Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: August 10, 2016***
HDC 2016-149	***PID# 11909814***

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 300 West Park Avenue

SUMMARY OF REQUEST: New Construction and garage

APPLICANT: Robert and Kelly St. Louis/Liz Sheik

Details of Proposed Request

Existing Conditions

The existing site is a vacant corner parcel in an area with one and two story homes. The site is approximately 3 feet above the sidewalk, the lot size is 50' x 200'. Setbacks are consistent along the block. An alley exists behind the property. Houses on the block range in height from approximately 20'-5" to 30'-5".

Proposal

The proposal is a new single family house and detached garage. The height from grade is approximately 33'-3". Design features include cedar siding in the gables and brick foundation. The front porch is full width. The applicant is requesting the use of cementitious lap siding.

The detached garage is one story and will be accessed from the alley. Exterior materials will match the house.

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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for garages/new construction.

SLIDE 30

Charlotte Historic District Commission August 10, 2016

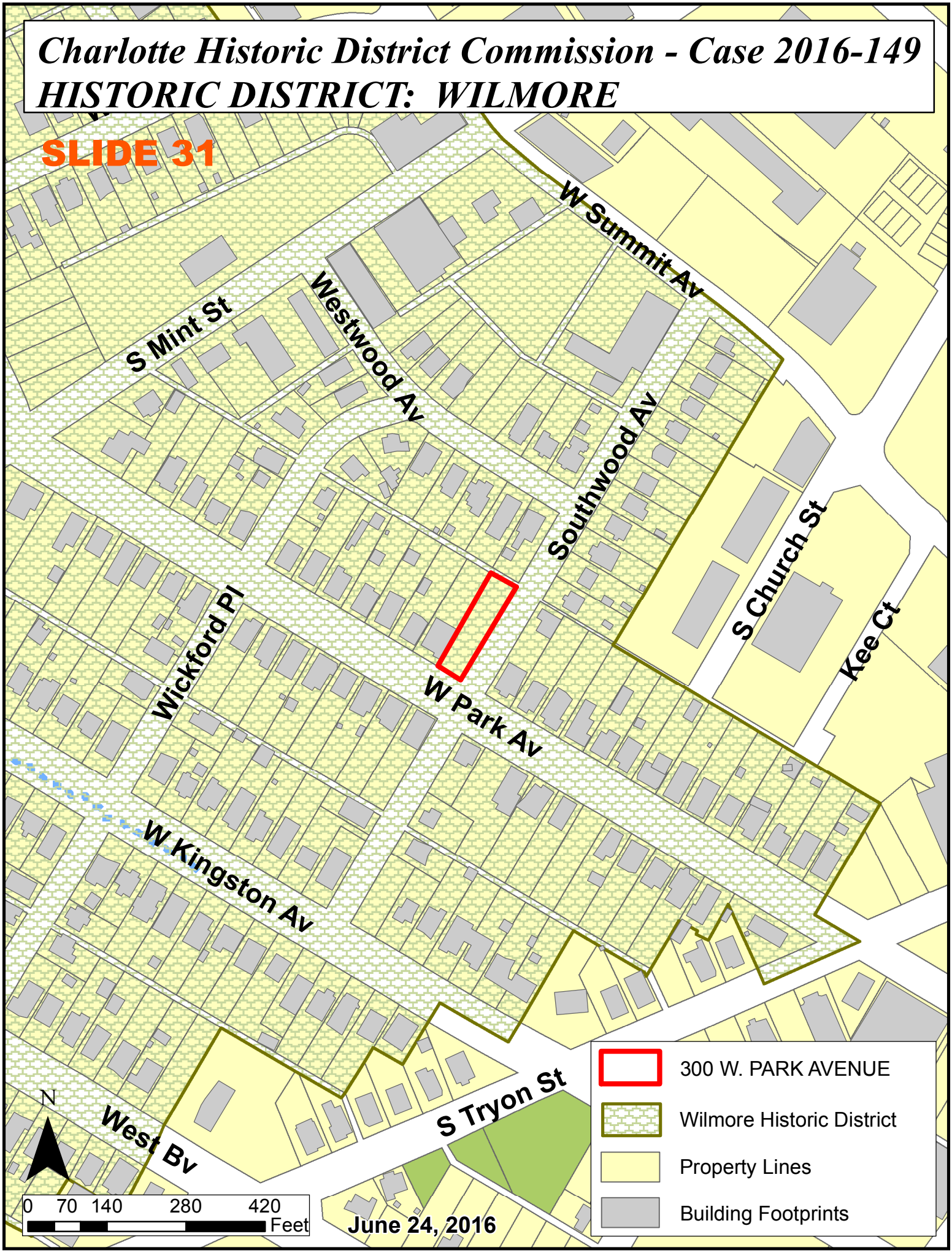
Application for Certificate of Appropriateness

300 W. Park Ave, Charlotte, NC 28203

The site is a vacant lot located on the corner of W. Park Avenue and Southwood Avenue. The lot is a rectangular lot that measures 50' across the front and back and is 200' deep. Adjacent properties are approximately 30' back from the sidewalk, and are a mix of 1.5 and 2 story craftsman style homes. The materials on the homes in the vicinity of the proposed property are Wood, Cement Fiberboard, and Vinyl.

We are proposing a two story home, with a bonus room in the attic. Placing the bonus room in the attic will add no additional height to the house and will look as if it is only a 2 story home. The home is 32' 7" tall and is comparable to 5 homes on W. Park Avenue. On the rear of the house will be a detached garage that will complement the craftsmen style of the home. The homeowners will use the existing ally drive to access the garage in order to preserve the natural yard-space between the home and the garage. Project details include; Wood windows and trim, Cement fiberboard siding, brick foundation, and brick bases for tapered columns.

Charlotte Historic District Commission - Case 2016-149
HISTORIC DISTRICT: WILMORE



SLIDE 32

Side View of Lot – 200’

Corner View – Existing Stairs will be kept to maintain historic integrity

SLIDE 33

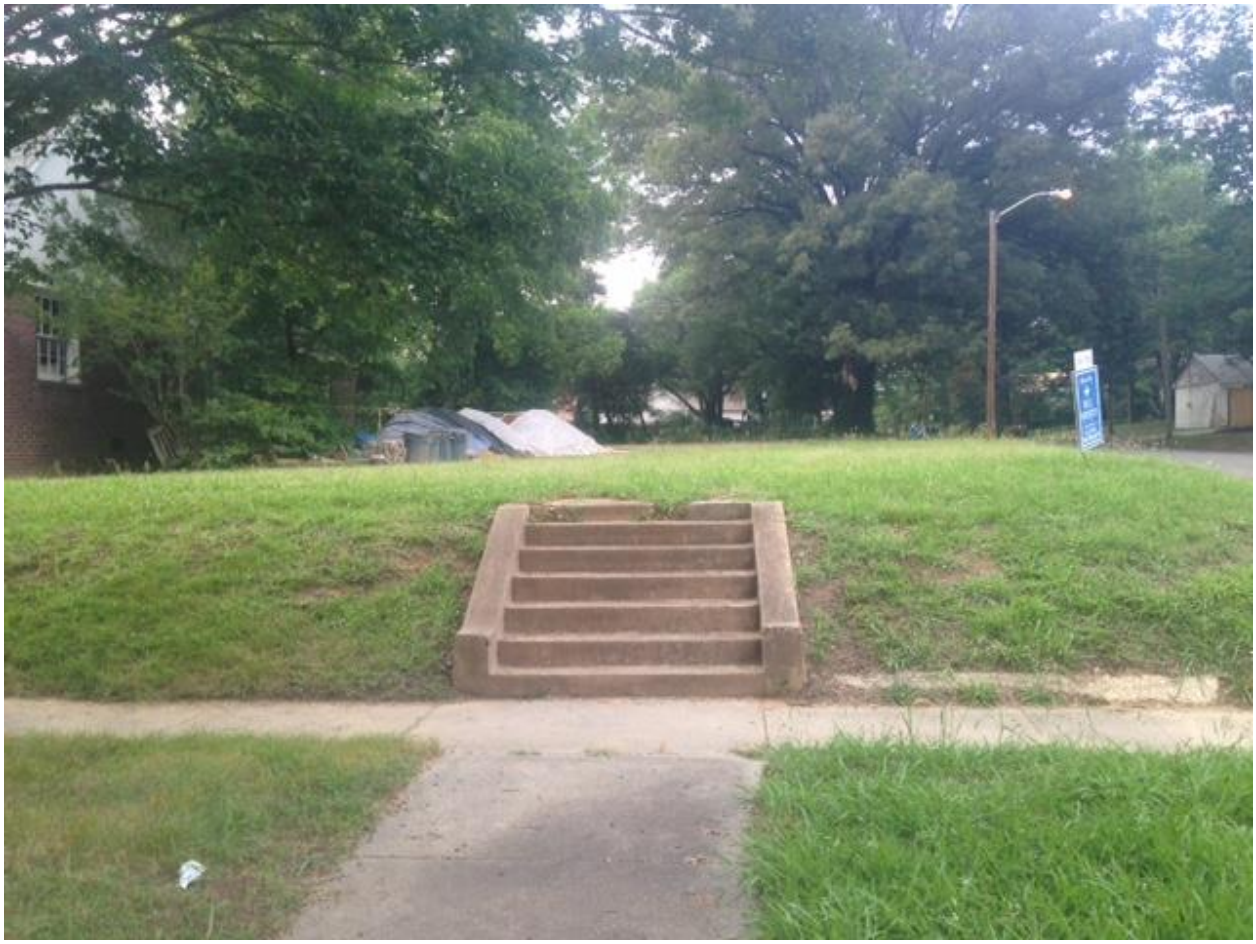
Stand at the top of the

Stairs looking towards

Back of the Property.

