
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 409 Rensselaer Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks

The application was continued from August for the following items: Failure to comply with design guidelines 6.10.2, 6.10.3, 7.2.3 and 7.2.6.

Details of Proposed Request

Existing Conditions

The existing structure is a one story Colonial style house constructed in 1930 and listed as a contributing structure in the Dilworth National Register of Historic Places. The site elevation drops from front to rear approximately 5 to 7 feet. Existing height is approximately 17'.

Proposal

The project is an addition to the front and rear. The front addition includes hand rails, porch columns and new porch roof. The rear addition begins at the ridge of the original house and follows the same pitch. Proposed ridge height is +/- 18'-9". Design features of the addition include clipped gables, and trim and widows to match the house. All primary and trim materials are wood. New windows and trim are shown on the elevations.

Revised Proposal – July 11, 2018

1. The applicant has modified the rear elevation roof form to address massing including a revised dormer design on the left and right side.

Revised Proposal – August 8, 2018

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

1. The proposed addition meets the guideline for massing, 6.5.
2. The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

This application was continued from July 2018 for:

It failure to meet guidelines 6.10, #2, #3
7.2, #3 and #6.



VICINITY MAP



ZONING INFORMATION

JURISDICTION	CHARLOTTE
ZONED	R-5
<u>BUILDING LIMITS</u>	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	30'-0"
MINIMUM OPEN SPACE	65%

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
EXIST. BASEMENT	1047	
EXIST. FIRST FLOOR	1047	
EXIST. PATIO		172
EXIST. FRONT STOOP	84 (TO BE REMOVED)	
EXIST. REAR DECK	312 (TO BE REMOVED)	
EXIST. SUBTOTAL	2094	50% = 1133 SF
PROP. BASEMENT	546	
PROP. FIRST FLOOR	581	
PROP. FRONT PORCH		144
PROP. REAR PORCH		225
PROP. SUBTOTAL	1127 (LESS THAN 50%)	
PROP. SECOND FLOOR	1167	
TOTAL PROPOSED	2294	
TOTAL	4388	541
TOTAL UNDER ROOF		4929

INDEX OF DRAWINGS

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AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	2094
TOTAL PROPOSED HEATED AREA	2072
PROPOSED UNHEATED	
REAR PORCH	225
FRONT PORCH	144
	0
	0
	0
TOTAL	369

REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

REAR YARD AREA	2894
HOUSE ADDITION	581
REAR PORCH	225
	0
	0
TOTAL	806

TOTAL PERMEABLE AREA
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)

TOTAL AREA OF SITE	6655
FOOTPRINT OF HOUSE	1981
	0
	0
	0
TOTAL AREA	1981
PERCENTAGE OF OPENSACE	70%



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30 JULY 2018

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Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

COVER SHEET

A-0

OF: TWENTY FOUR

Charlotte Historic District Commission Case 2017-683
HISTORIC DISTRICT: DILWORTH
ADDITION



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EXISTING CONDITIONS

A-0.1

OF: TWENTY FOUR



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



PROPERTY FAR LEFT OF SUBJECT



PROPERTY LEFT OF SUBJECT



SUBJECT PROPERTY



PROPERTY RIGHT OF SUBJECT



PROPERTY FAR RIGHT OF SUBJECT



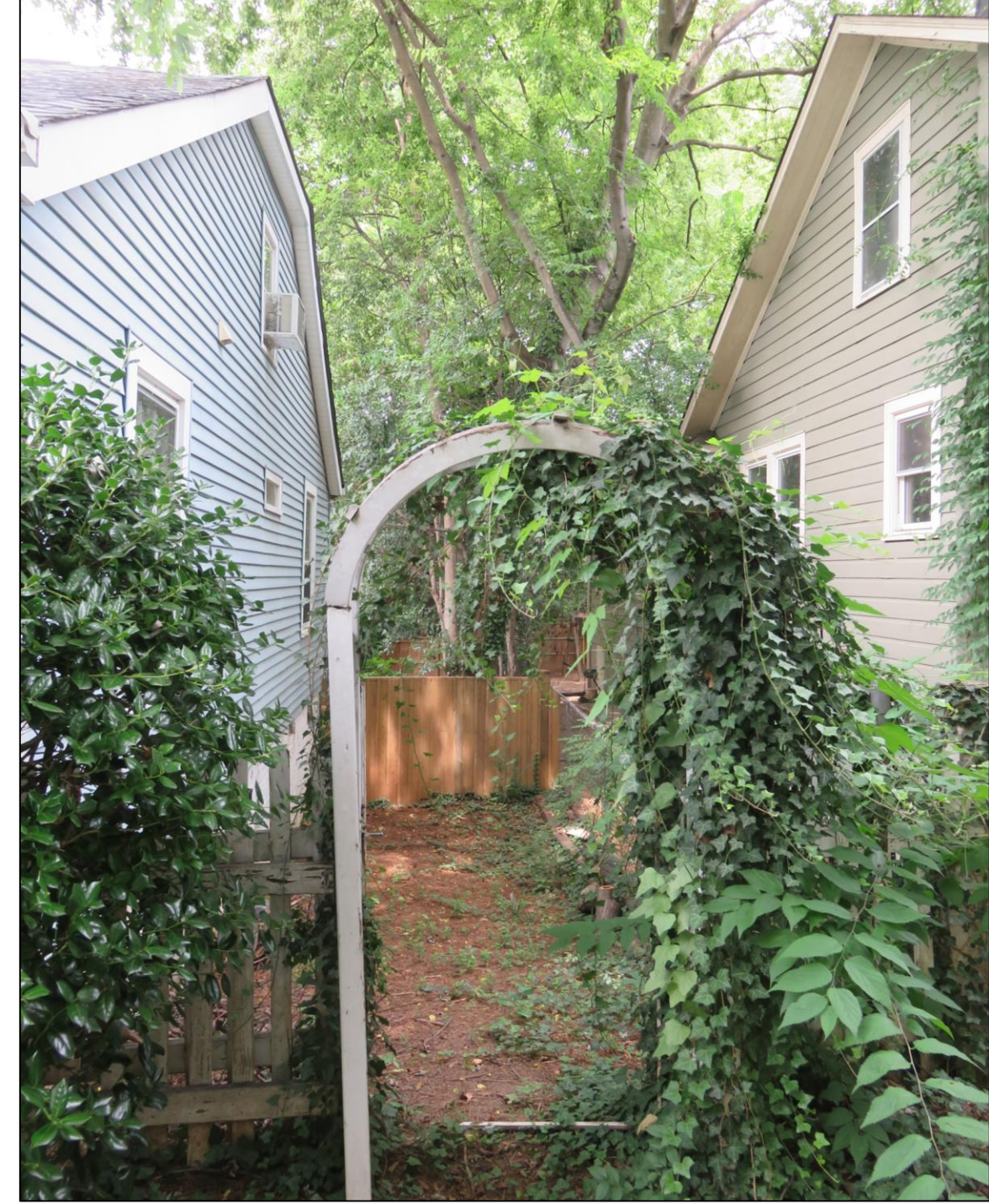
PROPERTY SE ACROSS STREET



PROPERTY NW ACROSS STREET



ACUTE VIEW OF RIGHT NEIGHBOR



SIDE YARD BETWEEN
SUBJECT AND RIGHT
NEIGHBOR



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STREET CONTEXT SHEET

A-0.2
OF: TWENTY FOUR



FRONTAL VIEW FROM YARD



LEFT FRONT WITH STOOP



LEFT SIDE OF HOUSE



RIGHT SIDE OF HOUSE



REAR OF HOUSE FROM YARD



LEFT REAR CORNER



RIGHT REAR CORNER



REAR YARD LOOKING TO CITY CENTER

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}$ ".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE.
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. 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.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. 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.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. 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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NOTE:

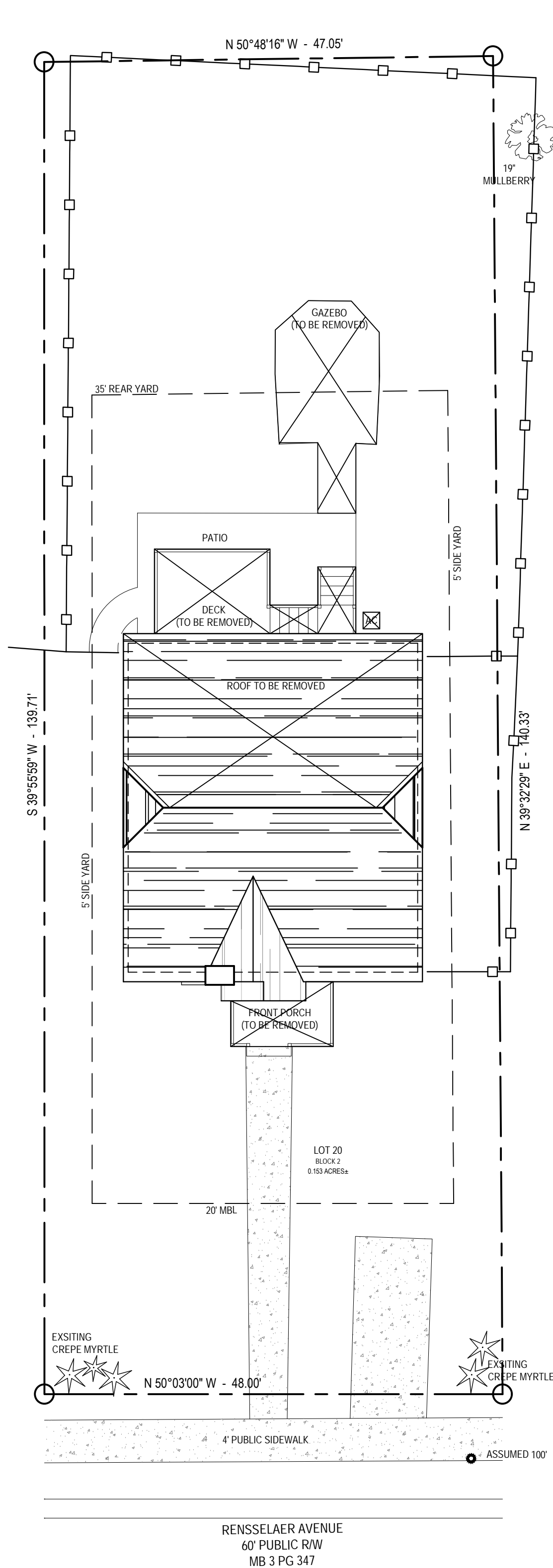
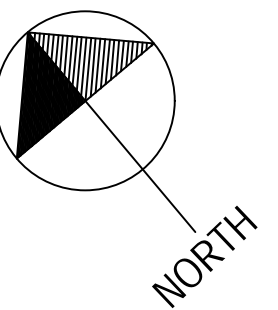
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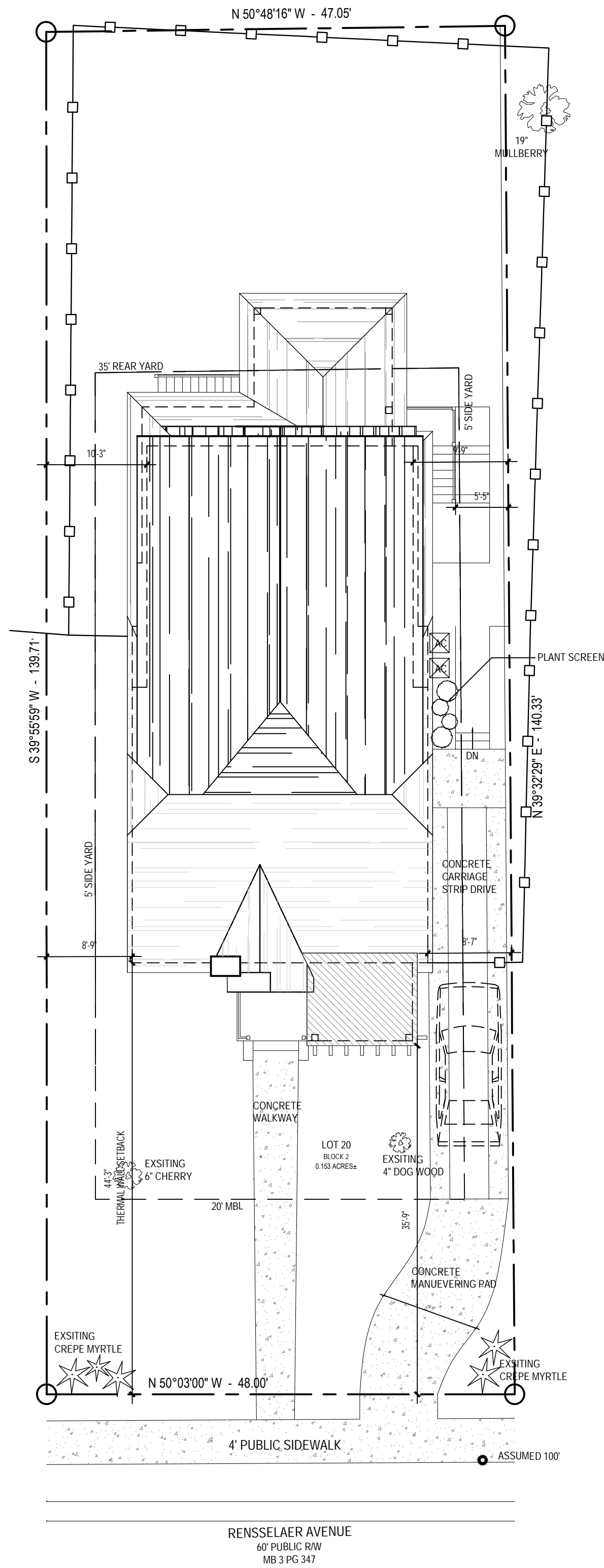
CONCRETE		KEY: WALL TO BE REMOVED ITEM TO BE REMOVED
GRAVEL		
RETAINING WALL		
PAVER SYSTEM		

LEGEND:

BOUNDARY LINE:	
OVERHEAD UTILITIES:	
FENCE (TYPE NOTED):	
UTILITY POLE:	
R/W: RIGHT OF WAY	
E/P: EDGE OF PAVEMENT	
C/L: CENTERLINE	



2 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"



100

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HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #:	17054
ISSUED:	30 JULY 2018
REVISIONS:	

OF: TWENTY FOUR



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	CASEMENT

- NOTE:
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 - 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 RAIL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
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2 EXISTING FRONT ELEVATION
1/4" = 1'-0"



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

30 JULY 2018

Seal

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PROPOSED FRONT
ELEVATION

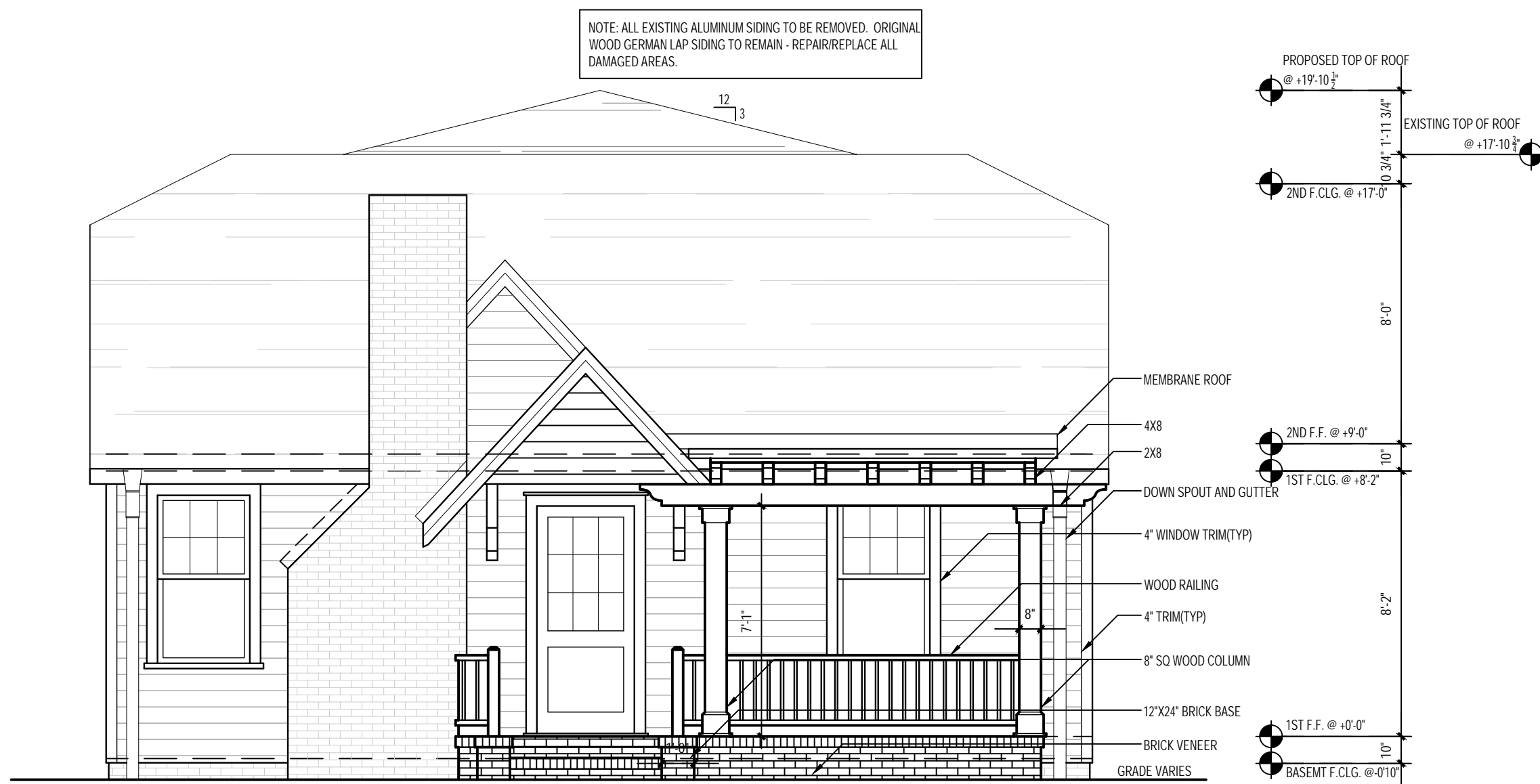
A-4.0

OF: TWENTY FOUR



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

JULY



① PROPOSED FRONT ELEVATION
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AUG

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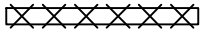

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- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
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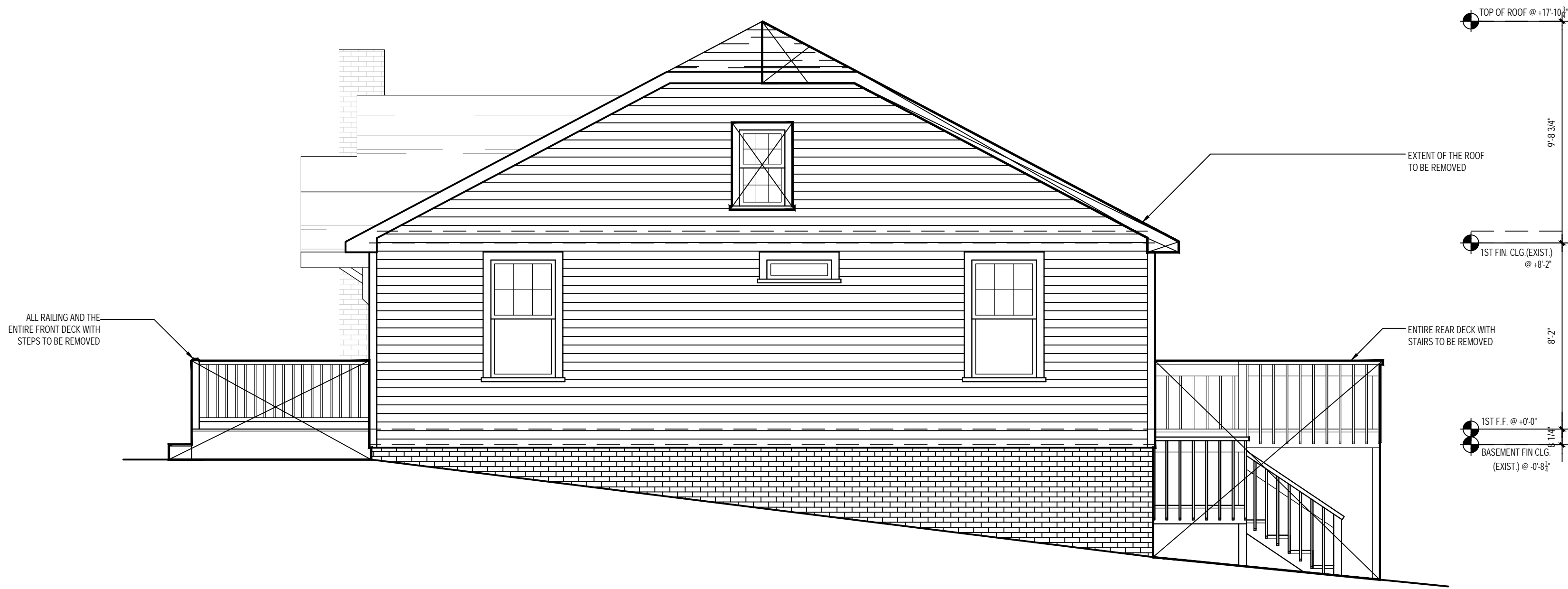
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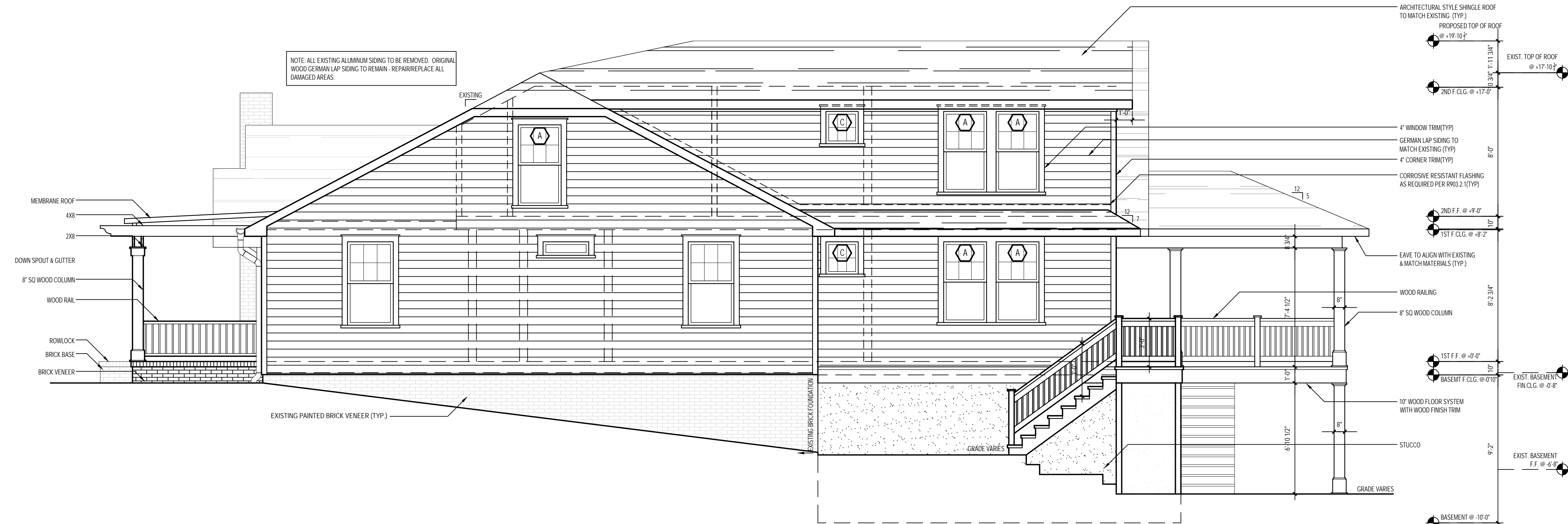
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KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



