Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: September 11, 2019***
HDCRMA 2019-00423	***PID# 12108507***

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 625 E. Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Craig Isaac / Kurt Schoenhoff and Wendy Joyner

The application was continued from August for the following items:

- ***Additions****, page 7.2, 1 and 6, roof form on side and rear not congruent with existing architecture*
- ***Roofs****, page 4.5, preamble, and number 2, and eliminate the carport, not congruent with existing architecture*
- ***Porches****, a detailed study of the front columns (section diagram)*
- ***Site Plan***

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Bungalow constructed in 1920. Architectural features include a pyramidal roof with gabled façade porch on posts and piers, exposed rafter tails and brackets in the gable end. Siding material is cedar shake. Existing brick is painted. Adjacent structures are 1-2 story single-family and multi-family buildings. Lot size is approximately 50' x 150'. House height is approximately 22'-8".

Proposal

The proposal is a cross gable addition toward the rear of the house and a new covered rear porch addition. Height increase is approximately 2'-0". The proposal also includes the addition of a 6'-0" wide cantilevered carport on the right elevation. Materials include wood shake and brick foundation to match existing. No changes to existing windows on the front, left, or right elevations are proposed. No impacts to mature canopy trees.

Revised Proposal – September 11

- Addition begins further back from the front of the house and uses hip roofs
- Roof form changed on left, right, and rear elevations.

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

Staff has the following concerns with the proposal:

1. Carport addition is incongruous with the bungalow architecture and Dilworth neighborhood.
2. The original house remains completely intact, no changes to the exterior walls, similar to the additions approved at 719 East Tremont Avenue in April 2018 and at 517 Walnut Avenue in October 2018.
3. Minor revisions may be reviewed by staff.

