
LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 1621 Dilworth Road East, St. Patrick's Rectory
SUMMARY OF REQUEST: Addition – Reaffirmation
APPLICANTS: Harry Schrader & William Philemon

Details of Proposed Request

Existing Conditions

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features include a side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport and sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

Proposal

The proposed project is a reaffirmation of a previously approved project. The Commission originally approved the project under application number HDCCMI-2019-00516 on October 9, 2019 and reaffirmed the project under application number HDCCMI-2022-00541 on July 13, 2022. The COA was not issued for either case, and the approvals have expired. The applicant is requesting the HDC reaffirm its previous decision.

Original Proposal

The applicant is proposing changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 1/2", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 1/2" x 13'-8 1/2" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

Original Case #HDCCMI-2019-00516 - Revisions from original continued proposal

- Chimney massing revised.
- Window and skylight details and specifications provided.

Original Case Approved on October 9, 2019, including revisions listed above, with the following conditions:

- Provide more detail drawings on the screened porch of Staff approval.

1st Reaffirmation Case #HDCCMI 2022-00541 - Revisions from original case approval

- Screen porch details and dimensions provided.
- The areas of wood siding at the addition have been changed to brick. These areas were on the front and rear elevation on the upper-level wall going into the corner of the existing building. By changing this to brick, it can better tie into the existing building.

- The representation of the screened door going into the screened porch has been clarified to show how it swings and how it will be set in the screen panels.
- Rear windows (C1 and C2) have a thickened limestone sill that was not included in the original approved submission.
- The exact size and location of the skylight on the roof shown in the rear elevation has been slightly shifted and made to be a bit narrower.

1st Reaffirmation Case Approved on July 13, 2022, including revisions listed above, with the following conditions:

- Work with Staff for door and window specifications.

Design Standards – Secretary of the Interiors Standards, page 2.5

Refer to Design Standards book.

Design Standards – New Construction, Chapter 6 (Additions pages 6.20-6.24)

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.
8. In a single-family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered permeable.

All Projects Will be Evaluated for Compatibility by the Following Criteria (as applicable)		Page #
Context	the overall relationship of the project to its surroundings.	6.1-6.4
Setback	in relationship to setback of immediate surroundings	6.5
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.6
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.7
Massing	the relationship of the buildings various parts to each other	6.8
Height and Width	the relationship to height and width of buildings in the project surroundings within a 360 degree range of visibility	6.9
Scale	the relationship of the building to those around it and the human form	6.10
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.11
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.12
Roof Form and Materials	as it relates to other buildings in project surroundings	6.13
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.14
Doors and Windows	the placement, style and materials of these components	6.15-16
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.17
Materials	proper historic materials or approved substitutes	6.18
Size	the relationship of the project to its site	6.5 & 6
Rhythm	the relationship of windows, doors, recesses and projections	6.15-16
Landscaping	a tool to soften and blend the project with the district	8.1-12

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

Staff Recommendation

The initial application intake email is provided after the Staff comments.

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
 - a. The conditions of the previously approved project are to remain in effect.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

From: [Drath, Marilyn](#)
To: [William Philemon](#)
Cc: [Harpst, Kristina](#); [Leite, Candice](#)
Subject: 1621 Dilworth Rd E
Date: Tuesday, January 30, 2024 3:53:29 PM
Attachments: [HDC Application Guide first review.pdf](#)
[Accela User Guide - December 2023 Updates.pdf](#)
[image001.png](#)

Good afternoon Will,

Thank you for your application to the Charlotte Historic District Division. I am contacting you about your application number HDCCMI-2024-00064 for 1621 Dilworth Rd E in the Dilworth Historic District. HDC staff has tentatively scheduled this as consent agenda item for the upcoming March 13, 2024 HDC meeting.

Your application has been assigned to Kristi Harpst. You should have received an automated email that stated that the application was passed through the system and no initial meeting was required.

Please provide the following by the deadline listed below for the application to be considered complete and included in the agenda:

(this is a general list, please refer to your discussions with Kristi as to the exact documentation required)

- Presentation for the commission, see attached HDC Application Guide.
 - *The guide is geared to an addition project and is meant to illustrate the types of slides that should be submitted for all projects.*
- A full, final plan set with existing vs. proposed on same/adjacent page (1 elevation per page); including a site plan, elevations, architectural details, materials, etc.
- Any other supporting documentation that supports your application and proposed requests. This could include the plans for the previously approved project.

Please submit any documentation/presentation by the deadline of **February 7, 2024** (or other deadline previously discussed with Kristi). Documents should be uploaded to Accela using the application number above. A quick how-to guide is attached to this email, and instructions on uploading attachments to existing applications are on the last few pages.

It is the applicant's responsibility to ensure that applications are complete and all requested information is provided to staff by the deadline. The checklist and list above outlines all required information. Cases will not be slated for an Agenda until a complete submission is received.

If you would like us to include anyone else (i.e., owner/architect/contractor, etc.) on future correspondence in regards this application, please be sure to add them as a contact in Accela.

If you have any questions or concerns, please contact Kristi (copied above).

Take care and have a great day!

Best,
Marilyn

Marilyn Drath

Associate Planner – Historic Districts

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28202

704-336-2648 | Marilyn.Drath@CharlotteNC.gov

charlottenc.gov/planning





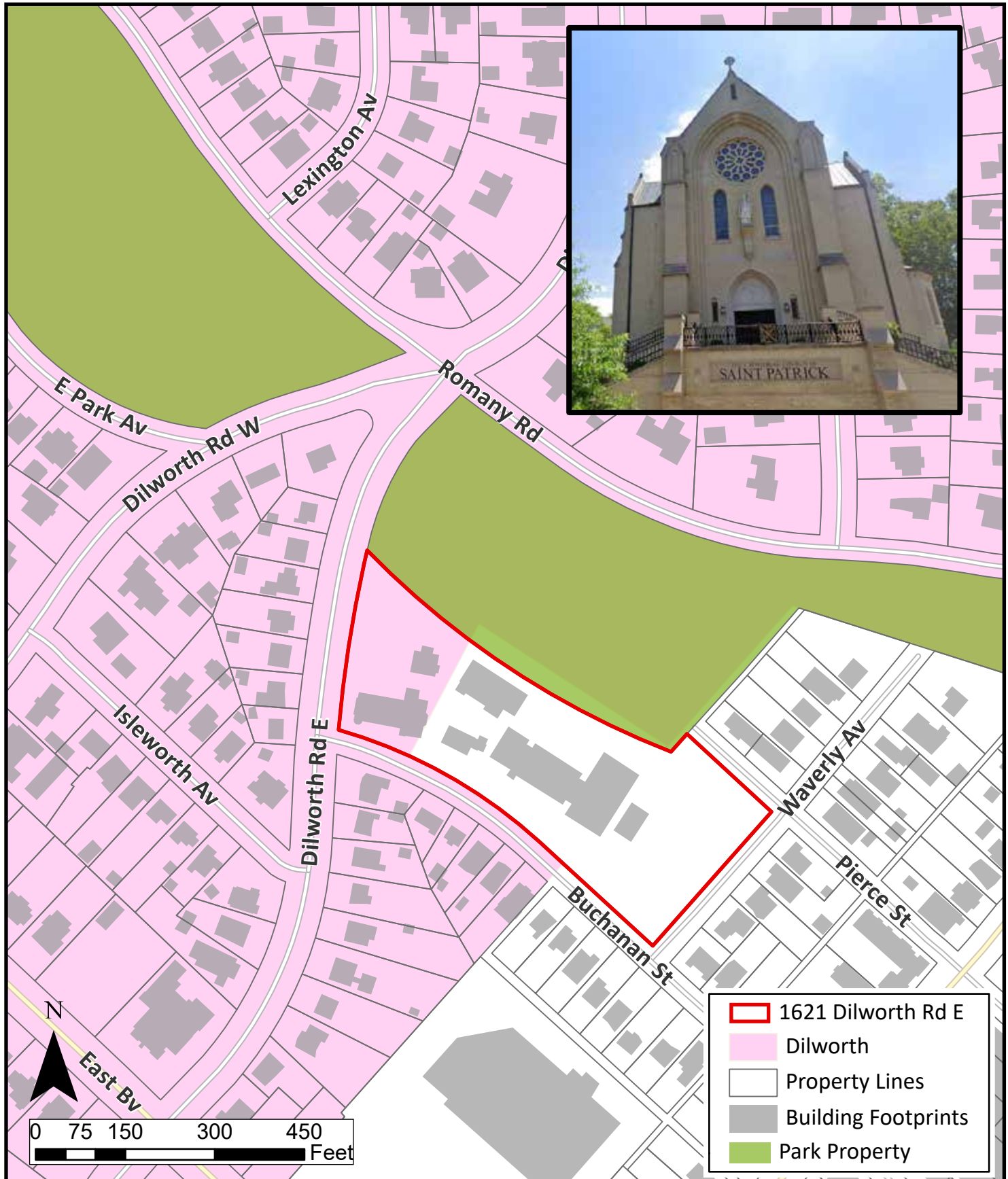
HDCCMI-2024-00064

PID: 12312502

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITIONS

March 13, 2024



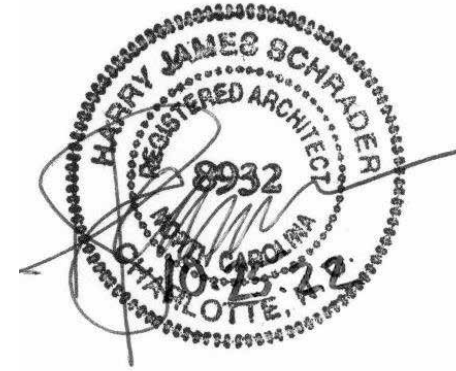
St Patrick's Cathedral

Rectory Building 1621 Dilworth Rd E Charlotte, NC 28203



Project Data

Owner: St Patrick's Cathedral	Conditioned Area Main Level: Upper Level:	1680 SF 1707 SF
Site Address: 1621 Dilworth Rd E Charlotte, NC 28203	Total Heated SF:	3387 SF
	Exterior Living Area Porch	117 SF
	Total Exterior Living SF	117 SF



Project Status: Issue for Permit

Date: October 25, 2022

Revisions:

Sheet List

Sheet Number	Title	Date
CS	Cover Sheet	09/25/2023
SP1.0	Site Plan Existing	09/25/2023
SP1.1	Site Plan New	09/25/2023
D1.10	Main Level Demolition Plan	09/25/2023
D1.20	Upper Level Demolition Plan	09/25/2023
D2.10	Exterior Demolition Elevations	09/25/2023
D2.11	Exterior Demolition Elevations	09/25/2023
SD1	Standard Details	10-25-2022
A1.10	Revised Floor Plans - Foundation Plan	09/25/2023
A1.11	Revised Floor Plans - Main Level	09/25/2023
A1.12	Revised Floor Plans - Upper Level	09/25/2023
A1.13	Revised Floor Plans - Roof Plan	09/25/2023
A2.10	Exterior Elevations	09/25/2023
A2.11	Exterior Elevations	09/25/2023
A2.20	Exterior Perspectives	09/25/2023
A3.10	Building Sections	09/25/2023
A4.10	Wall Sections	09/25/2023
A7.10	Window & Door Schedules	09/25/2023
A7.20	Window Details	09/25/2023
S1.00	Foundation Plan	09-20-2023
S1.10	Main Level Floor Plan	09-20-2023
S1.20	Upper Level Floor Plan	09-20-2023
S1.30	Roof Plan	09-20-2023

Abbreviations

A	
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
B	
BLDG.	BUILDING
CPT.	CARPET
CLG.	CEILING
CT	CERAMIC TILE
CL	CENTER LINE
CLR.	CLEAR
CFB.	CLEAR FLOOR SPACE
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
D	
DIA.	DIAMETER
DN.	DISHWASHER
DN	DOWN
D.S.	DOWN SPOUT
DRNGS.	DRAWINGS
E	
EA	EACH
E.O.	EDGE OF
ELEG.	ELECTRICAL
ELEV.	ELEVATION; ELEVATOR
EQ.	EQUAL

EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F	
F.V.	FIELD
FD	FIRE DEPARTMENT
F.E.C.	CONNECTION FIRE EXTINGUISHER
FP	CABINET FIREPLAC
F.D	FLOOR
FT	DRAIN FOOT
FTG	FOOTING
G	
GAL	GALVANIZE
V. GA	GAUGE
GIN	GYPSPUM WALL BOARD
H	
H	HANDICA
HON	HARDWOOD
D. HT.	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HOUSING
I	
INCL	INCLUDE
IB	INTERNATIONAL BUILDING
C. INFO	CODE INFORMATION
ID	INSIDE
I.F	DIAMETER INSIDE
INSUL.	FACE INSULATION
INT.	INTERIOR
L	
LB	POUND
LV	LAMINATED VENEER
L	LUMBER

M	
MFR	MANUFACTURE
M.O.	MASONRY OPENING
MAT.	MATERIAL
L. MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC.	MISCELLANEOUS
MRGN	MOISTURE RESISTANT
B. MTD	GWB MOUNTED
N	
NOM	NOMINAL
NCBB	NORTH CAROLINA STATE BLDG. CODE
N/	NOT APPLICABLE
N.G.	NOT IN CONTRACT
N.T.S	NOT TO SCALE
NO	NUMBER
O	
O.C.	CENTER OPENING
OPN	OPPOSITE
S. OFF	HAND ORIGINAL
ORI	OUTSIDE DIAMETER
P	
PTD	PAINTED
PR	PAL
PLUMB	PLUMBING
R	
R	RADIUS
R	REFERING
E. REFR	REFRIGERATION
F. RENF	REINFORCE
REQ	REQUIRE
D.	D

REV	REVISION
R.D	ROOF DRAIN
R.O	ROUGH OPENING
S	
SCHED	SCHEDULE
SEA	SEALED
SECT	CONCRETE SECTION
SIM	SIMILAR
SPEC/S	SPECIFICATION
SQ	SQUARE
S.S	STAINLESS
S.G	STEEL STAMPED CONCRETE
STD	STANDARD
STL	STEEL
STRUCT.	STRUCTURAL
T	
TH.	THICKNESS
THRU	THROUGH
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.S.	TUBE STEEL
TYP.	TYPICAL
U	
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VERT.	VERTICAL
W	
W.	WITH
W/O	WITHOUT

General Notes

- 1.00 GENERAL**
 - 1.01 CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND CONFIRM EXACT LOCATION, FLOOR ELEV. ETC. W/ OWNER/ ARCHITECT PRIOR TO STARTING CONSTRUCTION.
 - 1.02 CONTRACTOR SHALL COORDINATE EXACT SLAB ELEVATION AND DEPRESSIONS WITH FLOOR FINISHES CHOSEN BY OWNER.
 - 1.03 CONTRACTOR SHALL EXECUTE ALL FRAMING IN ACCORDANCE WITH THE 2018 NC RESIDENTIAL BUILDING CODE AND ACCEPTED CONVENTIONAL FRAMING PRACTICES OR IN ACCORDANCE WITH THE STRUCTURAL ENGINEERING DOCUMENTS.
 - 1.04 ALL CONTROLS AND SWITCHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES OR AS NOTED ON DRAWINGS.
 - 1.05 ELECTRICAL PLANS SHOWN FOR LAYOUT PURPOSES AND SWITCHING CONFIGURATION ONLY. DRAWINGS DO NOT REFLECT ENGINEERED ELECTRICAL WIRING, CIRCUITRY, PANEL SIZES, PROTECTED CIRCUITS (SPN), ETC. CONFIRM POWER REQUIREMENTS FOR ALL APPLIANCES AND BUILT-IN EQUIPMENT. ALL ELECTRICAL WORK SHALL BE DESIGN BUILD BY LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - 1.06 CONFIRM LOCATION OF ALL EQUIPMENT, DIFFUSERS AND RETURN AIR GRILLS WITH OWNER PRIOR TO ROUGH IN.
 - 1.07 ADJACENT WALL MOUNTED OUTLETS SHALL BE LOCATED 6" O.C. UNLESS NOTED OTHERWISE.
 - 1.08 FIXTURES SHALL BE INSTALLED PROVIDING EDGES OF CEILING CUTS TO BE CONCEALED BY MOUNTING TRIM OR COVER. INSTALLATION OF TRIM RINGS AND COVERS SHALL BE FLUSH WITH CEILING SURFACE.
 - 1.09 LIGHT FIXTURES SHALL BE LOCATED PER DESIGN INTENT INDICATED ON SHEET X.X. ANY CONFLICTS WITH FRAMING OR OTHER BUILDING SYSTEMS TO BE COORDINATED WITH ARCHITECT.
 - 1.10 GROUPED SWITCHES SHALL BE MOUNTED WITHIN A SINGLE FACEPLATE, UNLESS NOTED OTHERWISE.
 - 1.11 SWITCHES SHALL BE MOUNTED AT AN OFFSET OF 6" TO CENTERLINE OF SWITCH FROM LATCH JAMB OF DOOR, UNLESS NOTED OTHERWISE.
 - 1.12 ALL CONTROLS & SWITCHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES OR AS NOTED ON DRAWINGS.
 - 1.13 ALL DECORATIVE FIXTURES TO BE SELECTED BY OWNER. (SEE ALLOWANCE SCHEDULE)
 - 1.14 WALL MOUNTED FIXTURES TO BE MOUNTED AT HEIGHT SELECTED BY OWNER AND IN ACCORDANCE WITH CODE.
 - 1.15 PRIOR TO ROUGH IN, ELECTRICAL CONTRACTOR SHALL MARK AND CONFIRM EXACT LOCATIONS OF ALL ELECTRICAL DEVICES WITH OWNER.
 - 1.16 HVAC
 - 1.17 DRAWINGS DO NOT REFLECT MECHANICAL EQUIPMENT OF DESIGN. ALL MECHANICAL AND PLUMBING WORK SHALL BE DESIGN BUILD BY LICENSED MECHANICAL / PLUMBING CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. ARCHITECT SHALL REVIEW AND APPROVE LOCATION OF ALL GRILLES AND DIFFUSERS PRIOR TO INSTALLATION.
- 2.00 PLAN DIMENSIONS**
 - 2.01 DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE, OR FACE OF CMU UNLESS NOTED OTHERWISE.
 - 2.02 ALIGNMENT INDICATION SHALL BE FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - 2.03 WALL ANGLES ARE PARALLEL, PERPENDICULAR OR 45 DEGREE ANGLES TO BUILDING PERIMETER UNLESS NOTED OTHERWISE.
 - 2.04 CENTERLINE DIMENSIONS SHALL BE MEASURED FROM CENTERLINE OF ASSEMBLY, FIXTURE OR DEVICE.
 - 2.05 CENTERLINE INDICATION AT WALLS ABUTTING BUILDING ELEMENTS (MULLIONS, COLUMNS, OR PLASTERS), SHALL ALIGN CENTER OF WALL ASSEMBLY WITH CENTER OF ELEMENT UNLESS NOTED OTHERWISE.
 - 2.06 DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.
 - 2.07 ALIGNMENT OF WALLS WITH NEW OR EXISTING CONSTRUCTION SHALL PROVIDE A SMOOTH UNINTERRUPTED FINISHED SURFACE.
 - 2.08 PROVIDE SOLID MOOD BLOCKING AS REQD FOR ALL TOILET ACCESSORIES, CABINETRY, AND TRIM.
 - 2.09 ALL DOORS TO BE CENTERED UNLESS NOTED OTHERWISE.
 - 2.10 ALL INTERIOR AND EXTERIOR WALLS ARE ASSUMED TO BE 2x6 WOOD STUD FRAMING UNLESS NOTED OTHERWISE.
 - 2.11 FRAMING OF ROUGH OPENING FOR ALL DOORS SHALL PROVIDE ADEQUATE CLEARANCE FOR FULL DOOR CASING AND 1" MIN. GWB @ CORNER.
- 3.00 CEILING**
 - 3.01 PENETRATIONS AND OPENINGS IN CEILING FOR FIXTURES OR MECHANICAL SYSTEM PATHS AND REGISTERS SHALL BE PRECISELY CUT FOR INSTALLED ITEMS WITH EDGES TO BE CONCEALED BY MOUNTING TRIM OR COVER. INSTALLATION OF TRIM AND COVERS SHALL BE FLUSH TO SURFACE.