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



1 PROPSOED RIGHT ELEVATION
1/4" = 1'-0"

30 JULY 2018

Seal

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Designed Exclusively For the:

THOMAS RESIDENCE

409 Rensselear Avenue, Charlotte, NC 28203

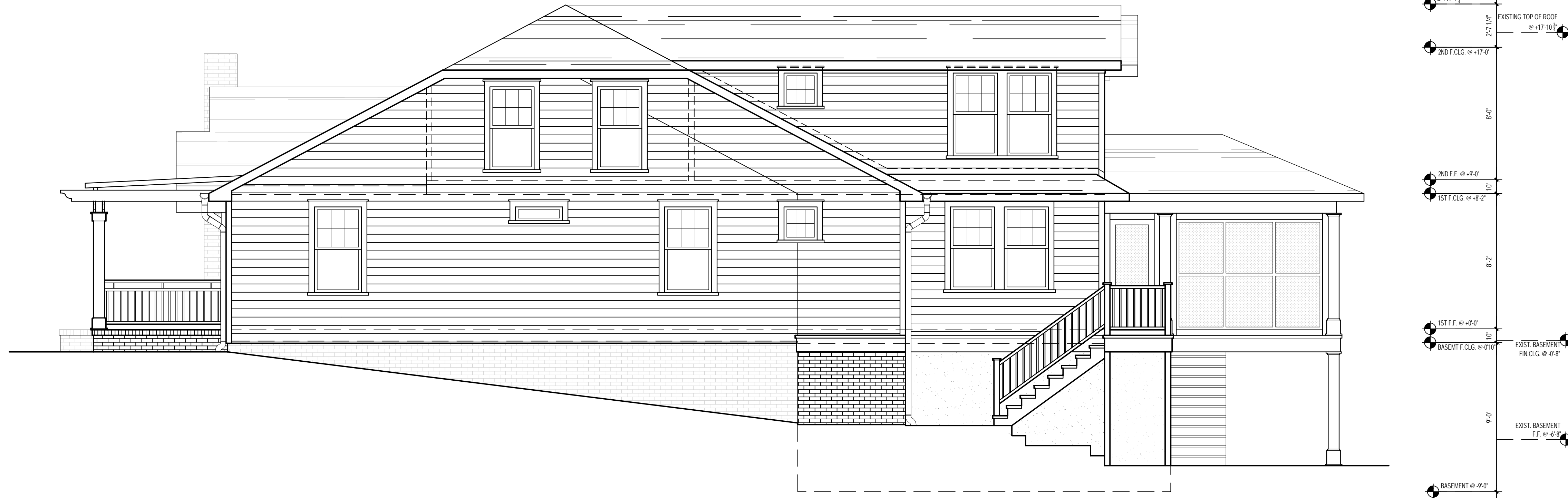
HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED RIGHT
ELEVATION

A-4.1

OF: TWENTY FOUR



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

JULY



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

AUG

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	CASEMENT

- 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.F. MUST BE TEMPERED.
 - PROVIDE RAIL 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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 - M.E. - MATCH EXISTING
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GENERAL NOTES:

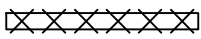

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
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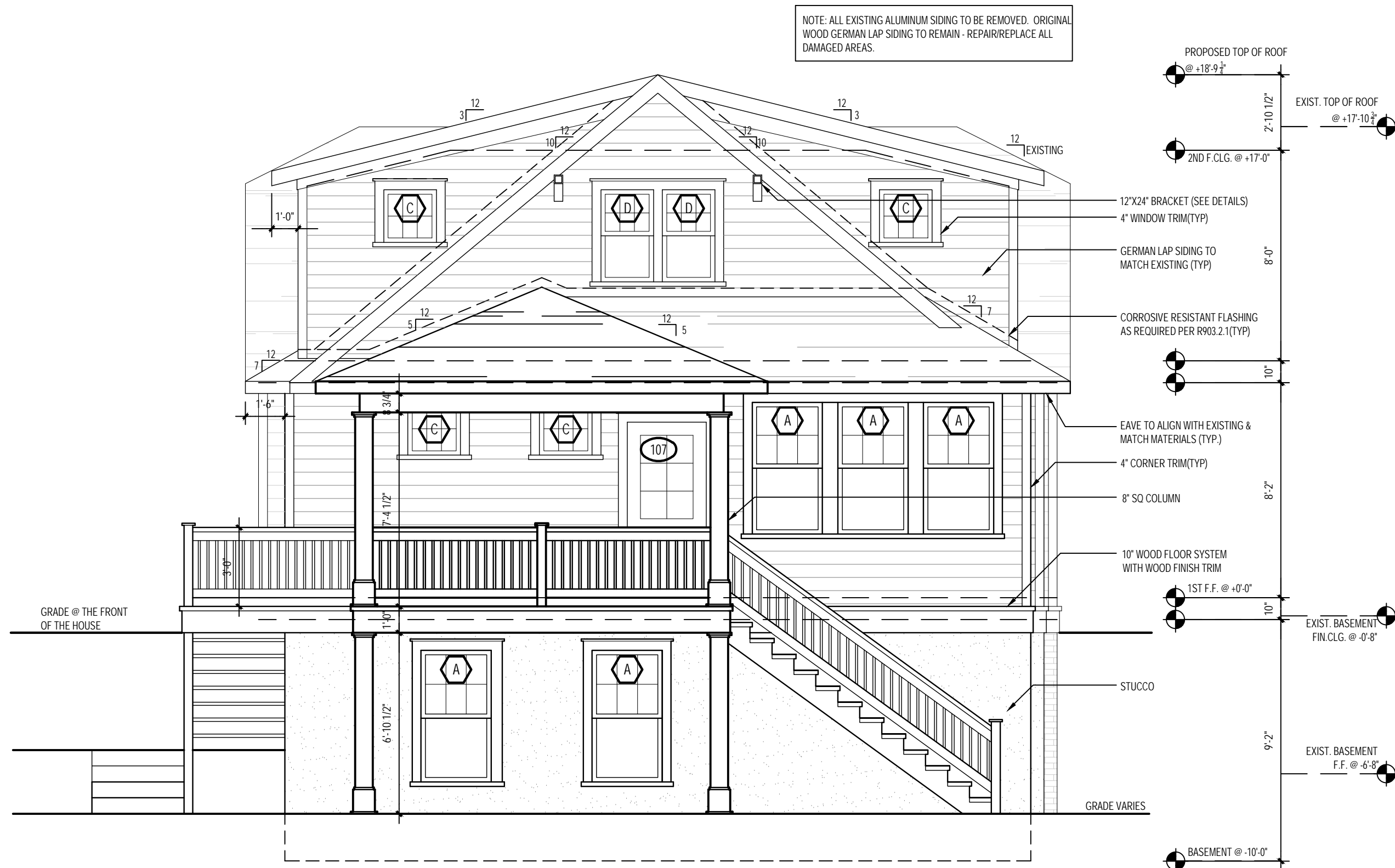
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KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



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



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

30 JULY 2018

Seal

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Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

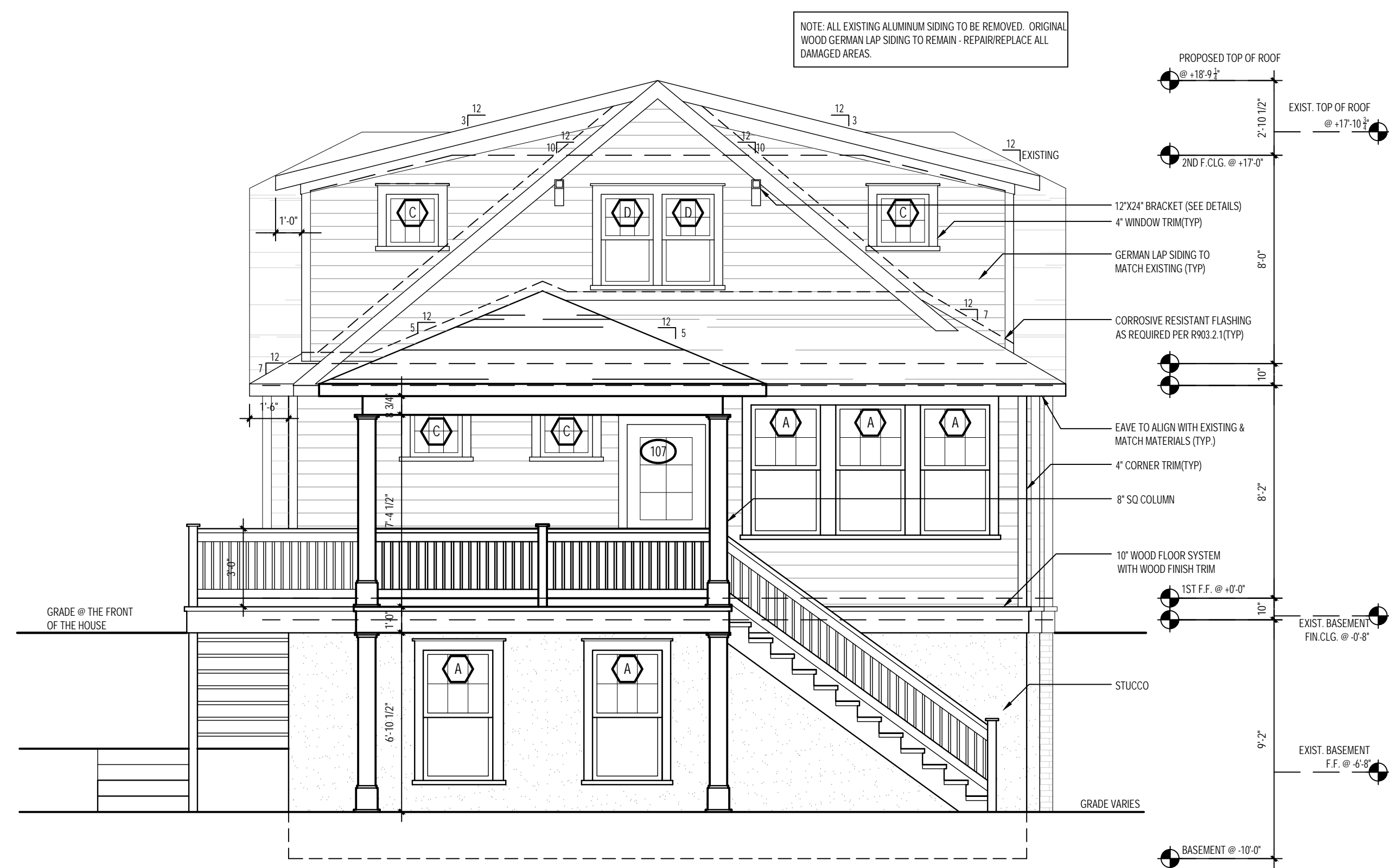
PROPOSED REAR
ELEVATION

A-4.2

OF: TWENTY FOUR



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



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WINDOW SCHEDULE			
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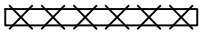

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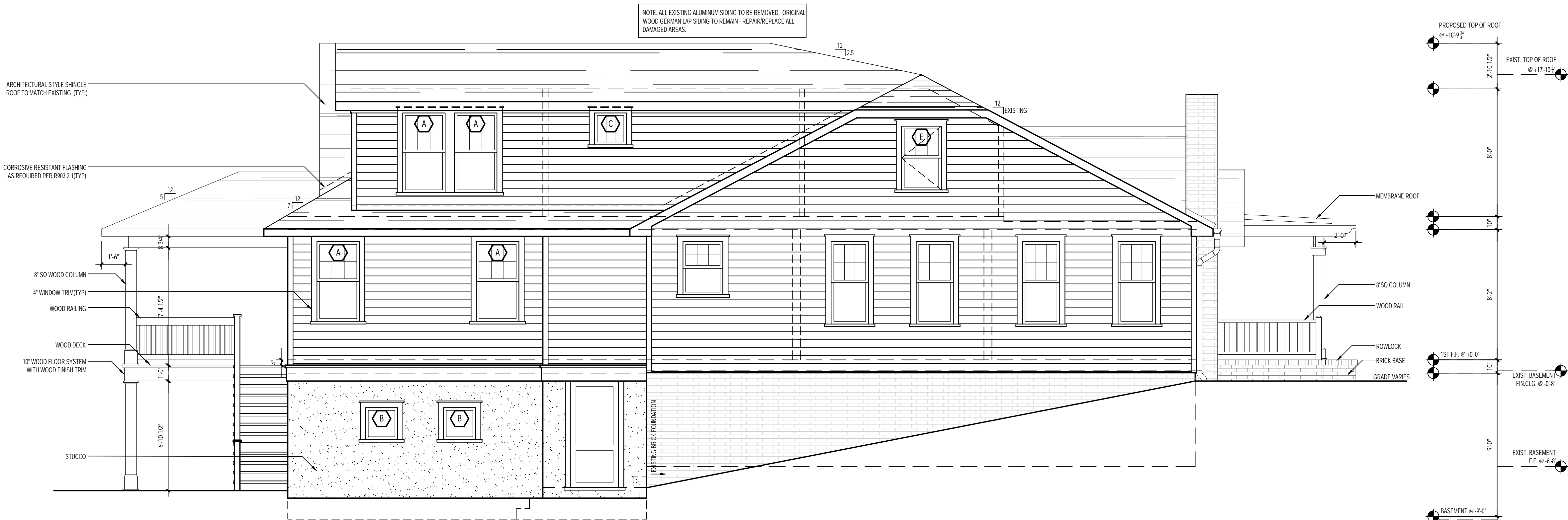
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ITEM TO BE REMOVED 



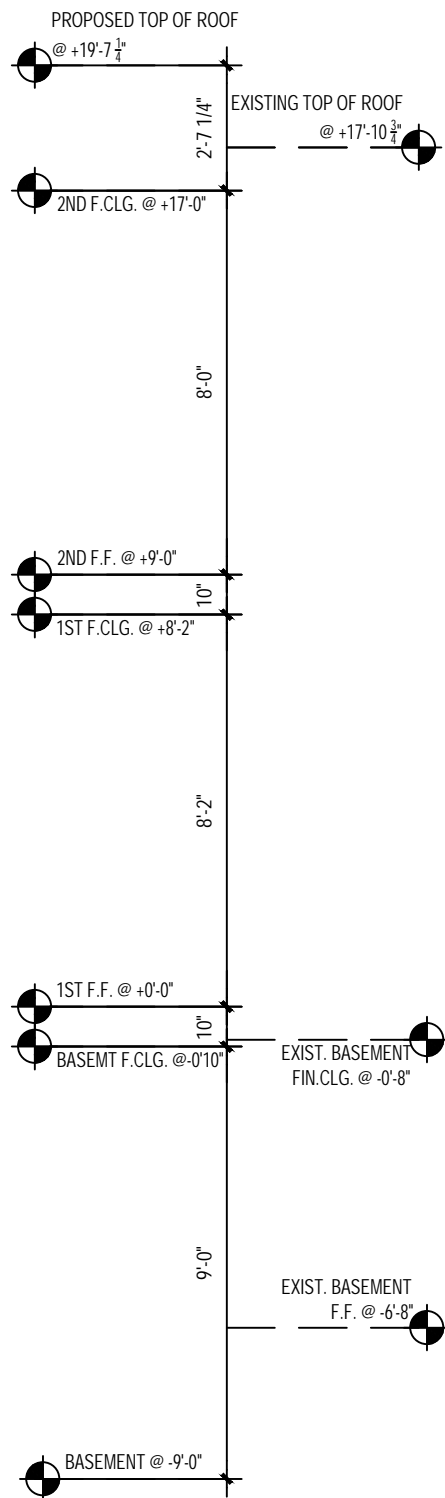
2 **EXISTING LEFT ELEVATION**
1/4" = 1'-0"



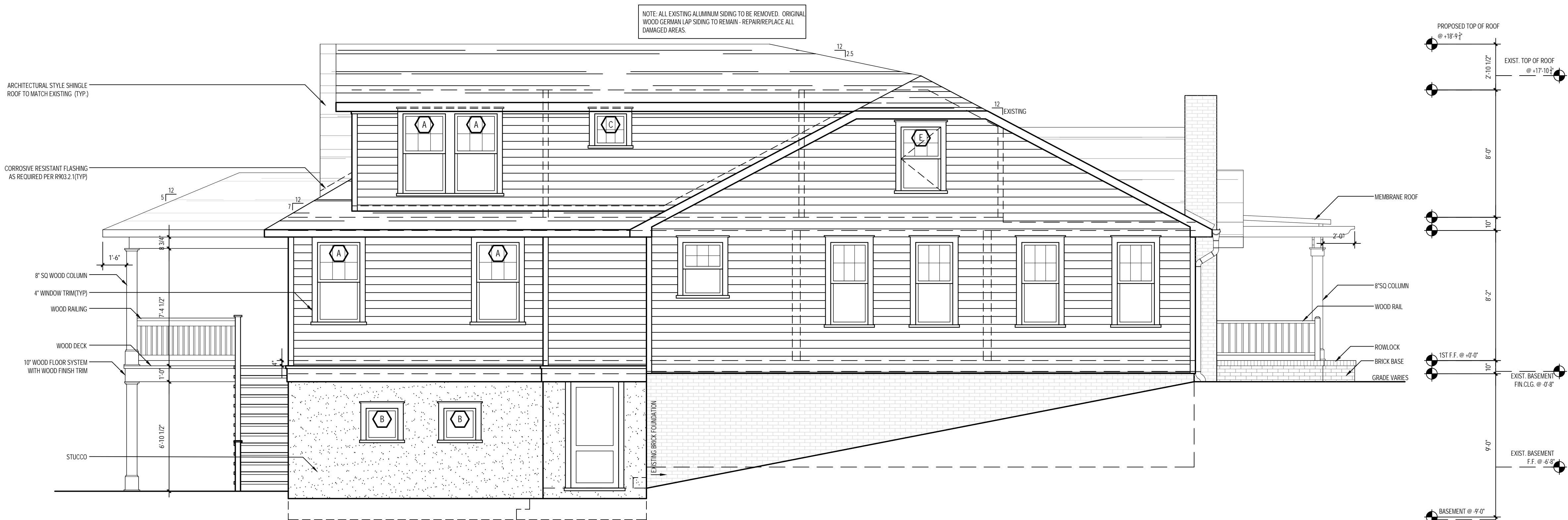
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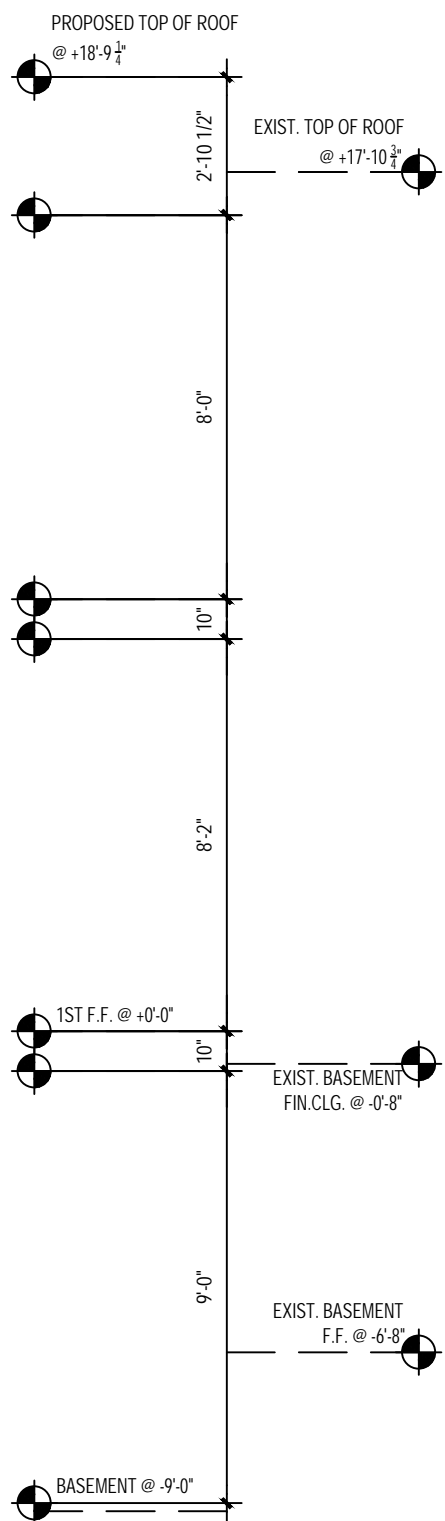
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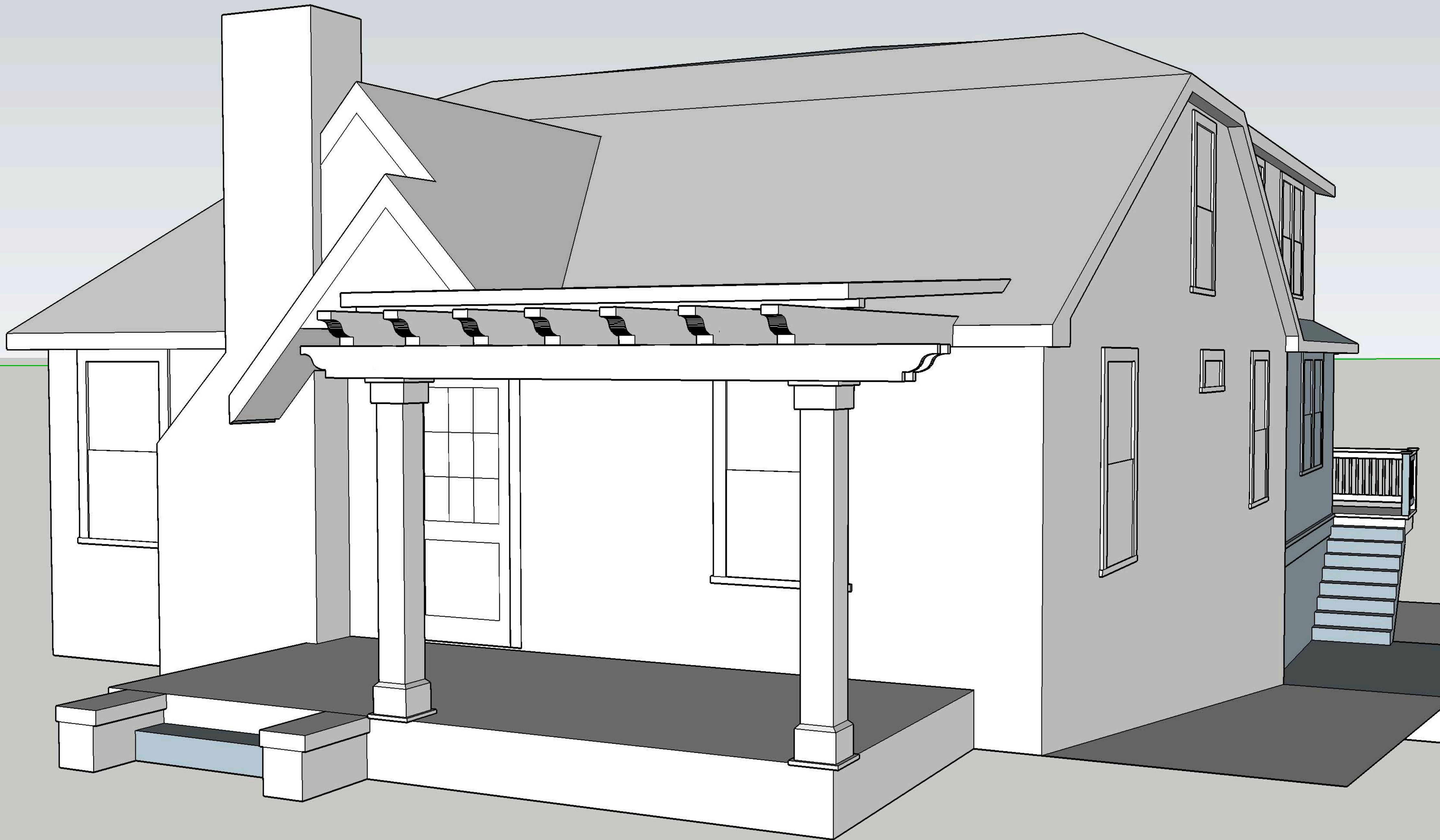
JULY

