
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 609 Berkeley Avenue

SUMMARY OF REQUEST: Garage/Accessory Dwelling Unit + Tree Removal

APPLICANT/OWNER: Rebecca Landree and Jay Thomas, owners

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story single family house with Tudor and Colonial Revival elements constructed in 1946. A two-story rear addition was added under previous guidelines. The original ridge of the main house is 20'-1" and the ridge height of the addition is 23'-4". Adjacent structures are 1, 1.5, and 2-story residential buildings with an institutional building located directly across the street. Lot dimensions are approximately 60' x 155'.

Proposal

The project is the demolition of the existing two-vehicle garage and the construction of a 1.5 story detached garage with living space above in the rear left corner of the property. The Accessory Dwelling Unit (ADU) footprint measures approximately 23'-0" x 31'-10". The garage sits approximately 2'-7" lower than the ridge of the main house due to site topography. The exterior material requested is Hardie Artisan smooth lap siding. The project includes the removal of a tree. A new canopy tree is proposed in the front yard. Post-construction, the rear yard will be 44% impervious coverage.

Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

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

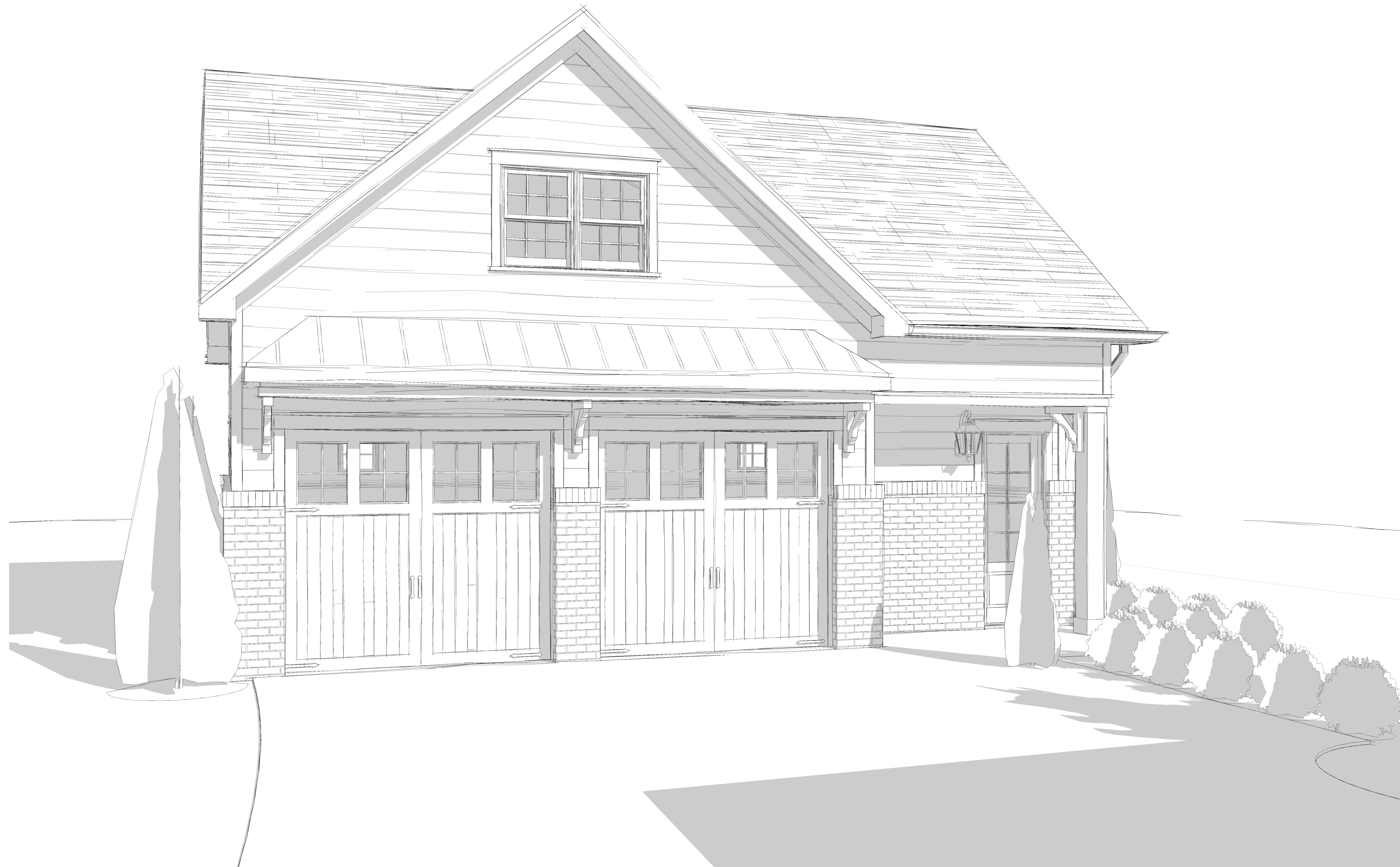
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

Staff had the following concerns with the proposal:

1. Height and massing; total height measured from grade-to-ridge not provided on B5.
2. Material notes missing (garage doors, column, windows, trim, etc.)
3. The boxed eave detail is not consistent with the eave details on the main house.
4. Coplanar rear dormer.
5. Inconsistent window patterns.
6. As drawn, the ADU does not meet Zoning setback requirements.
7. Garage footprint and width appear secondary to main structure.
8. Minor revisions may be reviewed by staff (including confirmation that setbacks meet zoning requirements, materials, eave details, window patterns, etc.).





THOMAS GARAGE W/ ABOVE GUEST ROOM

609 BERKELEY AVENUE
IN
CHARLOTTE, NORTH CAROLINA

SMITH | SLOVİK
residential design group

TROY S. SMITH DAVE SLOVİK
704.641.2544 704.560.9919

1307 W MOREHEAD ST. SUITE 105
CHARLOTTE, NC 28208

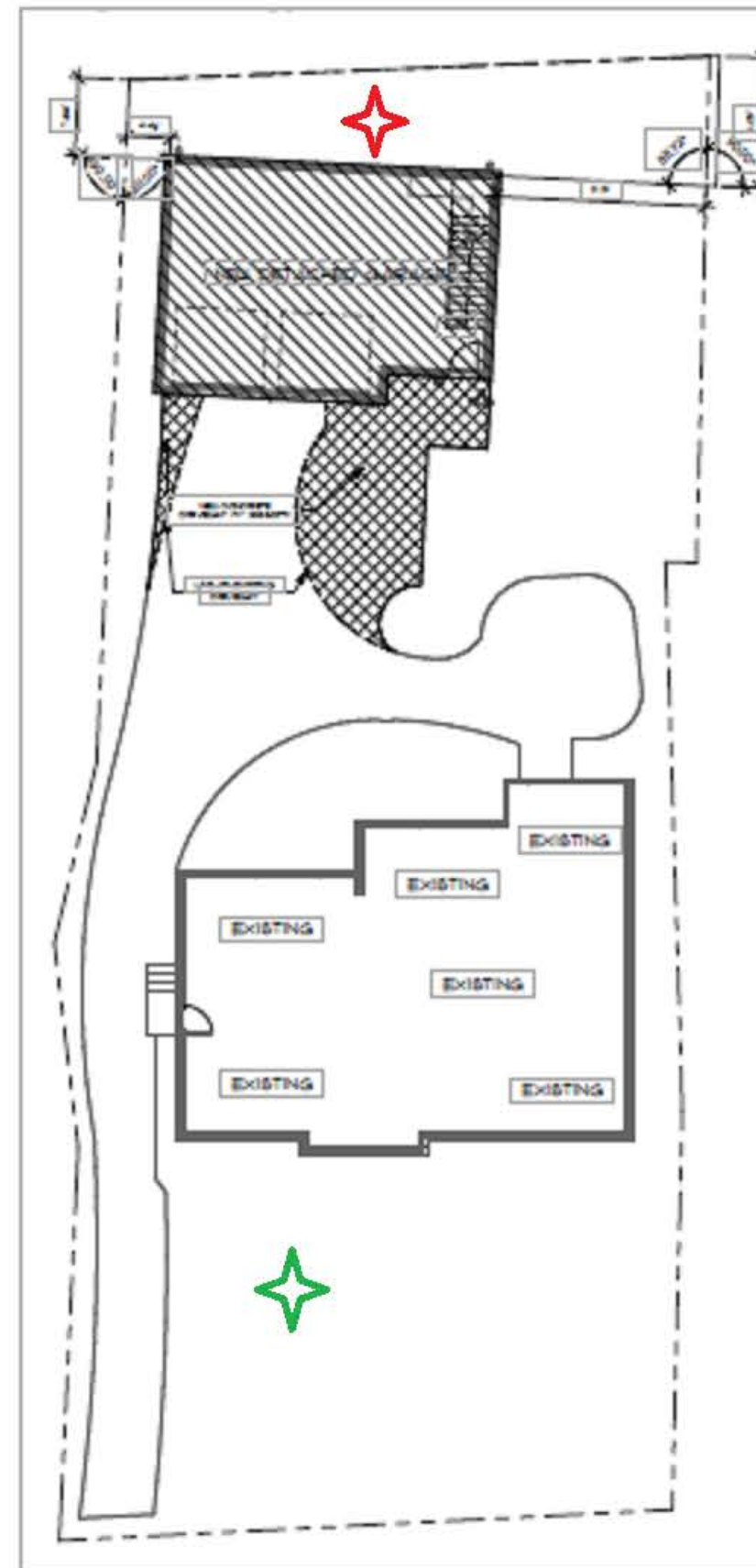
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FEBRUARY 10, 2019

DRAWING SCHEDULE	
COVER PAGE	B1
SITE PLAN	B2
BATHROOM RENOVATION	B3
GARAGE PLANS	B4
GARAGE - ELEVATIONS	B5
SECTIONS	B6
3D EXTERIOR VIEWS	B7
DETAILS	D1
ELECTRICAL PLANS	E1
GENERAL NOTES	NO
STRUCTURAL PLANS	S1
STRUCTURAL DETAILS	S2

