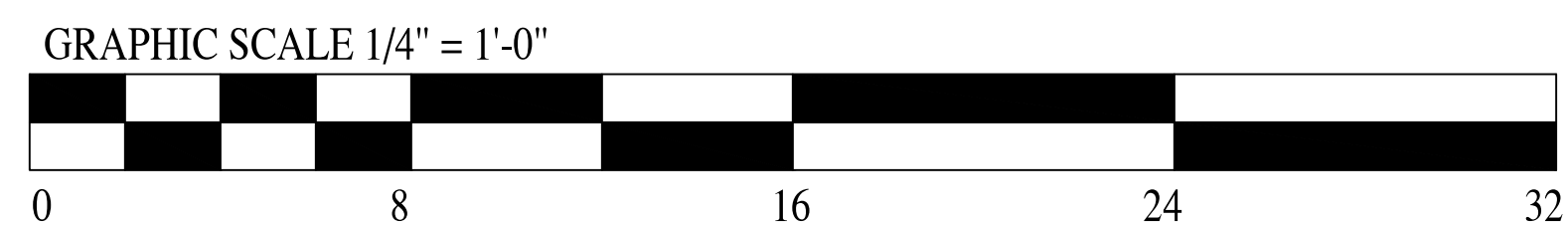
NOTE:
• 10'-0" FIRST FLOOR CEILING
HEIGHT.
• 9'-0" SECOND FLOOR CEILING
HEIGHT. ALL CASED OPENING @
8'-0" A.F.F.
• FRONT PORCH FLOOR TO BE
WOOD FLOOR
• STAINED BEAD BOARD FINISH
CEILING ON FRONT PORCH
• ALL EAVES TO BE 2'-0" U.N.O
• FACE OF BRICK TO ALIGN WITH
FACE OF STUD
• USE DOUBLE FELT WITH SNOW &
ICE GUARD FOR ALL ROOFS WITH
PITCHES LESS THAN 4:12








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

MAY 2016



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



WINDOW SCHEDULE			
	SIZE	HEADER HEIGHT	TYPE
	3'-0" X 2'-6"	5'-0" FROM 2ND F.F.	FIXED/JAWING
	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
	2'-8" X 5'-0"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
	2'-0" X 5'-6"	FIRST FLOOR 7'-6" SECOND FLOOR 6'-4"	DOUBLE HUNG
	1'-6" X 2'-6"	1'-0" @ 2ND & 3RD 6'-6" FROM 2ND F.F. @ STAIRCASE	DOUBLE HUNG
	2'-6" X 1'-0"	7'-0"	FIXED/JAWING

NOTE:

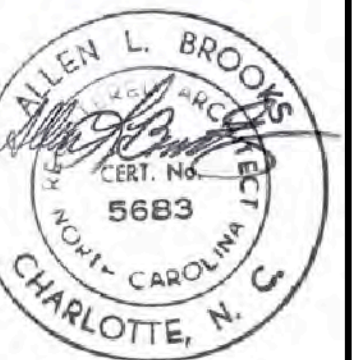
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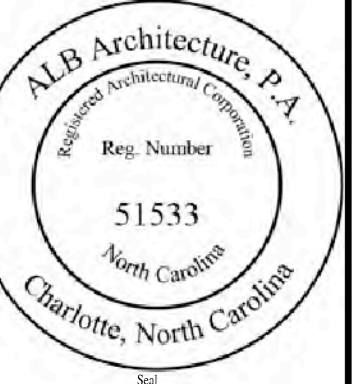


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ALBAchloctue

Historic Dilworth renovation & addition *for* the:

GRANDE RESIDENCE

512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 02 MAY 2016
DIVISIONS -

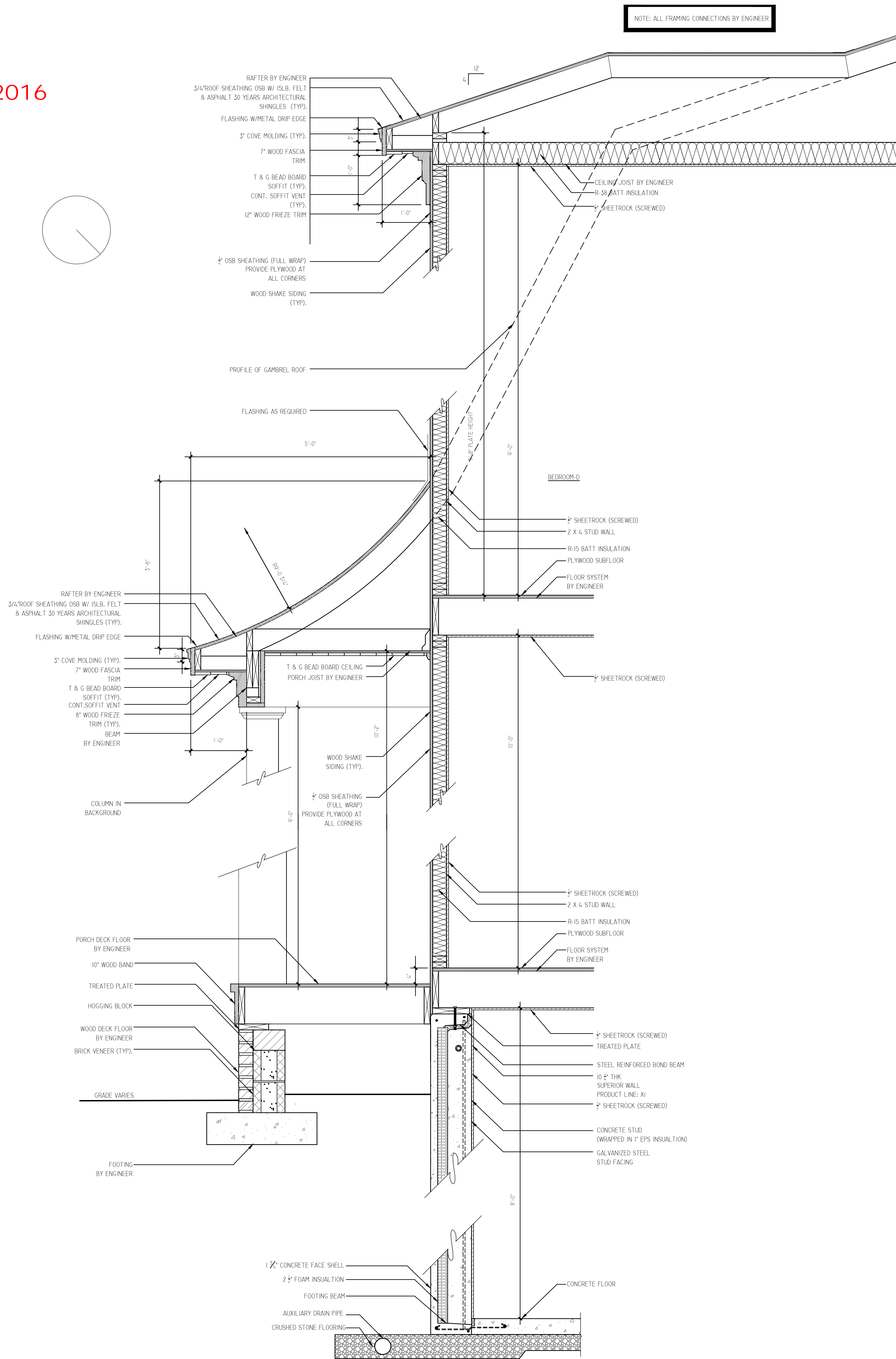
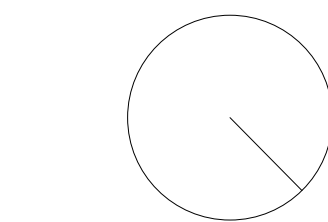
PROPOSED ELEVATIONS

A-7

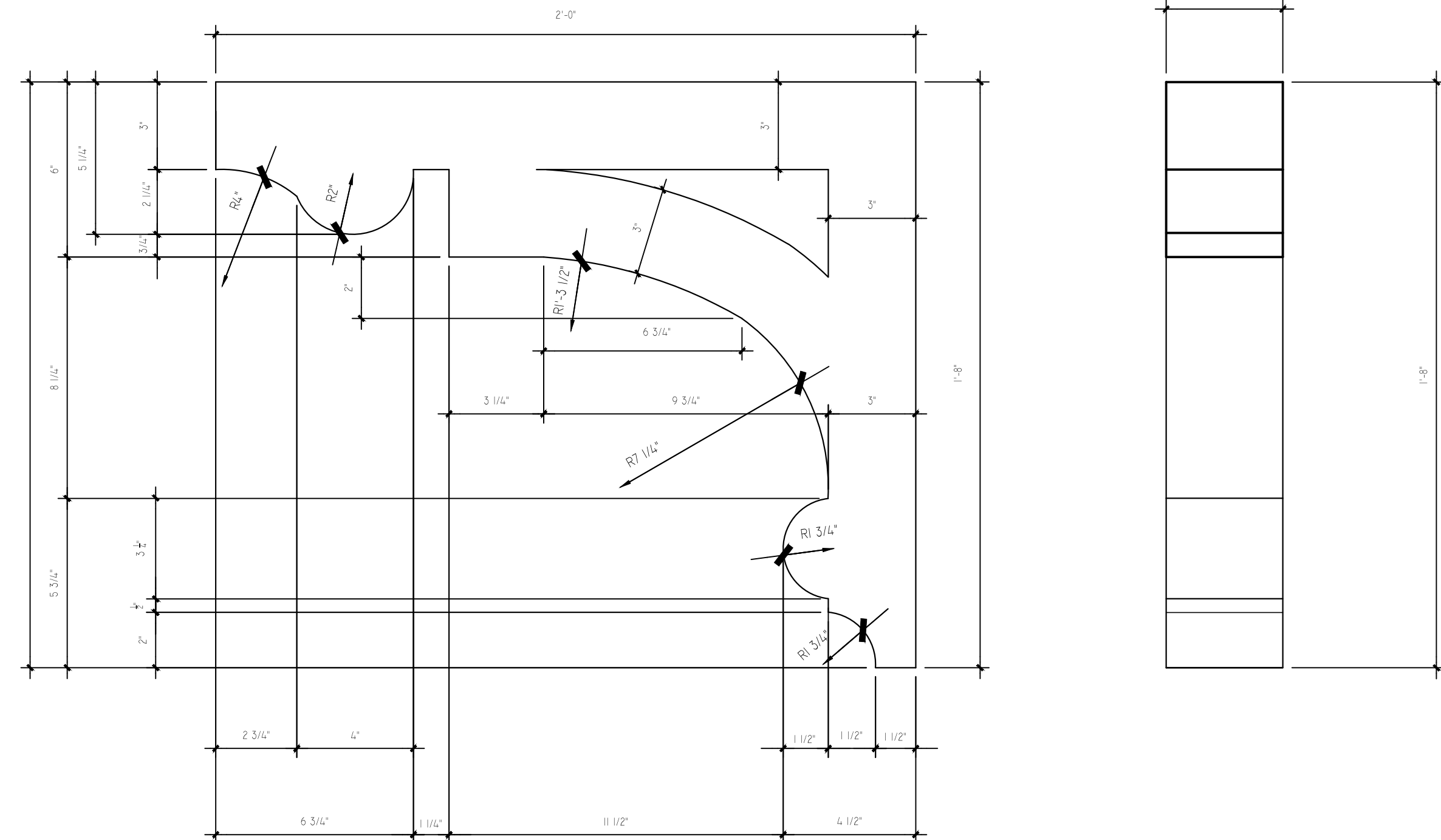
F: ELEVEN

- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
 - 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
 - FRONT PORCH FLOOR TO BE WOOD FLOOR
 - STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 - ALL EAVES TO BE 2'-0" U.N.O
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD
 - USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12

APRIL 2016



② SECTION THROUGH THE FRONT DORMER
3/4" = 1'-0"

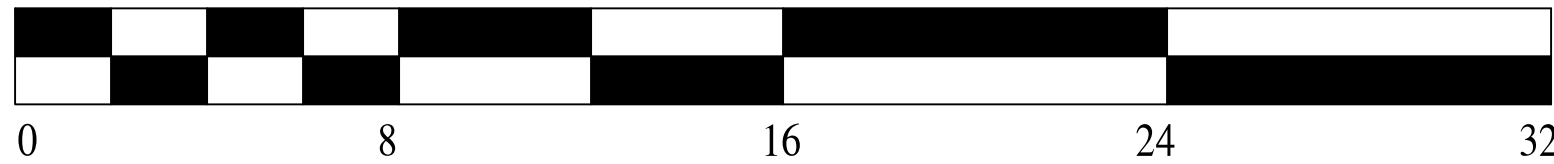


③ WOOD BRACKET DETAIL
3" = 1'-0"