Symbols

TOP OF SUB-FLOOR BEARING OR FLOOR ELEVATION	WALL TYPE TAG	REVISION TRIANGLE	WINDOW SYMBOL TAG	DETAIL TAG
CENTERLINE	FLOOR TO CEILING HEIGHT (SUBFLOOR TO BOTTOM OF SOFFIT FRAMING)	DOOR TAG	SECTION TAG	ELEVATION TAG

Cover Sheet

CS



① SITE PLAN (DEMO)
Scale: 1" = 20'-0"



**SCHRADER
DESIGN**
custom architecture

1310 south tryon street, suite 102
charlotte, nc 28203
704.377.2220 fax 704.377.2110
www.schraderdesign.com

Preliminary
Drawings

Not for Construction,
Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building 1621 Dilworth Rd E
Charlotte, NC 28203

Project Number: 19-001

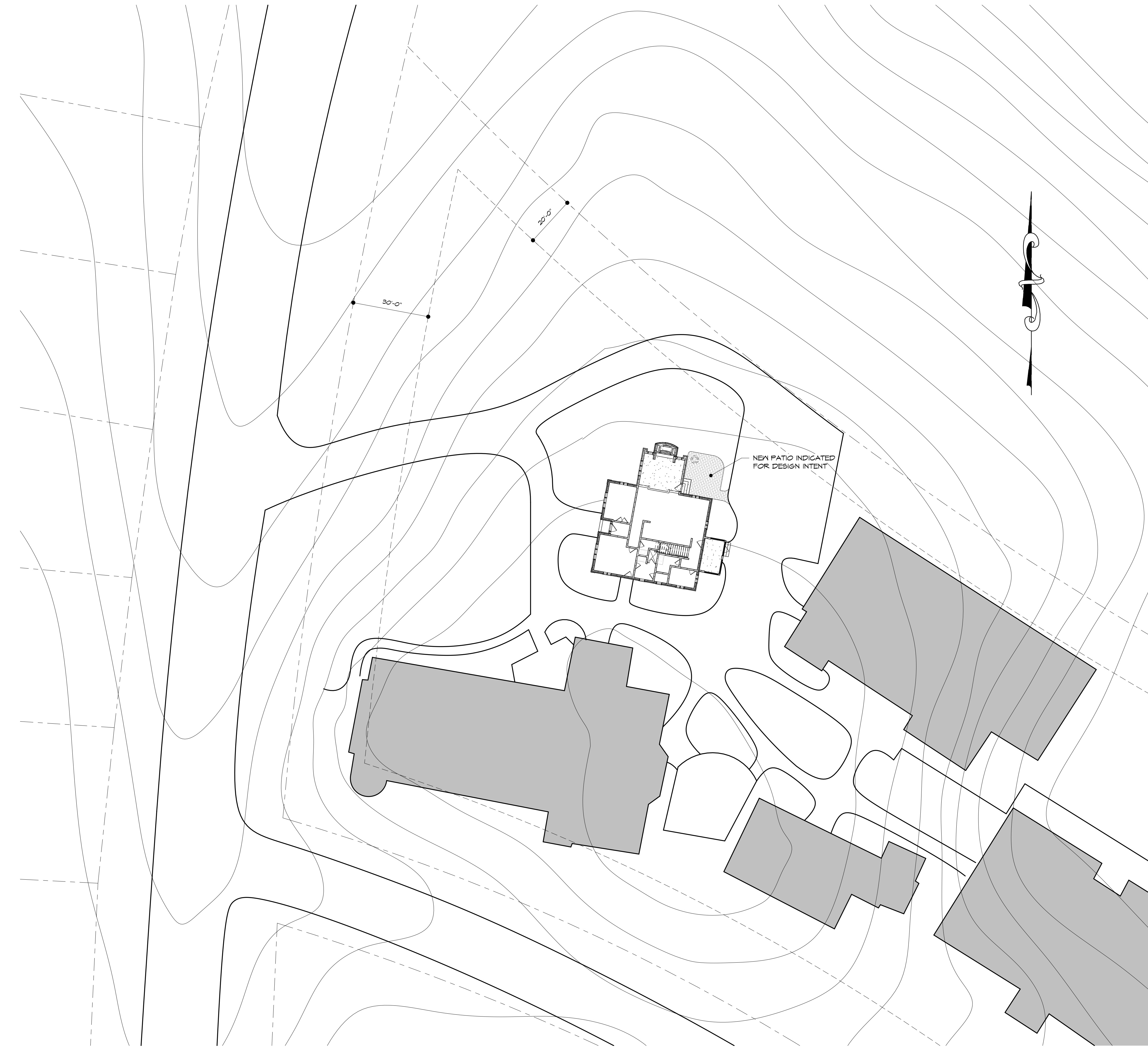
Issue Date: 09/25/2023

Revisions:

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Site Plan Existing
1" = 20'-0"

SP1.0



① SITE PLAN
Scale: 1" = 20'-0"



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Site Plan New
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SP1.1



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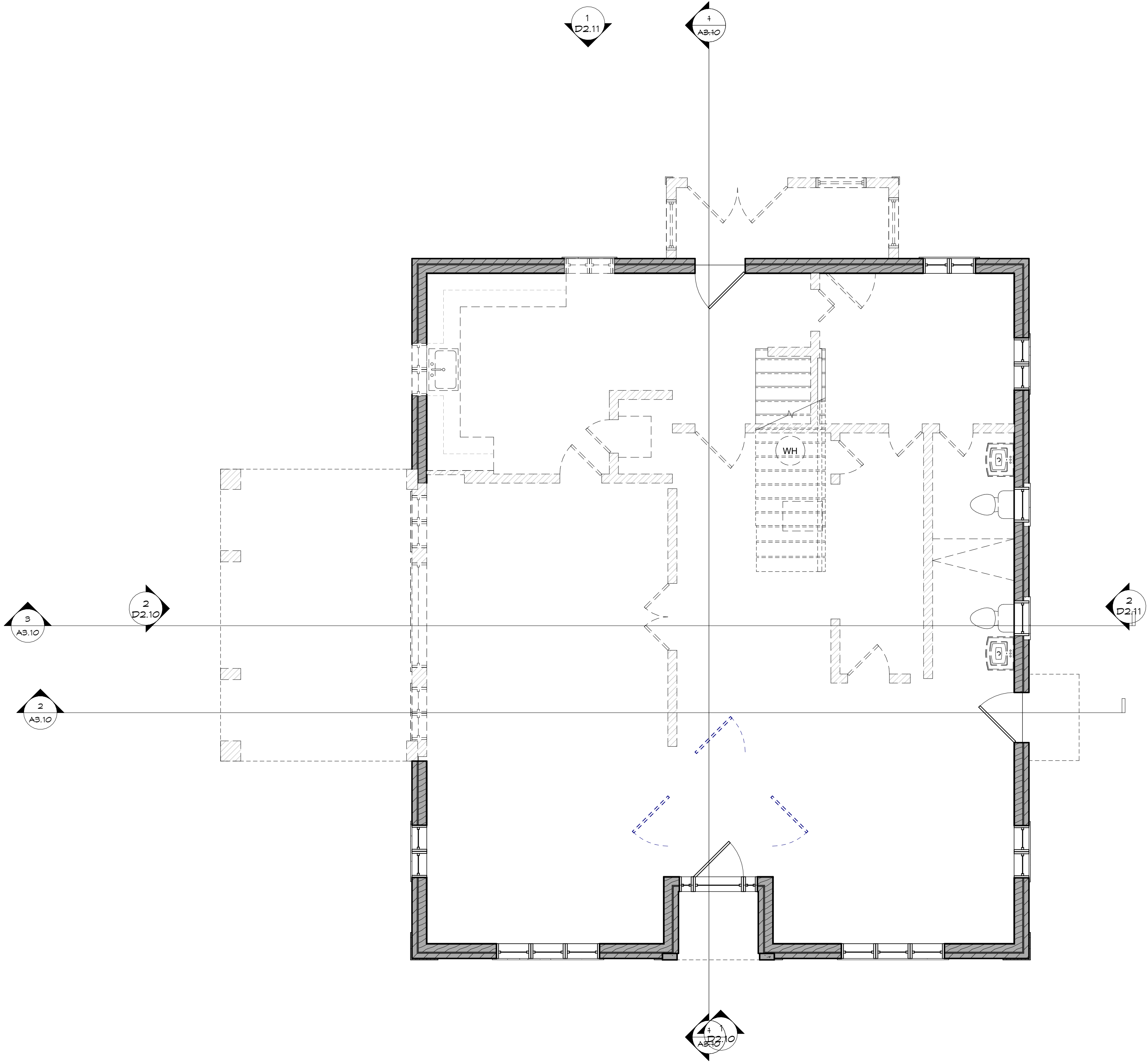
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Main Level
Demolition Plan
1/4" = 1'-0"

D1.10

PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



① 1.0 MAIN LEVEL (DEMO)
Scale: 1/4" = 1'-0"

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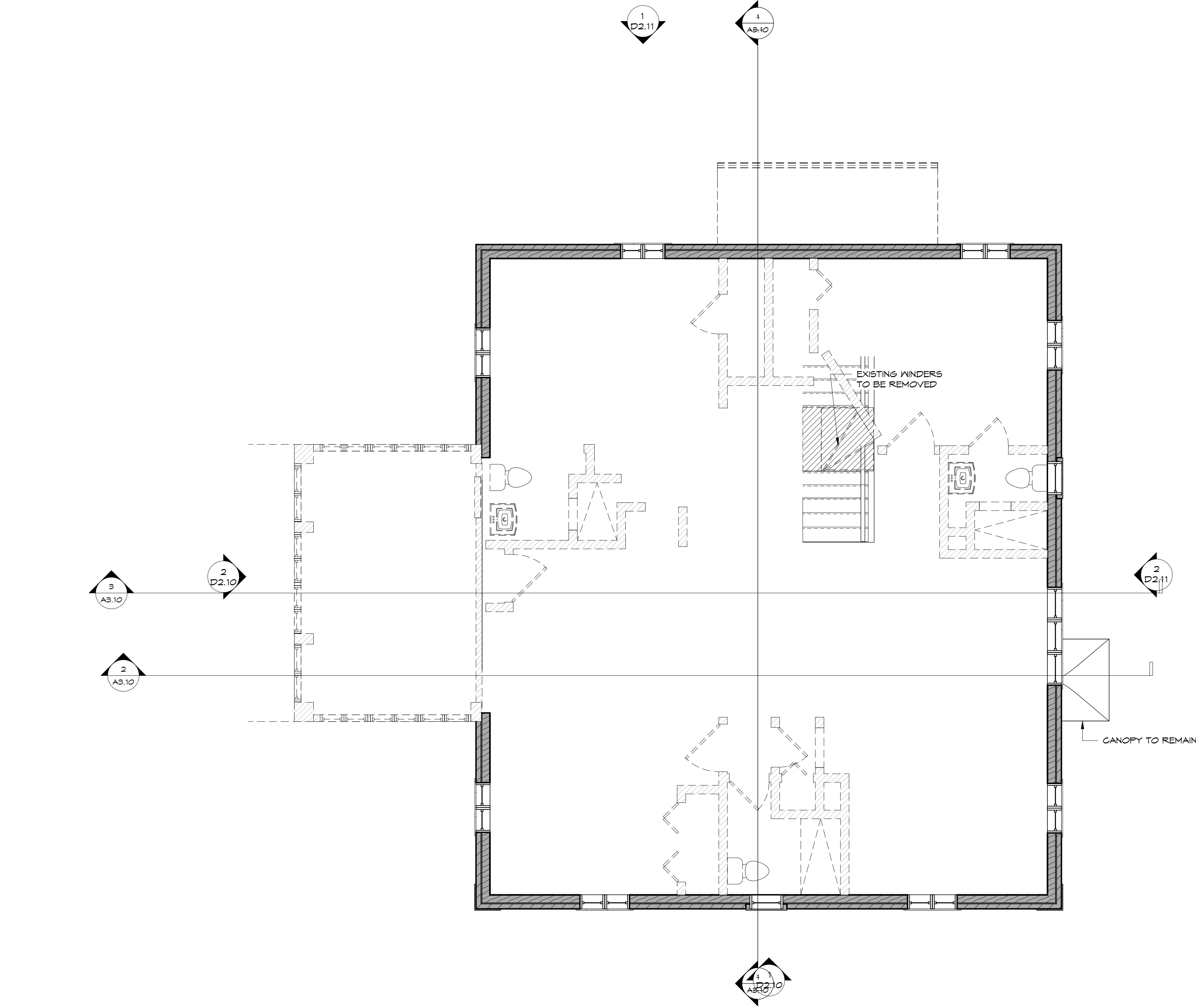
Upper Level
Demolition Plan

1/4" = 1'-0"

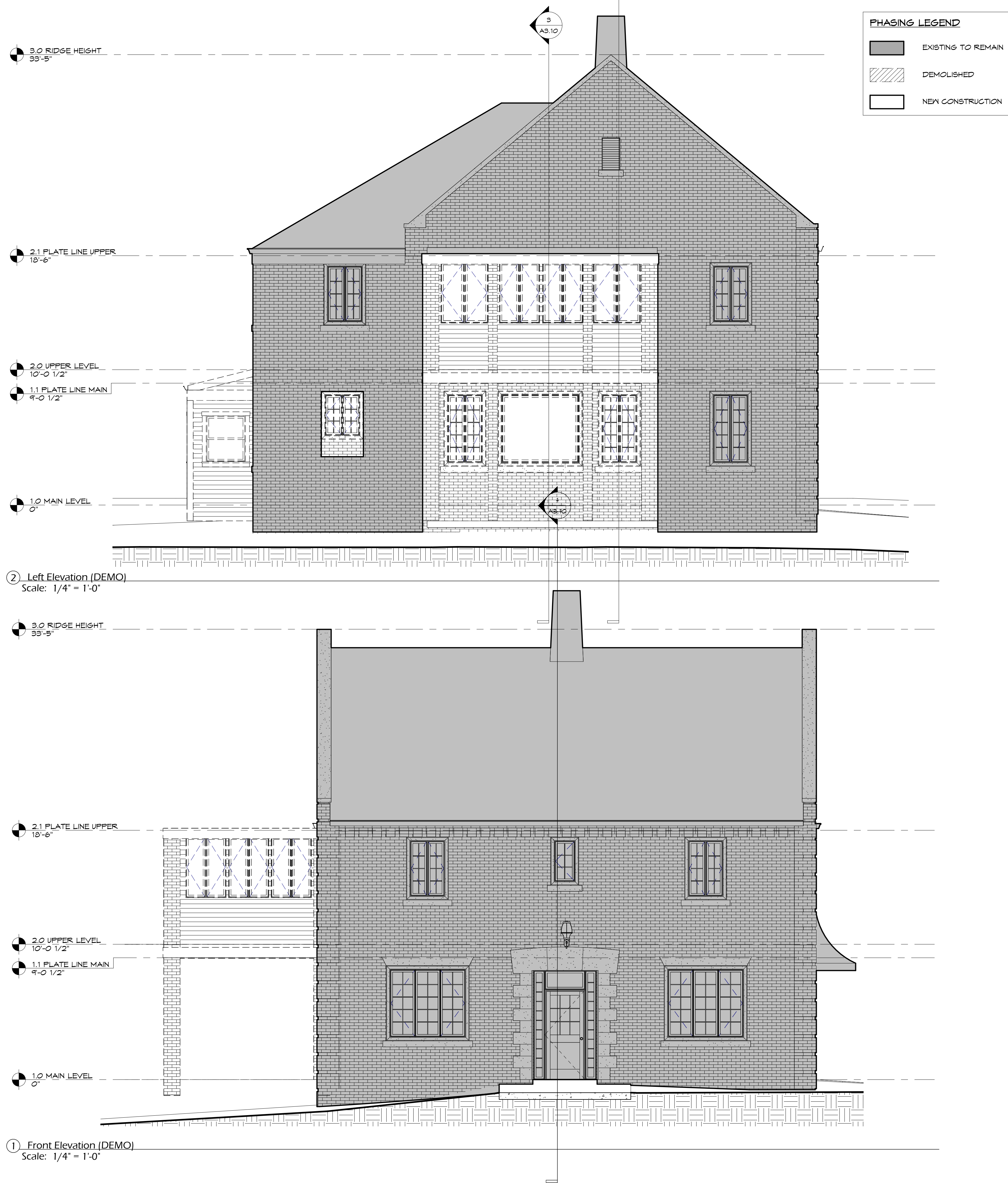
D1.20

PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



① _2.0 UPPER LEVEL (DEMO)
Scale: 1/4" = 1'-0"