✧ Add Tree

✧ Remove Tree



NOTE:
THIS PLAN IS FOR
REFERENCE ONLY,
PLEASE SEE FINAL
SITE PLAN FROM
SURVEYOR

NOTE:
ALL DIMENSIONS
ARE TO EXTERIOR
OF FRAMING

NOTE:
TOTAL REAR YARD SQFT. = 2315
TOTAL IMPERVIOUS SQFT. = 1023
TOTAL IMPERVIOUS COVERAGE = 44%

1 SITE
B2 1" = 10'-0"

PROJECT
**THOMAS GARAGE W/
ABOVE GUEST ROOM**
609 BERKELEY AVENUE
IN
CHARLOTTE, NORTH CAROLINA

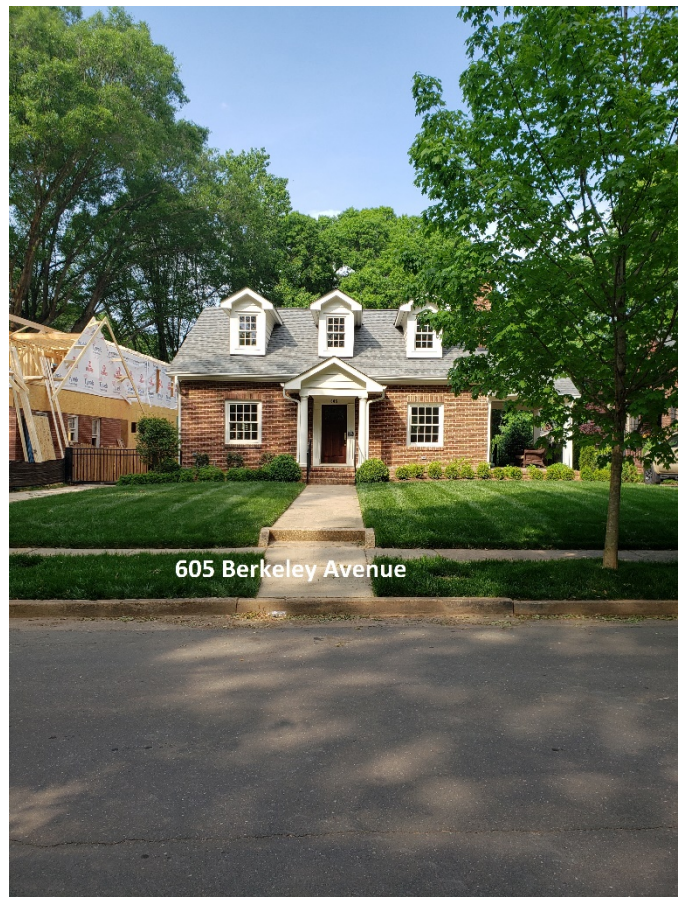
SMITH | SLOVAK
residential design group
THOMAS B. SLOVAK DAVE SLOVAK
303.641.2644 303.640.9919
1307 W MOREHEAD ST, SUITE 105
CHARLOTTE, NC 28208
www.SmithSlovak.com

DATE: FEBRUARY 10, 2016
BY: [signature]
BOB-CLINT-REYN
REVISION: 1-20-2016
DATE: 1-20-2016

B2



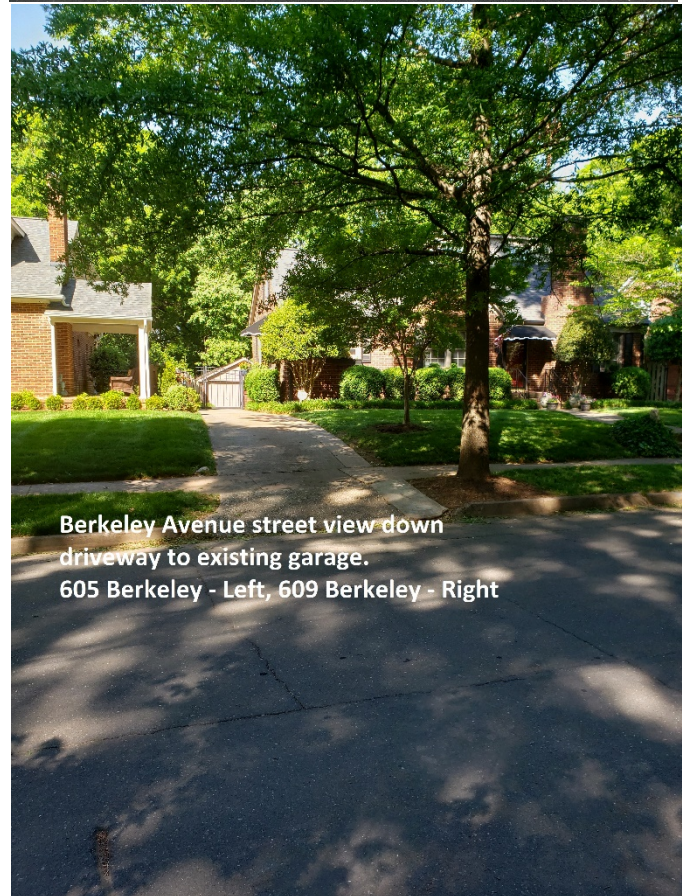
Existing - 609 Berkeley Avenue - Street View



605 Berkeley Avenue



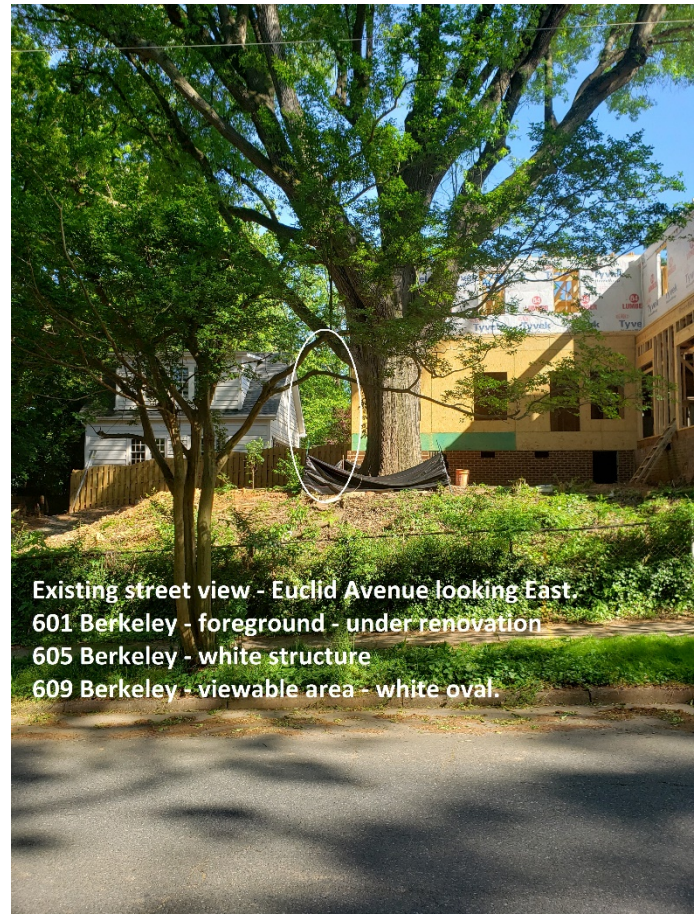
613 Berkeley Avenue



Berkeley Avenue street view down
driveway to existing garage.
605 Berkeley - Left, 609 Berkeley - Right



Existing Side Entrance and Garage



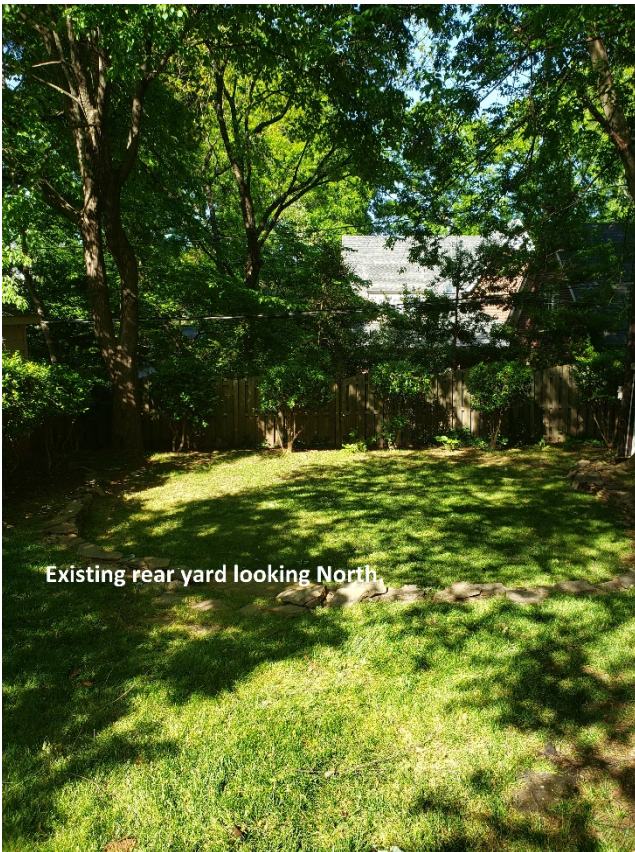
Existing street view - Euclid Avenue looking East.
601 Berkeley - foreground - under renovation
605 Berkeley - white structure
609 Berkeley - viewable area - white oval.



Existing Backyard looking East.



Existing back yard view looking West.



Existing rear yard looking North



Existing Home - Rear View looking South




Existing Garage

PROJECT:

CT: **THOMAS GARAGE W/
ABOVE GUEST ROOM
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NOTE: GENERAL CONTRACTORS TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.