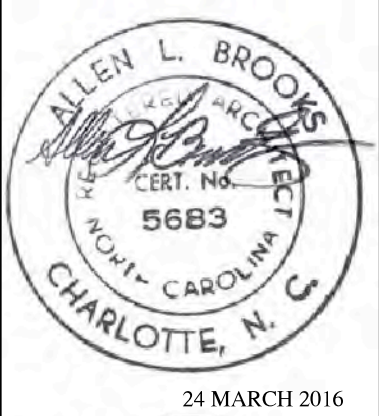
① SECTIONAL ELEVATION THROUGH SUNKEN TERRACE
1/4" = 1'-0"

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



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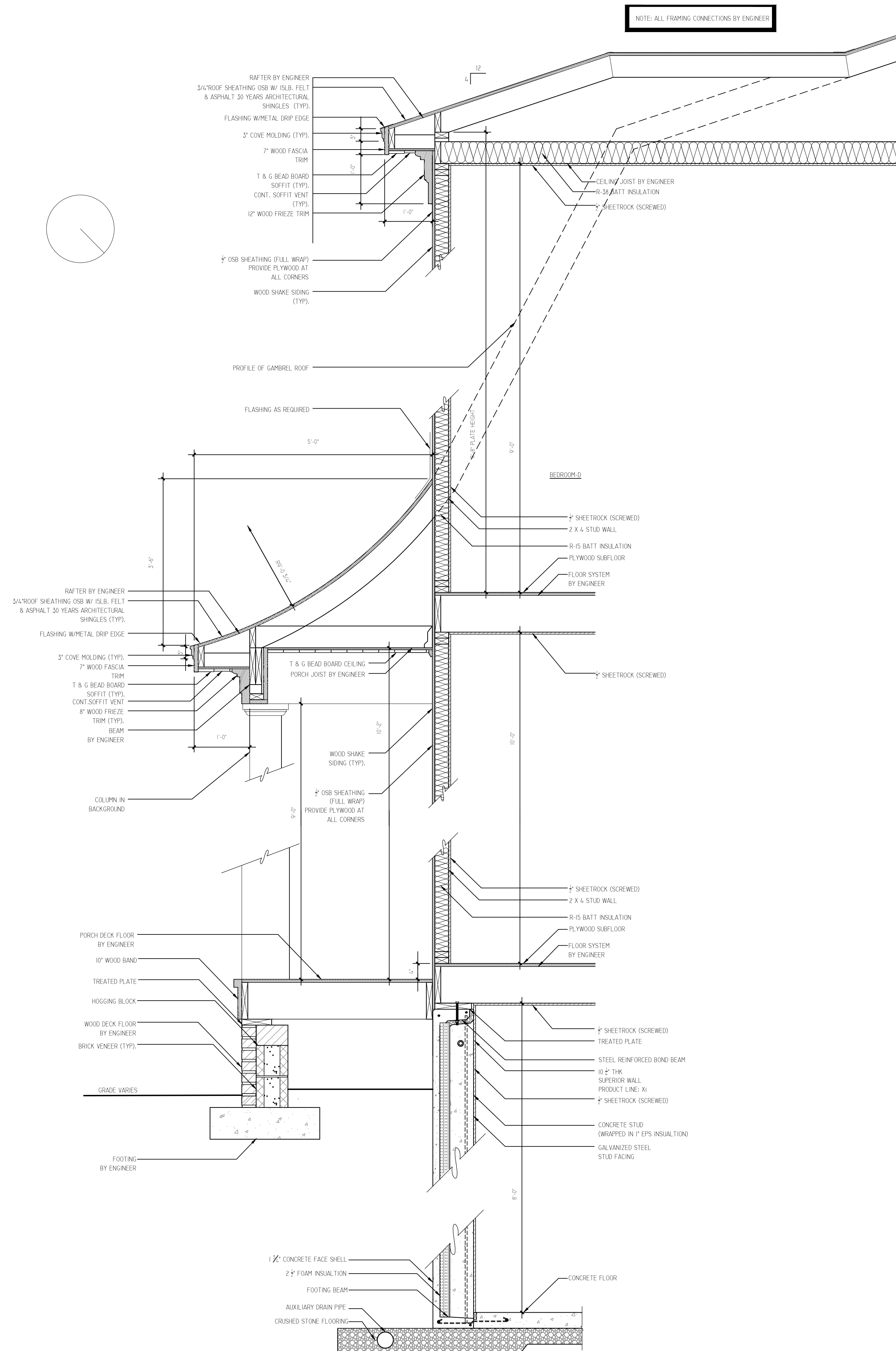
Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. 15082
ISSUED - 24 MARCH 2016
REVISIONS -

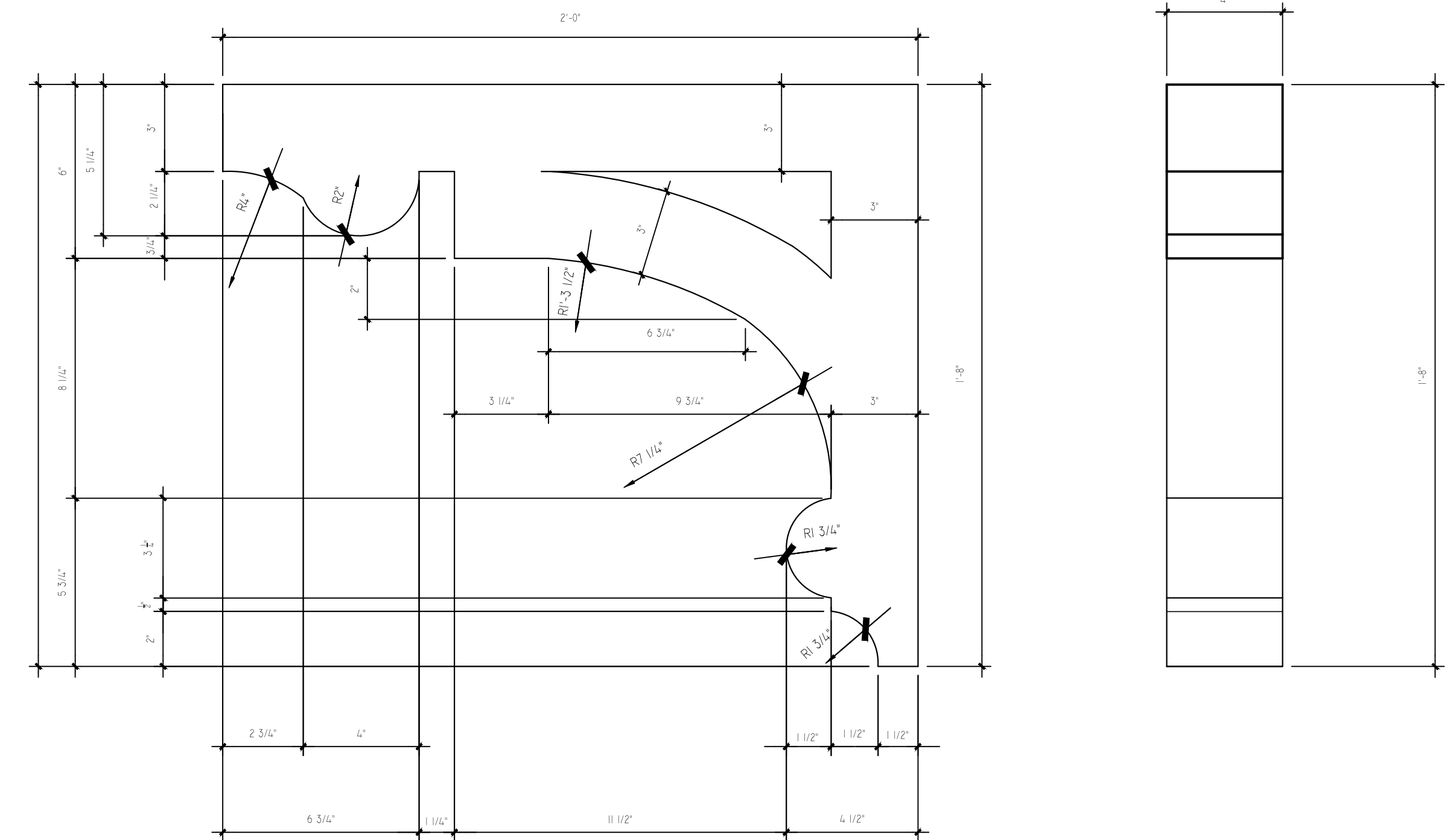
SECTIONS & DETAILS

A-8
OF: TWELVE

MAY 2016



② SECTION THROUGH THE FRONT DORMER
3/4" = 1'-0"

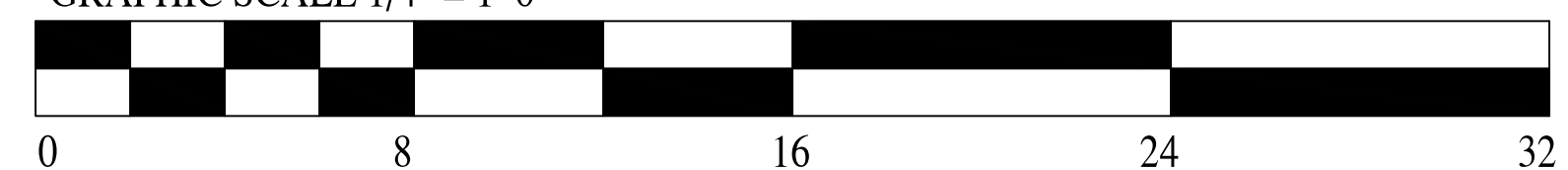


③ WOOD BRACKET DETAIL
3" = 1'-0"



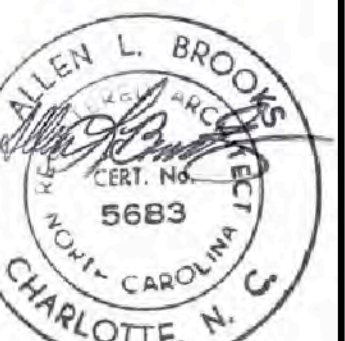
① SECTIONAL ELEVATION THROUGH SUNKEN TERRACE
1/4" = 1'-0"

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

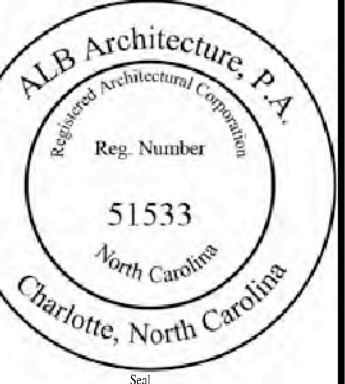


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PROJ. NO. - 15082
ISSUED - 02 MAY 2016
REVISIONS -

CTIONS & DETAILS

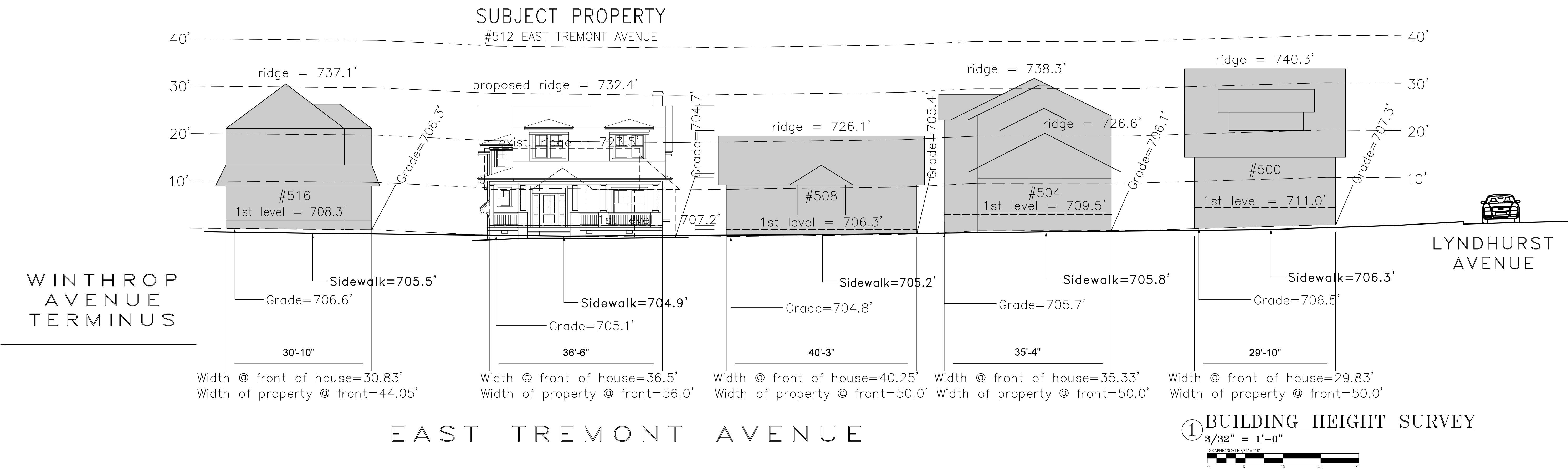
A-8

F: ELEVEN

APRIL 2016



② SITE LOCATION PLAN
1/32" = 1'-0"