Standing on W Park Ave looking at

Front of the lot.



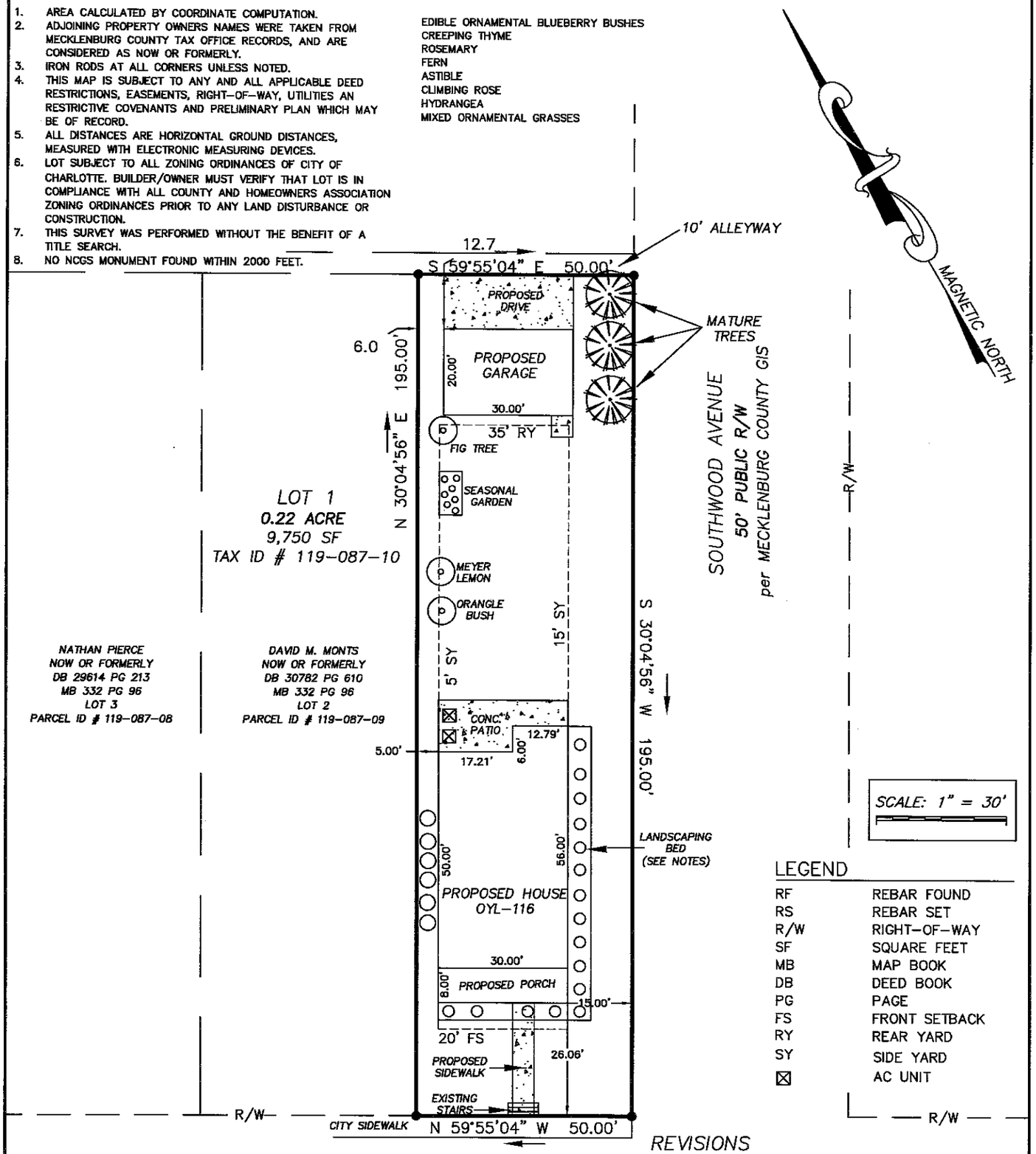
SLIDE 34

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

LANDSCAPING BED CONSIST OF:

EDIBLE ORNAMENTAL BLUEBERRY BUSHES
CREEPING THYME
ROSEMARY
FERN
ASTIBLE
CLIMBING ROSE
HYDRANGEA
MIXED ORNAMENTAL GRASSES

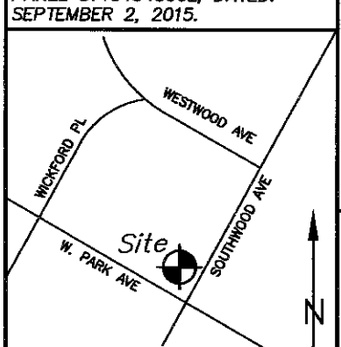


LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
☒	AC UNIT

REVISIONS
4.)7/28/16 ADDRESSED COMMENTS
3.)6/30/16 ADDRESSED COMMENTS
2.)6/14/16 MOVED GARAGE TO REAR
1.) ADDED 30 X 20 GARAGE

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710454300L, DATED: SEPTEMBER 2, 2015.



VICINITY MAP
(Not to Scale)

PLOT PLAN
AT PROPERTY KNOWN AS
300 W. PARK AVENUE
LOT 1, BLOCK 9, WILMORE SUBDIVISION
PARCEL ID # 119-087-10, MB 332 PG 96, DB 30302 PG 255
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
TRUE HOMES

METROLINA ENGINEERING & SURVEYING ASSOCIATES
4400-N STUART ANDREW BLVD
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC #C-1170 & SC #C00946