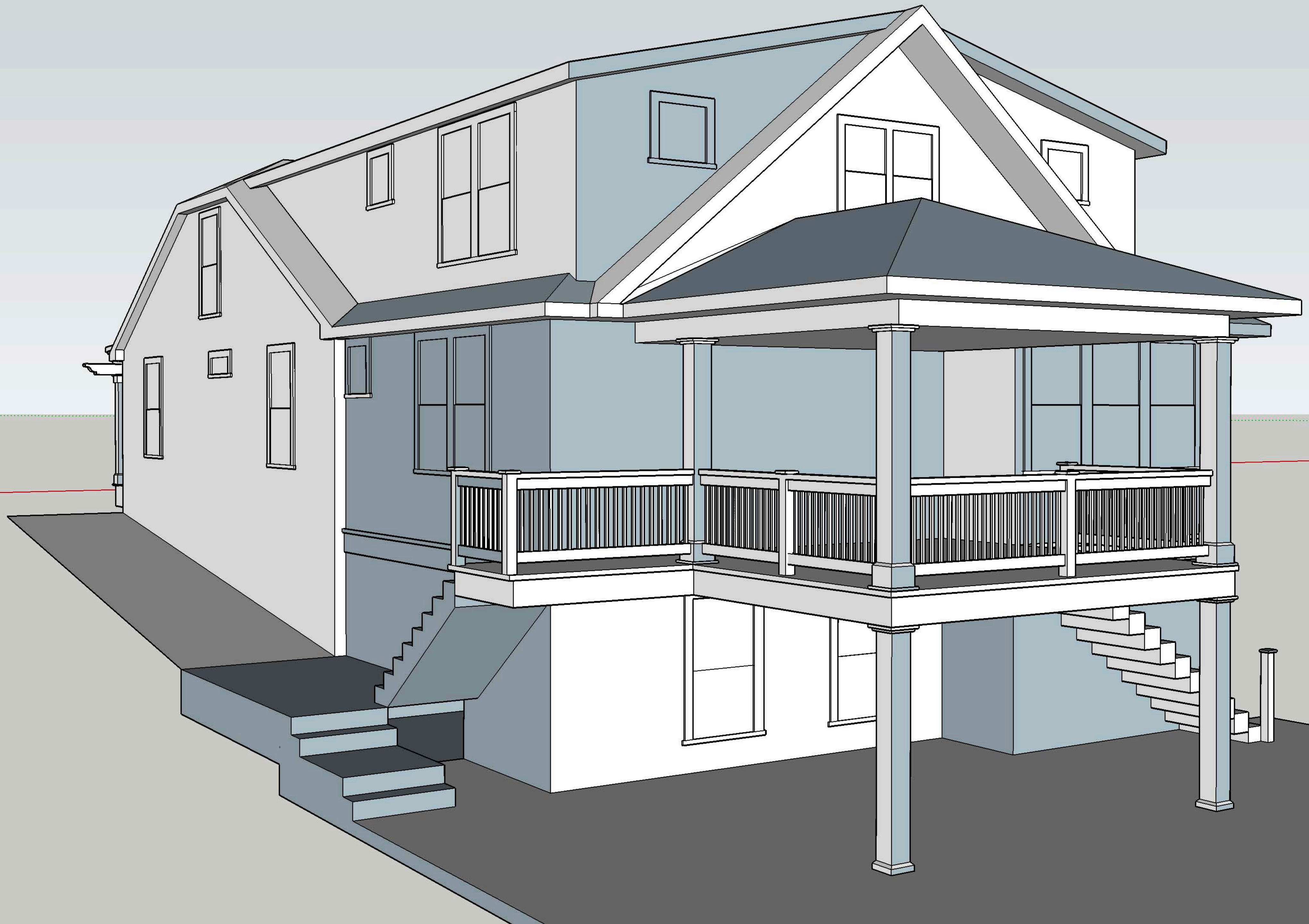


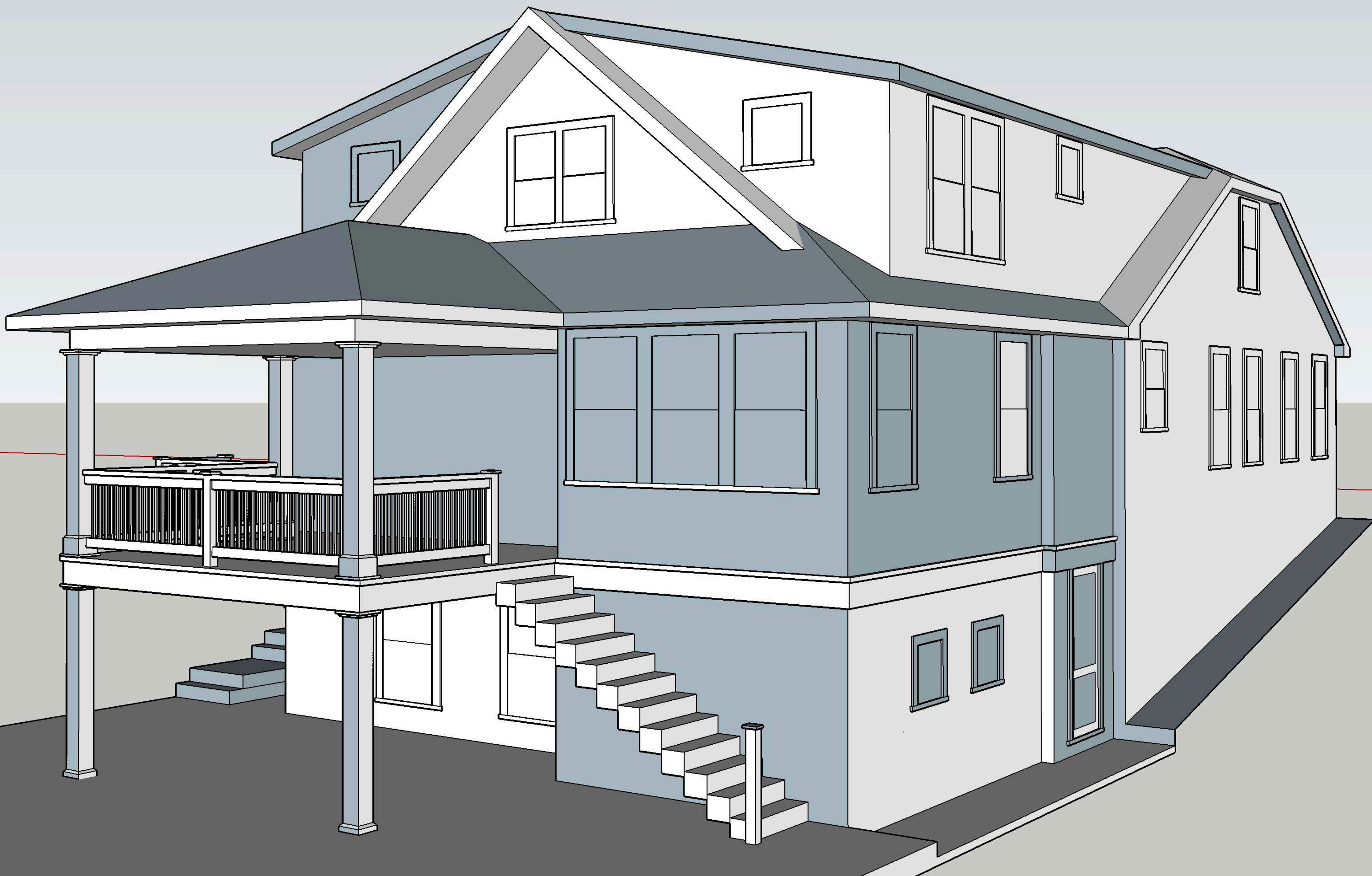
1 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



AUG







MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/26/2018

Identity	
Parcel ID	GIS ID
12112109	12112109

Property Characteristics	
Legal desc	L14 B16 M3-9
Land Area	0.227 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer
No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2108 DILWORTH RD EAST CHARLOTTE
2108 DILWORTH RD EAST CHARLOTTE



Ownership	
Owner Name	Mailing Address
MICHAEL E LAVINE	2108 DILWORTH RD E CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
11134-456	03/08/2000	\$250,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

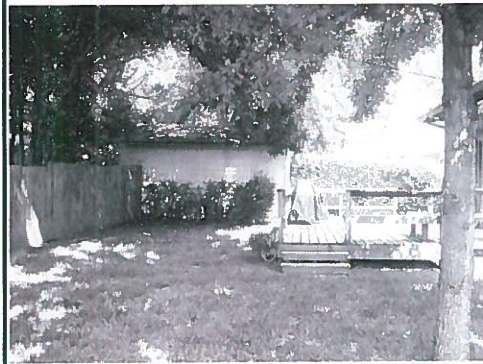
*DILWORTH (HHC)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
ORIGINAL ROOF LINE*



AB
Architecture, P.A.
9200 Bob Beatty Road
Charlotte, NC 28269
704-494-4483
FAX- 494-4030
abarchitecture@aol.com
www.abarchitecture.com

Scale

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RIGHT ELEVATION



LEFT ELEVATION

HISTORIC DILWORTH RENOVATION
LAVINE RESIDENCE
2108 Dilworth Rd East, Charlotte, NC

PROJ. NO. - 0316
ISSUED - 06 APR 04
REVISIONS -

SITE CONTEXT

OF:

9200 Bob Beatty Road
Charlotte, NC 28203

Letter of Transmittal

704.494-4400
fax: 494-030

DATE: 11/11/03	JOB NUMBER: 0316
RE: Tax Credit	

TO: [REDACTED]

2108 Dilworth Road East

Charlotte, NC 28203

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1	11/11/03		Tax Credit Package; one page to sign and return
1			Drawings Progress Drawings

THESE ARE TRANSMITTED as checked below:

For approval	Approved as submitted	Resubmit	_____ copies for approval
X For your use	Approved as noted	Submit	_____ copies for distribution
As requested	Returned for corrections	Return	_____ corrected prints
For review and comment	_____		

FOR BIDS DUE _____ 2003 PRINTS RETURNED AFTER LOAN TO US

REMARKS:



5

HOUSE NEXT DOOR
AT 2114 D.R.E.
SECOND FLOOR ADDITION



MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12109371	12109371

Property Characteristics	
Legal desc	L5 B48 M332-214&215
Land Area	0.224 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2017 LYNDHURST AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
LANCE CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203
KAYLIL S CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31466-96	12/29/2016	\$783,000.00
29417-793	08/29/2014	\$805,000.00
11458-926	07/28/2000	\$200,000.00

Site Location	
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Charlotte Historic District	No
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

*DILWORTH (NAT. REG.)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
EXTENDED ROOF LINE*

2021 Euclid Avenue
Charlotte, NC 28203

Letter of Transmittal

704.333.7004
fax: 333.3040

DATE: 5/26/04	JOB NUMBER: 03022
ATTENTION: Coordinator	
RE: 2017 Lyndhurst Avenue	

TO: Preservation Tax Credit Coordinator
Restoration Branch, HPO
N.C. Division of Archives and History

4613 Mail Service Center

Raleigh, NC 27699-4613

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Application, Plans, Photographs, Maps

COPIES	DATE	NO.	DESCRIPTION
1	5/5/04	1	Certification Application Attachment 1
1	5/5/04	4	Part A Description of Rehabilitation
2	4/99	1	Map
1	2/3/04	26	Photographs
1	5/26/04		A1 thru A4; A5a; A5b; Drawings

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For review and comment	_____		

FOR BIDS DUE _____ 2004 _____ PRINTS RETURNED AFTER LOAN TO US

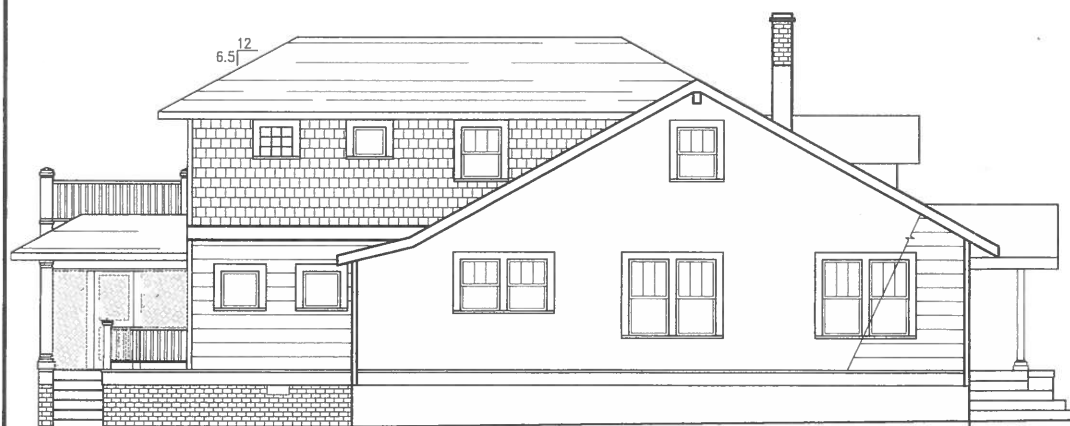
7



④ PROPOSED FRONT ELEVATION
1/8" = 1'-0"



③ PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



② PROPOSED LEFT ELEVATION
1/8" = 1'-0"



① PROPOSED REAR ELEVATION
1/8" = 1'-0"



9200 Bob Beatty Road
Charlotte, NC 28279
TEL: 478-4400
FAX: 478-4030
abarchitecture@aol.com
www.abarchitecture.com

HISTORIC DILWORTH RENOVATION
HOLLOWAY RESIDENCE
2017 Lyndhurst Avenue, Charlotte, NC 28203

PROJ. NO. 03022
ISSUED 26 MAY 07
REVISIONS:

PROPOSED
ELEVATIONS
SCHEME 'A'

OF: SIX

A-5b

Ta

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12108519	12108519

Property Characteristics	
Legal desc	L2 B59 M230-60
Land Area	0.231 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1915 WINTHROP AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
KEVIN JAMES FULLER	1915 WINTHROP AVE CHARLOTTE NC 28203
ALYSE CHRISTINE DE JULIEN	1915 WINTHROP AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
32620-902	04/23/2018	\$1,285,000.00
29837-229	03/24/2015	
24980-19	07/31/2009	\$750,000.00
22065-54	04/13/2007	\$949,000.00
11648-146	10/16/2000	\$247,500.00
10997-672	12/29/1999	\$225,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

*DILWORTH (HDC)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
BROKEN PLANE ROOF LINE*





North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only

Project No.:

Rev. 1/1/16

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): ☒ Income Producing ☐ Non-income Producing

1. Name of property: Victorian Millhouse Street 1915 Winthrop Avenue
City Charlotte County Mecklenburg State NC Zip 28203

For Non-Income Producing structures only, check applicable box:

- ☒ Located in a National Register or Certified Local Historic District; please complete Attachment 1.
☐ Listed individually in the National Register of Historic Places; give date of listing: _____

2. Data on rehabilitation project:

Project starting date: July 2017 Rehabilitation work on this property was completed on: October 2017
Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the *Secretary's Standards for Rehabilitation* and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name _____ Signature _____ Date _____
Company _____ Social Security or Taxpayer Identification Number _____
Street _____ City _____ State _____ Zip _____
Telephone _____ Email Address _____

HPO Use Only

The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:

- ☐ that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)
- ☐ that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)
- ☐ that the completed rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation* and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.
- ☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached given reasons.

Deputy SHPO _____ Date _____

10.



VIRTUALLY NOT
VISIBLE FROM STREET 11.

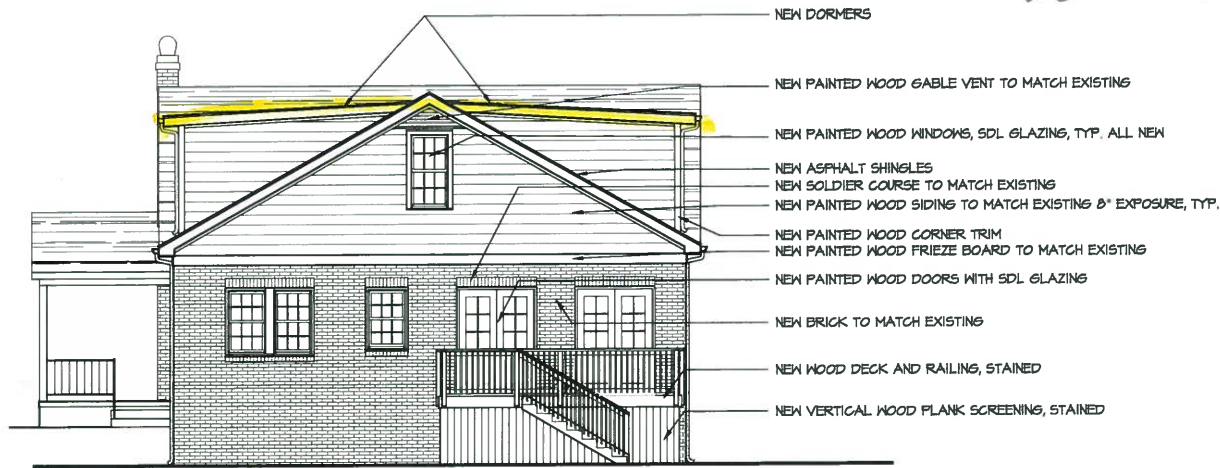


12

FRONT

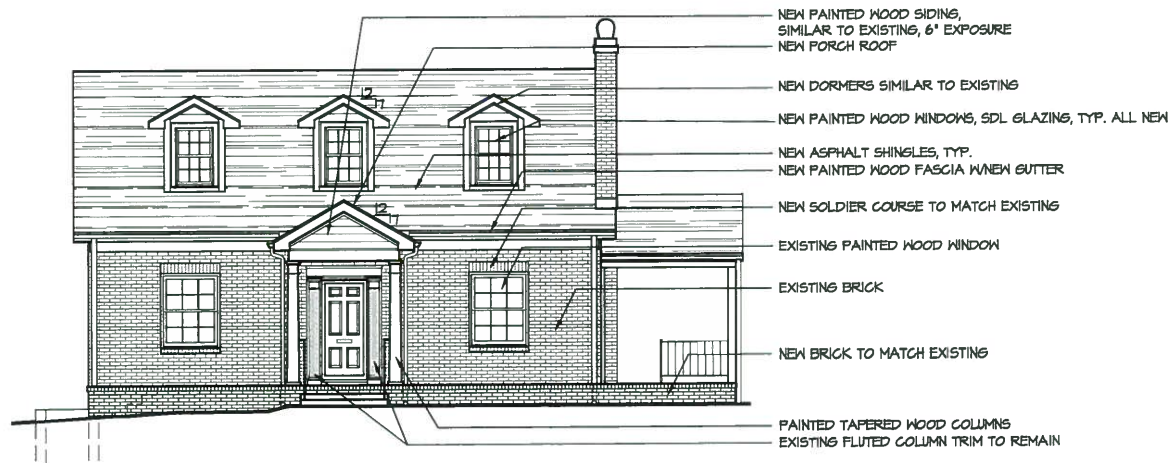
REAR

APPROVED HDC PROJECT
W/ SHALLOW PITCH @
"DORMER"




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

REAR ELEVATION 02



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

FRONT ELEVATION 01

 FRYDAY & DOYNE <small>ARCHITECTURE • INTERIOR DESIGN</small> 118 East Kington Avenue Suite 20 Charlotte, NC 28203 Tel: 704-372-0001 Fax: 704-372-2517 www.fryday-doyne.com
<small>THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE MODIFIED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT</small> © 2012 FRYDAY & DOYNE
PROJECT NAME: MORRISON RESIDENCE 605 BERKELEY AVENUE CHARLOTTE, NC 28203
DATE: 10/2/2011
DRAWN BY: JCL
SHEET TITLE: NEW ELEVATIONS
SHEET NUMBER: HDC - 3

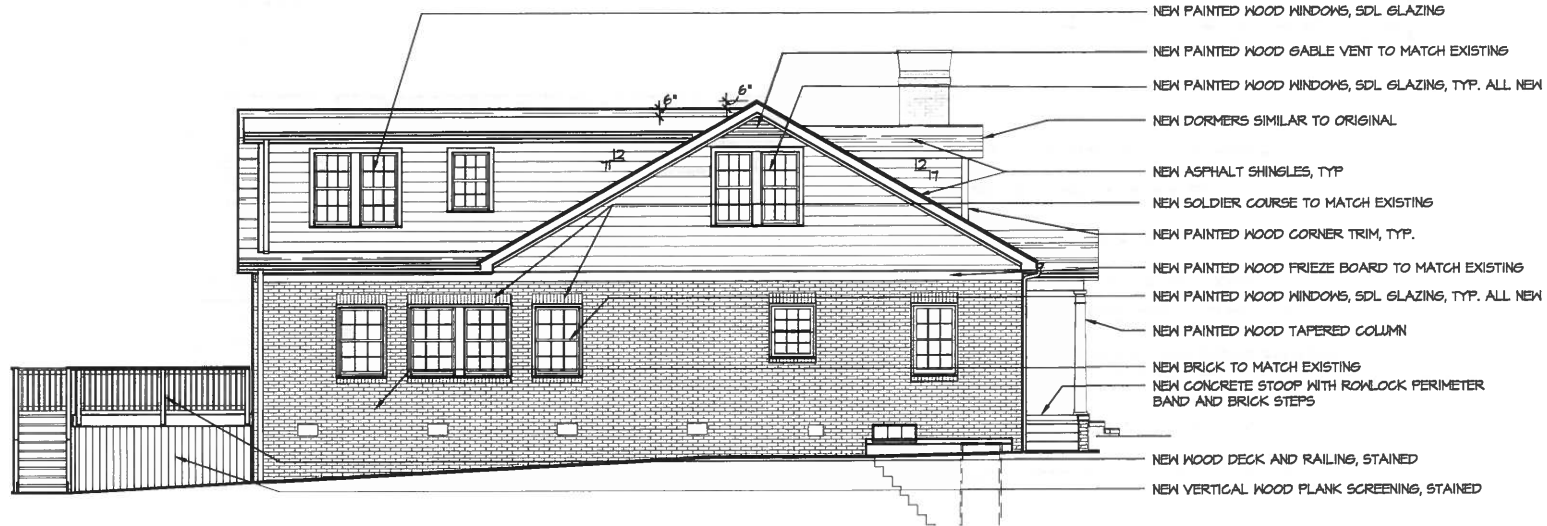
13.

