
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 831 East Worthington Avenue (1826 Park Road)

SUMMARY OF REQUEST: Front porch, site features, fenestration changes

APPLICANT/OWNER: Allen Brooks

Details of Proposed Request

Existing Conditions

The existing structure is a one Bungalow designed by William H. Peeps and listed as a contributing structure in the Dilworth National Register of Historic Places. Architectural features include a “blend of styles including Four Square massing, and clipped gable end toward street. Full width façade porch, side shed dormers. House was reoriented from Worthington to Park. ca 1915.” Vehicular access is along Park Road, adjacent to an alley easement.

Project

The project is the reorientation of the main entrance to Park Road, landscaping, fenestration changes and a new driveway pad. The existing right side gable end would be replaced with an entry door and brick stairs, the rear window widened to a casement window system, installation of a canopy over the left side door and shifting the existing front door back to its original location with a new window. Window sash kit replacements are noted on the elevations.

Design Guidelines –Replacement Windows, page 4.14

13. Maintain the original size and shape of windows.
14. Match window replacements to the height and width of the original openings.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Design Guidelines - Porches, page 6.14

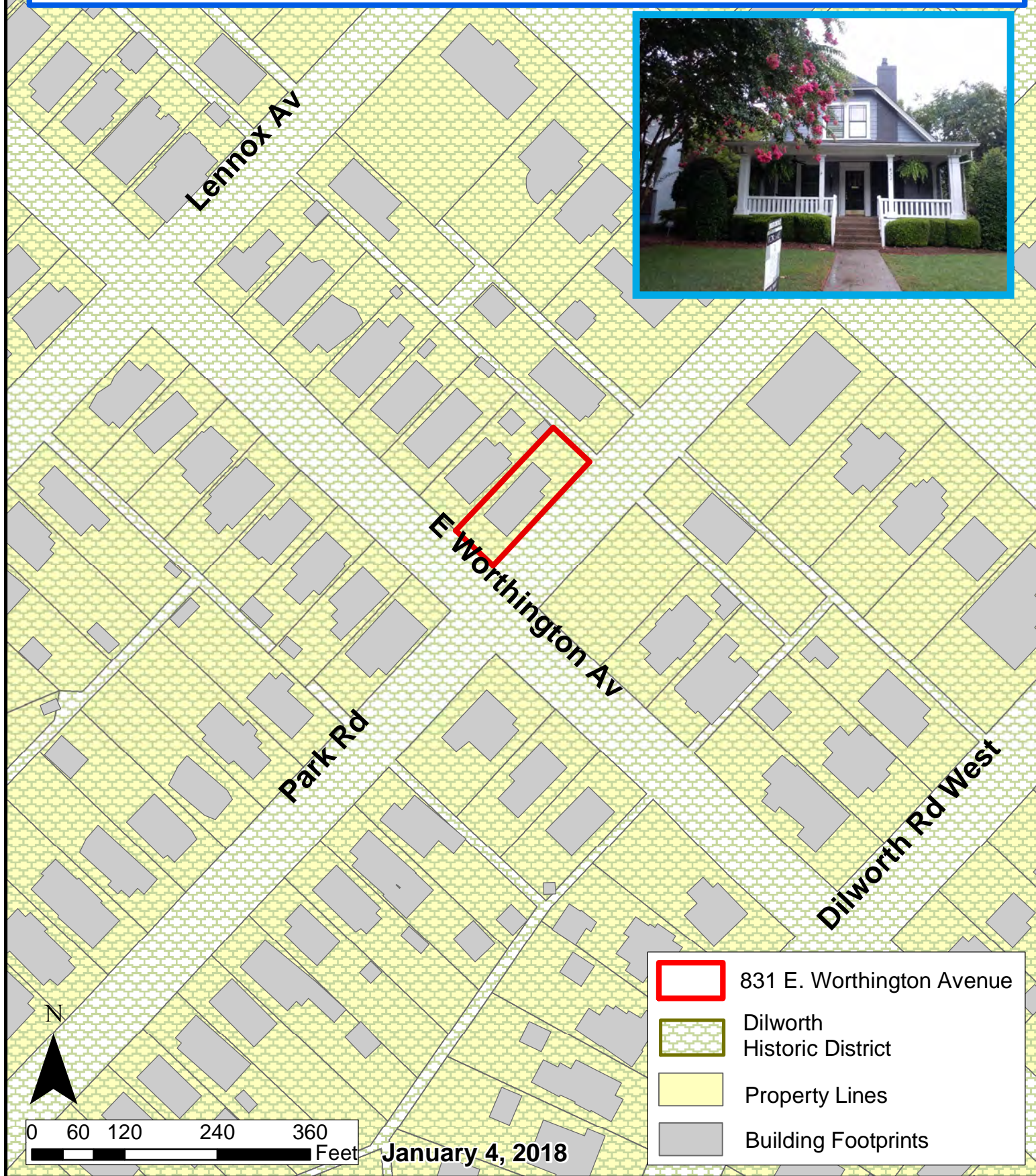
1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contains a porch.
2. Design new porches to complement the size, proportion, placement and rhythm of existing historic porches within its context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches shall have a minimum depth of 8 feet.

5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

Staff Analysis

The Commission will determine if the project meets the guidelines for porches, site features and fenestration changes.

Charlotte Historic District Commission Case 2017-759
HISTORIC DISTRICT: DILWORTH
PORCH CHANGES





BREAKFAST WINDOWS



DINING WINDOWS



DIAGONALLY ACROSS - 900



WORTHINGTON



PARK RD

ALLEY



DIRECTLY ACROSS WORTHINGTON



HOUSE NEXT DOOR
TO WORTHINGTON



BREAKFAST PORCH



ALLEY



PARK RD - PORCH LOCATION



INTERSECTION OF PARK & WORTHINGTON



REAR

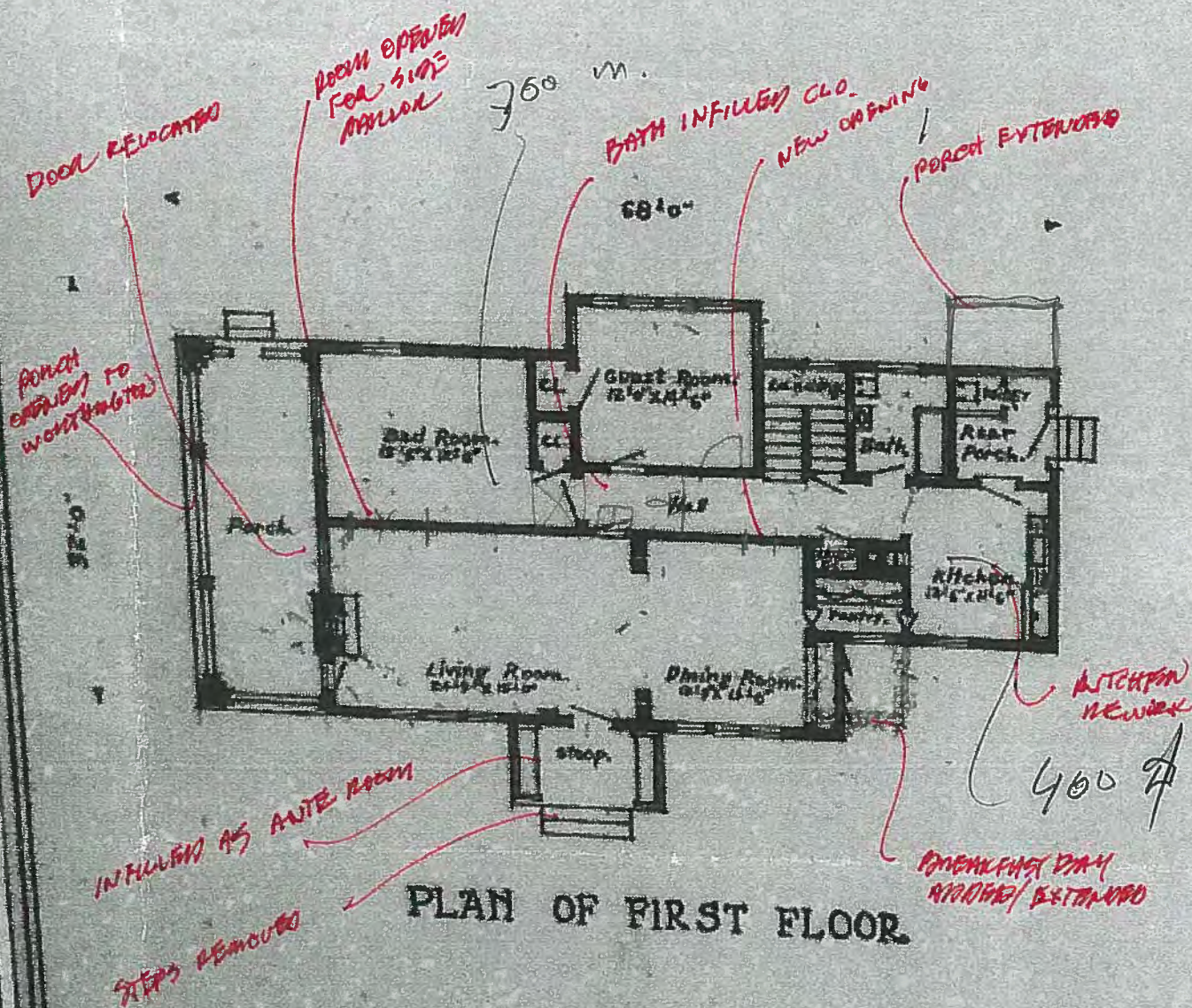


PARK

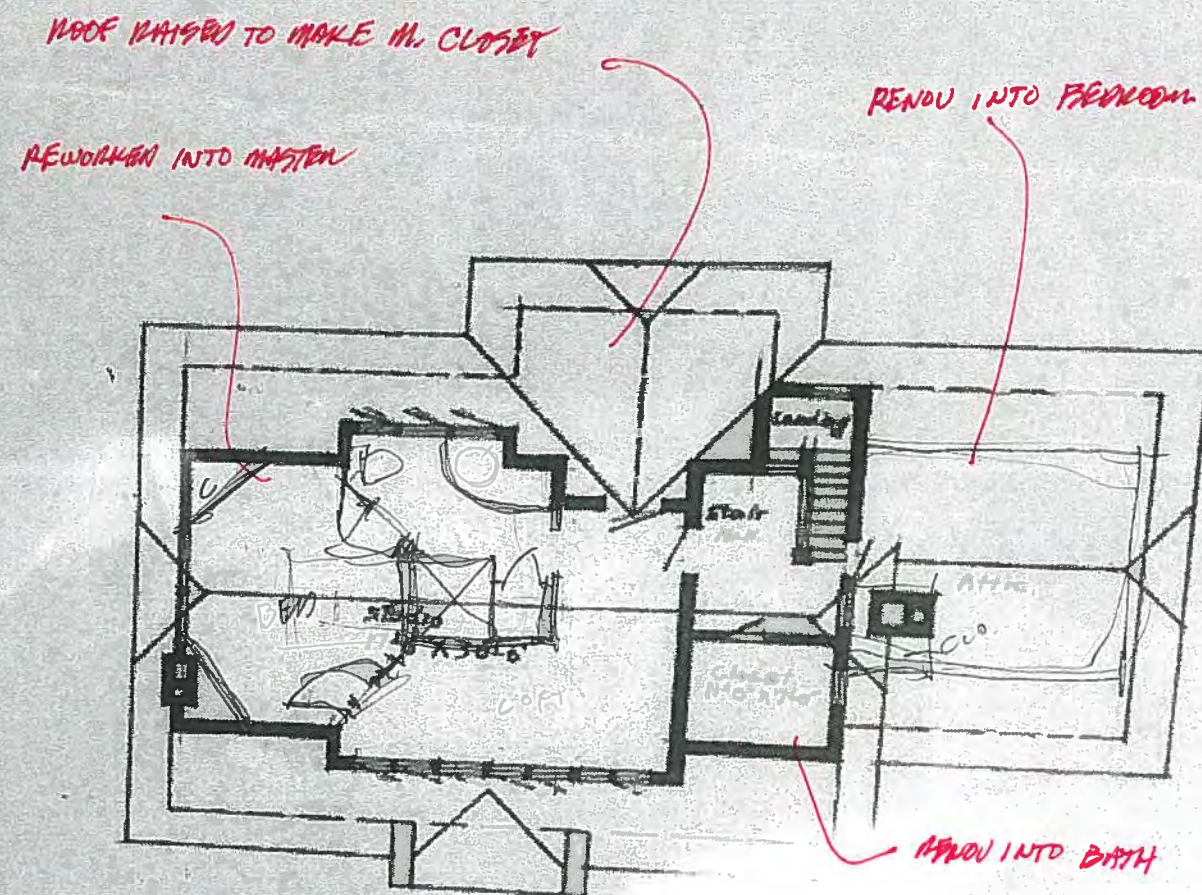


VACANT LOT TO REAR

FORMER
STOOP @
PARK ROAD



PLAN OF FIRST FLOOR




PLAN OF SECOND FLOOR & ROOF.

(TITLE BLOCK NOT IN PHOTO)

DRAWINGS: CLIENT: PFEAS / ARCHITECT: PFEAS

ORIGINAL © UNCC ARCHIVES

ONLY THIS FLOOR PLAN IN RECORDS - NO ELEVATIONS




THE CHARLOTTE-
MECKLENBURG STORY

CHARLOTTE MECKLENBURG
LIBRARY


Robinson-Spangler Carolina Room Image Collection

[\(imagegallery\) Table of Contents \(imagegallery\)](#)

William H. Peeps (1868-1950)



WILLIAM H. PEEPS, A. I. A.



NORTH CAROLINA

Architects & Builders

A BIOGRAPHICAL DICTIONARY

Peeps, William H. (1868-1950)

Birthplace:

Residences:

Trades:

NC Work Locations:

London, England

Charlotte, North Carolina
Atlanta, Georgia
Grand Rapids, Michigan

Architect


Concord, Cabarrus County
Cabarrus
Gastonia, Gaston County
Gaston
Waynesville, Haywood County
Haywood
Charlotte, Mecklenburg County
Mecklenburg
Salisbury, Rowan County
Rowan
Laurinburg, Scotland County
Scotland
Blowing Rock, Watauga County
Watauga

Building Types:

Styles & Forms:

Commercial; Health Care;
Residential

Colonial Revival; Gothic Revival;
Rustic; Tudor Revival



View larger image and credits

Title:

Citation:

Source:

Iveys, Charlotte, Mecklenburg County

Iveys, Charlotte, Mecklenburg County, North Carolina Postcard, Carolina Collection Photographic Archives, Wilson Library, Chapel Hill, North Carolina.