Job No.	011-16-014
Date	6/14/16
Proj. Mgr.	CDF
Drawn	CDF

S:_MESA\011-16 TRUE HOMES\011-16-014 300 W. PARK AVE\300 W PARK AVE R1.DWG

328 W. Park Av

324 W. Park Av

320 W. Park Av

316 W. Park Av

312 W. Park Av

306 W. Park Av

304 W. Park Av

SLIDE 35

1) 1557 Wilmore Dr. Wood

2) 1600 Wilmore Dr. Wood

3) 420 W Park Ave. Wood

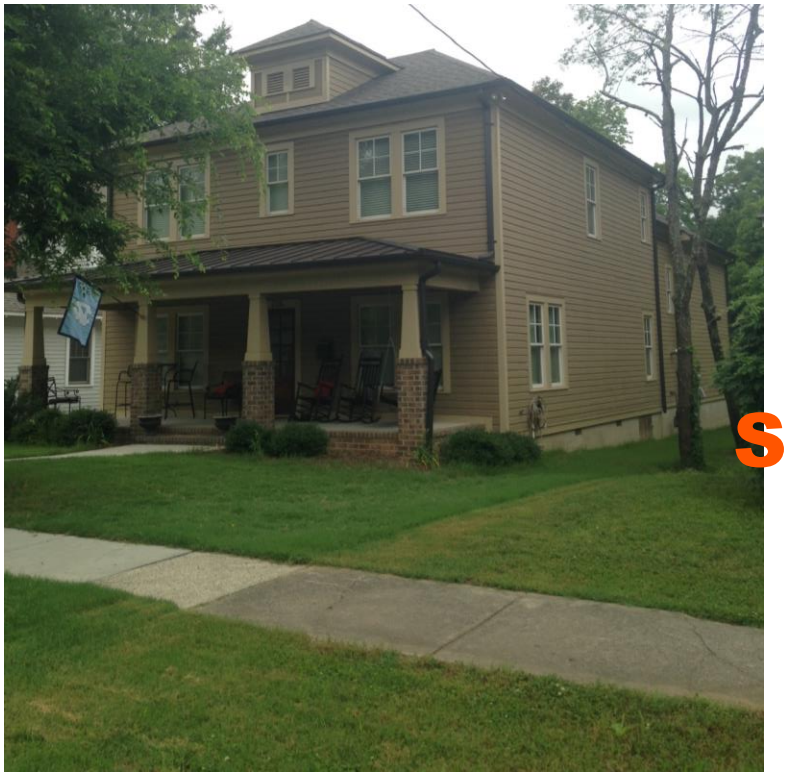
4) 421 W Park Ave. CFB

SLIDE 36

5) 412 W Park Ave. Wood

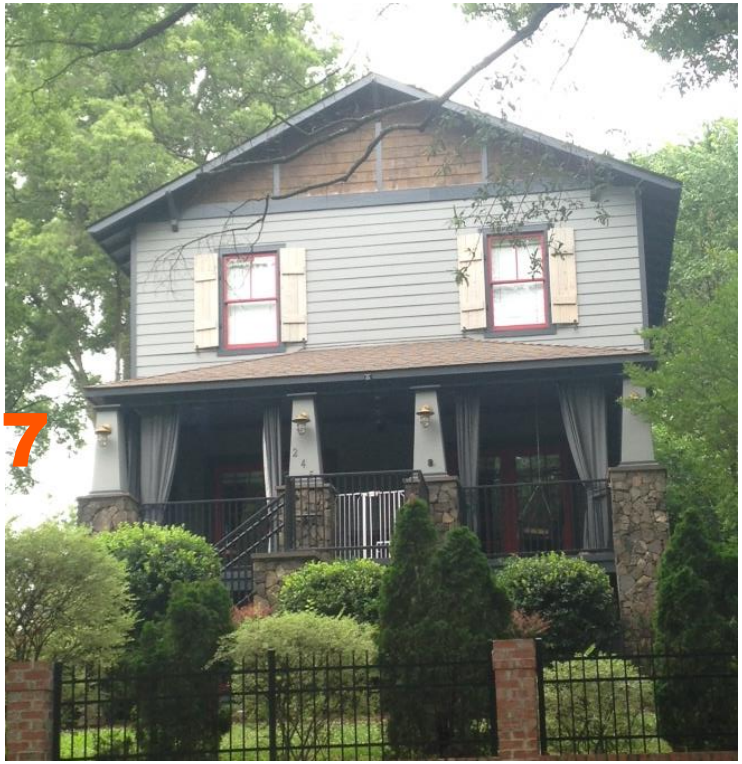
6) 255 W Park Ave. Wood

7) 235 W Park Ave. Wood



SLIDE 37

8) 245 W Park Ave. Wood



9) 401 W Kingston Ave. CFB

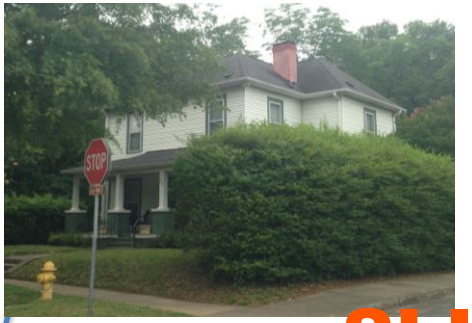
10) 409 W Kingston Ave. CFB

11) 417 W Kingston Ave. Wood

SLIDE 38

1600 Wilmore Dr.
Wood

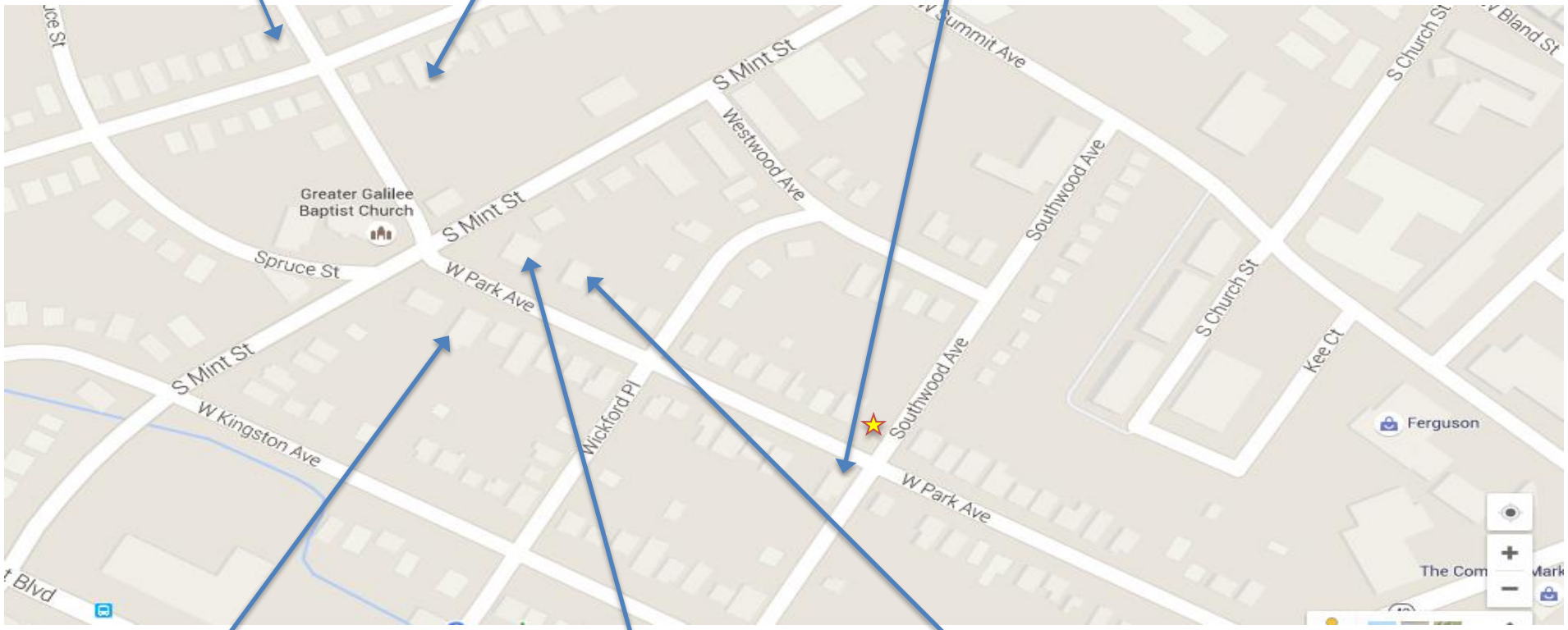
1557 Wilmore Dr.
Wood



255 W Park Ave.
Wood

Please see additional sheets for larger images

SLIDE 39



421 W Park Ave.
CFB

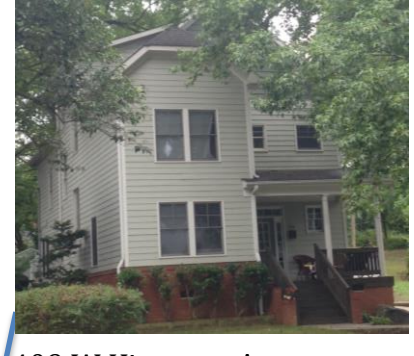
420 W Park Ave.
Wood

412 W Park Ave.
Wood

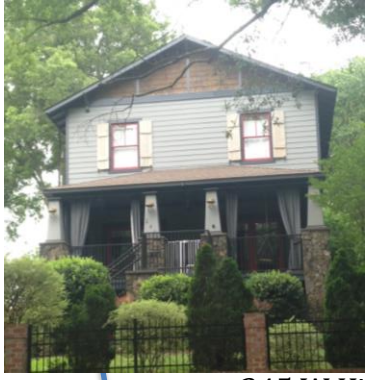
Please see additional sheets for larger images

