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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 300 West Park Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Robert and Kelly St. Louis

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The application was denied in August for scale ("This house will be taller than any historic house on the block.") and context ("No other historic home on this block has two stories."). The Commission will first determine if the revised proposal has been substantially redesigned or if there is a substantial change in circumstances before allowing the application to be heard.

### **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 - August*

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.

#### *Proposal – October 12, 2016*

The revised design includes the following changes:

1. Height has been reduced to approx. 25'-9"
2. The house is 1 ½ stories
3. Front porch depth is 8'
4. Siding is ¾ x 8 cedar, 1" x 6" trim cedar boards, ¼" corner board reveal. Cedar shake siding in gables.
5. Revised trim details on plan sheet #7

### **Policy & Design Guidelines for New Construction, page 34**

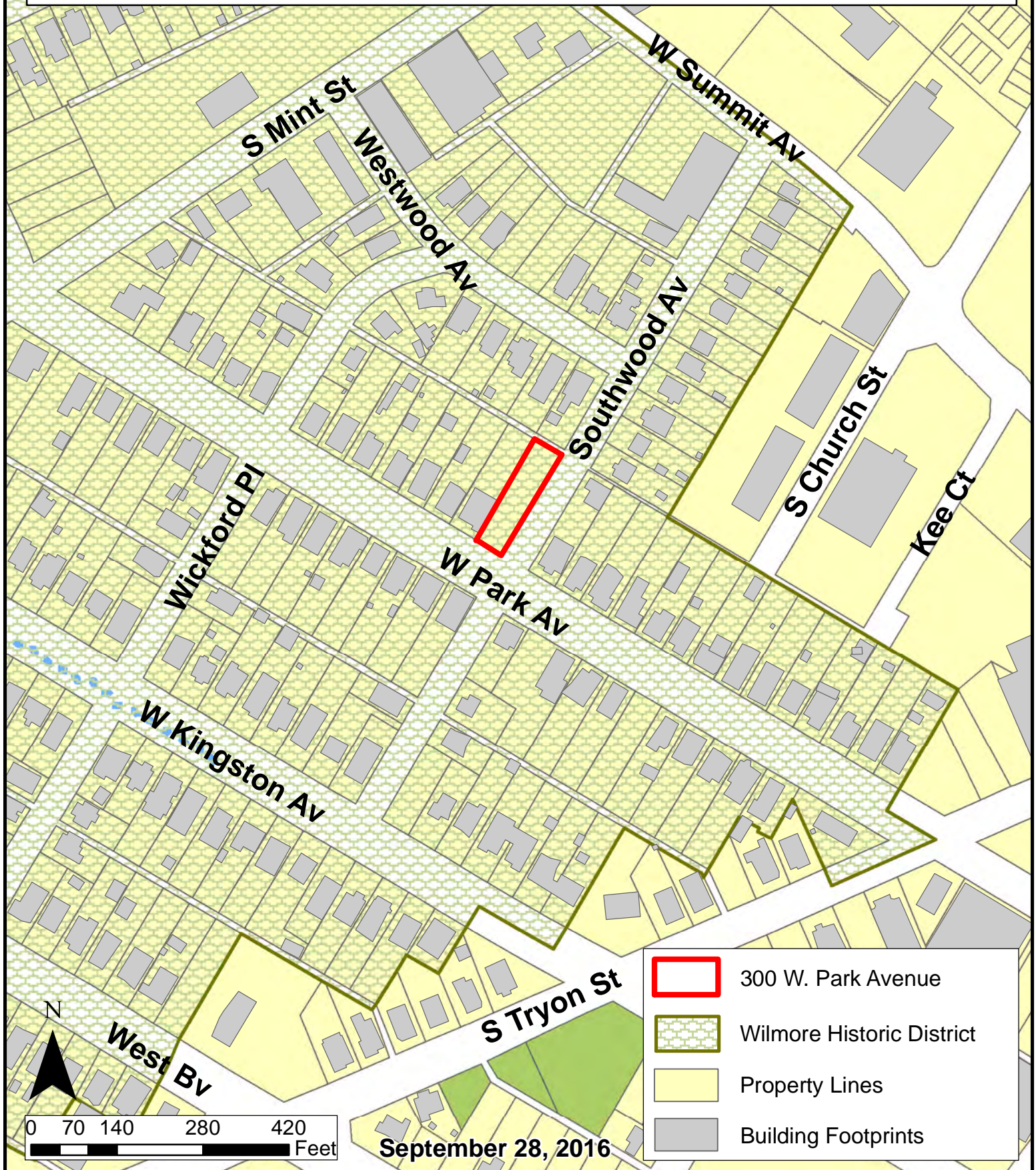
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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 new construction.



*Charlotte Historic District Commission - Case 2016-241*  
*New Construction*  
**HISTORIC DISTRICT: WILMORE**







Side View of Lot – 200'



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

Stand at the top of the  
Stairs looking towards  
Back of the Property.



Standing on W Park Ave looking at  
Front of the lot.