① BUILDING HEIGHT SURVEY
3/32" = 1'-0"

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24 MARCH 2016

51533
North Carolina
Charlotte, North Carolina

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Historic Dilworth renovation & addition for the:

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PROJ. NO. : 15082
ISSUED : 24 MARCH 2016
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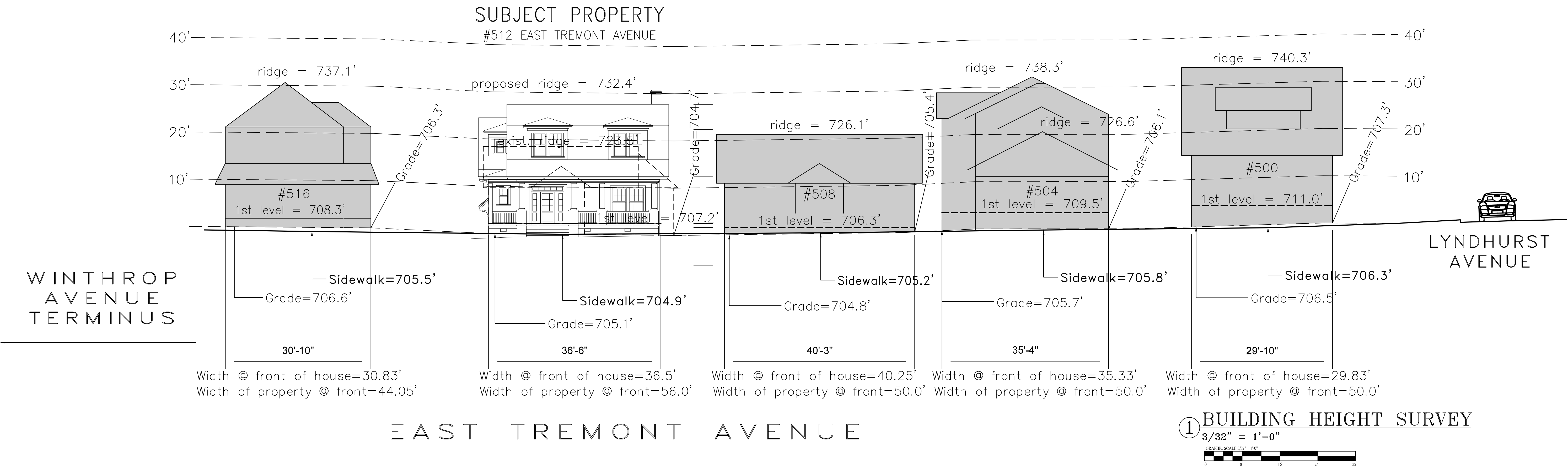
SITE LOCATION PLAN
HEIGHT SURVEY

OF: TWELVE

MAY 2016



② SITE LOCATION PLAN
1/32" = 1'-0"



① BUILDING HEIGHT SURVEY
3/32" = 1'-0"



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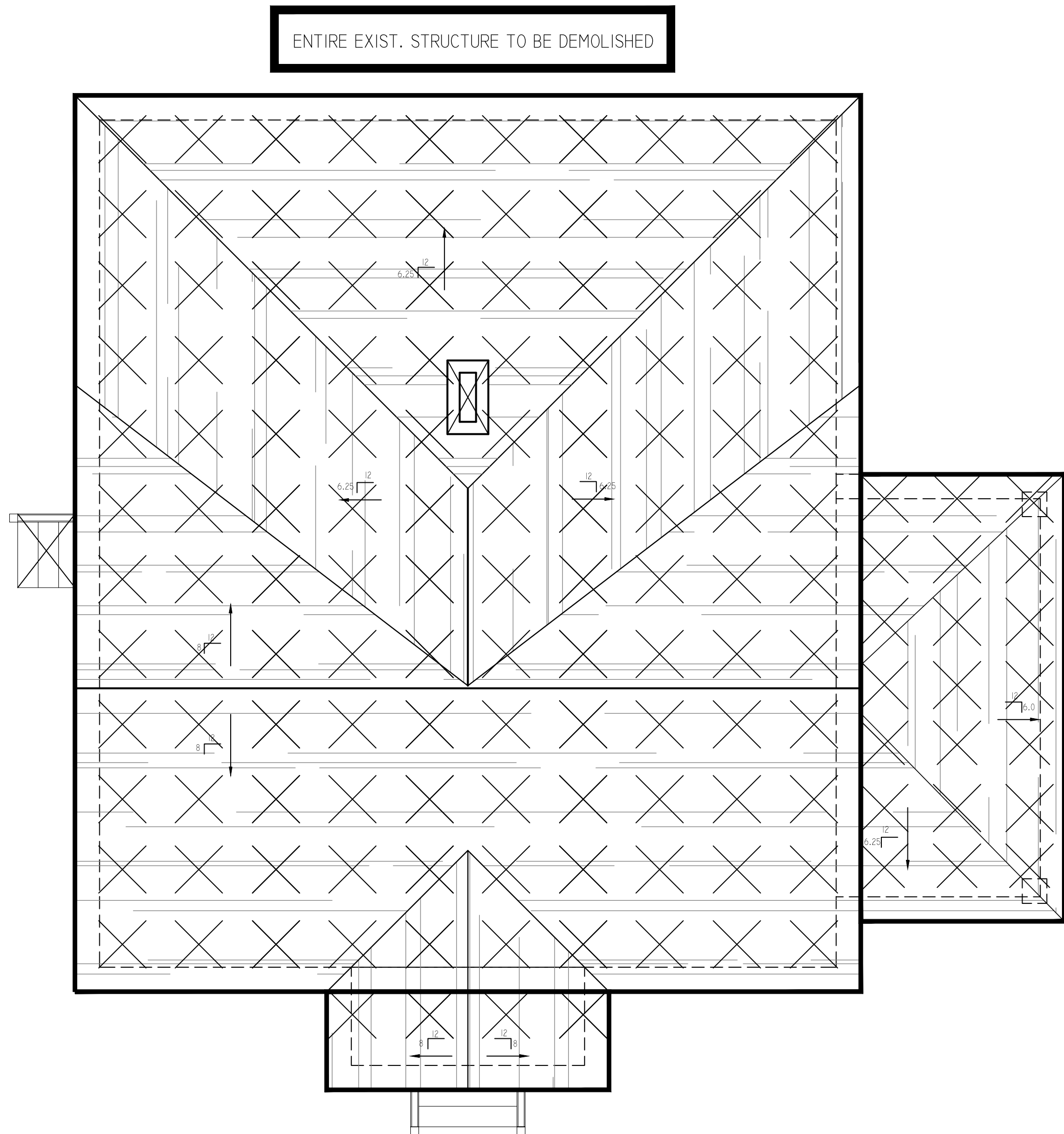
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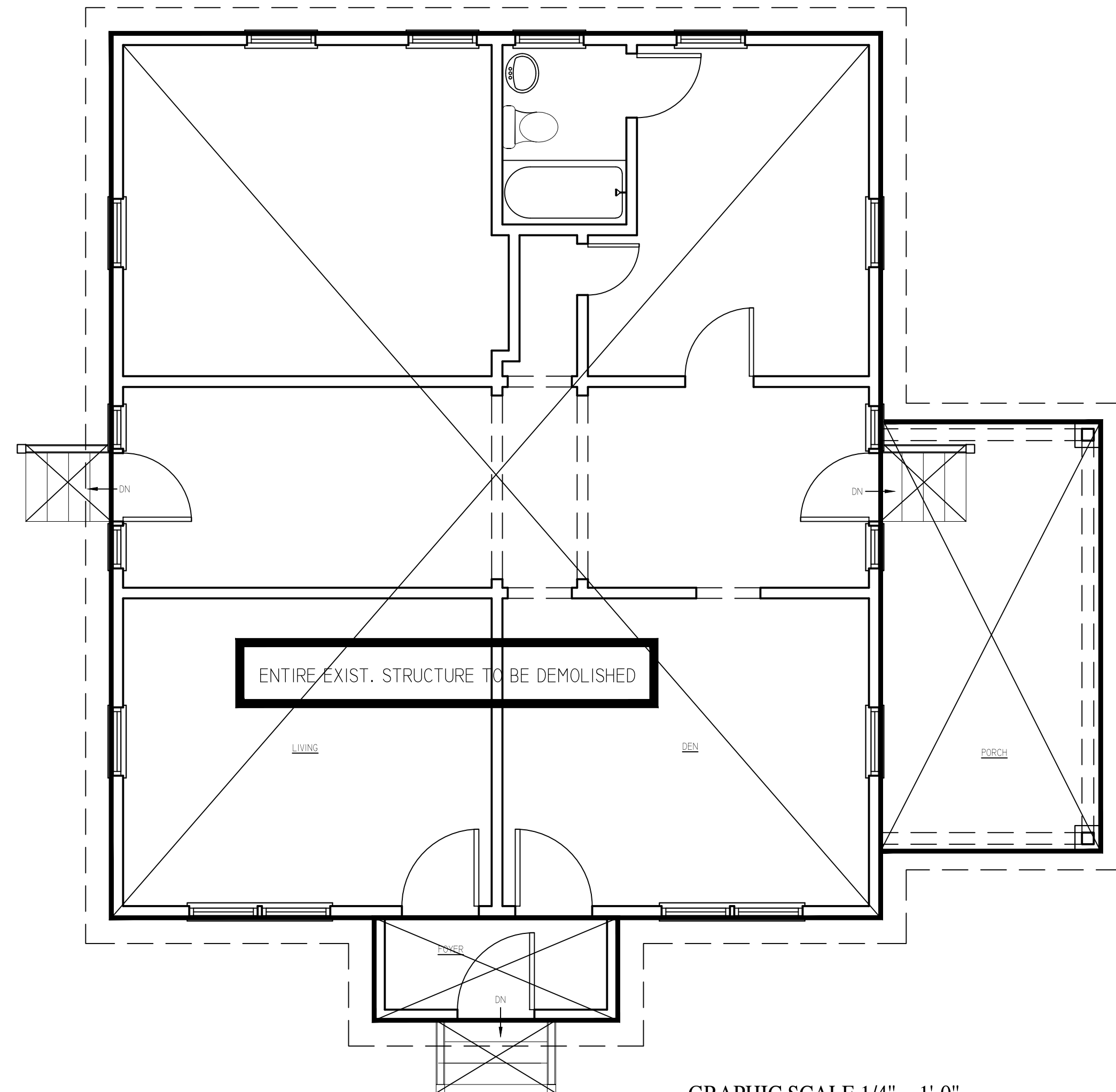
PROJ. NO. - 15082
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REVISIONS -