SLIDE 40

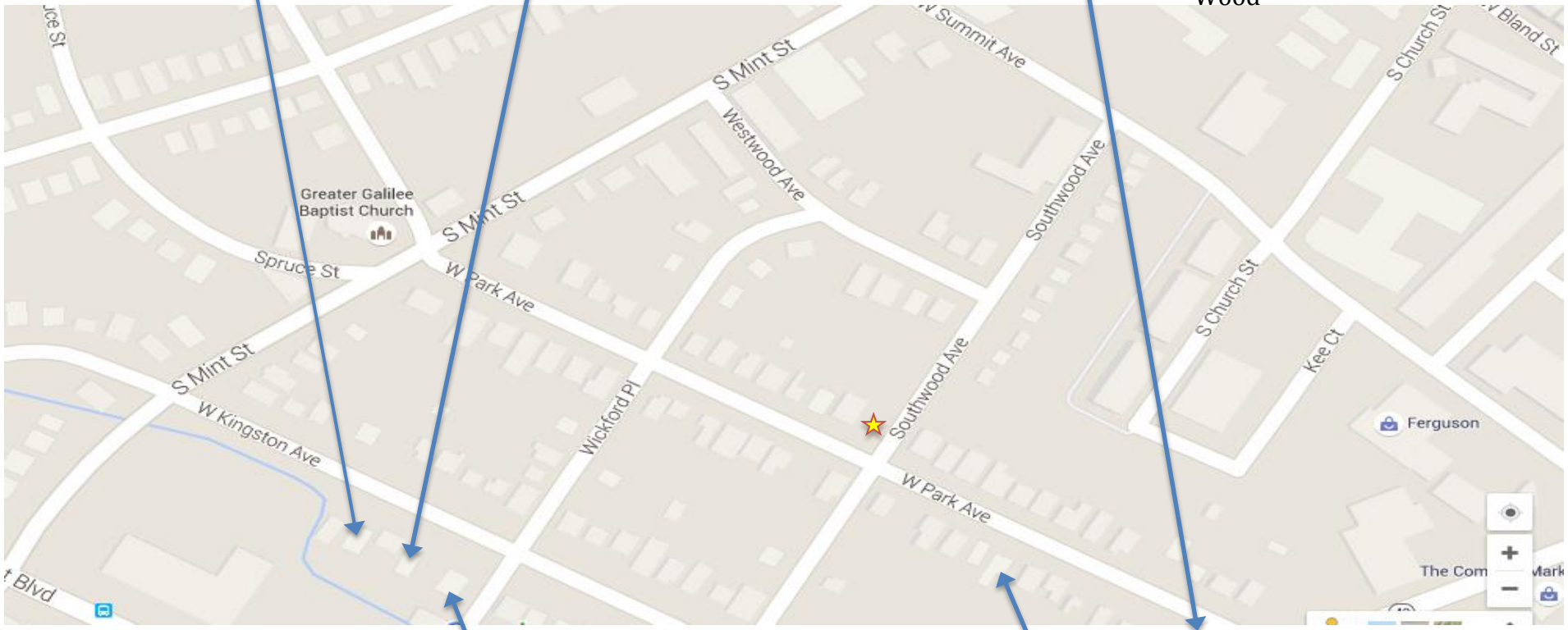
417 W Kingston Ave.
Wood

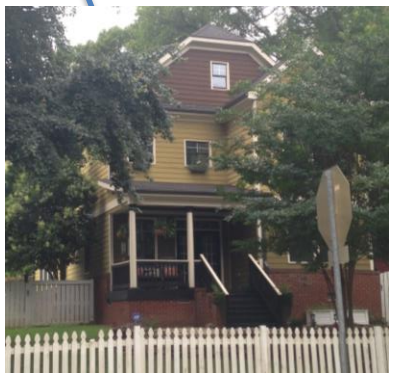


409 W Kingston Ave.
CFB



245 W Kingston Ave.
Wood





401 W Kingston Ave.
CFB

235 W Park Ave.
Wood

TrueHomes

IT'S ALL ABOUT U

THE SOMERSET

ON YOUR LOT

TRADITIONS COLLECTION

TrueHomes
IT'S ALL ABOUT U
2649 Brekon Ridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-226-9486

ON YOUR LOT

SOMERSET

CHARLOTTE

ELECTRICAL LEGEND

	EXT. CARRIAGE LIGHT
	OUTLET 220V
	OUTLET 110V
WP	OUTLET 110V WATER PROOF
GFI	OUTLET 110V GFI
	SWITCHED RECEPTACLE
	PHONE
CO	CO DETECTOR
	SMOKE DETECTOR
$	SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$S	SPEAKER SWITCH
T	THERMOSTAT
	CABLE TV
	CEILING LIGHT
CFT	COMPACT FLUORESCENT LIGHT GU24 SOCKET
J	JUNCTION LIGHT
S	SPEAKER
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	FLOOD LIGHT
	UNDER CABINET LIGHT
	PUSH BUTTON
	ELECTRIC PANEL
	CAN LIGHT
	MINI-CAN LIGHT
	PENDANT LIGHT
	CEILING FAN PRE-WIRE

ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.

GENERAL NOTES

1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE, LATEST EDITION W/SEPT 2013 AMENDMENTS, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION.
3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN.
4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS.
5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.
6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. UNLESS NOTED OTHERWISE.
7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.
8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
9. WINDOWS ARE LABELED AS NOMINAL SIZES. SEE SELECTIONS AND ROUGH OPENING SCHEDULES FOR FRAMING SIZES. SEE ELEVATION PLAN FOR WINDOW HEADER HEIGHTS.
10. DIMENSIONS ARE FROM FACE OF STUDS.
11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.
12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS.
14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½" GYP OR EQ. PER SECTION R302.6
15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL.
16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS.
17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS.
18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S.
19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES.
20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE.
21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT.

INTERIOR HINGED DOOR SCHEDULE

DOOR WIDTH		DOOR HEIGHT R.O.		
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING
1/4	1'-6"	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	98-1/2" (8'-0" NOMINAL DOOR HEIGHT +2-1/2")
1/6	1'-8"			
1/8	1'-10"			
2/0	2'-2"			
2/4	2'-6"			
2/6	2'-8"			
2/8	2'-10"			
2/10	3'-0"			
3/0	3'-2"			
4/0	4'-2"			
5/0	5'-2"			
6/0	6'-2"			

◇ LOAD BEARING ◯ NON-LOAD BEARING

INTERIOR PASS THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. +2"	82-1/2"
9'-1 1/8"	PLAN I.D. +2"	94-1/2"
10'-1 1/8"	PLAN I.D. +2"	98-1/2"

ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING

INTERIOR DOORWAY OPENINGS:
DO = DRYWALL OPENING
CO = CASED OPENING
AO = ARCHED OPENING

KING / JACK SCHEDULE

A	(2) JACK STUDS
B	(1) JACK STUD & (1) KING STUD
C	(1) JACK STUD & (2) KING STUDS
D	(1) JACK STUD & (3) KING STUDS
E	(2) JACK STUDS & (1) KING STUD
F	(2) JACK STUDS & (2) KING STUDS
G	(2) JACK STUDS & (3) KING STUDS
H	(3) JACK STUDS & (3) KING STUDS
I	(4) JACK STUDS & (4) KING STUDS

POST SCHEDULE

2x4 STUDS	2x6 STUDS
EX: (2) 2X4	EX: (2) 2X6

NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.

4X4 POST	6X6 POST

LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST

HEADER SCHEDULE

HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:

A. INTERIOR BEARING AND ALL EXTERIOR WALLS.
1. SPANS UP TO 2'6"------ (2)2X6'S
2. SPANS 2'6" TO 3'6"-----(2)2X8'S
3. SPANS 3'6" TO 6'6"-----(2)2X10'S
4. SPANS 6'6" OR MORE--SEE PLAN

SQUARE FOOTAGE

FIRST FLOOR	1578 SQ.FT.
SECOND FLOOR	1578 SQ.FT.
THIRD FLOOR	438 SQ.FT.
TOTAL LIVABLE	3718 SQ.FT.

KEY NOTES ELEVATIONS

101	CORNER TRIM
103	FLUSH RAKE
105	HORIZONTAL SIDING
107	BOARD-N-BATTEN SIDING
108	SCALLOPED SIDING
109	SHAKE SIDING
111	COMPOSITE SHINGLES
112	METAL ROOFING
113	SHINGLED RETURN
114	SUBFASCIA
115	FLASHING
117	VINYL SHUTTER
119	TRIM BOARD AT OVERHEAD DOOR JAMB
120	BRICKMOLD TRIM
121	1X4 TRIM BOARD
123	1X6 TRIM BOARD
125	1X8 TRIM BOARD
126	SYNTHETIC CROSS HEAD
127	1X4 FRIEZE TRIM BOARD
129	1X6" SPRUCE FASCIA W/ COIL WRAP & VINYL SOFFIT
131	1-1/2" THICK STONE CAP
133	5" FACE BRICK VENEER
135	ROWLOCK SILL
137	BRICK JACK ARCH
139	SOLDIER COURSE
141	PRECAST KEYSTONE
143	THIN-SET STONE VENEER

TABLE OF CONTENTS

CS	COVER SHEET
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	FRONT & REAR ELEVATIONS
A3.2	LEFT & RIGHT ELEVATIONS
A4.1	STAIR SECTIONS
E1.1	FIRST FLOOR ELECTRICAL PLAN
E1.2	SECOND FLOOR ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2.1	FIRST FLOOR FRAMING
S2.2	FIRST FLOOR BRACED WALLS
S3.1	ROOF FRAMING PLAN
S3.2	SECOND FLOOR BRACED WALLS
GN	GENERAL STRUCTURAL NOTES
AN	AREA NOTES
D1	TYP. FOUNDATION DETAILS
D1.1	TYP. HOLDOWN DETAILS
D2	TYP FRAMING DETAILS
D2.2	TYP FRAMING DETAILS
D2.3	TYP FRAMING DETAILS
D2.4	TYP FRAMING DETAILS
D3	TYP FLASHING DETAIL
D4	TYP. PORTAL FRAME DETAIL - PFH
D4.1	TYP. UL RATED WALL @ PROPERTY LINE
D5	TYP FIREPLACE DETAILS
D5.1	TYP STAIR DETAILS
D6	TYP SCREEN PORCH DETAILS
D7	TYP. DECK DETAILS
D8	TYP WALL FRAMING DETAILS
D9	TYP CORNICE DETAILS
D10	TRIM DETAILS