1600 Wilmore Dr.  
Wood

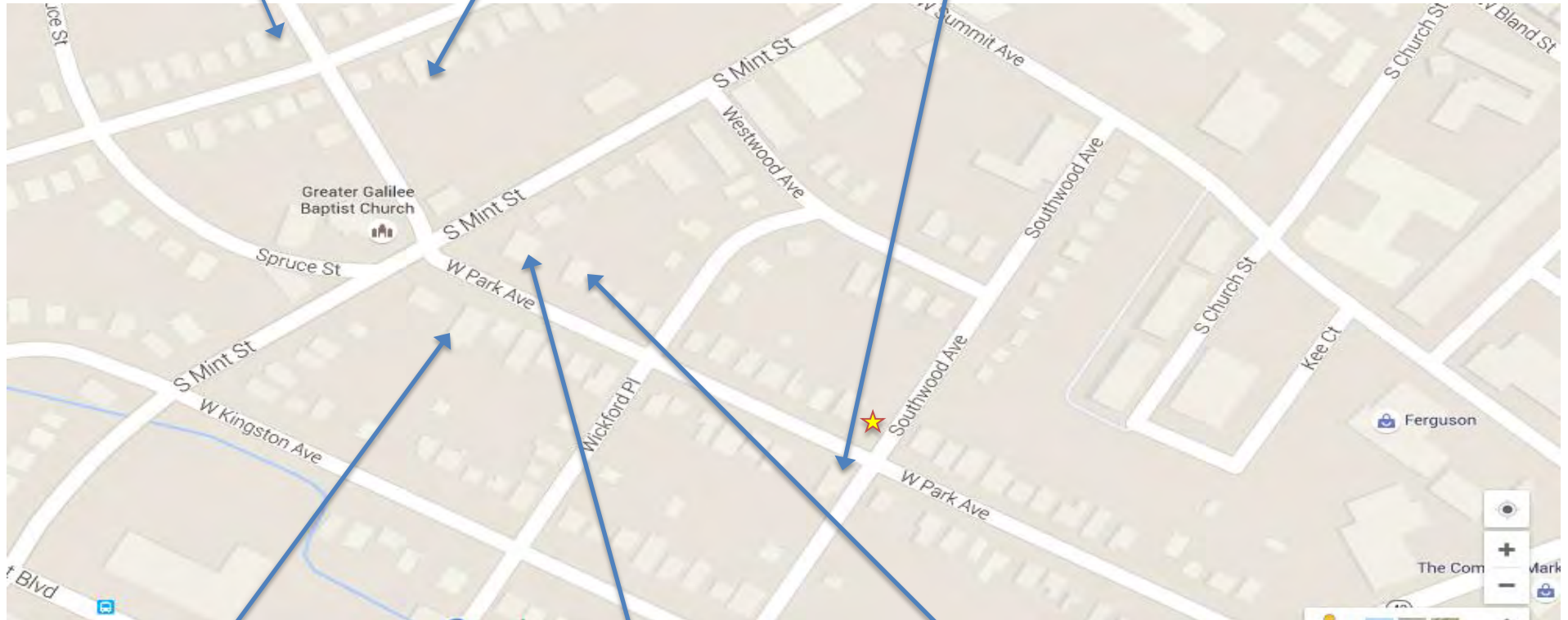


1557 Wilmore Dr.  
Wood



255 W Park Ave.  
Wood

\*Please see  
additional  
sheets for  
larger images\*



421 W Park Ave.  
CFB



420 W Park Ave.  
Wood



412 W Park Ave.  
Wood





417 W Kingston Ave.  
Wood

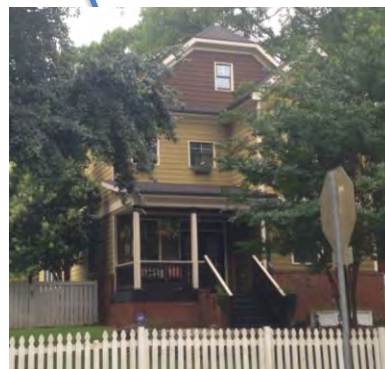
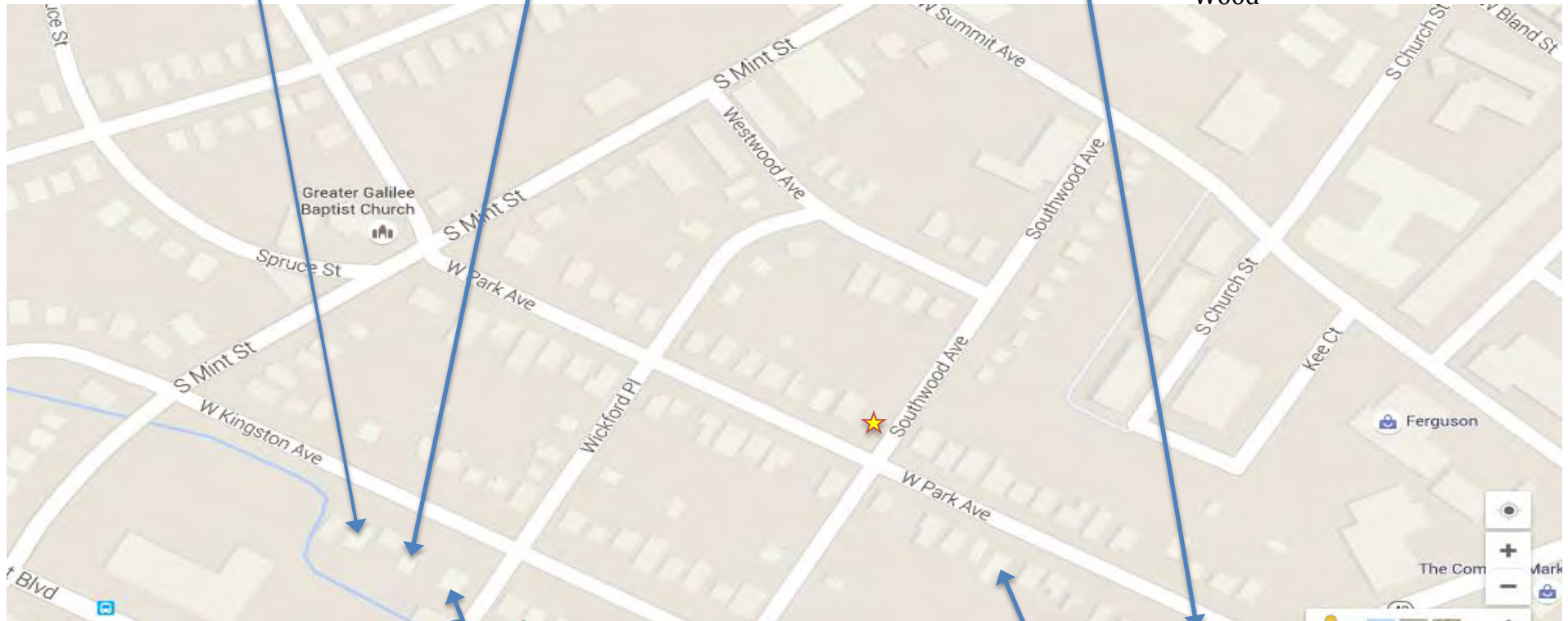


409 W Kingston Ave.  
CFB

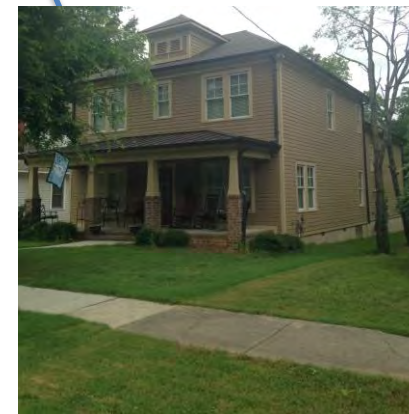


245 W Kingston Ave.  
Wood

\*Please see  
additional sheets  
for larger images\*



401 W Kingston Ave.  
CFB



235 W Park Ave.  
Wood





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



1) 1557 Wilmore Dr. Wood



2) 1600 Wilmore Dr. Wood



3) 420 W Park Ave. Wood



4) 421 W Park Ave. CFB





5) 412 W Park Ave. Wood



6) 255 W Park Ave. Wood



7) 235 W Park Ave. Wood



8) 245 W Park Ave. Wood





9) 401 W Kingston Ave. CFB



10) 409 W Kingston Ave. CFB



11) 417 W Kingston Ave. Wood



AREA CALCULATED BY COORDINATE COMPUTATION. ADDITIONAL PROPERTY OWNERS NAMES WERE TAKEN FROM HANCOCK COUNTY TAX OFFICE RECORDS, AND ARE LISTED AS AN ADD-ON FORMALLY.

SECTION NODES AT ALL CORNER VERTICES NOTED. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE FEDERAL REGULATIONS, EASEMENTS, RIGHTS-OF-WAY, UTILIZED EASEMENTS, EASEMENTS AND FUTURE PLANNED PLAN WHICH MAY BE OF RECORD.

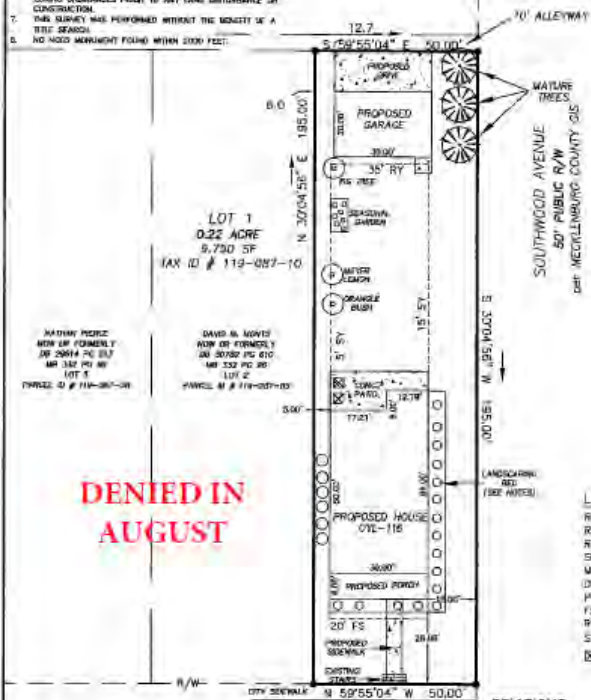
ALL DISTANCES ARE HORIZONTAL DISTANCES. DISTANCES WERE NOT CHECKED FOR THIS PROJECT.

LOT SUBJECT TO ALL ZONING ORDINANCES OF THE CITY OF CHARLOTTE. SUBSEQUENT OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL CITY AND HANCOCK COUNTY ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CURATIVE.

NO RECORDS MAINTAINED WITHIN 2000 FEET.

CIRCLE ORNAMENTAL BLUEBERRY BUSHES  
 DREPPING THYME  
 ROSEMARY  
 FERNS  
 ASTILE  
 CLIMBING ROSE  
 HYDRANGEA  
 MORE ORNAMENTAL GRASSES



SCALE: 1" = 30'

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
<input checked="" type="checkbox"/> X	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

W. PARK AVENUE  
80' PUBLIC R/W  
MECKLENBURG COUNTY GIS

PLOT PLAN  
PROPERTY KNOWN AS  
10 W. PARK AVENUE  
BLOCK 9, WILMORE SUBDIVISION  
10, MB 332 PG 96, DB 30302 PG 255  
SITE, MECKLENBURG COUNTY, NC  
FOR  
TRUE HOMES



**METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES**

4400 N STUART ANDREW BLVD  
CHARLOTTE, NC 28217

P (704) 334-1325  
F (704) 334-1350

M21.00-11711 &amp; 50 MONITOR

011-10-014

8/10/15

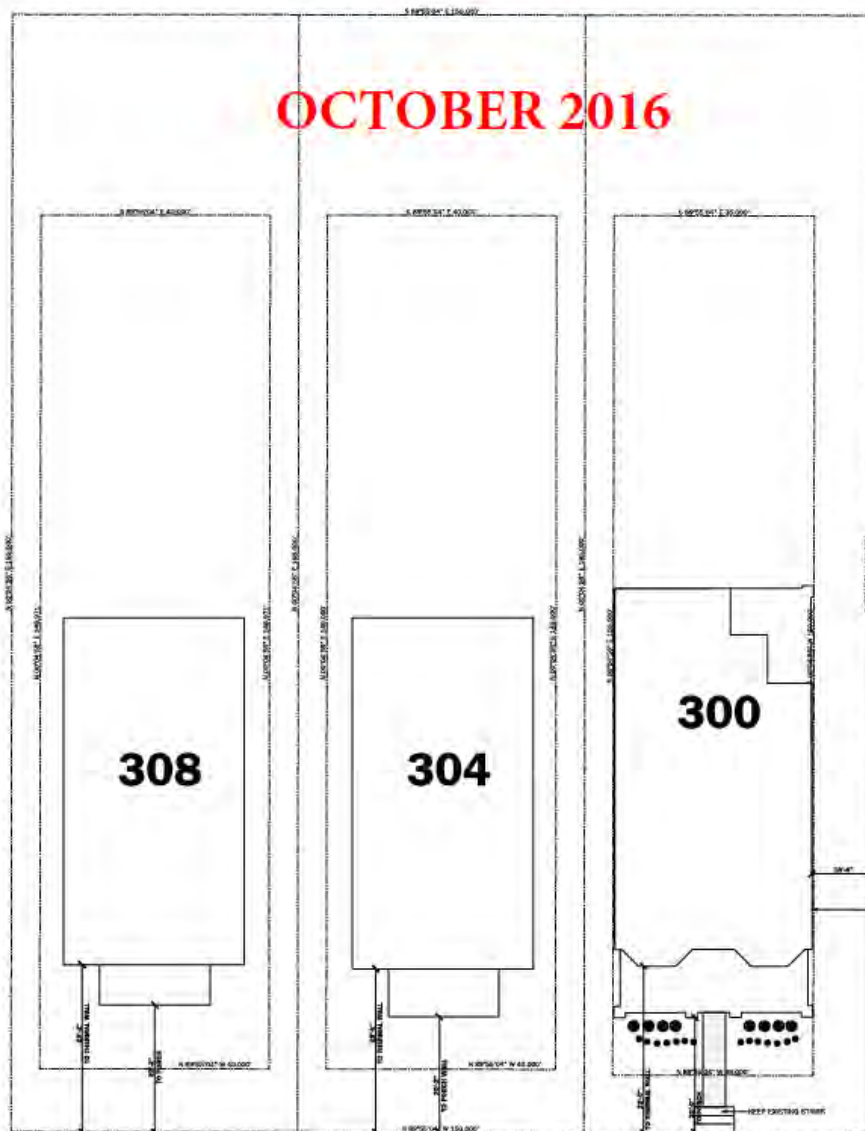
CDF

Printed on: 01/05/2015 11:05:00 AM  
Page: 1 of 1

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 3710434300L, DATED:  
SEPTEMBER 2, 2015.