North Carolina Postcards, North Carolina Collection Library, UNC-Chapel Hill

Biography

William H. Peeps (March 3, 1868-September 10, 1950), an English-born architect, was a key figure in Charlotte's early 20th-century development into a regional business hub and center of architectural activity. Working in a variety of styles and with an elegant and restrained touch, Peeps designed some of the city's finest downtown buildings as well as numerous residences and other buildings in Charlotte and a few other towns. According to George W. Hamilton's 1928 publication, *William H. Peeps, A.I.A., Architect*, "In addition to the designing of many of the homes, the decorations and furnishings have also been handled by Mr. Peeps," a role that reflected his early training and experience in furniture design.

William H. Peeps was born in London as one of several children of James Abraham Peeps, an ornamental wood carver, and Hannah Barnes Peeps. He immigrated in 1872 with his family to Grand Rapids, Michigan, where his father became a cabinetmaker, wood carver, and designer for the Phoenix Furniture Company. In 1880 the family included James and Hannah and their children Charles, likewise a woodcarver, and William, in school. (The older Peeps children, Walter, Amelia, and George, had left the household by that time. Walter Peeps and his wife Mary had a son, William H. Peeps [1875-1930], also a wood carver, who has sometimes been confused with Walter's brother William H. Peeps who eventually moved to Charlotte.)

Probably learning his craft from his father and brother, William apprenticed in furniture design and architecture and in 1888 went to Chicago, where he worked for architect Frederick W. Perkins. In 1890 in Grand Rapids he married Ellen Jane (Nellie) Blakeslee, a native of Muskegon, Michigan. By 1900, William and Nellie had moved to Atlanta, where he was employed as a woodwork designer; his widowed father, James, was residing in the household working as a woodcarver. Whether Peeps received any formal architectural training is not known, but his background in design stood him in good stead in an era where the definition of the architectural profession was still open and fluid.

Accounts vary as to when Peeps came to Charlotte. His obituary gave the date as 1905, while some local sources indicate 1911, and the United States Census of 1910 recorded William and Nellie in Grand Rapids, where he was working as a furniture designer. It appears that he ventured to Charlotte for a brief period, for in 1907 the *Manufacturers' Record* noted that he had drawn plans for an "Office Building & Interurban Depot" for the Charlotte Consolidated Construction Company (4 C's), a dynamic development firm headed by entrepreneur Edward Dilworth Latta.

In any case, probably impressed by fast-growing Charlotte's prospects for an architect and perhaps with the encouragement of developer Latta, soon after 1910 William and Nellie Peeps made what proved to be a permanent move to the city: Peeps stated in a form he filled out for the National Census of Engineering and Architectural Personnel in 1940 that he had established his architectural practice in Charlotte in 1912. He joined a thriving architectural community that already included such practitioners as Charles Christian Hook, Louis H. Asbury, and Oliver Duke Wheeler and his various partners. He was among the first men certified to practice architecture in North Carolina, obtaining license 27 in 1915 along with other architects who were licensed in that year based on being in practice prior to 1915.

Although not as prolific or wide-ranging as some of his contemporaries in Charlotte, Peeps found a strong clientele among the Queen City's civic and business leaders and established a long-lived practice that included some of the city's most distinguished buildings, especially those of the 1910s and 1920s. He captured local attention with his reputation-making Latta Arcade and Brevard Court, built in 1914 for Edward Dilworth Latta's 4C's development company that created the Dilworth suburb and spurred Charlotte's growth of the era. The skylit



Item Number	329484
Full Image Title	00604
Full Atlas Title	Charlotte 1929 vol. 1
Date of Publication	1929
Publisher	Sanborn Fire Insurance Map Company
City	Charlotte

1903-1911 - NO LISTING

PEEPS LISTED IN CITY DIRECTORY LIVING @ 17 N. McDOWEN 1912
" @ 902 E. WORTHINGTON 1916
" @ 802 E. WORTHINGTON 1917
BUILDING PERMIT FOR "HOUSE" FOR CCCC - ARCHITECT - PEEPS 1915 *
PEEPS LISTED IN CITY DIRECTORY @ CORNER - 223 AVONDALE 1918
WORTHINGTON & AVONDALE 1810 AVONDALE 1921
1826 AVONDALE 1933

WIDOW - MRS. MARGARET PEEPS " " 1951
1952

NO LISTING

North x Reba M x HPOW x North x www.h x North x www.h x North x
www.hpo.ncdcr.gov/nr/MK0127.pdf

- 640 1708 C 1B, brick. Side gable with facade gable r. 1826
Gable ends stuccoed and timbered. ca. 1920.
- 641 1712 C Apartments. 2CR, brick. High hip roof, engaged two-tiered porch, and hip
roof dormer. Central projecting entry divides the porches. Garage. ca.
1928.
- 642 1816 C 1½B, brick. Side gable, gable dormer and gabled porch on posts and piers.
ca. 1925.
- 643 1826 C William H. Peeps (Architect). 1½, frame/shingled. Blend of styles,
including "Four Square" massing, and clipped gable end toward street.

SIDE STREET (ACTUALLY AVONDALE IN 1929) & ADDRESS WAS 1810
*CHANGED IN 1933 1826

NPS Form 10-900-6
(2-82)

ONS Approval No. 1074-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet	Description	Item number	7	Page	62
	PARK RD (cont.) Full facade porch, side shed dormers. House was reoriented from Worthington to Park. ca. 1915.				
644	1912 C	1½B, frame/shingled. Gable front with triangular bracketing, side gabled dormers, "English bond" arrangement of the shingles, and engaged porch on very high brick piers and very short square posts. ca. 1925.			
645	1918 C	1½V, frame. Low, nearly pyramidal hip roof, gabled dormer with pair of arched bays, three-part projecting bay and bracketed hood over entry. ca. 1925			
646	1920 C	1½B, frame/shingled. Bracketed side gable with front gabled porch with bracketed and wood-limbering supported on brick piers with brackets and			



"SIDE" STOOP FACING PARK ROAD

GABLE ROOF BEFORE EXTENDED
W/ CLIPPED HIP (JERKIN HEAD)

DUAL ENTRIES TO STOOP.

OPEN BUT ROOF COVERED

OBSCURED VIEW *

CONC. BENCH REMAINS *

BRICK STEPS REMOVED *



SHOWS ATTIC & REAR

SHOWS IN-FILLED REAR PORCH

SHOWS PORCH ADDITION

SHOWS "BREAKFAST" RM ADD

GABLE ROOF OVER PARK RD
ENTRY DOOR



"FRONT" PORCH FACING WORTHINGTON

SHOWS SYMMETRICALLY PLACED COLUMNS

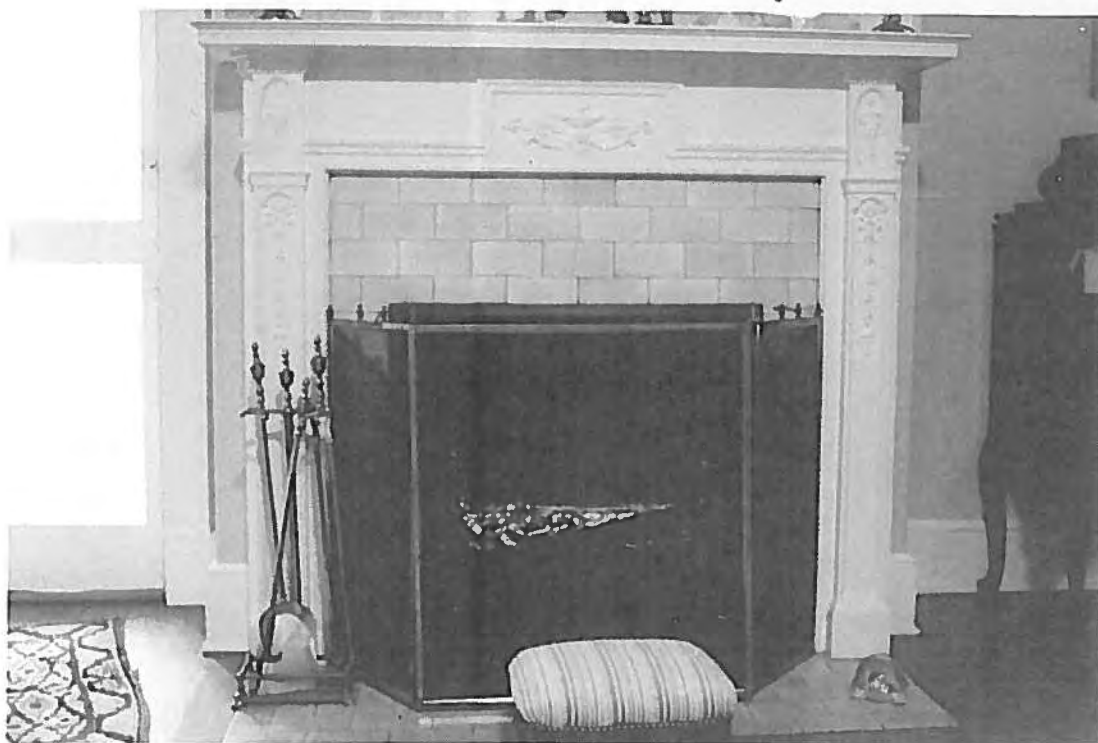
FULL FRONT BALUSTRADE

INSET SIDE STEPS (@ LEFT ~ WEST)



CIRCA 1986 PHOTOS (EXTERIOR) ~ 831 E. WORTHINGTON
DILWORTH NATIONAL REGISTER NOMINATION

SHOWS DOOR (SCREEN DOOR)
LEFT OF CHIMNEY (INTERIOR)
FACING EAST WORTHINGTON



SHOWS DOUBLE LEAF DOOR FACING
PARK ROAD



CIRCA 1986 PHOTOS (INTERIOR) ~ 831 E. WORTHINGTON
DILWORTH NATIONAL REGISTER NOMINATION



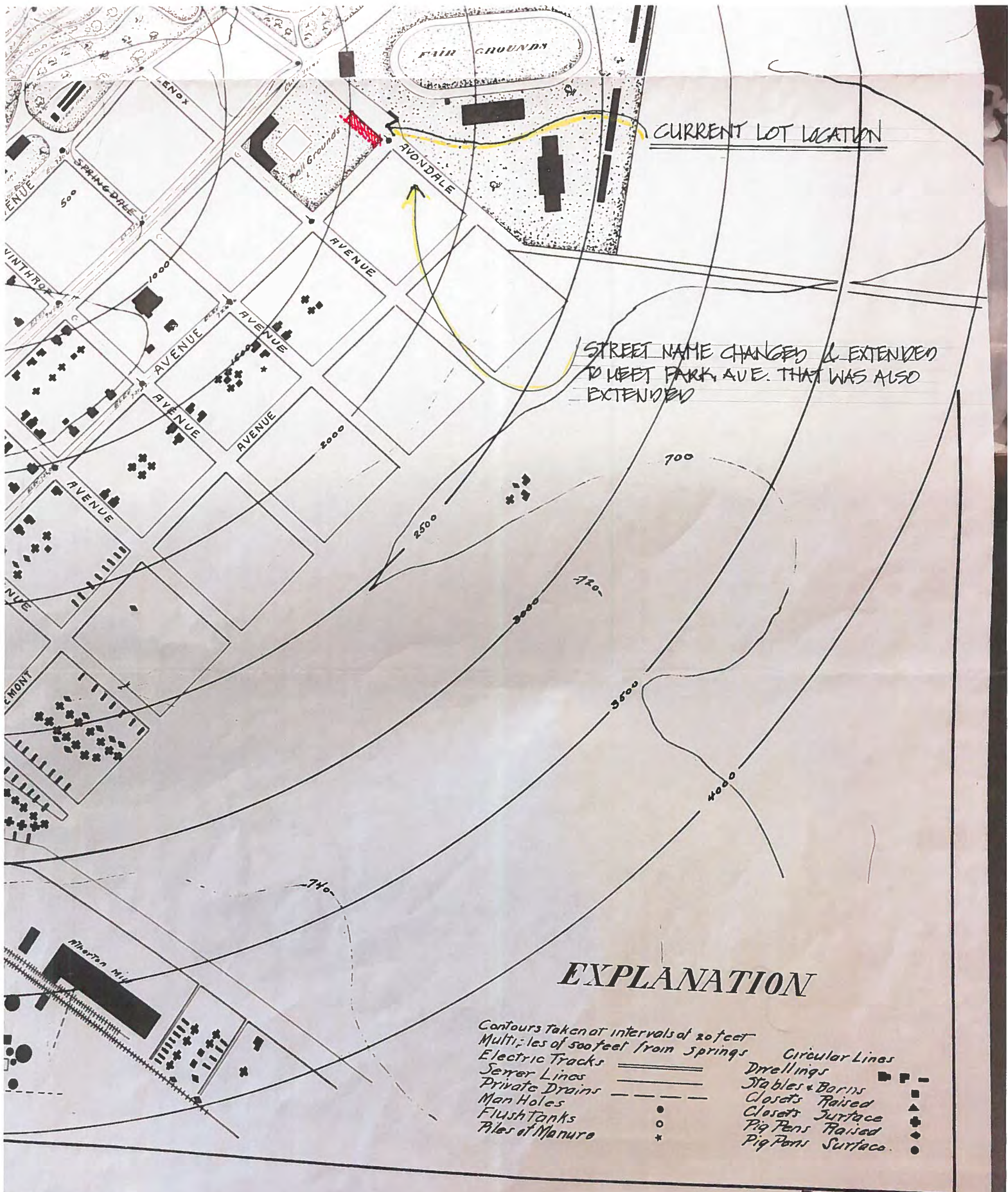
MAP
... of ...
DILWORTH

CHARLOTTE N.C.