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Drawings

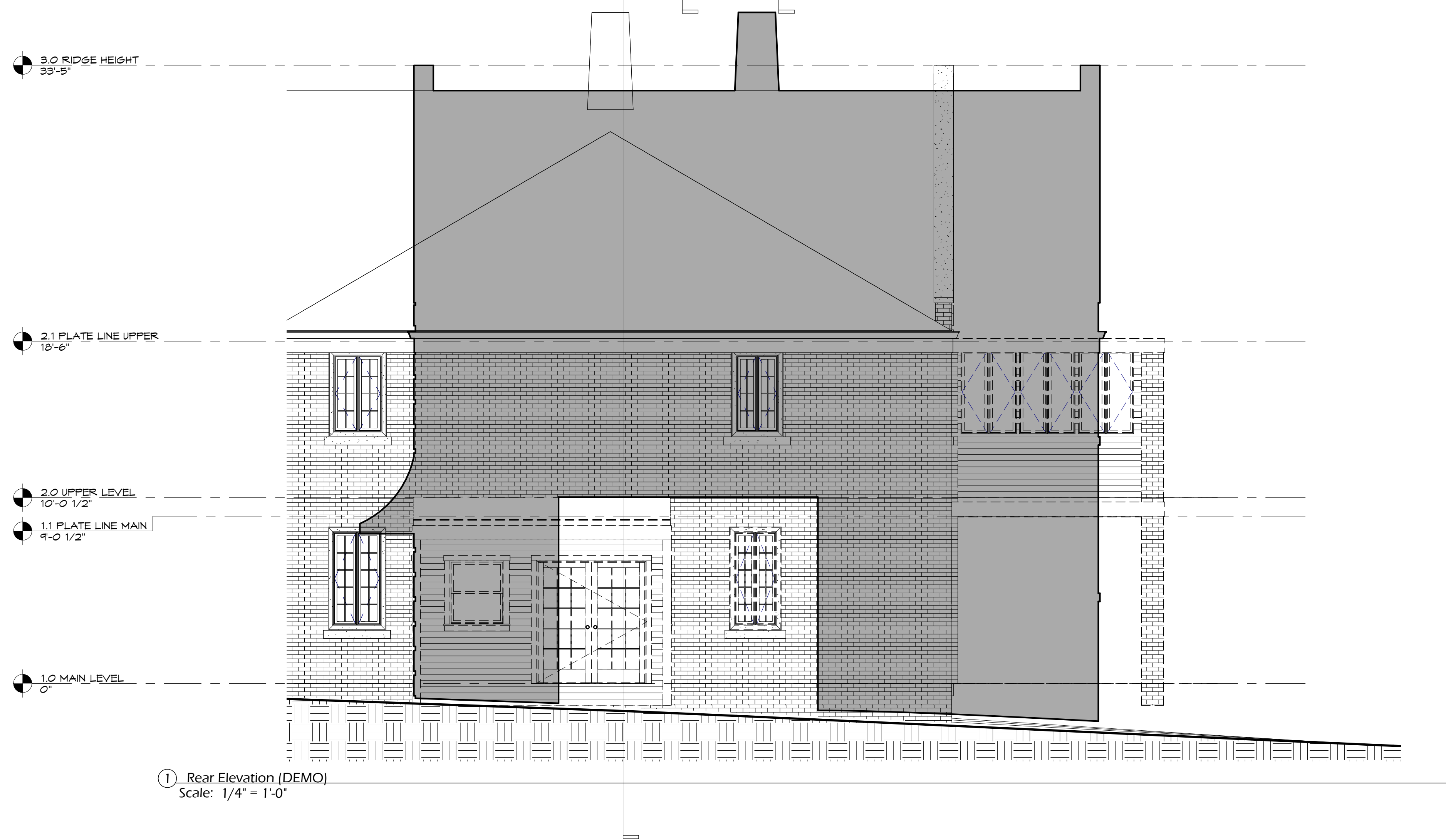
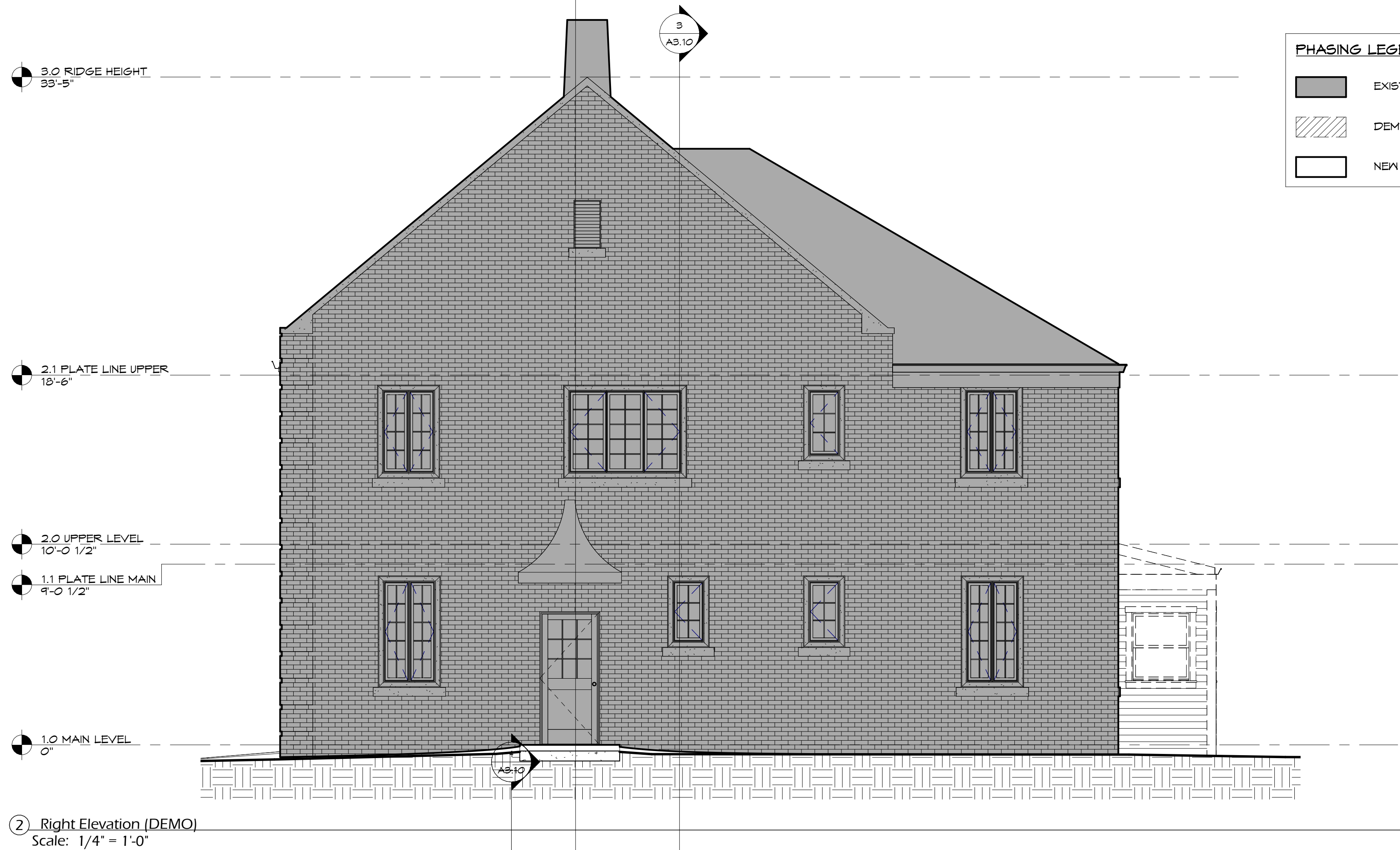
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Revisions:

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Exterior
Demolition
Elevations
1/4" = 1'-0"
D2.10




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Exterior
Demolition
Elevations
1/4" = 1'-0"

D2.11

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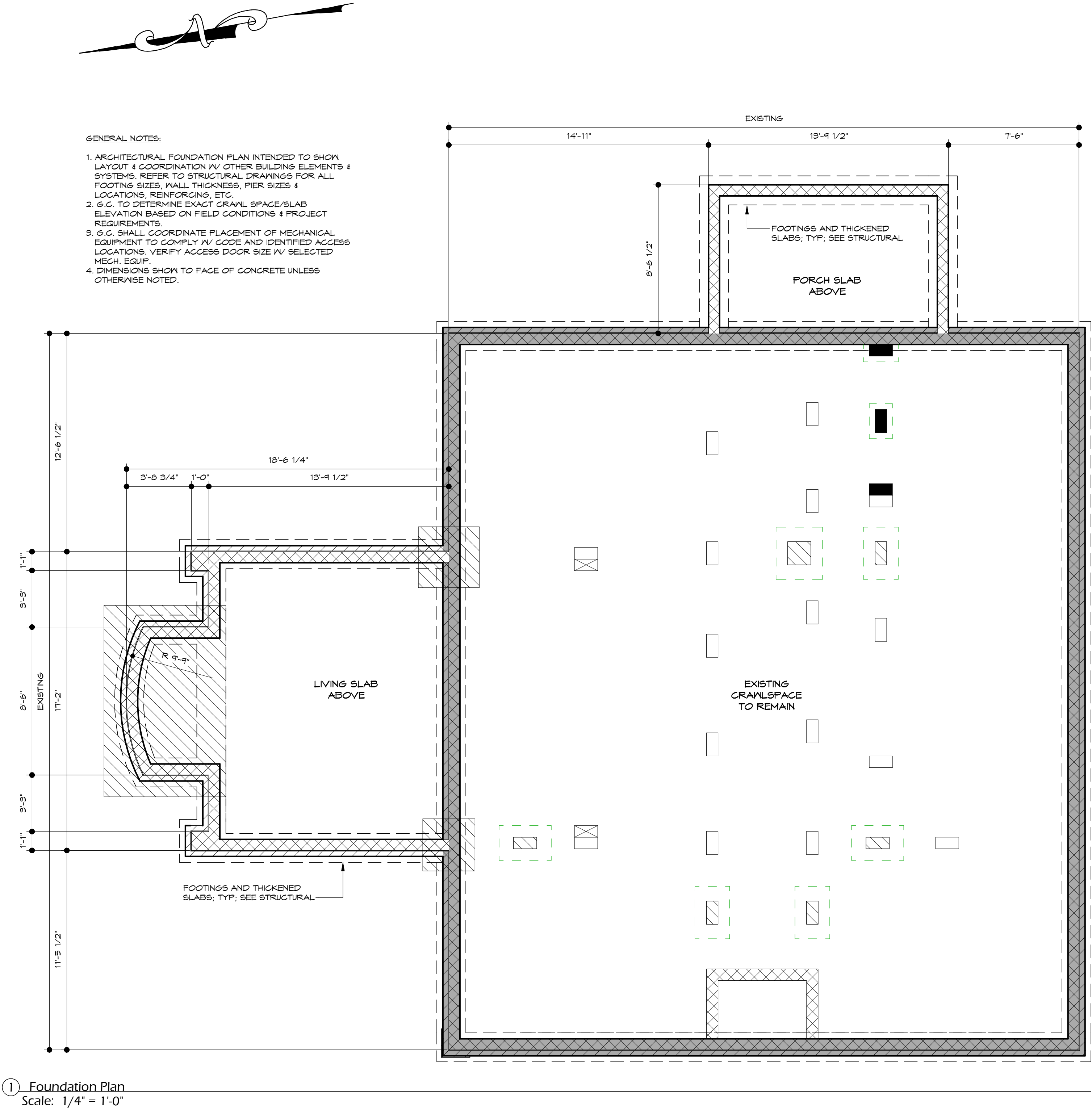
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Revised Floor
Plans -
Foundation Plan
1/4" = 1'-0"

A1.10



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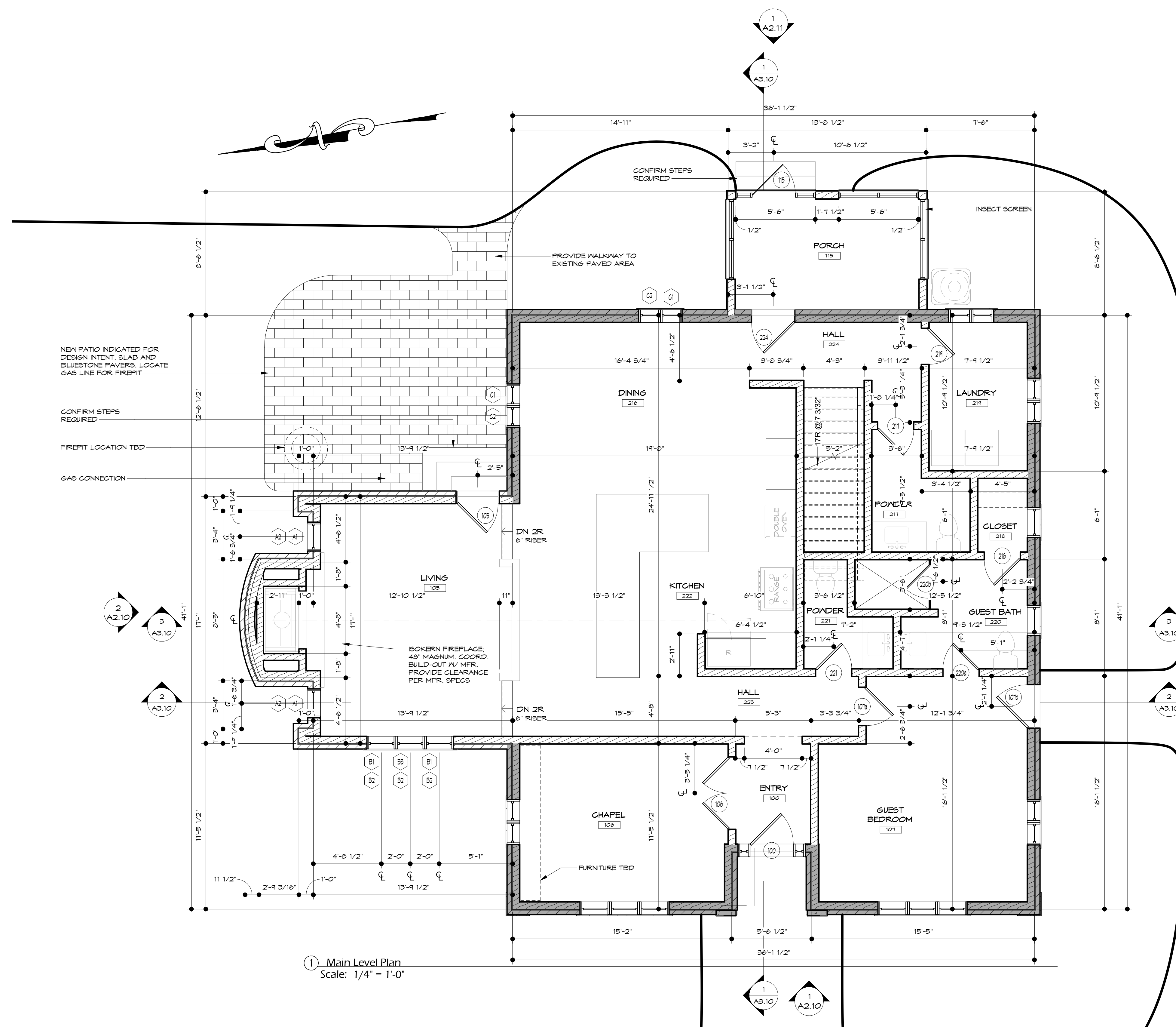
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Revised Floor
Plans - Main Level
1/4" = 1'-0"

A1.11



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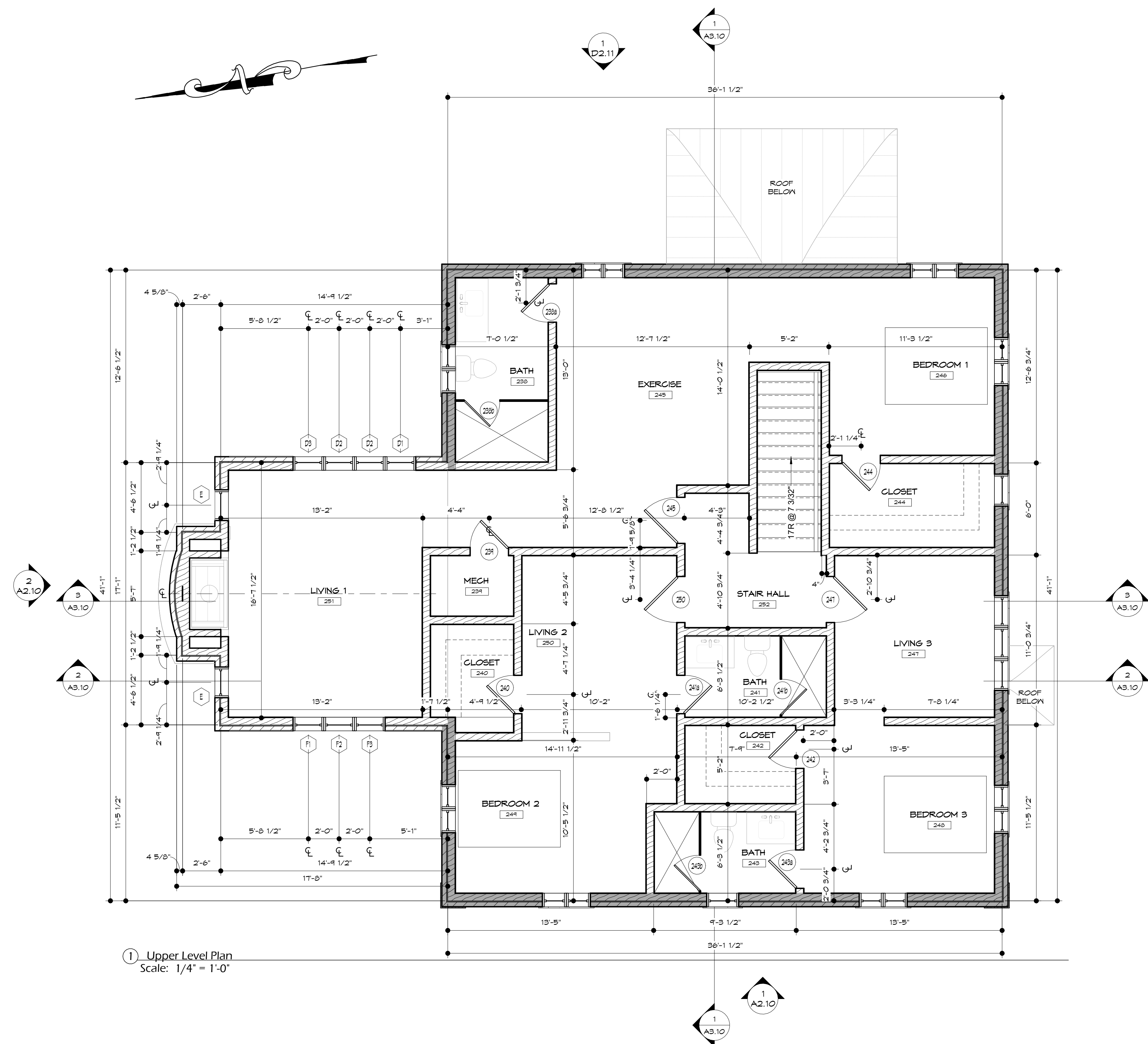
Revisions:

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Revised Floor
Plans - Upper
Level

1/4" = 1'-0"

A1.12



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St Patrick's Cathedral
Rectory Building 1621 Dilworth Rd E
Charlotte, NC 28203

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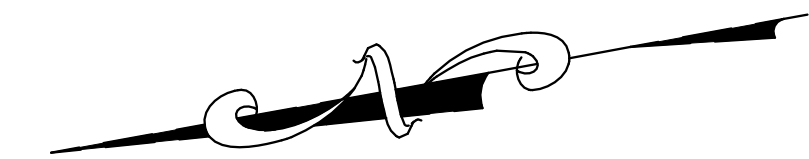
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EXISTING CUPOLA:
CONTRACTOR TO ASSES
AND REHAB AS NEEDED

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Revised Floor
Plans - Roof Plan
1/4" = 1'-0"

A1.13



1
A2.11

STANDING SEAM
COPPER CURVED ROOF
W/ SEAMS @ 16" O.C.