REVISION LOG

1.	DATE:	DRAWN BY:
2.	DATE:	DRAWN BY:
3.	DATE:	DRAWN BY:

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DRAWN BY: DP

DATE: 07-4-16

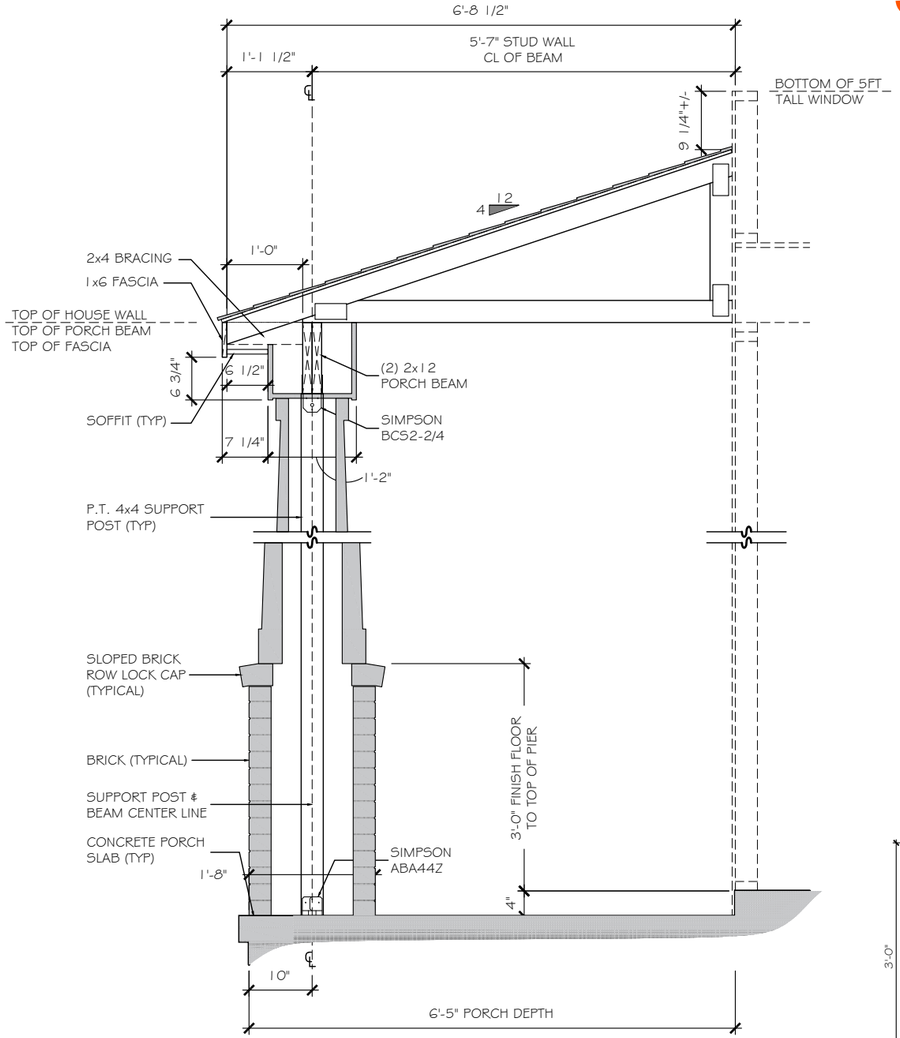
SCALE: NOT TO SCALE

CHECKED BY: INITIALS

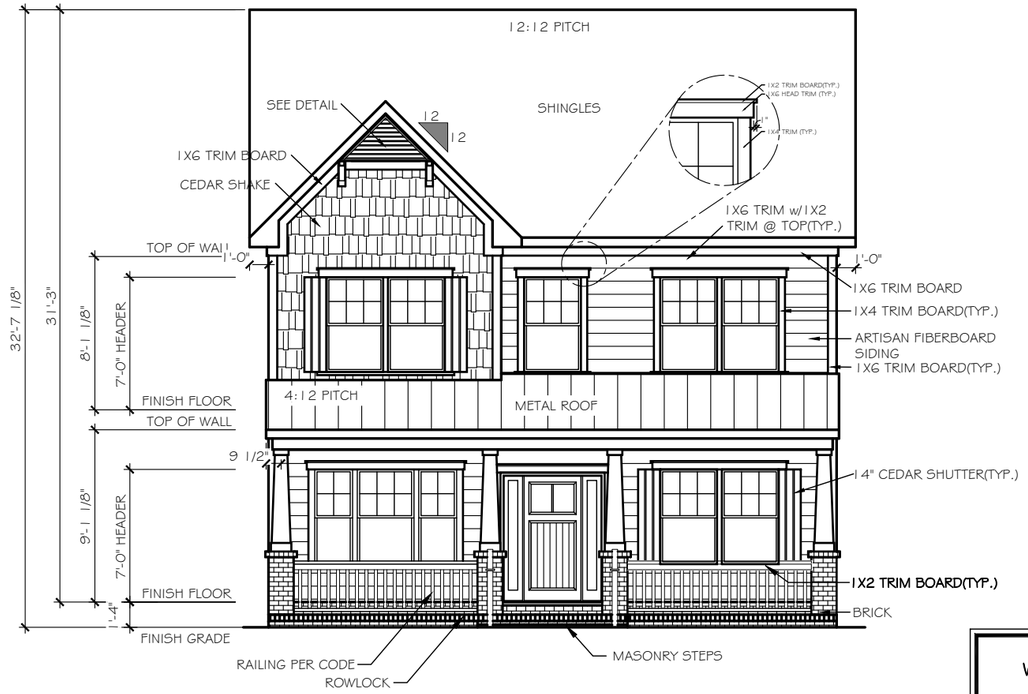
SHEET: CS

SLIDE 41

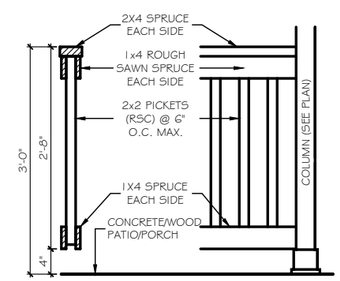
SLIDE 42



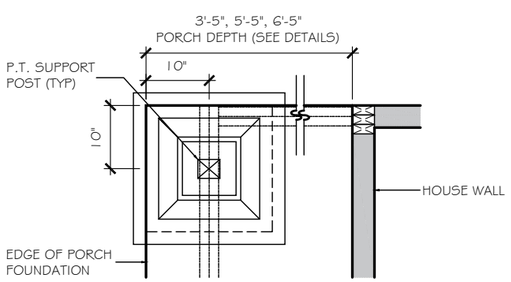
20" BRICK PIER/16" TAPERED COLUMN (6'-5" PORCH DEPTH)
A
SCALE: 1/2" = 1'-0"



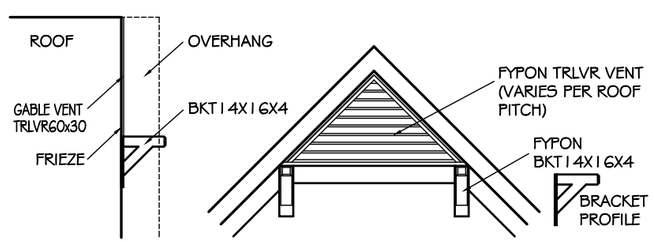
FRONT ELEVATION



7.1 H EXTERIOR RAILING
SCALE: 3/8" = 1'-0"



16" TAPERED COLUMN ON 20" SQ. PEDESTAL (STONE/BRICK)
A
SCALE: 1/2" = 1'-0"



DECORATIVE GABLE BRACKET DETAIL 1

REAR ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES
ELEVATIONS

- 101 CORNER TRIM
- 103 FLUSH RAKE
- 105 HORIZONTAL SIDING
- 107 BOARD-N-BATTEN SIDING
- 108 SCALLOPED SIDING
- 109 SHAKE SIDING
- 111 COMPOSITE SHINGLES
- 112 METAL ROOFING
- 113 SHINGLED RETURN
- 114 SUBFASCIA
- 115 FLASHING
- 117 VINYL SHUTTER
- 119 TRIM BOARD AT OVERHEAD DOOR JAMB
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 126 SYNTHETIC CROSS HEAD
- 127 1X4 FRIEZE TRIM BOARD
- 129 1X6" SPRUCE FASCIA W/ COIL WRAP & VINYL SOFFIT
- 131 1-1/2" THICK STONE CAP
- 133 5" FACE BRICK VENEER
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE
- 143 THIN-SET STONE VENEER