SHOWING SANITARY CONDITIONS WITHIN A RADIUS
OF THREE QUARTERS OF A MILE OF THE SOURCE OF THE
DILWORTH WATER SUPPLY

SCALE 1" = 235'

NOVEMBER 13th 1909

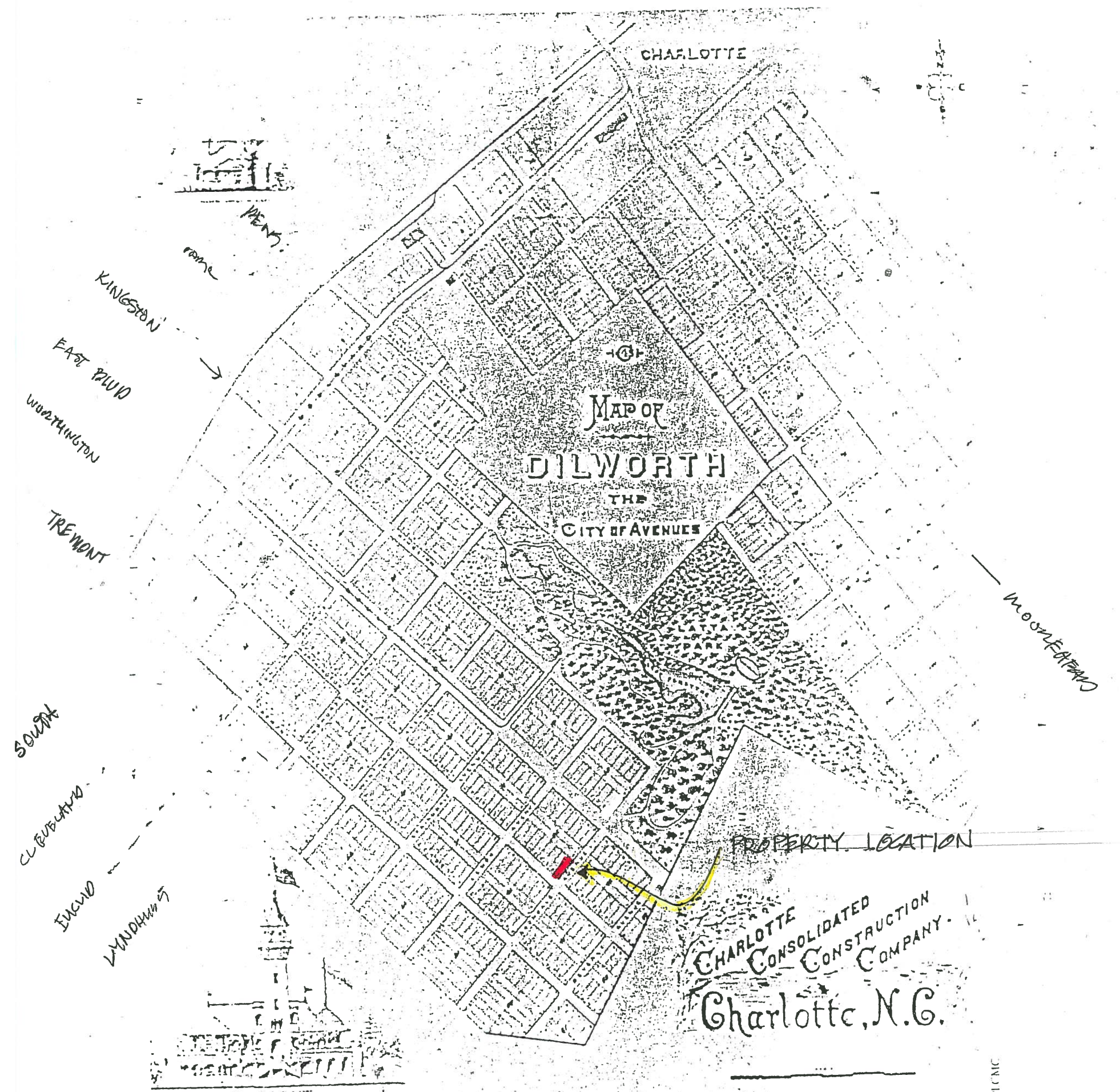


Drawn by G.H. Sargent.

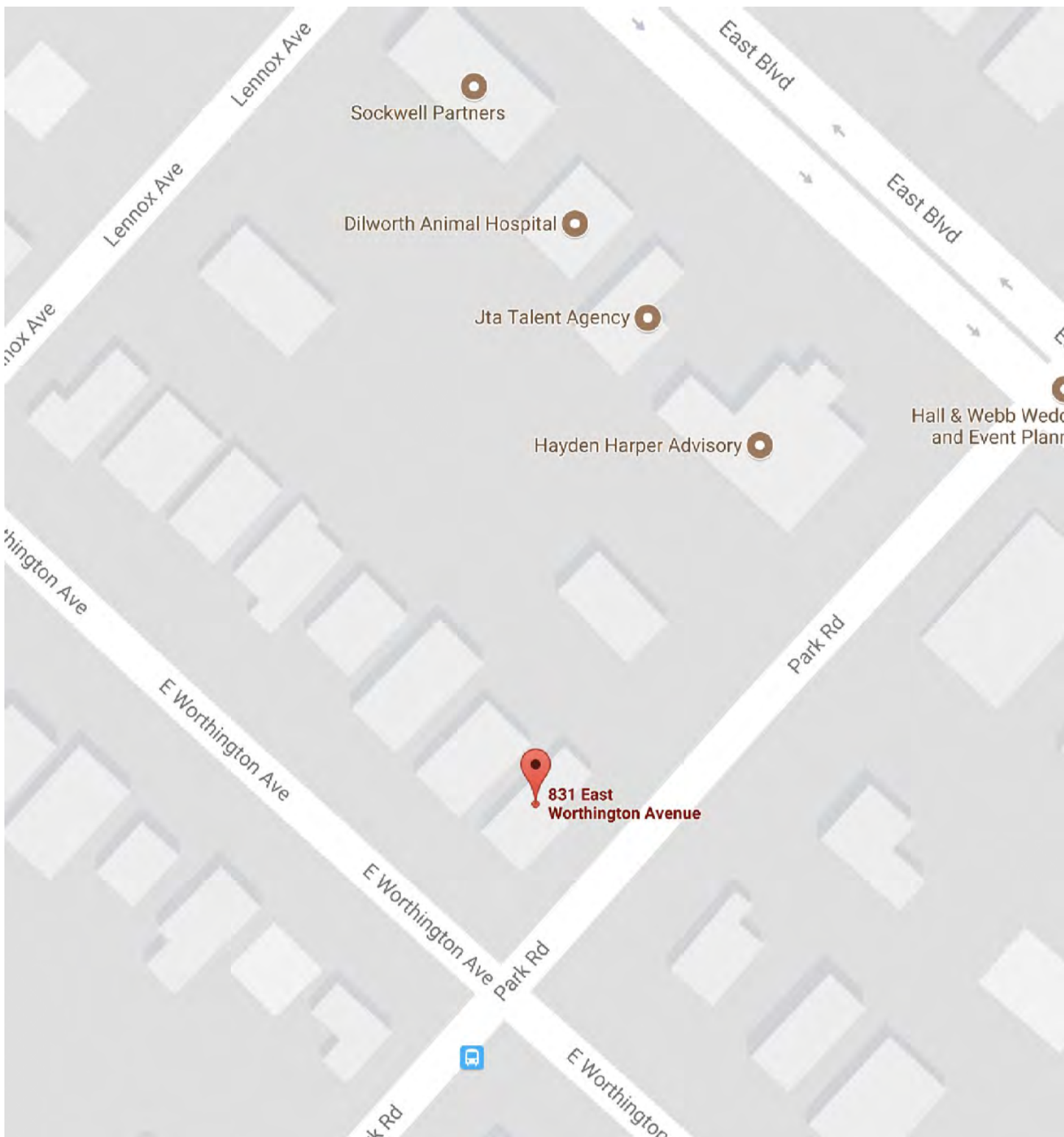
now, but facing South Boulevard instead of Morehead.

To spice the evening, a balloon was sent up carrying a tin box that held a certificate for a free Dilworth lot. The Charlotte News described the outcome the next day:

"This morning, as Mr. J.E. Brown, who lives near the Capps Hill



This 1891 map showed Latta Park and the lots of Dilworth laid out in the original grid plan for streets.



VICINITY MAP



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- A-2.0 Existing Basement/Foundation Plan
- A-2.1 Existing First Floor Plan
- A-2.2 Existing Second Floor Plan\
- A-2.3 Existing Roof Plan
- A-3.0 Existing Elevations
- A-3.1 Existing Elevations
- A-4.0 Proposed Basement/Foundation Plan(no change)
- A-4.1 Proposed First Floor Plan
- A-4.2 Proposed Second Floor Plan
- A-4.3 Proposed Roof Plan
- A-5.0 Proposed Elevations
- A-5.1 Proposed Elevations

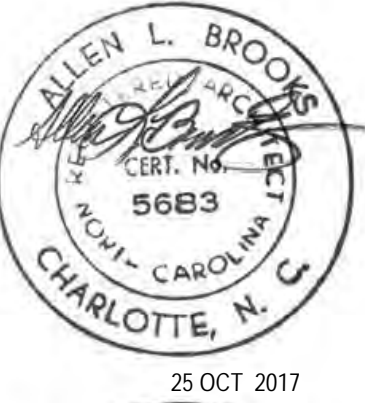
SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing Basement Floor:	0 S.F.	361 S.F.
Existing First Floor:	1702 S.F.	0 S.F.
Covered Front Porch:	0 S.F.	270 S.F.
Existing Second Floor:	1147 S.F.	0 S.F.
	+	+
Proposed Rear Canopy:		26 S.F.
Proposed Left Side Porch:		24 S.F.
Total:	2,849 S.F.	681 S.F.
Total Under Roof:		3,530 S.F.



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Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

COVER SHEET

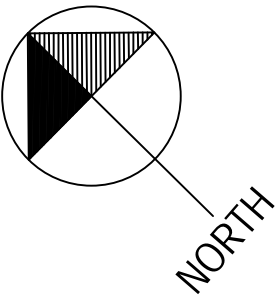
A-0

OF: FIFTEEN











EXISTING FRONT ELEVATION

1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

1/4" = 1'-0"