HDCR MA 2019-00423

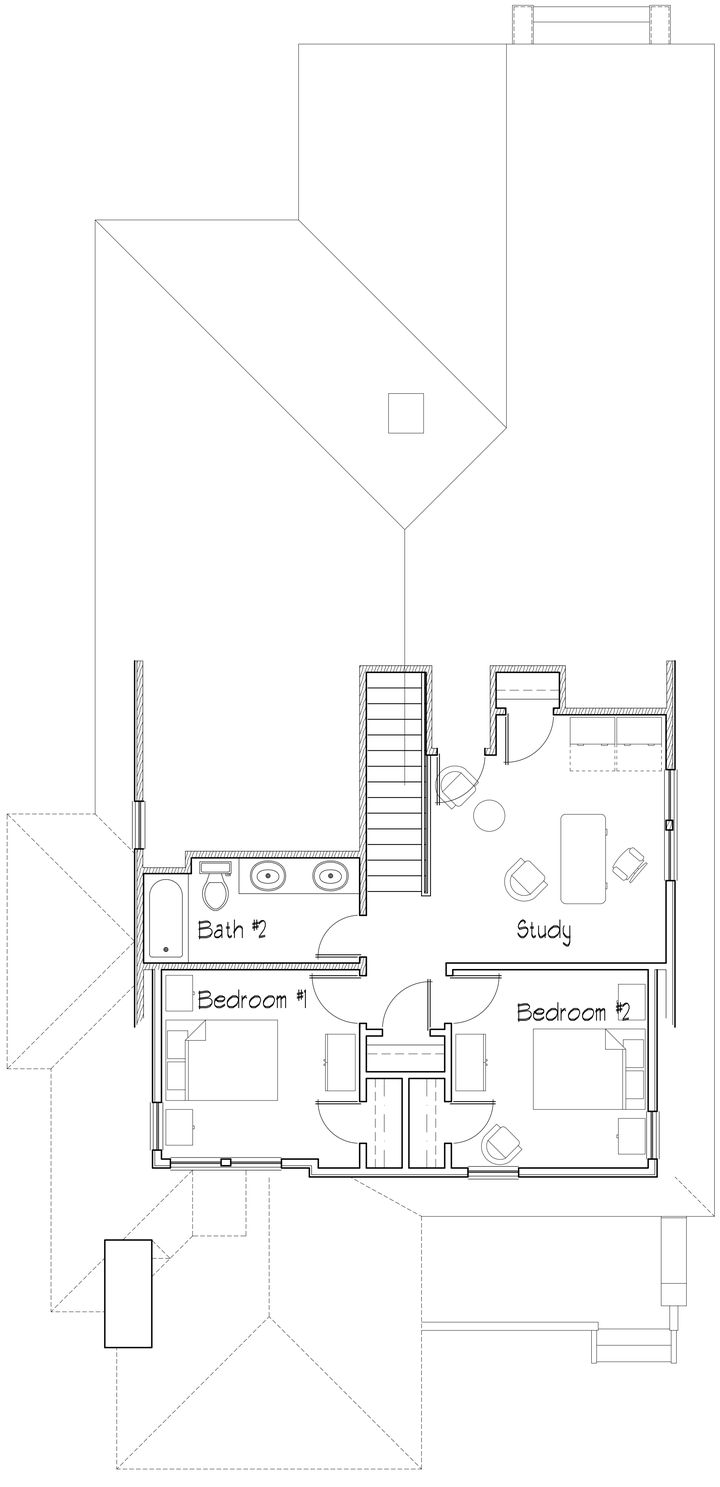
PID: 12108507

LOCAL HISTORIC DISTRICT: DILWORTH

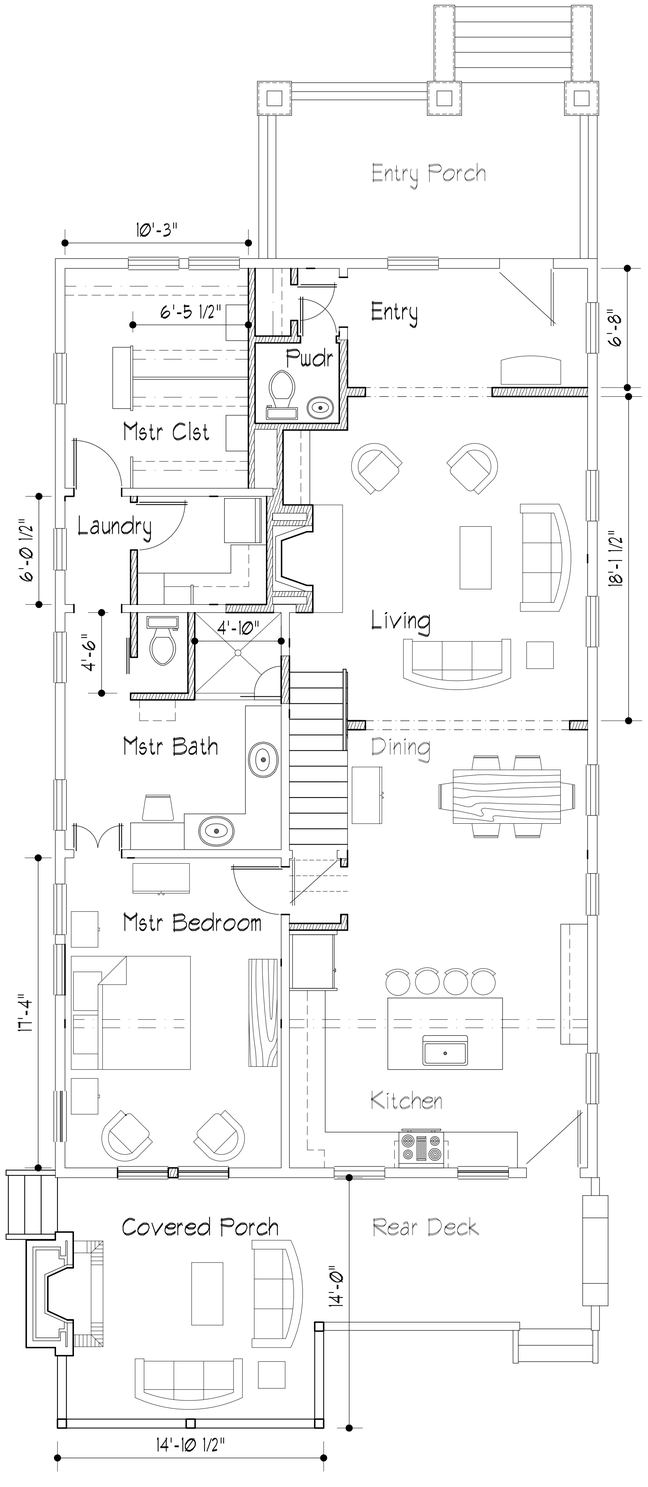
PROPOSED PROJECT: CONTINUED CASE

September Meeting 2019

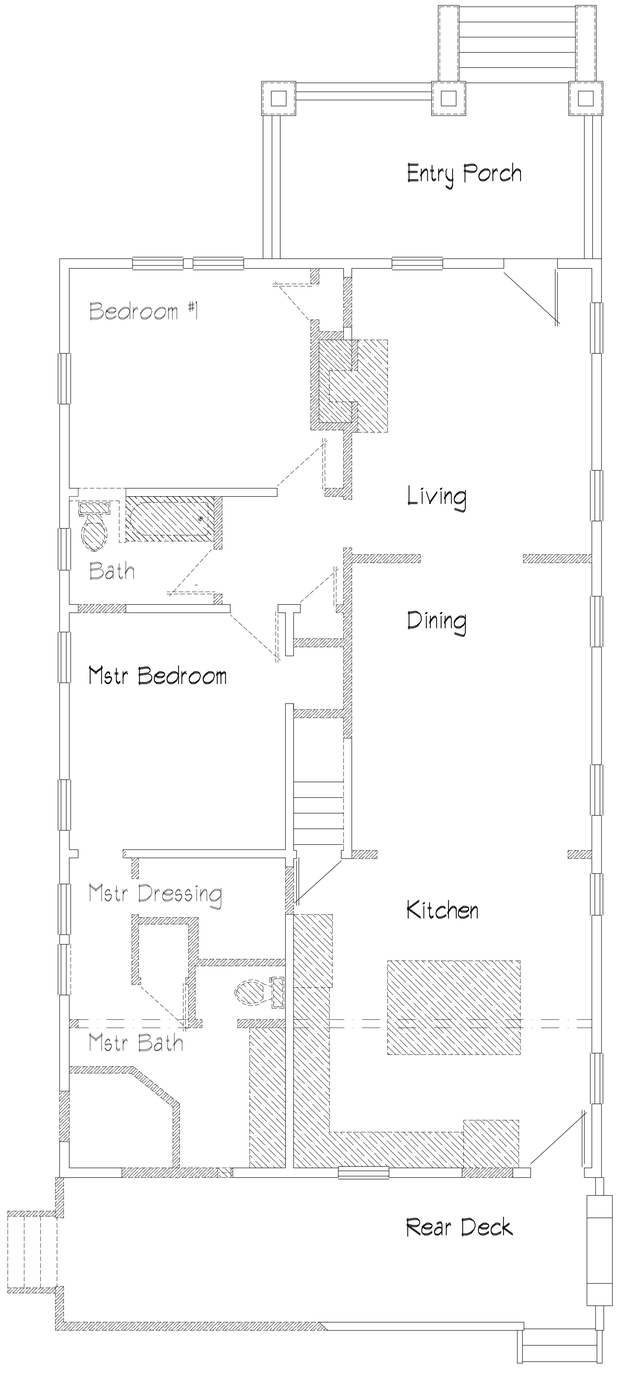

NO PARKING
HERE
TO
CORNER



3 A-1 2nd Floor Addition
1 / 4 " = 1 ' - 0 "



2 A-1 1st Floor Renovation
1 / 4 " = 1 ' - 0 "



1 A-1 1st Floor Demolition
1 / 8 " = 1 ' - 0 "

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ARCHITECTURE
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900 Linda Lane
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Architecture
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8/29/19

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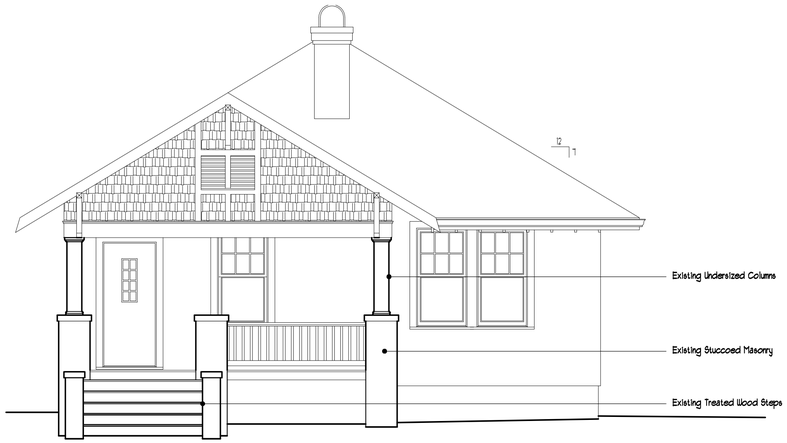
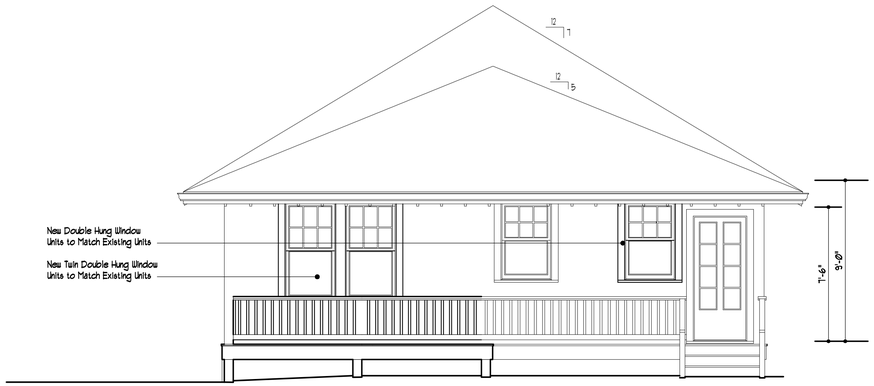
July 16, 2019
August 5, 2019
August 29, 2019

A-1

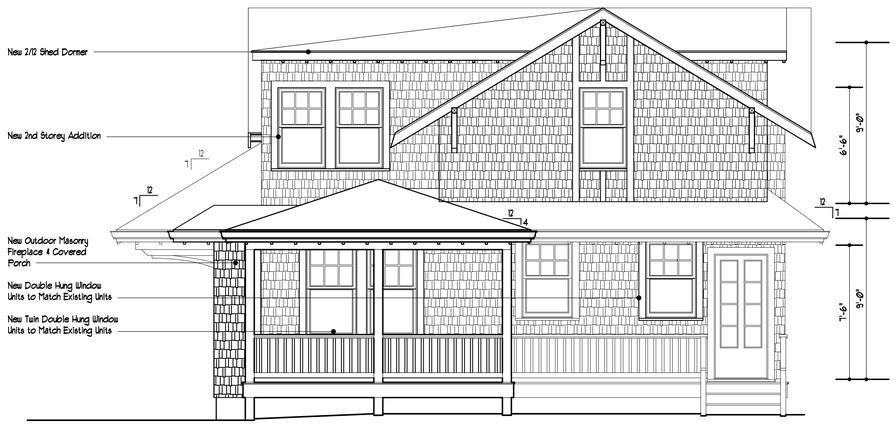


2 A-2 Exst'g Front Elevation
1 / 4 " = 1 ' - 0 "

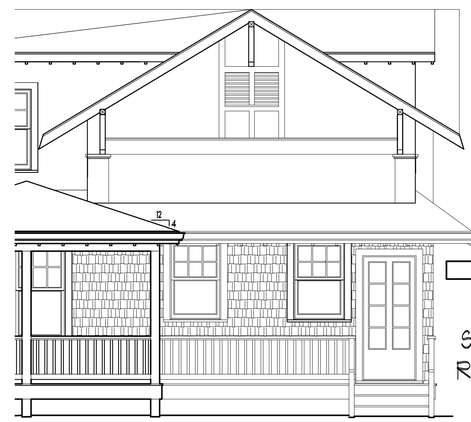


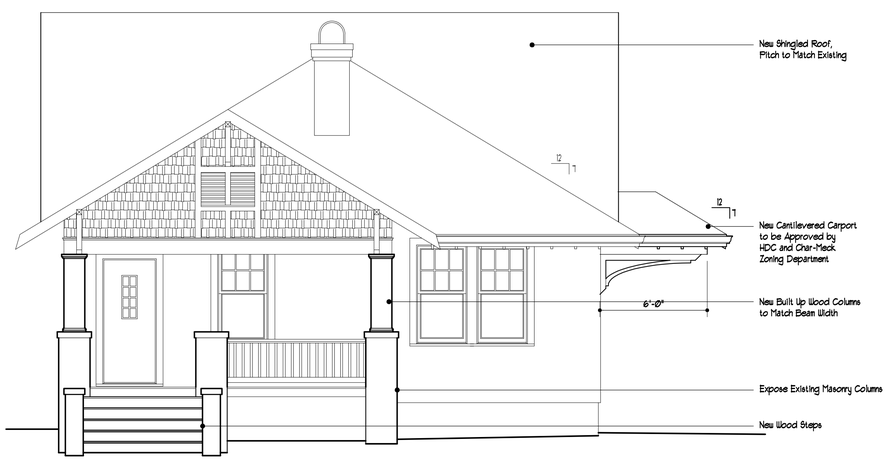
1 A-2 Exst'g Rear Elevation
1 / 4 " = 1 ' - 0 "