APPROVED HDC PROJECT
W/ NON ALIGNING & LARGE
UPPER FLOOR WINDOWS



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

RIGHT ELEVATION 02



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

LEFT ELEVATION 01



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© 2012 FRYDAY & DOYNE

PROJECT NAME:

MORRISON
RESIDENCE
605 BERKELEY
AVENUE
CHARLOTTE, NC
28203

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:

NEW
ELEVATIONS

SHEET NUMBER:

HDC-4

14.

15.

DILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



16.

OILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



BERKELEY AVE.
WINDOW IN CORNER
@ OFFSET WALL

17.



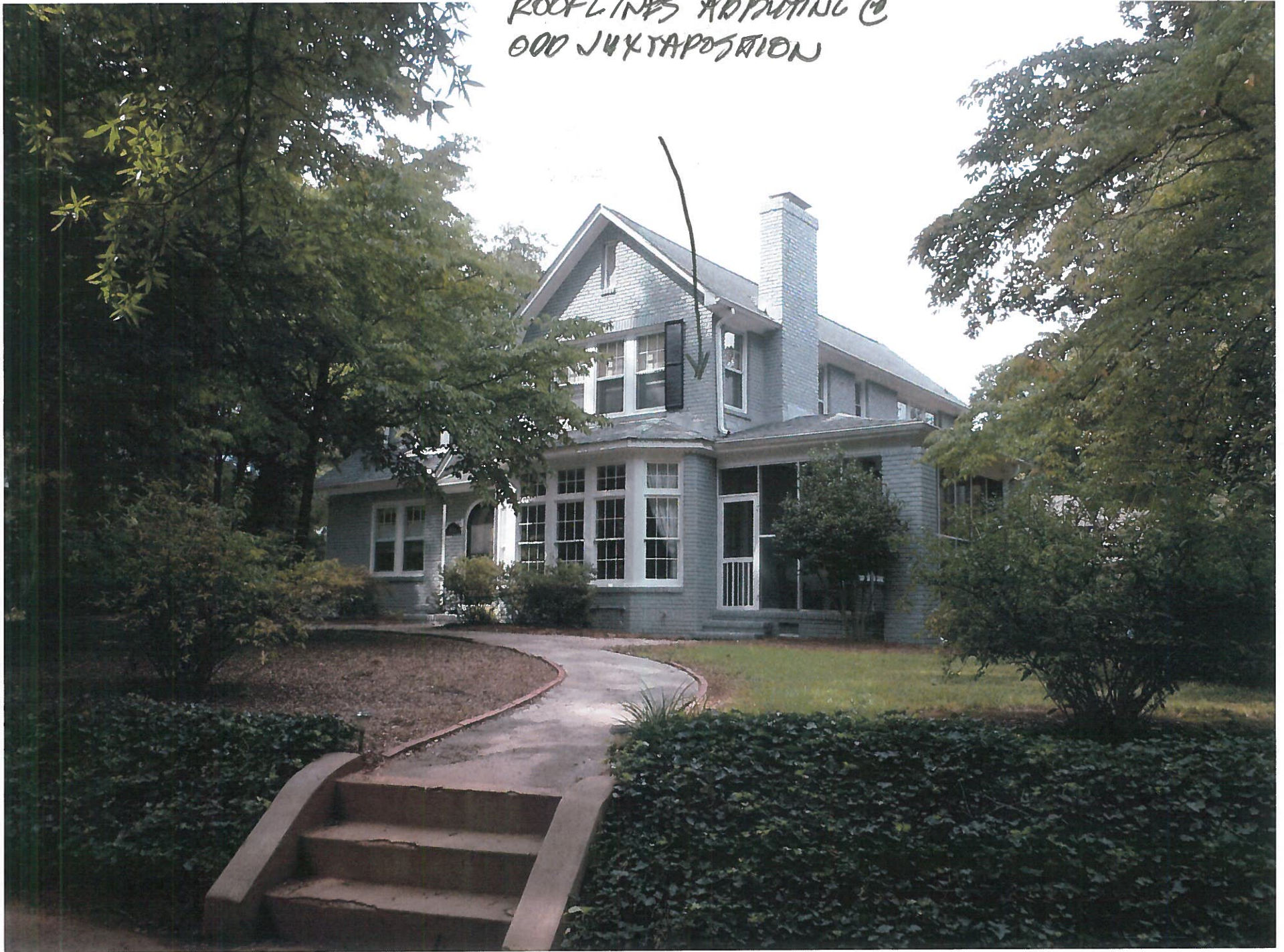
BELKELEY AVE
WINDOWS LOCATIONS
CARVED OUT OF ROOF

18.



BERKELEY AVE.
ROOFLINES ADJOINING @
OOD JUXTAPOSITION

— 19.



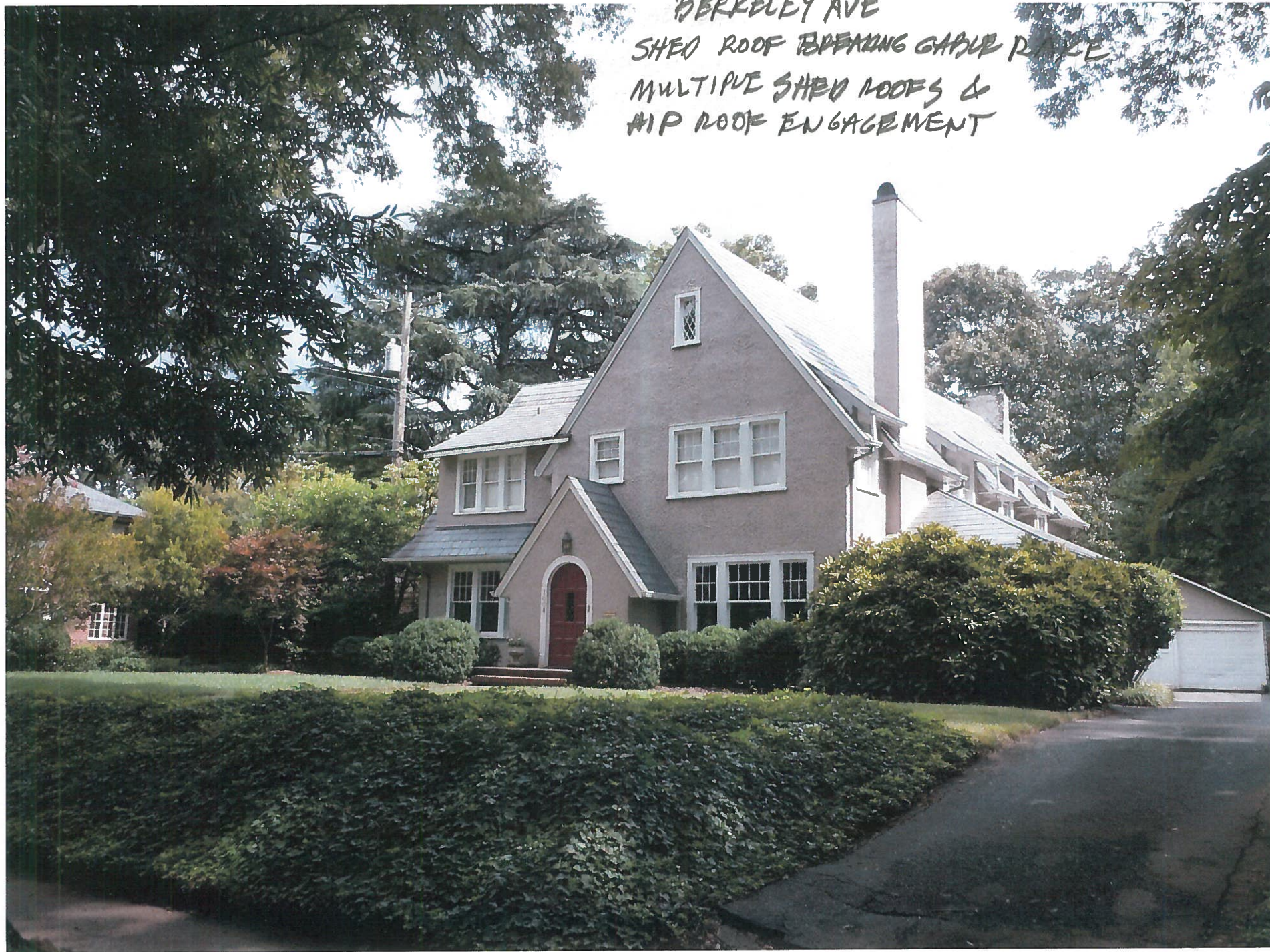
NON ALIGNMENT OF EAVES & 000 VERTADDITION

20.

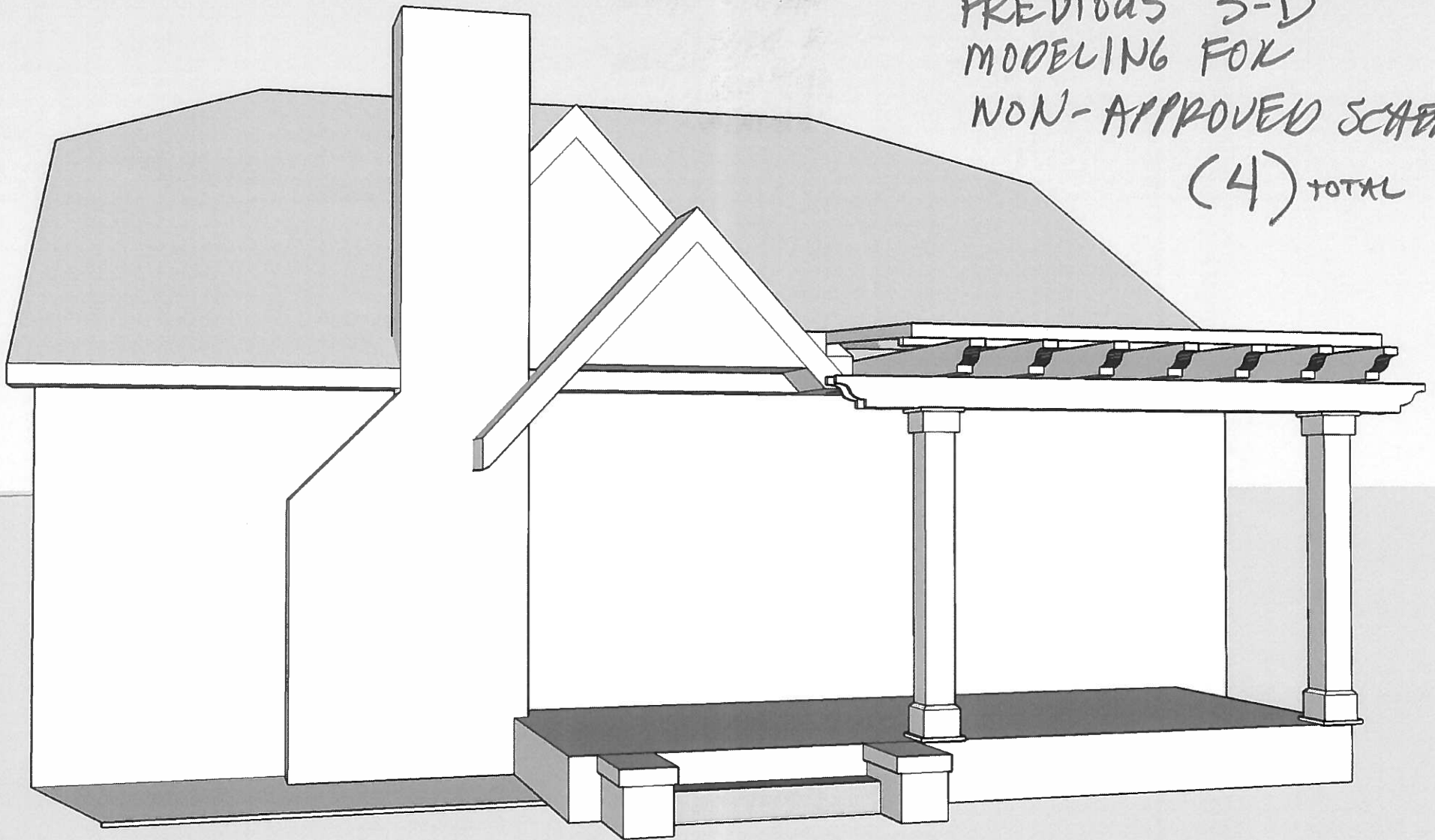


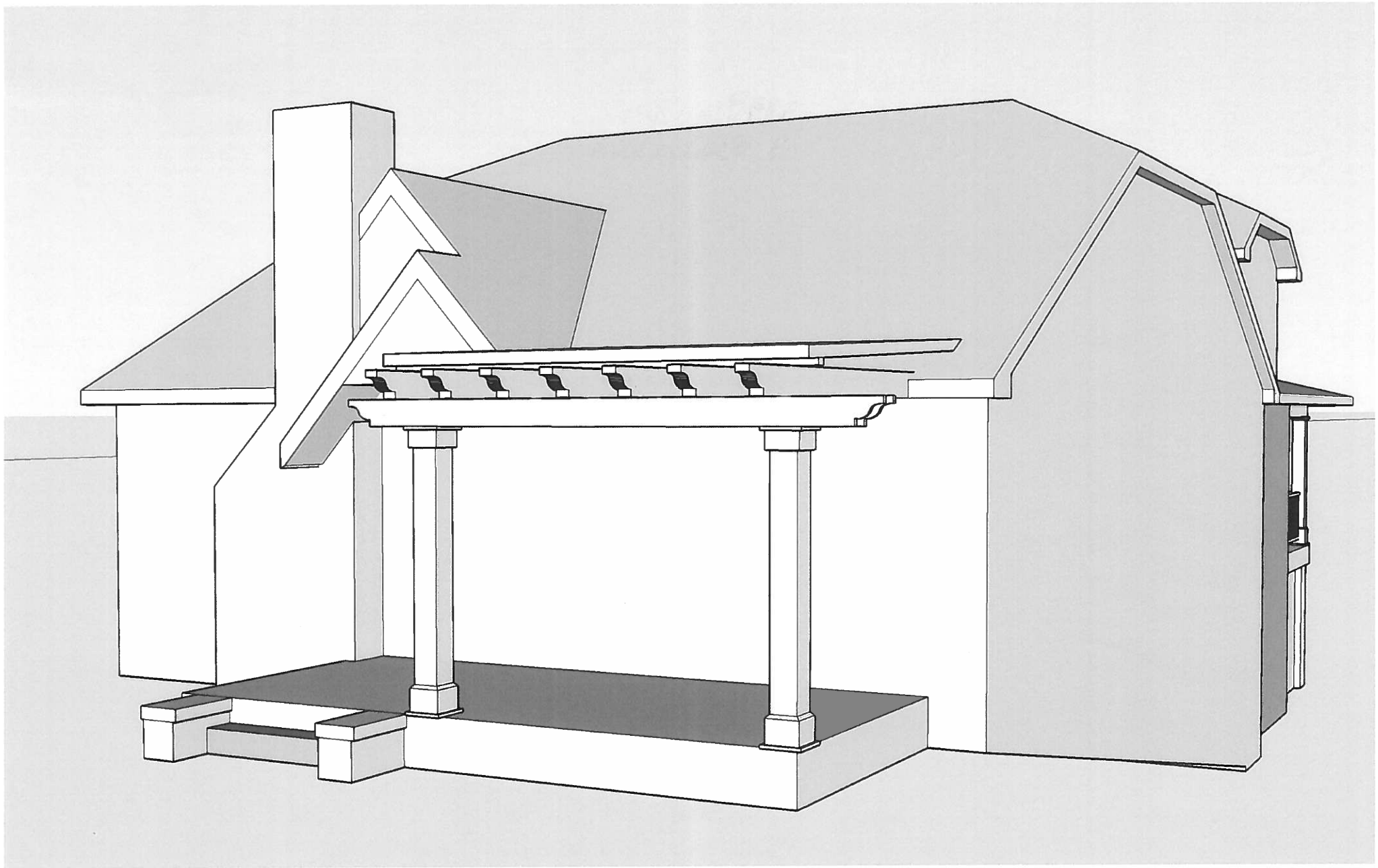
21.