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

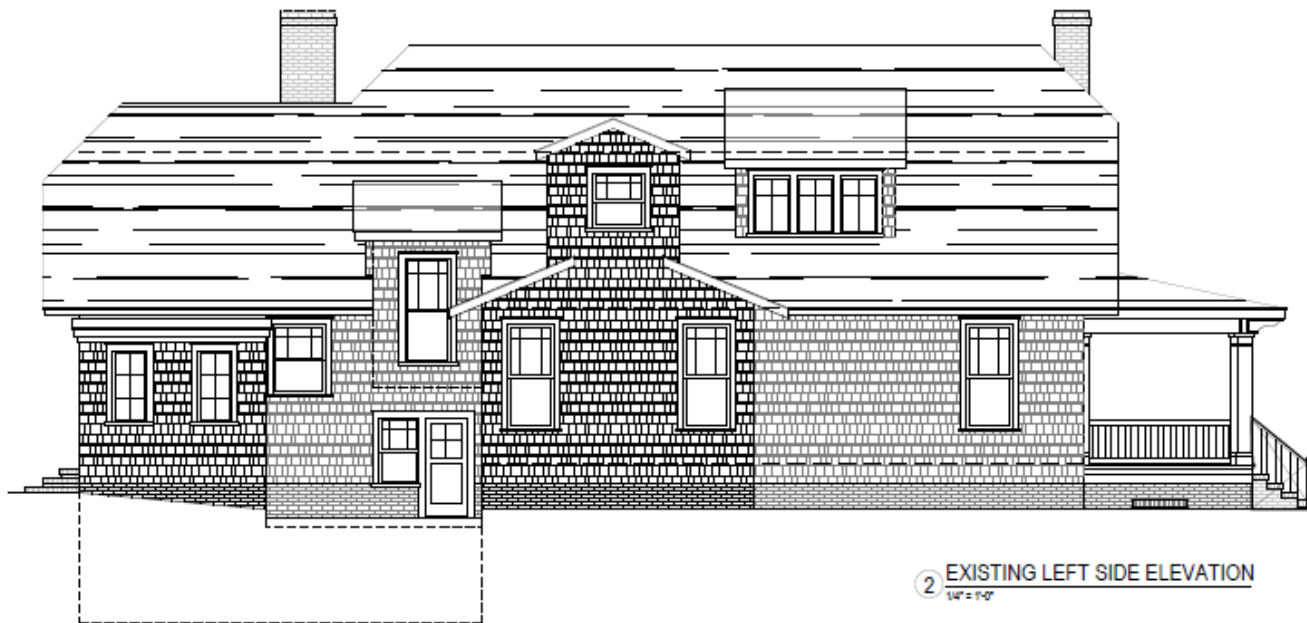




2 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



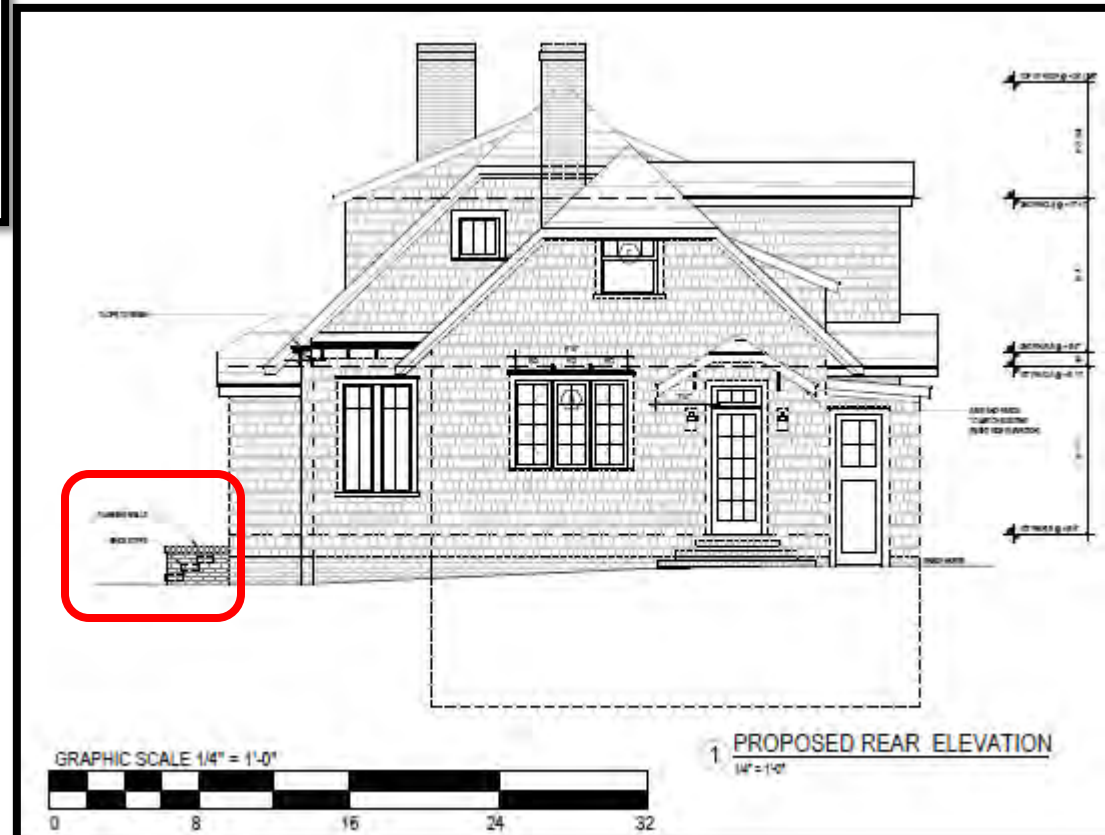
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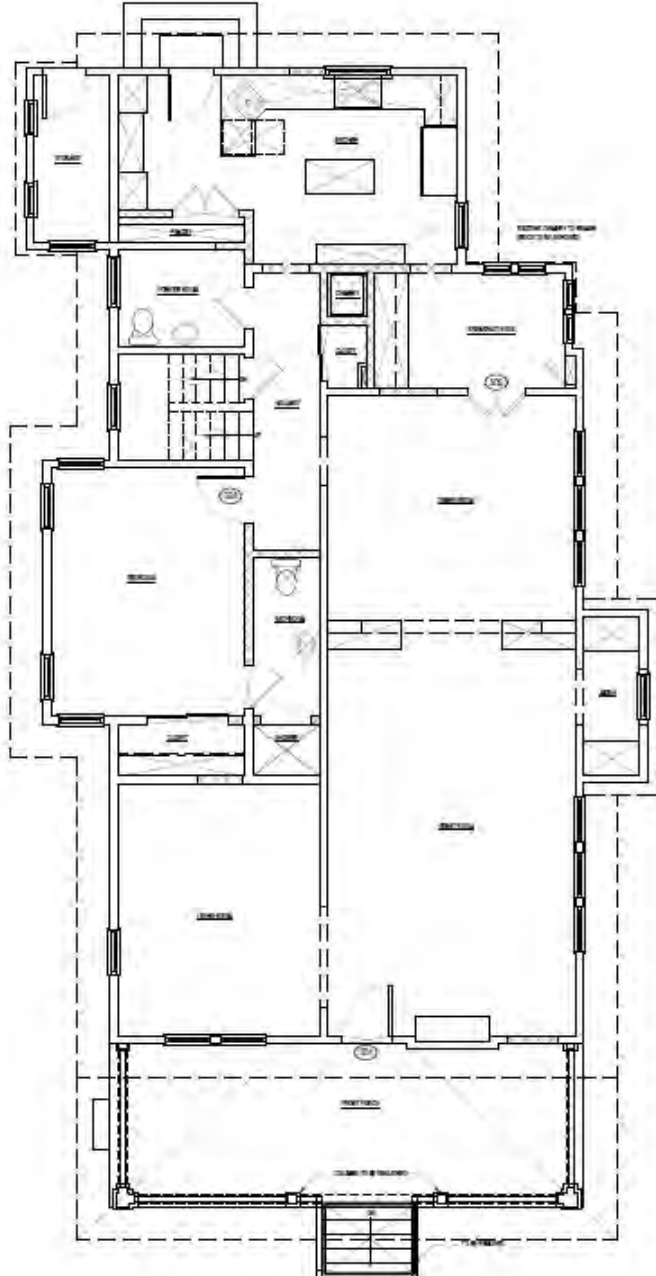


202 2-10-2020 SECTION

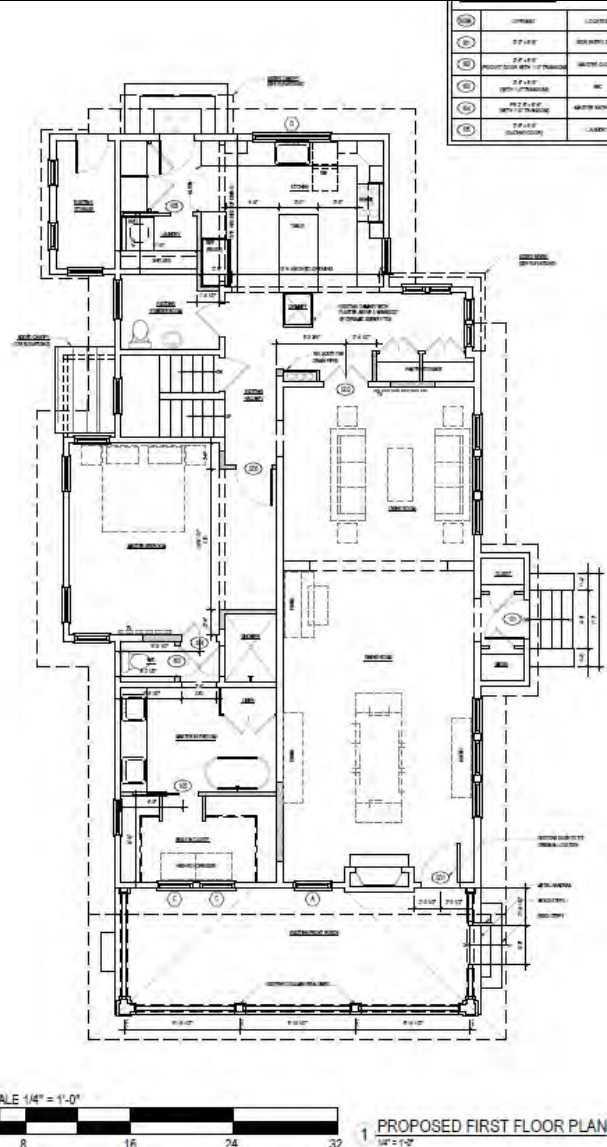
TOP OF ROOF - 10'-0"
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2 PROPOSED LEFT SIDE ELEVATION
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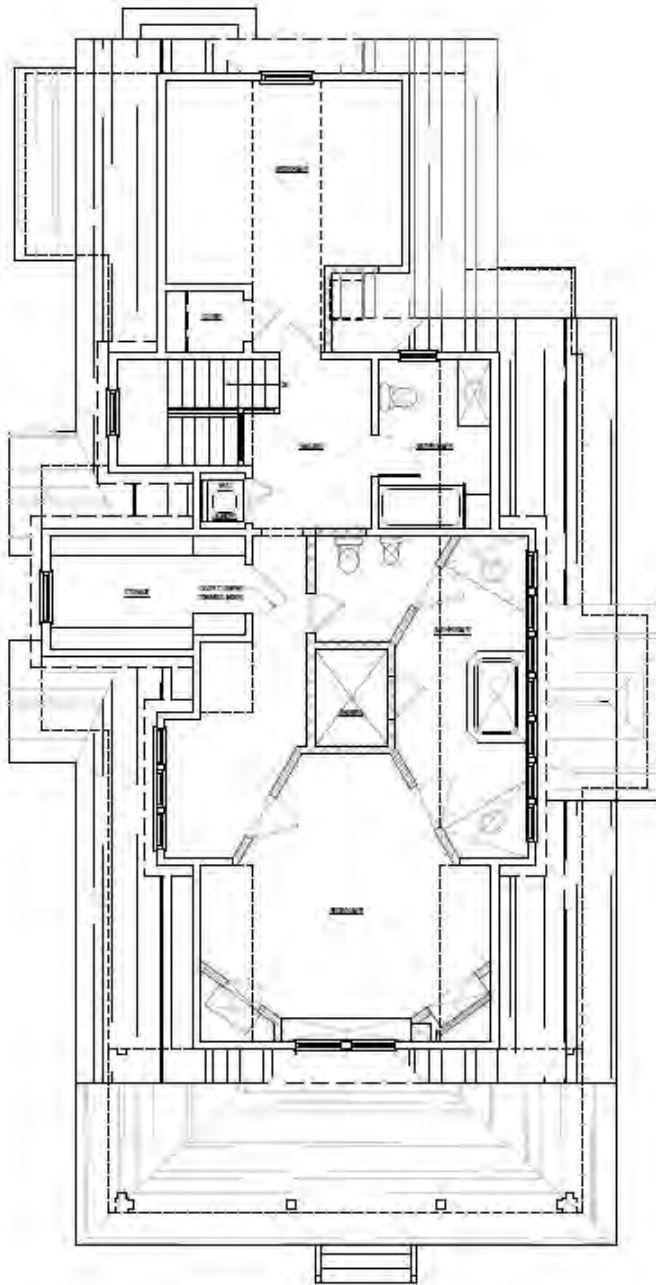


1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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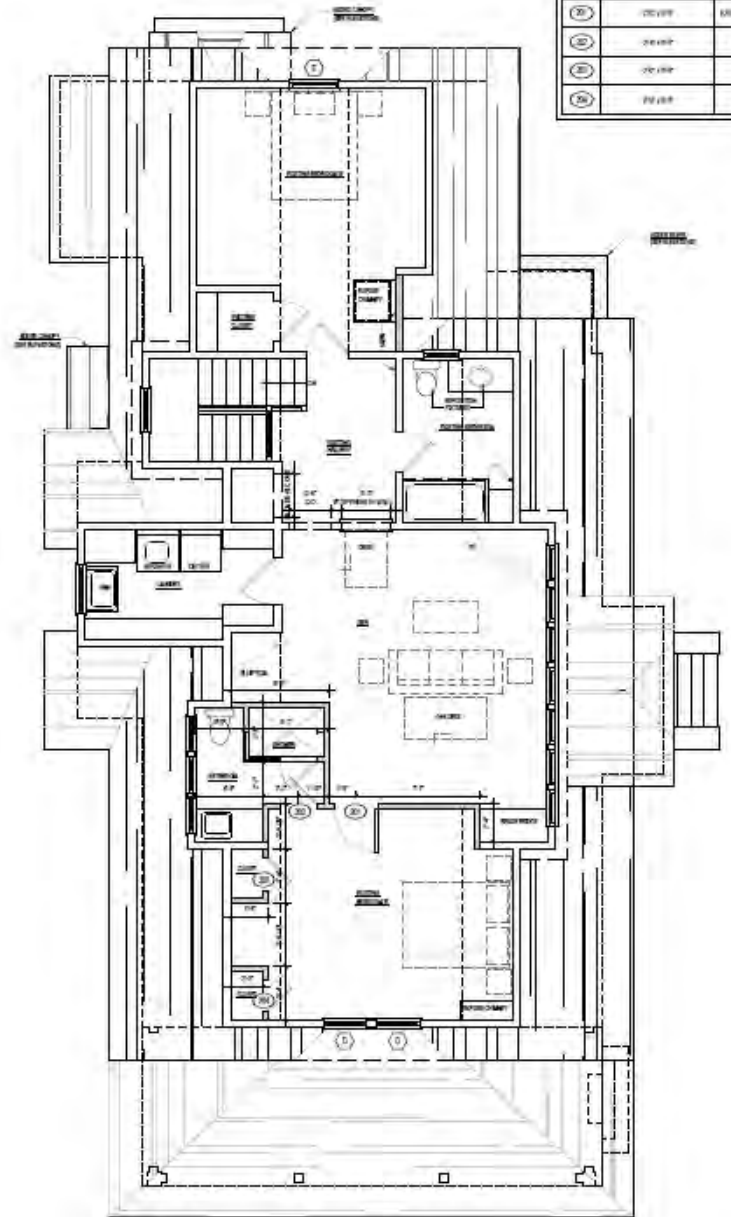
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GRAPHIC SCALE 1/4" = 1'-0"

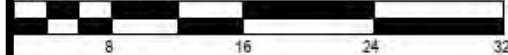


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1/4" = 1'-0"

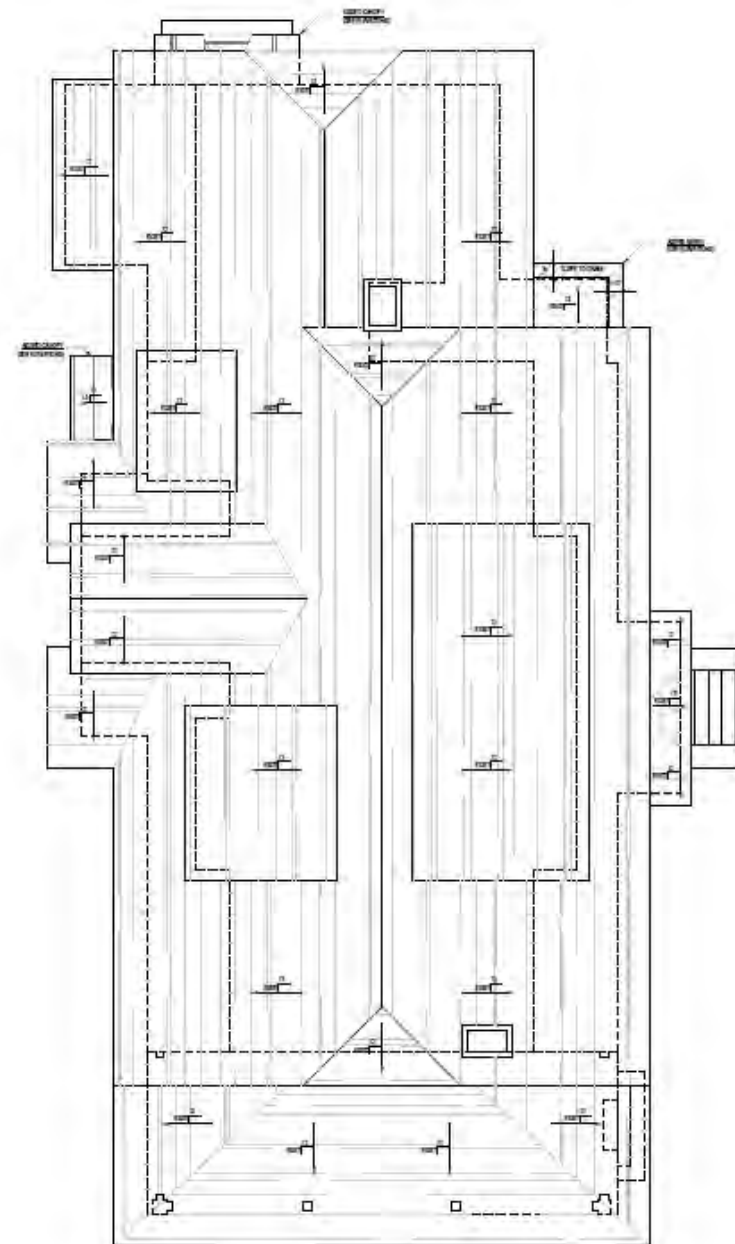
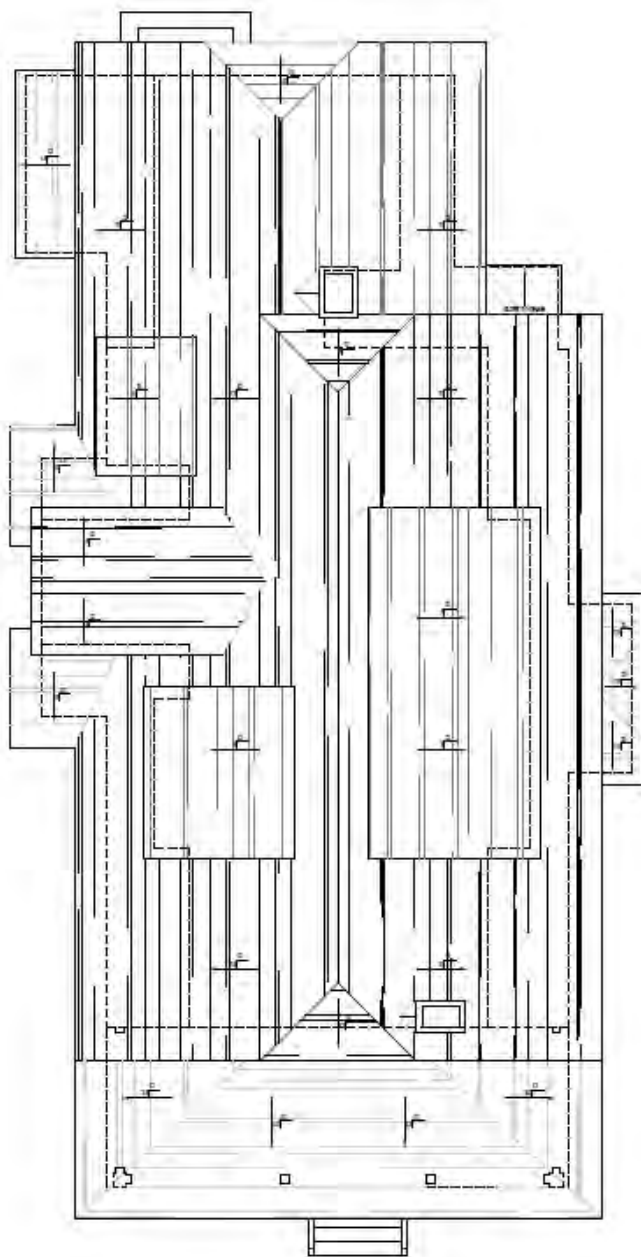