ASPHALT SHINGLES: TYP
CHIMNEY

10' / 1'-0"

RIDGE

10' / 1'-0"

1 Roof Plan
Scale: 1/4" = 1'-0"



② Elevation - Left
Scale: 1/4" = 1'-0"



① Elevation - Front
Scale: 1/4" = 1'-0"

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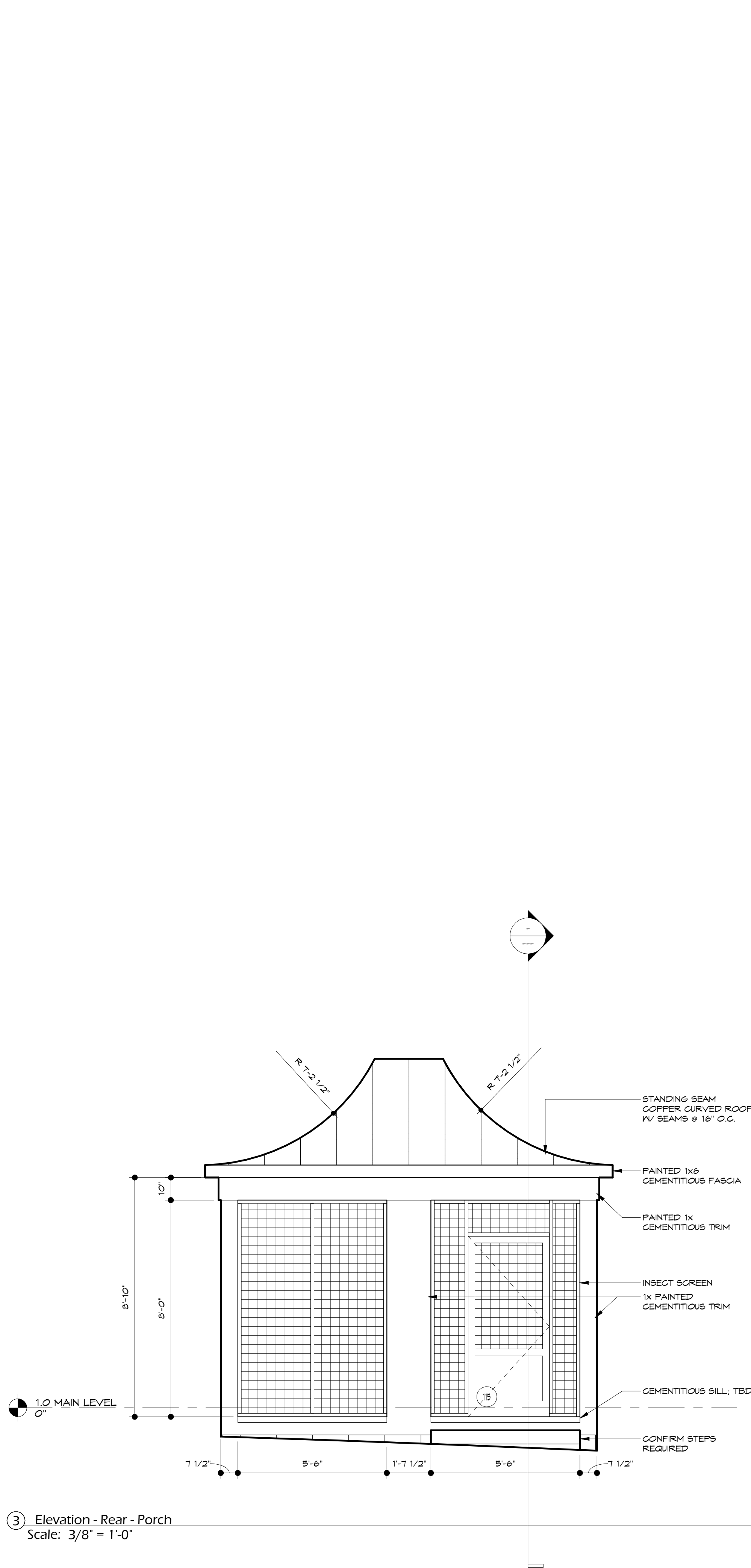
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Exterior
Elevations

1/4" = 1'-0"

A2.10



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Exterior
Elevations
As indicated

A2.11



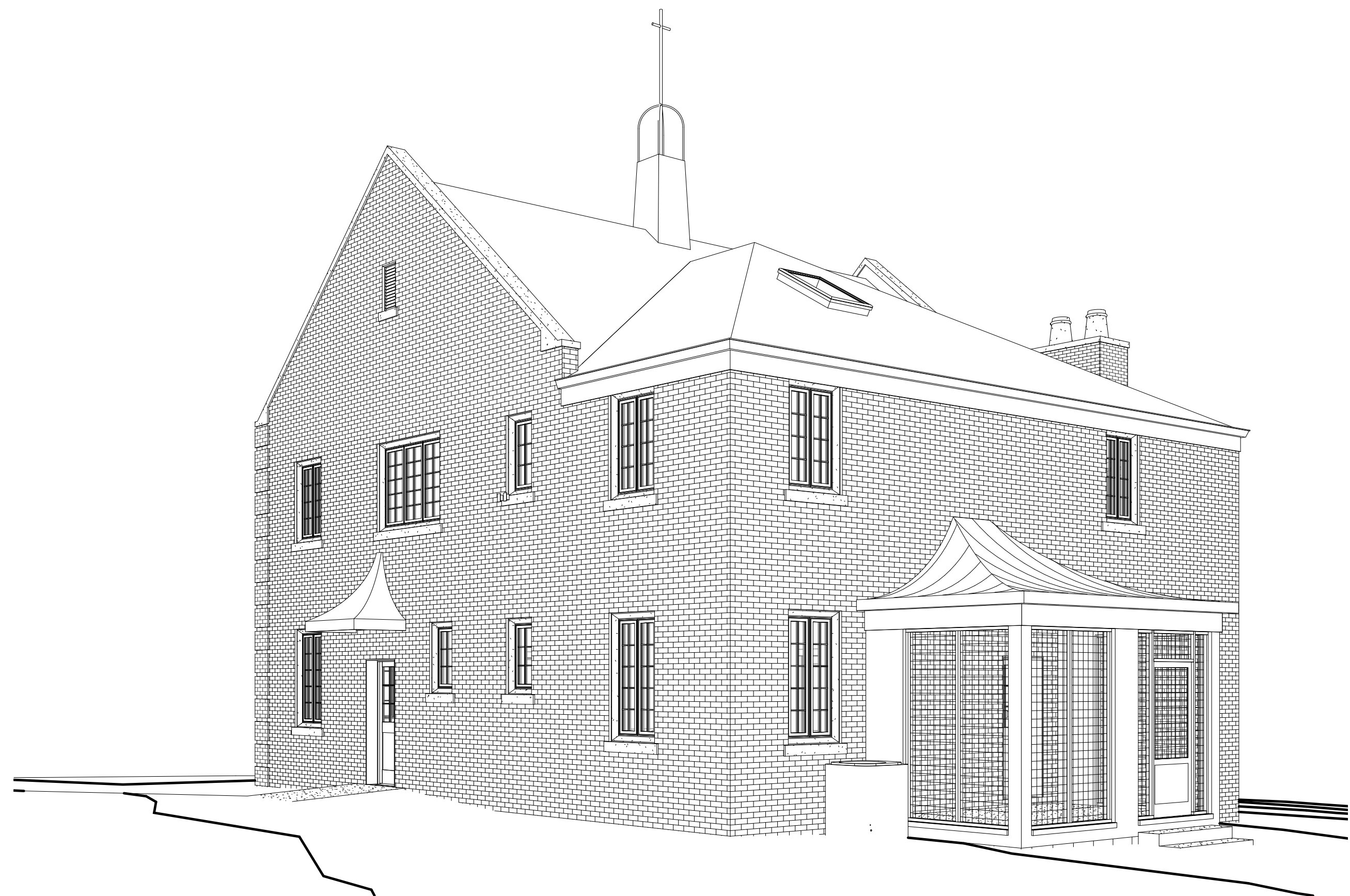
① Perspective - Exterior - NW
Scale: Not to Scale



④ Perspective - Exterior - NE
Scale: Not to Scale



② Perspective - Exterior - SW
Scale: Not to Scale



③ Perspective - Exterior - SE
Scale: Not to Scale



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Exterior
Perspectives

A2.20

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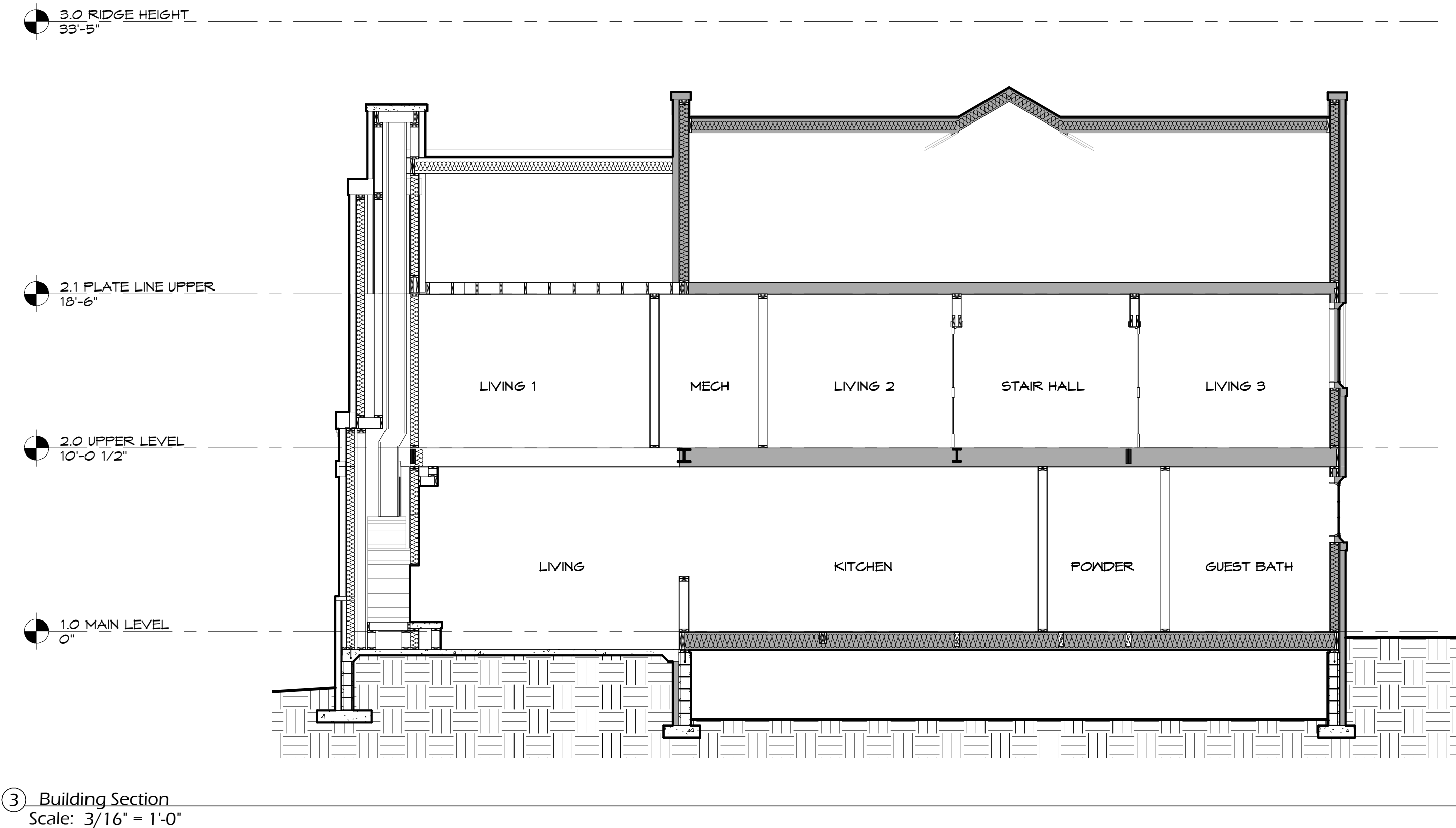
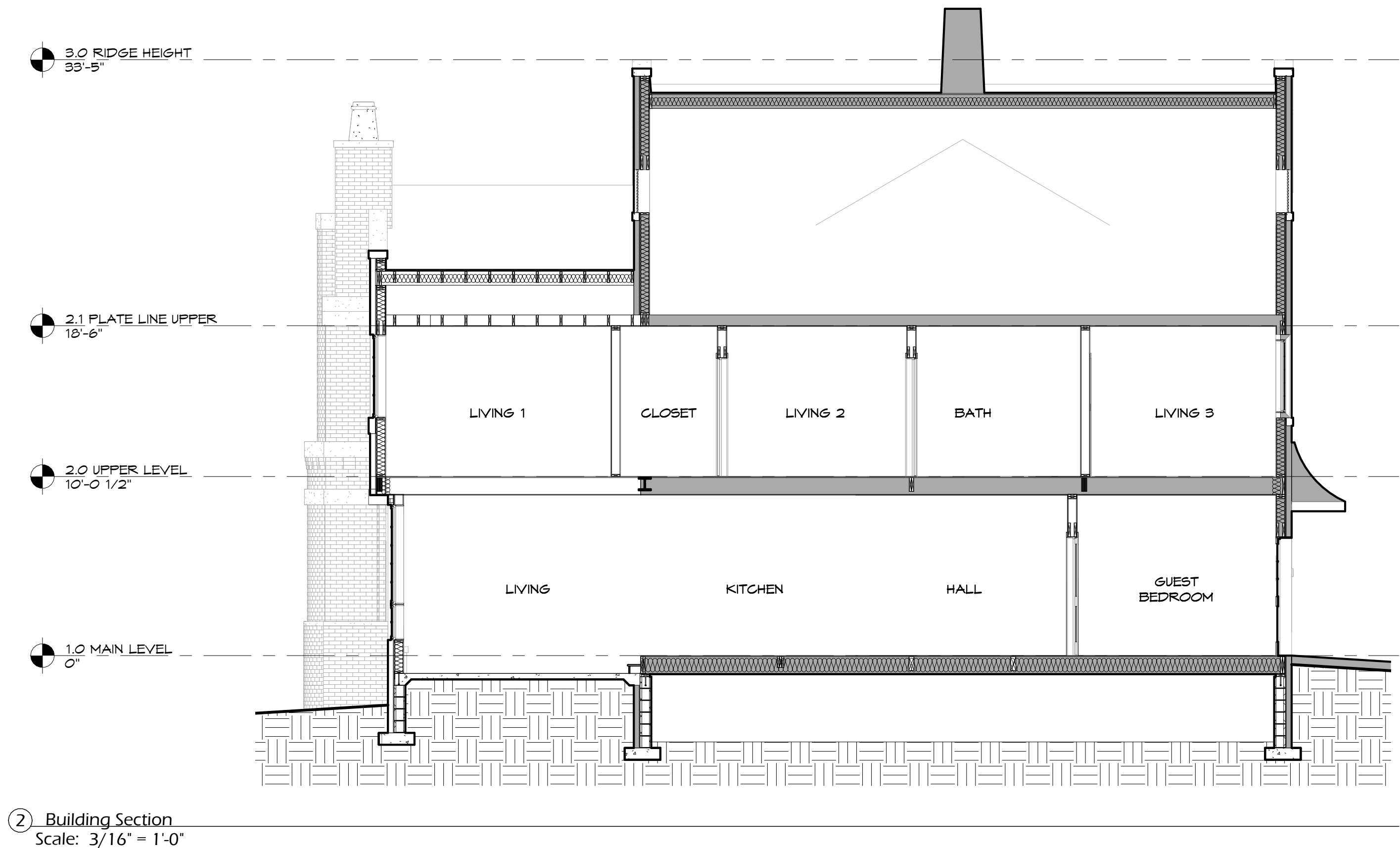
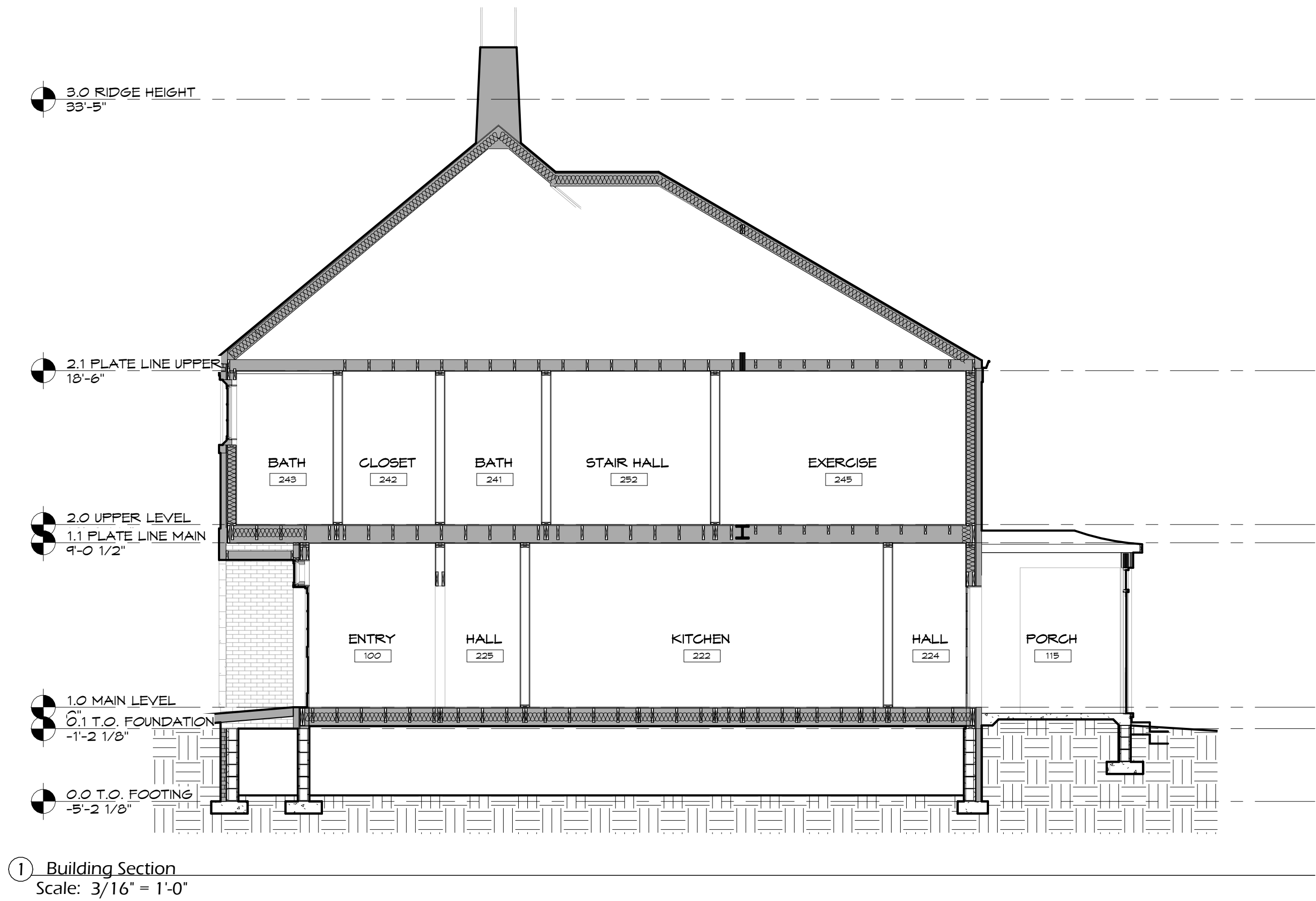
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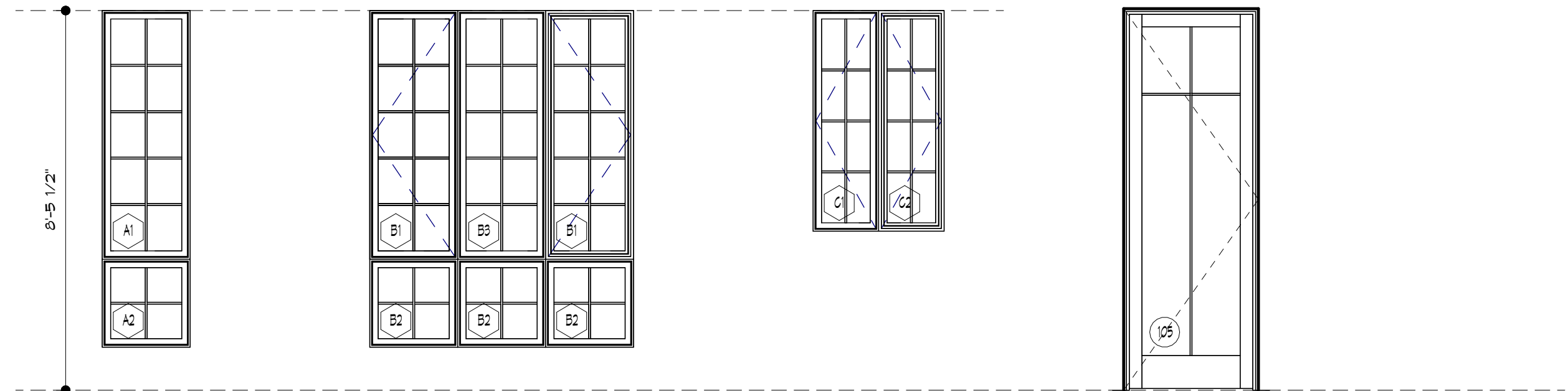
Building Sections
3/16" = 1'-0"