BERKELEY AVE
SHED ROOF BREAKING GABLE RAKE
MULTIPLE SHED ROOFS &
HIP ROOF ENGAGEMENT



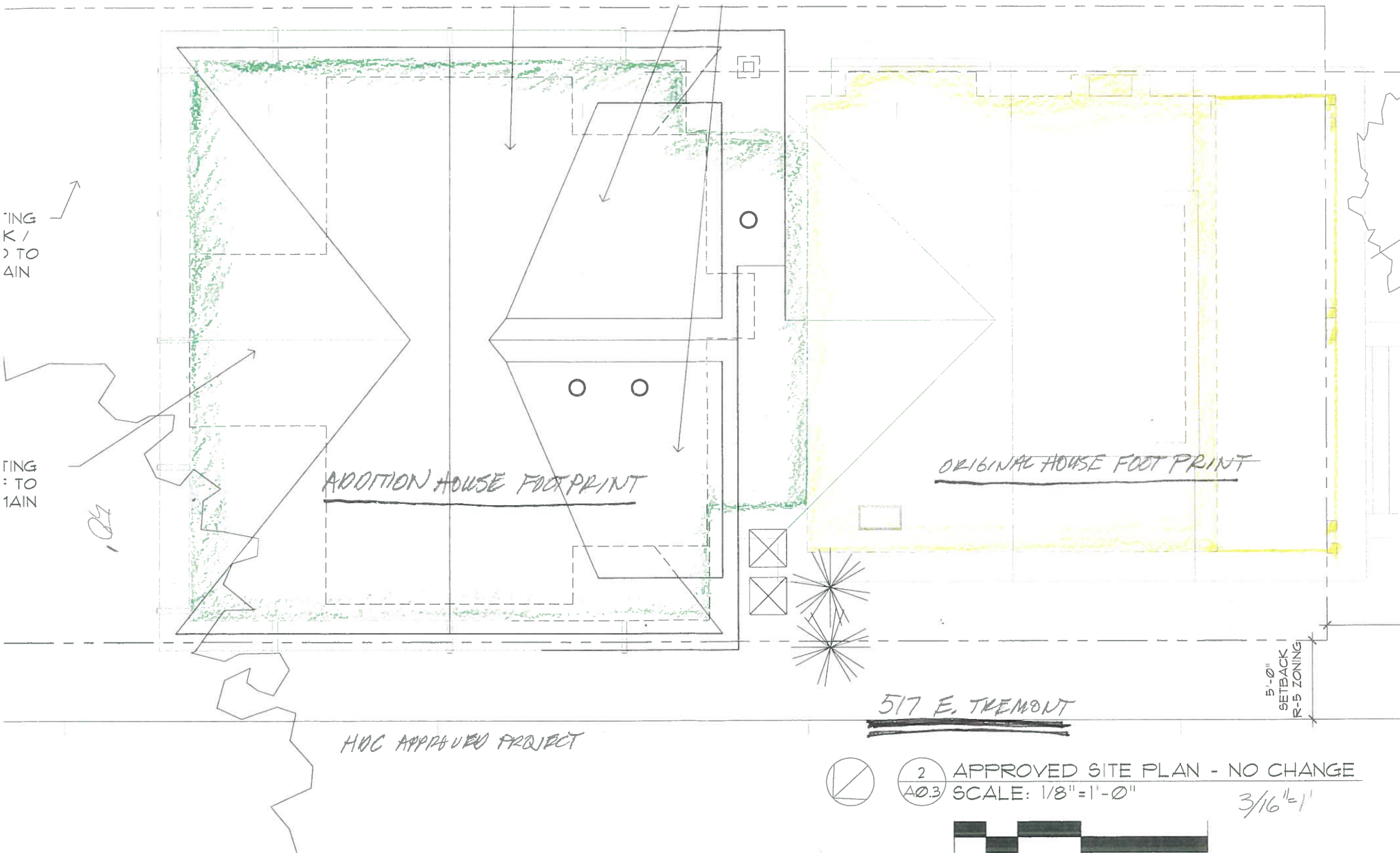
PREVIOUS 3-D
MODELING FOR
NON-APPROVED SCHEME
(4) TOTAL

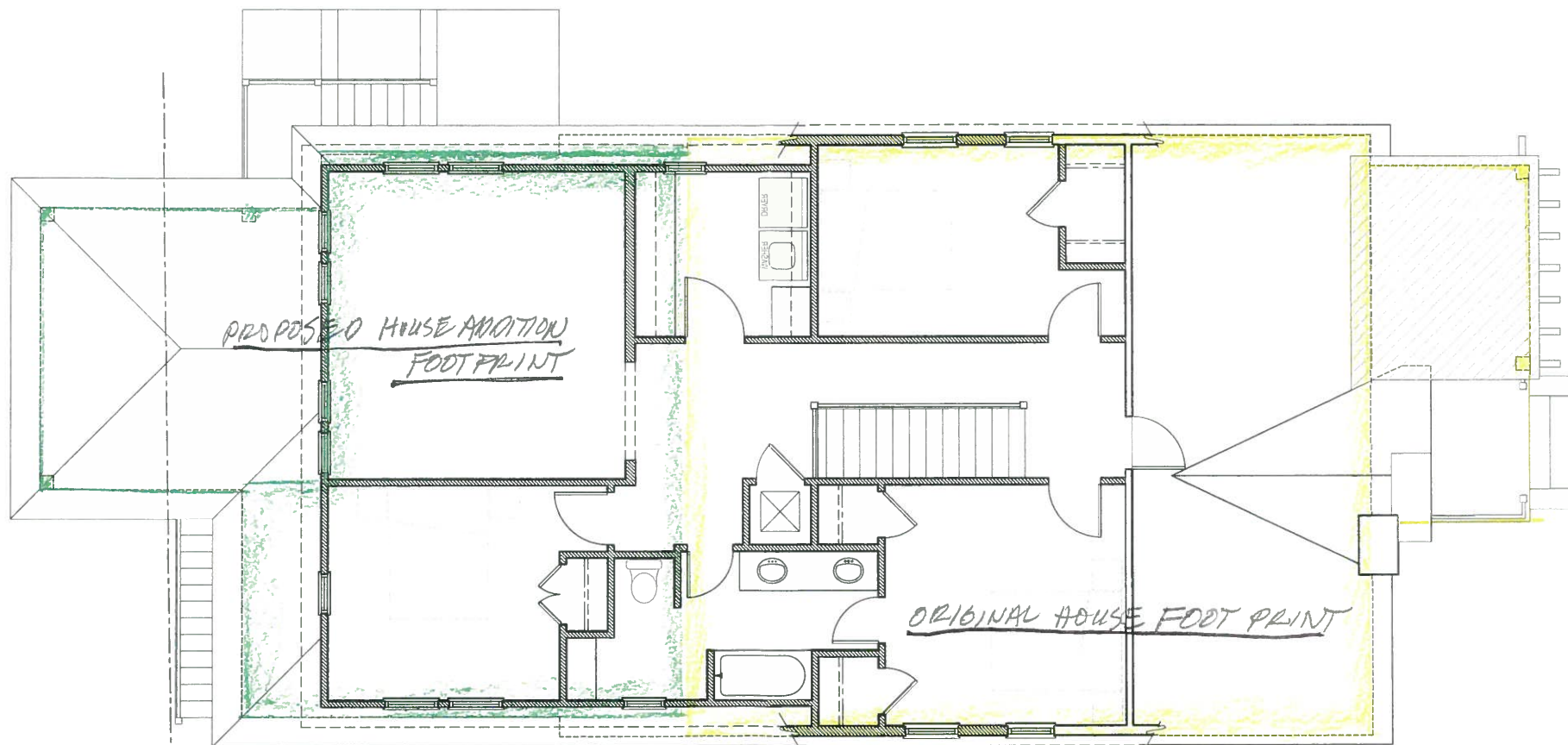






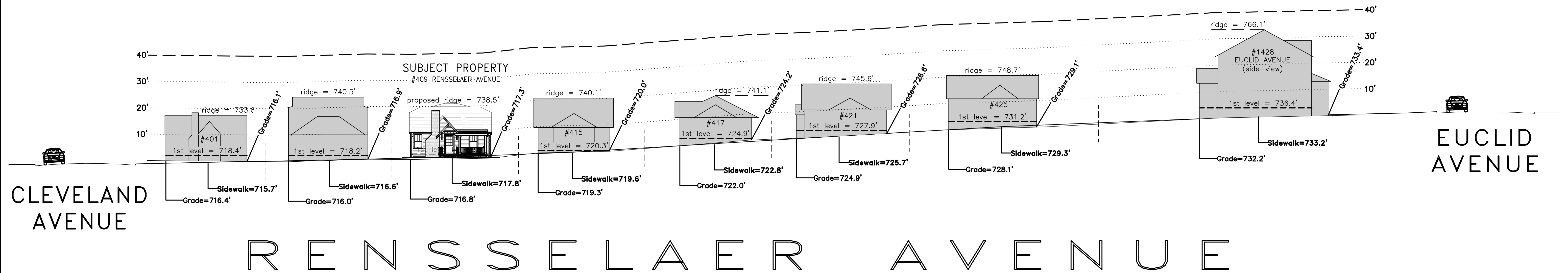
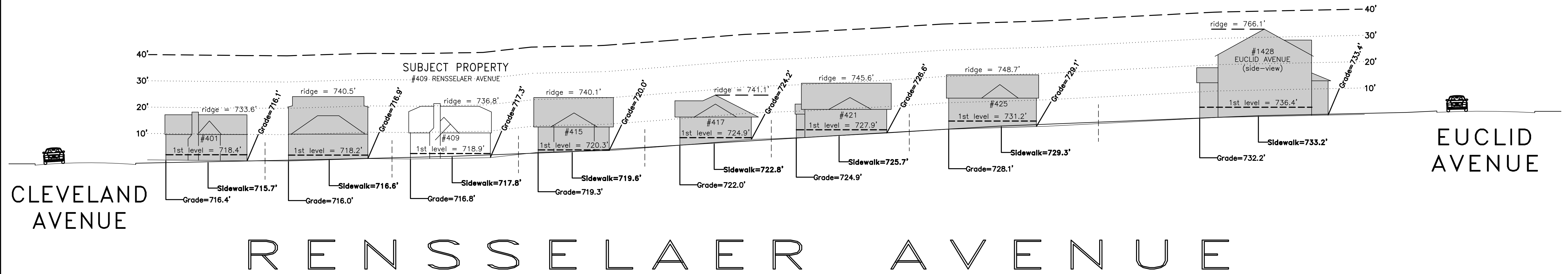


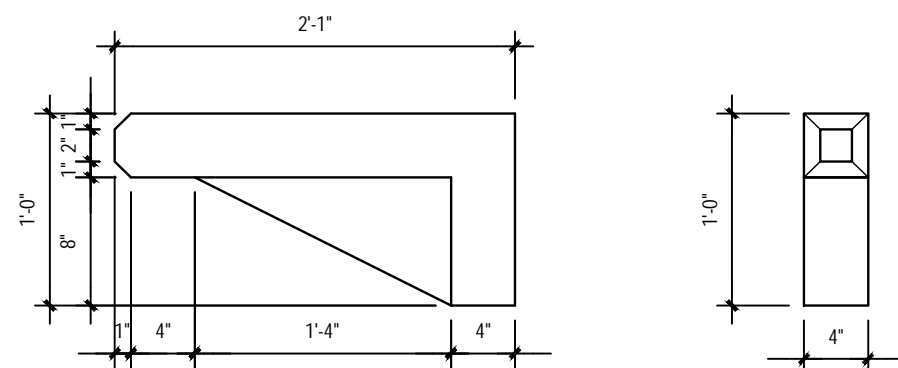




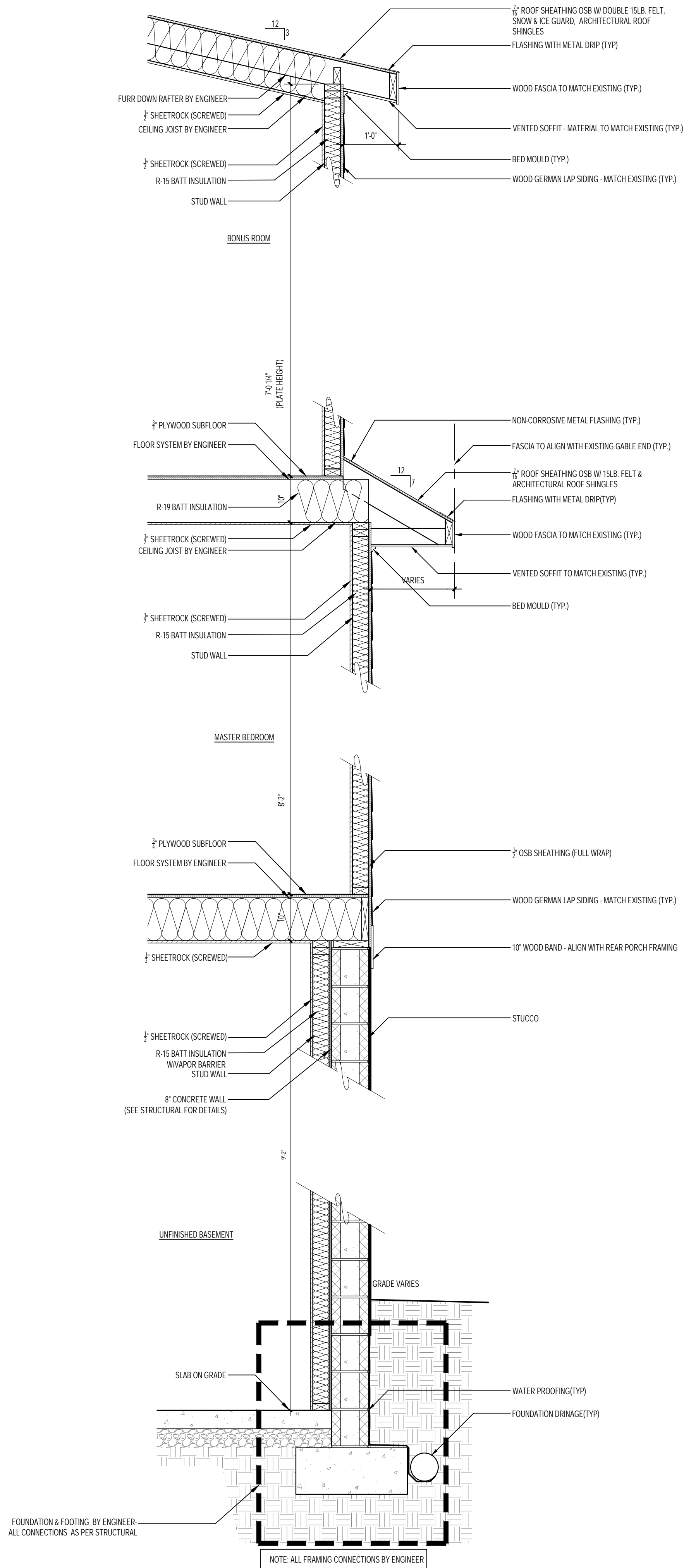
HDC PROPOSED & NOT APPROVED PROJECT

409 RENSSELAER





② BRACKET DETAILS
1" = 1'-0"



① TYPICAL WALL SECTION
3/4" = 1'-0"

GENERAL NOTES:

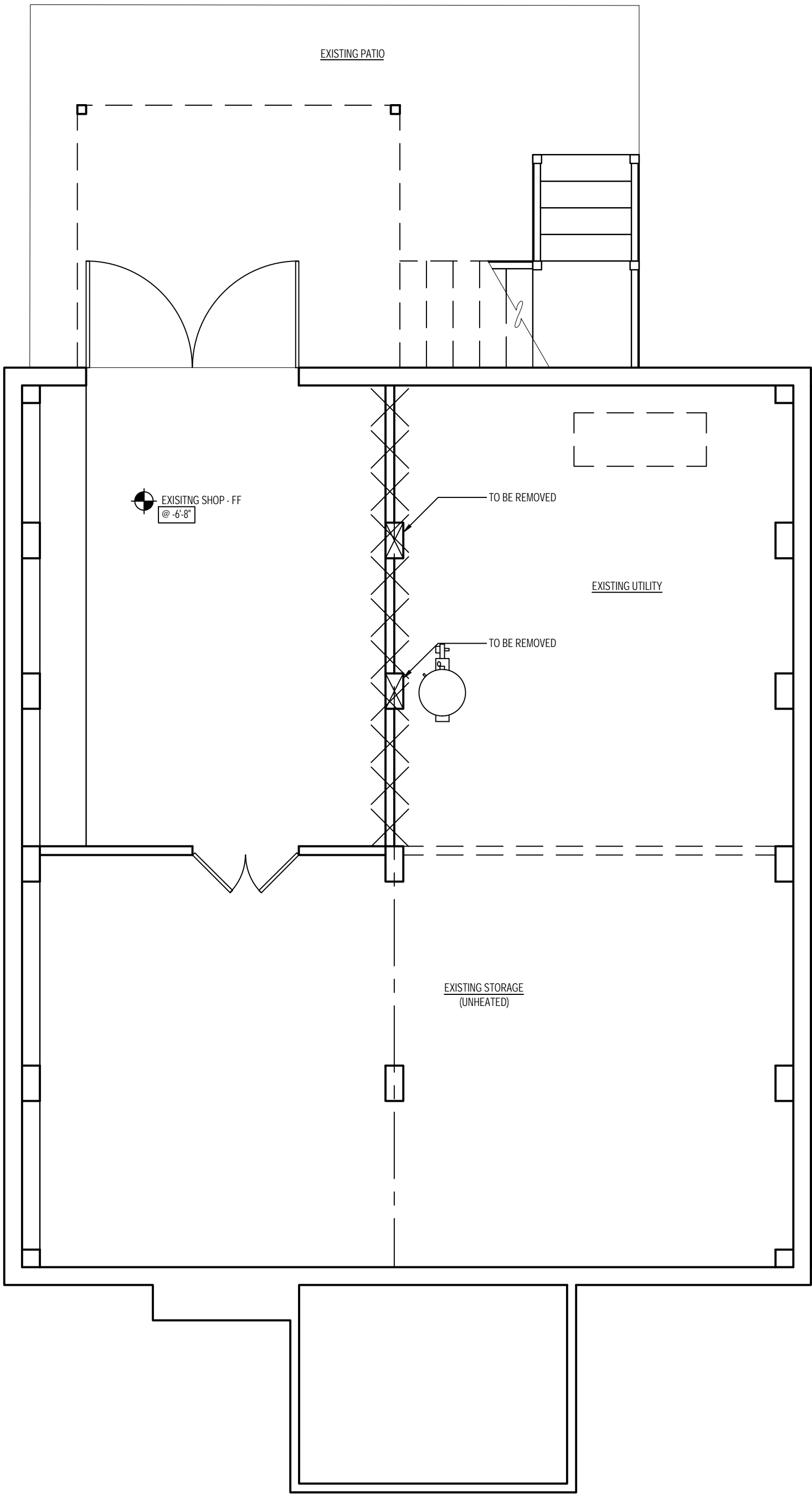
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
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10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
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14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
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17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

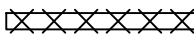

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2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
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5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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 - 6.1. 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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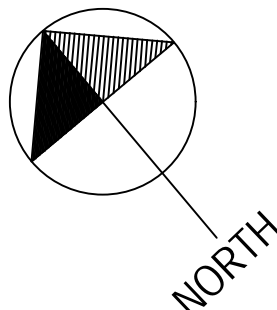
NOTE:

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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



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

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



GENERAL NOTES:

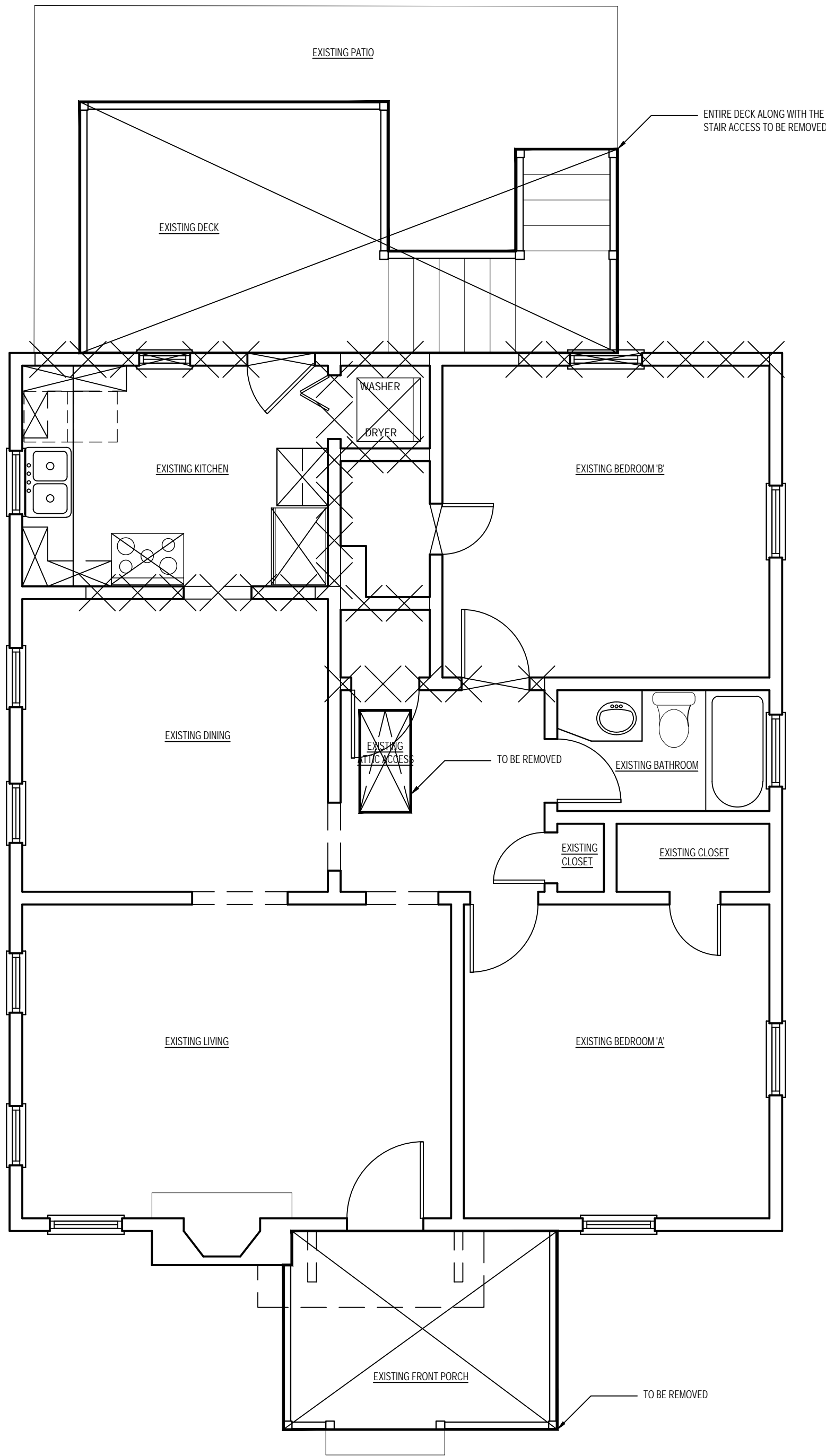
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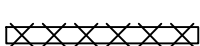

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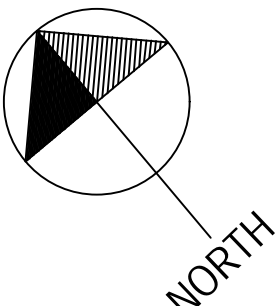
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1 EXISTING FIRST FLOOR PLAN
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KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



GENERAL NOTES:

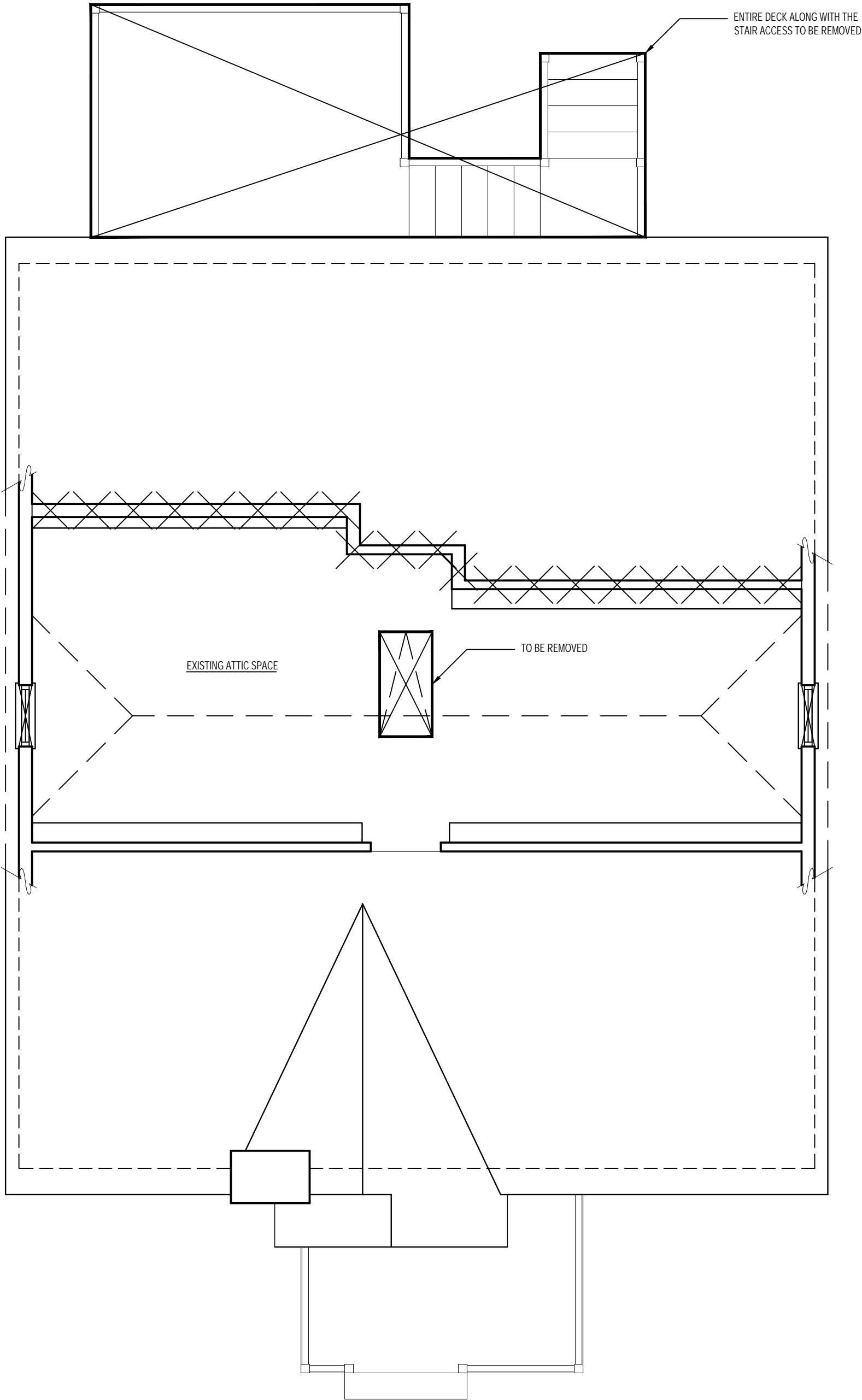
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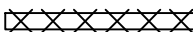