SITE LOCATION PLAN
HEIGHT SURVEY

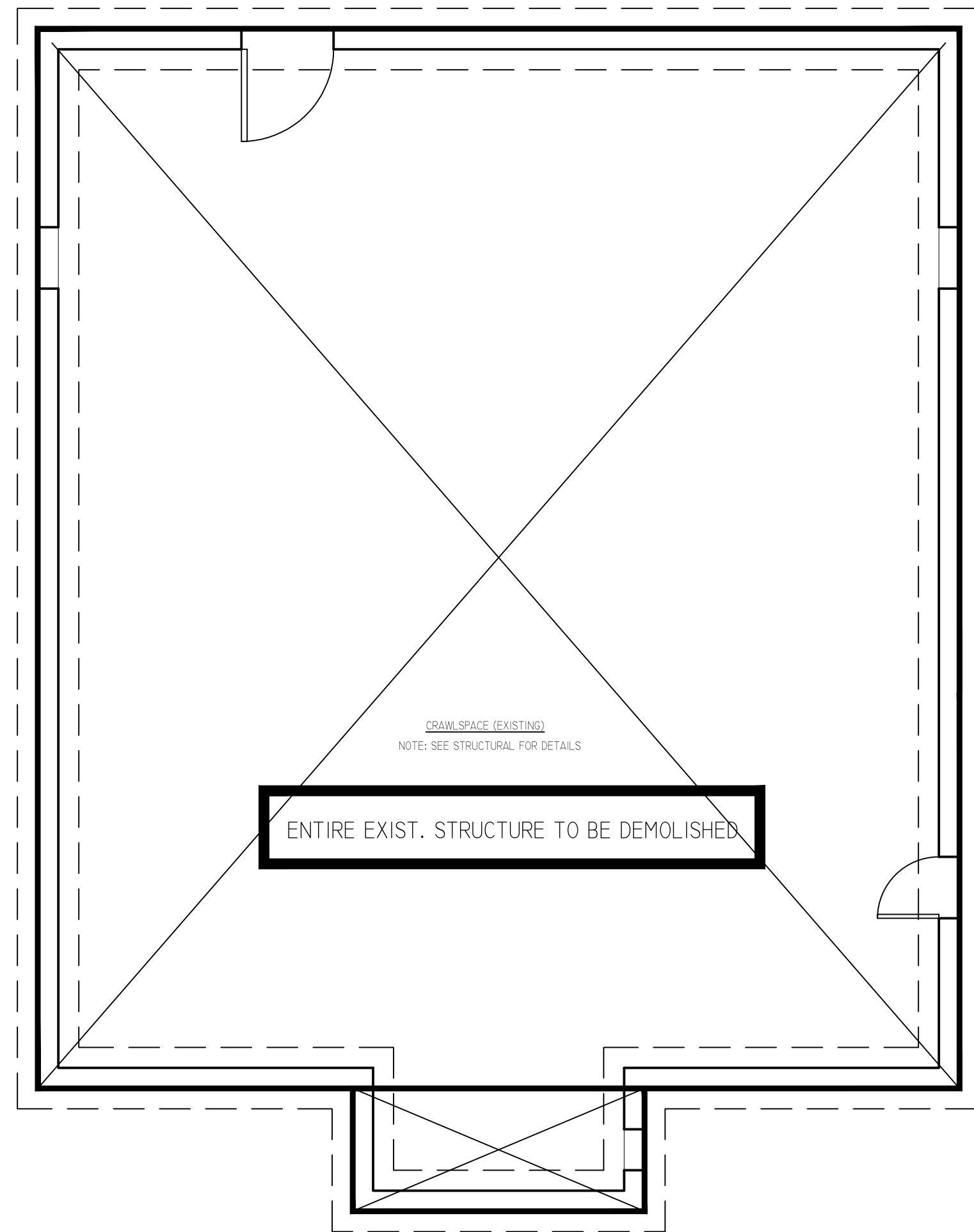
OF: ELEVEN



② EXISTING ROOF PLAN
1/4" = 1'-0"

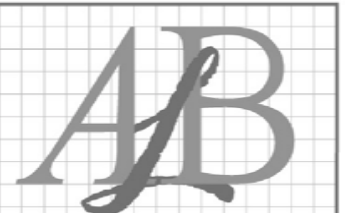


① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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

× × × ×
AREAS TO BE REMOVED



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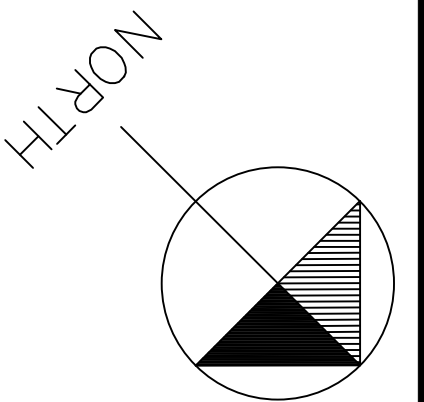
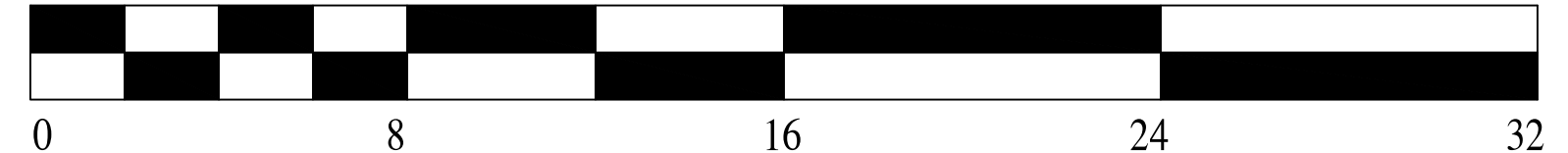
PROJ. NO. : 15082
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REVISIONS :

EXISTING PLANS

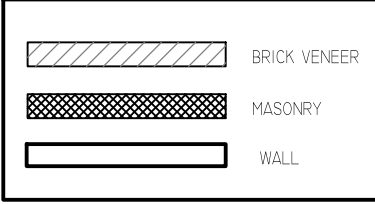
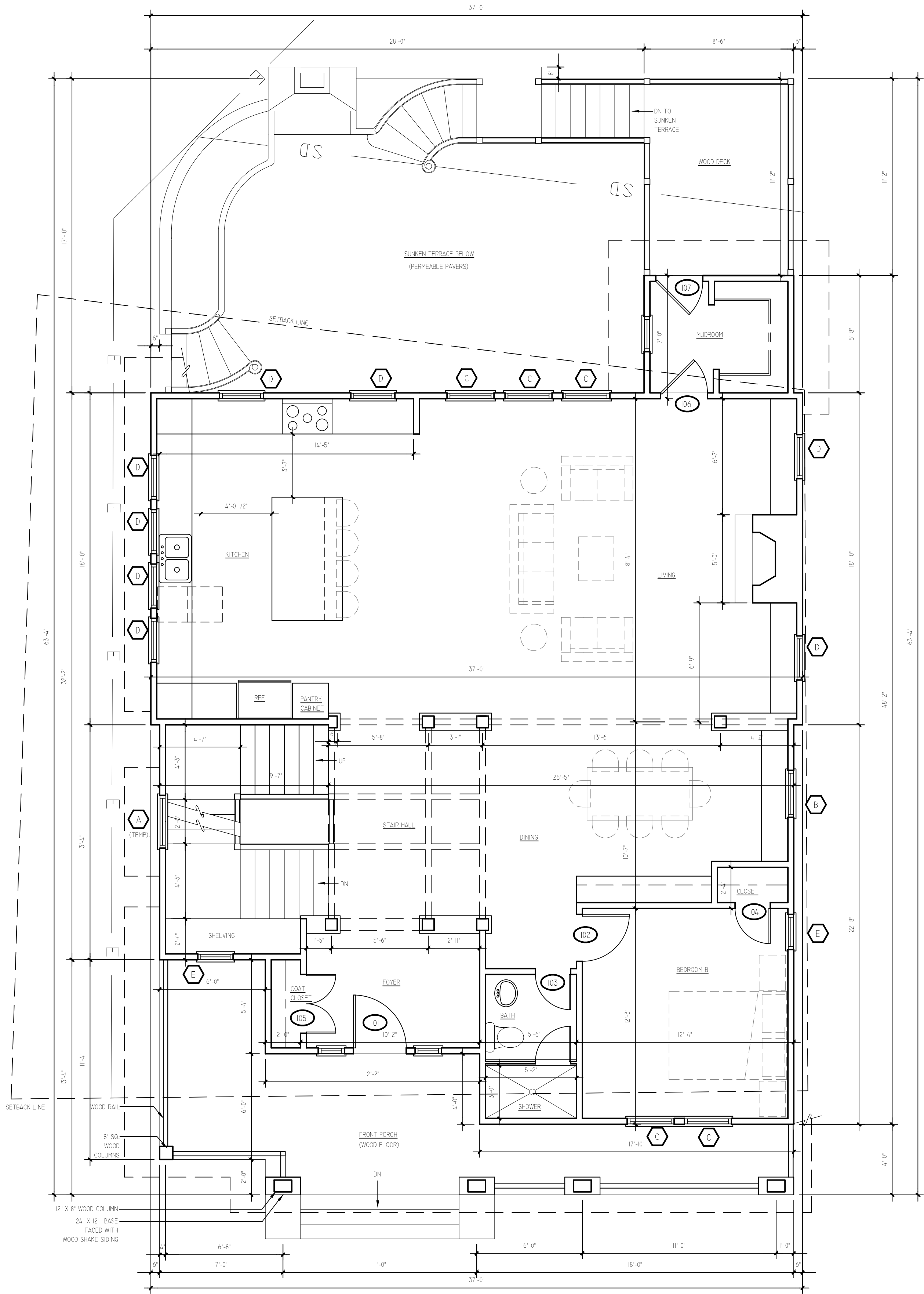
A-2

OF: TWELVE

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



APRIL 2016

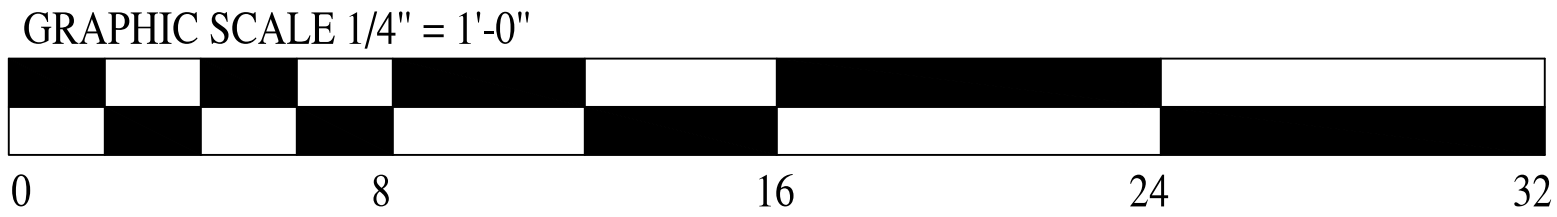


WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-0" W/1'-6" RADIUS ARCHED TRANSOM	3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS	DOUBLE HUNG
B	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR-7'-6" SECOND FLOOR-6'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR-7'-6" SECOND FLOOR-6'-4"	DOUBLE HUNG
F	2'-0" X 1'-6"	4'-3"	FIXED/HUNG
G	2'-6" X 1'-0"	7'-0"	FIXED/HUNG

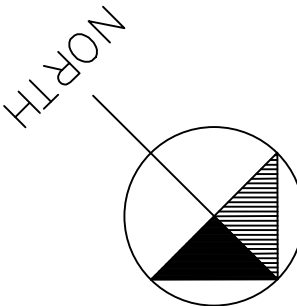
NOTE:
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• SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
01	3'-0" X 6'-8" W/1'-0" SIDE LIGHTS W/1'-0" TRANSOM	MAIN ENTRY
02	2'-8" X 8'-0"	BEDROOM-B
03	2'-0" X 8'-0"	BATHROOM
04	2'-0" X 8'-0"	CLOSET OF BEDROOM-B
05	PR 1'-8" X 8'-0"	COAT CLOSET
06	2'-8" X 8'-0"	LIVING ROOM
07	2'-8" X 6'-8" W/ 1'-0" TRANSOM	MUDROOM

NOTE:
• 10'-0" FIRST FLOOR CEILING HEIGHT.
• 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
• FRONT PORCH FLOOR TO BE WOOD FLOOR
• STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
• ALL EAVES TO BE 2'-0" U.N.O
• FACE OF BRICK TO ALIGN WITH FACE OF STUD
• USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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