A3.10

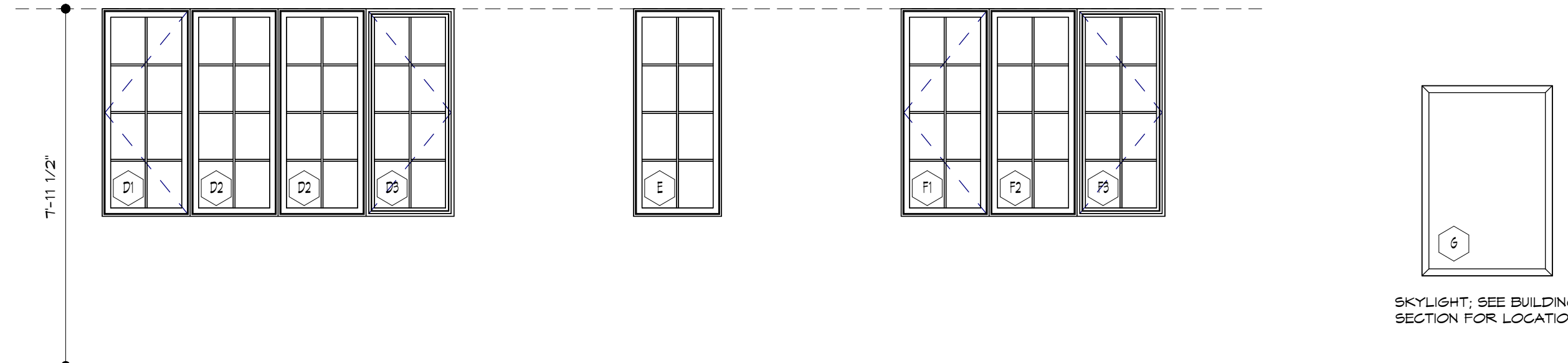


DOOR SCHEDULE - EXTERIOR							
DOOR #	DOOR SIZE		STYLE	THICKNESS	MATERIAL	FINISH	NOTES
	WIDTH	HEIGHT					
100	36"	80"		1 1/2"			EXISTING TO REMAIN
105	36"	102"		1 1/2"			CUSTOM FULL GLASS IN-SWING DOOR
107b	36"	80"		1 1/2"			EXISTING TO REMAIN
115	36"	80"		1/4"			SCREEN DOOR
224	36"	80"		1 1/2"			EXISTING TO REMAIN

DOOR SCHEDULE - INTERIOR							
DOOR #	DOOR SIZE		STYLE	THICKNESS	MATERIAL	FINISH	NOTES
	WIDTH	HEIGHT					
106	60"	80"		1 1/2"			
107a	32"	80"		1 1/2"			
217	30"	80"		1 1/2"			
218	30"	80"		1 1/2"			
219	30"	80"		1 1/2"			
220a	30"	80"		1 1/2"			
220b	28"	80"		1"			GLASS SHOWER DOOR
221	30"	80"		1 1/2"			
238a	30"	80"		1 1/2"			
238b	28"	80"		1"			GLASS SHOWER DOOR
239	30"	80"		1 1/2"			
240	30"	80"		1 1/2"			
241a	30"	80"		1 1/2"			
241b	28"	80"		1"			GLASS SHOWER DOOR
242	30"	80"		1 1/2"			
243a	30"	80"		1 1/2"			
243b	28"	80"		1"			GLASS SHOWER DOOR
244	30"	80"		1 1/2"			
245	36"	80"		1 1/2"			
247	36"	80"		1 1/2"			
250	36"	80"		1 1/2"			
267	36"	80"		1 1/2"			
268	36"	80"		1 1/2"			
272	30"	80"		1 1/2"			
278	30"	80"		1 1/2"			
283	28"	80"		1"			GLASS SHOWER DOOR
284	28"	80"		1"			GLASS SHOWER DOOR
285	30"	80"		1 1/2"			
305	30"	80"		1 1/2"			
306	36"	80"		1 1/2"			
307	28"	80"		1"			GLASS SHOWER DOOR
308	30"	80"		1 1/2"			
309	30"	80"		1 1/2"			
310	30"	80"		1 1/2"			



- NOTES:
- NEW WINDOW HEAD HEIGHTS TO ALIGN W/ EXISTING
 - WINDOW STYLES TO MATCH EXISTING DETAILING & GRILLE PATTERNS



- NOTES:
- NEW WINDOW HEAD HEIGHTS TO ALIGN W/ EXISTING
 - WINDOW STYLES TO MATCH EXISTING DETAILING & GRILLE PATTERNS

Window & Door Elevations
Scale: 3/8" = 1'-0"

WINDOW SCHEDULE - MAIN LEVEL					
MARK	TYPE	UNIT SIZE		QTY.	NOTES
		WIDTH	HEIGHT		
A1	FIXED	24"	67"	2	MULL FRAMES AS SHOWN
A2	FIXED	24"	24"	2	MULL FRAMES AS SHOWN
B1	CASEMENT	24"	67"	2	MULL FRAMES AS SHOWN
B2	FIXED	24"	24"	3	MULL FRAMES AS SHOWN
B3	FIXED	24"	67"	1	MULL FRAMES AS SHOWN
C1	CASEMENT	18"	59 1/2"	2	MULL FRAMES AS SHOWN, VERIFY WINDOW SIZES W/EXISTING OPENINGS
C2	CASEMENT	18"	59 1/2"	2	MULL FRAMES AS SHOWN, VERIFY WINDOW SIZES W/EXISTING OPENINGS

WINDOW SCHEDULE - UPPER LEVEL					
MARK	TYPE	UNIT SIZE		QTY.	NOTES
		WIDTH	HEIGHT		
D1	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
D2	FIXED	24"	56"	2	MULL FRAMES AS SHOWN
D3	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
E	FIXED	24"	56"	2	
F1	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
F2	FIXED	24"	56"	1	MULL FRAMES AS SHOWN
F3	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
G	FIXED SKYLIGHT	33 1/2"	49 1/2"	1	VELUX FGM