OCTOBER 2016



**SOUTHWOOD AVE.**

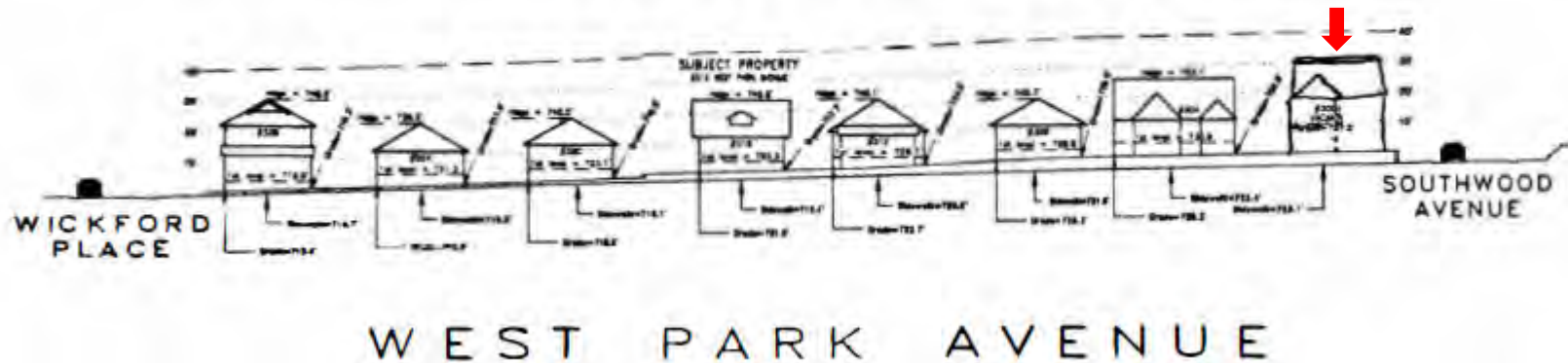
REMOVE EXISTING WALL DUE TO LEAKAGE  
AND NOT BEING STRUCTURALLY SOUND

**W. PARK AVE.**

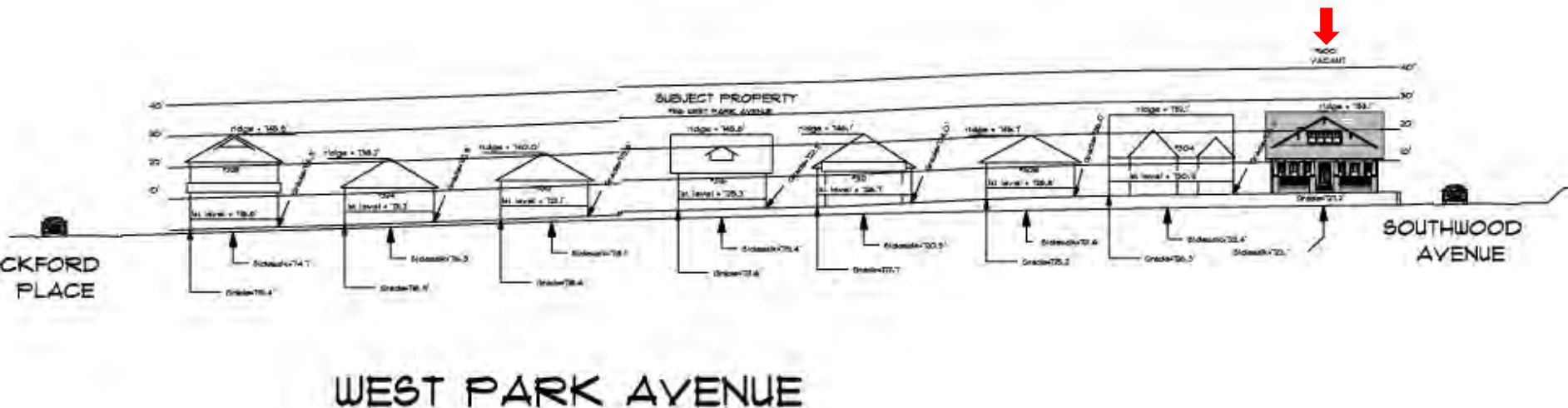
ALL MEASUREMENTS  
SIDEWALK



# DENIED IN AUGUST



# OCTOBER 2016



# OCTOBER 2016



**ELEVATION NOTES:**

- ALL WINDOWS TO BE AGED WITH FINISHABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING
- 1"x6" SELECT CEDAR TRIM BOARDS
- SHAKES TO BE SELECT CEDAR SHAKES
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PADDOUT CORNER BOARDS ACCORDINGLY



DENIED IN AUGUST



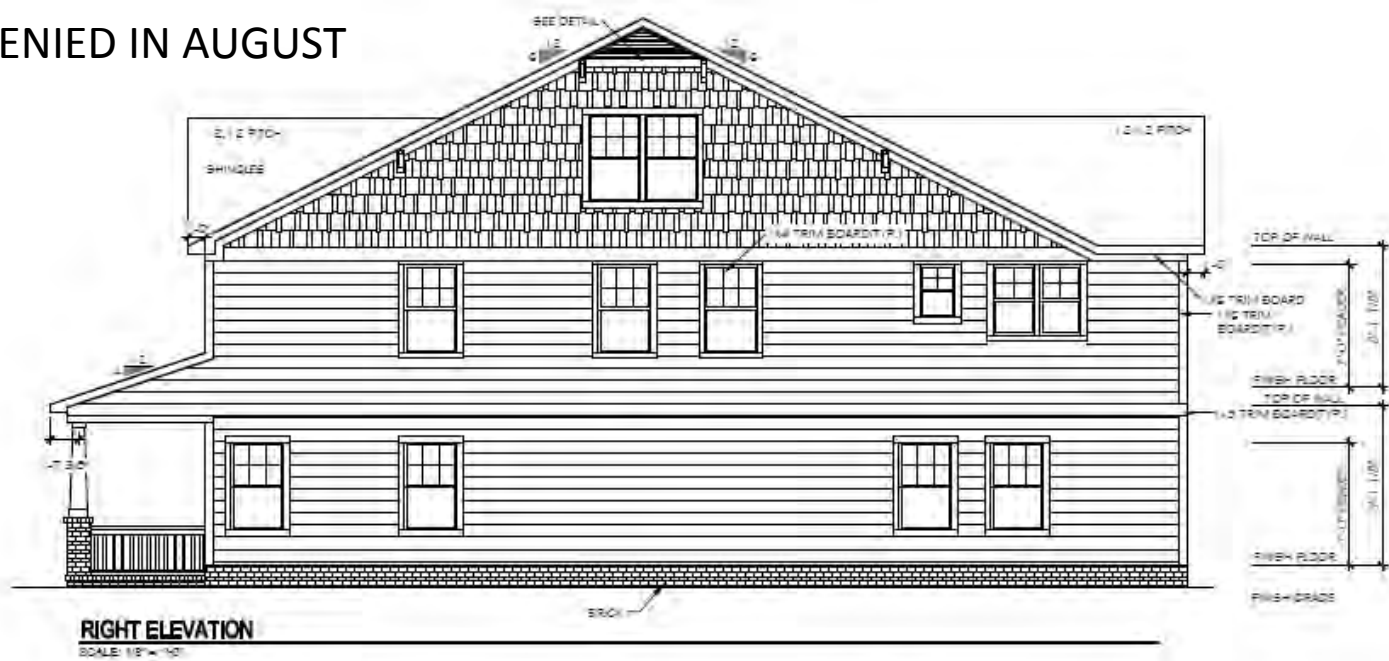
OCTOBER 2016



**ELEVATION NOTES:**

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED BRIDGED LIGHT (SGL)
- BRIMS TO BE 2" x 4" x 8" SELECT CEDAR BEAMS
- 1" x 6" SELECT CEDAR TRIM BOARDS
- BRIMS TO BE SELECT CEDAR BEAMS
- ALL BRIMS TO COVER & BEARD INTERSECTIONS, MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY

DENIED IN AUGUST

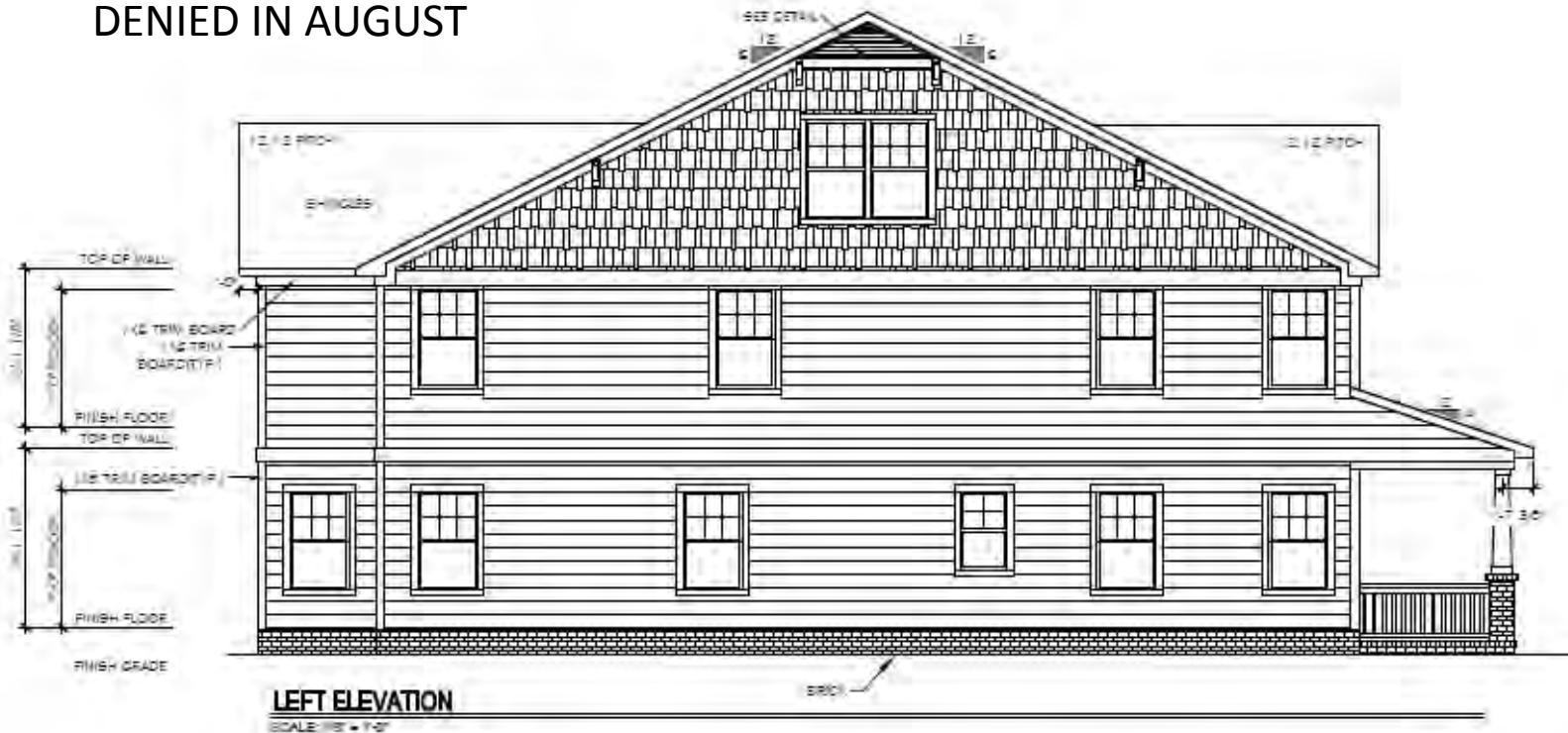


OCTOBER 2016





DENIED IN AUGUST



OCTOBER 2016

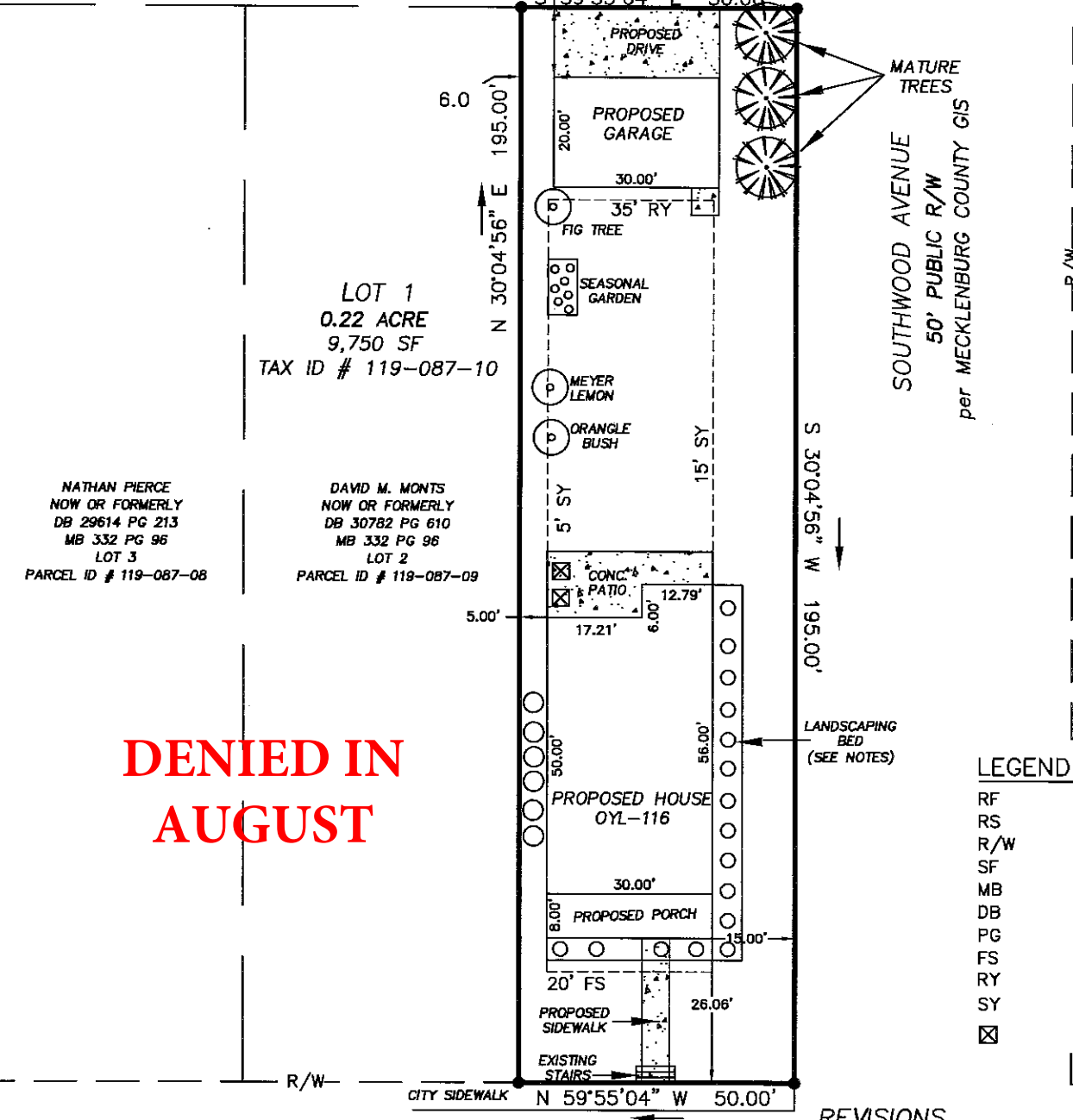
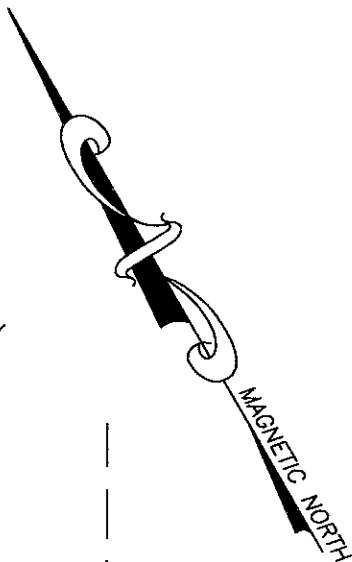


NOTES

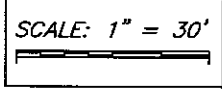
- 1. AREA CALCULATED BY COORDINATE COMPUTATION.
- 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
- 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND 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



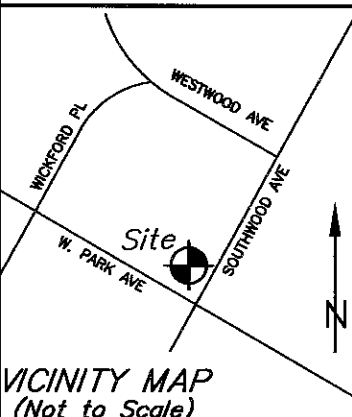
DENIED IN  
AUGUST



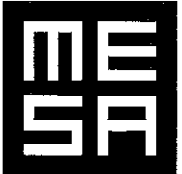
LEGEND	
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
☒	AC UNIT

- 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.



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



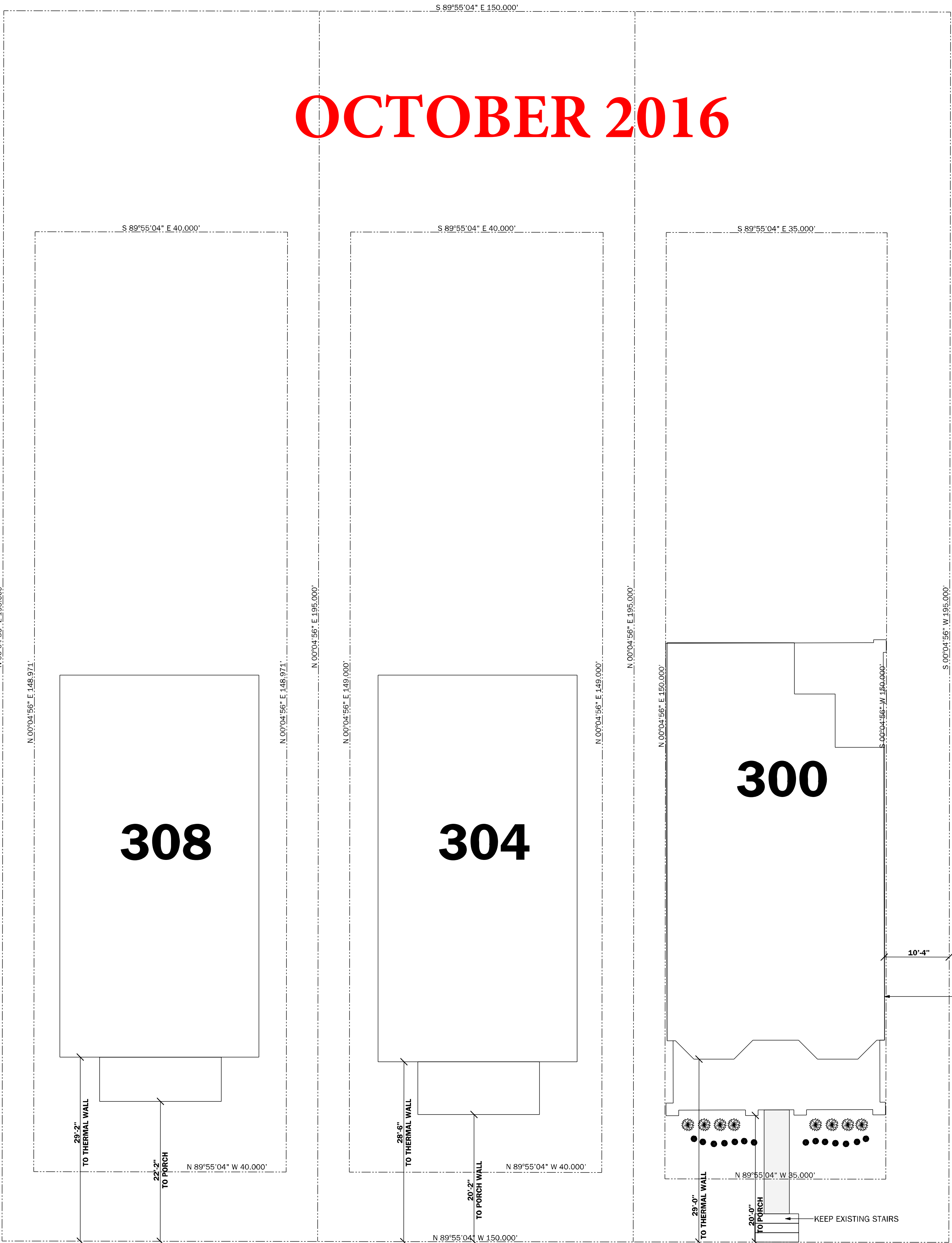
METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES

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



GENERAL NOTES  
1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VIA MFS.  
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS  
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION  
7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



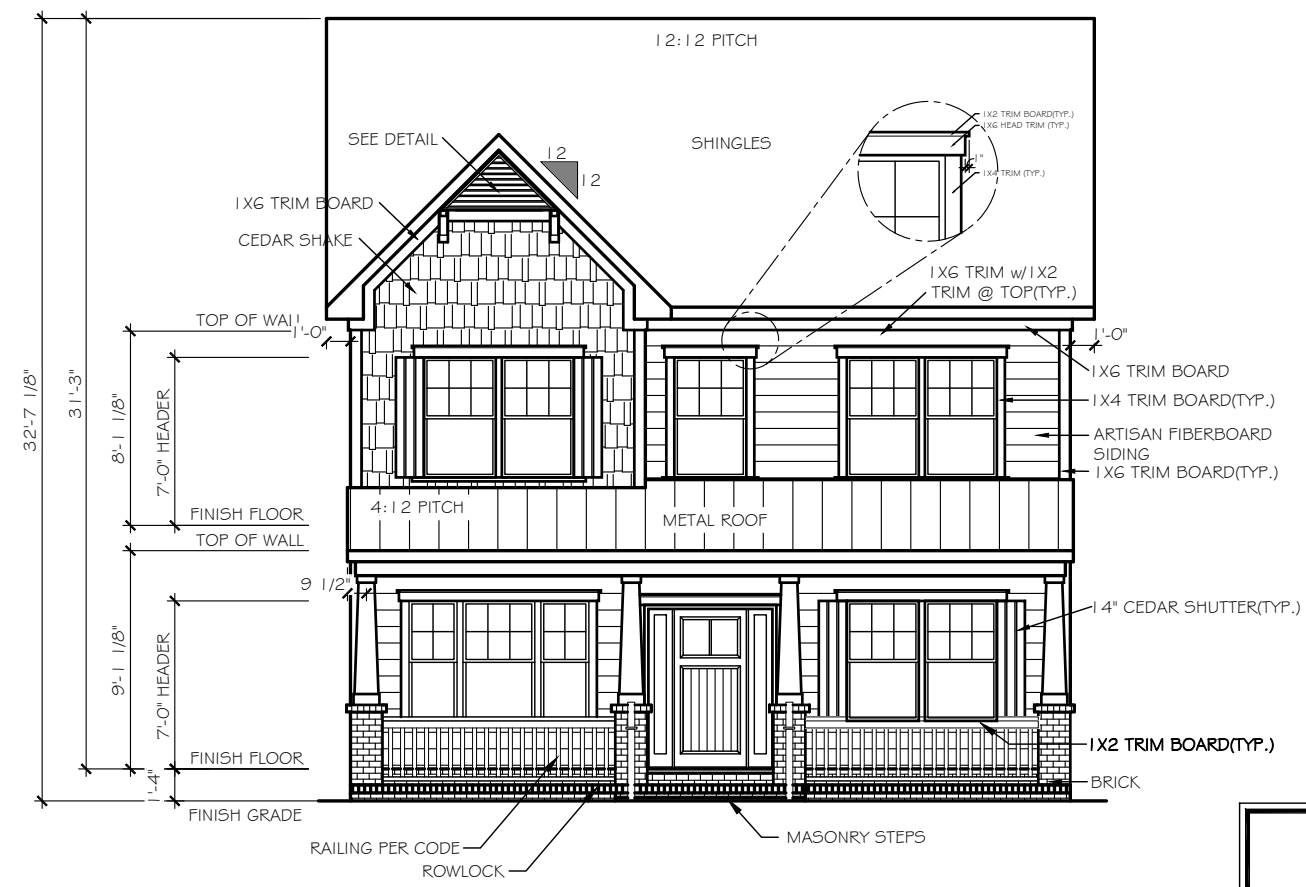
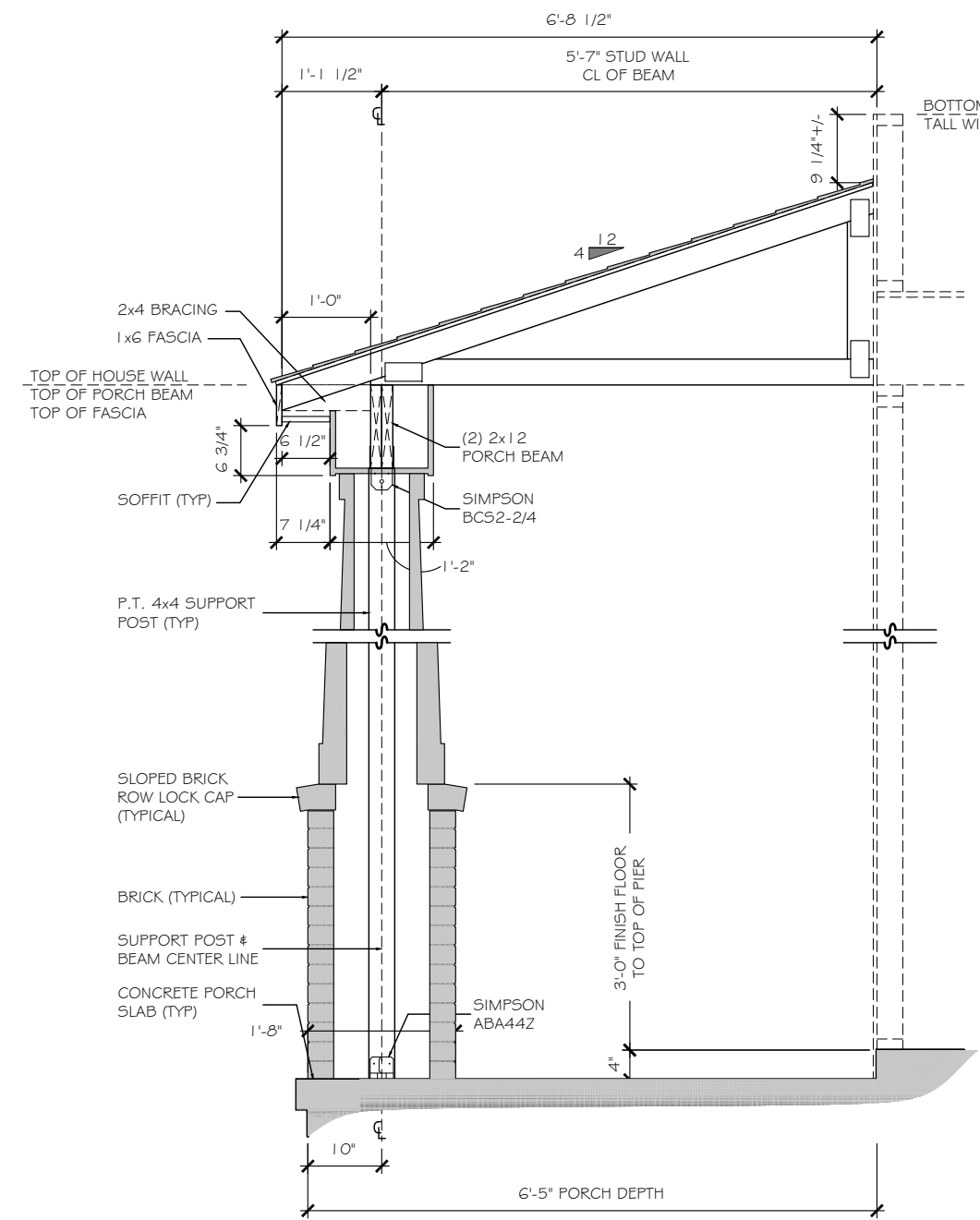
OCTOBER 2016

SOUTHWOOD AVE.