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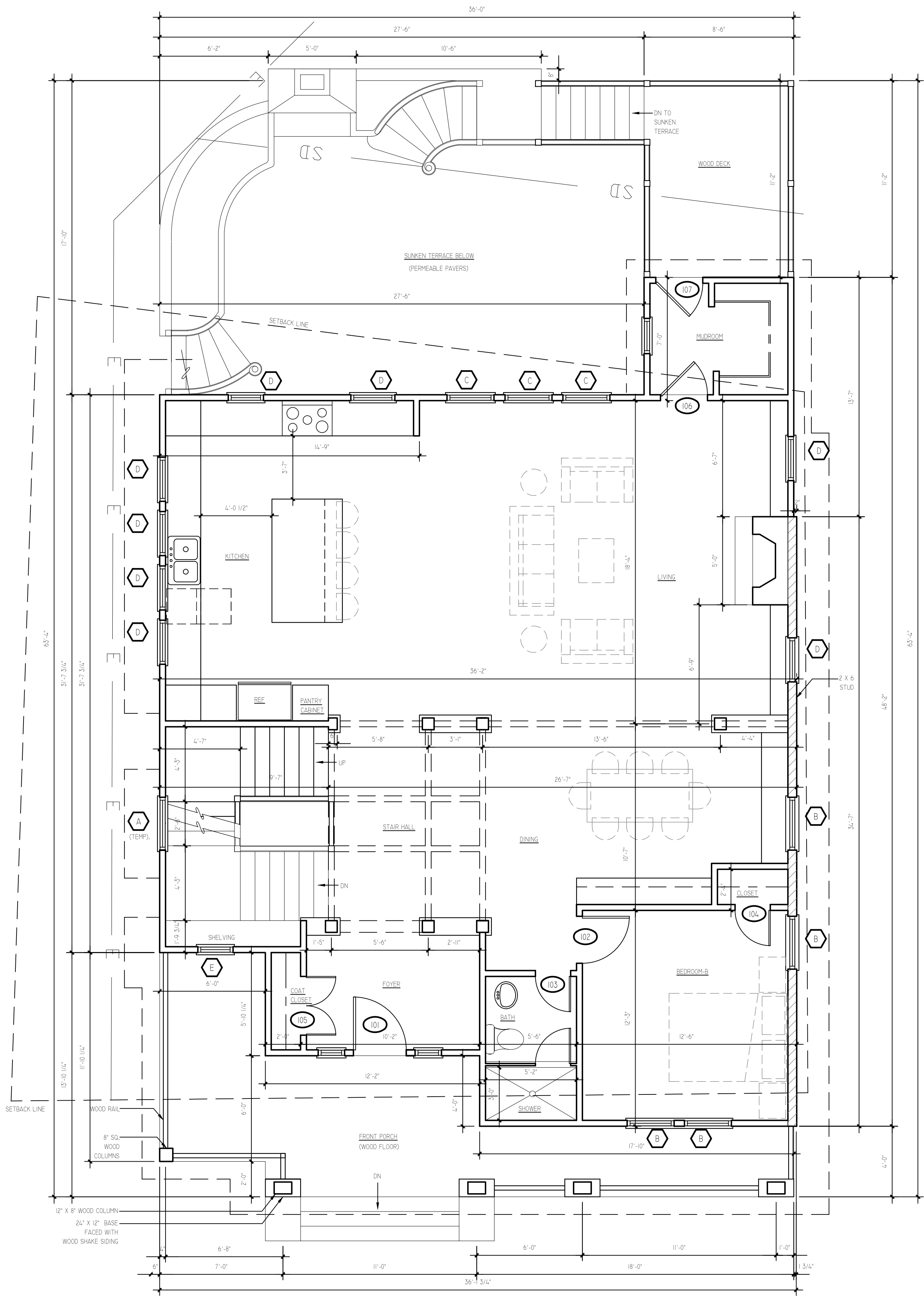
Historic Dilworth renovation & addition for the:
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512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

PROPOSED PLANS

A-4
OF: TWELVE

MAY 2016



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 2'-6"	5'-0" FROM 2ND F.F.	FIXED/awning
B	3'-0" X 6'-0"	7'-6"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR-7'-6" SECOND FLOOR-4'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR-7'-6" SECOND FLOOR-4'-4"	DOUBLE HUNG
F	1'-6" X 2'-6"	4'-10 1/2" 2ND FL. @ W.C. 6'-6" FROM 2ND F.F. @ STAIRCASE	DOUBLE HUNG
G	2'-6" X 1'-0"	7'-0"	FIXED/awning

NOTE:

- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
- PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
01	3'-0" X 6'-8" W/ 1'-0" SIDE LIGHTS W/ 1'-0" TRANSOM	MAIN ENTRY
02	2'-8" X 8'-0"	BEDROOM-B
03	2'-0" X 8'-0"	BATHROOM
04	2'-0" X 8'-0"	CLOSET OF BEDROOM-B
05	PR 1'-8" X 8'-0"	COAT CLOSET
06	2'-8" X 8'-0"	LIVING ROOM
07	2'-8" X 6'-8" W/ 1'-0" TRANSOM	MUDROOM

NOTE:

- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
- FRONT PORCH FLOOR TO BE WOOD FLOOR
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF BRICK TO ALIGN WITH FACE OF STUD
- USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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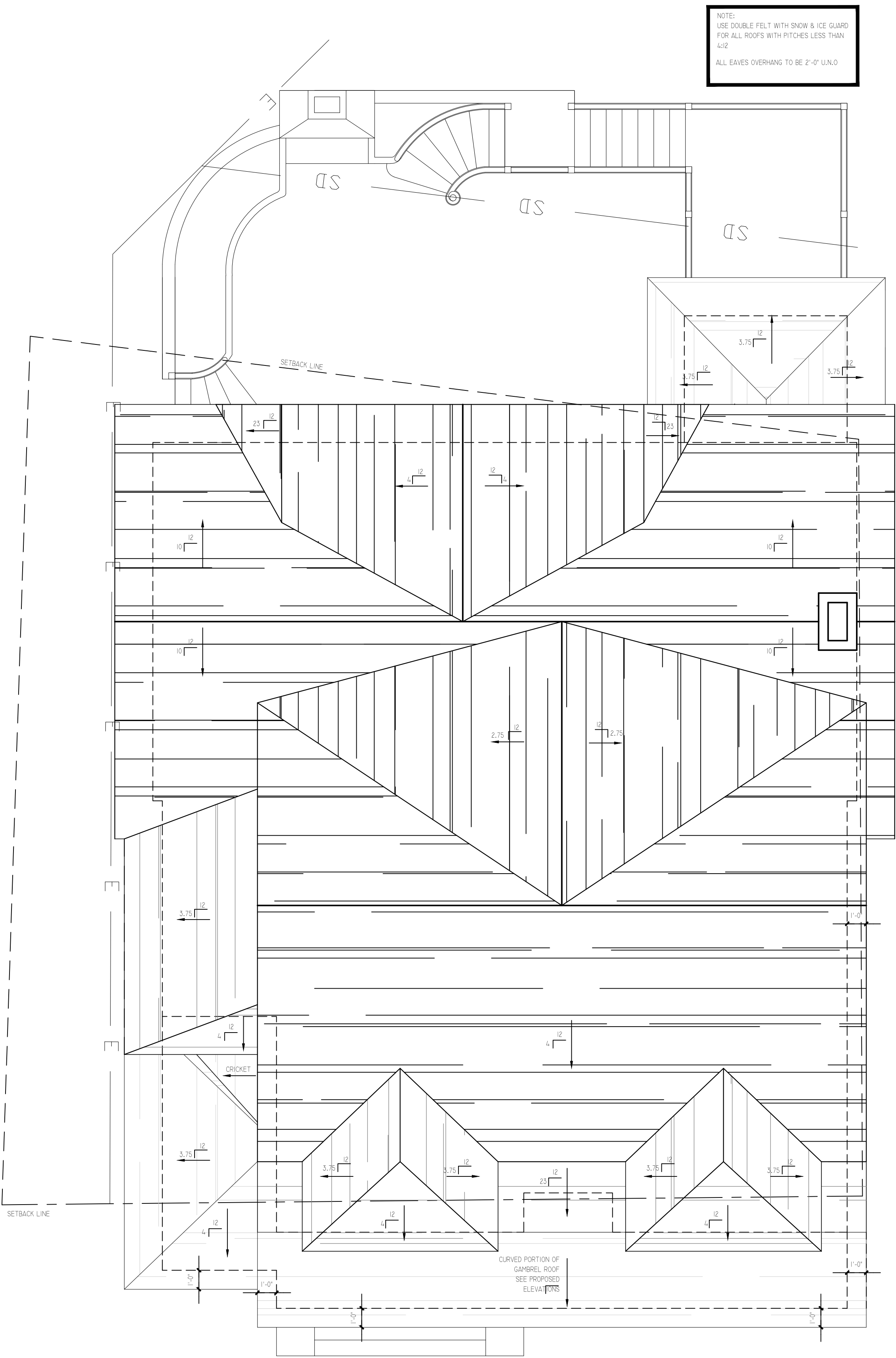
Historic Dilworth renovation & addition for the:
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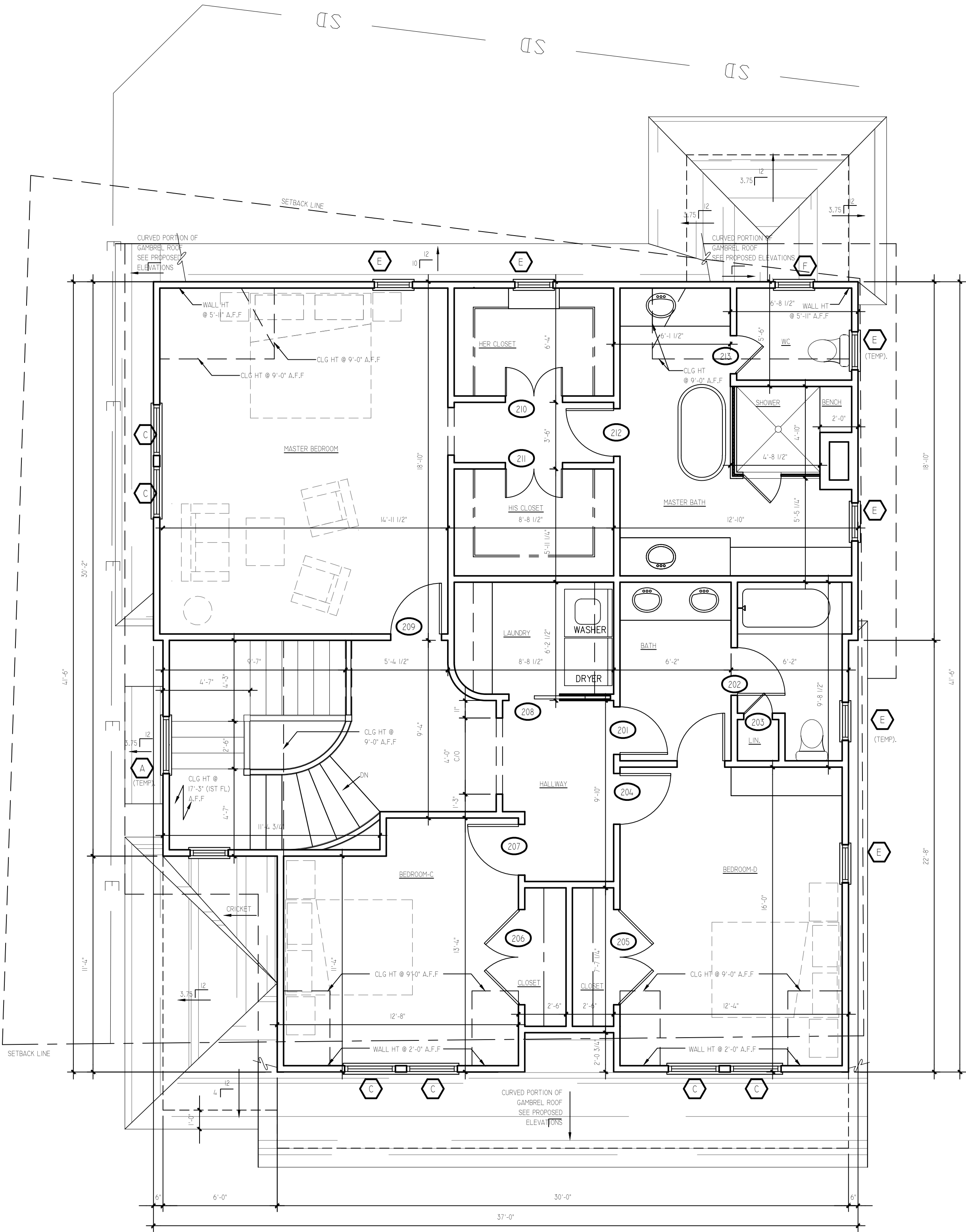
PROPOSED PLANS

A-4
OF: ELEVEN

APRIL 2016



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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

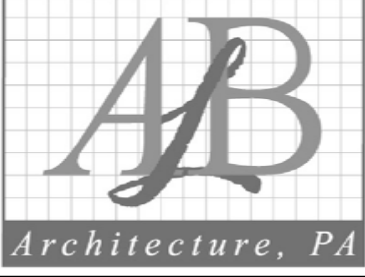
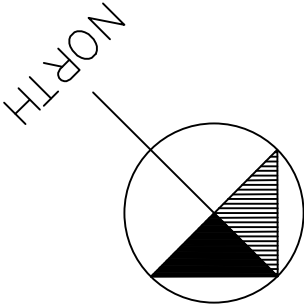
	BRICK VENEER
	MASONRY
	WALL

WINDOW SCHEDULE			
#	SIZE	HEADER HEIGHT	TYPE
1	3'-0" X 5'-0" W/1'-8" RADIUS ARCHED TRANSOM	3'-6" FROM 2ND F.F. SEE PROPOSED ELEVATIONS	DOUBLE HUNG
2	3'-0" X 6'-0"	7'-4"	DOUBLE HUNG
3	2'-8" X 5'-0"	FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4"	DOUBLE HUNG
4	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
5	2'-0" X 3'-6"	FIRST FLOOR: 7'-6" SECOND FLOOR: 6'-4"	DOUBLE HUNG
6	2'-0" X 1'-6"	4'-3"	FIXED/AWNING
7	2'-6" X 1'-10"	7'-0"	FIXED/AWNING