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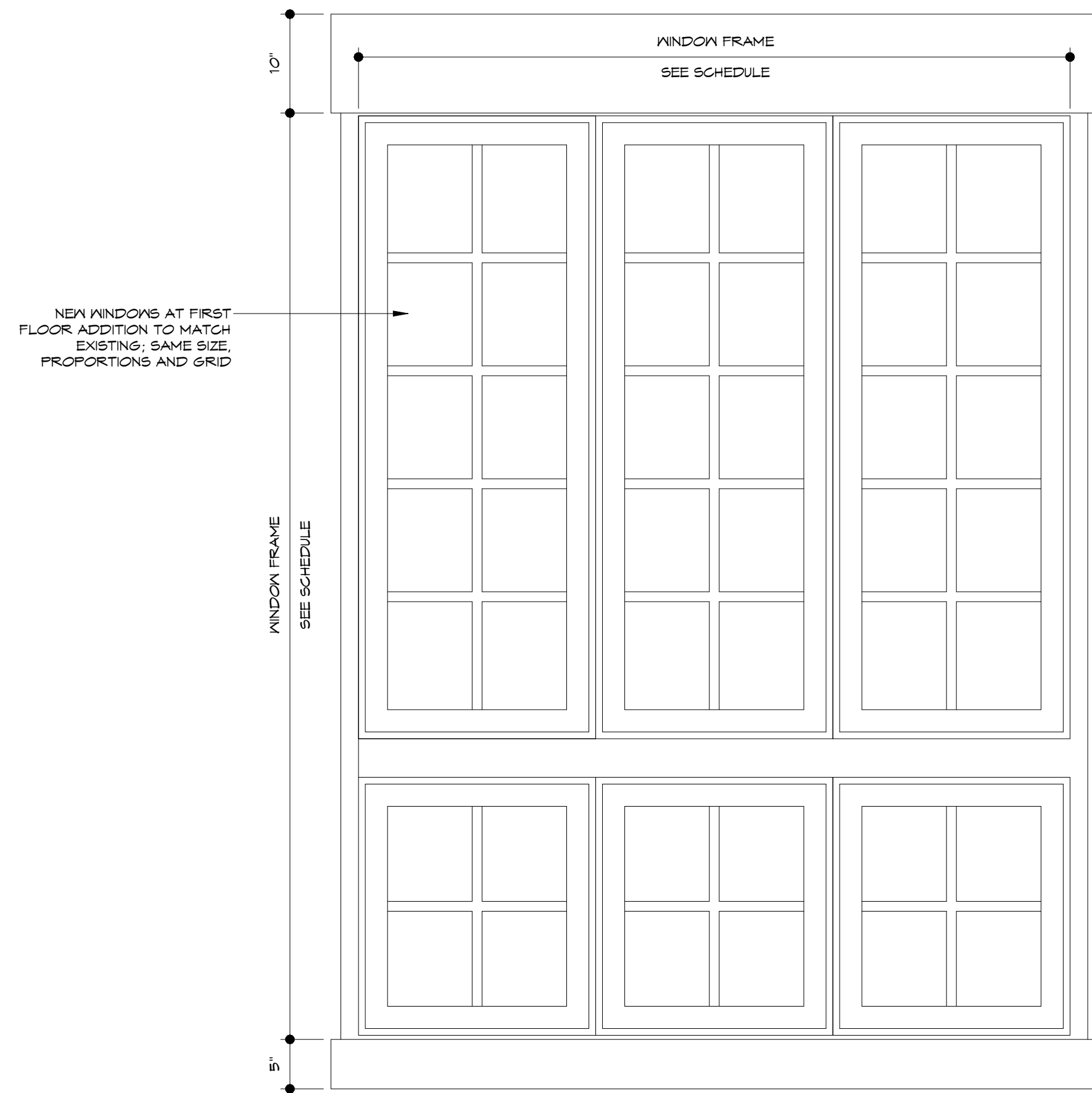
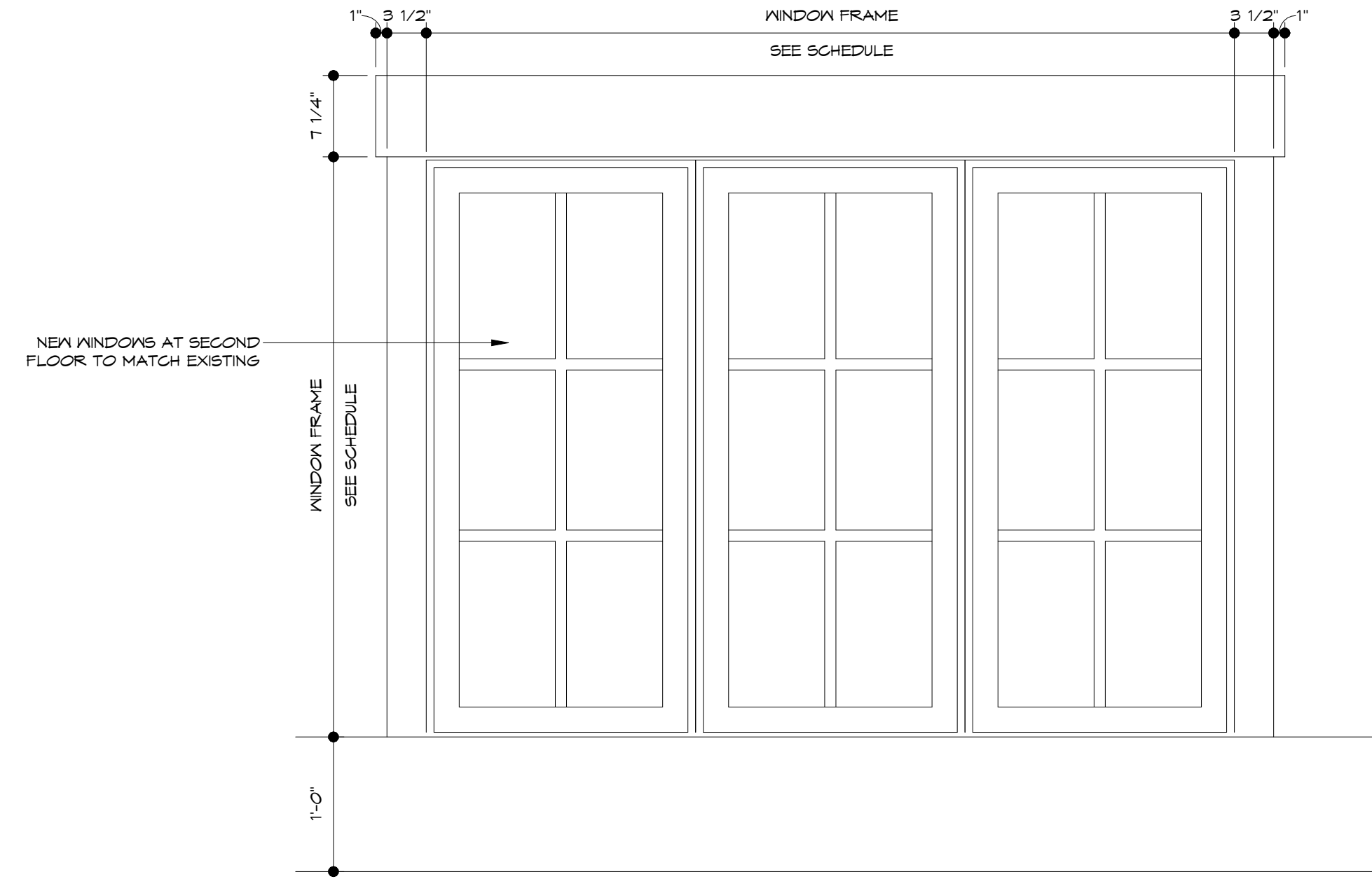
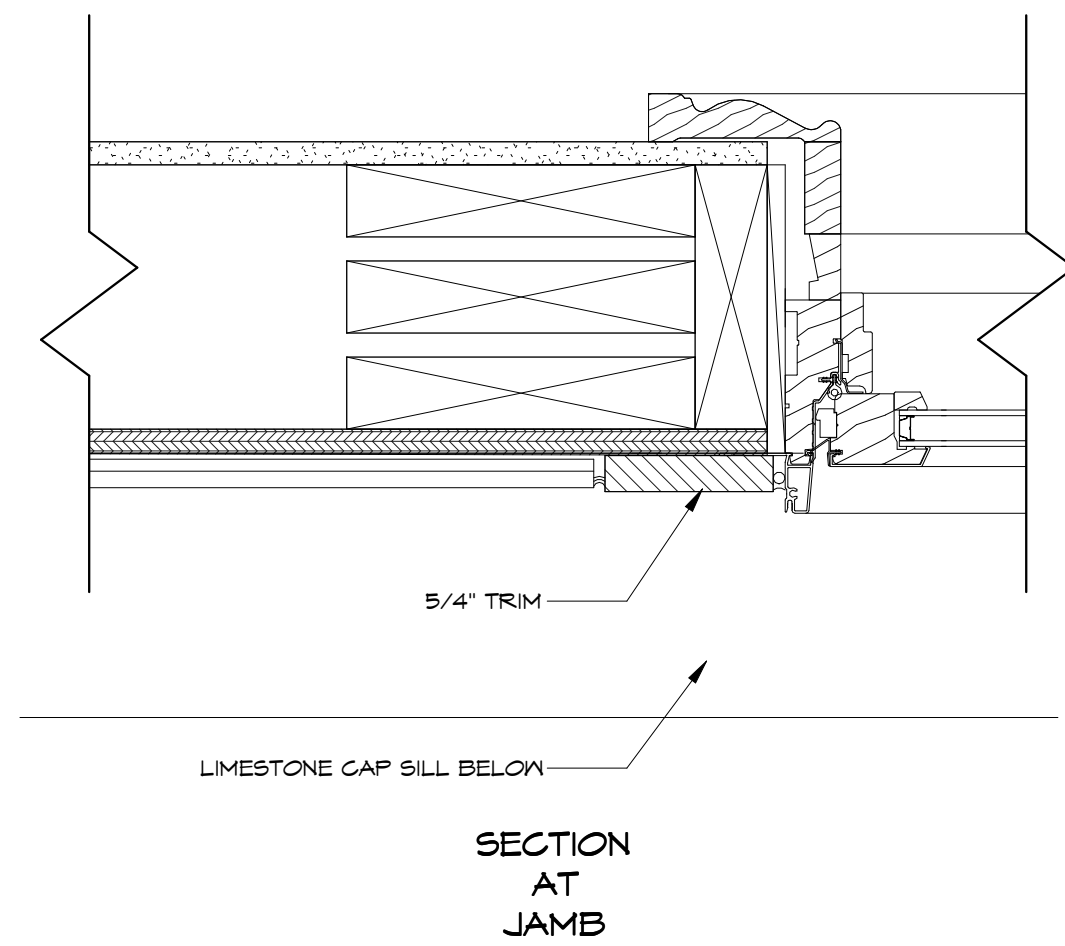
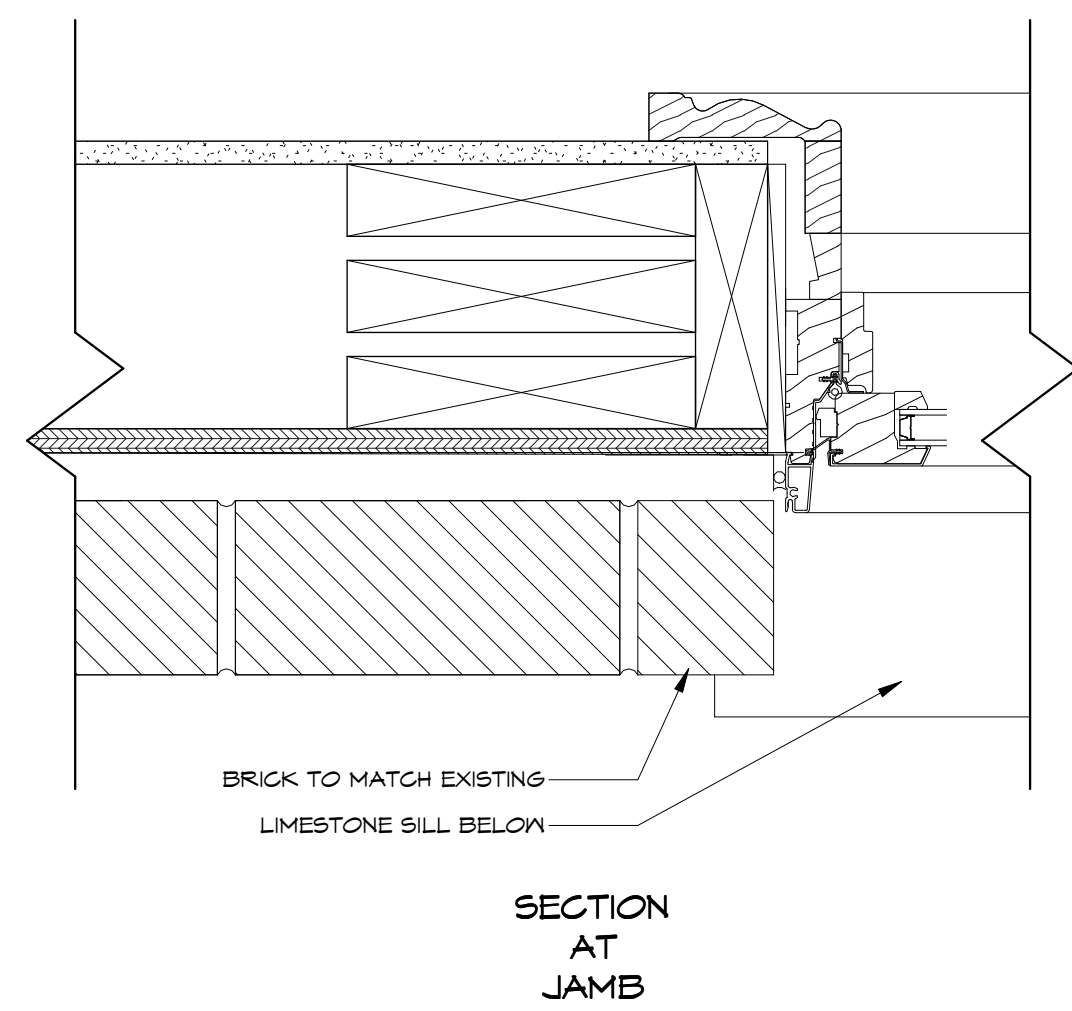
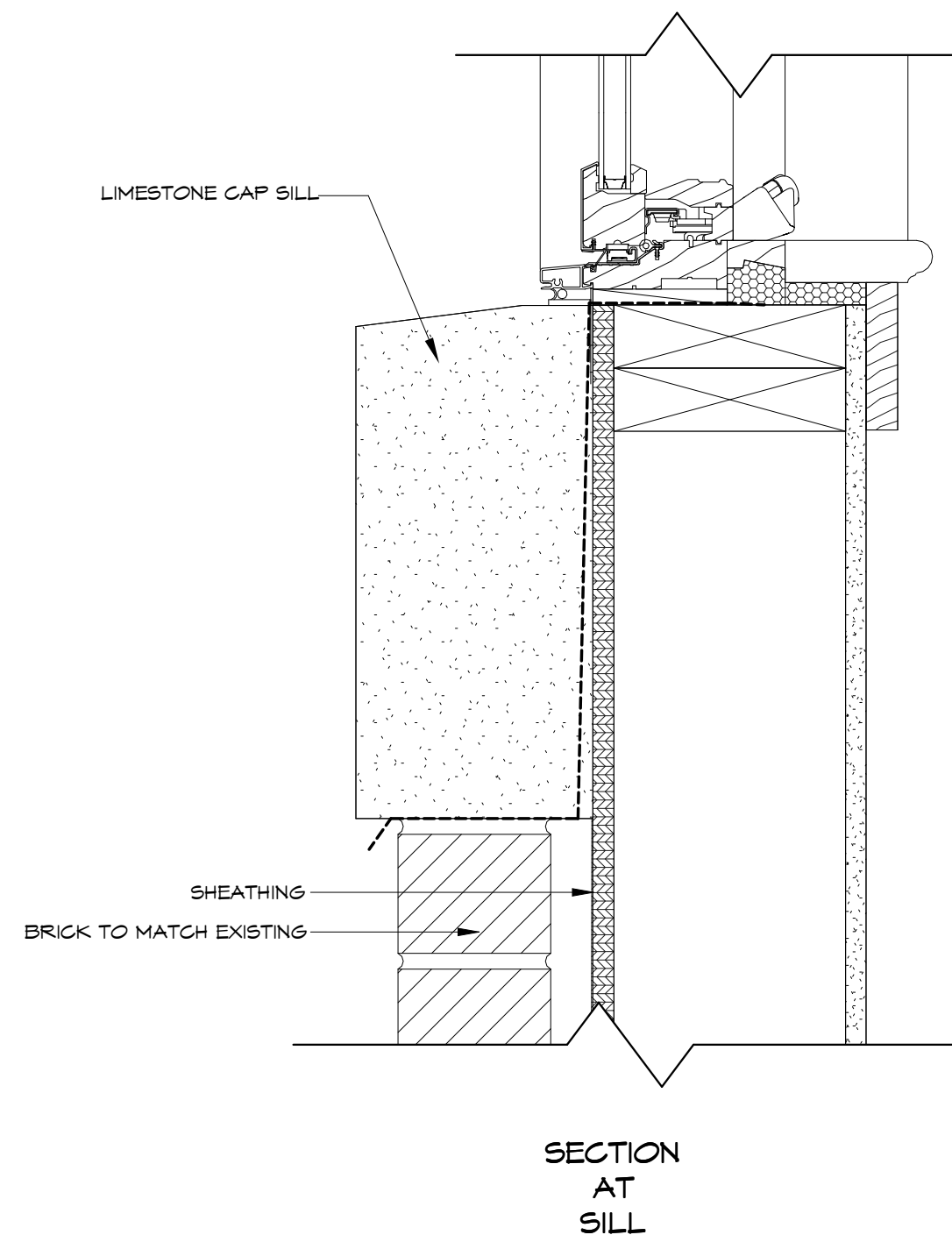
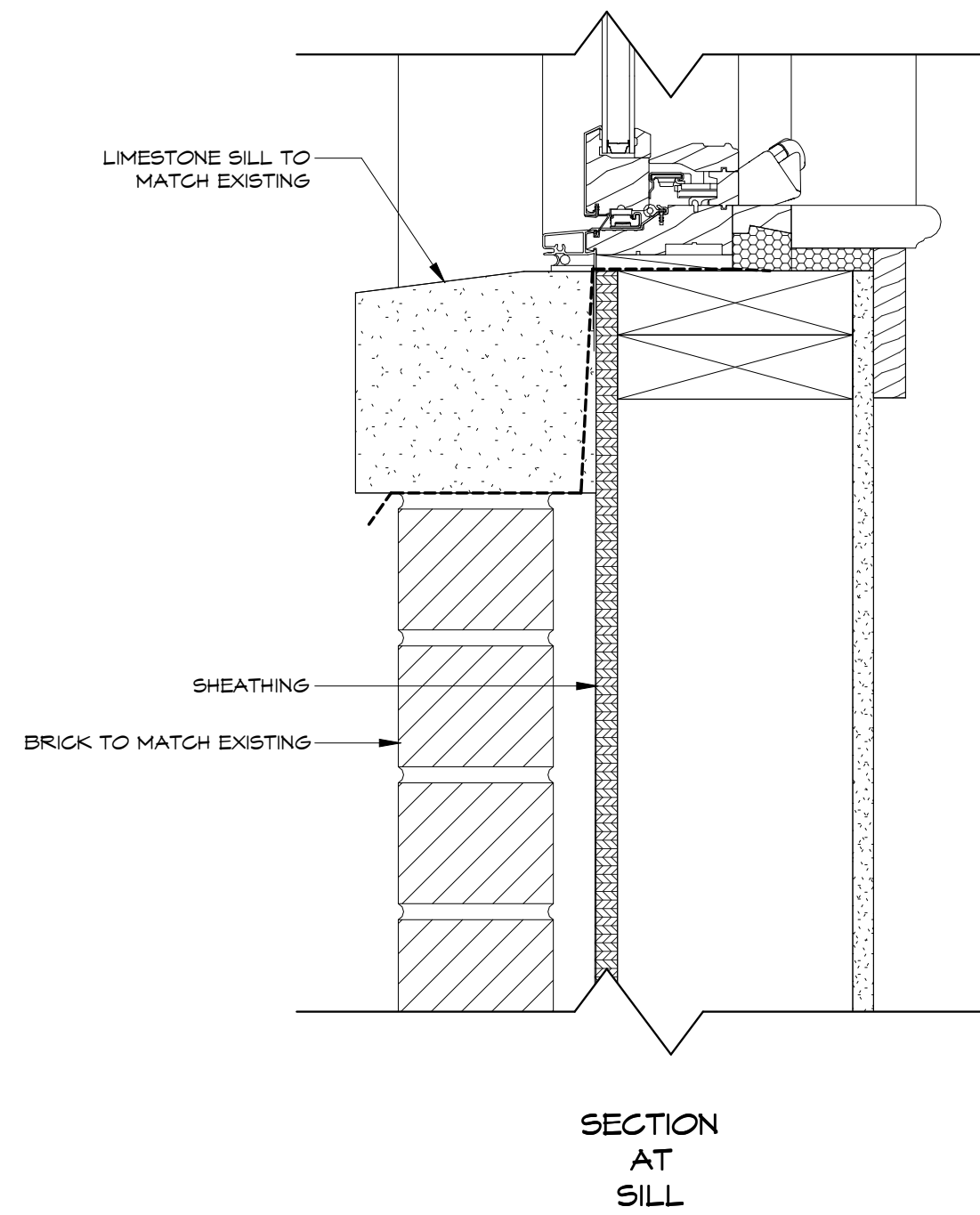
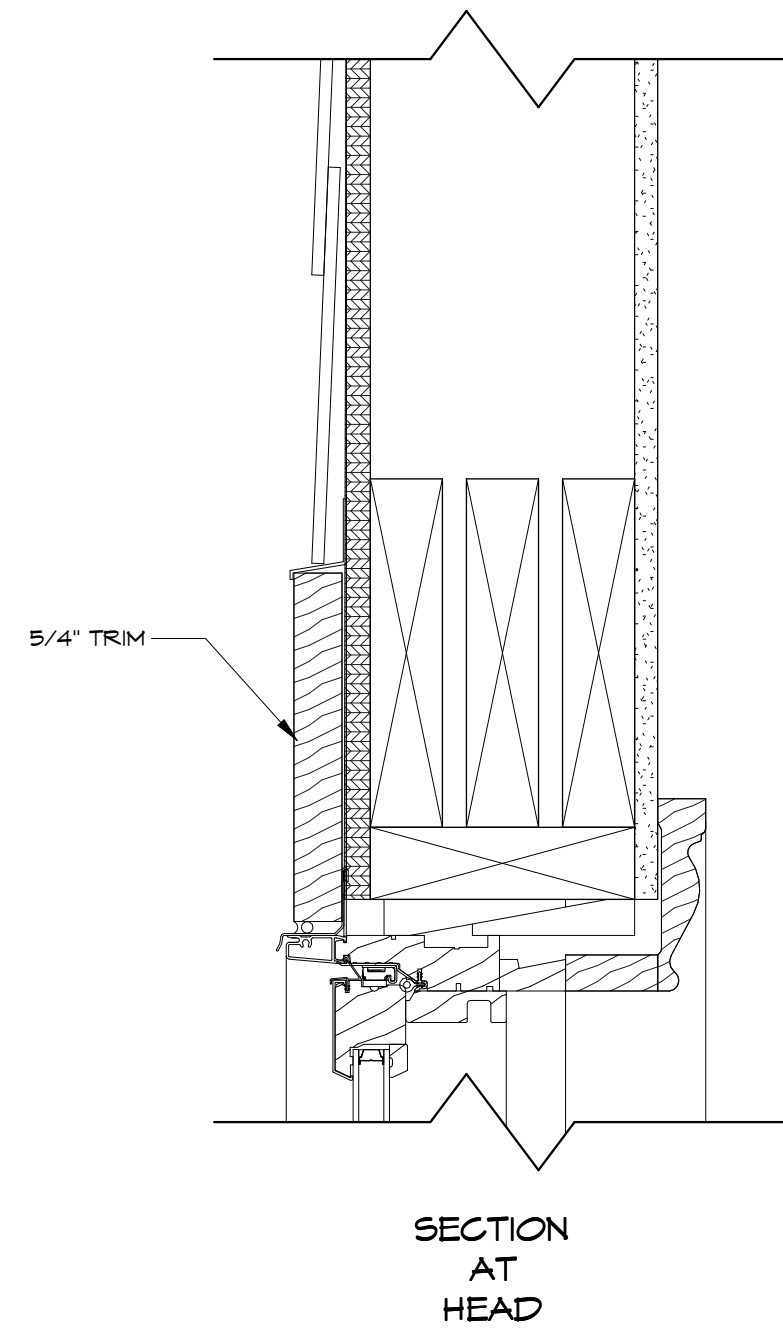
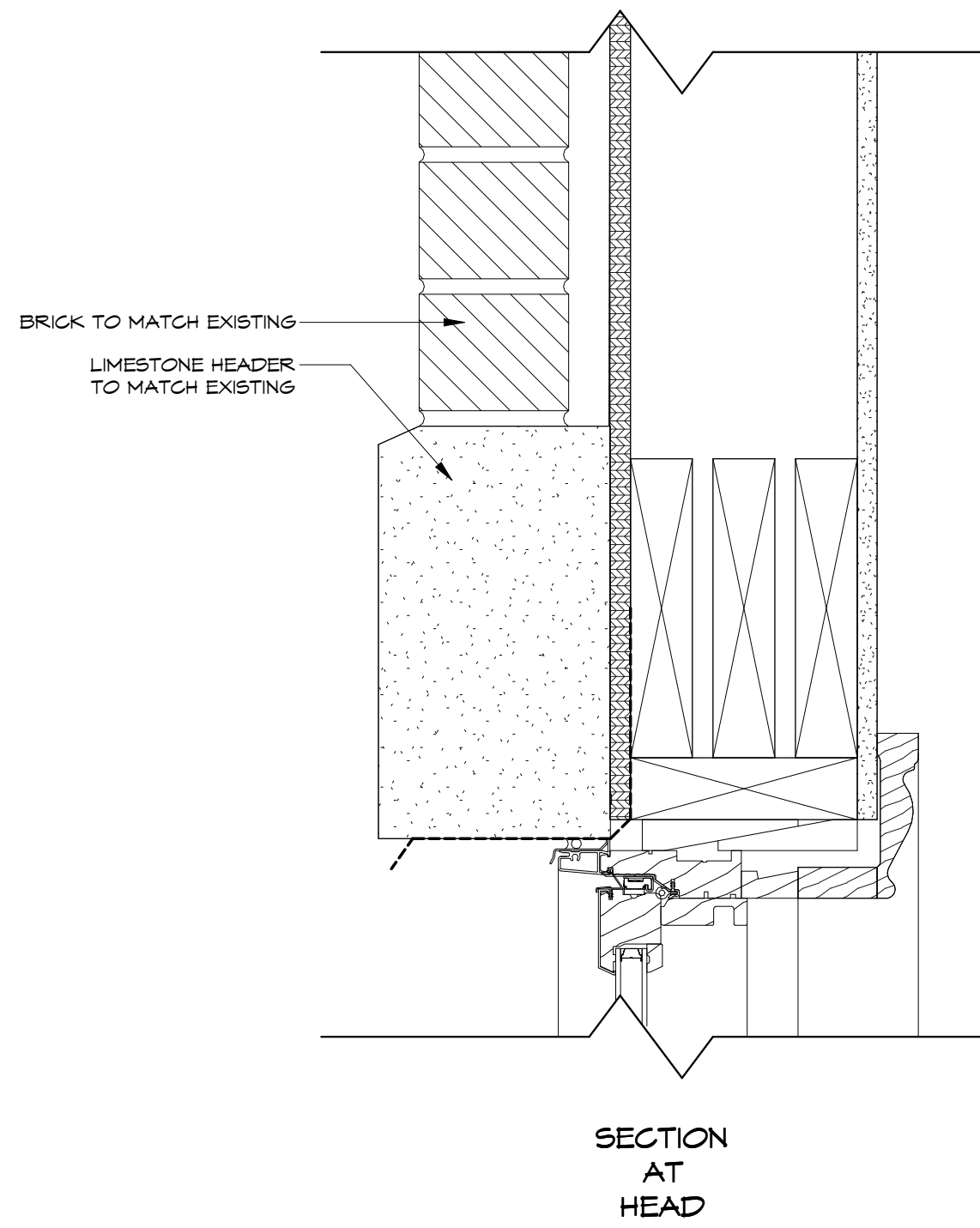
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Window & Door
Schedules
3/8" = 1'-0"

A7.10



③ HSJ Details for new windows in brick to match existing conditions
Scale: 3" = 1'-0"

② HSJ Details for new windows in wood siding
Scale: 3" = 1'-0"

① Exterior Elevation - windows in brick to match existing
Scale: 1" = 1'-0"



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Window Details
As indicated

A7.20

1. DESIGN LOADS:

- 1.1 Design loads are all dead loads plus:
- A. Main floor live loads (kitchen level)40 PSF
 - B. All other floors40 PSF
 - C. Balconies60 PSF
 - D. Decks50 PSF
 - E. Suspended Garages50 PSF
- and 2000 Pound Point Load at any Location
- F. Attic floor live loading with the following:
- i. Areas accessible by permanent stairs30 PSF
 - ii. With Storage20 PSF
 - iii. Without Storage10 PSF
- G. Roof live load20 PSF
- H. Wind load115 MPH (3 Second Gust)
- I. Conforms with Seismic Design Criteria for Zone C.
- J. Snow load20 PSF
- 1.2 All designs are in accordance with the 2018 North Carolina Residential Building Code, designed using ASD 2301.2.1 for all wood and steel structural elements and LRFD 2301.2.2 for all concrete structural elements..

2. FOOTINGS AND FOUNDATIONS:

- 2.1 Soil bearing capacity assumed as 2000 PSF unless noted otherwise or as determined by standard penetrometer test.
- 2.2 All continuous wall footings for one or two-story houses are 10" thick x 20" wide. Reinforcing in footings should be two (2) #4 bars if not noted on the plans. Reinforcement not required by Code, unless footings are on disturbed soil or compacted fill.
- 2.3 All interior piers are 8"x16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8"x16" filled pier is 6'-4". Piers larger than 8"x16" are noted on the plans or as required by height. Pier cap blocks should be 8" of solid masonry.
- 2.4 Footings for 8"x16" piers are 20"x30"x10" unless noted otherwise. Reinforcing to be as noted on plans.
- 2.5 Concrete shall have a compressive strength of 3000 PSI in 28 days unless noted otherwise. No concrete shall be poured in temperatures below 40° Fahrenheit unless heat to be provided during curing for two days. The bottom of all footings must be a minimum of 12" below grade.
- 2.6 All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
- 2.7 Any special foundations for structures shall be designed by a Licensed Professional Engineer upon receiving soil capacity specifications for all soil considered to affect the structure.
- 2.8 Chimney footing sizes are shown on the structural design drawings. Masonry or Isokern style chimney footings must be a minimum of 12" thick with 12" projection on all sides.
- 2.9 Foundation walls back-filled with soil and supporting structural framing shall be constructed as shown on detail sheet.
- 2.10 Special retaining wall designs to be shown on detail sheet.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE SPECIFIED STUDS OR COLUMN PROVIDED FOR POINT LOAD SUPPORT MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 3.1 Crawlspce girders and band as noted on plans. Maximum clear span to be 4'-8" (6'-0" o/c spacing of piers) unless noted otherwise.

To avoid most cracking in finished hardwood floors over any girders, use the following procedure:

- A. Nailing Patterns
- i. All floor joists must be toe-nailed to their support girders with a minimum of 3-8d nails at each end from each side. Larger nails will split and render the toe-nail ineffective. No end-nailing through the girder or band is permitted except for temporary construction purposes.
 - ii. If dropped girders are used, end-lap all joists 12" minimum and side-nail each with a minimum of 3-16d nails at each end of each joist. Ledger strips should be nailed with 3-16d nails at each joist end, with nails spaced 3" apart.
 - iii. Nail multiple-member built-up girders with three rows of 16d nails staggered at 32" o/c, 2" down from the top, 2" up from the bottom, and at mid-depth. Use 3-16d nails at each end of each piece in the joints through the members making up the multiple-girder. This nailing pattern will insure a tight floor from outside of house to outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor.
- If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
- B. At all girders where the joists change direction, install bridging at 6" o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
- C. There must be wood blocking through-bolted to the steel beam with joist toe-nailed and attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists.