1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

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DRAWN BY: DP

DATE: 07-4-16

SCALE: 1/8"= 1'-0"

CHECKED BY: INITIALS

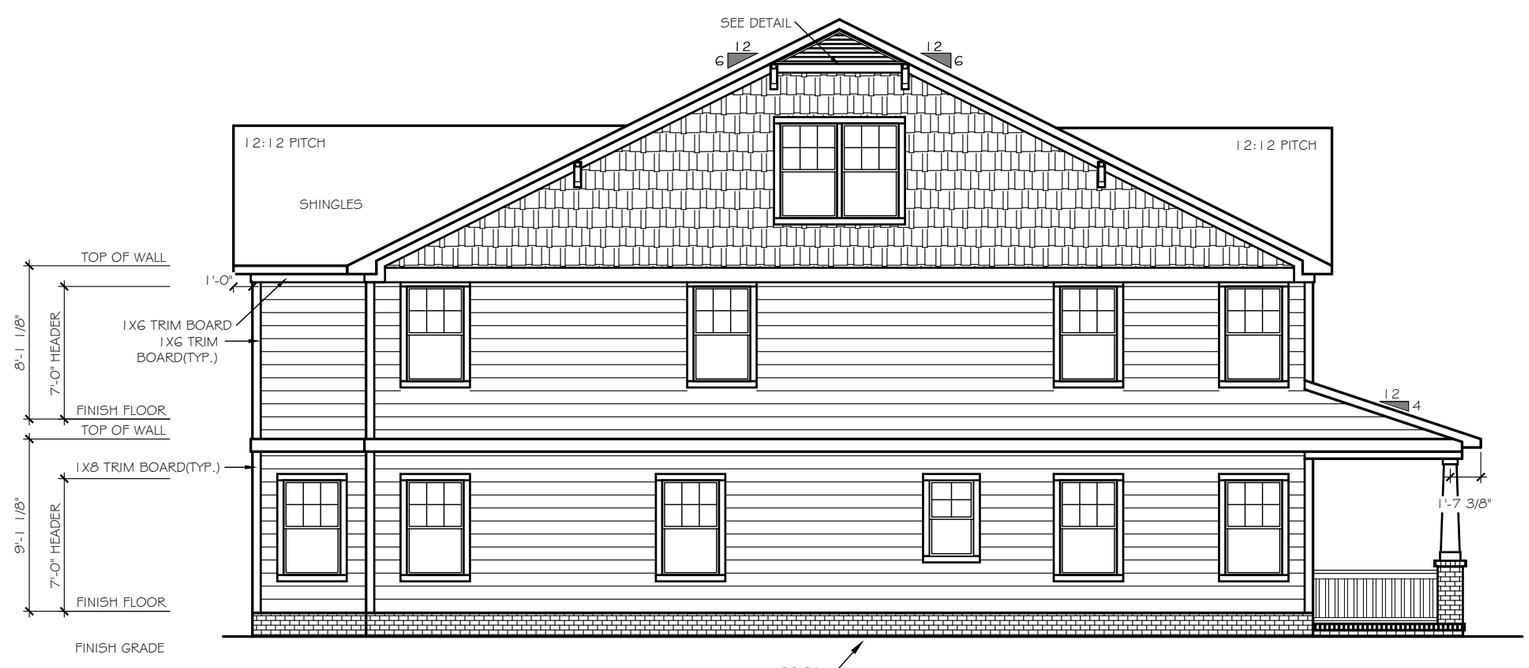
SHEET: A3.1

SLIDE 43

1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES ELEVATIONS

- 101 CORNER TRIM
- 103 FLUSH RAKE
- 105 HORIZONTAL SIDING
- 107 BOARD-N-BATTEN SIDING
- 108 SCALLOPED SIDING
- 109 SHAKE SIDING
- 111 COMPOSITE SHINGLES
- 112 METAL ROOFING
- 113 SHINGLED RETURN
- 114 SUBFASCIA
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SCALE: 1/8"=1'-0"

CHECKED BY: INITIALS

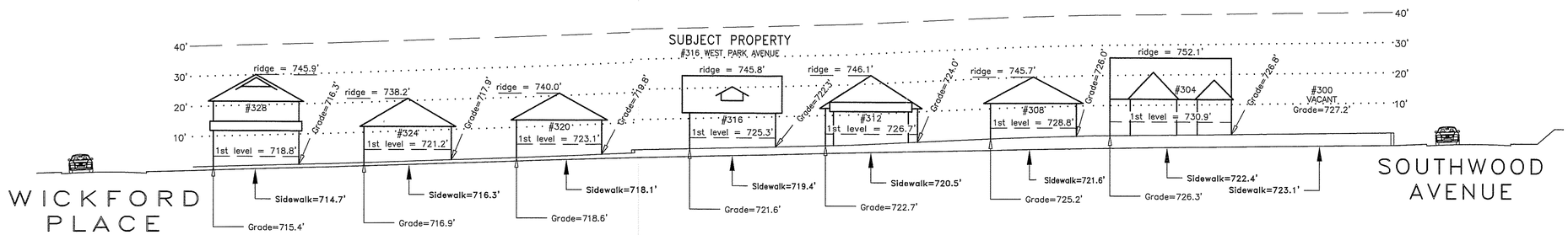
SHEET: A3.2

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 5th day of March, 2015.

NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE III

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



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
300 BLOCK of WEST PARK AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 04, 2015

Scale 1" = 20'
0' 20' 40' 60' 80'

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.

Z:\2015DWGS\ZAC\WEST PARK AVENUE 300 BLOCK EVEN SIDE\DWG\WEST PARK AVENUE 300 BLOCK EVEN SIDE

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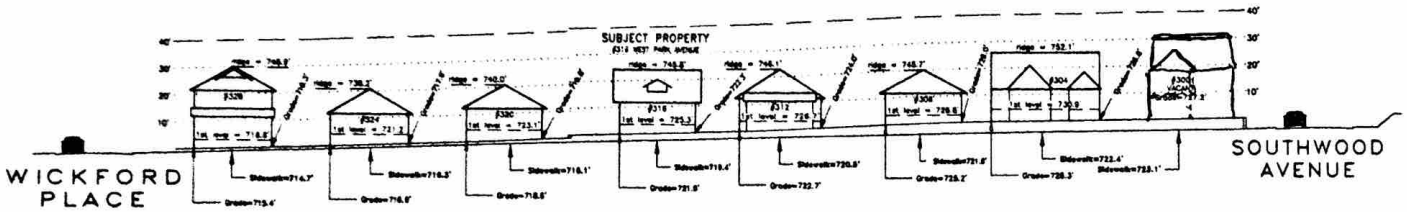
This 5th day of March, 2015.

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



WEST PARK AVENUE

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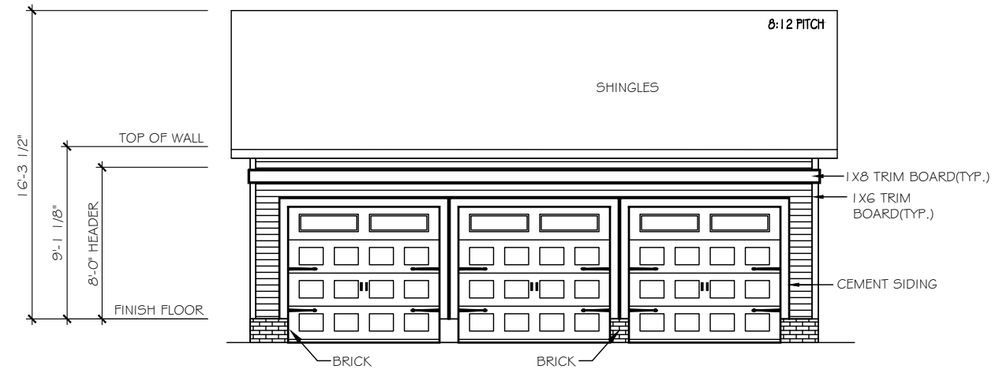
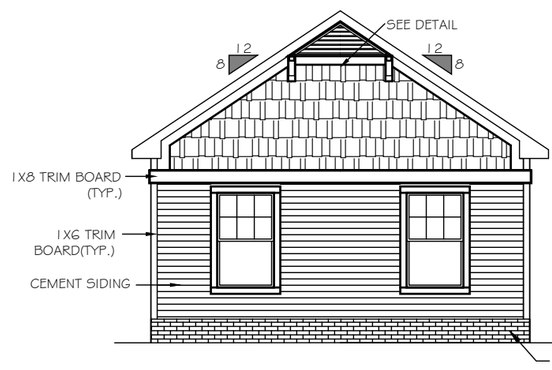