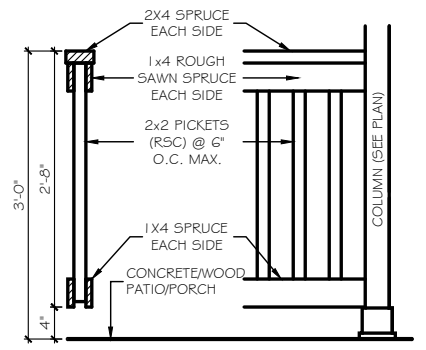
W. PARK AVE.

ALL MEASUREMENTS ARE FROM BACK OF SIDEWALK

DENIED IN AUGUST



FRONT ELEVATION



7.1 EXTERIOR RAILING  
SCALE: 3/8" = 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

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

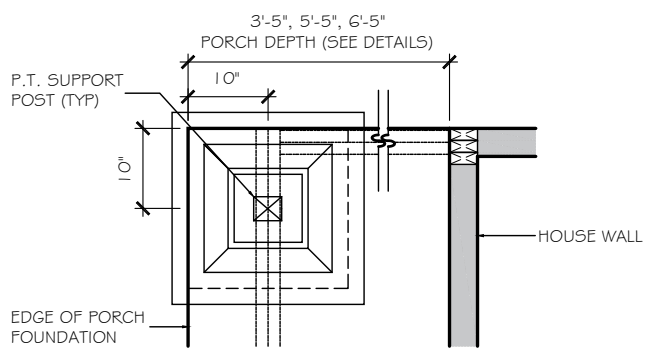
139 SOLDIER COURSE

141 PRECAST KEYSTONE

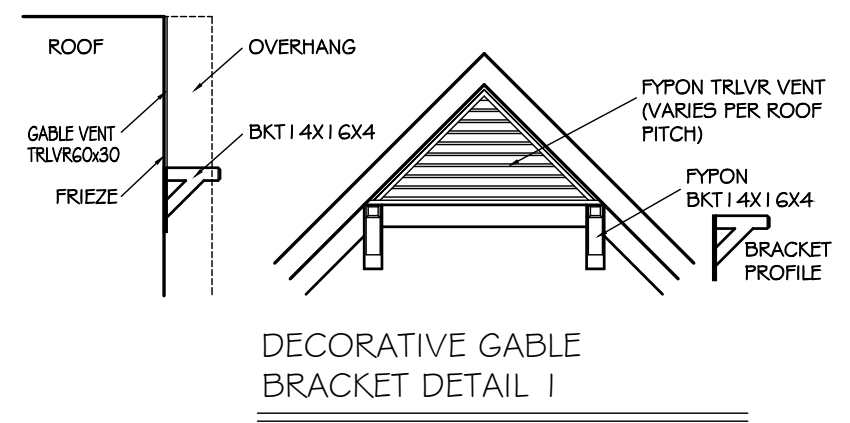
143 THIN-SET STONE VENEER

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

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



A 1 6" TAPERED COLUMN ON 20" SQ. PEDESTAL (STONE/BRICK)  
SCALE: 1/2" = 1'-0"



DECORATIVE GABLE BRACKET DETAIL 1

TrueHomes

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2649 Brekon Ridge Centre Dr.  
Suite 104  
Monroe, N.C. 28110  
704-226-9486

ON YOUR LOT

SOMERSET

CHARLOTTE

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DRAWN BY:  
DP

DATE:  
07-4-16

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

CHECKED BY:  
INITIALS

SHEET:

A3.1



DENIED IN AUGUST

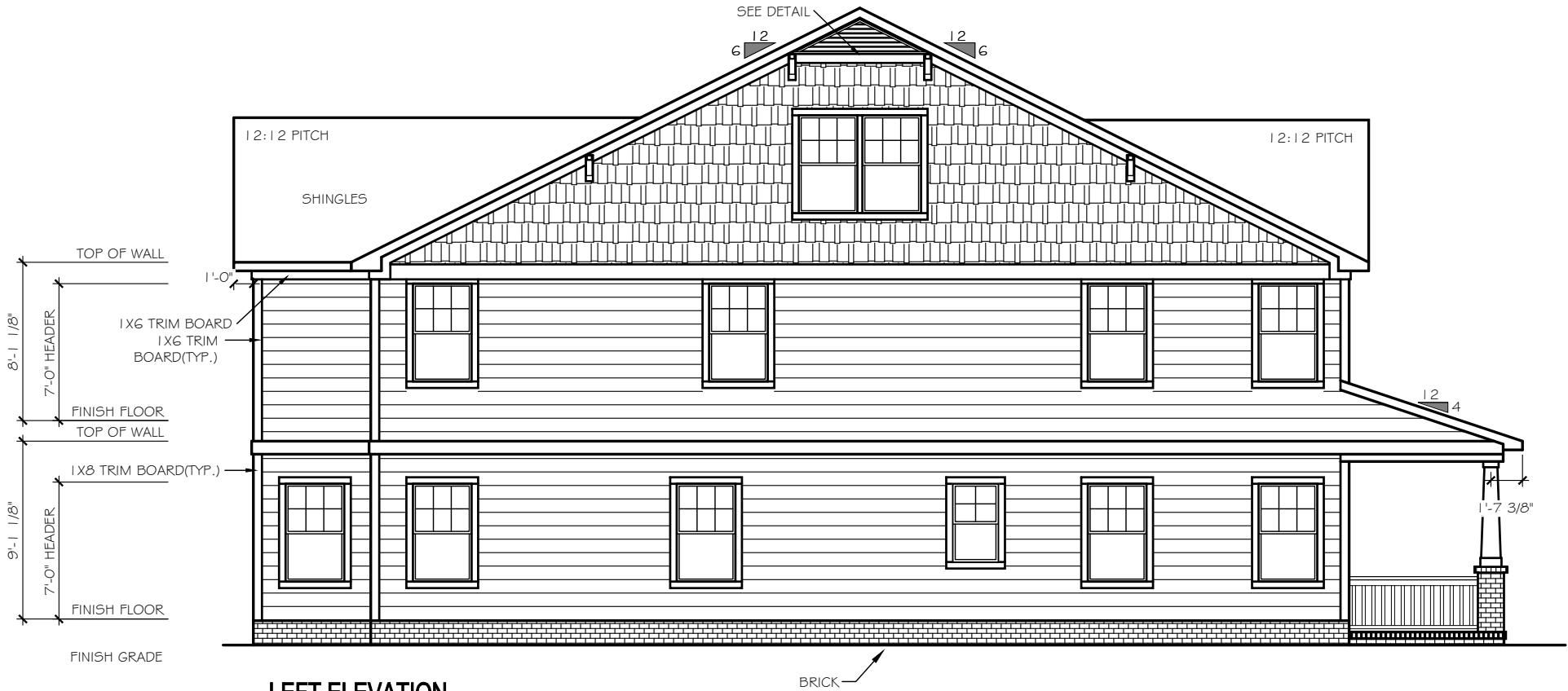
1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS UNLESS  
OTHERWISE NOTED

KEY NOTES  
ELEVATIONS

- (01) CORNER TRIM
- (03) FLUSH RAKE
- (05) HORIZONTAL SIDING
- (07) BOARD-N-BATTEN SIDING
- (08) SCALLOPED SIDING
- (09) SHAKE SIDING
- (11) COMPOSITE SHINGLES
- (12) METAL ROOFING
- (13) SHINGLED RETURN
- (14) SUBFASCIA
- (15) FLASHING
- (17) VINYL SHUTTER
- (19) TRIM BOARD AT OVERHEAD DOOR JAMB
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (26) SYNTHETIC CROSS HEAD
- (27) 1X4 FRIEZE TRIM BOARD
- (29) 1X6" SPRUCE FASCIA W/ COIL WRAP & VINYL SOFFIT
- (31) 1-1/2" THICK STONE CAP
- (33) 5" FACE BRICK VENEER
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE
- (43) THIN-SET STONE VENEER



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



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

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

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DRAWN BY: DP

DATE: 07-4-16

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

CHECKED BY: INITIALS

SHEET:  
A3.2

GENERAL NOTES  
1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VIA MFS.  
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS  
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION  
7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.

OCTOBER 2016



FRONT ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"x8" SELECT CEDAR SIDING
- 1"x6" SELECT CEDAR TRIM BOARDS
- SHAKE TO BE SELECT CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY



LEFT ELEVATION

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



GENERAL NOTES  
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OCTOBER 2016



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

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RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

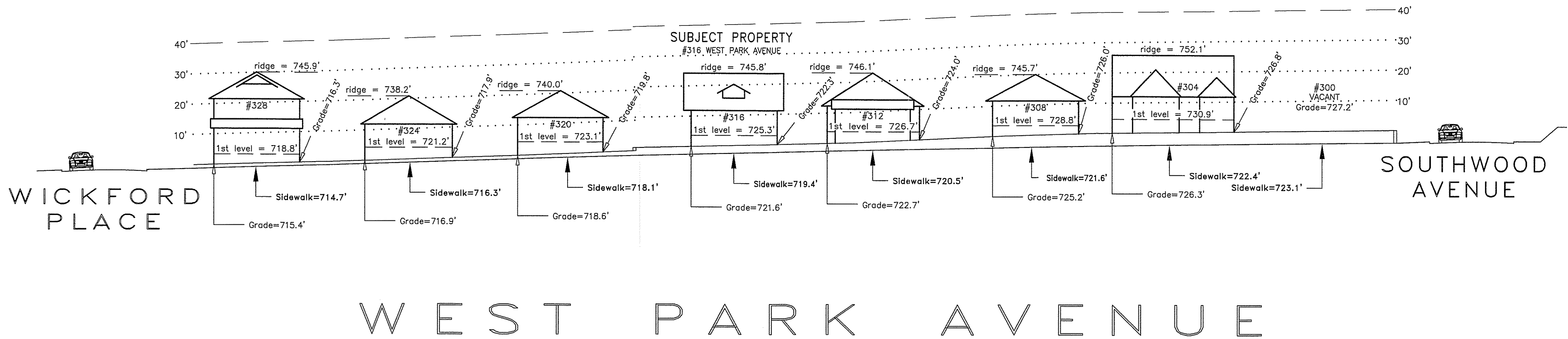
THIS COPYRIGHTED DESIGN IS THE  
SOLE PROPERTY OF 8 TWENTY ONE  
HOME DESIGN AND MAY NOT BE  
USED OR REPRODUCED WITHOUT A  
WRITTEN CONSENT OF  
8 TWENTY ONE HOME DESIGN

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 5<sup>th</sup> day of March, 2015.