SMITH | SLOVICK
residential design group

TROY S. SMITH DAVE SLOVICK
704.641.2544 704-560.9919

307 W MOREHEAD ST. SUITE 105
CHARLOTTE, NC 28208

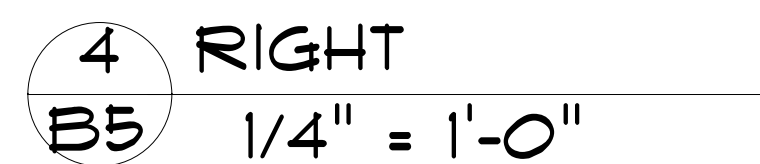
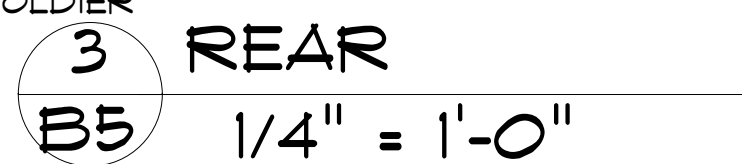
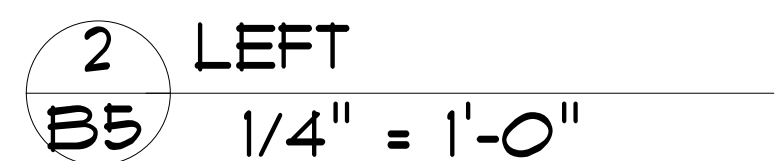
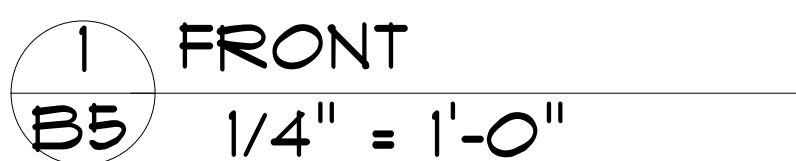
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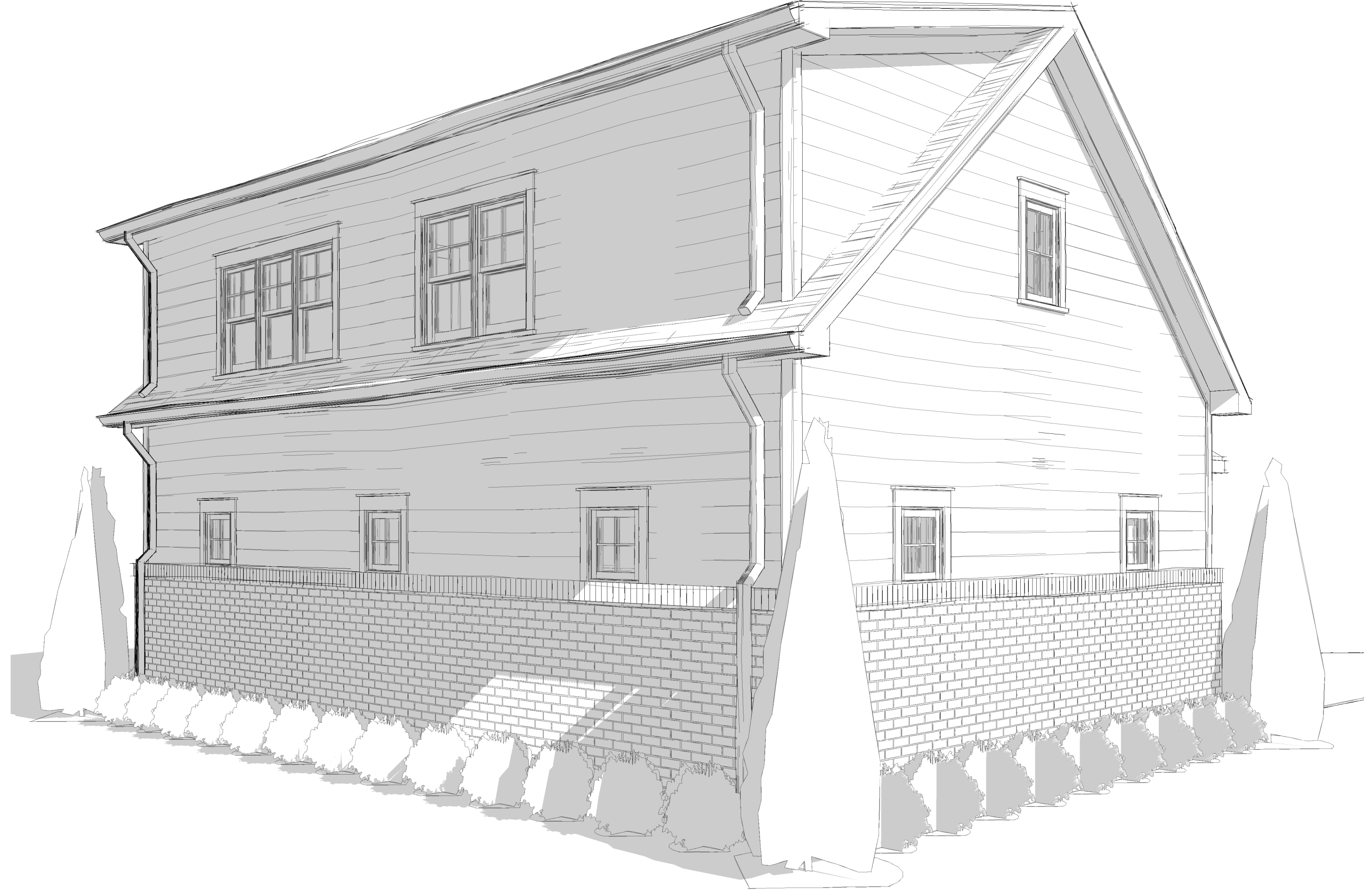
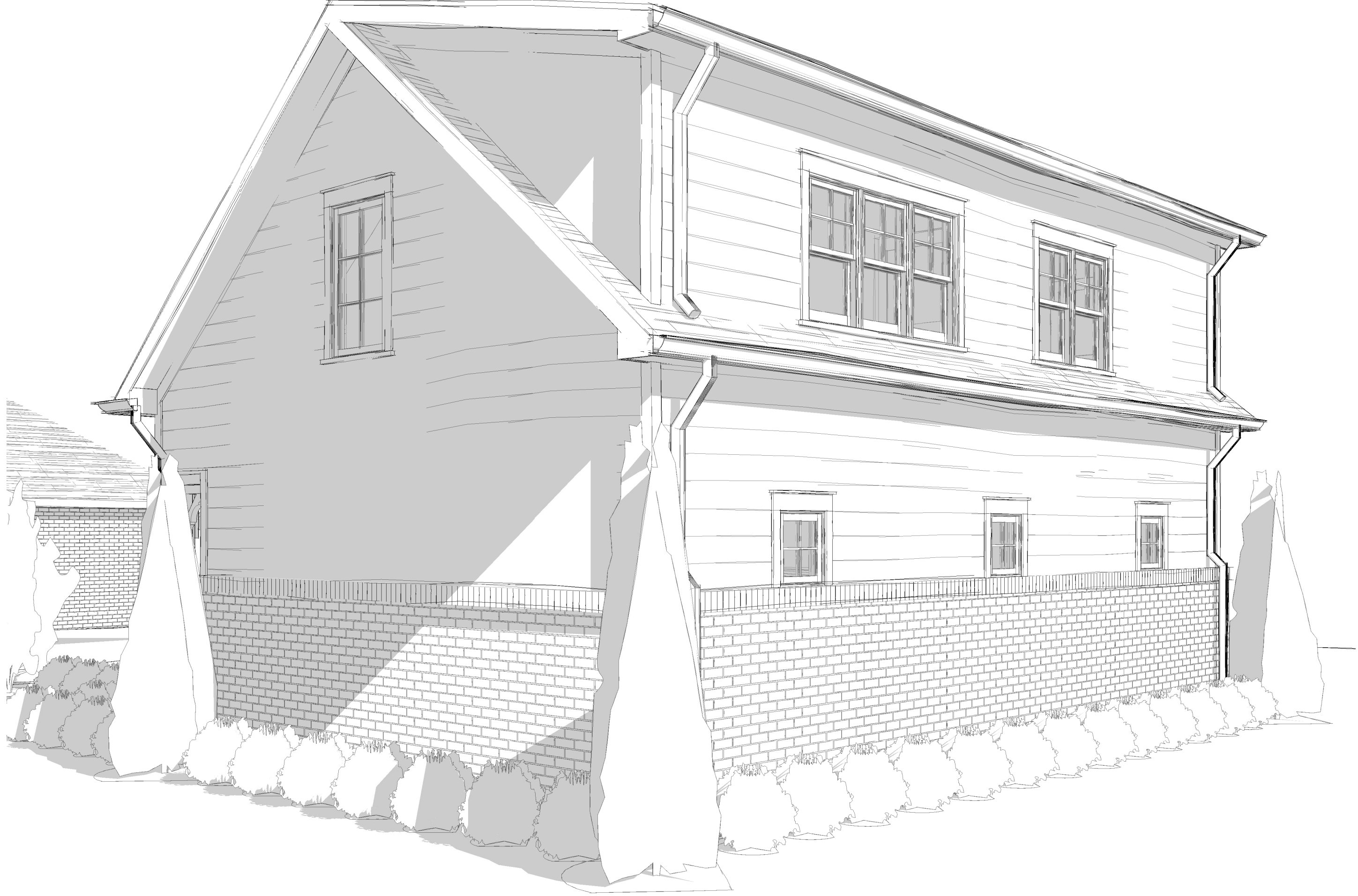
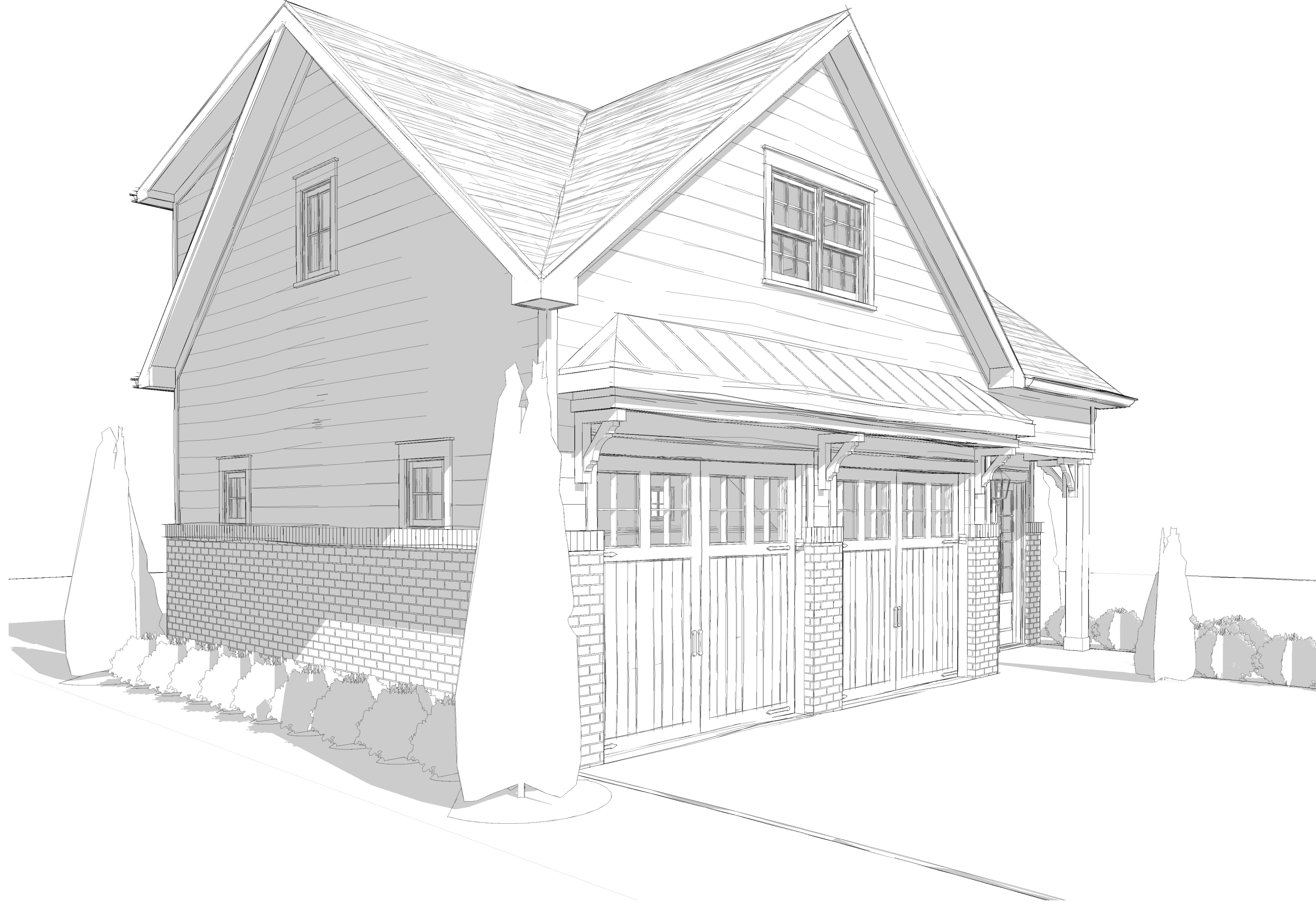
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OF:





DATE:

FEBRUARY 10, 2019

JOB NUMBER:

808-CLNT-REN

REVISIONS:

FEBRUARY 22, 2019
APRIL 26, 2019

SHEET:

B1

OF:

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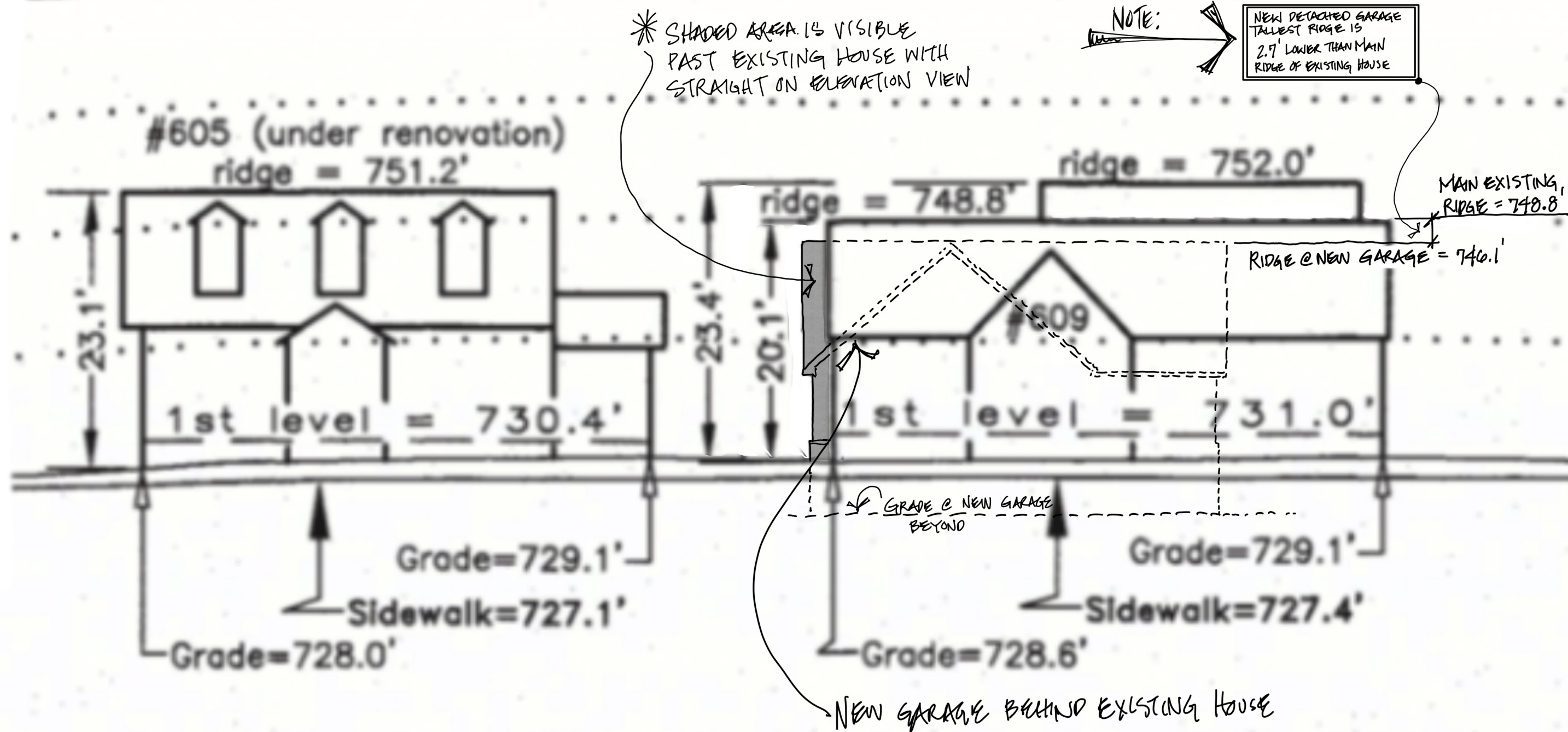
TROY S. SMITH DAVE SLOVAK
704.641.2544 704.560.9919
1307 W. MOREHEAD ST., SUITE 105
CHARLOTTE, NC 28208
WWW.SMITHSLOVAK.COM

PROJECT:

**THOMAS GARAGE W/
ABOVE GUEST ROOM**
609 BERKELEY AVENUE
IN
CHARLOTTE, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

BUILDER:



STREET VIEW DIAGRAM

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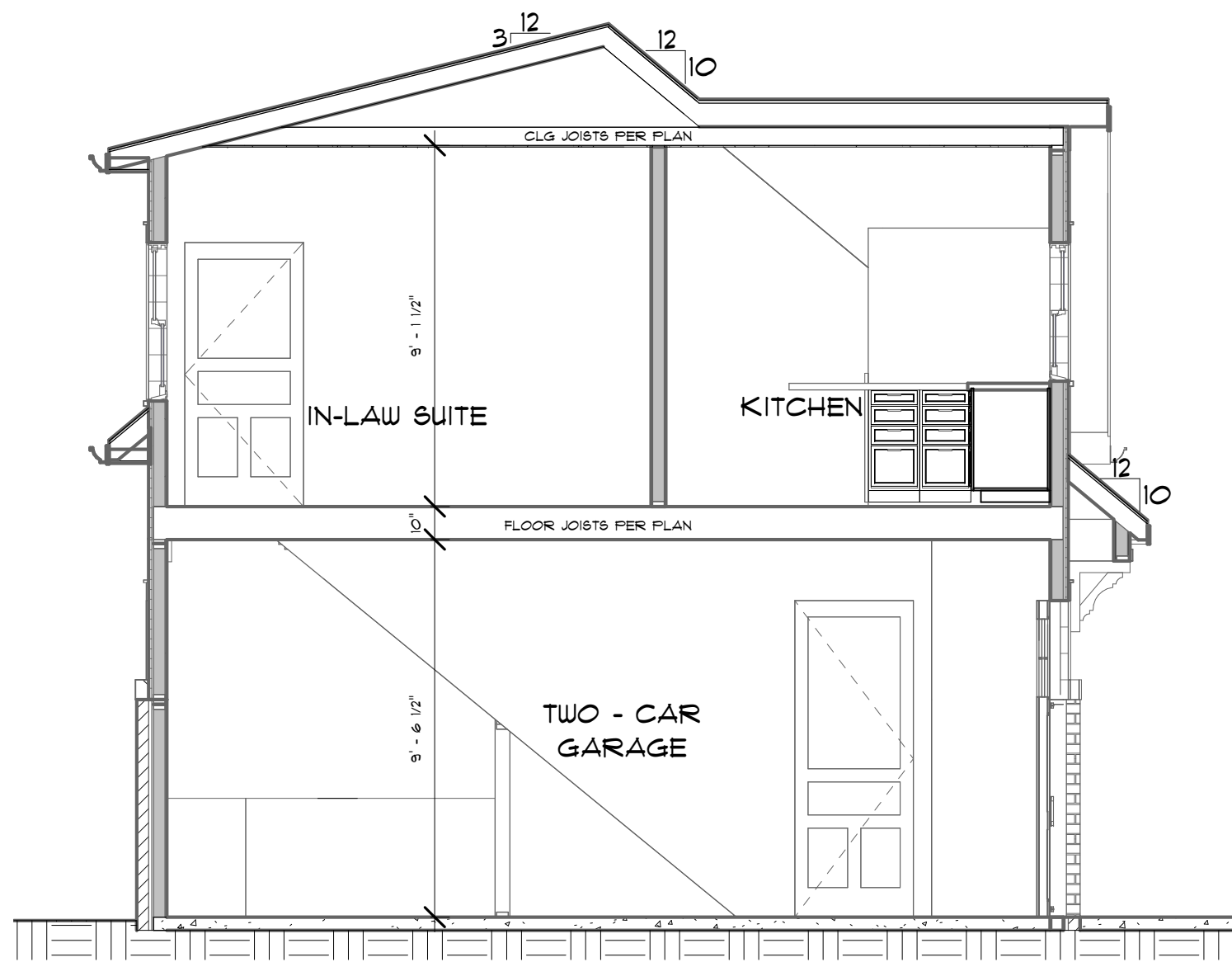
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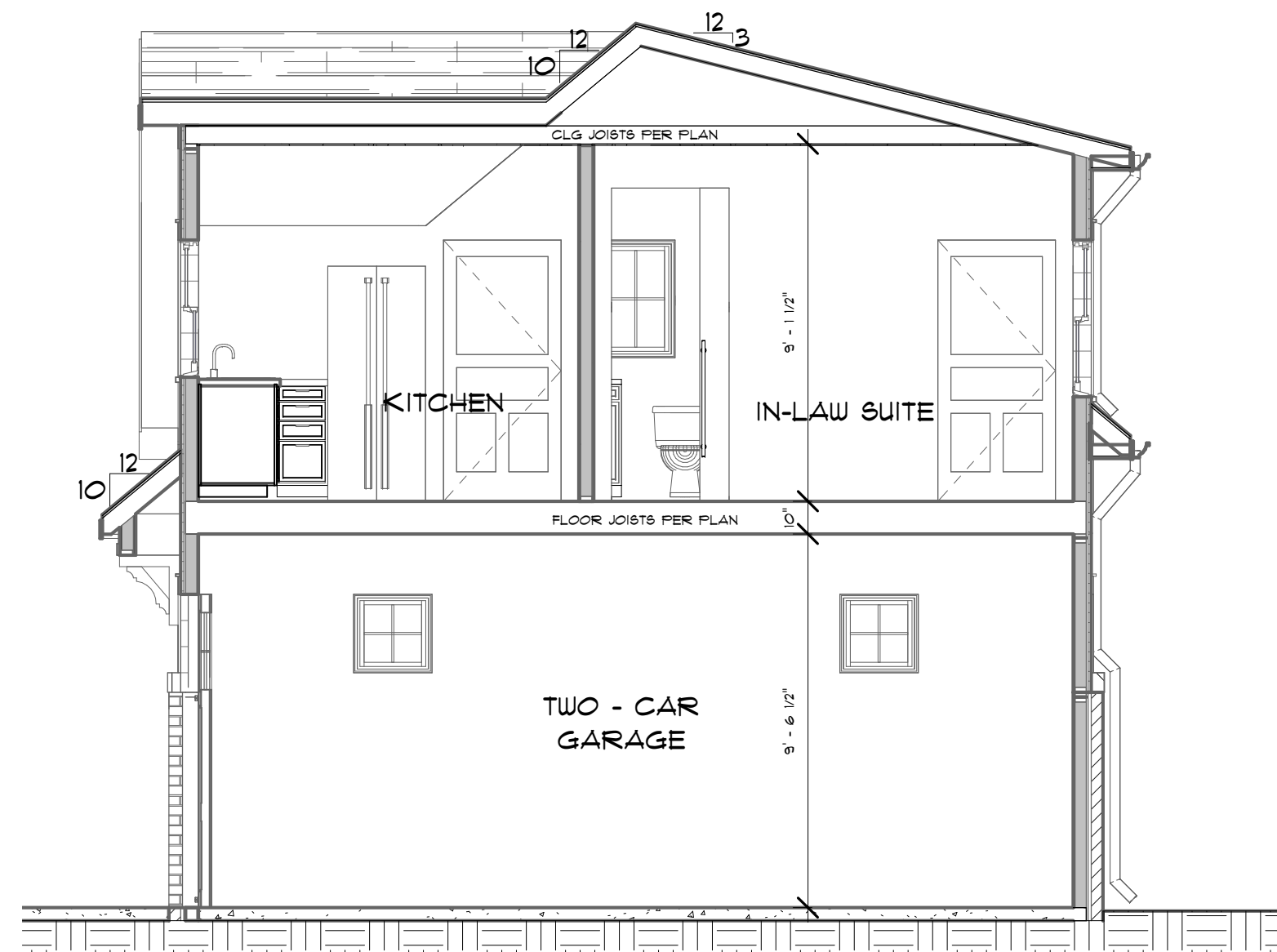
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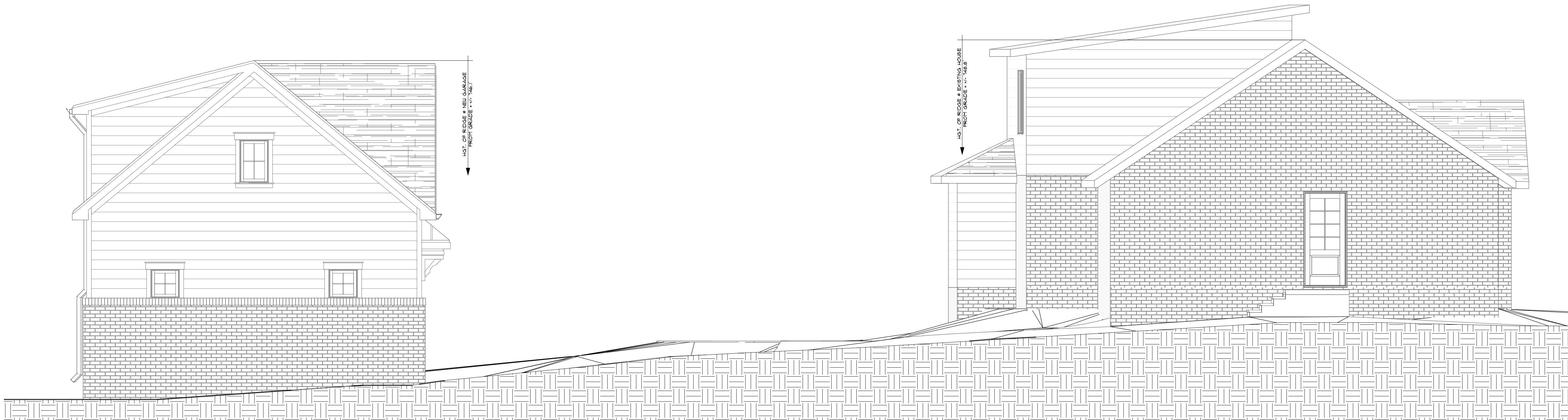
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1 SECTION A
B6 1/4" = 1'-0"