3 A-2 Ren Front Elevation
1 / 4 " = 1 ' - 0 "



4 A-2 Ren Rear Elevation
1 / 4 " = 1 ' - 0 "





3 A-2 Aug Front Elevation
1 / 4 " = 1 ' - 0 "

4 A-2 Aug Rear Elevation
1 / 4 " = 1 ' - 0 "

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ARCHITECTURE
Studio Lane
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Charlotte NC 28211
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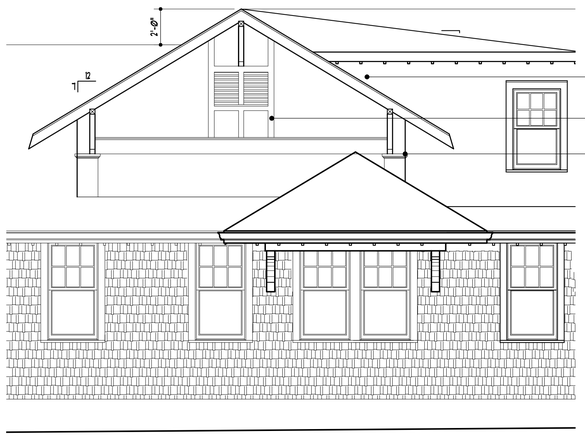
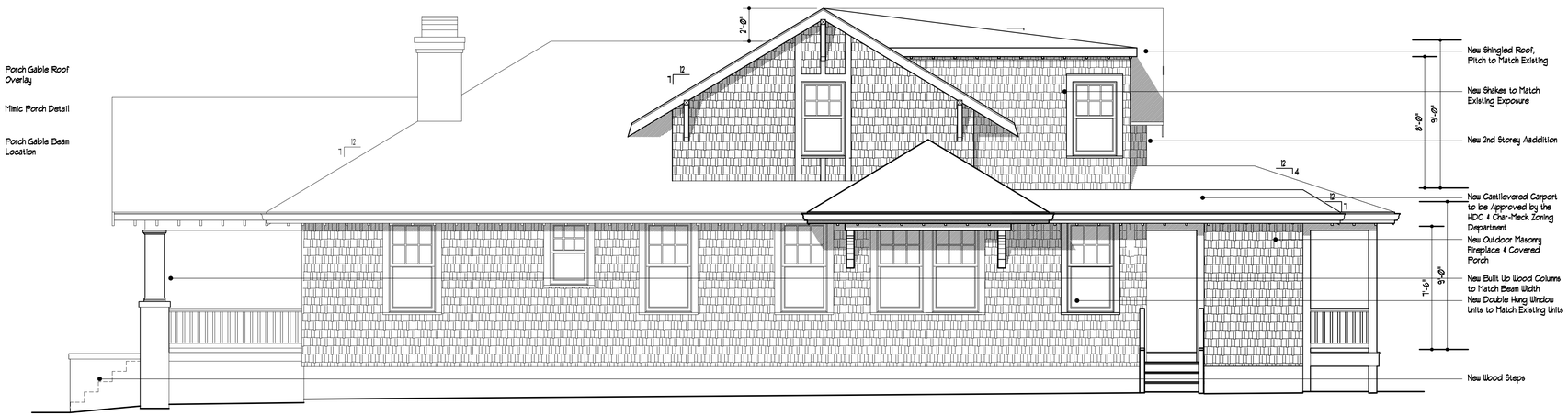
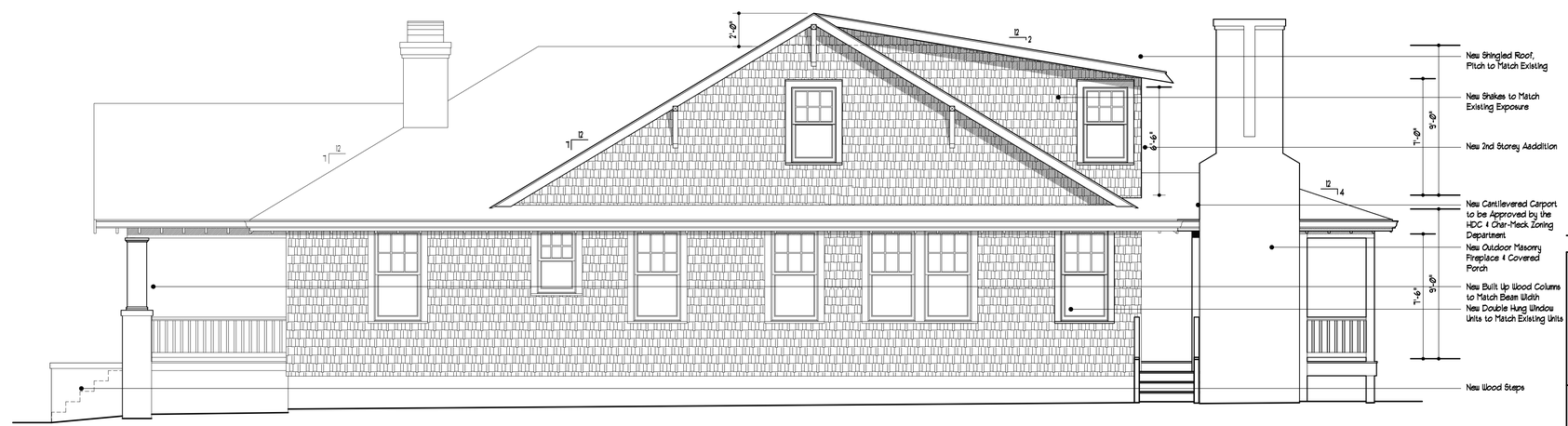
1 / A-3 Exst'g Drive Elevation
1/4" = 1'-0"





2 / A-3 Ren Drive Elevation
1/4" = 1'-0"



2 / A-3 Aug Drive Elevation
1/4" = 1'-0"

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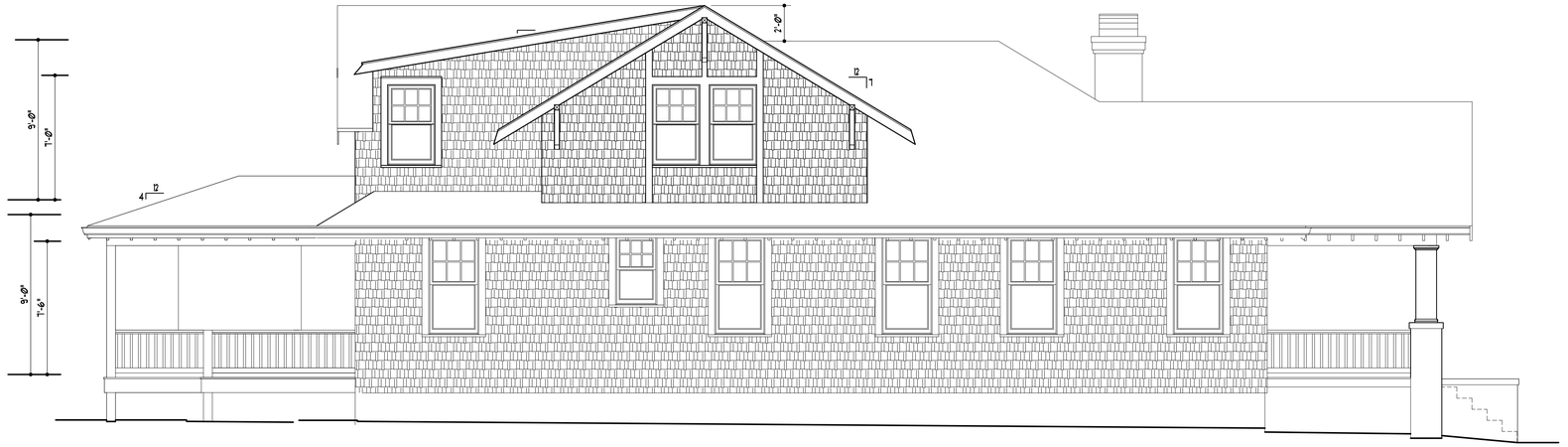
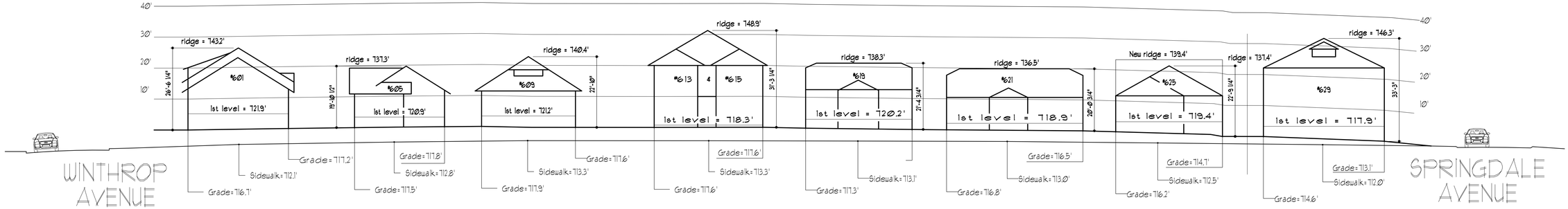


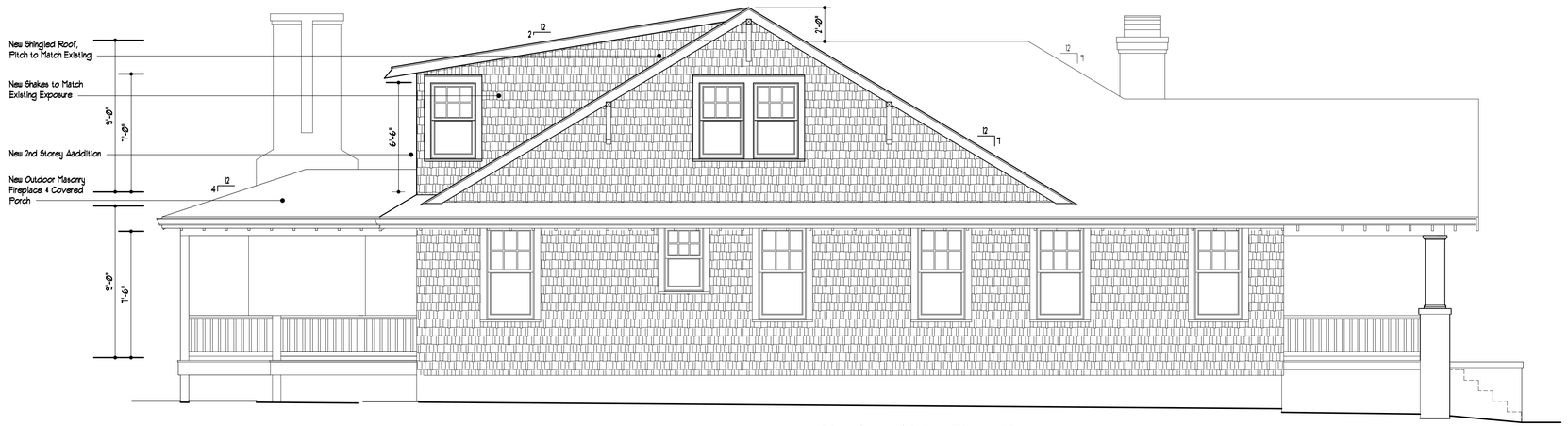
1 A-4 Ren Side Elevation

1 / 4 " = 1 ' - 0 "



3 A-4 Street Elevation

1 / 1 6 " = 1 ' - 0 "



2 A-4 Aug Side Elevation

1 / 4 " = 1 ' - 0 "