3. FRAMING CONSTRUCTION - OTHER THAN ROOF (CONTINUED):

- 3.2 All framing lumber must be Spruce Pine Fir #2 unless noted otherwise.
- 3.3 Steel beams must have 5-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.4 LVL beams must have 3-2x4 jack studs under each end support unless noted otherwise on the structural plans. All studs must be nailed together with two (2) vertical rows of 16d nails at 8" o/c, unless noted otherwise.
- 3.5 Masonry lintels:
- A. For spans up to 6 ft: Use 3½"x3½"x¼" steel angles.
 - B. For spans from 6 ft to 10 ft: Use 5"x3½"x5/16" steel angles.
 - C. For spans from 9 ft to 18 ft: Use a pair of 9 gauge wires in each of the first 3 courses of brick on a 5"x3½"x5/16" steel angle. Lap all 9 gauge wire splices 12" minimum and extend wires 12" minimum into jambs. Temporarily support steel angle before laying masonry. Shoring may be removed seven days following the installation of masonry.
 - D. When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
- 3.6 All masonry or stone veneer over lower roofs must have a structural steel angle lag bolted to the adjacent wall studs to prevent sliding of the veneer. A minimum of a triple rafter must be installed below masonry climbs. Thin-set veneer attachments provided by the contractor may supercede this specification. Please verify the alternative attachment procedure with the Engineer of Record.
- 3.7 All rafter braces must have 2 studs from the wall top plate through all floors solid to the foundation or supporting beam below. No braces shall be attached to the top wall plate without studs directly under them.
- 3.8 Where non-bearing parallel partitions fall between floor joists, 2x4 ladders @ 16" o/c must be placed perpendicular to the joists to support the plywood decking or double joist installed directly below wall.
- 3.9 All wood I-joists must be braced in accordance with the manufacturer's directions plus any details shown on the plans. Load bearing partitions, jacks, beams and column supports must be solidly blocked through the floor as the joists and plywood may not be able to carry the concentrated point loads. All point loads must be carried to the foundations with blocking and/or beams. (NOTE: All beams and double joists, etc., have been shown for a load bearing purpose. Placement of the load carrying members shown in the plans in locations other than under the structural element they are intended to carry is the responsibility of the contractor. Exact beam locations are not to be scaled from the framing plans.)
- 3.10 All two-story open rooms with full height openings must be braced to resist pressure resulting from 115 MPH design fastest-mile wind speed or as prescribed for specified wind zones per ASCE 7-98. Any special wall reinforcing shall be shown on the plans provided. Two-story open rooms must be balloon-framed with 2x6s @ 16" o/c as a minimum (no exceptions.)
- 3.11 Stud walls to be listed below unless otherwise noted on the structural plans:
- A. Interior One & Two Story Walls (with intermediate floors)
 - i. Load bearing2x4 @ 16" o/c
 - ii. Non load bearing2x4 @ 16" o/c
 - B. Interior Three Story Walls
 - i. Load bearing (2nd & 3rd Floor).....2x4 @ 16" o/c
 - ii. Load bearing (1st Floor).....2x4 @ 12" o/c
 - or 2x6 @ 16" o/c
 - iii. Non-load bearing.....2x4 @ 16" o/c
 - C. Basement Walls
 - i. Load bearing.....2x4 @ 12" o/c
 - ii. Non-load bearing.....2x4 @ 16" o/c
 - D. Exterior Walls
 - Exterior walls for three stories shall be 2x6 @ 16" o/c with ½"x4"x8" OSB sheathing or C-DX plywood over entire exterior.
- 3.12 Headers shall be as shown on the plans.
- 3.13 When ceiling joists are parallel to an exterior wall and rafters bear on the exterior stud wall's top plate, tie the rafters near the top plate to the ceiling joists with 6' long 2x6 runners at 4' o/c across the top of the ceiling joists.
- 3.14 At all bay windows, each panel shall be nailed to each adjacent panel with 5-16d nails tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails in each panel at each strap. This will help prevent vertical cracking in the panel joints due to horizontal oscillation of the panels.
- 3.15 At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will help prevent cracking between the wallboard and the top of the base molding due to vertical oscillation of the stair stringers.
- 3.16 Steel pipe columns must be in contact with the supported member and continue solid to the supporting masonry or concrete foundation. No intermediate wood blocking should be used as it will crush. Pipe columns are to be welded to the bottom flange of all steel beams with a continuous fillet weld. Steel plates should be welded to the top of pipe columns with two holes to allow for a minimum of two 3/8" diameter lag screws into all wood beams.

4. FOUNDATION WALLS

- 4.1 All full height foundation walls are shown on structural detail sheet.
- 4.2 All masonry or concrete basement wall construction must be inspected by the County Building Official, Architect, or Engineer for compliance with structural specifications.
- 4.3 Where full-height foundation or basement walls run parallel to floor framing, blocking must be provided between joists at 3'-0" o/c for not less than six joist spacings out from wall.
- 4.4 Details of any earth retaining structures not attached to the house structure will be shown on separate details. (These walls may be designed only after grade conditions are known.)

5. ROOF CONSTRUCTION

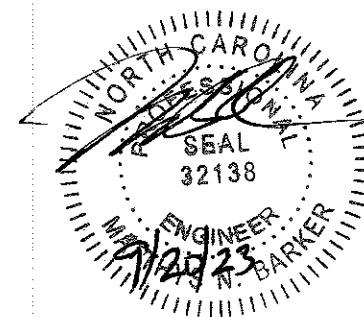
- 5.1 Rafters shall be 2x6 SPF #2 @ 16" o/c for standard weight shingles except as noted. They are to be cut into hips, ridges, etc., unless noted as over-built.
- 5.2 Collar ties shall be 2x6 @ 48" o/c at all ridges unless noted otherwise and located a minimum 3' below the ridge. Collar ties may be closer to ridge if alternate bracing provided. Vaulted ceilings require special collar tie details or structural ridge beam. See plans as required.
- 5.3 A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
- 5.4 All hips and ridges are a size larger than the rafters framing into them unless noted otherwise.
- 5.5 All hogs on ceiling joists or rafters are 8' long 2-2x6 hog troughs unless noted otherwise. Rafters may be spliced over hogs.
- 5.6 Gable end framing must be braced parallel to ridges with a minimum of 2x6 diagonal braces @ 6' o/c along the gable wall to the interior ceiling joists. Braces are to bear on 2-2x6 hogs and to gable wall at approximately mid-height of gable wall. Braces shall be at approximately a 45° angle. Other bracing may be used if it meets the Engineer's approval.
- 5.7 Carry braces to partitions or beams below. Never brace rafter hogs to 2-2x6 hogs on ceiling joists, unless shown on plans.
- 5.8 Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists with 2x4 diagonal rafter ties spaced @ 48" o/c. Reverse collar ties may be used behind kneewalls.
- 5.9 Roof Plan Legend:
- A.  or  Indicates location of roof brace at rafter level.
 - B.  Arrow away from brace point indicates direction of roof brace to partition, beam or other brace point below.
 - C.  Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam or other brace point below.
 - D. All roof braces are 2-2x4 "T" nailed with 16d nails @ 9" o/c vertically from top to bottom. All braces longer than 10' must be braced horizontally in two directions at mid-height or be increased to 2-2x6s.
 - E. Maximum spacing of roof braces is to be as follows:
 - i. For 2-2x6 hog 6'-0" o/c
 - ii. For 2-2x8 hog 7'-6" o/c

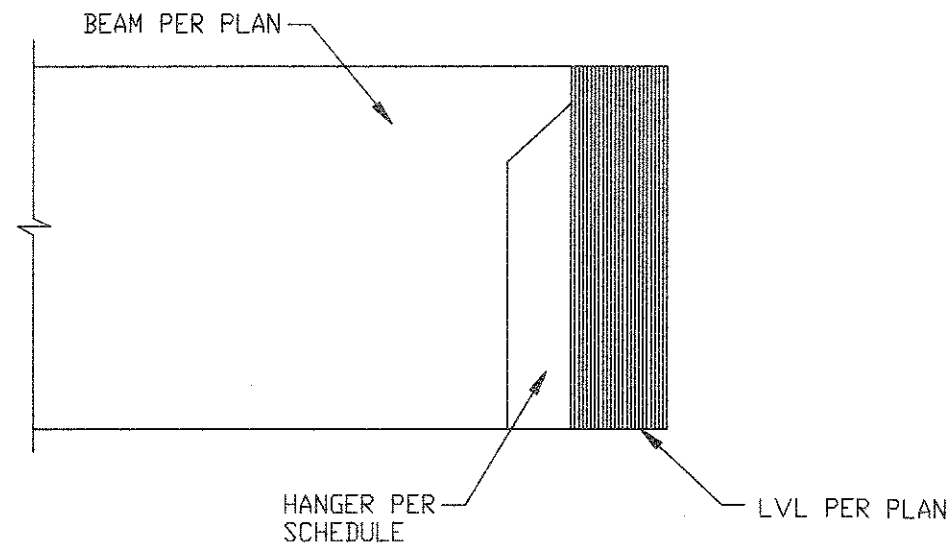
6. WALL BRACING PER R 602.10

This structure has been analyzed by the professional engineer of record for lateral loading. It has been designed using continuous ½" OSB sheathing fastened to the exterior wall framing with 8d nails at 6" on center on edge and 12" on center in the field, to meet and exceed the intent of The 2018 North Carolina Residential Building Code. Where braced wall lines require additional reinforcing, engineered walls sections and hold downs have been provided.

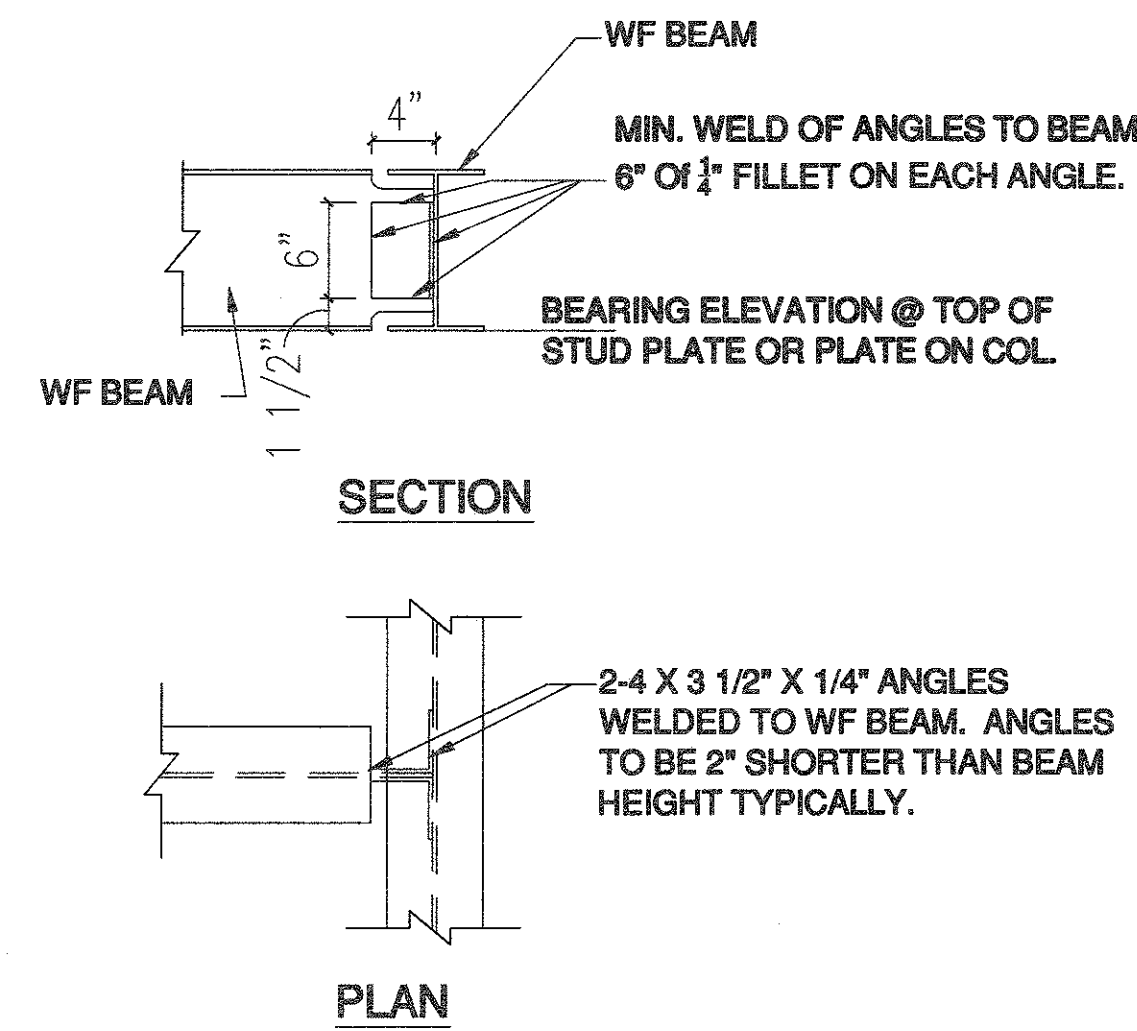
All 800# hold downs are to be Simpson LSTA15 or MSTA15 vertical straps fastened to a minimum of a two stud pocket and the floor band.