1	75'-0"	15'-0"
2	75'-0"	15'-0"
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4	75'-0"	15'-0"

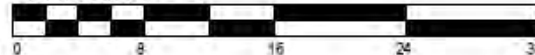
GRAPHIC SCALE 1/4" = 1'-0"



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

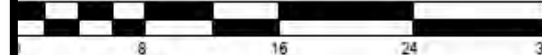


GRAPHIC SCALE 1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"

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



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



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



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

SALVAGE DOOR SCHEDULE		
NUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-5" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.
- SALVAGED ORIGINAL WOOD SASHES (NOW STORED IN THE HOUSE BASEMENT) WILL BE REINSTALLED AT NON HISTORIC SASH REPLACEMENT LOCATIONS .

STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE $6\frac{1}{8}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
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 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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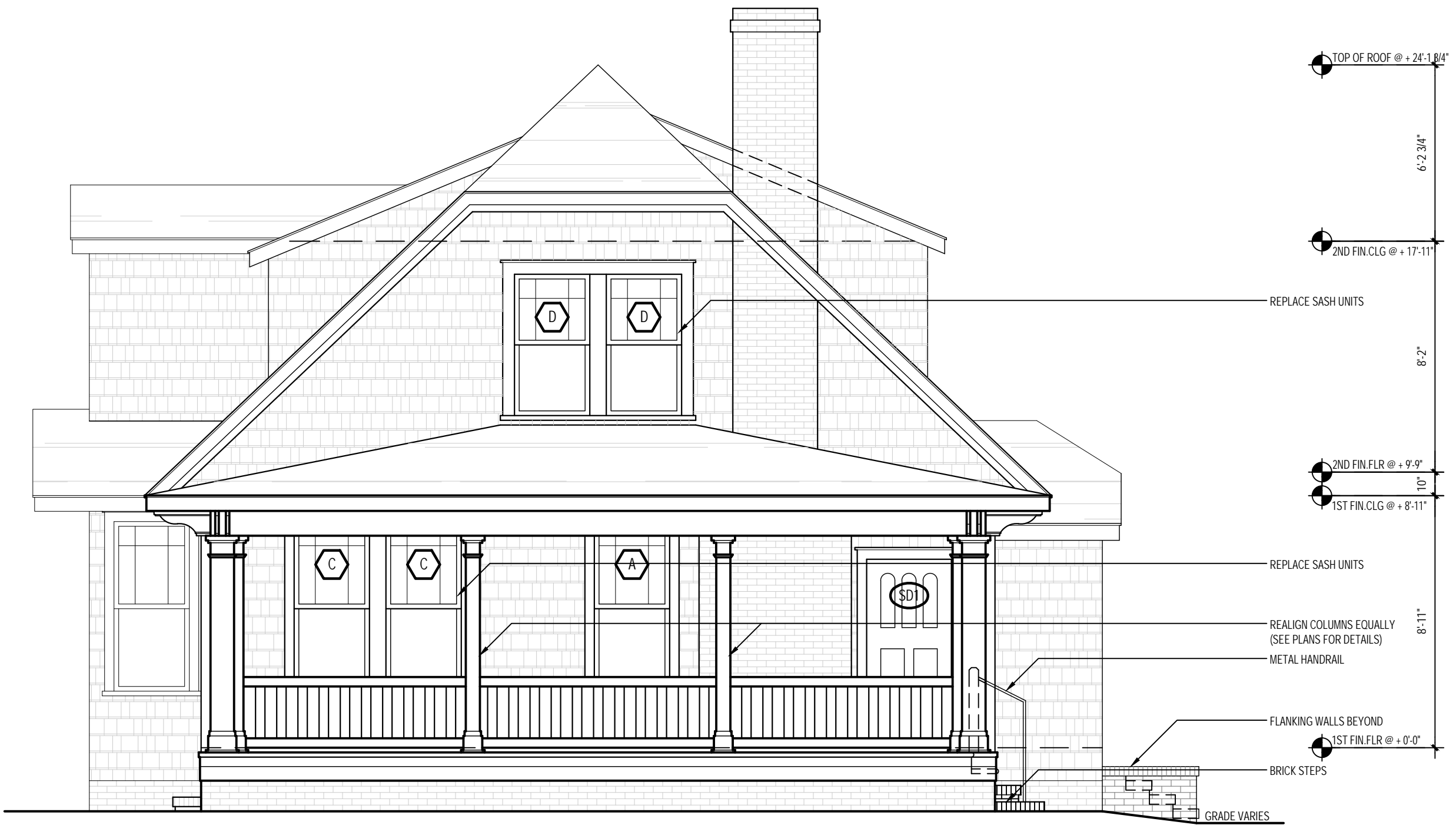
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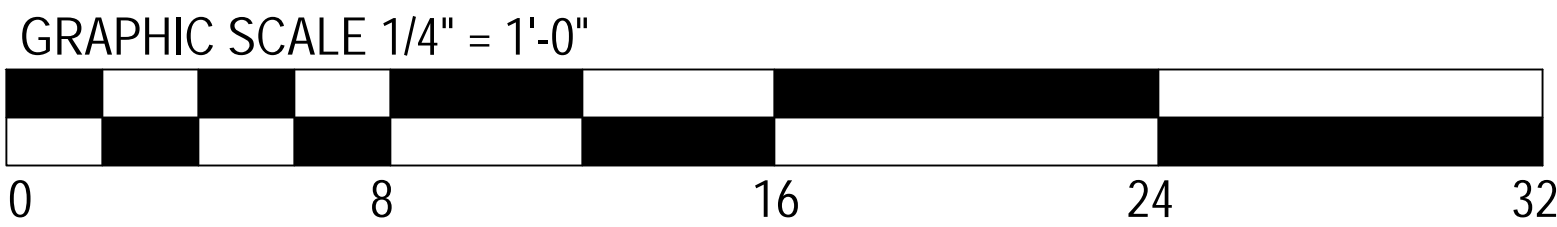
KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



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



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



SALVAGE DOOR SCHEDULE		
NUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-5" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" x 6'-0"	MATCH EXISTING	DOUBLE HUNG
B	6'-0" x 4'-8" (SEE ELEVATION)	8'-2"	CASEMENT
C	2'-8" x 6'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
D	2'-8" x 5'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
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- NOTE:
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25 OCT 2017

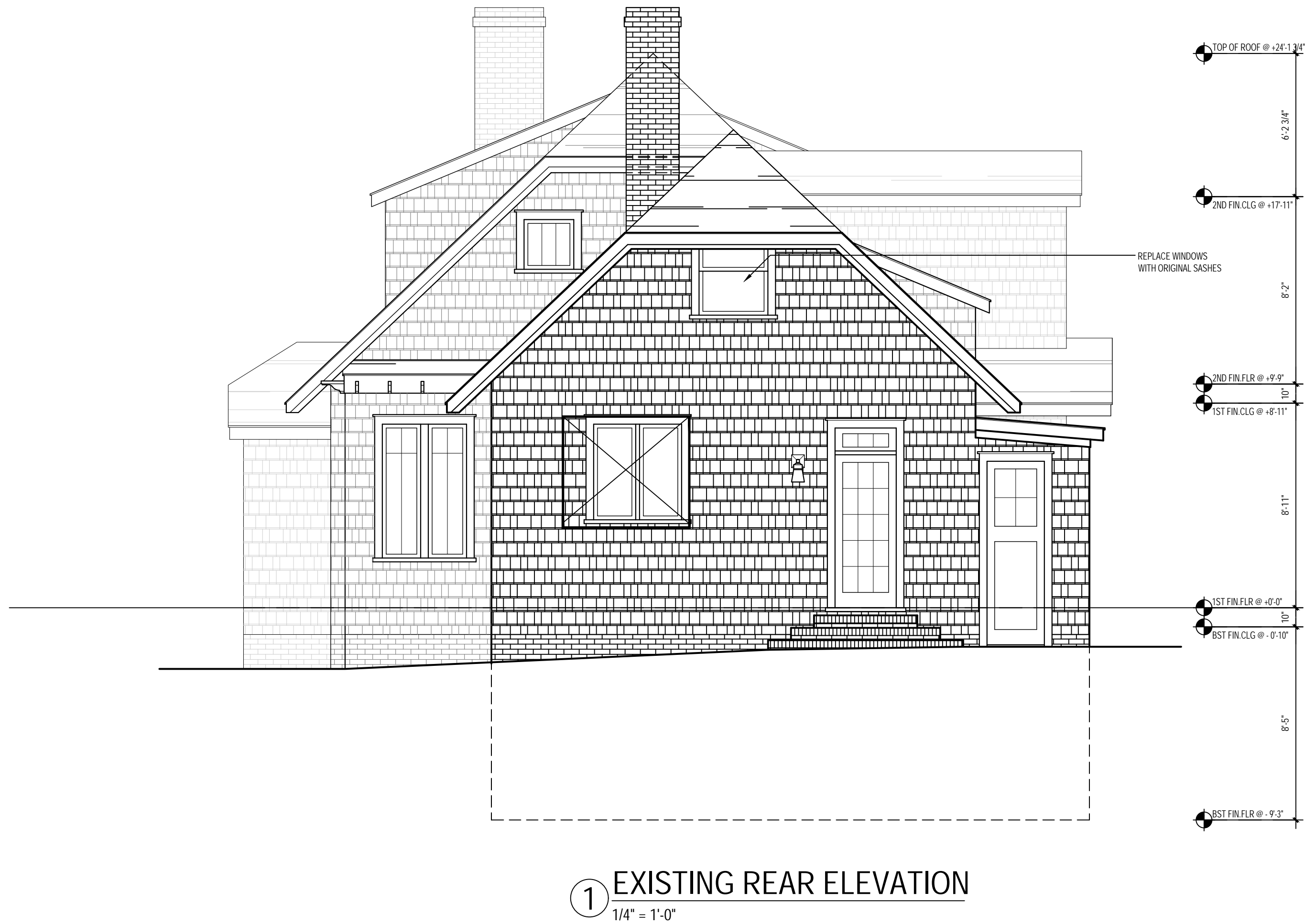


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Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED FRONT AND
RIGHT SIDE ELEVATION
A-5.0
OF: FIFTEEN



SALVAGE DOOR SCHEDULE		
NUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-5" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

GENERAL NOTES:

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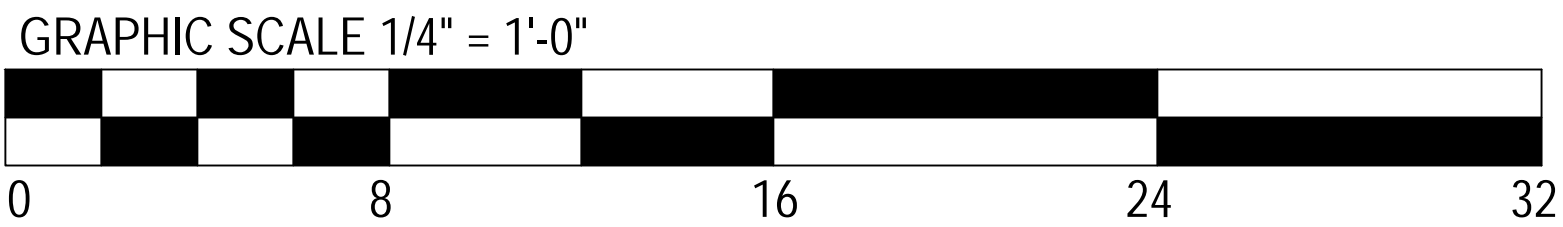
KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