2 SECTION B
B6 1/4" = 1'-0"



5 SITE SECTION
B6 1/4" = 1'-0"

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residential design group

TRAY S. SMITH DAVE SLOVAK
704.641.2544 704.560.9919
1307 W. MOREHEAD ST., SUITE 105
CHARLOTTE, NC 28208
WWW.SMITHSLOVAK.COM

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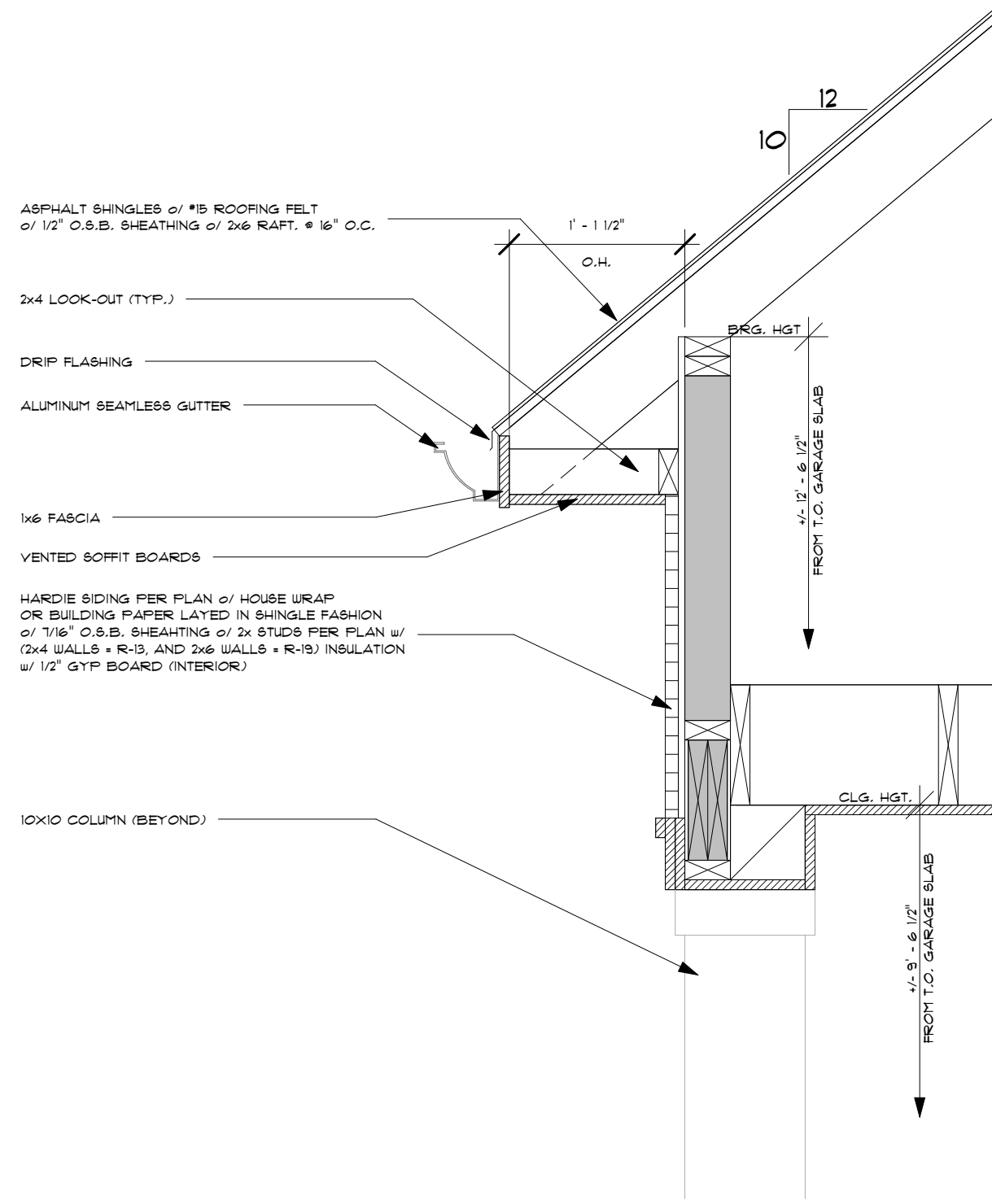
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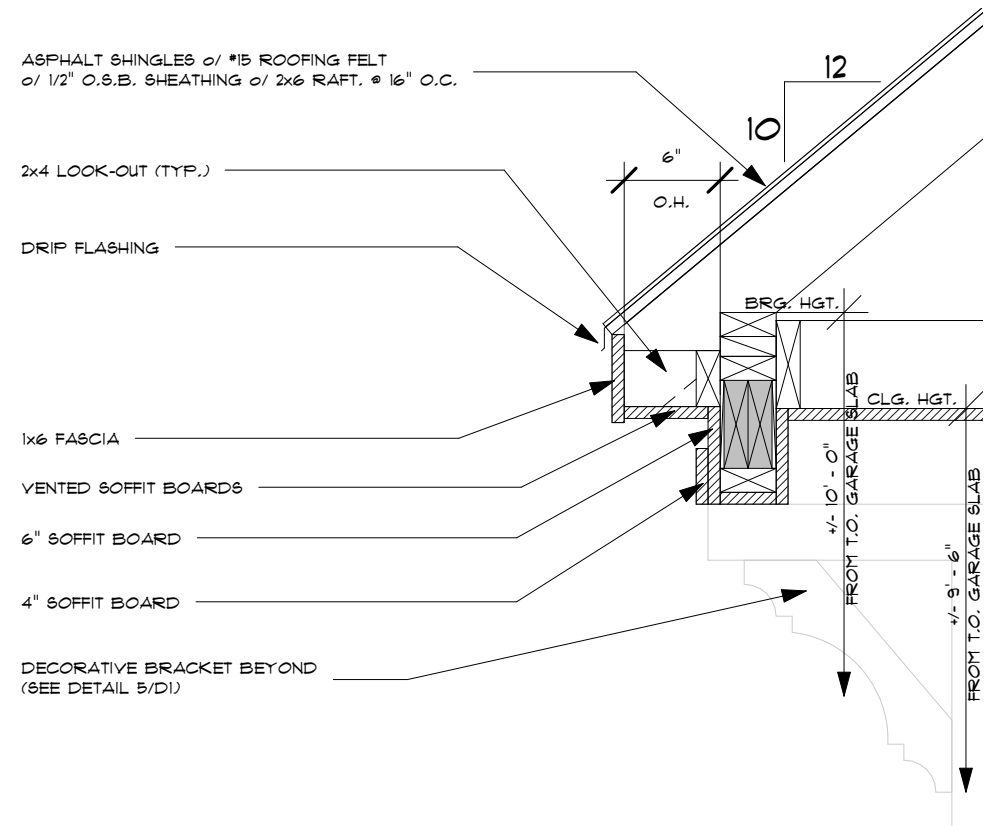
SHEET:

B6

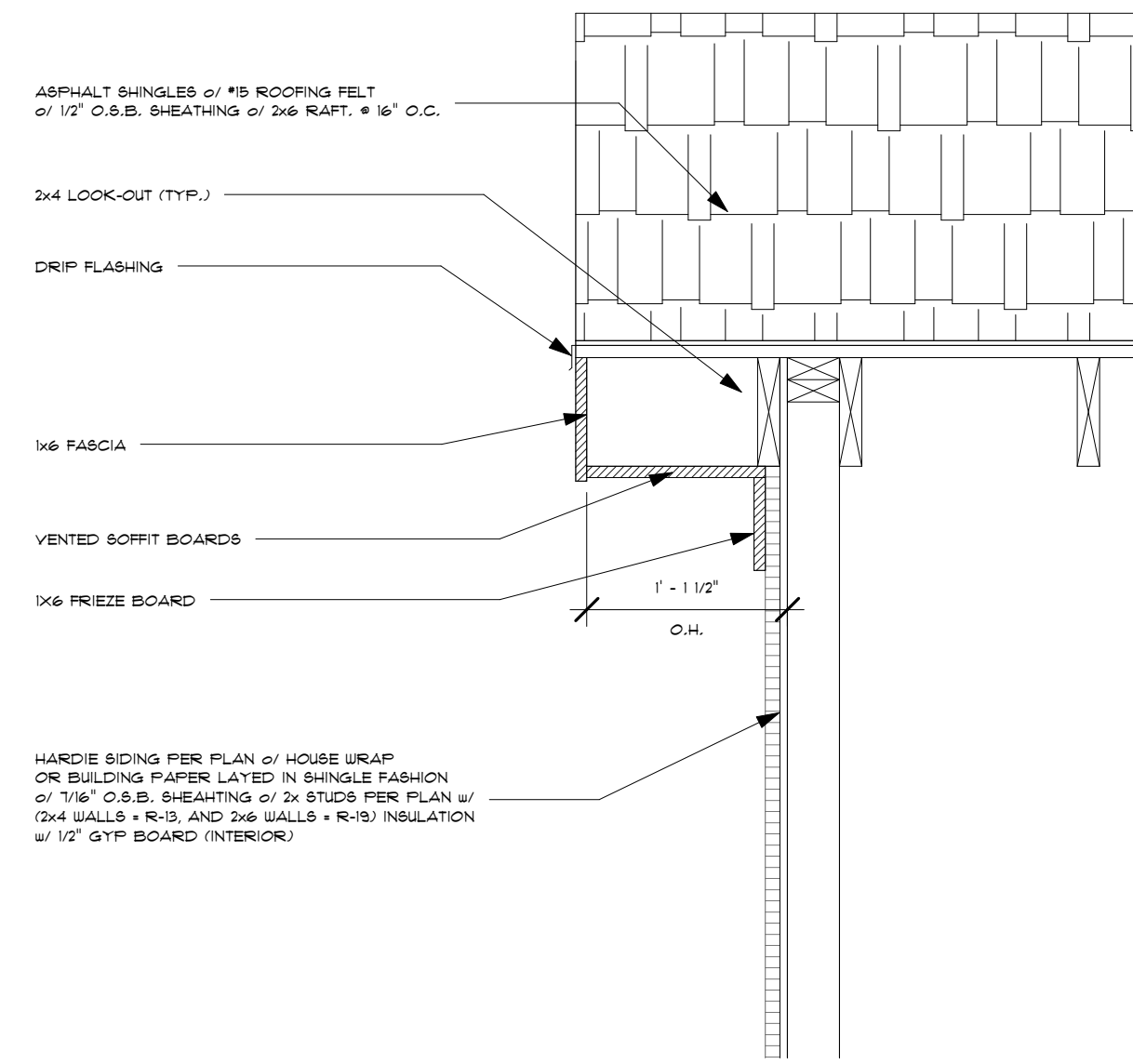
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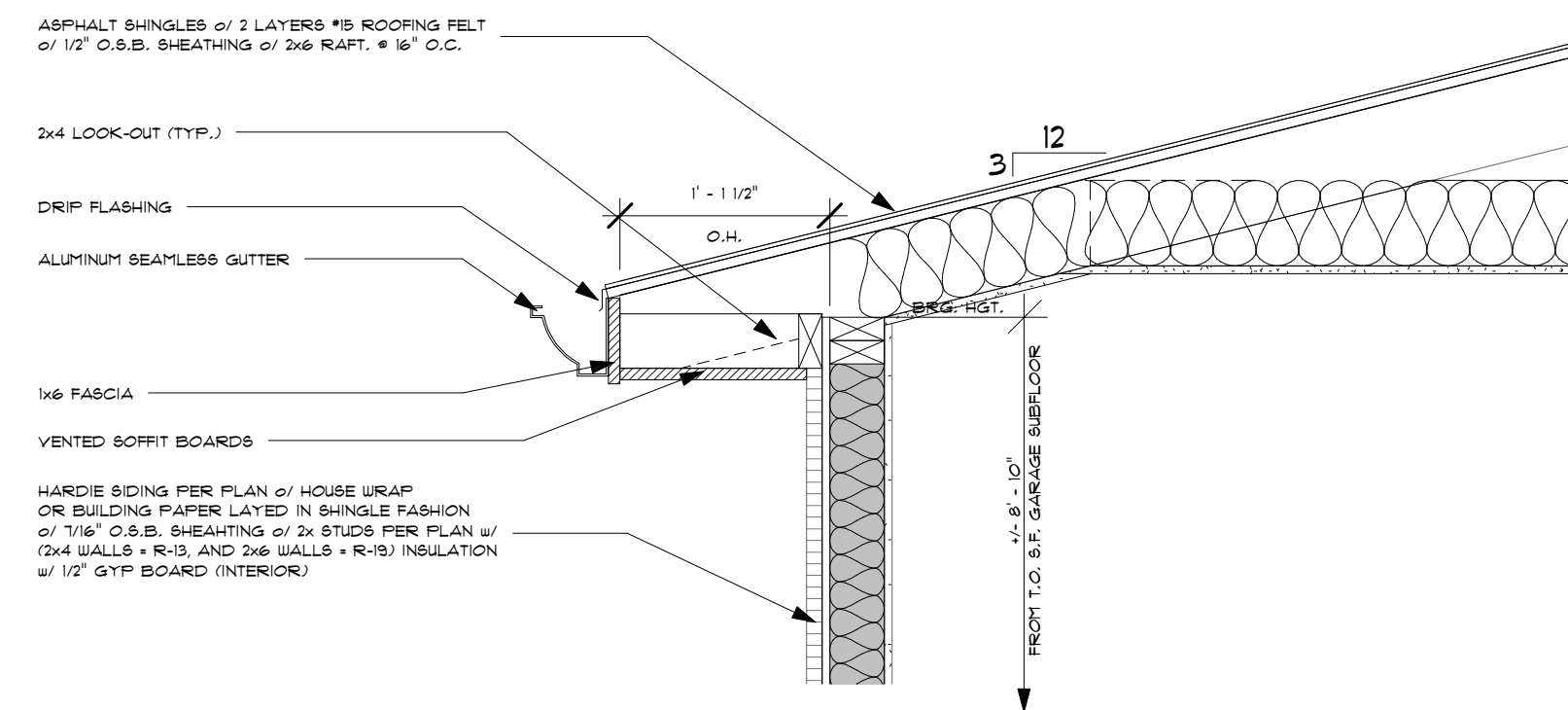
BOXING @
1 FRONT ENTRY
D1 1" = 1'-0"



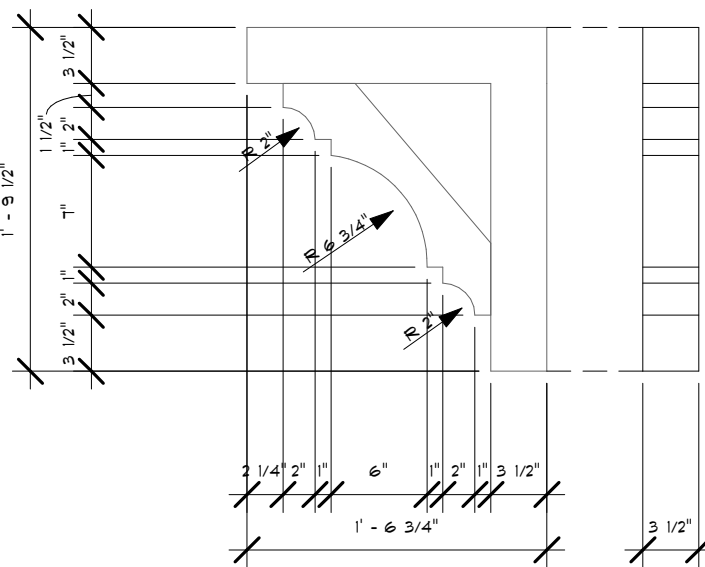
BOXING @
2 GARAGE
D1 1" = 1'-0"



RAKE-END
DETAIL @
3 BATH
D1 1" = 1'-0"

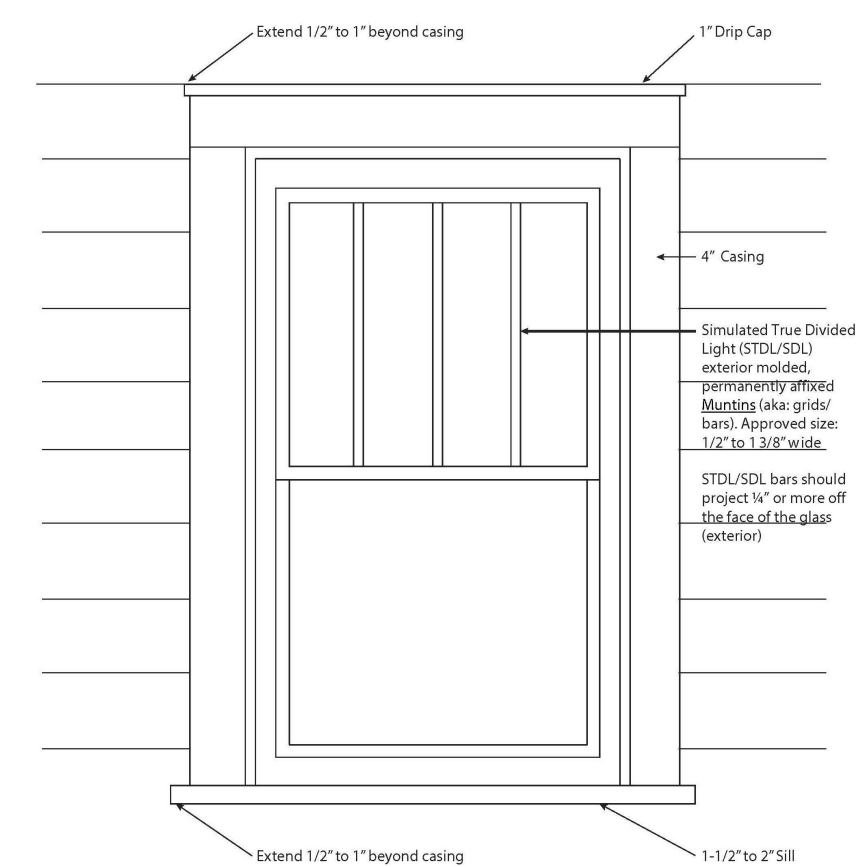


HARDIE
VENEER @
4 LIVING ROOM
D1 1" = 1'-0"



GARAGE
BRACKET
5
D1 1" = 1'-0"

Typical Window Trim Detail with Siding



For traditional designs the window should be recessed from the wall.