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

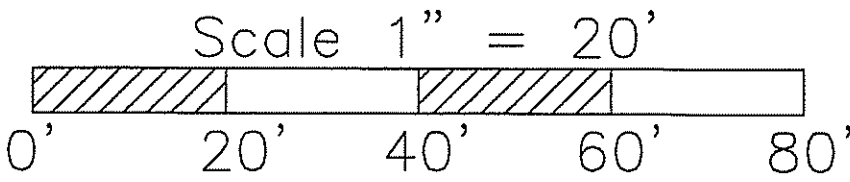


A.G. ZOUTEWELLE  
SURVEYORS

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

Copyright 2015  
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

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.





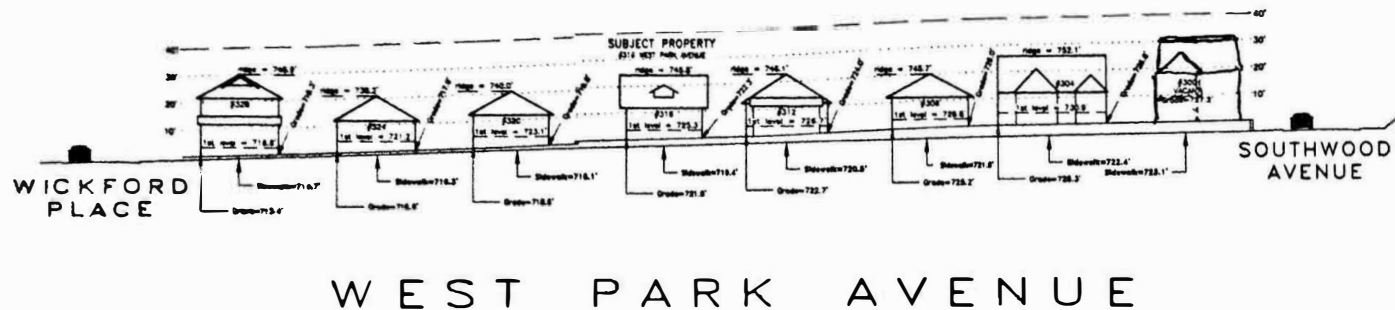
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 5th day of March 2015.



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

# DENIED IN AUGUST



**A.G. ZOUTEWELLE  
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March 04, 2015

## General Notes:

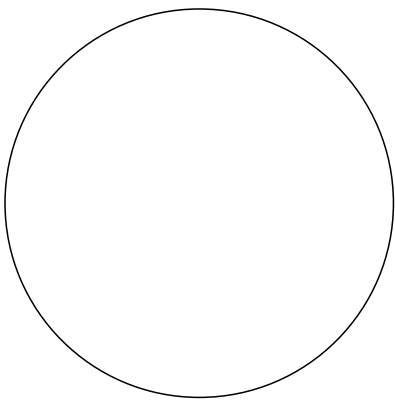
The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), lot level, and midline of the houses depicted hereon. No rearward or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design. 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.

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

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 \_\_\_\_ day of \_\_\_\_\_, 2015.

NON-CERTIFIED CAD DRAWING  
REFER TO SIGNED AND SEALED  
PDF DATED MARCH 5, 2015  
  
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



SCALE: 1" = 20'-0"  
DRAWN BY: BR, KR  
DATE: Monday, October 03, 2016

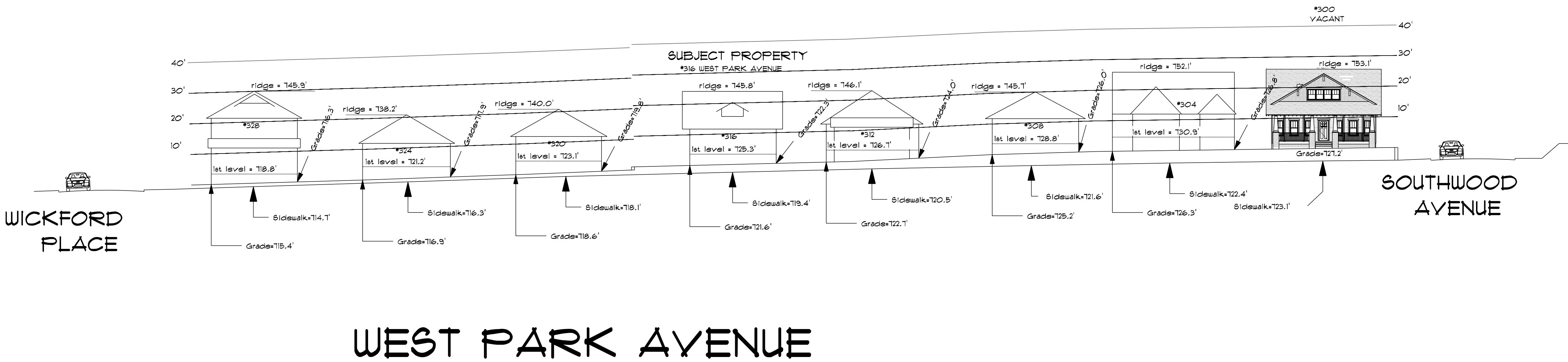
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HOME DESIGN  
WAXHAW, NC 704-401-6159

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300 W. PARK AVE.  
Charlotte  
North Carolina

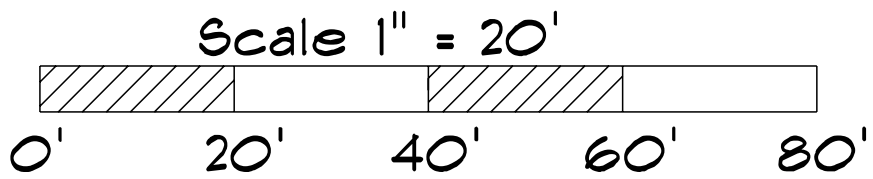
PAGE: 1  
STREET VIEW

OCTOBER 2016



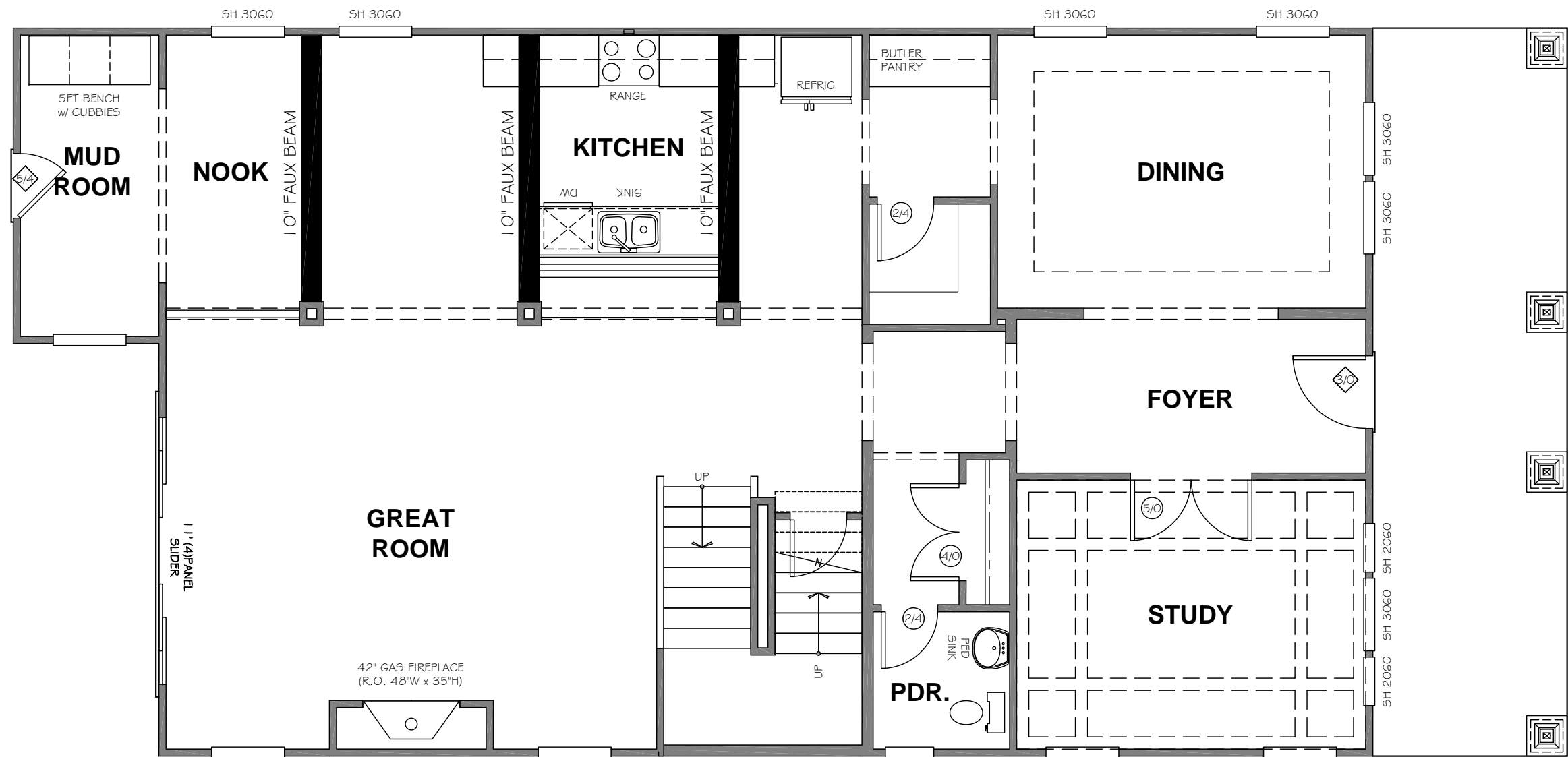
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300 BLOCK of WEST PARK AVENUE  
FACING NORTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
March 04, 2015