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



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



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25 OCT 2017

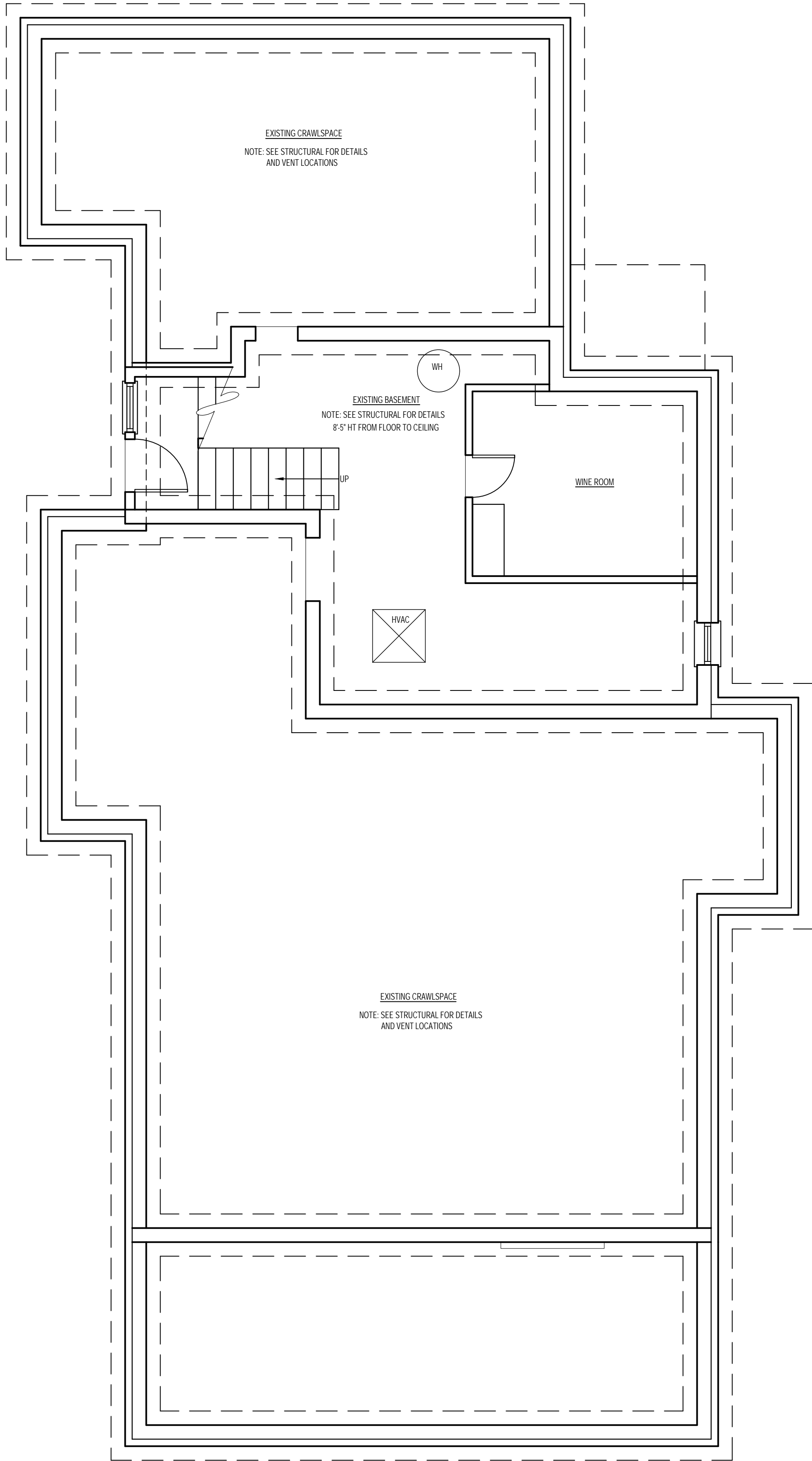


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Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED REAR &
LEFT SIDE ELEVATION
A-5.1
OF: FIFTEEN



GENERAL NOTES:

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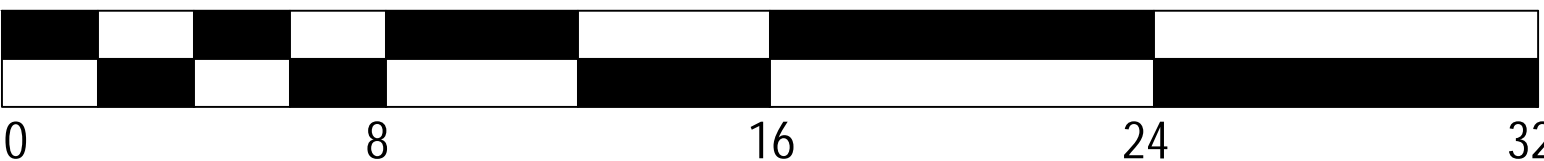
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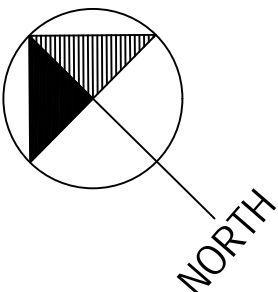
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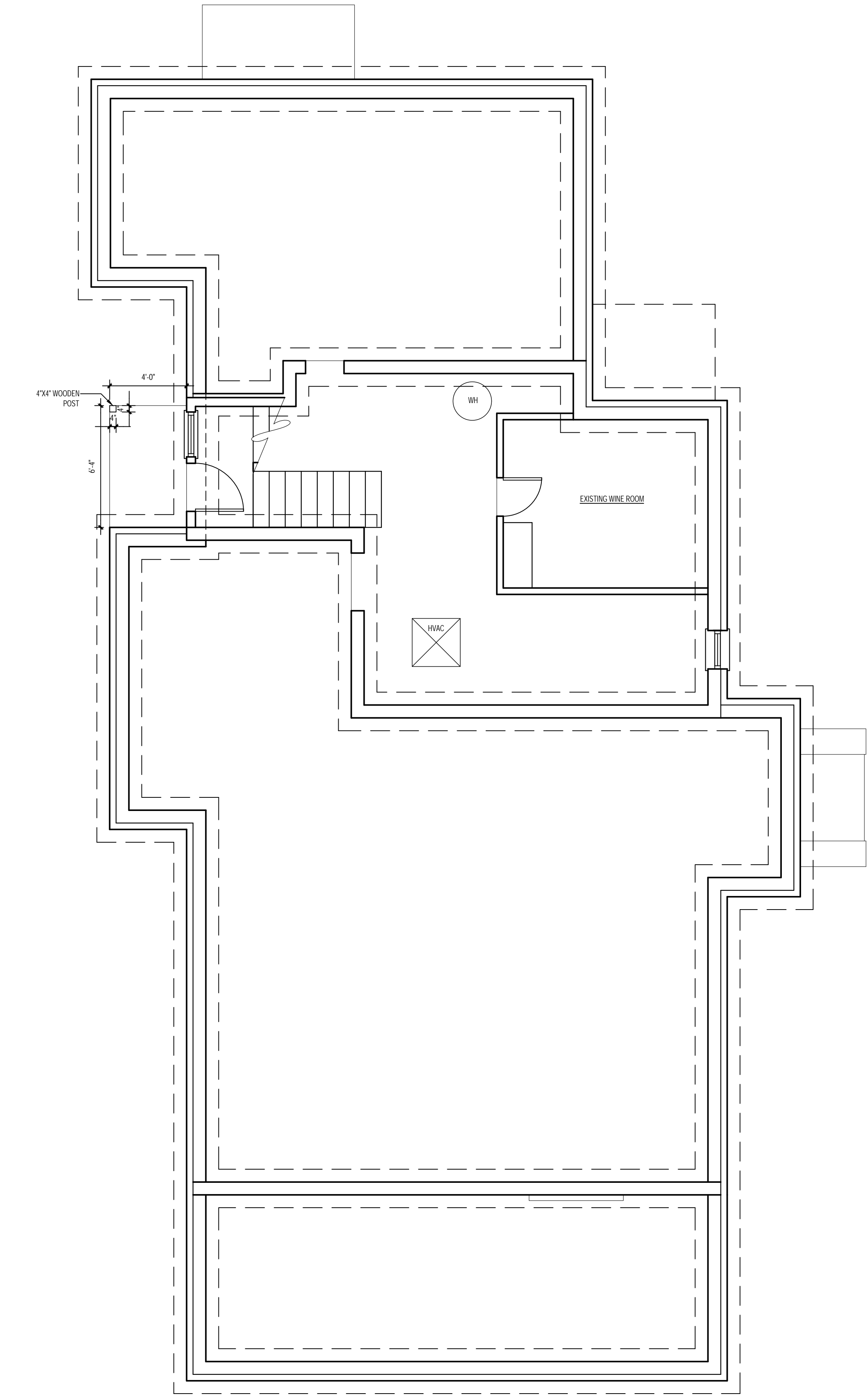
GRAPHIC SCALE 1/4" = 1'-0"



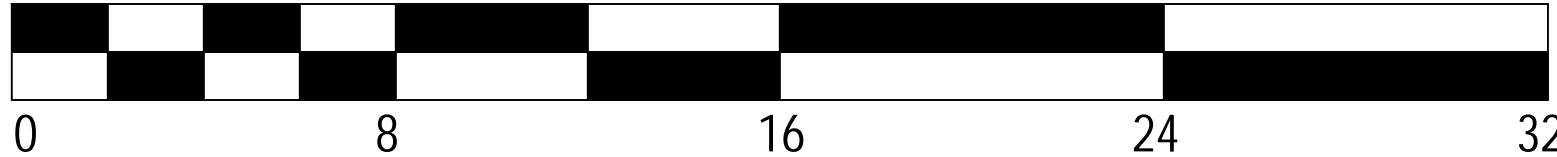
1 EXISTING FOUNDATION PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED





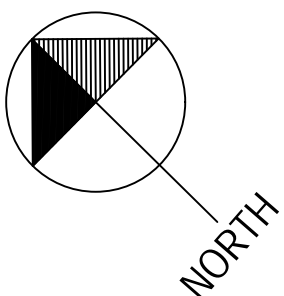
GRAPHIC SCALE 1/4" = 1'-0"



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

NOTE:

- 10" CONCRETE
STUD WALL
FURRED WALL
4" WALL



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STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE $6\frac{3}{4}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
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- R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
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 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A $4\frac{1}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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25 OCT 2017



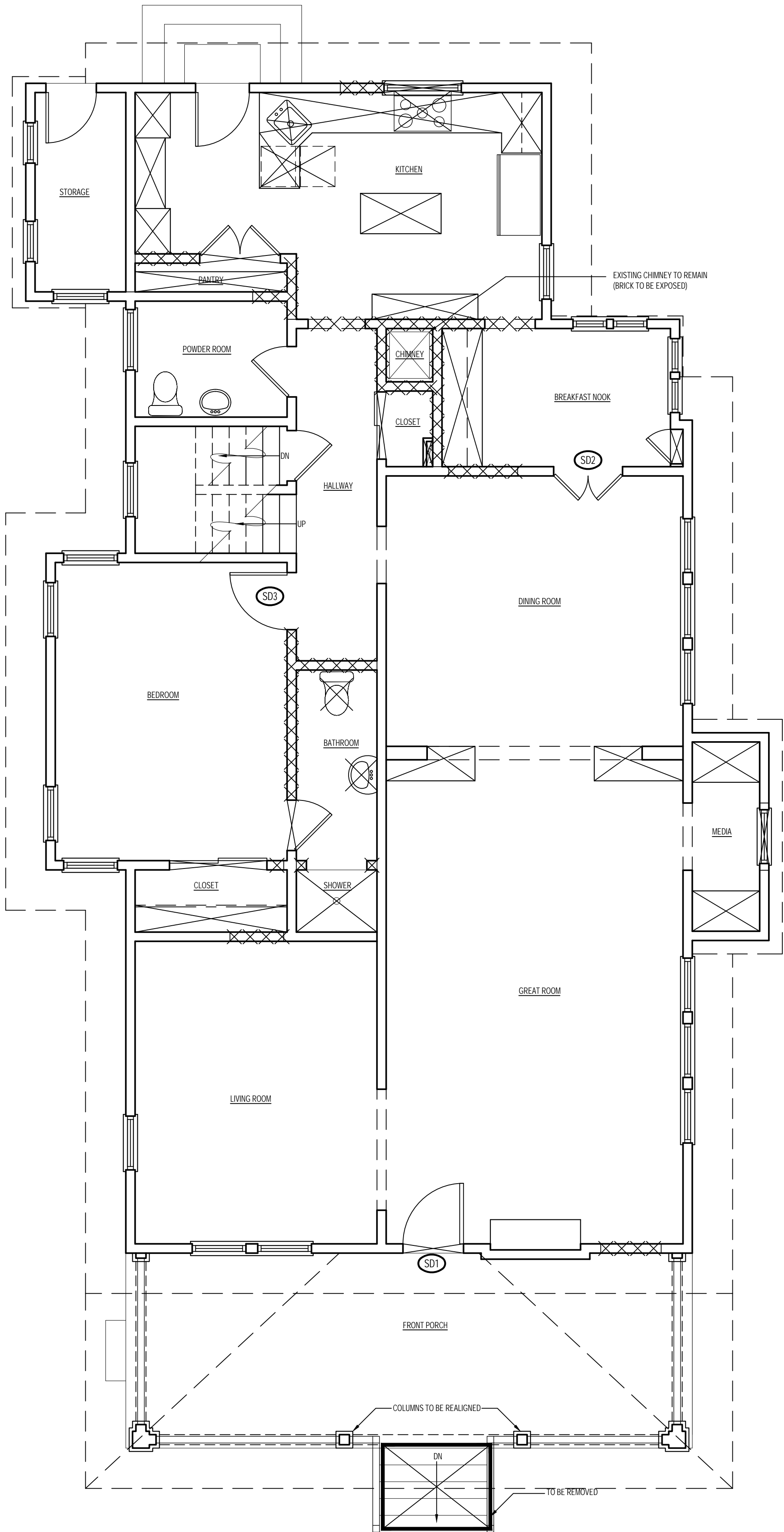
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Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED FOUNDATION
PLAN

A-4.0
OF: FIFTEEN



SALVAGE DOOR SCHEDULE		
NUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-5" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
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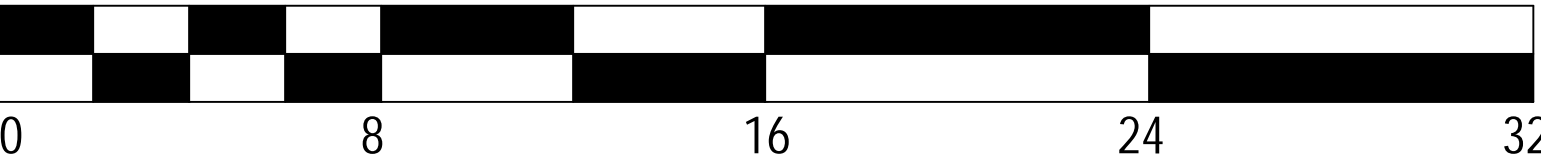
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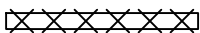

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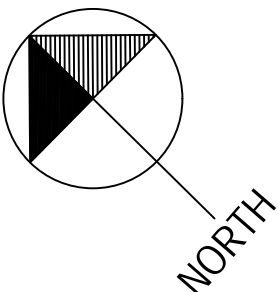
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GRAPHIC SCALE 1/4" = 1'-0"



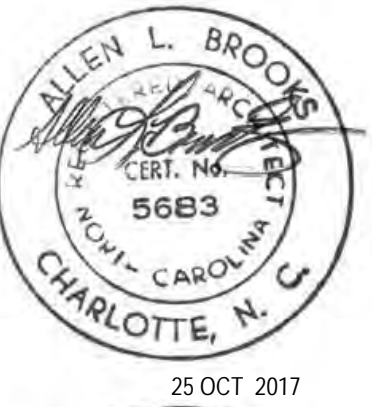
1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



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Designed Exclusively For the:
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831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