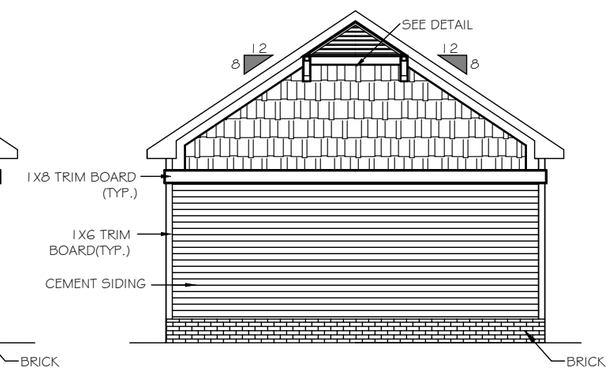
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



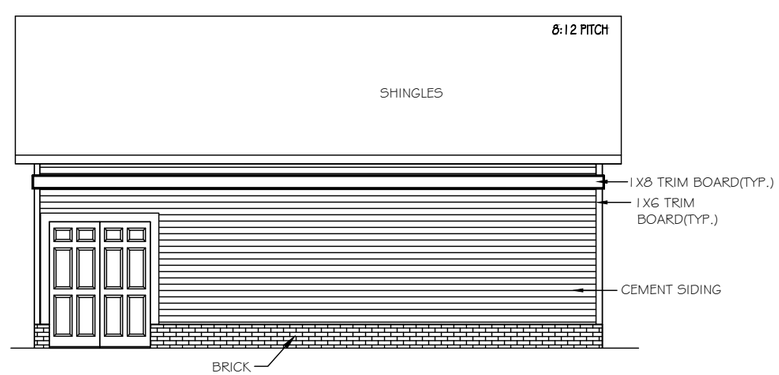
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES
ELEVATIONS

- 101 CORNER TRIM
- 103 FLUSH RAKE
- 105 HORIZONTAL SIDING
- 107 BOARD-N-BATTEN SIDING
- 108 SCALLOPED SIDING
- 109 SHAKE SIDING
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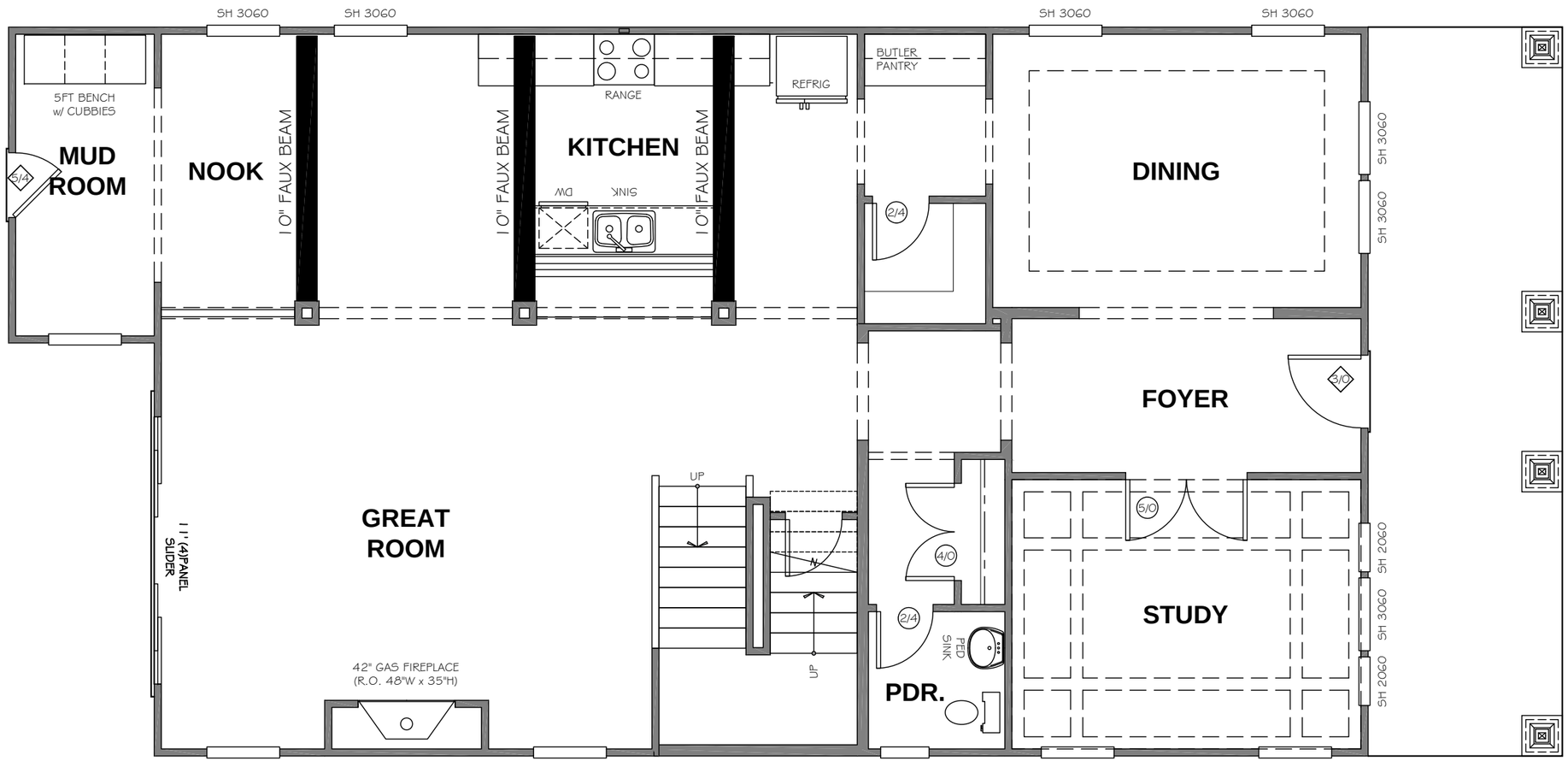
DATE: 07-4-16

SCALE: 1/8"= 1'-0"

CHECKED BY: INITIALS

SHEET: A3.3



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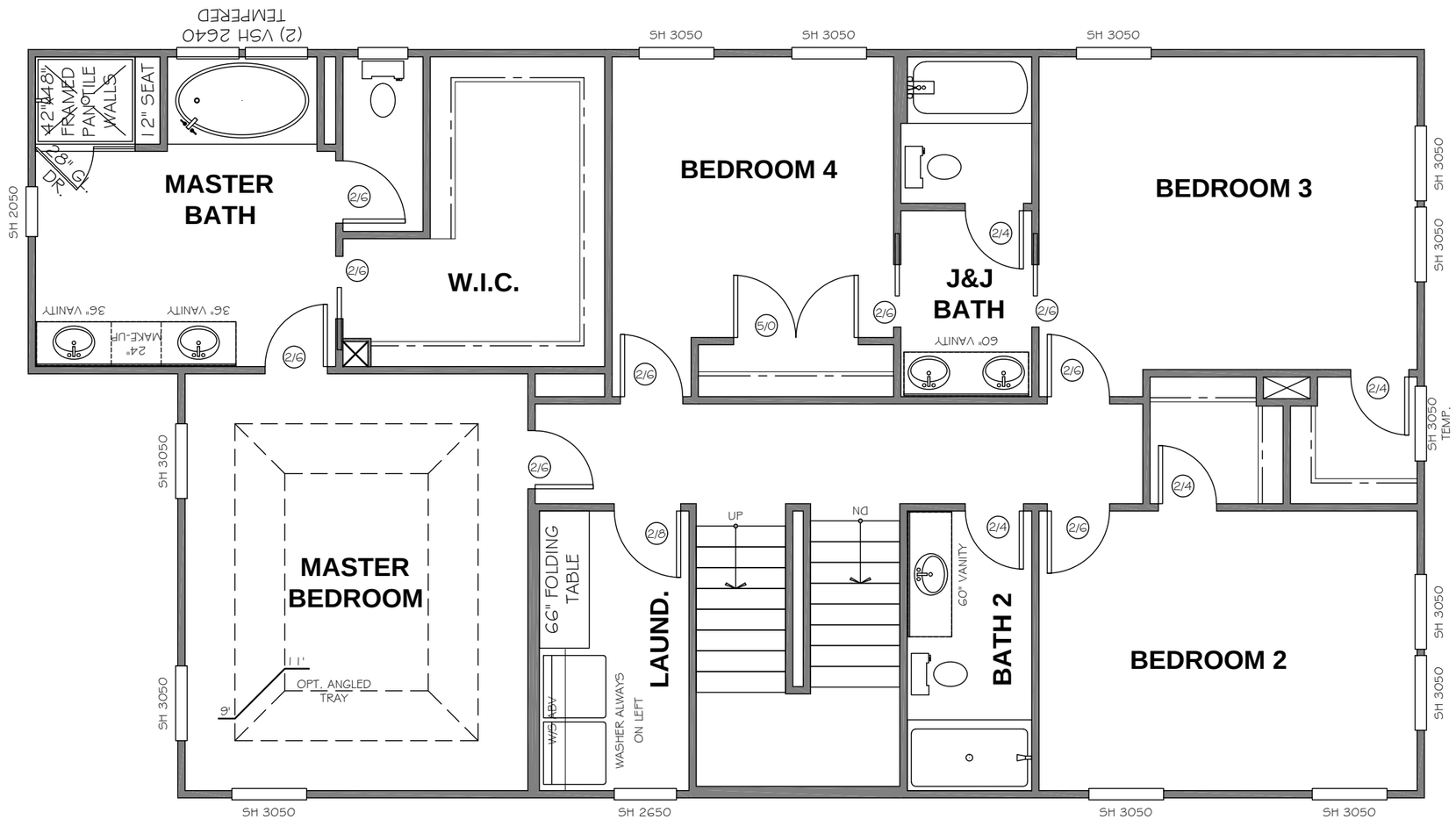
SHEET: A2.1