WINDOW
SURROUND
DETAIL
6
D1 1/4" = 1'-0"

BUILDER:

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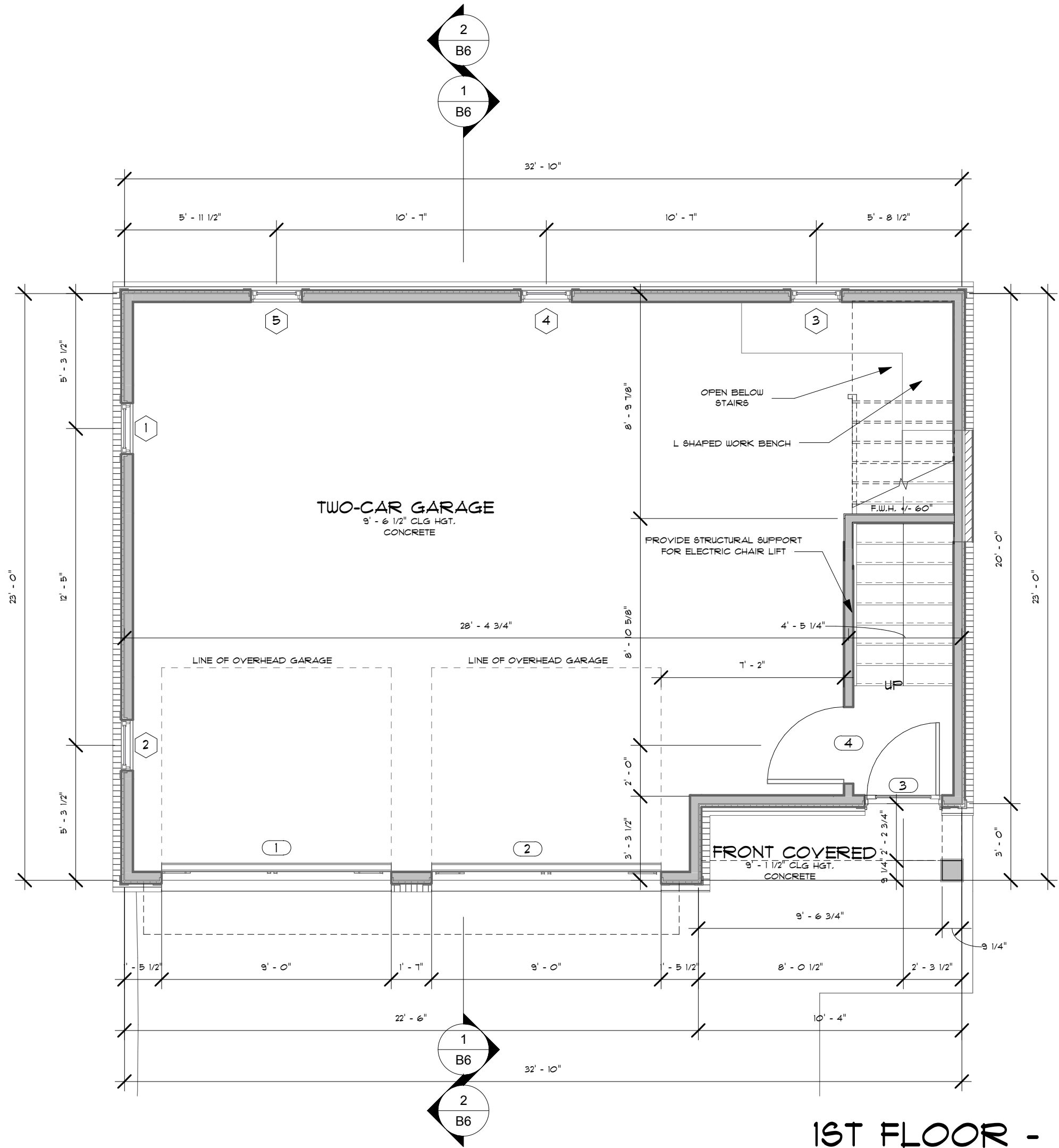
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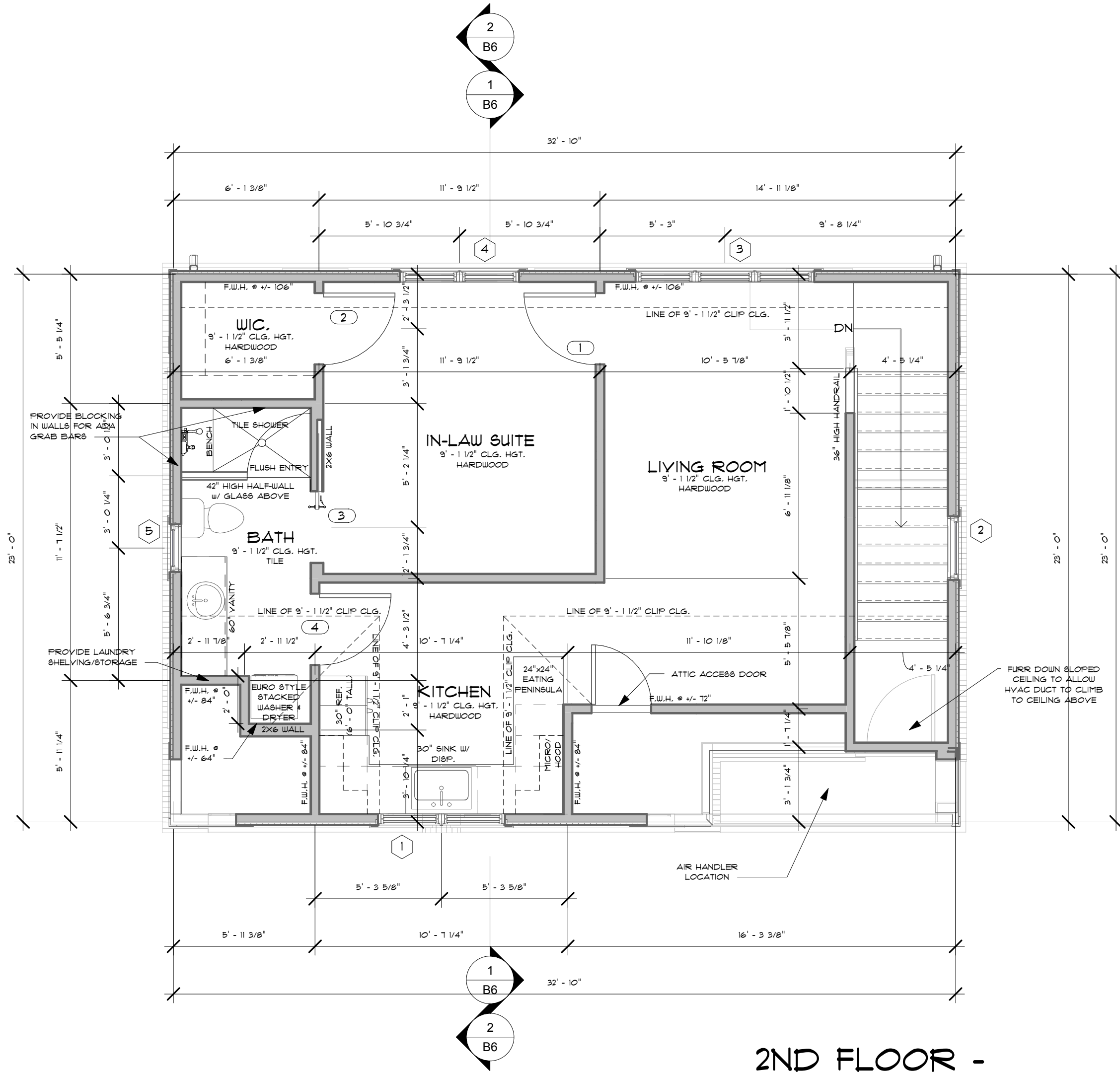
SHEET:

D1

OF:



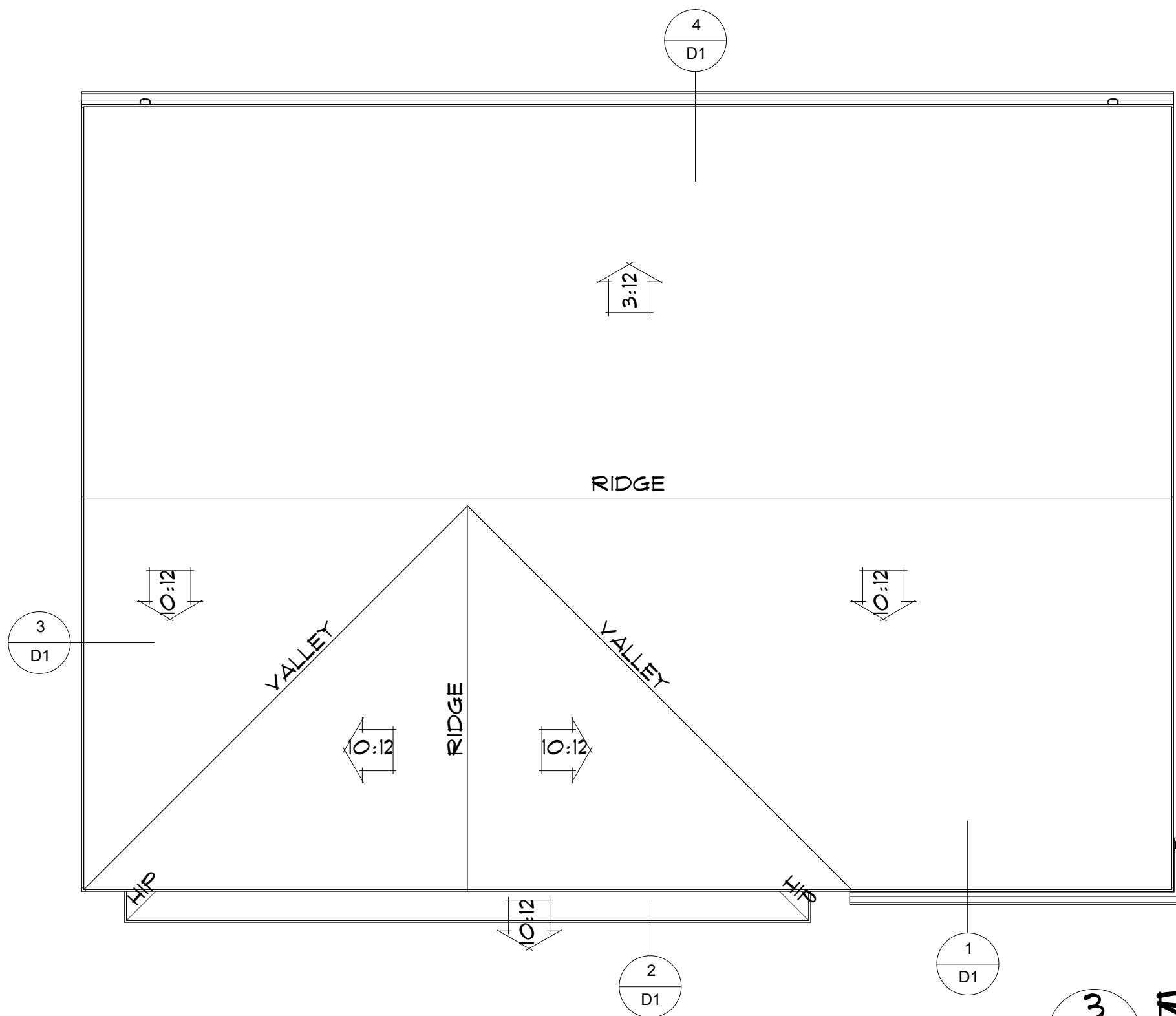
1 1ST FLOOR - GARAGE
B4 1/4" = 1'-0"