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 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{1}{8}$ DIAMETER SPHERE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

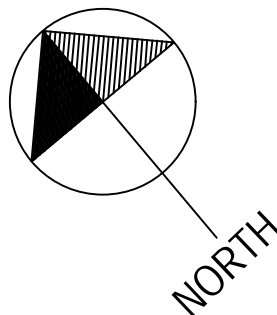
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1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



GENERAL NOTES:

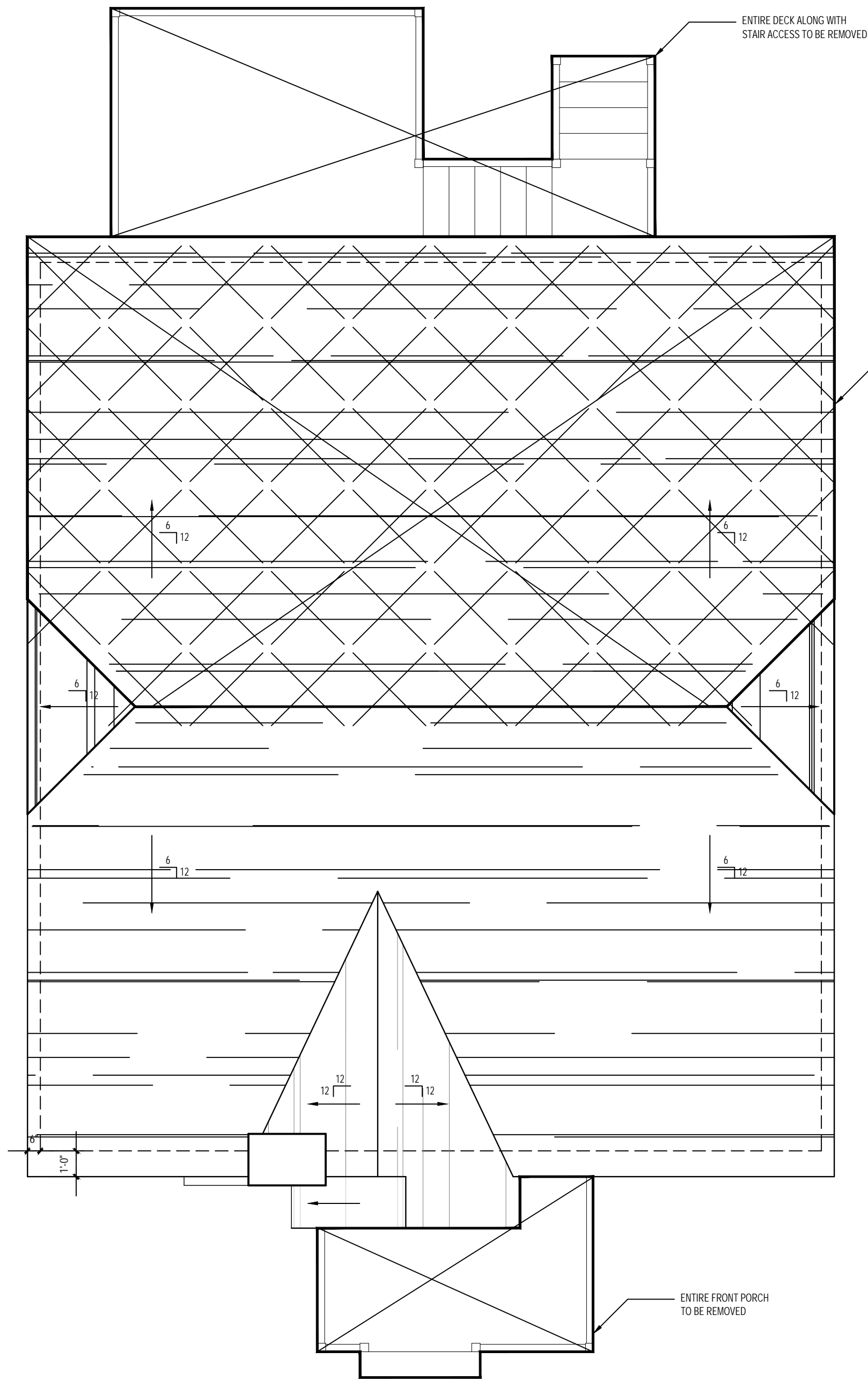
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{16}$ "
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
17. ALL EAVES TO MATCH THE EXISTING HOUSE.
18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

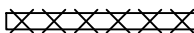

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. 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.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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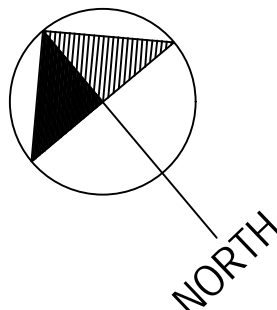
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1 EXISTING ROOF PLAN
1/4" = 1'-0"

KEY:
WALL TO BE REMOVED 
ITEM TO BE REMOVED 



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	CASEMENT

- 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.F. MUST BE TEMPERED.
 - PROVIDE RAIL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
 - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 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.

BASEMENT DOOR SCHEDULE		
NUM	OPENING	LOCATION
001	2'-6" x 6'-0"	BASEMENT
002	2'-6" x 6'-0"	BASEMENT
003	3'-0" x 6'-8"	BASEMENT

GENERAL NOTES:

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- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
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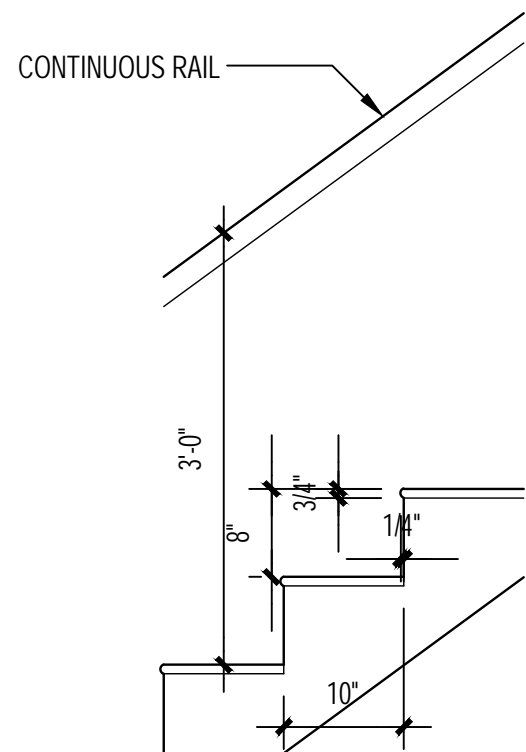
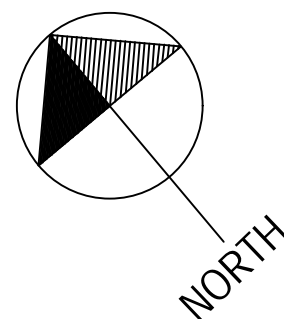
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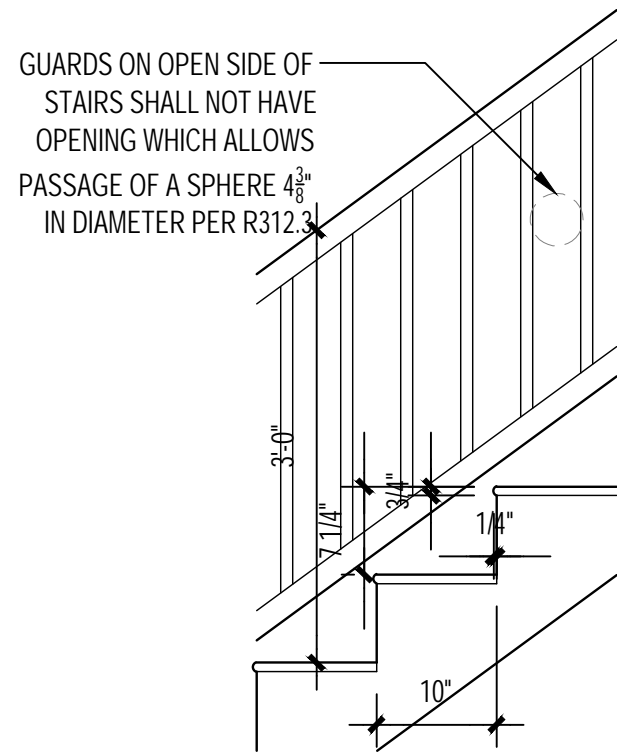
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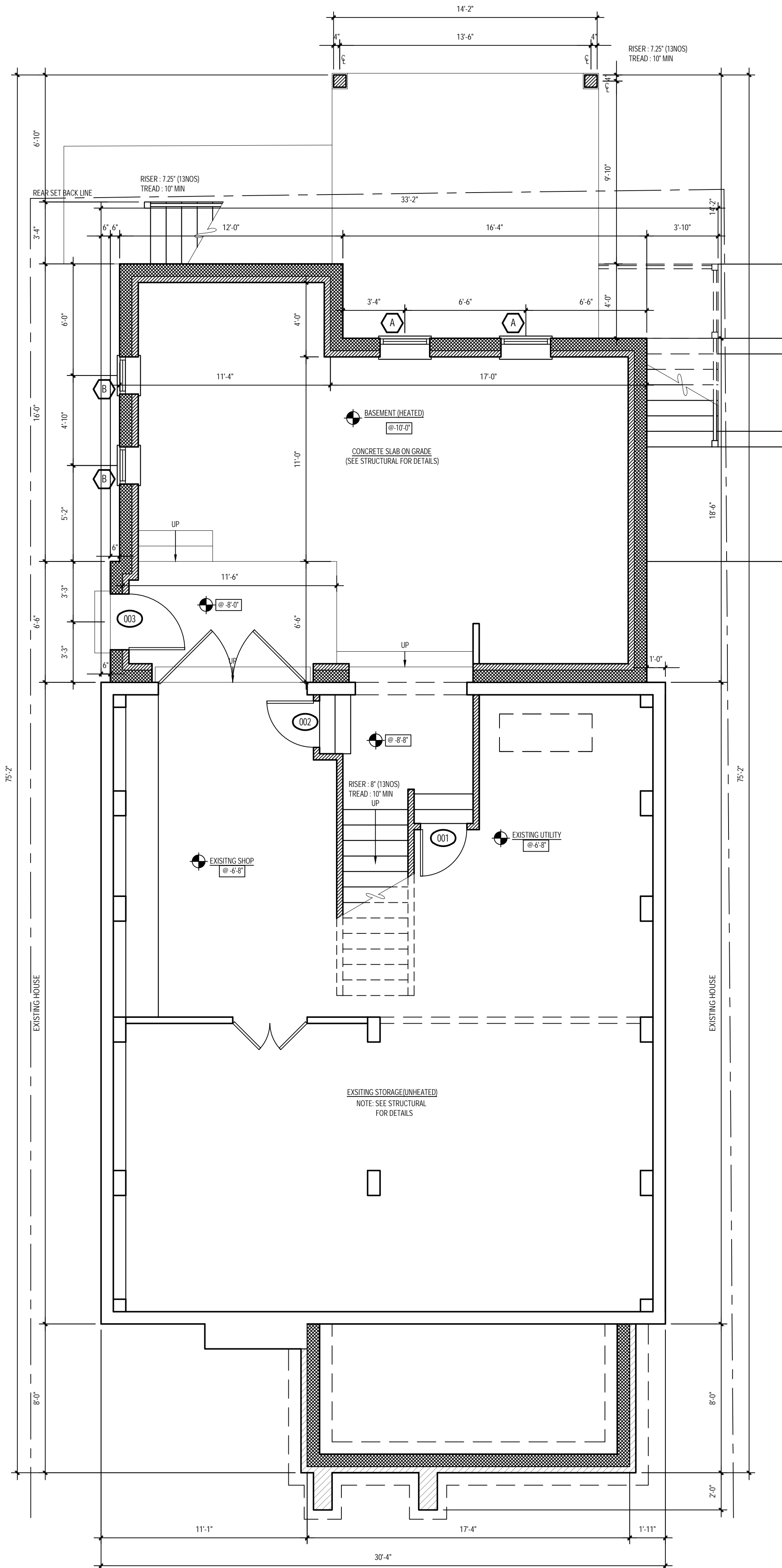
10" POURED CONCRETE	
EXISTING WALL	
NEW WALL	
BRICK	
BLOCK	
STONE	



③ INTERIOR STAIR DETAIL
3/4" = 1'-0"



② STAIR DETAIL
3/4" = 1'-0"



① PROPOSED BASEMENT PLAN
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
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FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	2'-6" x 6'-8"	TO BASEMENT
102	2'-0" x 6'-8" (POCKET DOOR)	MASTER CLOSET
103	2'-4" x 6'-8"	WIC
104	2'-8" x 6'-8"	MASTER BEDROOM
105	2'-6" x 6'-8"	MASTER BATHROOM
106	3'-0" x 6'-8"	FAMILY/ SCREENED PORCH
107	3'-0" x 6'-8"	MASTER BEDROOM/ SCREENED PORCH

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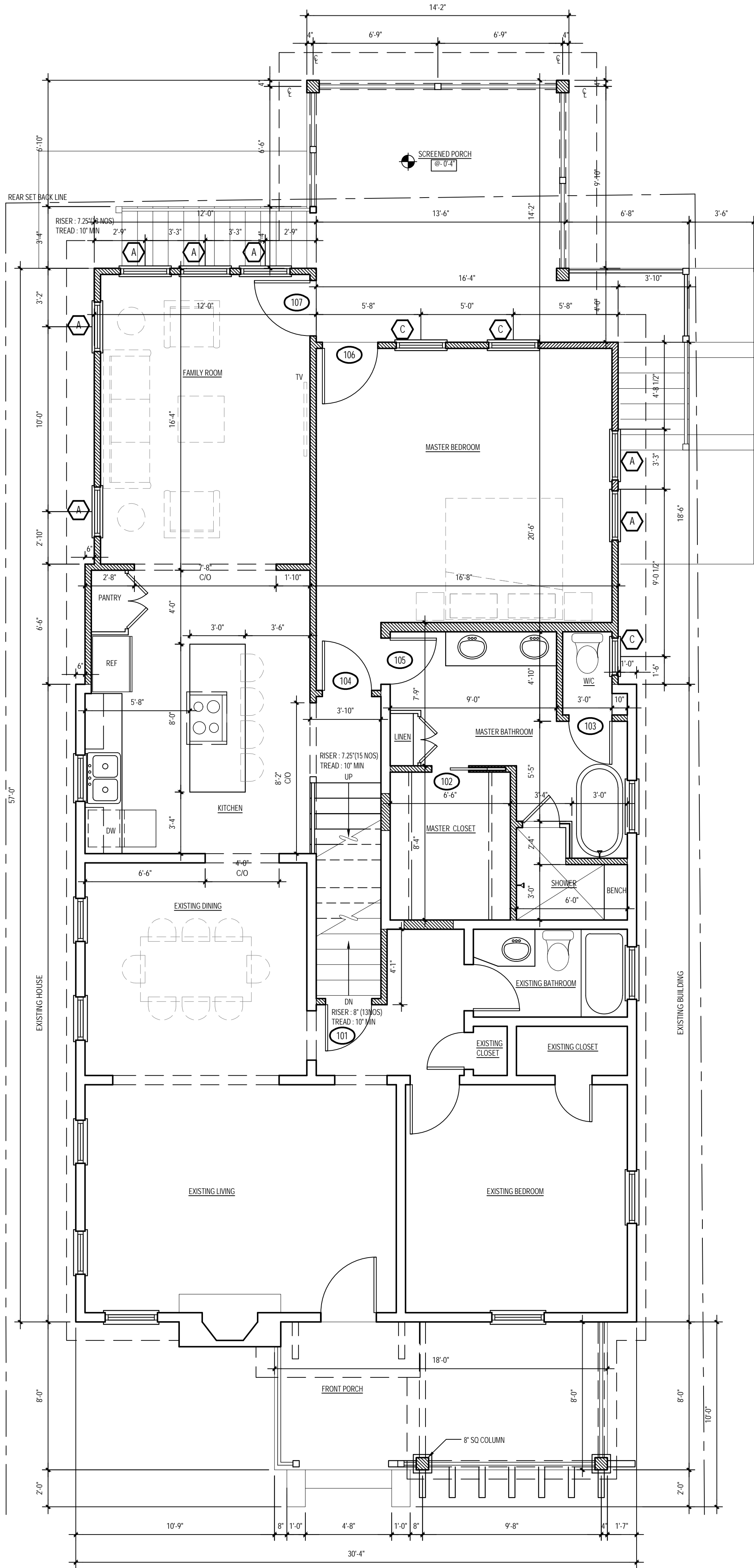
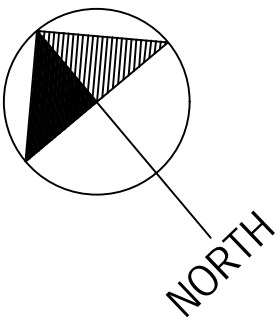
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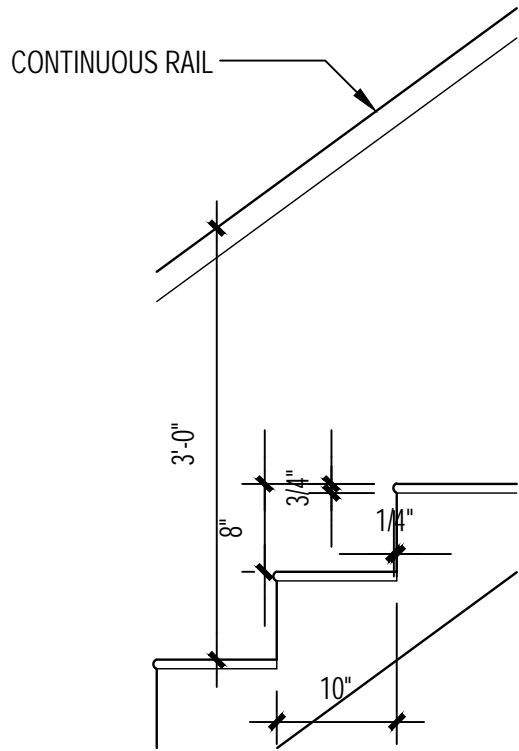
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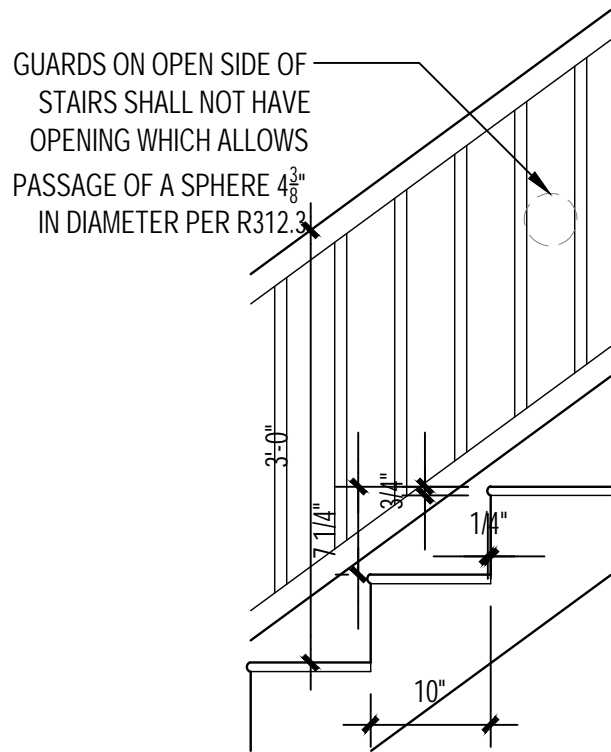
10" POURED CONCRETE	
EXISTING WALL	
NEW WALL	
BRICK	
BLOCK	
STONE	



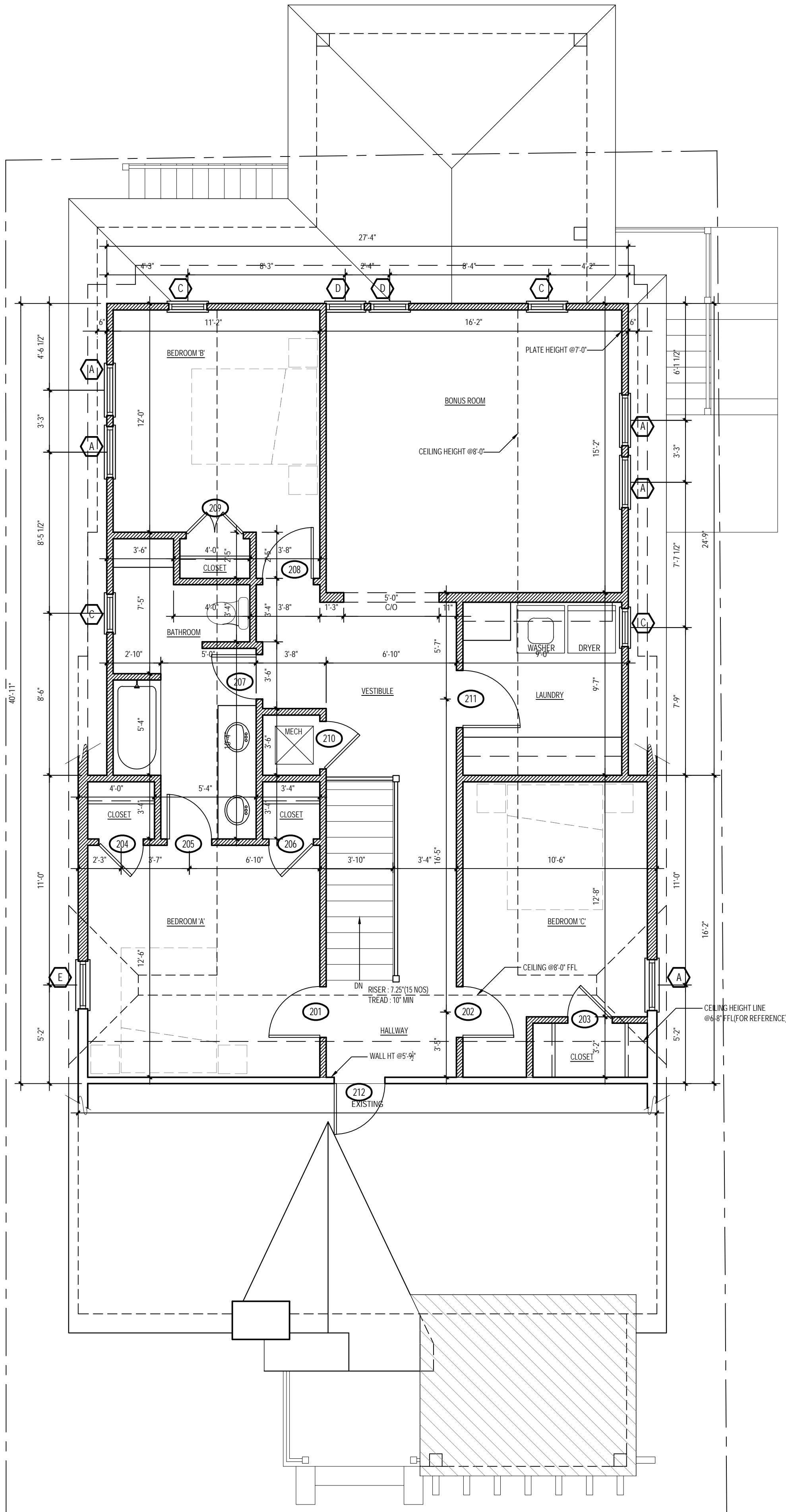
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



3 INTERIOR STAIR DETAIL
3/4" = 1'-0"



2 STAIR DETAIL
3/4" = 1'-0"



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	DOUBLE HUNG
B	2'-0" X 2'-0"	7'-0"	CASEMENT (FIXED)
C	2'-0" X 2'-0"	7'-8" - BF MATCH EXISTING - FF 6'-6" - SF	CASEMENT (FIXED)
D	2'-0" X 3'-6"	6'-6" SF	DOUBLE HUNG
E	2'-6" X 4'-0"	MATCH EXISTING	CASEMENT

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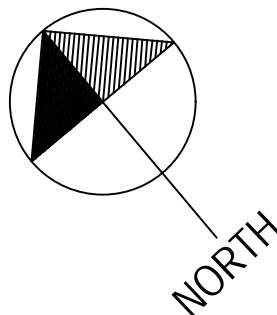
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" x 6'-8"	BEDROOM 'A'
202	2'-8" x 6'-8"	BEDROOM 'C'
203	2'-4" x 6'-8"	CLOSET (BEDROOM 'C')
204	2'-4" x 6'-8"	CLOSET (BEDROOM 'A')
205	2'-4" x 6'-8"	BATHROOM (BEDROOM 'A')
206	2'-4" x 6'-8"	CLOSET (BEDROOM 'A')
207	2'-4" x 6'-8"	BATHROOM
208	2'-8" x 6'-8"	BEDROOM 'B'
209	PR 3'-0" x 6'-8"	CLOSET (BEDROOM 'B')
210	2'-6" x 6'-8"	MECH
211	2'-8" x 6'-8"	LAUNDRY
212	2'-8" x 5'-4" (CHECK AT SITE)	TO ATTIC

- GENERAL NOTES:
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 - CONTINUOUS EAVE VENT U.N.O.