EXISTING 1ST FLOOR PLAN

A-2.1
OF: FIFTEEN

FIRST FLOOR DOOR SCHEDULE

NUM.	OPENING	LOCATION
101	3'-0" x 6'-8"	SIDE ENTRY DOOR
102	2'-6" x 6'-8" (POCKET DOOR WITH 1'-0" TRANSOM)	MASTER CLOSET
103	2'-4" x 6'-8" (WITH 1'-0" TRANSOM)	WIC
104	PR 2'-8" x 6'-8" (WITH 1'-0" TRANSOM)	MASTER BATHROOM
105	2'-8" x 6'-8" (SLIDING DOOR)	LAUNDRY

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" x 6'-0"	MATCH EXISTING	DOUBLE HUNG
B	6'-0" x 4'-8" (SEE ELEVATION)	8'-2"	CASEMENT
C	2'-8" x 6'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
D	2'-8" x 5'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
E	3'-0" x 4'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F. MUST BE TEMPERED.
 - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
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 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - M.E. = MATCH EXISTING
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

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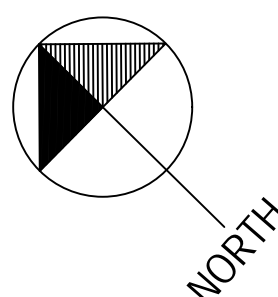
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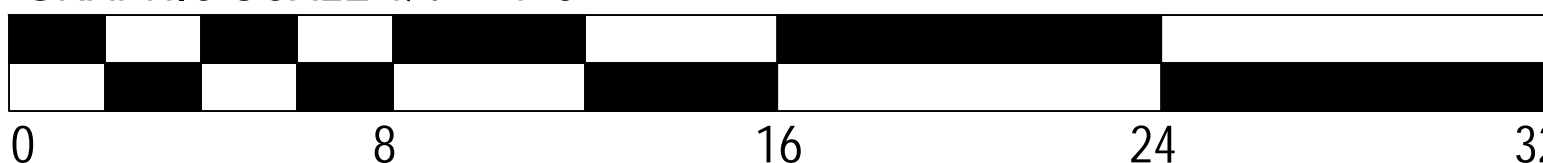
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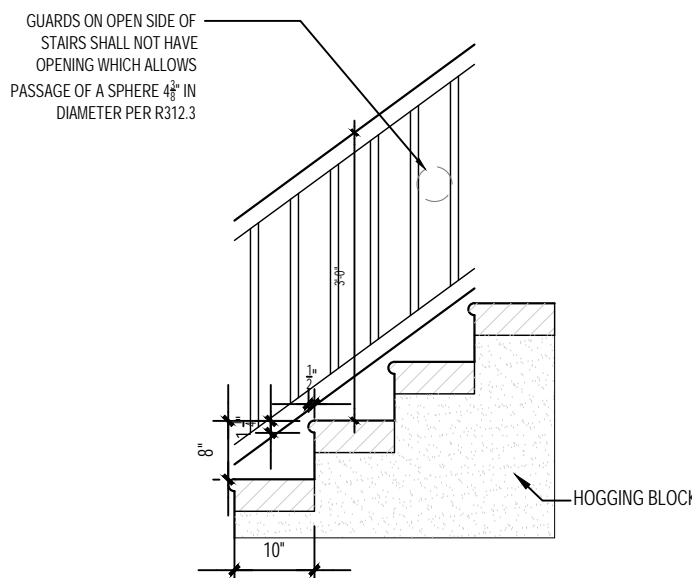
10" CONCRETE	
STUD WALL	
FURRED WALL	
4" WALL	



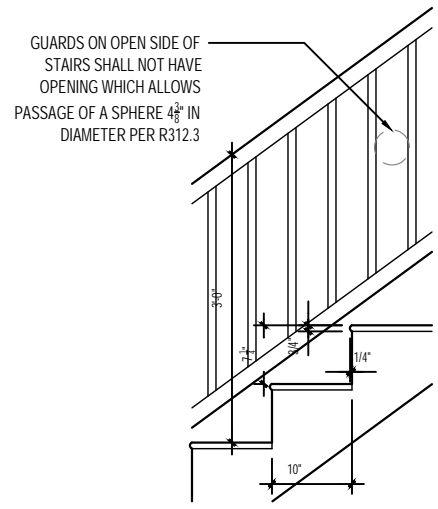
GRAPHIC SCALE 1/4" = 1'-0"



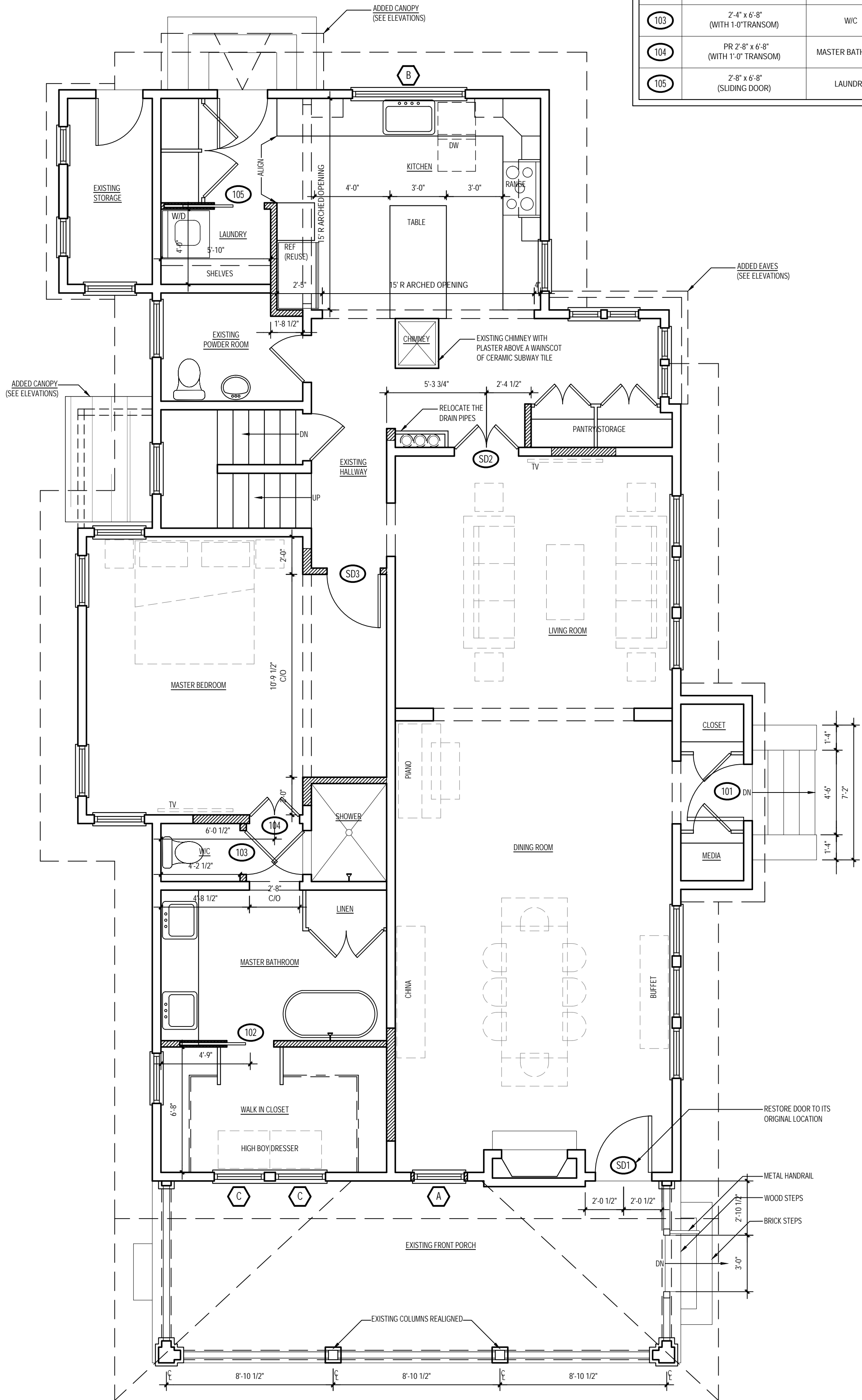
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

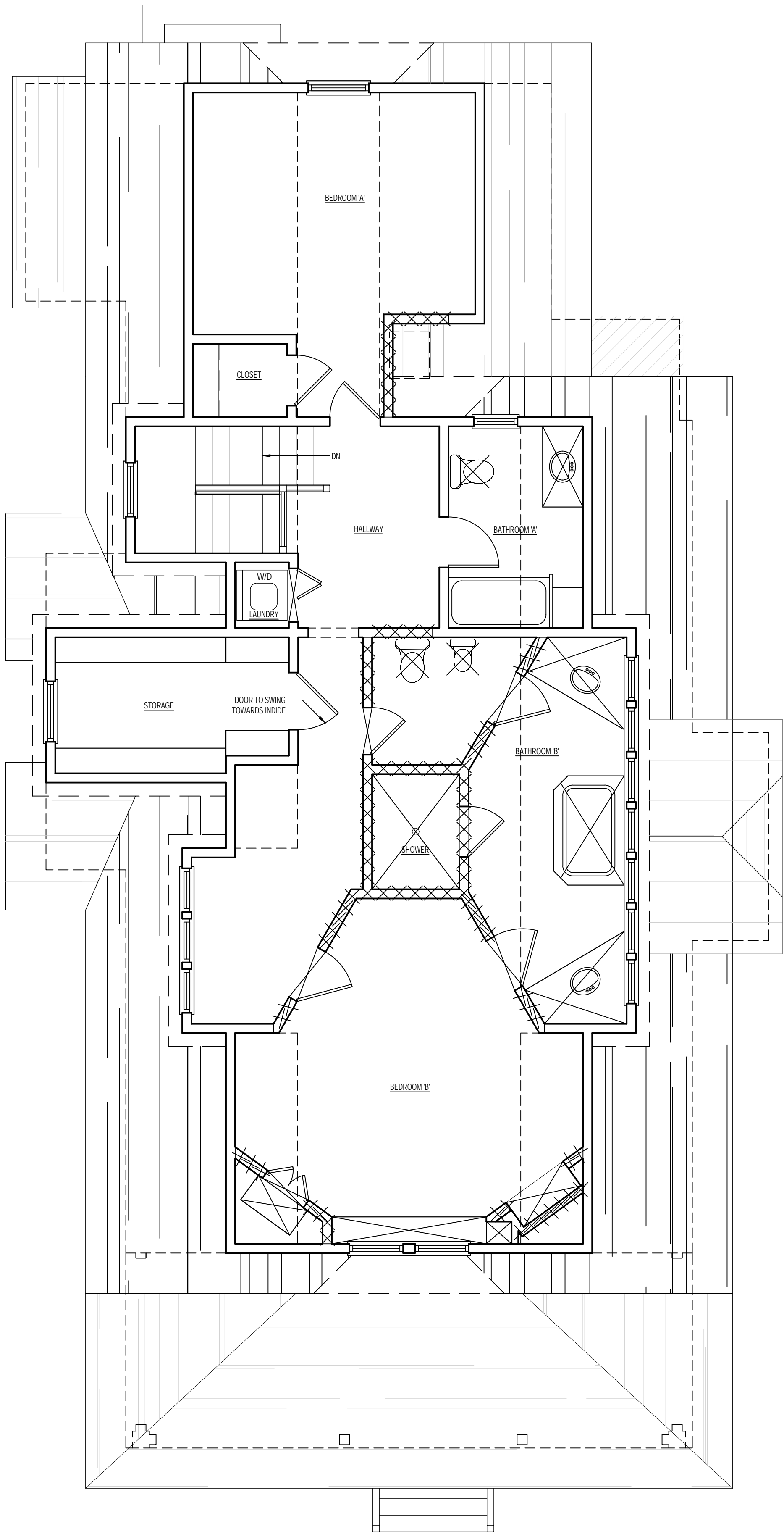


3 BRICK STAIR DETAIL
1/2" = 1'-0"



2 WOOD STAIR DETAIL
1/2" = 1'-0"

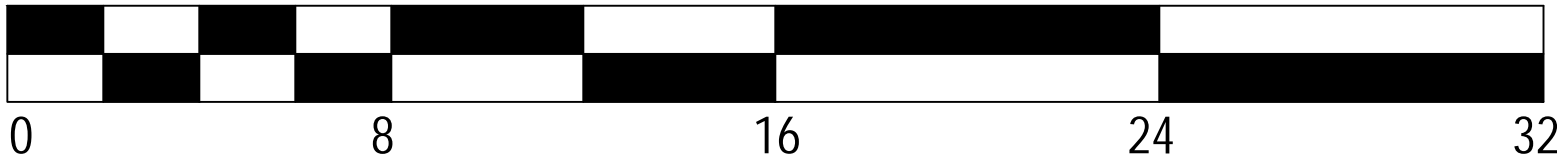




SALVAGE DOOR SCHEDULE		
QUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-5" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

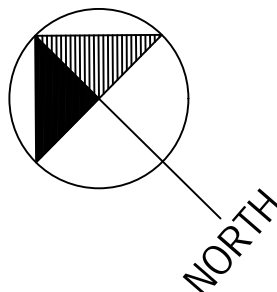
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GRAPHIC SCALE 1/4" = 1'-0"