NOTE:
• MATCH TOP DETAILS W/ METAL DRP CAP (W/ FLASHING) & BACK BAND
TRIM & WINDOWS.
• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE
ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MOUNTING PATTERN, VERIFY ANY REQUIREMENTS
FOR EGRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 2 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'-6" X 6'-8"	BATHROOM
202	2'-6" X 6'-8"	BATHROOM
203	1'-6" X 6'-8"	LINEN CLOSET
204	2'-8" X 6'-8"	BEDROOM-D
205	PR 2'-6" X 6'-8"	CLOSET OF BEDROOM-D
206	PR 2'-6" X 6'-8"	CLOSET OF BEDROOM-C
207	2'-8" X 6'-8"	BEDROOM-C
208	2'-8" X 6'-8" POCKET DOOR	LAUNDRY
209	2'-8" X 6'-8"	MASTER BEDROOM
210	PR 1'-6" X 6'-8"	HER CLOSET
211	PR 1'-6" X 6'-8"	HIS CLOSET
212	2'-6" X 6'-8"	MASTER BEDROOM
213	2'-0" X 6'-8"	WC

NOTE:
• 10'-0" FIRST FLOOR CEILING
HEIGHT.
• 9'-0" SECOND FLOOR CEILING
HEIGHT. ALL CASED OPENING @
8'-0" A.F.F.
• FRONT PORCH FLOOR TO BE
WOOD FLOOR
• STAINED BEAD BOARD FINISH
CEILING ON FRONT PORCH
• ALL EAVES TO BE 2'-0" U.N.O
• FACE OF BRICK TO ALIGN WITH
FACE OF STUD
• USE DOUBLE FELT WITH SNOW &
ICE GUARD FOR ALL ROOFS WITH
PITCHES LESS THAN 4:12



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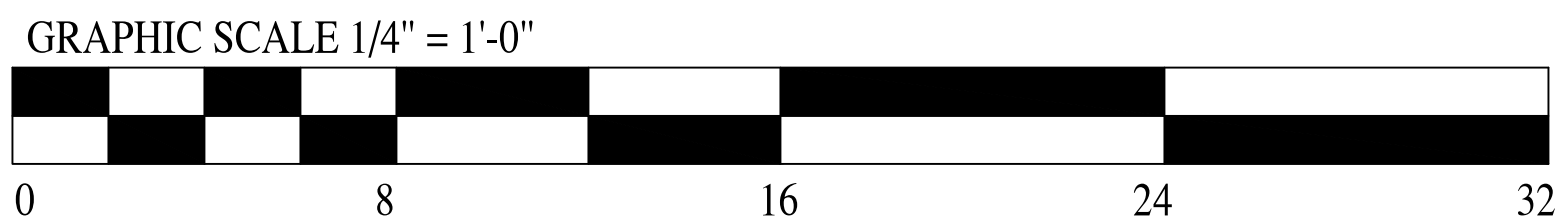
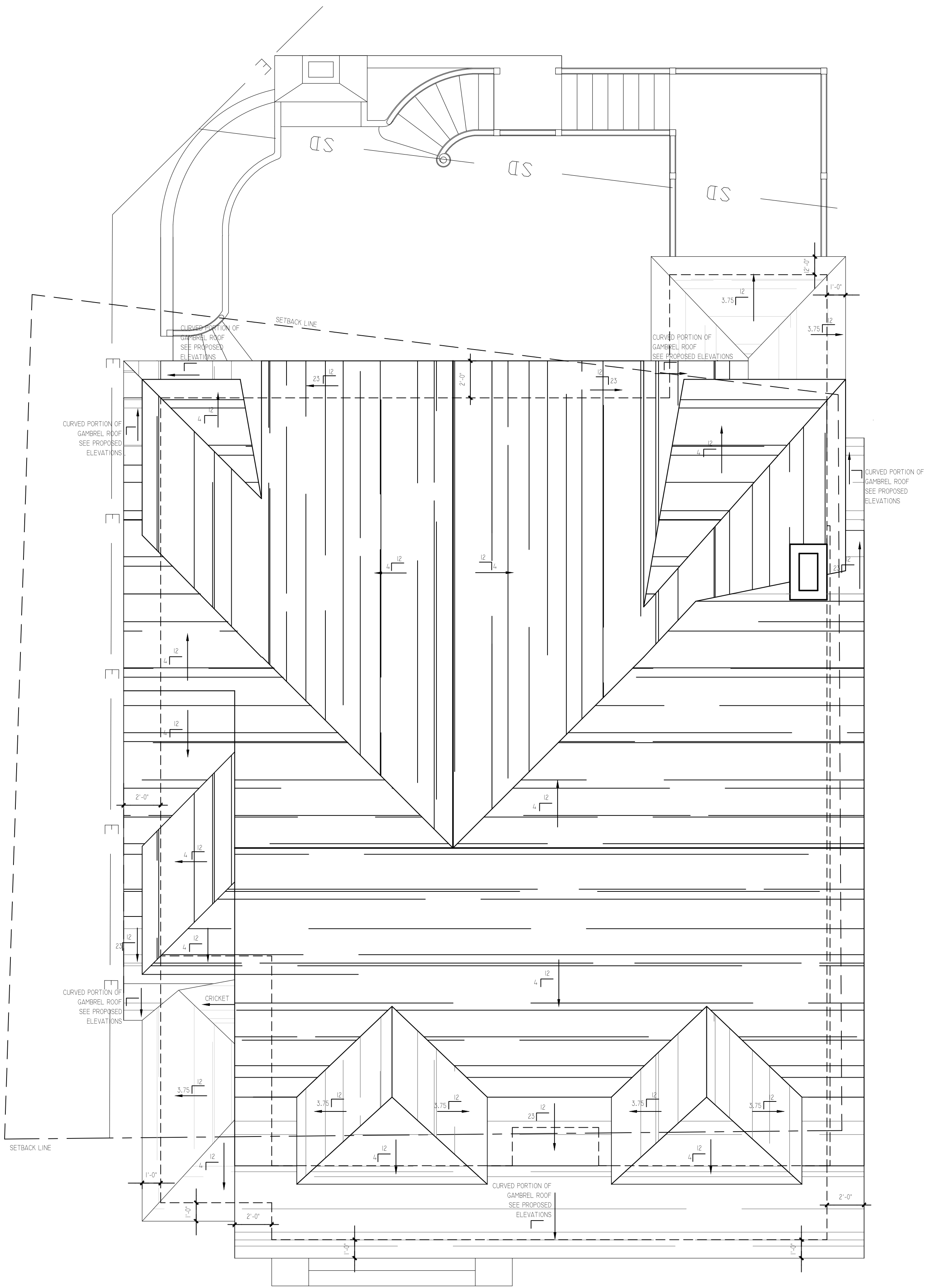
Historic Dilworth renovation & addition *for the:*
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 24 MARCH 2016
REVISIONS -

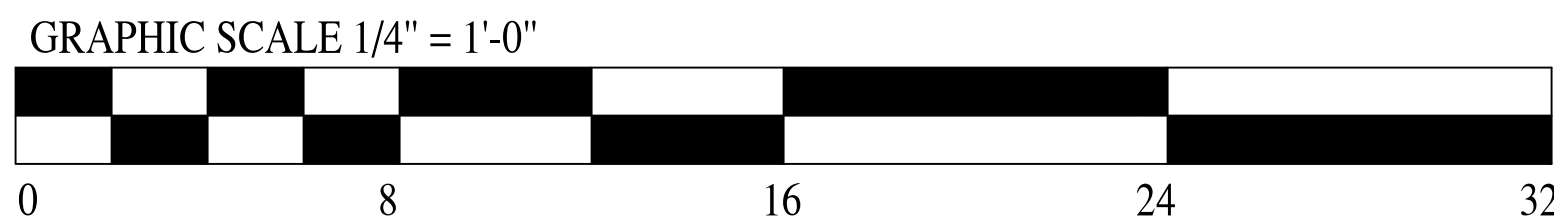
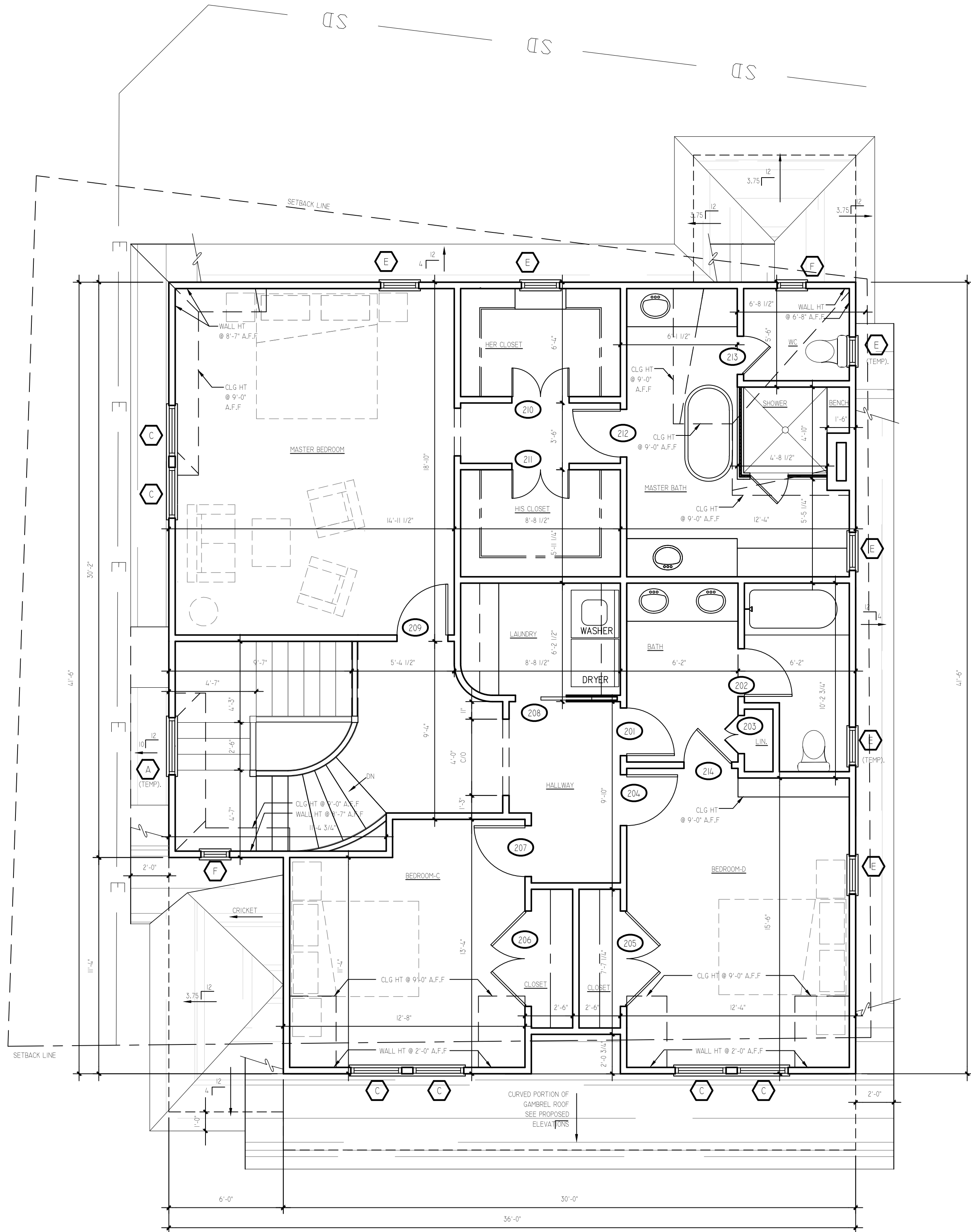
PROPOSED PLANS

A-5
OF: TWELVE

MAY 2016



② PROPOSED ROOF PLAN
1/4" = 1'-0"



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

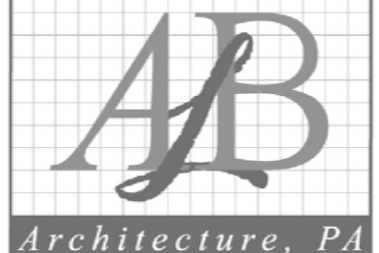
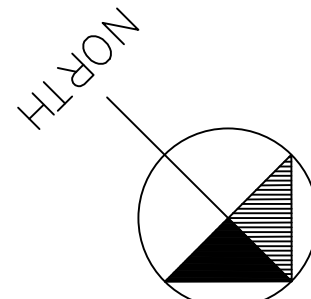
	2 X 6 STUD WALL
	BRICK VENEER
	MASONRY
	WALL