- 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 8 $\frac{1}{2}$ 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 THAN 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 $\frac{4}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

- NOTE:
- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
 - THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

- NOTE:
- 10" POURED CONCRETE
 - EXISTING WALL
 - NEW WALL
 - BRICK
 - BLOCK
 - STONE



ALB Architecture
1200 E. Morehead St.
Suite 240
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E-mail:
brooks.alb@icloud.com
lauer.alb@icloud.com

30 JULY 2018

Seal

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Designed Exclusively For the:
THOMAS RESIDENCE
409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED SECOND FLOOR
PLAN
A-7.2
OF: TWENTY FOUR



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Designed Exclusively For the:

THOMAS RESIDENCE

409 Rensselear Avenue, Charlotte, NC 28203

HDC MEETING DATE:
AUG 8, 2018
HDC 2017-683

PROJECT #: 17054
ISSUED: 30 JULY 2018
REVISIONS:

PROPOSED ROOF PLAN

A-7.3

OF: TWENTY FOUR



- ### GENERAL NOTES:
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
 3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
 4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
 5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB
 6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
 7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
 8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
 9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{16}$ "
 10. ALL RISERS TO BE SOLID.
 11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
 12. RAILS TO BE 36" IN HEIGHT
 13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
 14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
 15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
 17. ALL EAVES TO MATCH THE EXISTING HOUSE.
 18. ALL NEW FASCIAS MATCH EXISTING HOUSE AND ALIGNED.
 19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
 20. CONTINUOUS EAVE VENT U.N.O.







STAIRS, RAILING & GUARD NOTES:

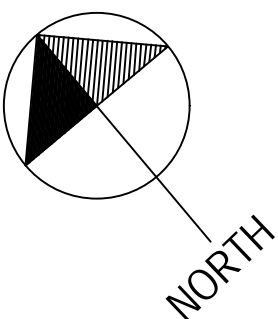
1. R311.7.1 WIDTH- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.1.4 RISER HEIGHT- THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH- THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.9 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.
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6. R312.2 GUARD HEIGHT- GUARDS SHALL NOT BE LESS THAN 36 INCHES
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT- GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. 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.
- 7.1. 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 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

NOTE:

10" POURED CONCRETE	
EXISTING WALL	
NEW WALL	
BRICK	
BLOCK	
STONE	



MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/26/2018

Identity	
Parcel ID	GIS ID
12112109	12112109

Property Characteristics	
Legal desc	L14 B16 M3-9
Land Area	0.227 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situated Addresses Tied to Parcel	
2108 DILWORTH RD EAST CHARLOTTE	
2108 DILWORTH RD EAST CHARLOTTE	



Ownership	
Owner Name	Mailing Address
MICHAEL E LAVINE	2108 DILWORTH RD E CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
11134-456	03/08/2000	\$250,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

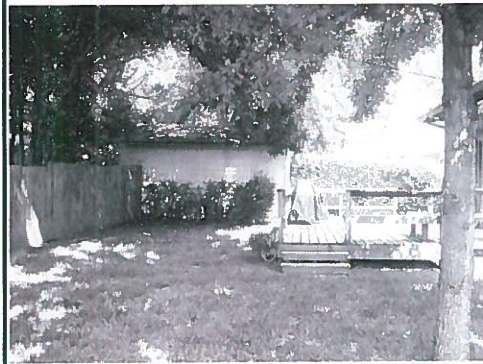
*DILWORTH (HHC)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
ORIGINAL ROOF LINE*



AB
Architecture, P.A.
9200 Bob Beatty Road
Charlotte, NC 28269
704-494-4483
FAX- 494-4030
abarchitecture@aol.com
www.abarchitecture.com

Scale

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RIGHT ELEVATION



LEFT ELEVATION

HISTORIC DILWORTH RENOVATION
LAVINE RESIDENCE
2108 Dilworth Rd East, Charlotte, NC

PROJ. NO. - 0316
ISSUED - 06 APR 04
REVISIONS -

SITE CONTEXT

OF:

9200 Bob Beatty Road
Charlotte, NC 28203

Letter of Transmittal

704.494-4400
fax: 494-030

DATE: 11/11/03	JOB NUMBER: 0316
RE: Tax Credit	

TO: [REDACTED]

2108 Dilworth Road East

Charlotte, NC 28203

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1	11/11/03		Tax Credit Package; one page to sign and return
1			Drawings Progress Drawings

THESE ARE TRANSMITTED as checked below:

For approval	Approved as submitted	Resubmit	_____ copies for approval
X For your use	Approved as noted	Submit	_____ copies for distribution
As requested	Returned for corrections	Return	_____ corrected prints
For review and comment	_____		

FOR BIDS DUE _____ 2003 PRINTS RETURNED AFTER LOAN TO US

REMARKS:



5

HOUSE NEXT DOOR
AT 2114 D.R.E.
SECOND FLOOR ADDITION



MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12109371	12109371

Property Characteristics	
Legal desc	L5 B48 M332-214&215
Land Area	0.224 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
2017 LYNDHURST AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
LANCE CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203
KAYLIL S CIBIK	2017 LYNDHURST AV CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31466-96	12/29/2016	\$783,000.00
29417-793	08/29/2014	\$805,000.00
11458-926	07/28/2000	\$200,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	No
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

*DILWORTH (NAT. REG.)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
EXTENDED ROOF LINE*

6

2021 Euclid Avenue
Charlotte, NC 28203

Letter of Transmittal

704.333.7004
fax: 333.3040

DATE: 5/26/04	JOB NUMBER: 03022
ATTENTION: Coordinator	
RE: 2017 Lyndhurst Avenue	

TO: Preservation Tax Credit Coordinator
Restoration Branch, HPO
N.C. Division of Archives and History

4613 Mail Service Center

Raleigh, NC 27699-4613

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Application, Plans, Photographs, Maps

COPIES	DATE	NO.	DESCRIPTION
1	5/5/04	1	Certification Application Attachment 1
1	5/5/04	4	Part A Description of Rehabilitation
2	4/99	1	Map
1	2/3/04	26	Photographs
1	5/26/04		A1 thru A4; A5a; A5b; Drawings

THESE ARE TRANSMITTED as checked below:

For approval	Approved as submitted	Resubmit	_____ copies for approval
For your use	Approved as noted	Submit	_____ copies for distribution
As requested	Returned for corrections	Return	_____ corrected prints
For review and comment	_____		

FOR BIDS DUE _____ 2004 _____ PRINTS RETURNED AFTER LOAN TO US

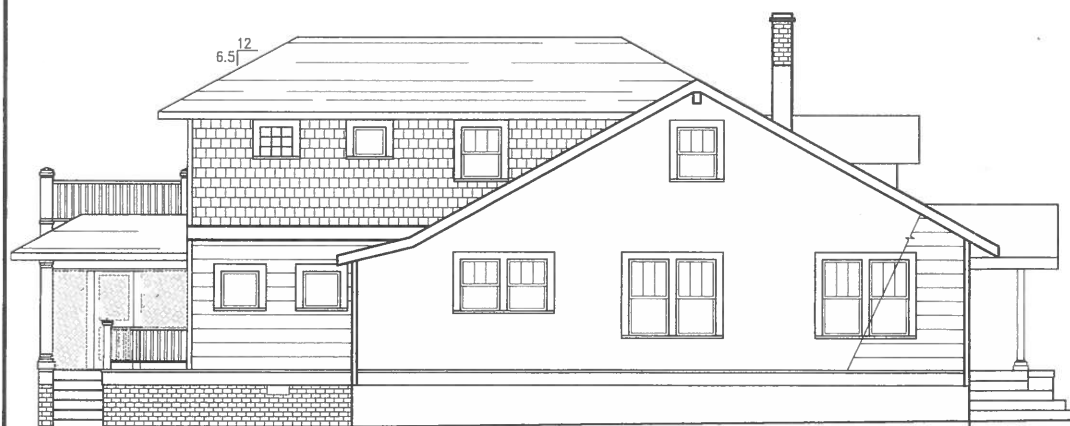
7



④ PROPOSED FRONT ELEVATION
1/8" = 1'-0"



③ PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



② PROPOSED LEFT ELEVATION
1/8" = 1'-0"



① PROPOSED REAR ELEVATION
1/8" = 1'-0"



9200 Bob Beatty Road
Charlotte, NC 28279
TEL: 478-4400
FAX: 478-4030
abarchitecture@aol.com
www.abarchitecture.com

HISTORIC DILWORTH RENOVATION
HOLLOWAY RESIDENCE
2017 Lyndhurst Avenue, Charlotte, NC 28203

PROJ. NO. 03022
ISSUED 26 MAY 07
REVISIONS:

PROPOSED
ELEVATIONS
SCHEME 'A'

OF: SIX

A-5b

Ta

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/16/2018

Identity	
Parcel ID	GIS ID
12108519	12108519

Property Characteristics	
Legal desc	L2 B59 M230-60
Land Area	0.231 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1915 WINTHROP AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
KEVIN JAMES FULLER	1915 WINTHROP AVE CHARLOTTE NC 28203
ALYSE CHRISTINE DE JULIEN	1915 WINTHROP AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
32620-902	04/23/2018	\$1,285,000.00
29837-229	03/24/2015	
24980-19	07/31/2009	\$750,000.00
22065-54	04/13/2007	\$949,000.00
11648-146	10/16/2000	\$247,500.00
10997-672	12/29/1999	\$225,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	34

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft

*DILWORTH (HDC)
HOUSE W/ REAR ADDITION
ADDED SECOND FLOOR
TAX CREDIT
BROKEN PLANE ROOF LINE*





North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only

Project No.:

Rev. 1/1/16

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): ☒ Income Producing ☐ Non-income Producing

1. Name of property: Victorian Millhouse Street 1915 Winthrop Avenue
City Charlotte County Mecklenburg State NC Zip 28203

For Non-Income Producing structures only, check applicable box:

- ☒ Located in a National Register or Certified Local Historic District; please complete Attachment 1.
☐ Listed individually in the National Register of Historic Places; give date of listing: _____

2. Data on rehabilitation project:

Project starting date: July 2017 Rehabilitation work on this property was completed on: October 2017
Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the *Secretary's Standards for Rehabilitation* and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name _____ Signature _____ Date _____
Company _____ Social Security or Taxpayer Identification Number _____
Street _____ City _____ State _____ Zip _____
Telephone _____ Email Address _____

HPO Use Only

The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:

- ☐ that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)
- ☐ that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)
- ☐ that the completed rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation* and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.
- ☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached given reasons.

Deputy SHPO _____ Date _____

10.



VIRTUALLY NOT
VISIBLE FROM STREET 11.

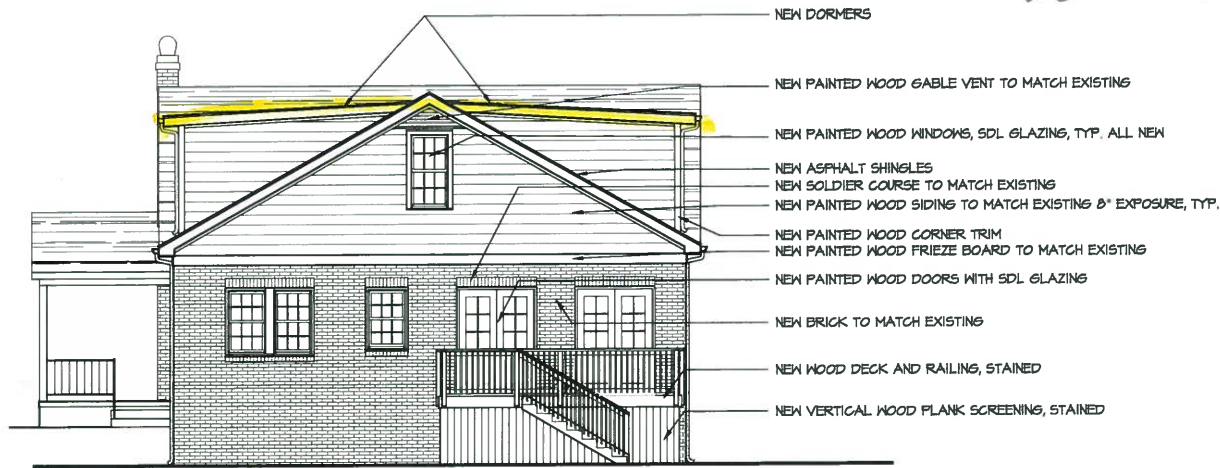


12

FRONT

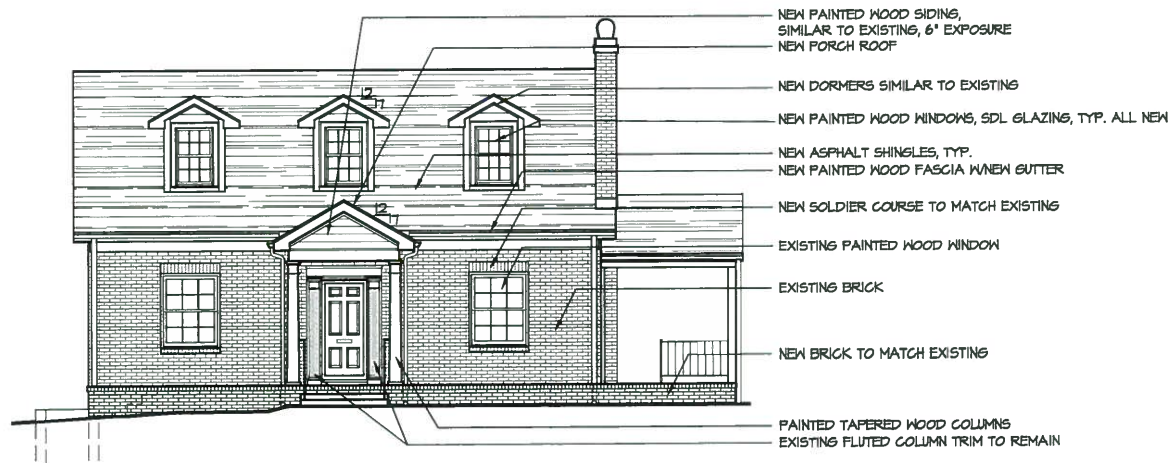
REAR

APPROVED HDC PROJECT
W/ SHALLOW PITCH @
"DORMER"




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

REAR ELEVATION 02



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

FRONT ELEVATION 01

 FRYDAY & DOYNE <small>ARCHITECTURE • INTERIOR DESIGN</small> 118 East Kington Avenue Suite 20 Charlotte, NC 28203 Tel: 704-372-0001 Fax: 704-372-2517 www.fryday-doyne.com
<small>THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE ARE SUBJECT TO COPYRIGHT & MAY NOT BE MODIFIED, PUBLISHED, DISTRIBUTED, REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT</small> © 2012 FRYDAY & DOYNE
PROJECT NAME: MORRISON RESIDENCE 605 BERKELEY AVENUE CHARLOTTE, NC 28203
DATE: 10/2/2011
DRAWN BY: JCL
SHEET TITLE: NEW ELEVATIONS
SHEET NUMBER: HDC - 3

13.

APPROVED HDC PROJECT
W/ NON ALIGNING & LARGE
UPPER FLOOR WINDOWS

**FRYDAY
&DOYNE**
ARCHITECTS • INTERIOR DESIGN
118 East Kington Avenue
Suite 20
Charlotte, NC 28203
Tel: 704-372-0901
Fax: 704-372-2517
www.fryday-doyne.com

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EXPRESS WRITTEN CONSENT OF THE
ARCHITECT

© 2012 FRYDAY & DOYNE

PROJECT NAME:

MORRISON
RESIDENCE
605 BERKELEY
AVENUE
CHARLOTTE, NC
28203

DATE: 10/2/2011

DRAWN BY: JCL

SHEET TITLE:

NEW
ELEVATIONS

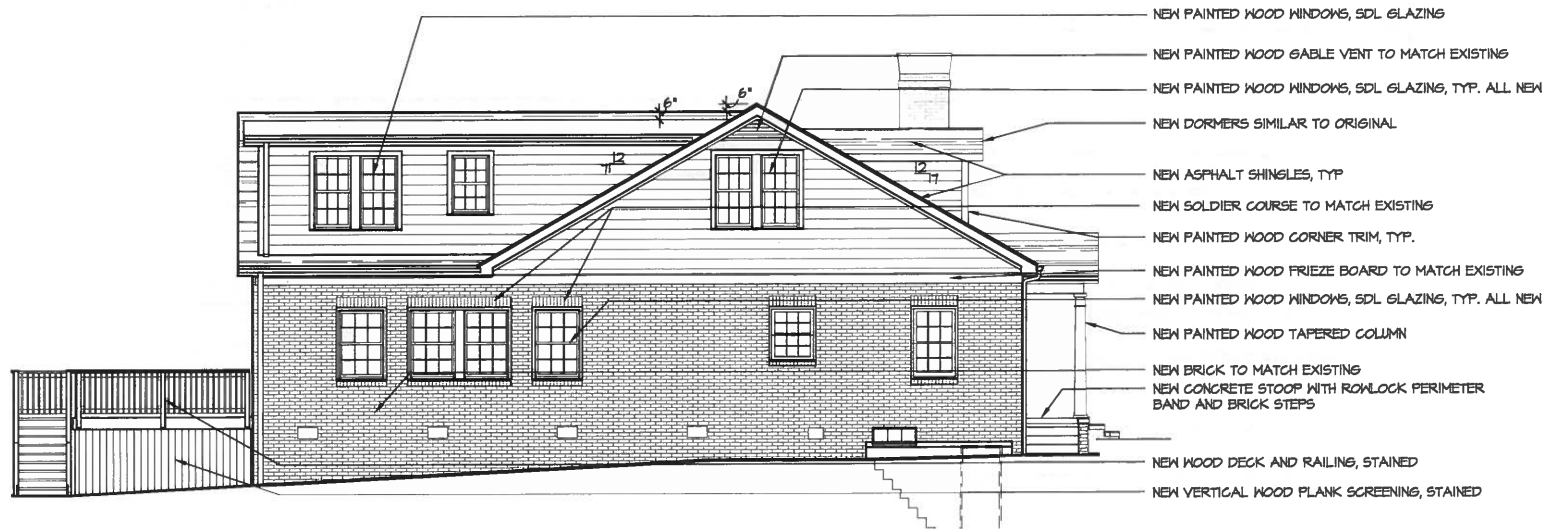
SHEET NUMBER:

HDC-4



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

RIGHT ELEVATION 02



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

LEFT ELEVATION 01

14.

15.

DILWORTH MENS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



16.

OILWORTH MEWS VIEW
HDC HOUSES REAR FACING
AWAY FROM HISTORIC
DISTRICT



BERKELEY AVE.
WINDOW IN CORNER
@ OFFSET WALL

17.