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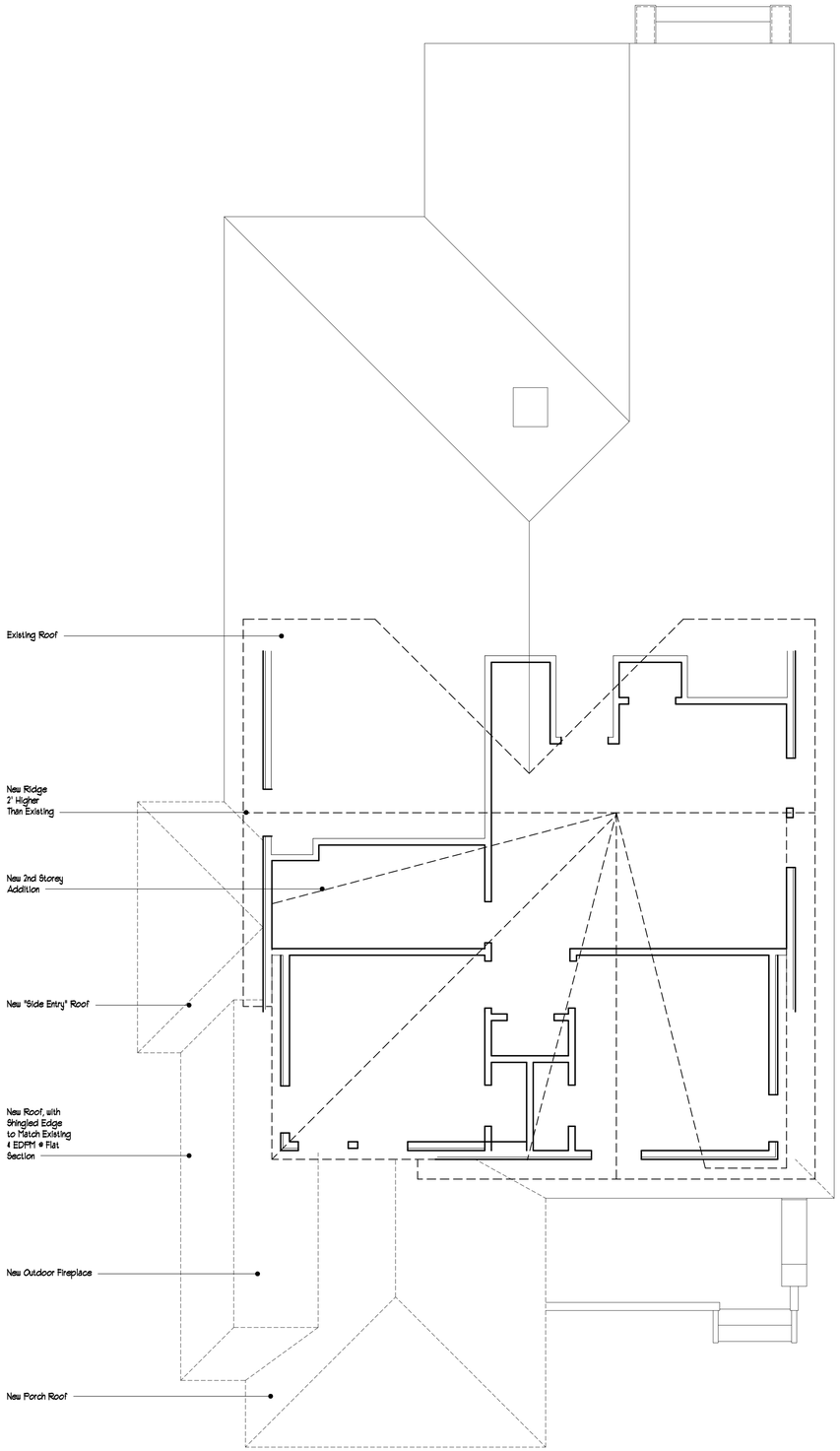
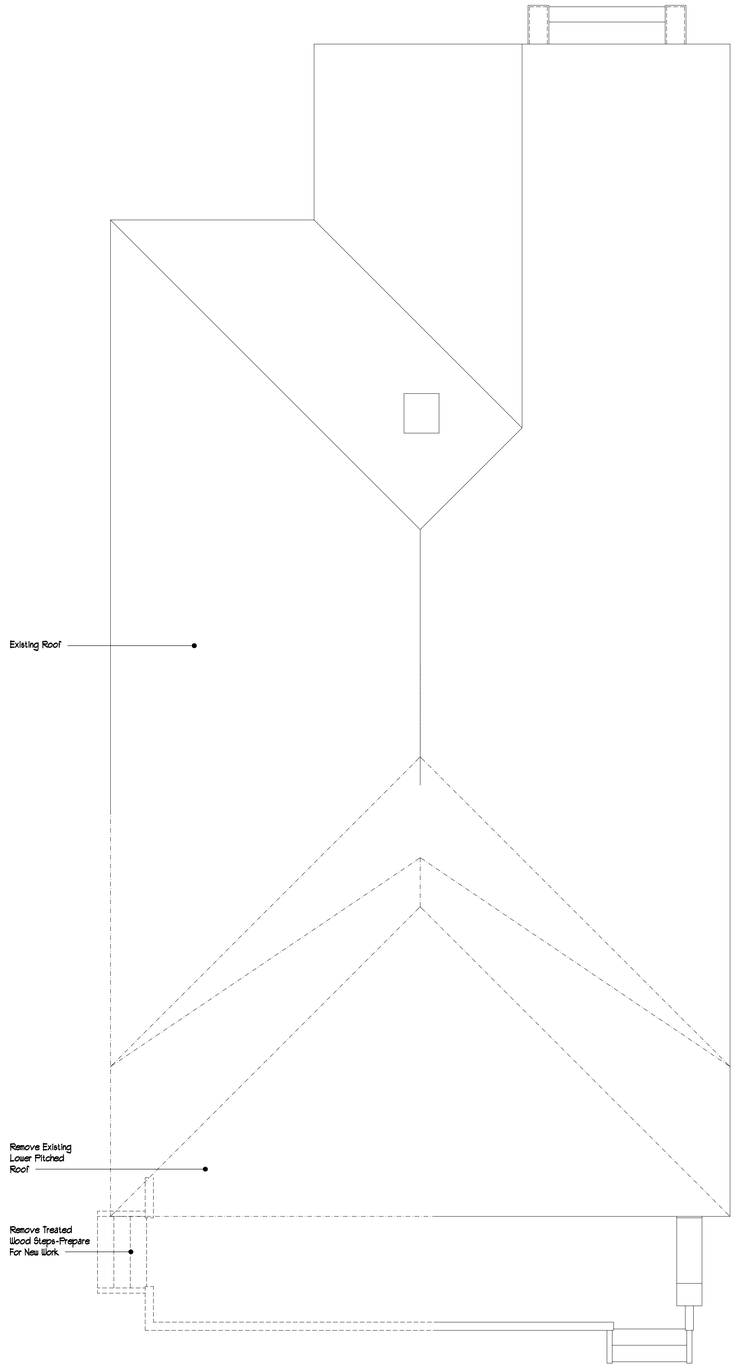
A-4

3 A-5 Site Plan
No Scale



2 A-5 Ren Roof Plan
1/4" = 1' - 0"



1 A-5 Existing Roof Plan
1/4" = 1' - 0"

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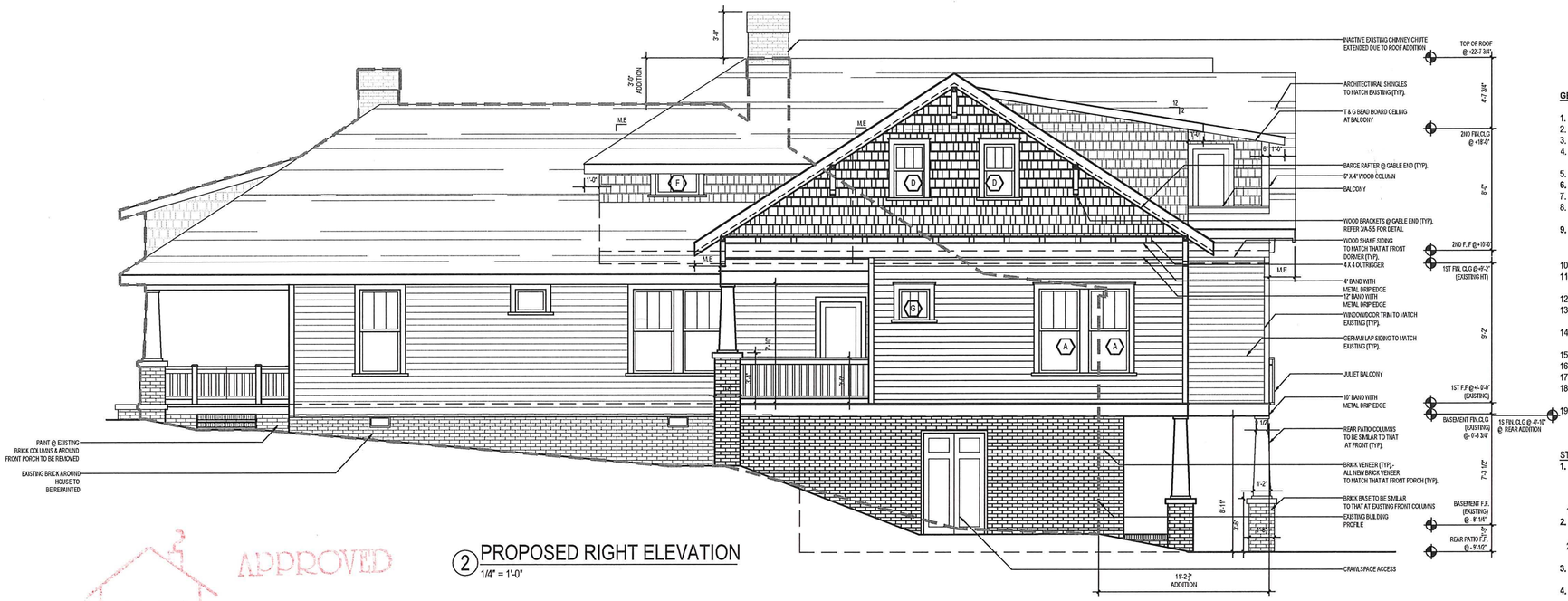

② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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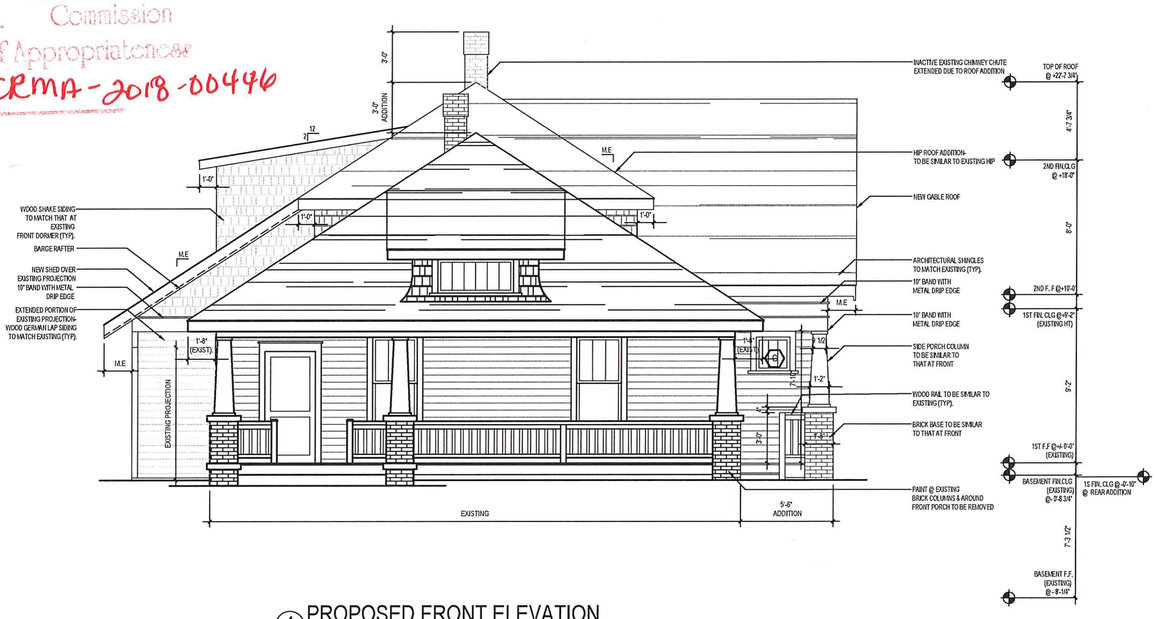
Commission
Certificate of Appropriateness
HDCRMA-2018-00446



① PROPOSED FRONT ELEVATION
1/4" = 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 STUD TO ALIGN WITH FACE OF BRICK U.N.O
6. **FIRE BLOCK @ FLOOR & CEILING PER CODE.**
7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK U.N.O
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. **INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE -** CURVATURE OF THE NOSING SHALL BE NO GREATER THAN ¾".
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. ALL EAVES TO MATCH EXISTING U.N.O
17. ALL FASCIAS TO BE 8".
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. 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. **R311.7.5.1 RISER HEIGHT -** THE MAXIMUM RISER HEIGHT SHALL BE 8 ¼ INCHES.
   2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. **R311.7.5.2 TREAD DEPTH -** THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. **R311.7.8 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.
5. **R311.7.8.1 HANDRAIL HEIGHT -** HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. **R312.1.2 GUARD HEIGHT -** GUARDS SHALL NOT BE LESS THAN 36 INCHS
   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.
7. **R312.1.3 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 4⅜" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:
1. 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.
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.
3. **THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2019 @ 11:59 PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE**

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-8"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	3'-0" X 3'-8"	8'-8"	OPERABLE CASEMENT
D	2'-0" X 3'-8"	SECOND FLOOR-7'-0" STAIRS- 4'-2" (FROM 1ST F.F.)	DOUBLE HUNG
E	2'-4" X 2'-0"	FIRST FLOOR-7'-8" BASEMENT- 0'-8"	CASEMENT
F	2'-10" X 1'-8"	5'-5"	CASEMENT
G	2'-0" X 2'-0"	FIRST FLOOR-M.E MASTER BED- 6'-8" (ON EITHER SIDE OF BIG WINDOWS) SECOND FLOOR-7'-0"	CASEMENT

NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F MUST BE TEMPERED.
4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
5. WINDOW SIZING:
   5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
   5.2. 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.
   5.3. M.E. = MATCH EXISTING
6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

ALB architecture

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauer.alb@icloud.com

ALLEN L. BROOKS
REGISTERED ARCHITECT
CERT. NO. 5683
NORTH CAROLINA
CHARLOTTE, N. C.

16 JANUARY 2019

ALB Architecture, P.A.
Registered Architectural Corporation
Reg. Number
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North Carolina
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This architectural package will expire on December 31, 2019 @ 11:59 PM if building permit is not acquired prior to expiration date.

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Historic Dilworth Renovation *For the:*

BLUMENTHAL RESIDENCE

620 E. Tremont Avenue, Charlotte, NC 28203

PROJECT #: 18071
ISSUED: 16 JANUARY 2019
REVISIONS:

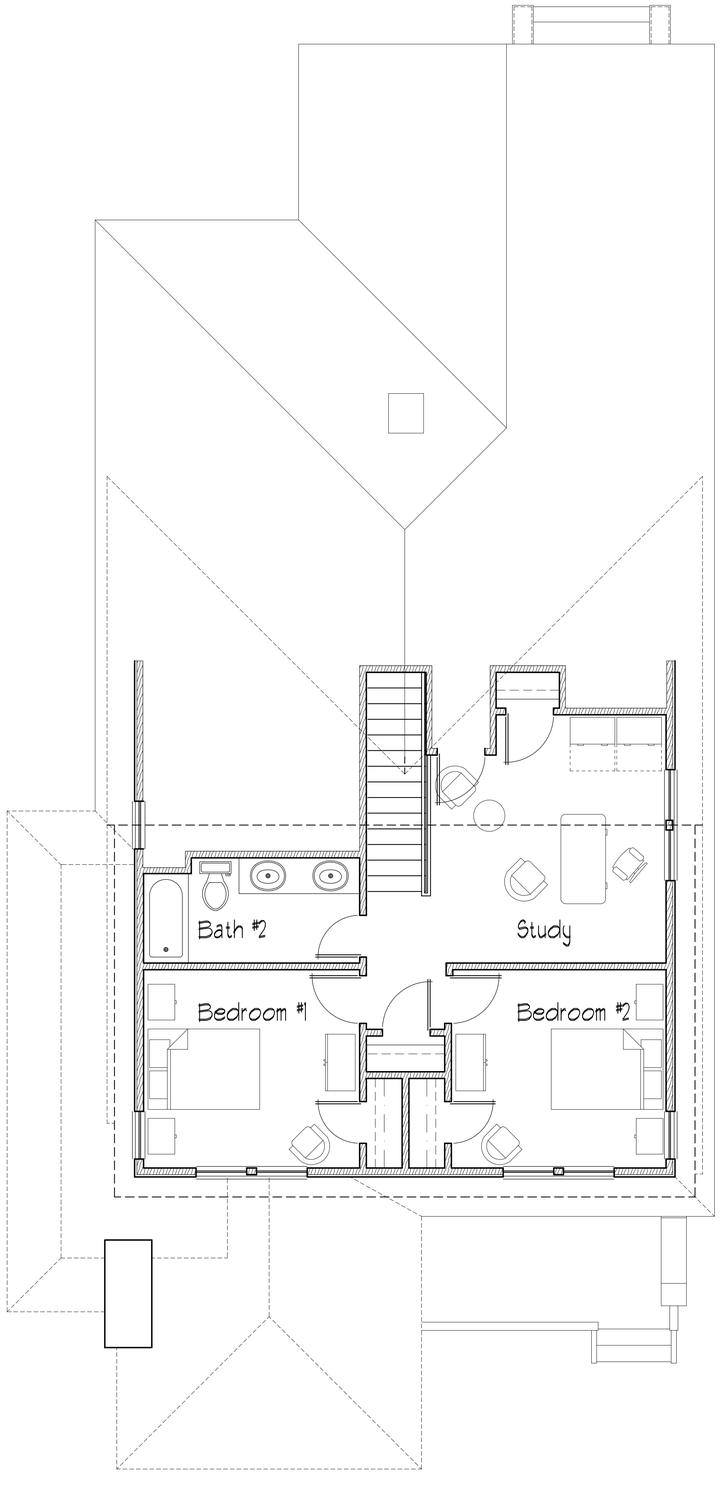
PROPOSED FRONT ELEVATION

A-5.0

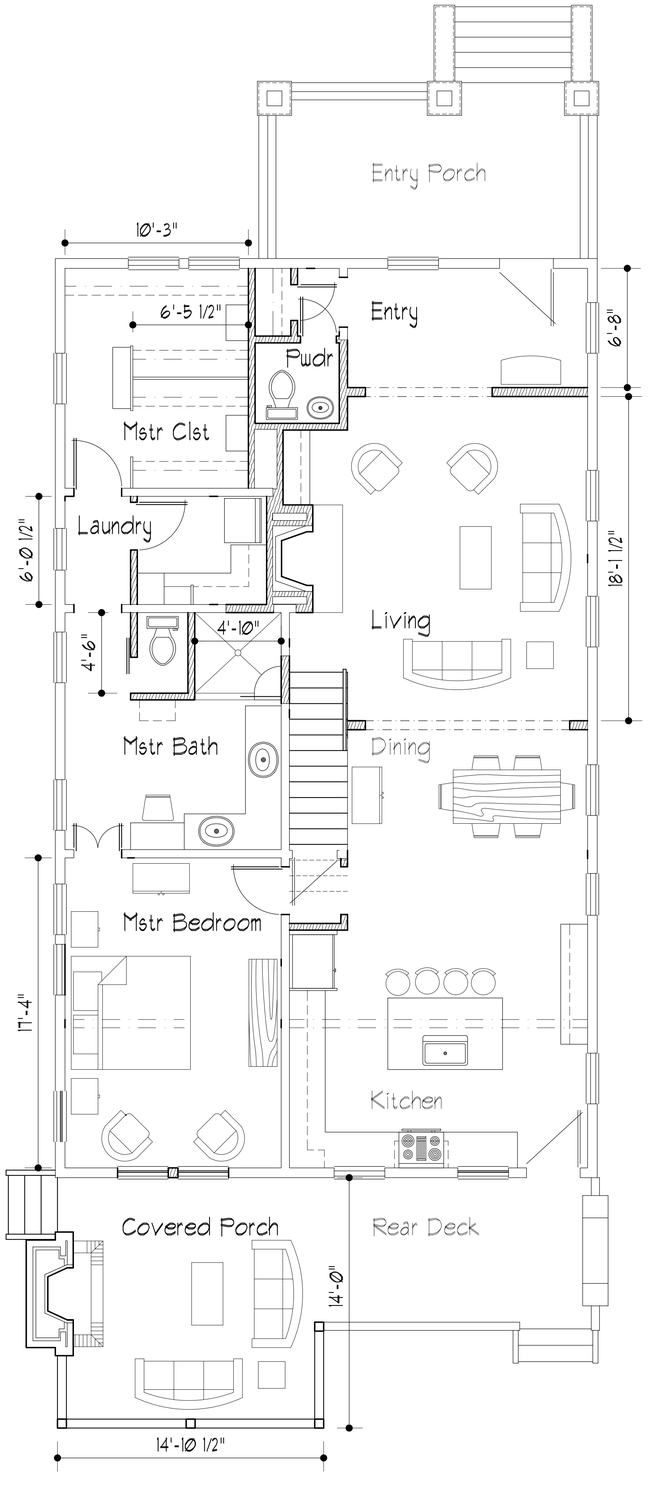
OF: SIXTEEN


LUMBER
620

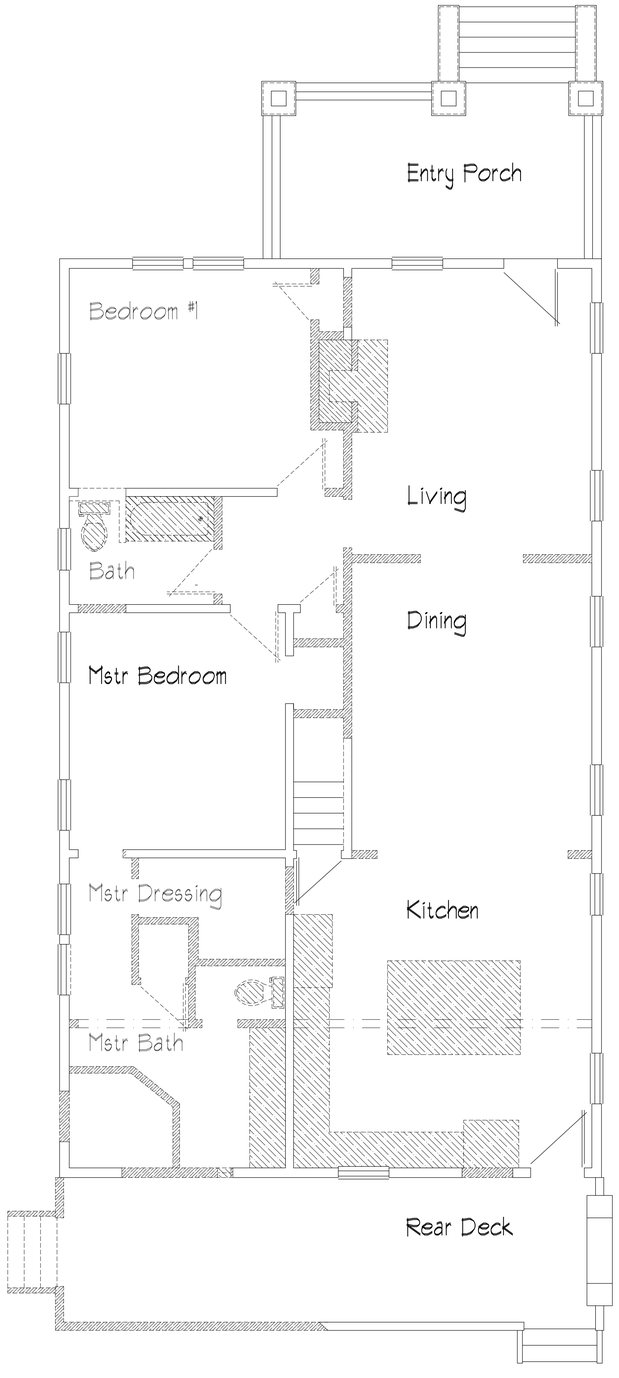
AUGUST SUBMITTAL



3 A-1 2nd Floor Addition
1/4" = 1'-0"



2 A-1 1st Floor Renovation
1/4" = 1'-0"



1 A-1 1st Floor Demolition
1/8" = 1'-0"

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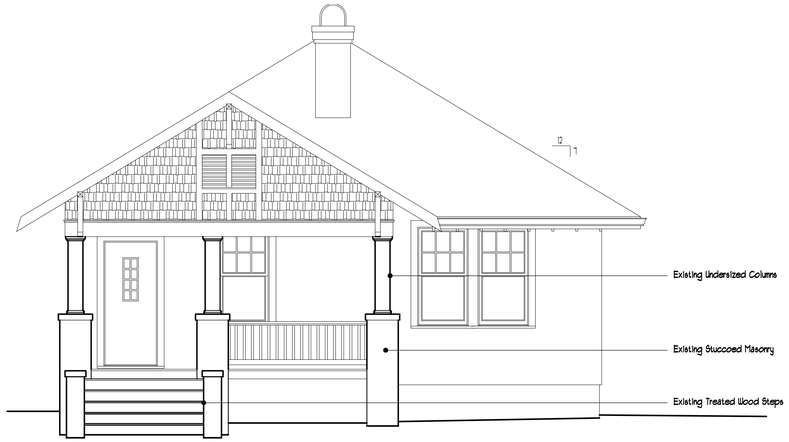
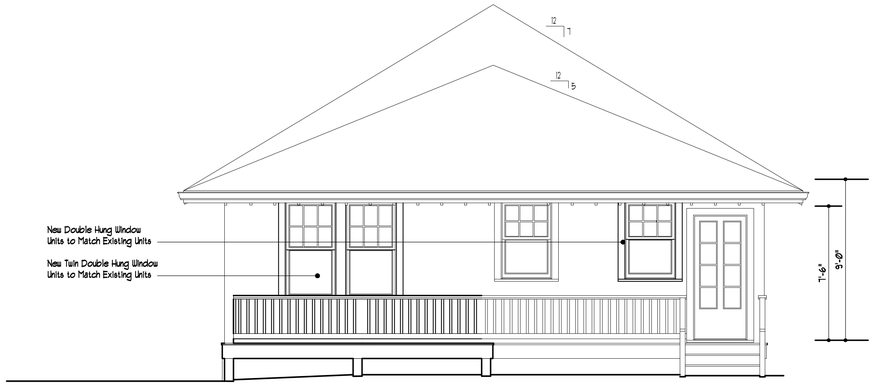


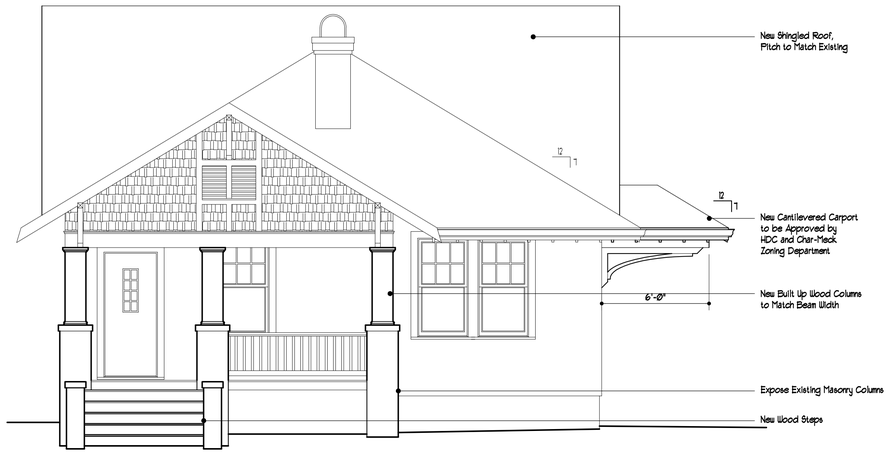
2 A-2 Exst'g Front Elevation

1 / 4 " = 1 ' - Ø "



1 A-2 Exst'g Rear Elevation

1 / 4 " = 1 ' - Ø "



3 A-2 Ren Front Elevation

1 / 4 " = 1 ' - Ø "

4 A-2 Ren Rear Elevation

1 / 4 " = 1 ' - Ø "