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 2'-0" VERTICAL TRIPLE UNIT SEE PROP. ELEV.	5'-0" FROM 2ND F.F.	FIXED/DRAWING
B	3'-0" X 6'-0"	7'-0"	DOUBLE HUNG
C	2'-8" X 5'-0"	FIRST FLOOR-7'-6" SECOND FLOOR-6'-4"	DOUBLE HUNG
D	2'-6" X 4'-0"	7'-6"	DOUBLE HUNG
E	2'-0" X 3'-6"	FIRST FLOOR-7'-6" SECOND FLOOR-6'-4"	DOUBLE HUNG
F	1'-6" X 2'-6"	4'-10" 2ND FL. @ W.C. 6'-0" FROM 2ND F.F. @ STAIRCASE	DOUBLE HUNG
G	2'-6" X 1'-10"	7'-0"	FIXED/DRAWING

NOTE:
• MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

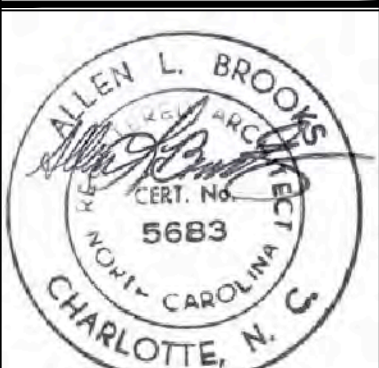
SECOND FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
201	2'-6" X 6'-8"	BATHROOM
202	2'-6" X 6'-8"	BATHROOM
203	1'-6" X 6'-8"	LINEN CLOSET
204	2'-8" X 6'-8"	BEDROOM-D
205	PR 2'-6" X 6'-8"	CLOSET OF BEDROOM-D
206	PR 2'-6" X 6'-8"	CLOSET OF BEDROOM-C
207	2'-8" X 6'-8"	BEDROOM-C
208	2'-8" X 6'-8" POCKET DOOR	LAUNDRY
209	2'-8" X 6'-8"	MASTER BEDROOM
210	PR 1'-6" X 6'-8"	HER CLOSET
211	PR 1'-6" X 6'-8"	HIS CLOSET
212	2'-6" X 6'-8"	MASTER BEDROOM
213	2'-0" X 6'-8"	WC
214	2'-6" X 6'-8"	BEDROOM-D TO BATH

- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
 - 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
 - FRONT PORCH FLOOR TO BE WOOD FLOOR
 - STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH
 - ALL EAVES TO BE 2'-0" U.N.O
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD
 - USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12



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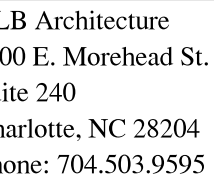
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Historic Dilworth renovation & addition for the:
GRANDE RESIDENCE
512 E. Tremont Avenue, Charlotte, NC 28203

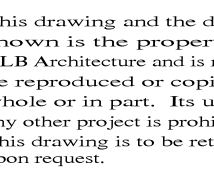
PROJ. NO. : 15082
ISSUED : 02 MAY 2016
REVISIONS :

PROPOSED PLANS

A-5
OF: ELEVEN



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books.alb@icloud.co
uerarch@aol.com



ALEXANDER

Historic Dilworth renovation & addition *for* the:

GRANDE RESIDENCE

512 E. Tremont Avenue, Charlotte, NC 28202

ROJ. NO. -	15082
ISSUED -	24 MARCH 2016
REVISIONS -	

PROPOSED GARAGE-
ALTERNATE

A-9

F: TWELVE

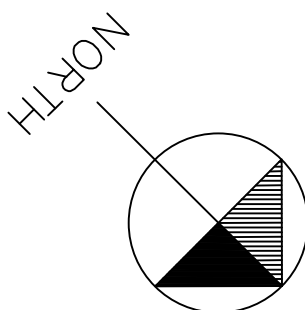
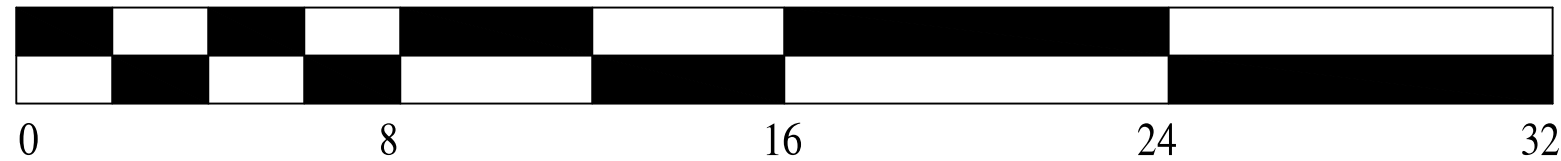
NOTE:

- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
- PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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



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



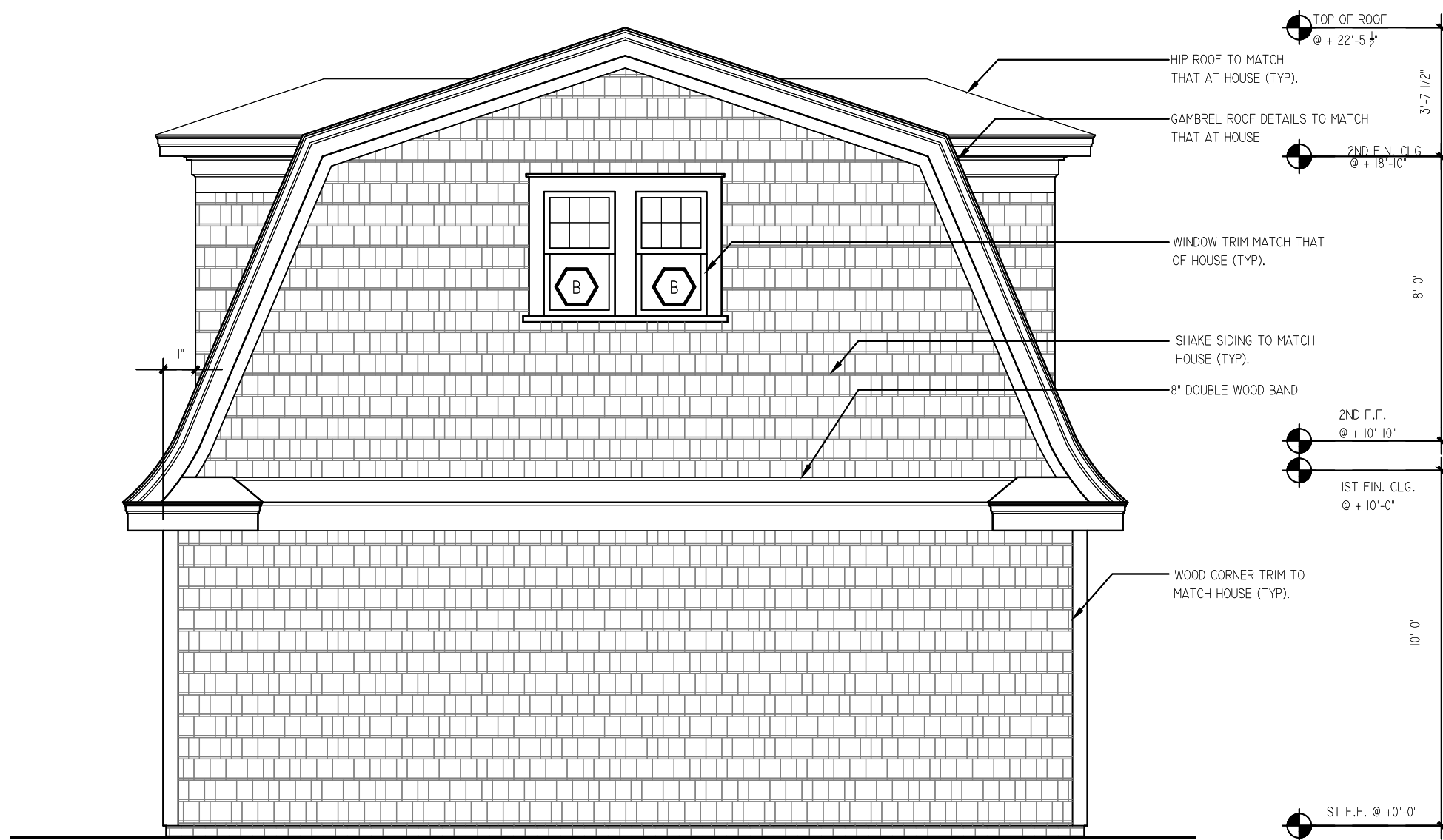
GARAGE WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-6"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG

- NOTE:
- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 - SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 10' A.F.F. MUST BE TEMPERED PER CODE (TYP.)

GARAGE FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
010	9'-0" X 7'-0"	GARAGE
002	9'-0" X 7'-0"	GARAGE
003	2'-8" X 6'-8" W/1'-0" TRANSOM	SIDE ENTRY

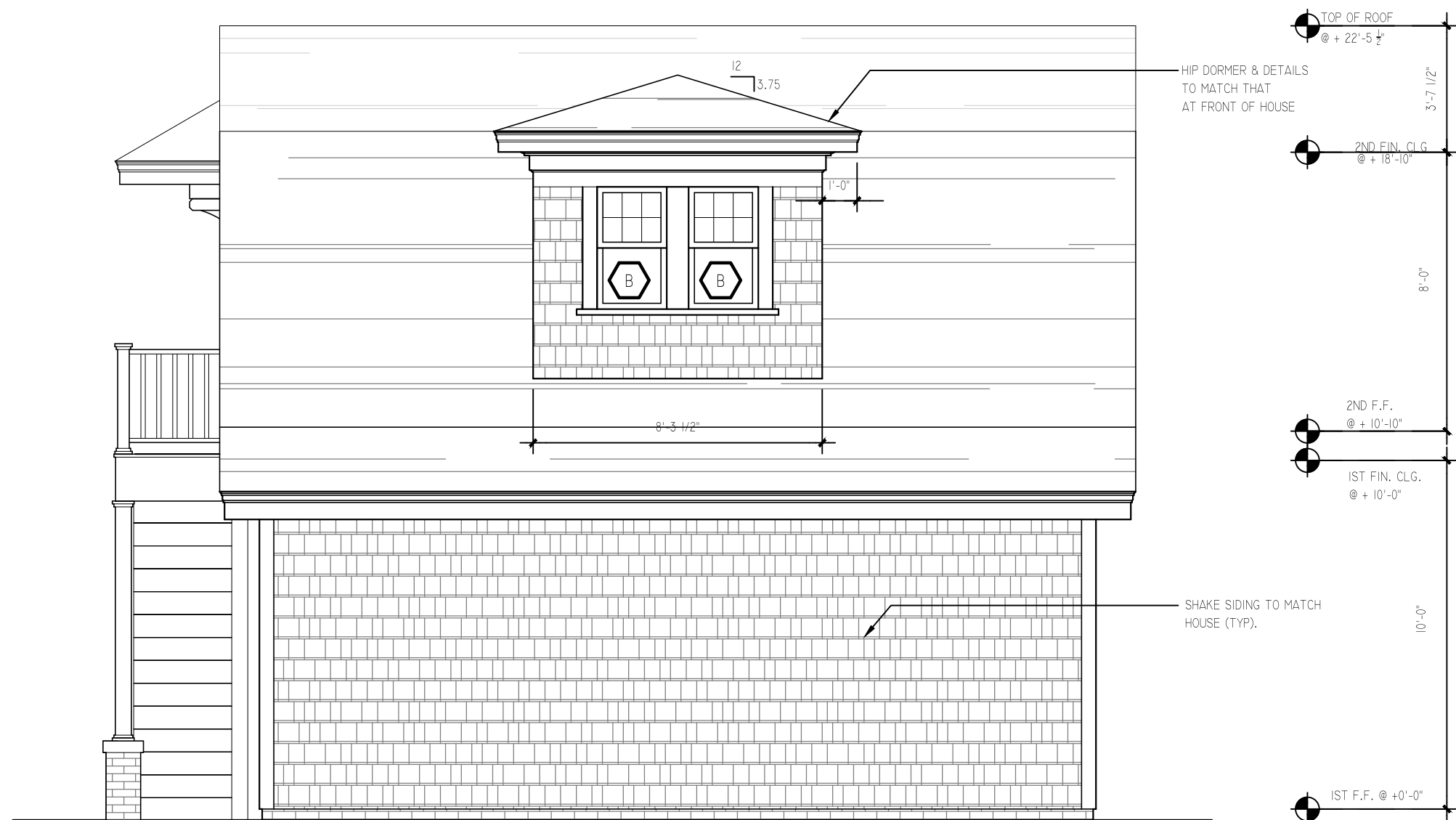
GARAGE SECOND FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
020	2'-8" X 6'-8"	ENTRY