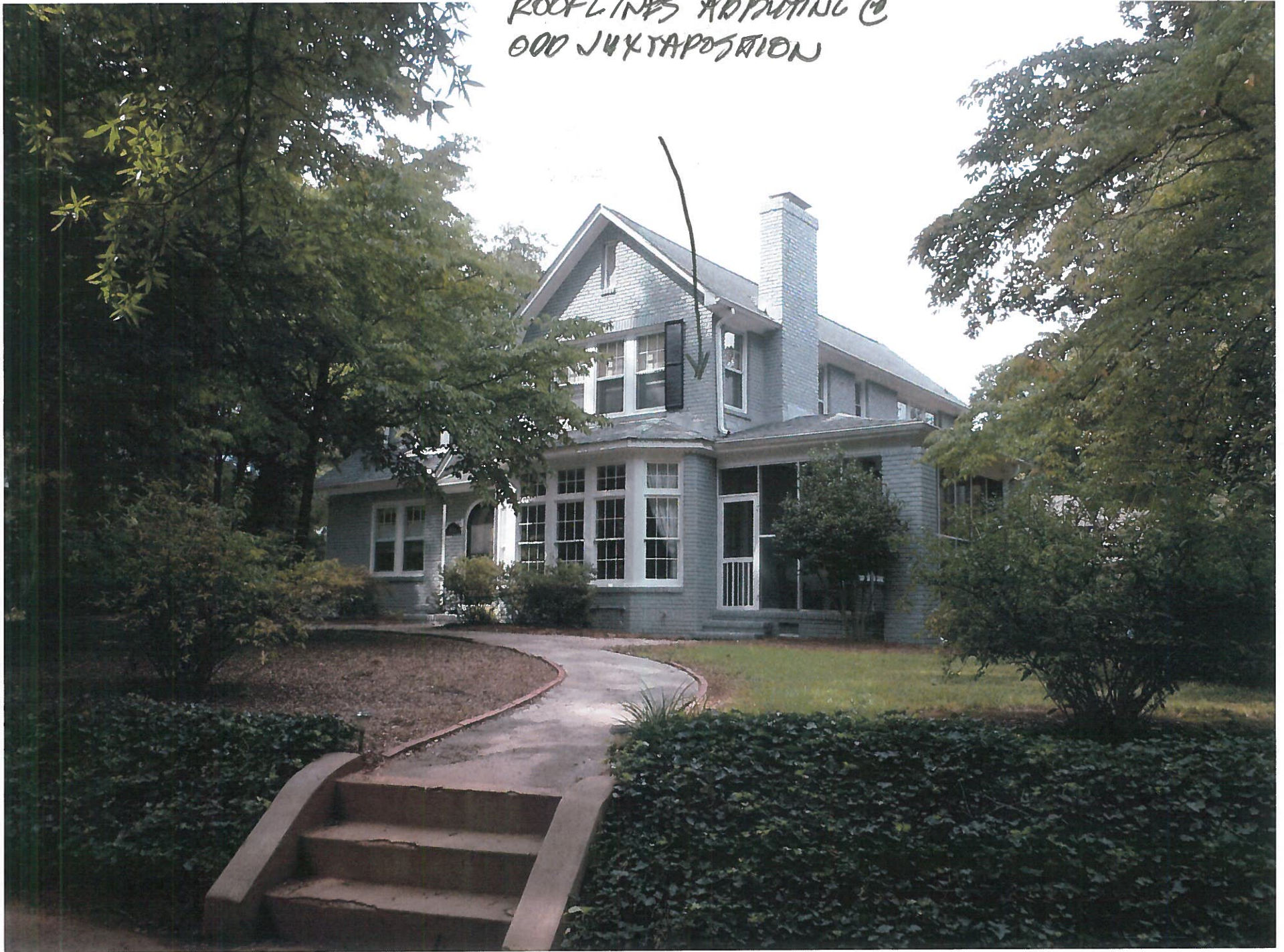
BELKELEY AVE
WINDOWS LOCATIONS
CARVED OUT OF ROOF

18.



BERKELEY AVE.
ROOFLINES ADJOINING @
OOD JUXTAPosition

— 19.



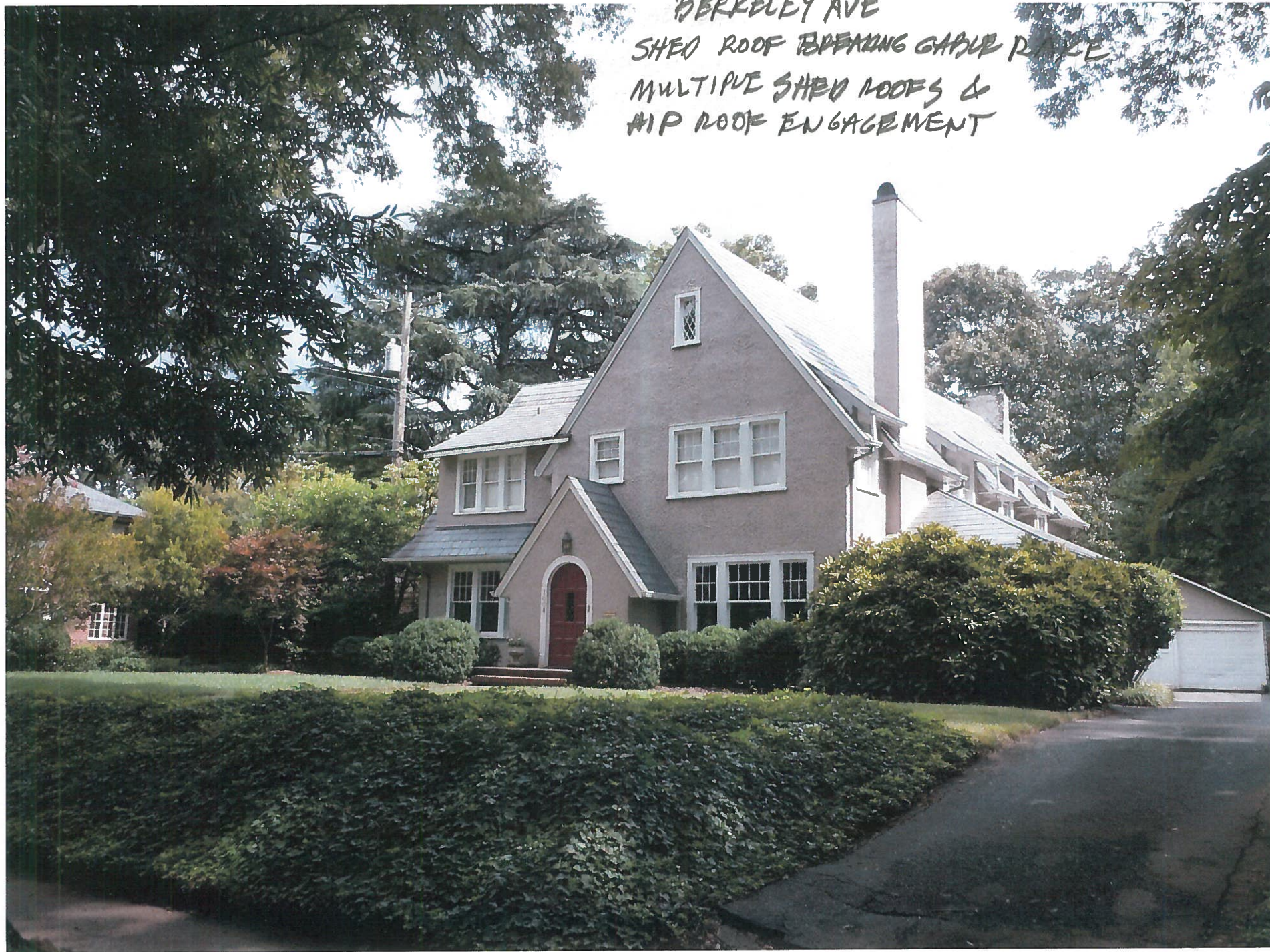
NON ALIGNMENT OF EAVES & 000 VERTADDITION

20.

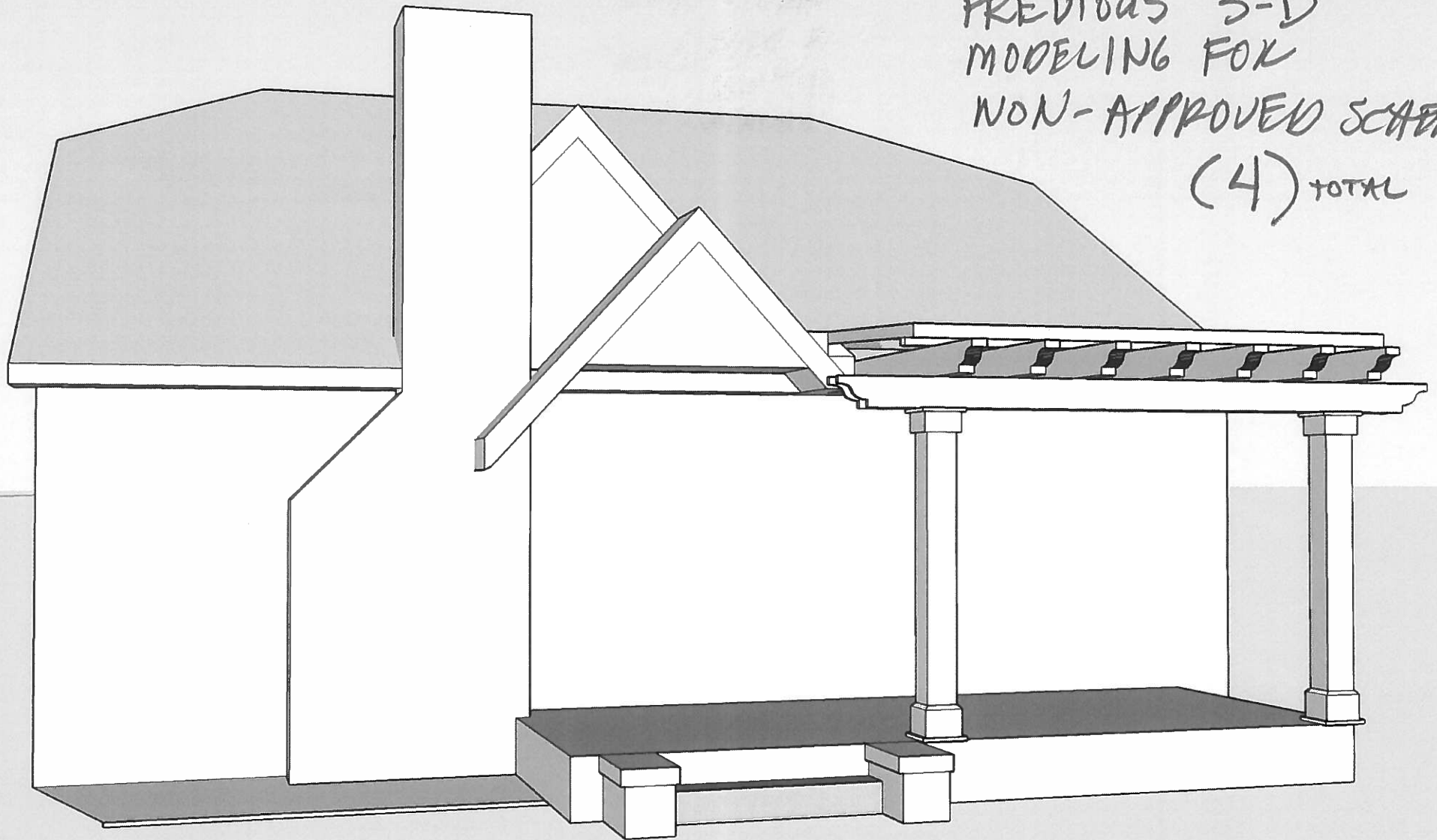


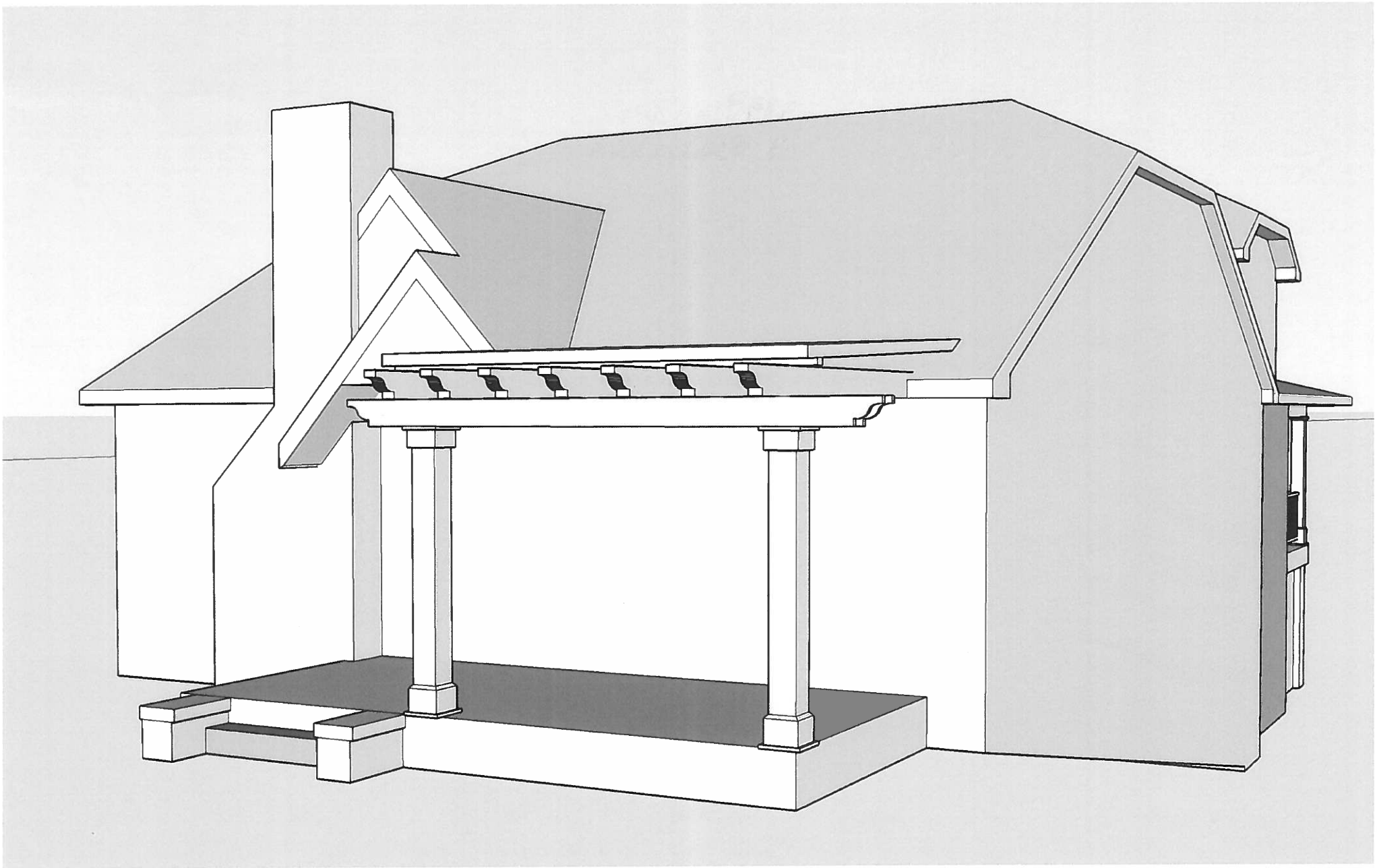
21.

BERKELEY AVE
SHED ROOF BREAKING GABLE RAKE
MULTIPLE SHED ROOFS &
HIP ROOF ENGAGEMENT



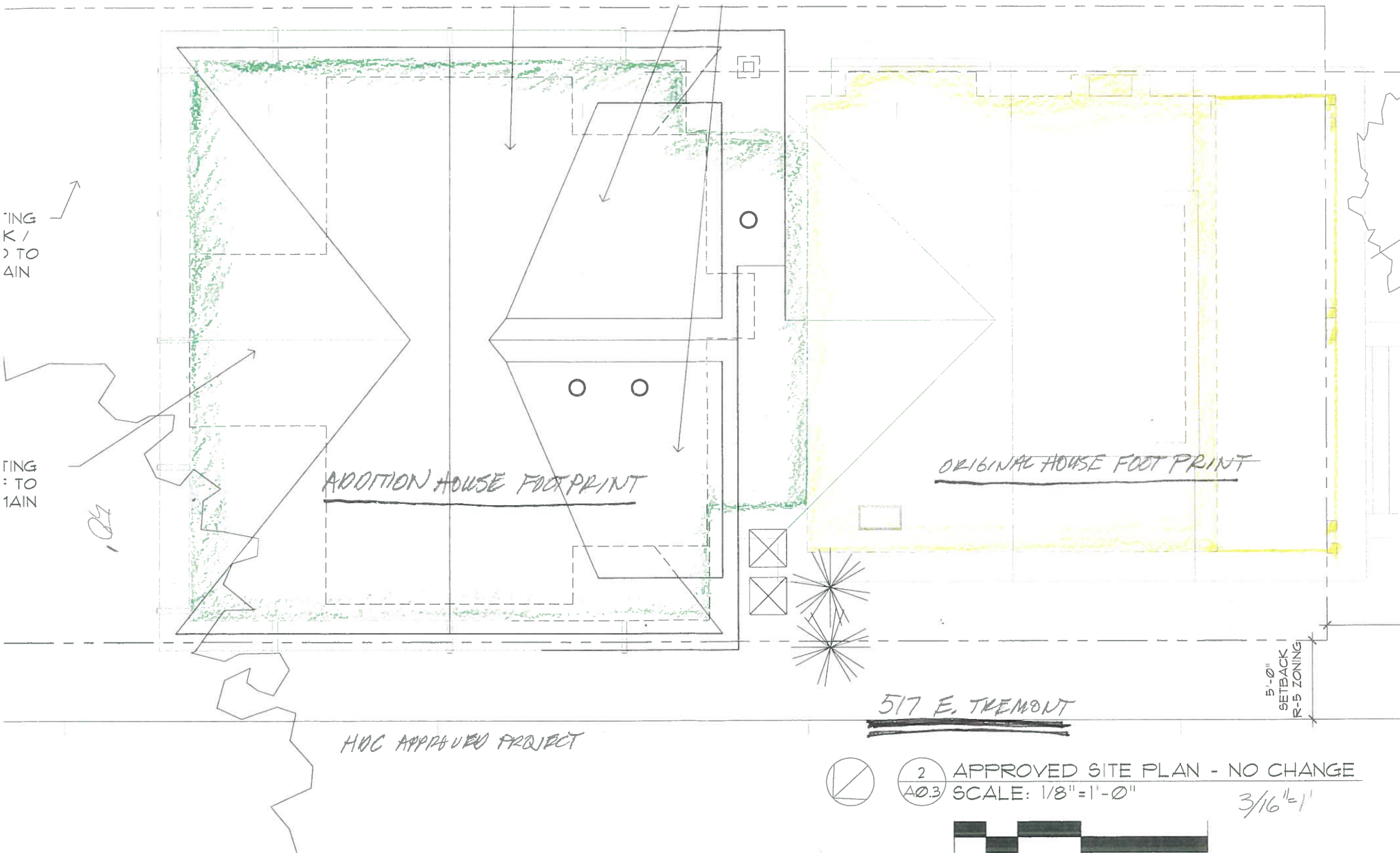
PREVIOUS 3-D
MODELING FOR
NON-APPROVED SCHEME
(4) TOTAL





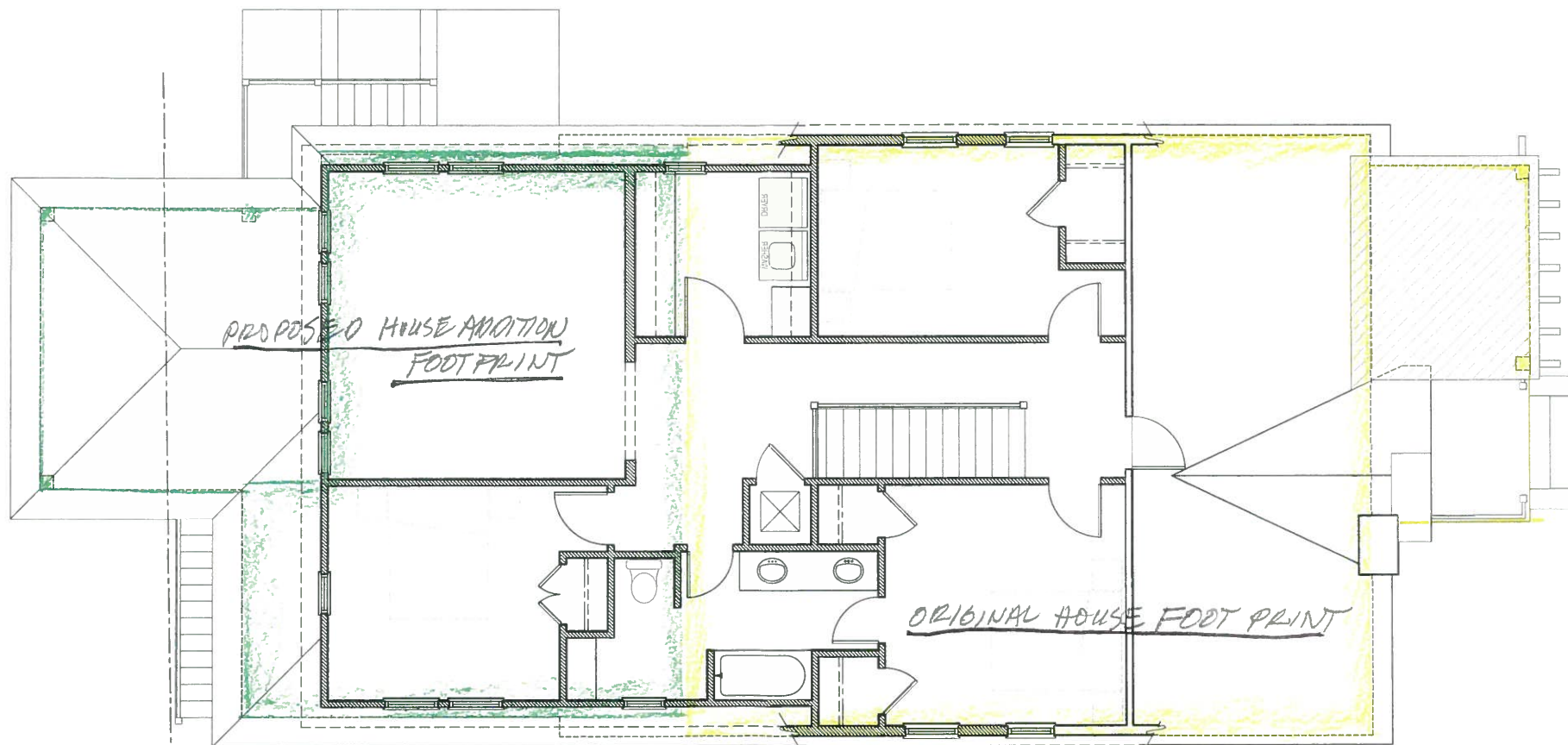






2 APPROVED SITE PLAN - NO CHANGE
A0.3 SCALE: 1/8" = 1'-0"





HDC PROPOSED & NOT APPROVED PROJECT

409 RENSSELAER