2 2ND FLOOR - GARAGE
B4 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
- ALL HEADERS ARE (2) 2X8 (U.N.O.)
- PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALLS OF GARAGE & HOUSE. PROVIDE 5/8" TYPE "X" DRYWALL SEPARATION ON CEILING OF GARAGE (TABLE R-307.6)
- BUILD UP FLOOR AREAS AS REQUIRED TO HAVE FLUSH FLOOR FINISHES AT DIFFERENT MATERIALS - PER PLAN.
- ALL ANGLES ARE 45 DEGREES (U.N.O.)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- INSTALL DBL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
- INSTALL A MIN. OF (3) 2X4 STUDS UNDER ALL BEAMS, LVL'S, OR BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
- ALL EXTERIOR WALLS TO HAVE 1/16" OSB SHEATHING FASTENED W/ 8d NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD
- ALL EXTERIOR STUD WALLS TO BE 2X4s @ 16" o.c. (U.N.O.)
- SEE STRUCTURAL SHEETS FOR ALL POINT LOADS, BEAMS, HEADERS, & JOIST LAYOUTS, (PER STRUCTURAL ENGINEER DRAWINGS)
- U.N.O. = UNLESS NOTED OTHERWISE



3 ROOF
B4 1/4" = 1'-0"

ROOF VENT. CALCULATIONS

2" CONTINUOUS SOFFIT VENTS.
VENT = 8" sq. in./ft. OF VENTED AREA,
RIDGE VENT = 12.5 sq. in./ft. OF VENTED AREA.
(BUILDER TO CONFIRM THE sq. in./ft. VENT AREA W/ THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THAT THEY WILL COMPLY W/ THE CALCULATED sq. in./ft. OF VENTED AREA REQUIRED.)

CALCULATIONS:

ATTIC - 1,032 sq.ft. x 144 sq.in. x 1/300 = 495 sq.in. VENT REQUIRED.
46 L.F. SOFFIT VENT x 8 sq. in./ft. = 368 sq.in. SOFFIT VENT AREA.
41 L.F. RIDGE VENT x 12.5 sq. in./ft. = 512 sq.in. RIDGE VENT AREA.
TOTAL ACTUAL RIDGE & SOFFIT VENT AREA = 980 sq.in. VENT AREA.
ROOF VENTING REQUIRED = 495 sq.in. VENT AREA.

FIRST FLOOR DOOR SCHEDULE

	Width	Height	Comments
1	9' - 0"	8' - 0"	OVER HEAD GARAGE (T.B.S.)
2	9' - 0"	8' - 0"	OVER HEAD GARAGE (T.B.S.)
3	3' - 0"	8' - 0"	SINGLE - 1/2 GLASS
4	3' - 0"	8' - 0"	SINGLE - PANELED SOLID CORE FIRE RATED (20 MIN.)

SECOND FLOOR DOOR SCHEDULE

	Width	Height	Comments
1	3' - 0"	6' - 8"	SINGLE - PANELED
2	3' - 0"	6' - 8"	SINGLE - PANELED
3	3' - 0"	8' - 0"	SINGLE - PANELED FOLDING
4	3' - 0"	6' - 8"	SINGLE - PANELED

FIRST FLOOR WINDOW SCHEDULE

	Width	Height	Notes
1	2' - 0"	2' - 0"	SINGLE - TRANSOM
2	2' - 0"	2' - 0"	SINGLE - TRANSOM
3	2' - 0"	2' - 0"	SINGLE - TRANSOM
4	2' - 0"	2' - 0"	SINGLE - TRANSOM
5	2' - 0"	2' - 0"	SINGLE - TRANSOM
6	2' - 0"	2' - 0"	SINGLE - TRANSOM
7	2' - 0"	2' - 0"	SINGLE - TRANSOM
8	2' - 0"	2' - 0"	SINGLE - TRANSOM
9	2' - 0"	2' - 0"	SINGLE - TRANSOM
10	2' - 0"	2' - 0"	SINGLE - TRANSOM

SECOND FLOOR WINDOW SCHEDULE

	Width	Height	Notes
1	2' - 8"	3' - 6"	TWIN - DOUBLE HUNG (32" EACH)
2	2' - 8"	4' - 6"	SINGLE - FIXED
3	2' - 6"	4' - 0"	TRIPLE - DOUBLE HUNG (30" EACH)
4	2' - 6"	4' - 0"	TWIN - DOUBLE HUNG (30" EACH)
5	2' - 0"	3' - 0"	SINGLE - CASEMENT

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. VERIFY ALL CONDITIONS W/ MANUFACTURER & CODE RESTRICTIONS

OUTSIDE OF STUDS SQ. FT.

GARAGE BONUS HEATED	575
TOTAL HEATED SQ. FT.	575
COVERED FRONT ENTRY	31
TWO CAR GARAGE	633
STAIR HALL	92
TOTAL UNDER ROOF SQ. FT.	1,331

NOTE:

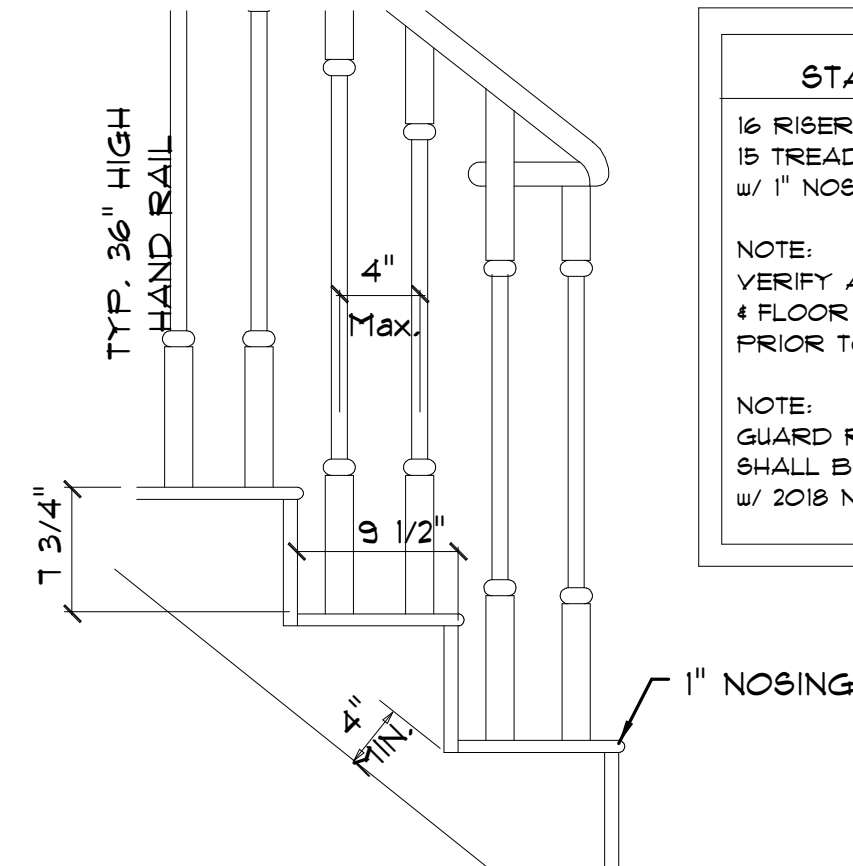
HANDRAILS & BALUSTERS SHOWN MAY NOT REPRESENT THE FINAL PRODUCT. THIS DRAWING IS FOR CODE PURPOSES ONLY.

STAIR SPECS.

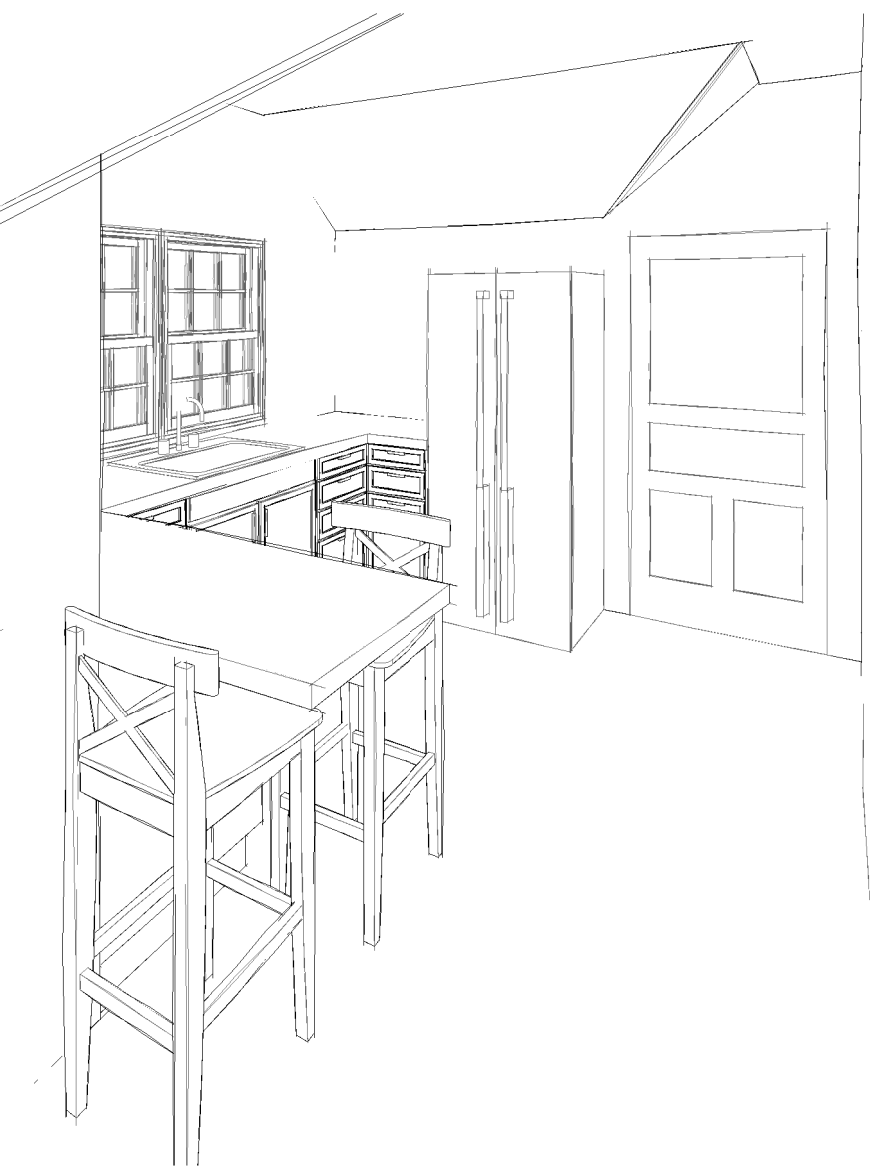
1/8 RISERS @ 1 3/4" EACH
1/8 TREADS @ 9 1/2" EACH
w/ 1" NOSING

NOTE:
VERIFY ACTUAL CONDITIONS & FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION

NOTE:
GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE W/ 2018 N.C.R.C.



FIRST FLOOR TO SECOND FLOOR STAIR DETAIL



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New Tree