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



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

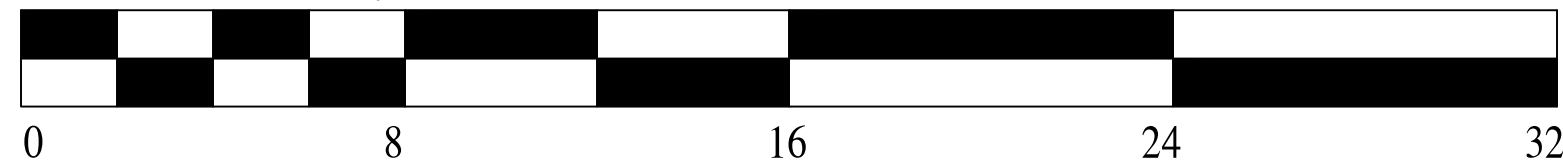


② PROPOSED REAR ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"

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



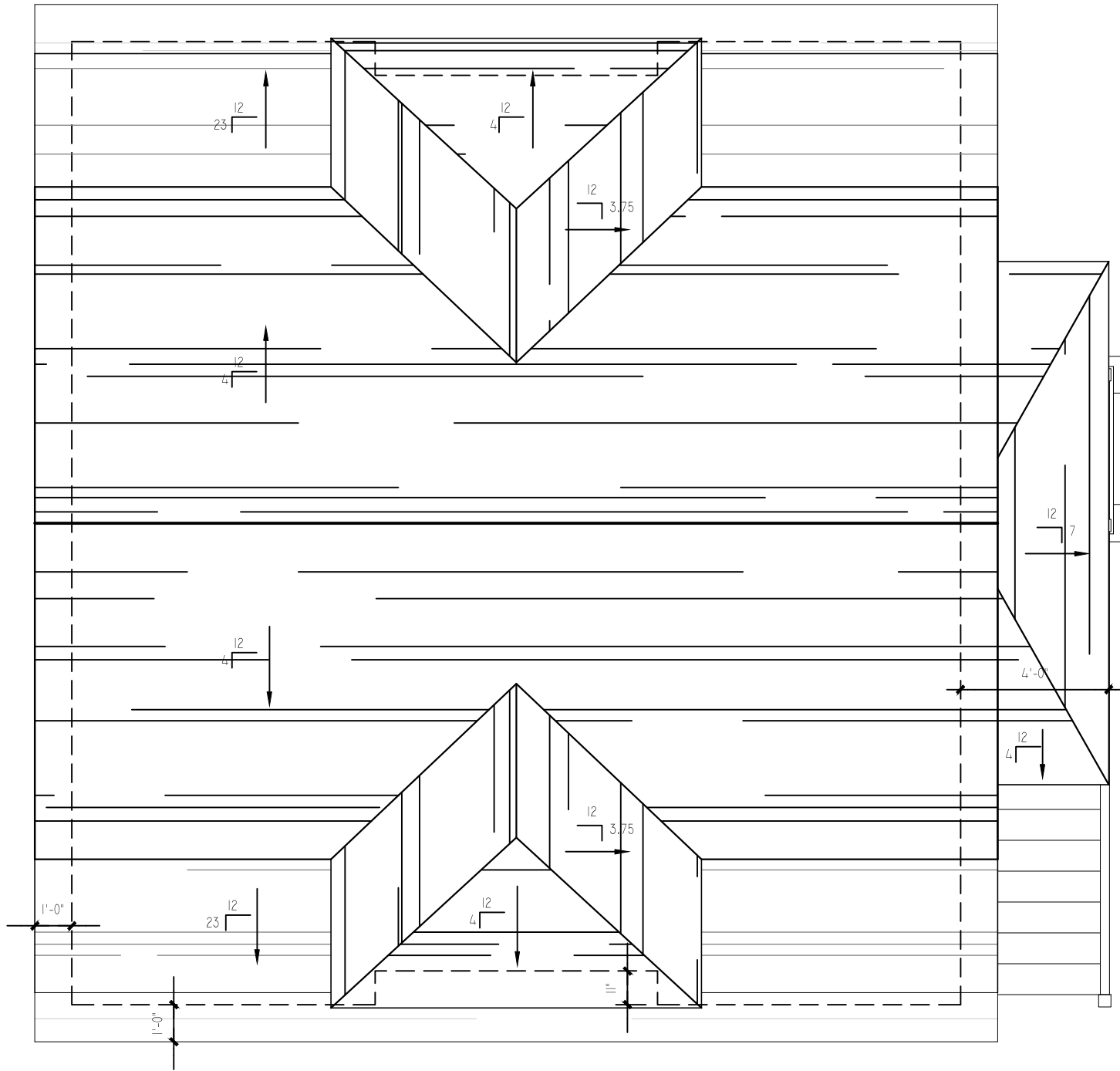
GARAGE WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-4"	7'-0"	DOUBLE HUNG
B	2'-0" X 5'-6"	7'-0"	DOUBLE HUNG

- NOTE:
- PATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHEP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 - SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

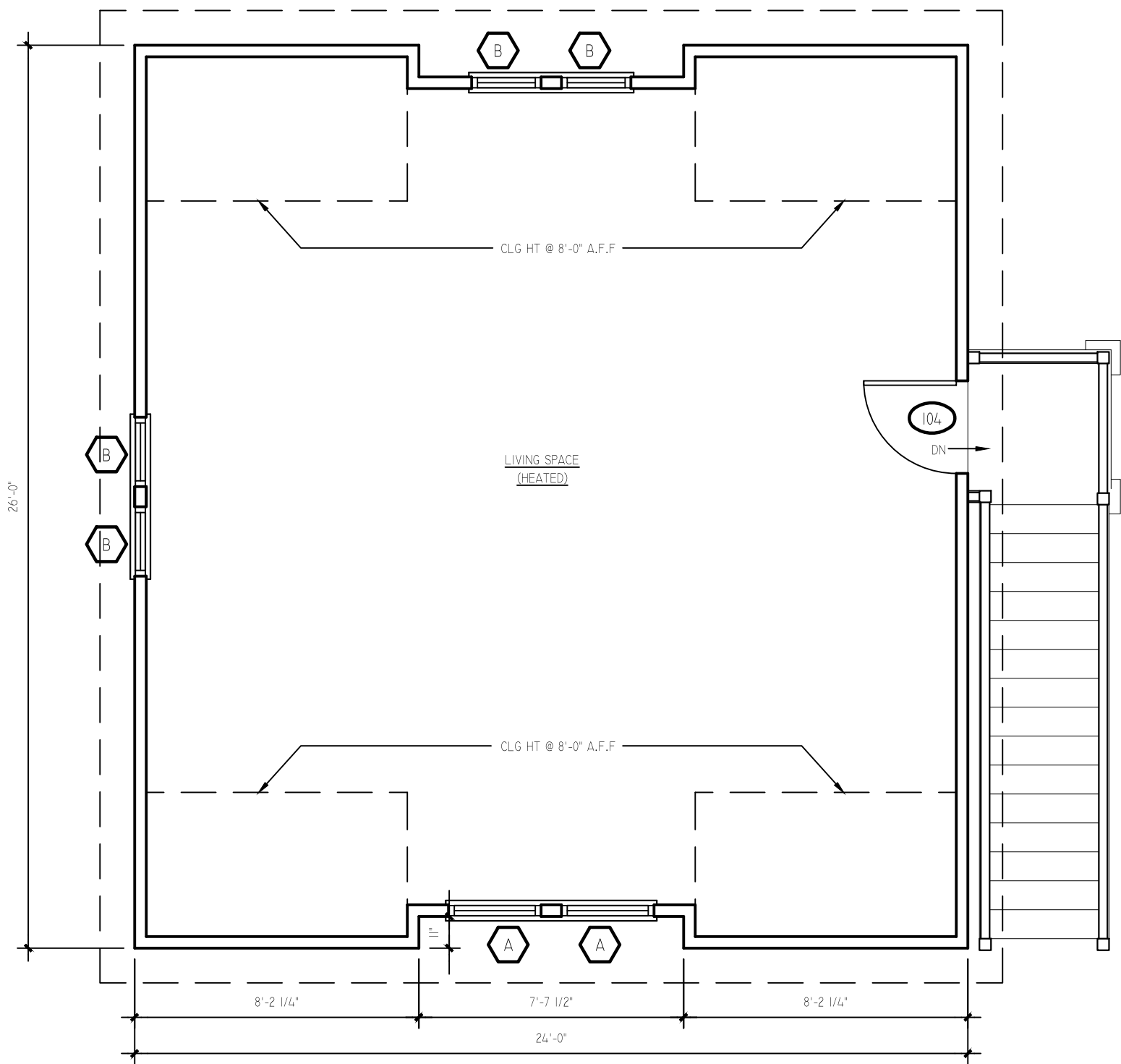
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" S.F.F. MUST BE TEMPERED PER CODE (TYP.)

GARAGE FIRST FLOOR DOOR SCHEDULE		
ID	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

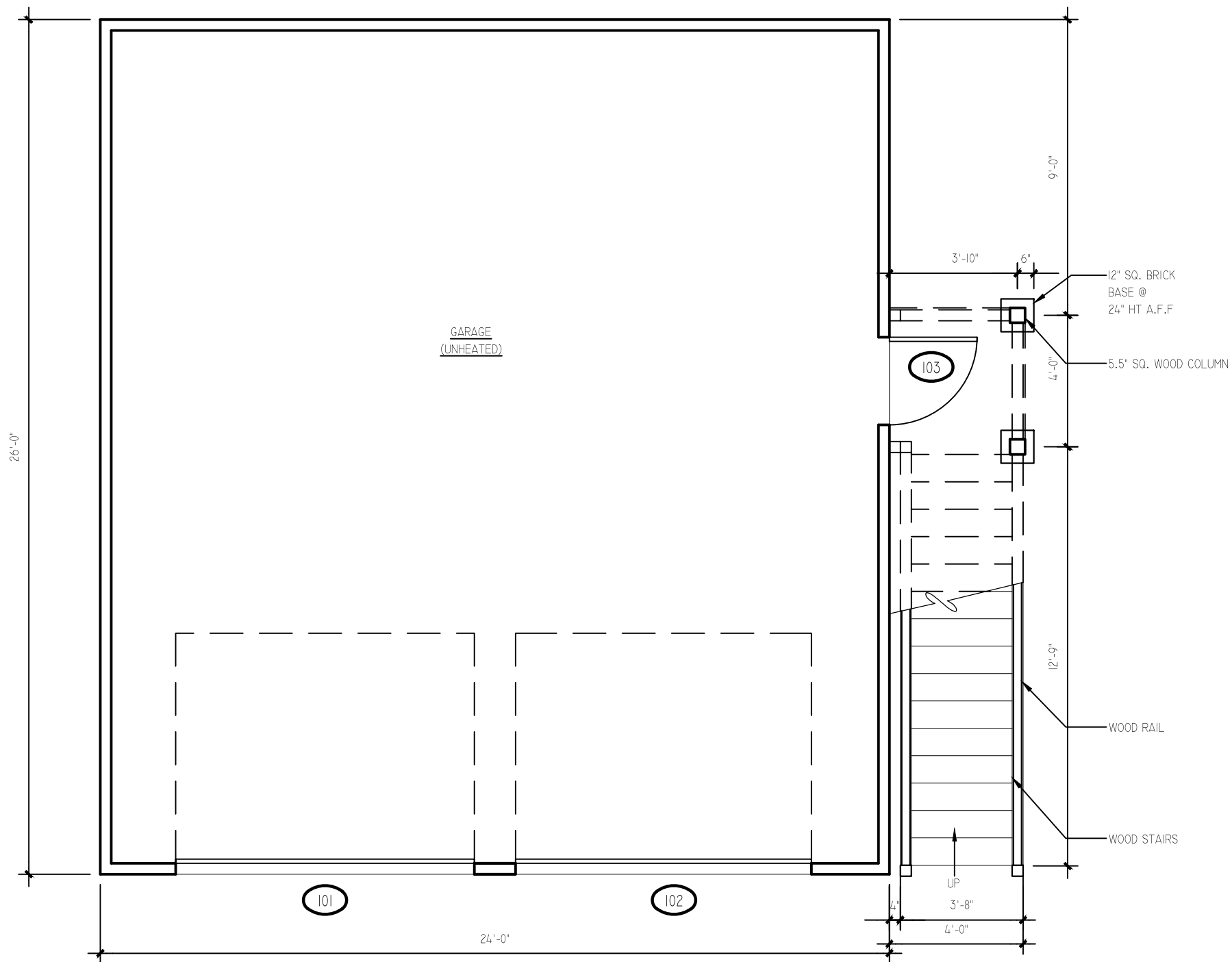
GARAGE SECOND FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
201	2'-8" X 6'-8"	ENTRY



③ PROPOSED ROOF PLAN
1/4" = 1'-0"



② PROPOSED GARRET PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"

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