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

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



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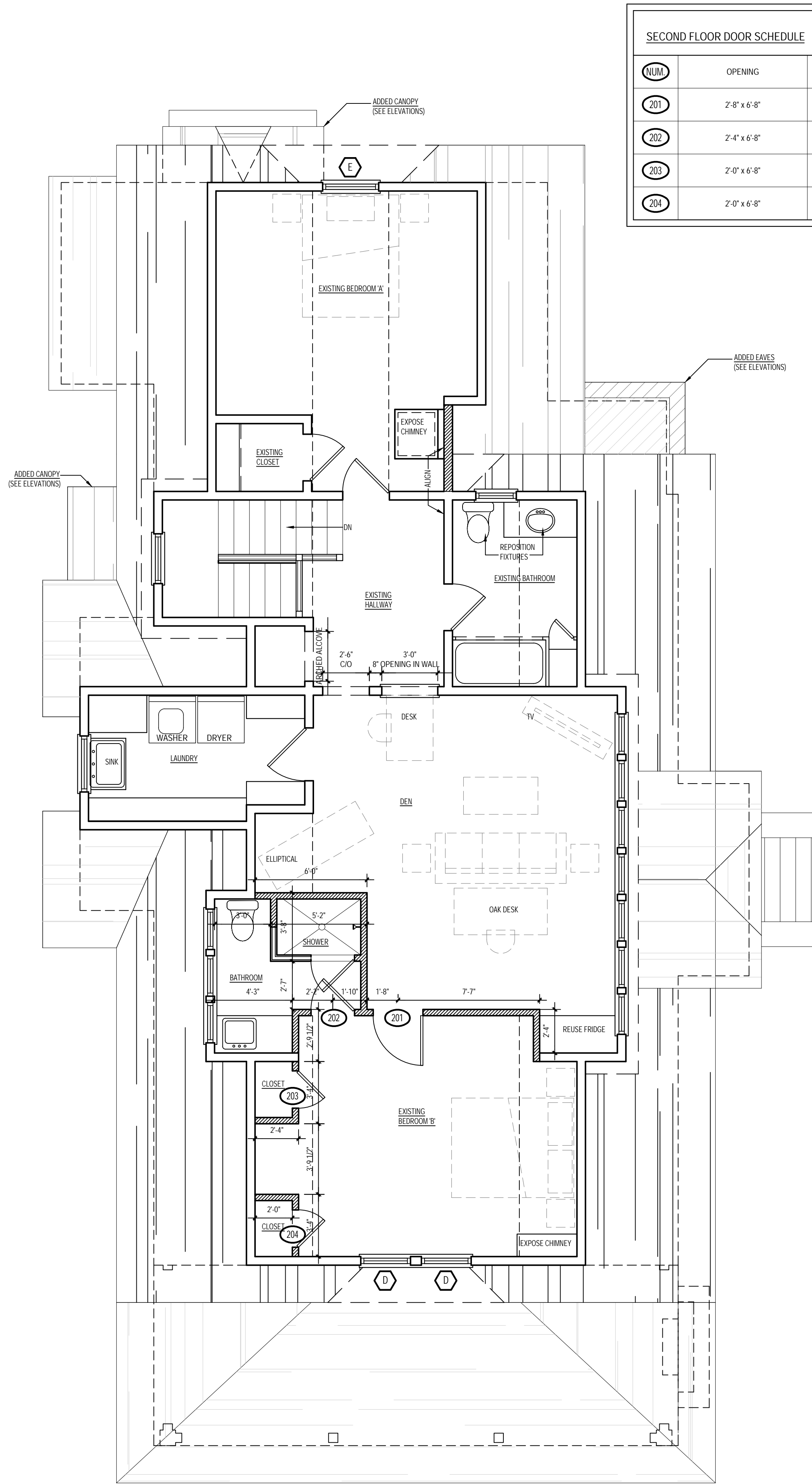
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831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

EXISTING 2ND FLOOR PLAN

A-2.2
OF: FIFTEEN



SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" x 6'-8"	EXISTING BEDROOM B'
202	2'-4" x 6'-8"	BATHROOM
203	2'-0" x 6'-8"	CLOSET
204	2'-0" x 6'-8"	CLOSET

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" x 6'-0"	MATCH EXISTING	DOUBLE HUNG
B	4'-0" x 4'-8" (SEE ELEVATION)	8'-2"	CASEMENT
C	2'-8" x 6'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
D	2'-8" x 5'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
E	3'-0" x 4'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)

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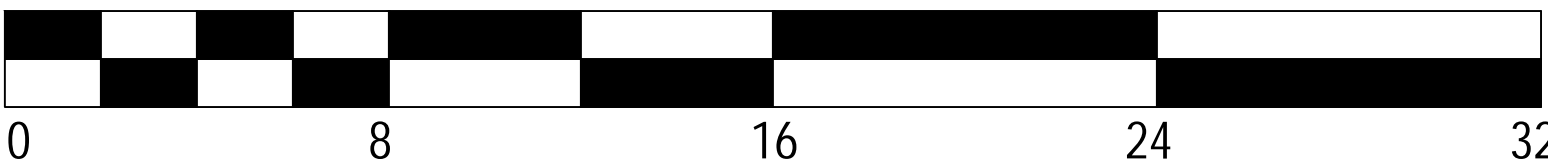
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 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A $4\frac{1}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

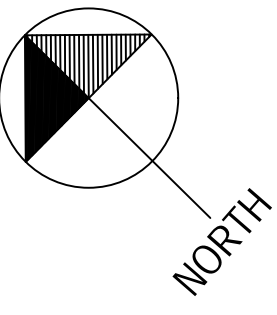
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GRAPHIC SCALE 1/4" = 1'-0"



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

- NOTE:
- 10" CONCRETE
 - STUD WALL
 - FURRED WALL
 - 4" WALL



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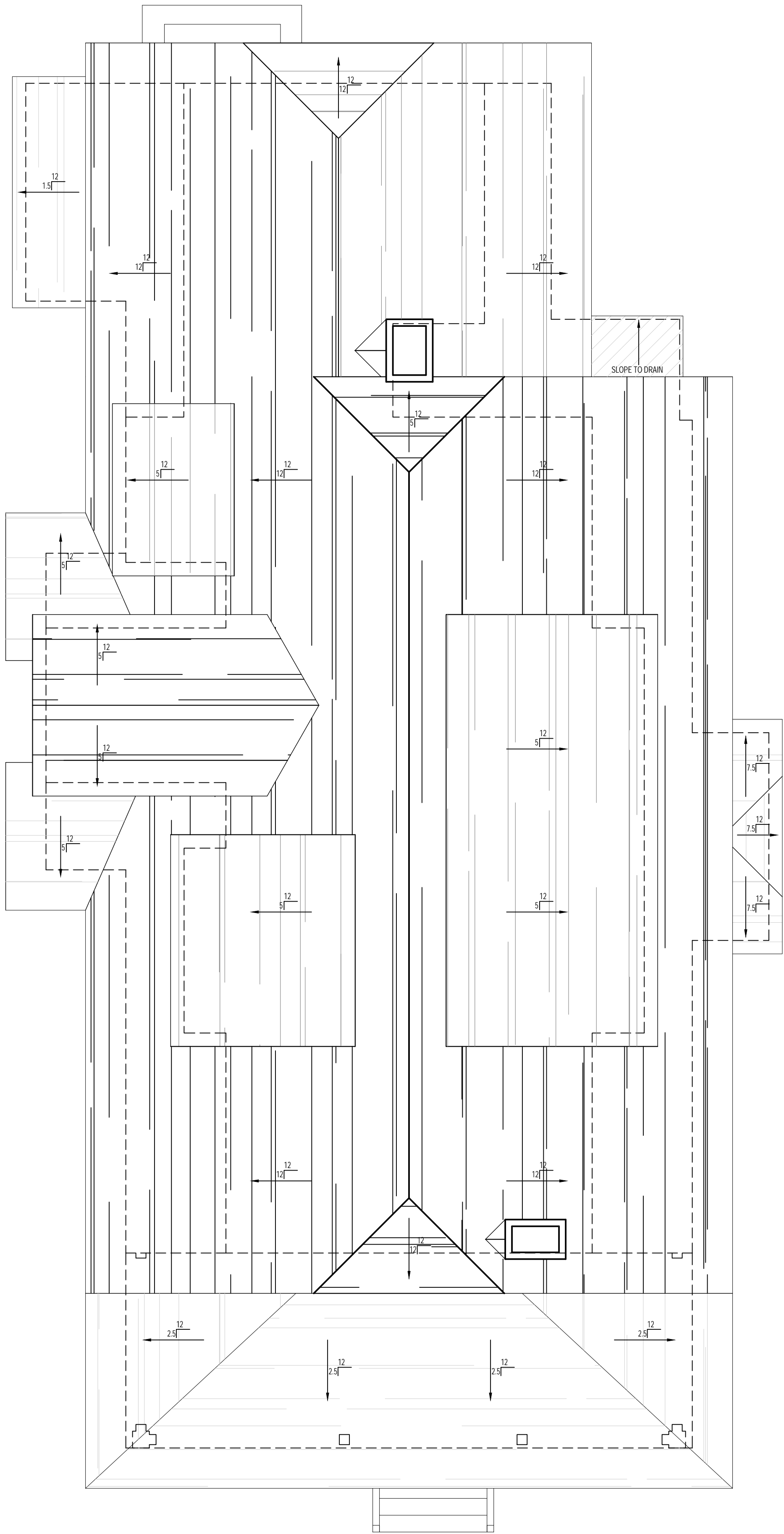


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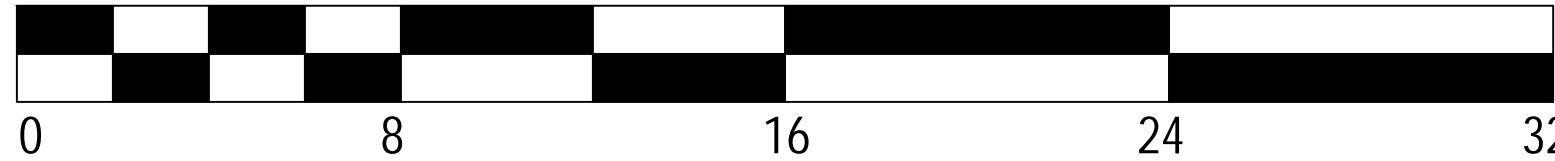
Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED 2ND FLOOR PLAN
A-4.2
OF: FIFTEEN

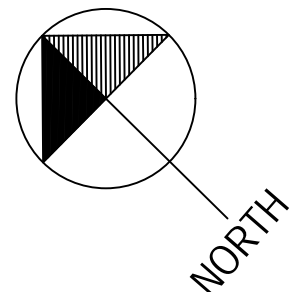


GRAPHIC SCALE 1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.
- SALVAGED ORIGINAL WOOD SASHES (NOW STORED IN THE HOUSE BASEMENT) WILL BE REINSTALLED AT NON HISTORIC SASH REPLACEMENT LOCATIONS.

STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 6 $\frac{3}{4}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
- R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{1}{2}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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25 OCT 2017



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Designed Exclusively For the:

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831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

EXISTING ROOF PLAN

A-2.3

OF: FIFTEEN



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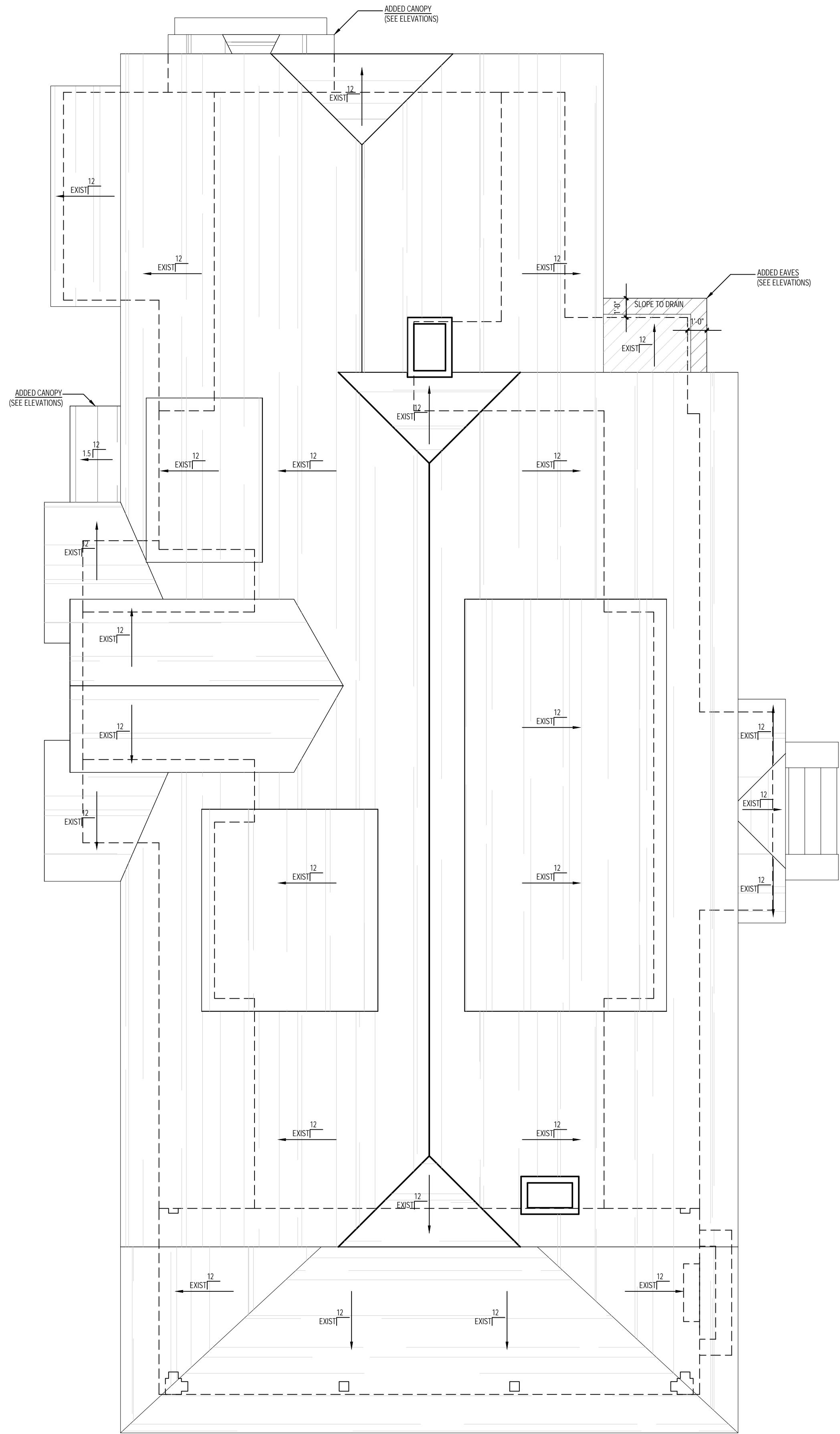


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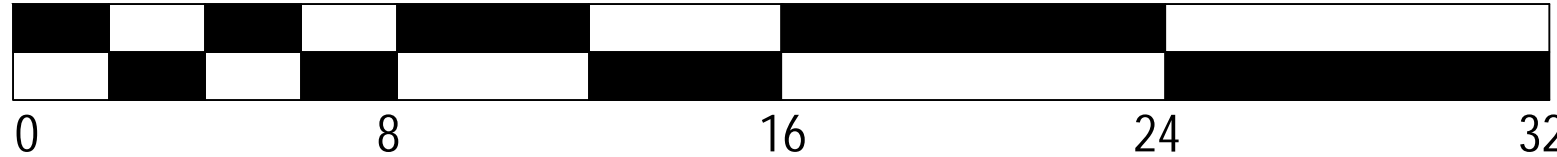
Designed Exclusively For the:
MENAKER RESIDENCE
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED ROOF PLAN
(NO CHANGE)
A-4.3
OF: FIFTEEN



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



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

NOTE:

10" CONCRETE	
STUD WALL	
FURRED WALL	
4" WALL	