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SCALE: 3/16"=1'-0"

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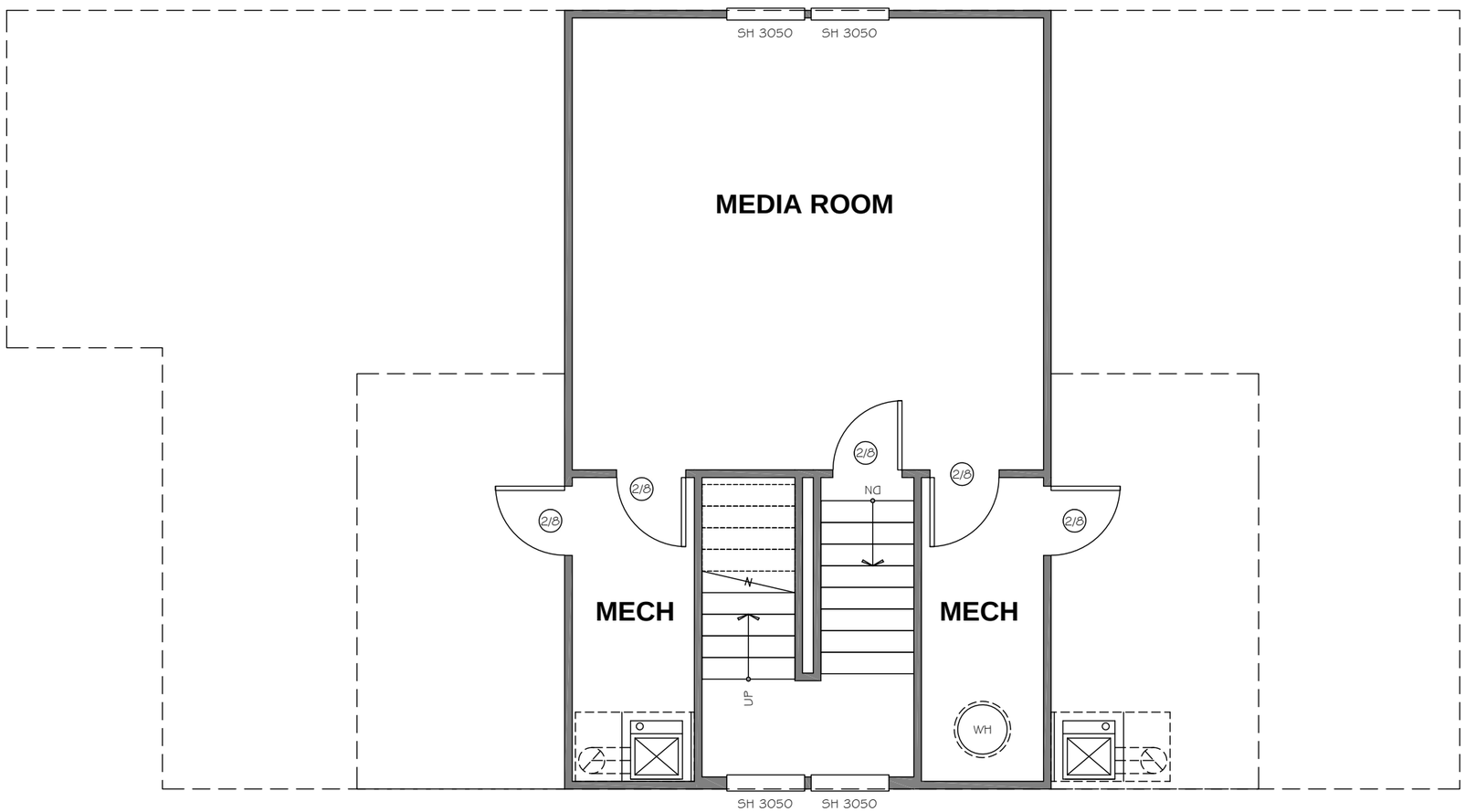
SHEET: A2.2



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SHEET: A2.4

TUCKER DOOR & TRIM CORP.

Monroe Ga. 770-267-4622 800-899-1739

Albany Ga. 229-432-2322 866-432-2822

Standard Features

1. 6/4" pine sash for strength, durability, insulating qualities and historically accurate look.

2. Treated with WoodLife®111 water repellent and wood preservative for long life.

3. Exteriors are factory-primed and ready for painting.

4. Thicker mortise and tenon joint. (Resists cracking)

5. Deeper shoulder for thicker S.D.L. bar.

6. Natural wood interiors ready for painting or staining.

7. Continuous routed finger lift for easy operation.

8. Sash screwed together with 2-1/4" screws for strength, durability and cleaner look. (No staple holes in face of sash)

9. Boot Glazed, reglazable in minutes, cuts down stress cracks.

10. Sash and Boot with weep holes to get condensation out of sash for long life

11. 11/16" Cardinal High-Performance LoE-270 insulating glass with ½" air space.

12. Foam-filled bulb weather stripping with three adjustments for a weather tight fit.

13. Dual action sash lock with adjustable keeper. Security and enhanced performance.

14. Insulated jamb-liners with spring covers, bridged back and adjustable springs. Smooth raise/lower and weather tight fit.

15. Tilt-in removable top and bottom sash for easy cleaning.

16. One piece 4-9/16" jambs for better strength and performance. (Not pieced together)

17. Low-maintenance rot-proof, sill, blind stop and brickmould.

18. Brickmould grooved for easy screen installation.

19. Double-hung windows designed to be factory-combined with other Tucker Door products. (Transom, Elliptical, Segment and Round-Top windows)

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Albany Ga. 229-432-2322 866-432-2822

Let The Beauty Of The World In While Keeping MotherNature Out!

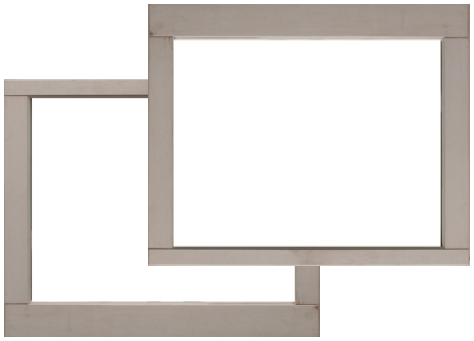
Cold, Heat, Rain and Harmful UV Radiation

Optional Features

- All Natural Pine exterior and interior for staining inside and out.
- White or tan colored jamb-liners. White or bronze sash locks.
- S.D.L Options 7/8" 1-1/8" and 7/8" Putty Bars
- G.B.G Bars
- Factory-applied exterior casing. 5/4x4 flat casing, 5/4x6 flat casing, 1x4 backband.
- Factory-applied extension jambs.
- Cardinal Glass LoE-366, (LoE-240 Glare Control) all available with Argon gas.
- Custom sizes.

Sash Replacment

- Improve Energy Efficiency While updating Your Curb Appeal.
- Easy Installation. Sash kit takes about 20 minutes to install



NFRC National Fenestration Rating Council® CERTIFIED

Performance Data

	U Value	SHGC	VLT	CR
LOW-E	0.33	0.27	0.51	54
LOW-E Argon	0.30	0.27	0.51	57

(6-24-10SJSH)