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A-2

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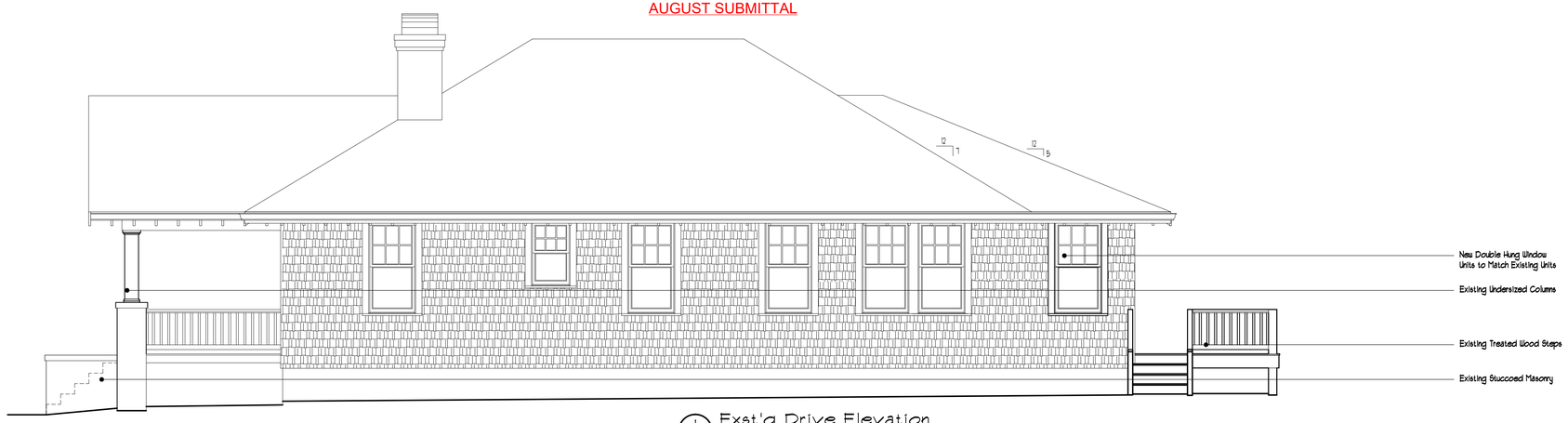
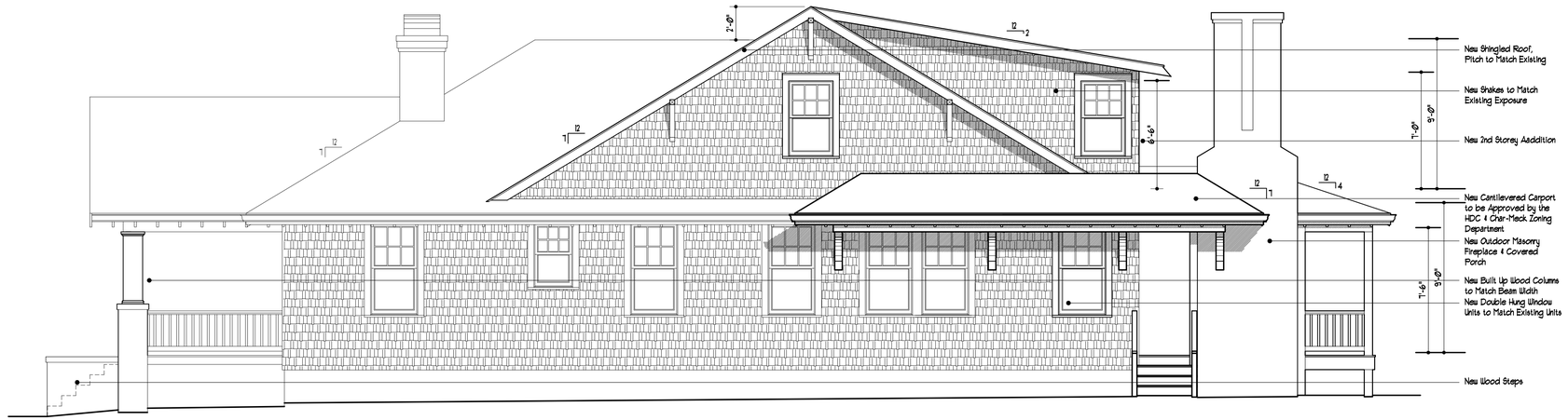


1 / A-3 Exst'g Drive Elevation

1/4" = 1'-0"



2 / A-3 Ren Drive Elevation

1/4" = 1'-0"

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
8/5/19

Schoenhoff Renovation/ Addition

625 East Tremont Avenue

Charlotte NC

July 16, 2019
August 5, 2019

A-3

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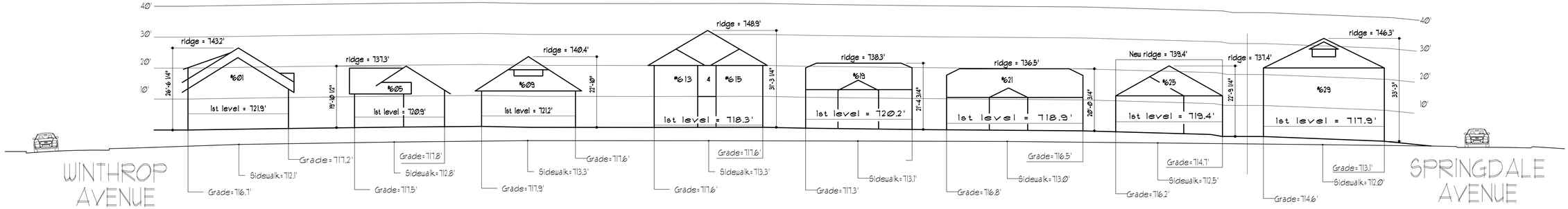
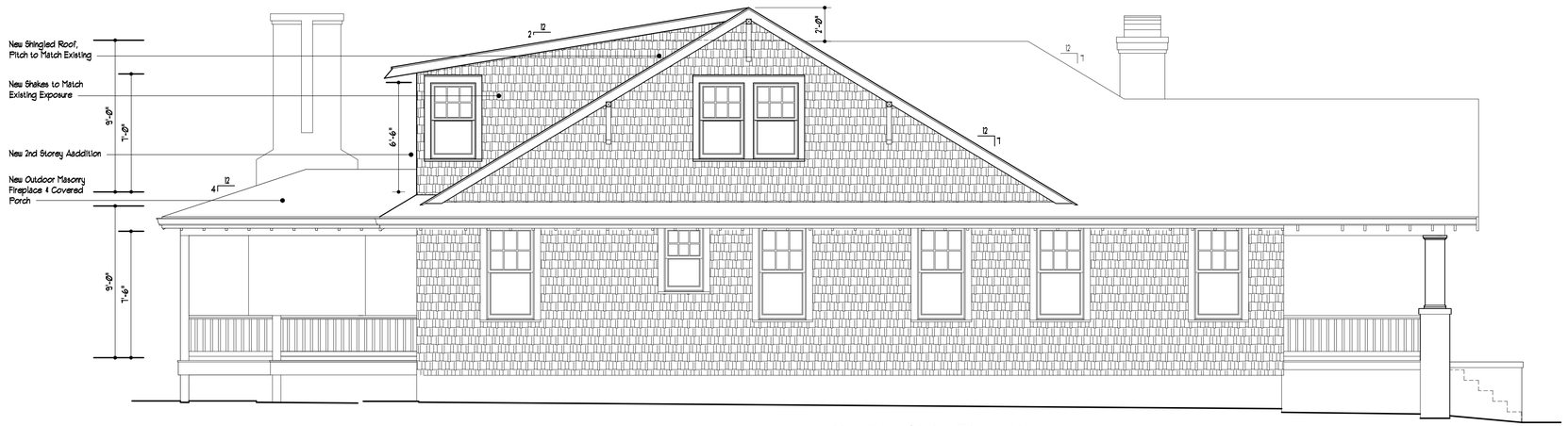
1 A-4 Exst'g Side Elevation

1/4" = 1'-0"



3 A-4 Street Elevation

1/16" = 1'-0"



2 A-4 Ren Side Elevation

1/4" = 1'-0"