DENIED IN AUGUST



TrueHomes

IT'S ALL ABOUT U

2649 Brekon Ridge Centre Dr.  
Suite 104  
Monroe, N.C. 28110  
704-226-9486

ON YOUR LOT

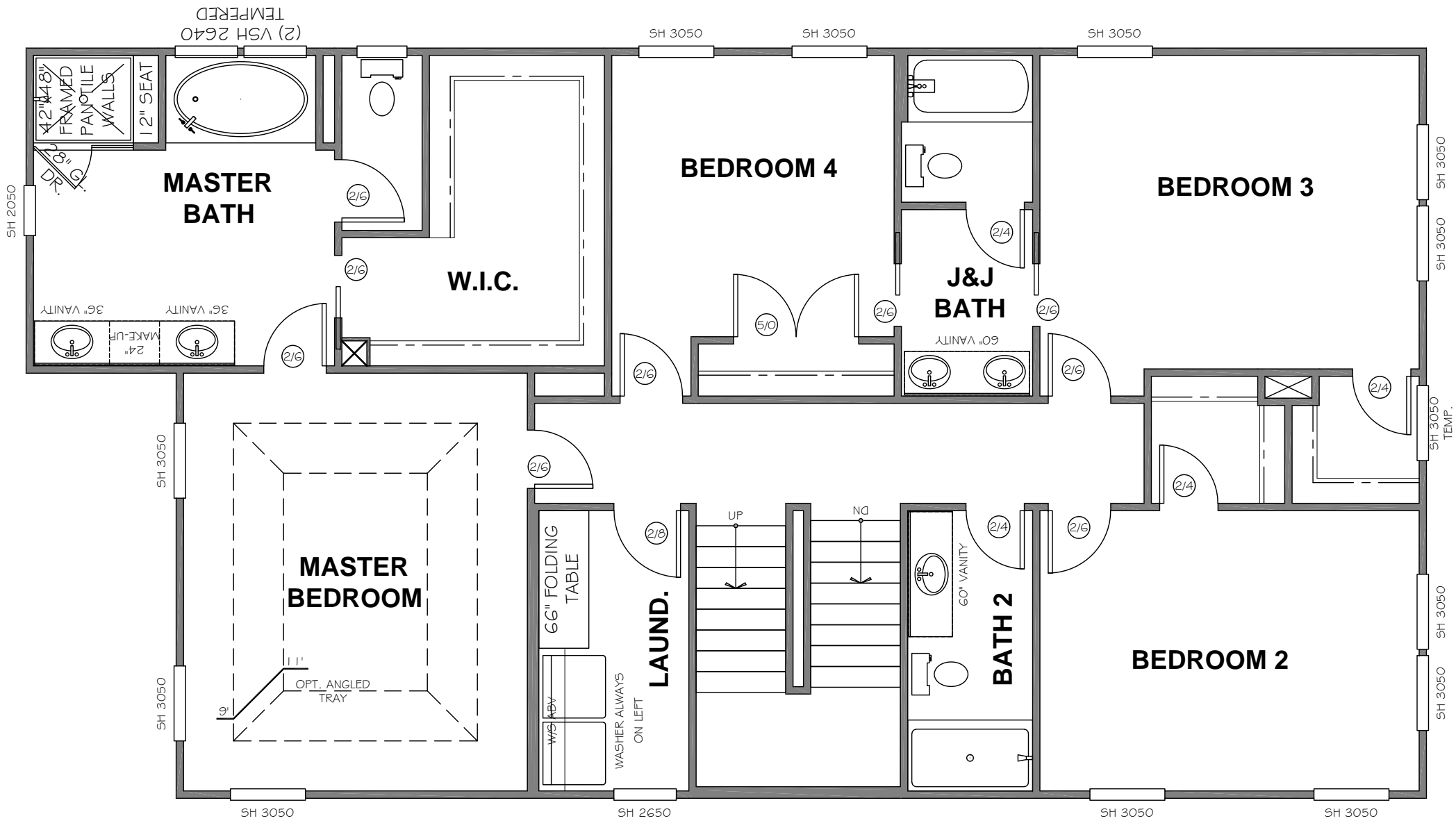
SOMERSET

CHARLOTTE

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DRAWN BY:	DP
DATE:	07-4-16
SCALE:	3/16" = 1'-0"
CHECKED BY:	INITIALS

SHEET:  
A2.1

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ON YOUR LOT

SOMERSET

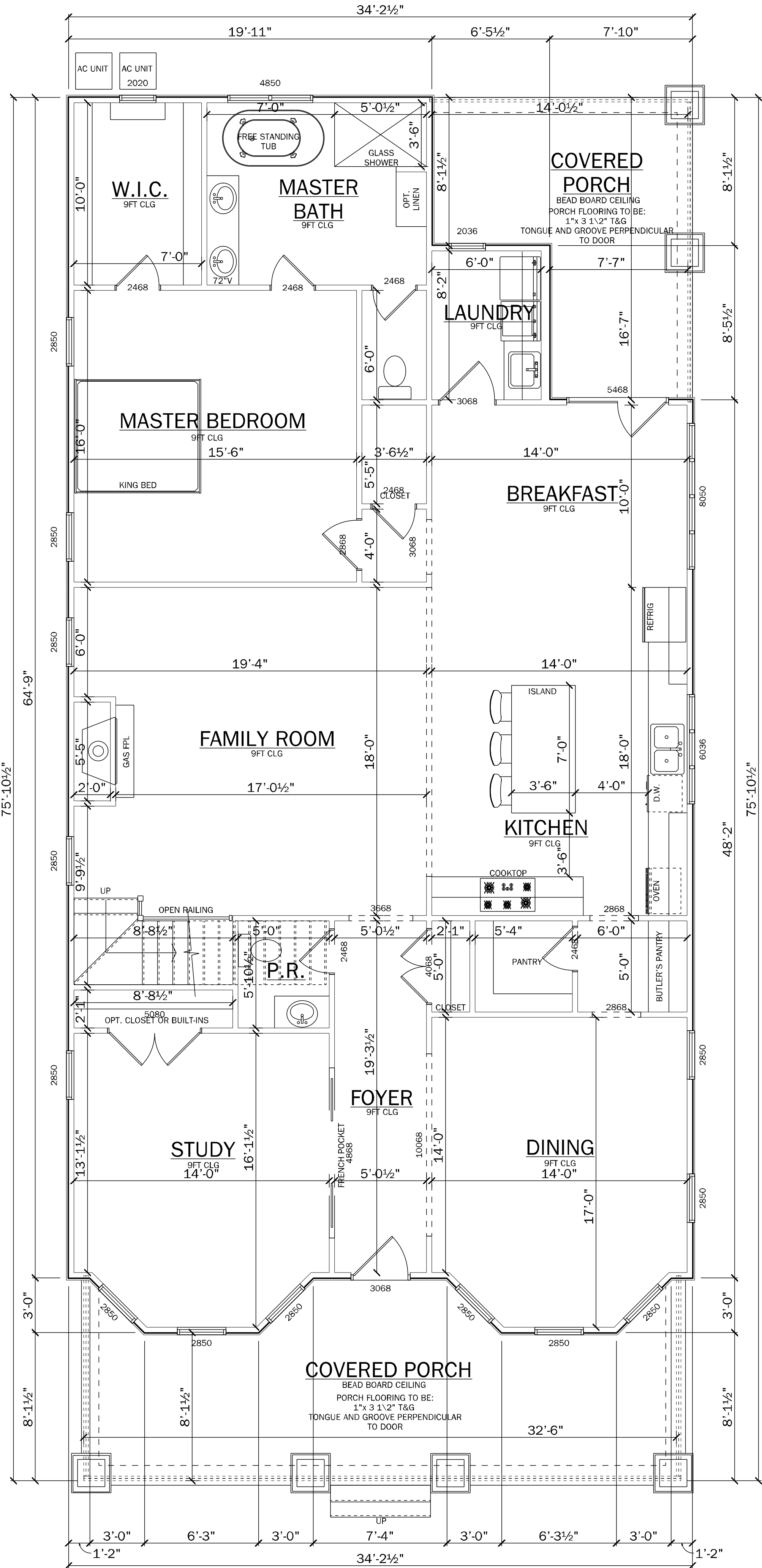
CHARLOTTE

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SCALE:	3/16" = 1'-0"
CHECKED BY:	INITIALS

SHEET:  
A2.2



**GENERAL NOTES**  
1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAVA MFS.  
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS  
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION  
7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.  
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



Sq Footage	
FIRST FLOOR	2086
SECOND FLOOR	985
TOTAL HEATED	3071
FRONT PORCH	311
REAR PORCH	181
TOTAL UNDER ROOF	3563

OCTOBER 2016

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND PRIVATE AGREEMENTS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4'-0" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAWN AT 3/16"=1'-0", U.N.O.



AMERICAN INSTITUTE of  
BUILDING DESIGN

WAXHAW, NC

Charlotte  
North Carolina

## SECOND FLOOR



- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND/VA HFS.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE). THE FIRST STEP ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO MAINTAIN A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLES SHALL BE 45 DEGREES MINUS.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER. U.N.O.
- 9 FRAME WALLS ARE DRAWN AT 3/12" WIDE. U.N.O.