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
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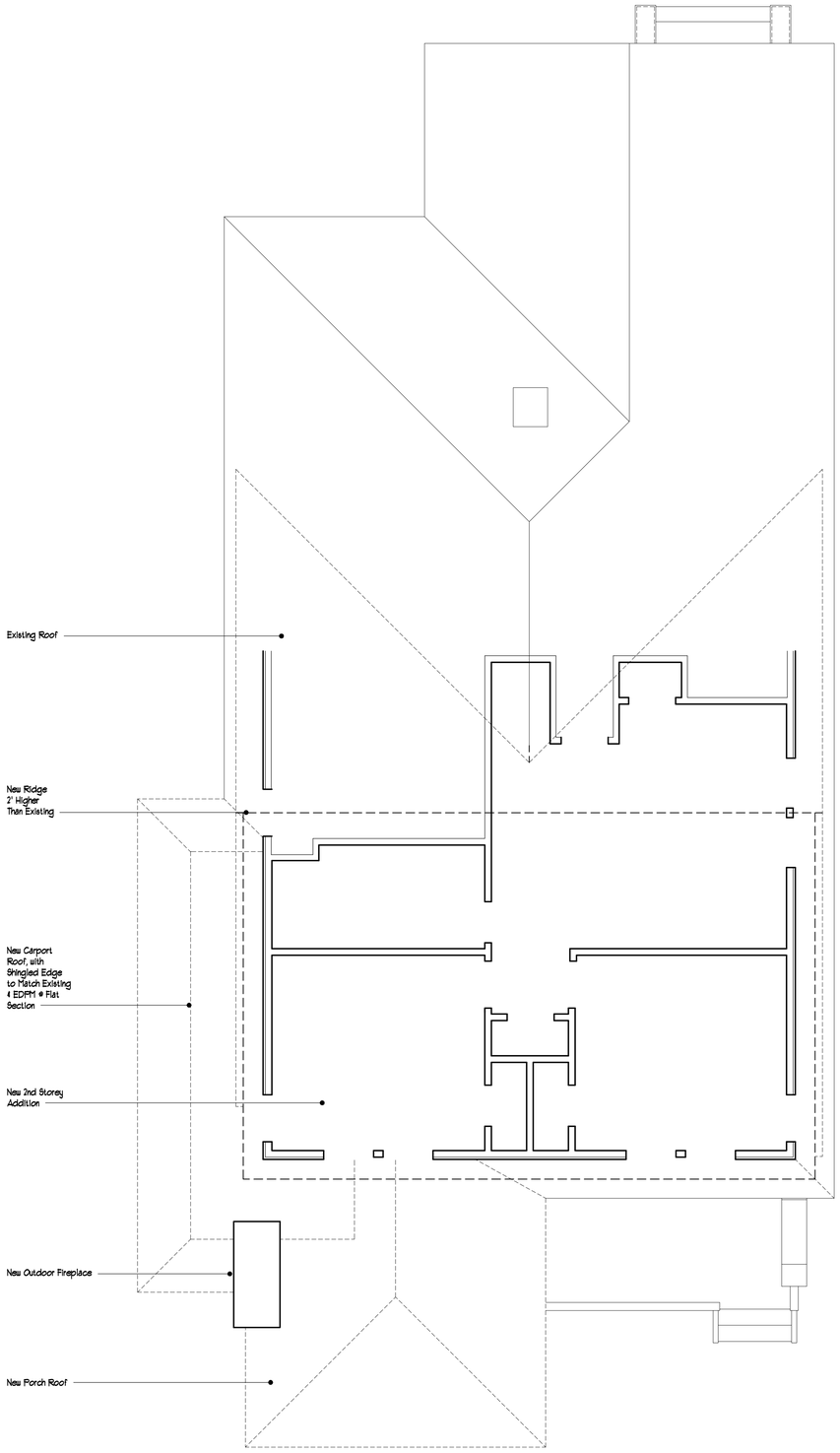
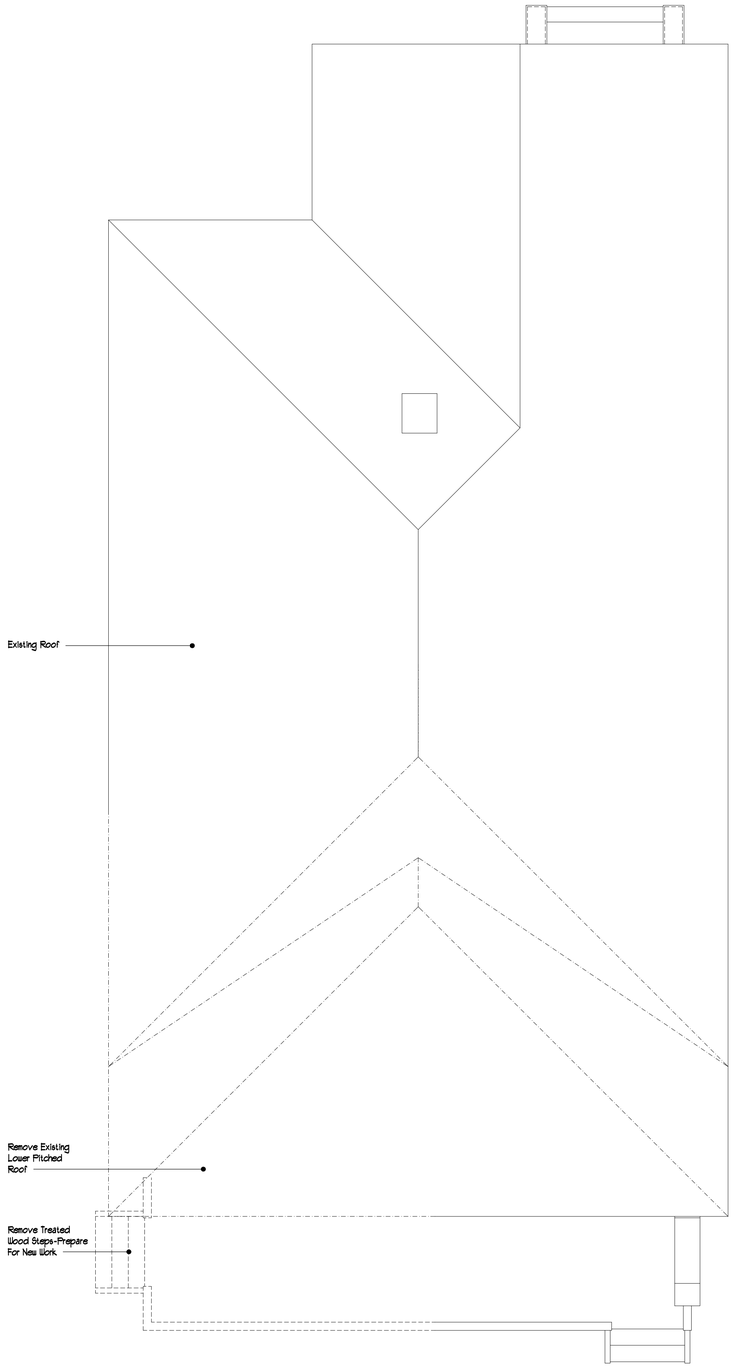


2 A-5 Ren Roof Plan

1 / 4 " = 1 ' - 0 "



1 A-5 Existing Roof Plan

1 / 4 " = 1 ' - 0 "

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
8/5/19

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Renovation/
Addition

625
East
Tremont
Avenue

Charlotte
NC

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August 5, 2019

A-5

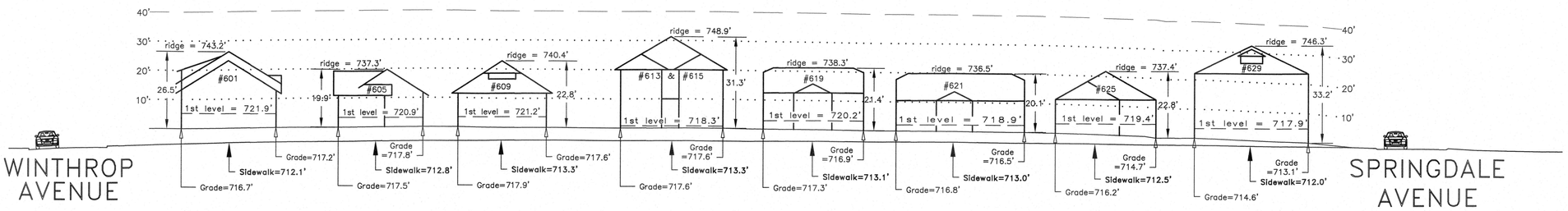
AUGUST SUBMITTAL

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

This 29th day of July, 2019.

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

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



EAST TREMONT AVENUE

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

Building Heights Sketch of
600 BLOCK of EAST TREMONT AVENUE
FACING NORTHEAST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 26, 2019

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

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Z:\2019DWGS\Zoc\East Tremont Avenue 600 Block Odd\East Tremont Avenue 600 Block Odd.dwg

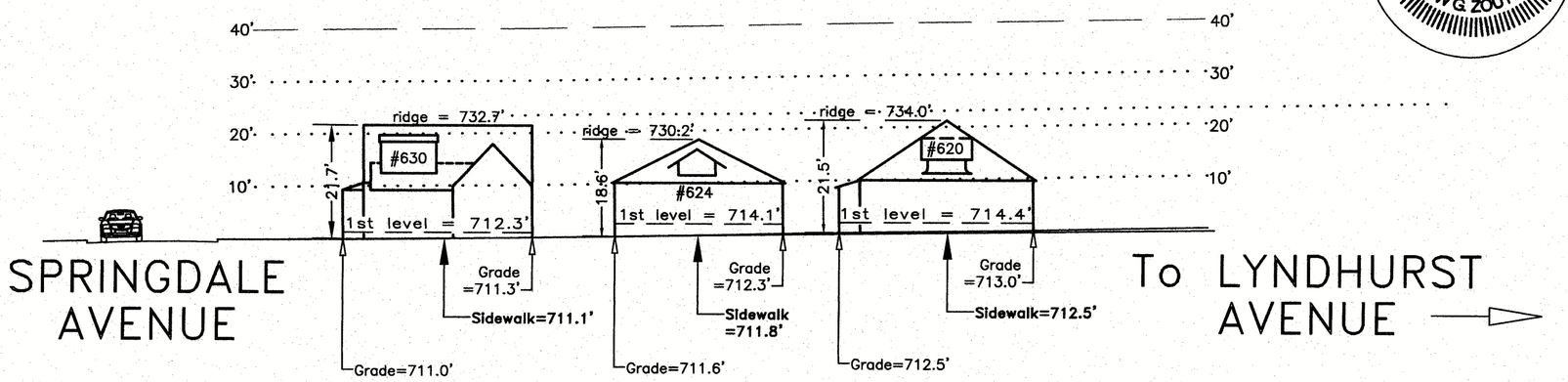
AUGUST SUBMITTAL

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

This 21st day of August, 2018.

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

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



EAST TREMONT AVENUE

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

Building Heights Sketch of
620-630 EAST TREMONT AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
August 15, 2018

Scale 1" = 20'

0' 20' 40' 60' 80'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Z:\2018DWGS\ZAC\EAST TREMONT AVENUE 620-630\EAST TREMONT AVENUE 620-630

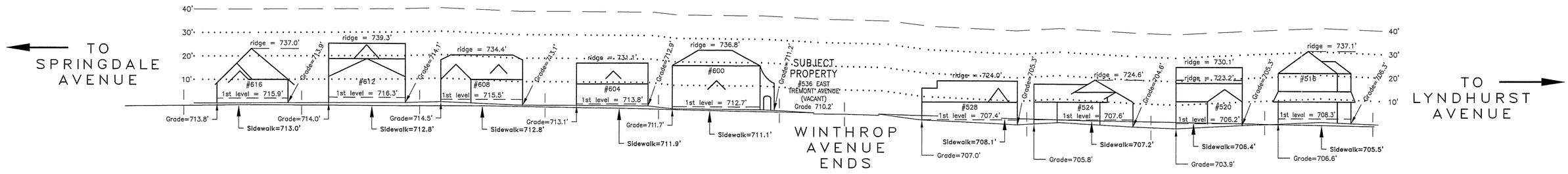
AUGUST SUBMITTAL

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

This 16th day of May, 2014.

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

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



EAST TREMONT AVENUE

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
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Building Heights Sketch of
516-616 BLOCK of EAST TREMONT AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 06, 2014

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

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Z:\2014DWGS\ZAC\TREMONT AVENUE EAST 516-616 BLOCK\DWG\TREMONT AVENUE EAST 516-616 BLOCK