EMF- Engineered Moment Frame

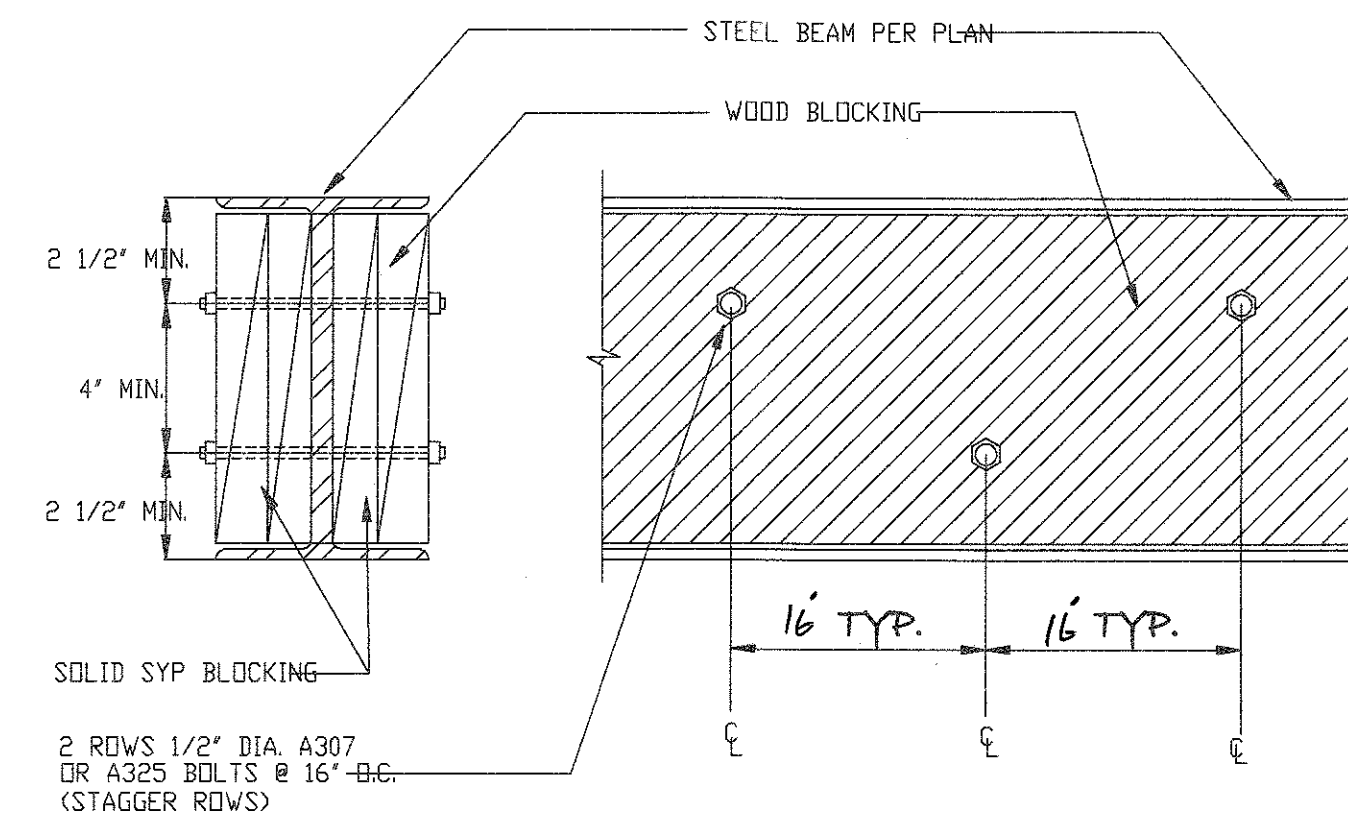




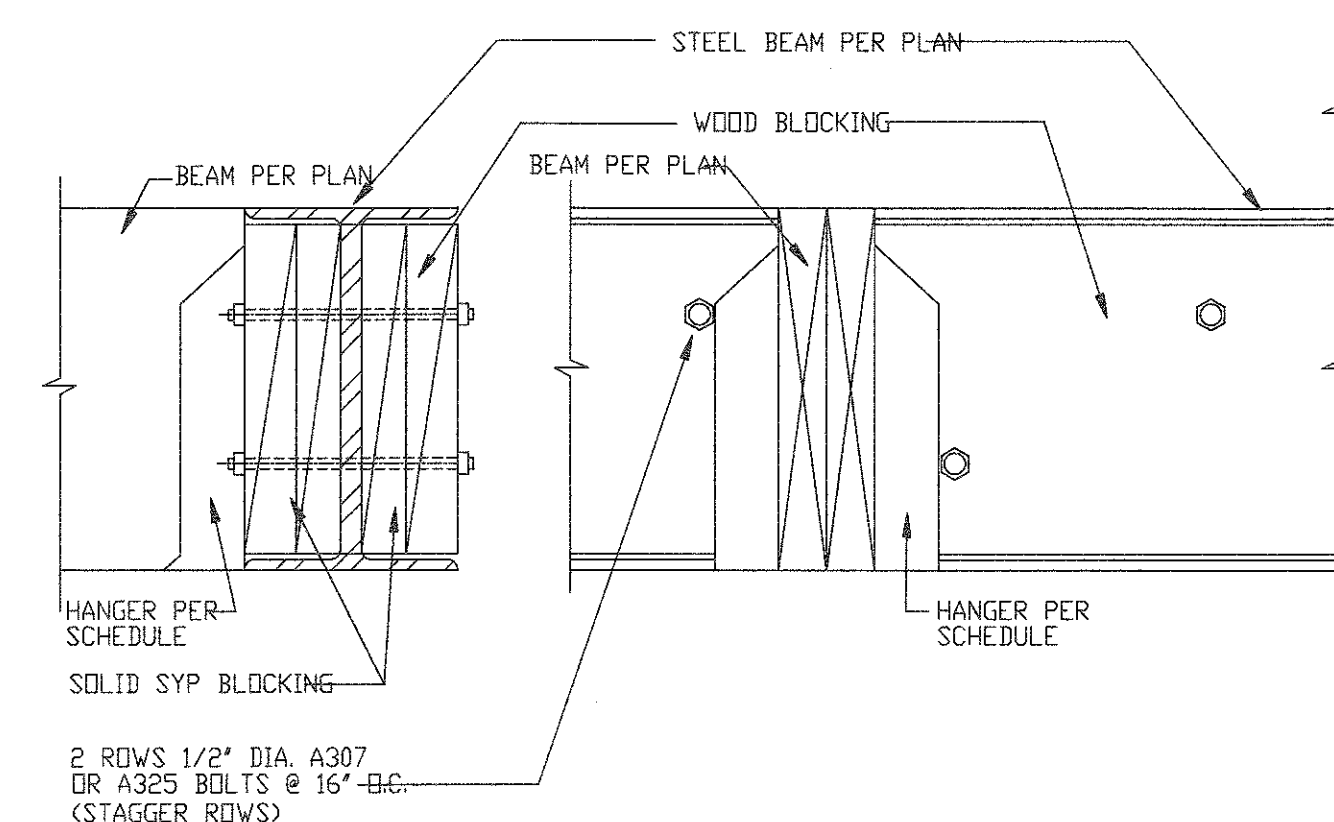
1 BEAM TO LVL CONNECTION DETAIL
SD1 SCALE= NTS



2 STEEL TO STEEL CONNECTION DETAIL
SD1 SCALE= NTS



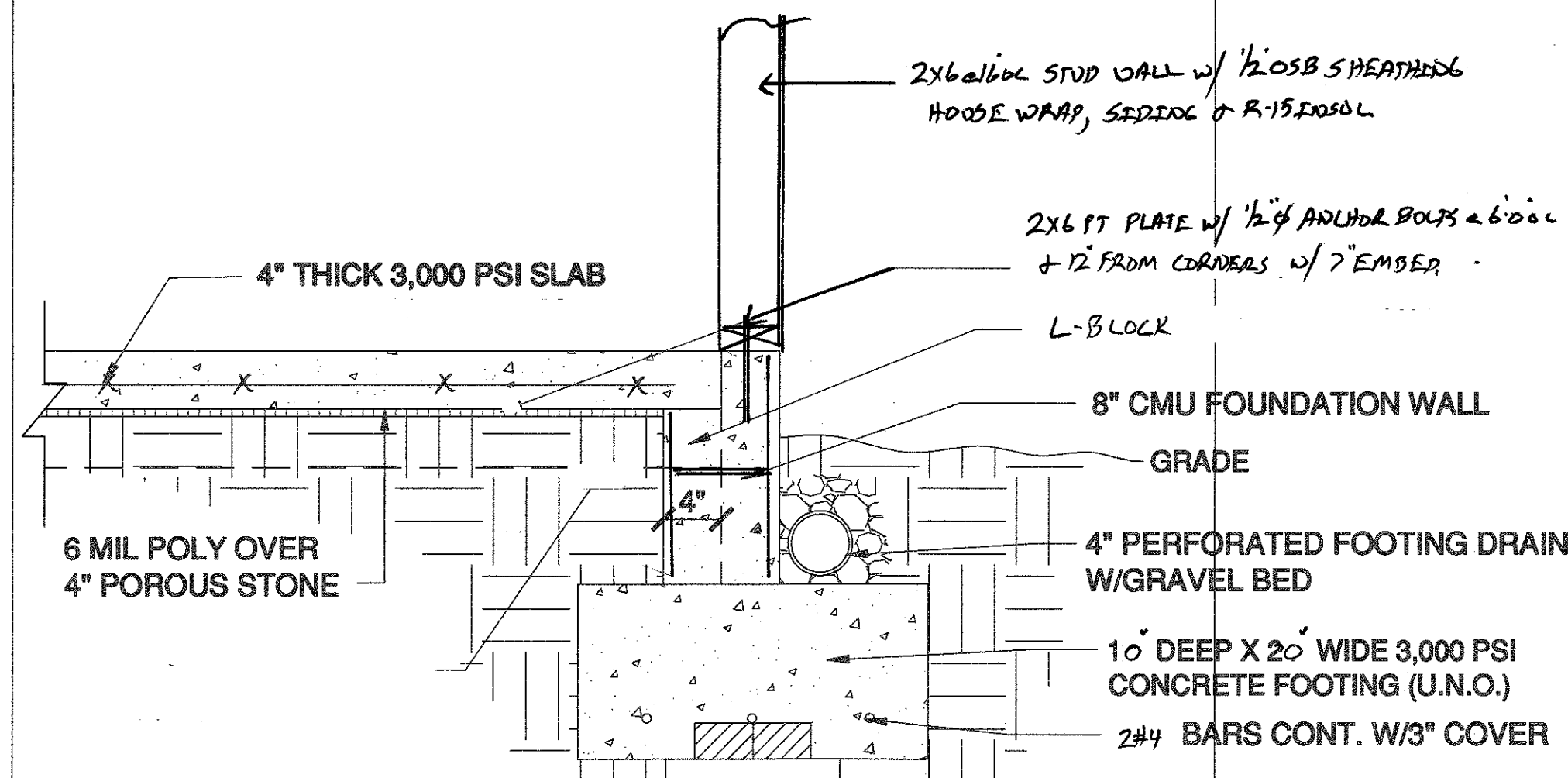
3 STEEL BEAM WEB BLOCKING DETAIL
SD1 SCALE= NTS



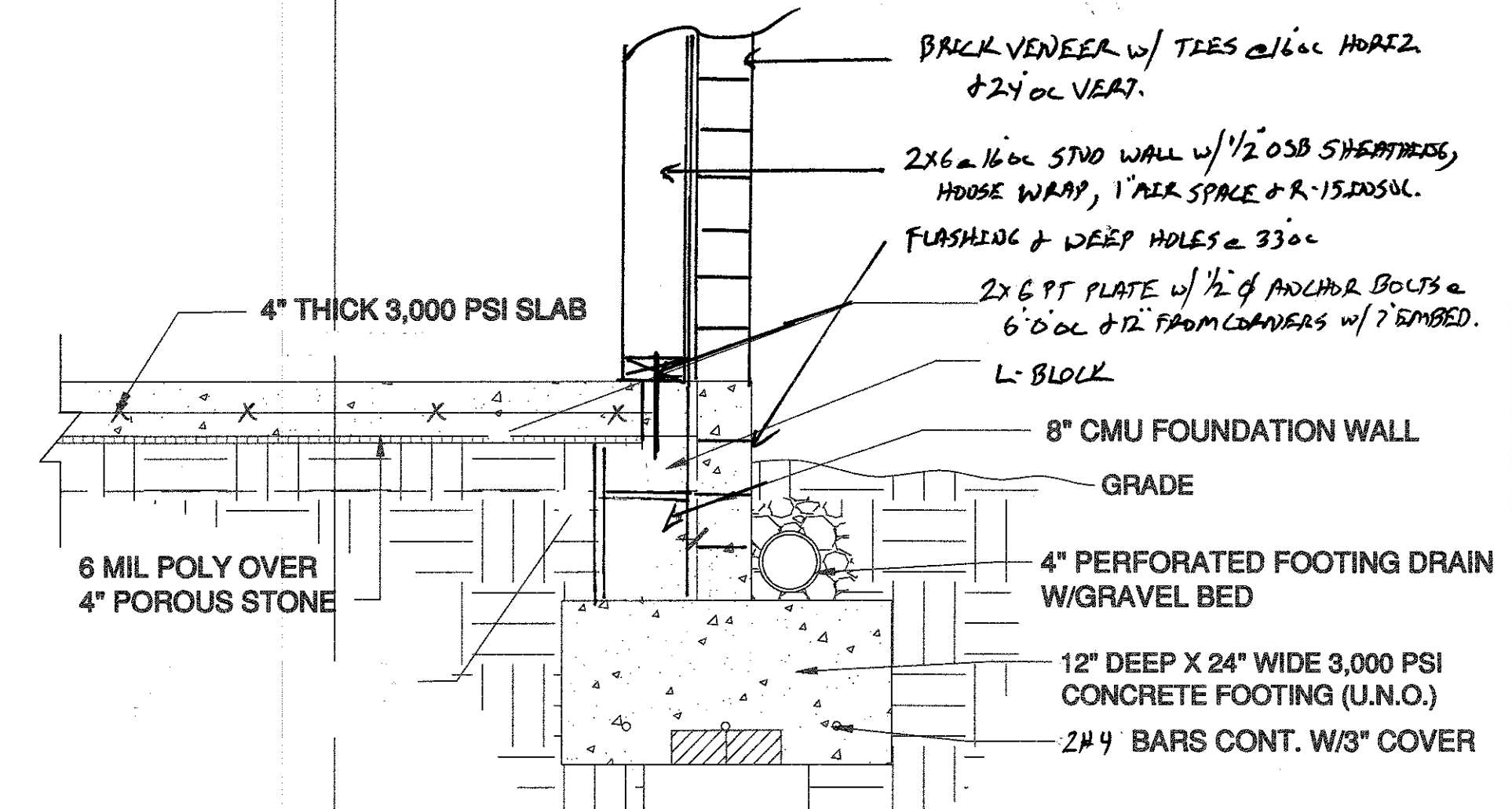
4 BEAM TO STEEL BEAM CONNECTION DETAIL
SD1 SCALE= NTS

TYPICAL HANGERS FOR JOISTS AND BEAMS	
MEMBER	HANGER
2X8	LU829
2X10	LU8210
2X12	LU8210
2-2X8	HUS829-2
2-2X10	HUS8210-2
2-2X12	HUS8210-2
3-2X8	LU829-3
3-2X10	LU8210-3
3-2X12	HU212-3 MIN
2-1 3/4" x 9 1/4" LVL	HGU8410
2-1 3/4" x 11 7/8" LVL	HGU8412
2-1 3/4" x 14" LVL	HGU8414
2-1 3/4" x 16" LVL	HGU8414
2-1 3/4" x 18" LVL	HGU8414
3-1 3/4" x 9 1/4" LVL	HGU85.5010
3-1 3/4" x 11 7/8" LVL	HGU85.5012
3-1 3/4" x 14" LVL	HGU85.5014
3-1 3/4" x 16" LVL	HGU85.5014
3-1 3/4" x 18" LVL	HGU85.5014
4-1 3/4" x 9 1/4" LVL	HGU87.2510
4-1 3/4" x 11 7/8" LVL	HGU87.2512
4-1 3/4" x 14" LVL	HGU87.2514
4-1 3/4" x 16" LVL	HGU87.2514
4-1 3/4" x 18" LVL	HGU87.2514

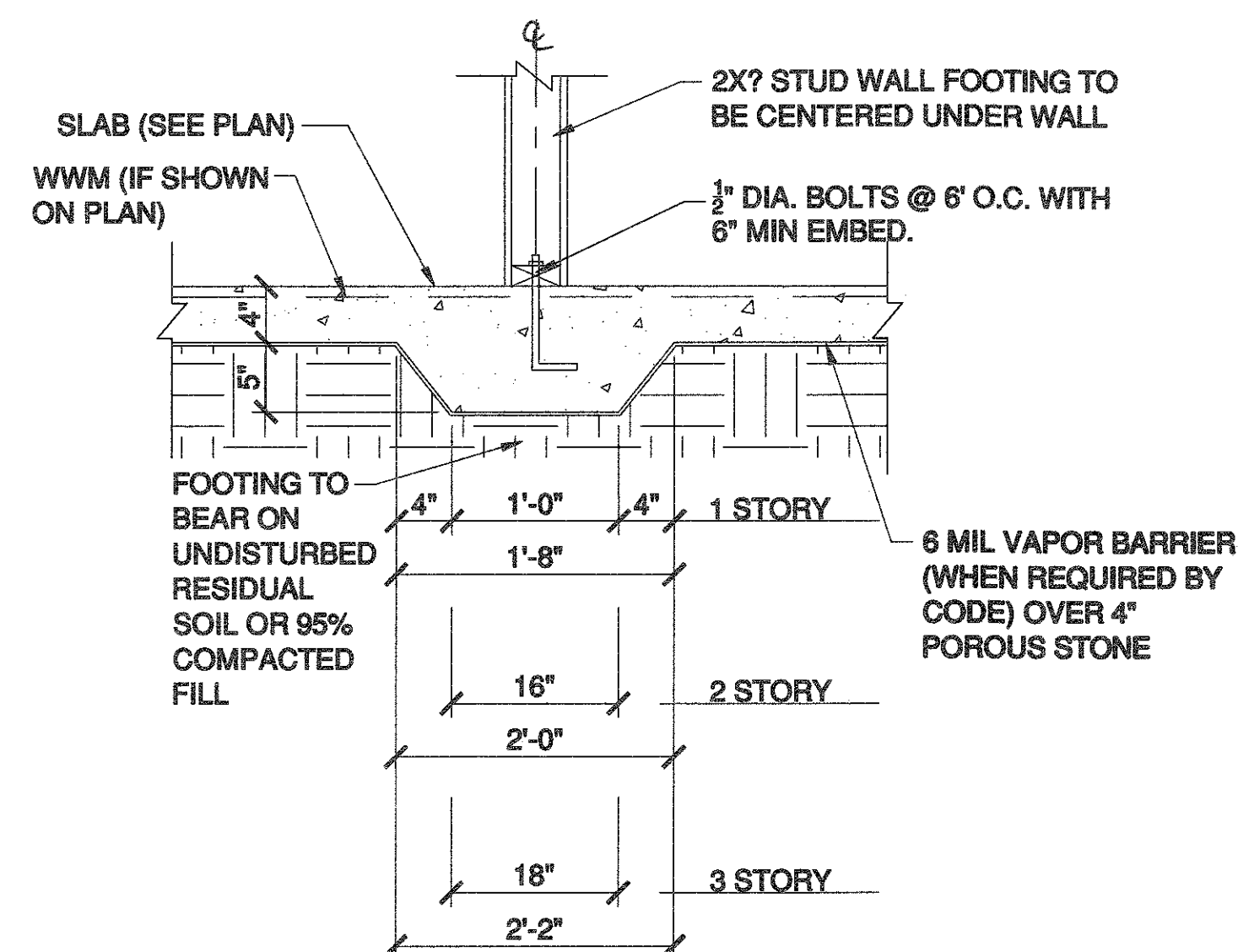
5 HANGER SCHEDULE
SD1 SCALE= NTS



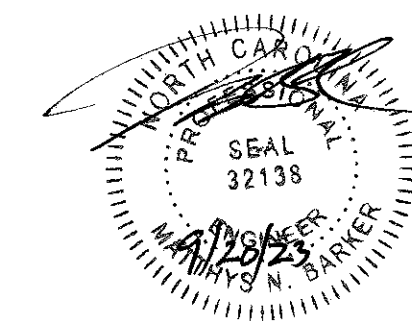
6 STEM WALL FOUNDATION DETAIL W/O BRICK
SD1 SCALE= NTS

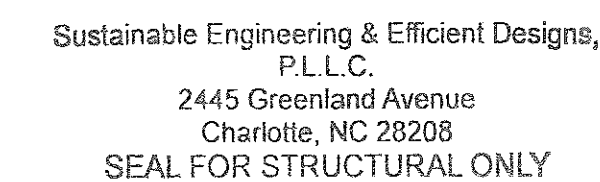


7 STEM WALL FOUNDATION DETAIL W/ BRICK
SD1 SCALE= NTS



8 THICKENED SLAB DETAIL
SD1 SCALE= NTS
N/A





Not for Construction,
Final Pricing, or Permit

St Patrick's Cathedral
 Rectory Building 1621 Dilworth Rd E
 Charlotte, NC 28203

Revisions:

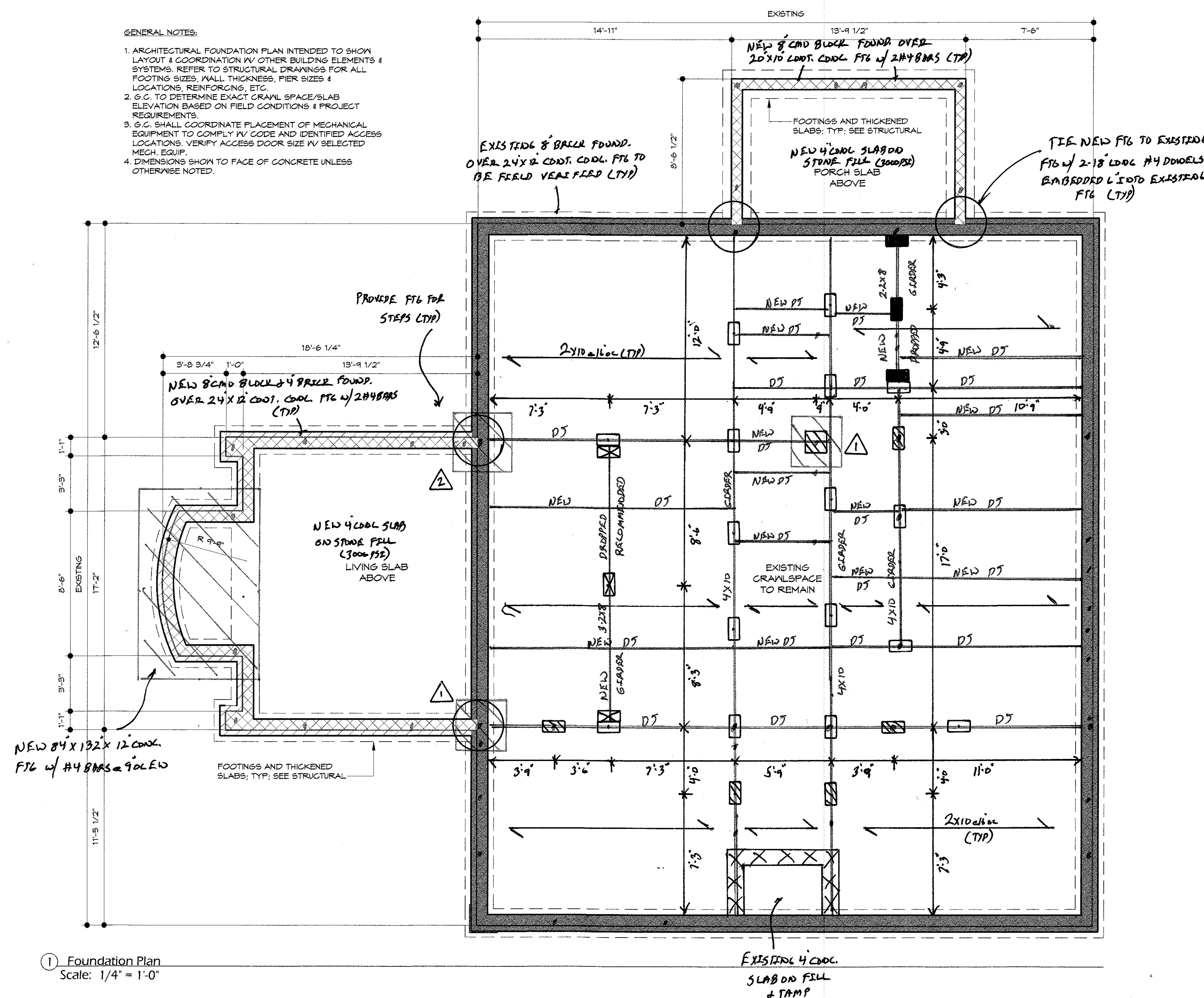
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Revised Floor
Plans -
Foundation Plan
1/4" = 1'-0"

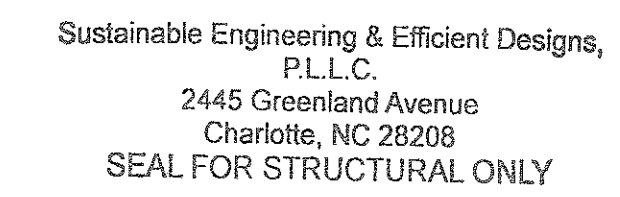
S 1.10

PROVIDE TERMITE TREATMENT AND 6 MIL POLY VAPOR BARRIER UNDER ALL SLABS uno

1. ARCHITECTURAL FOUNDATION PLAN INTENDED TO SHOW LAYOUT & COORDINATION W/ OTHER BUILDING ELEMENTS, SYSTEMS, REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING SIZES, WALL THICKNESS, PIER SIZES & LOCATIONS, REINFORCING, ETC.
2. G.G. TO DETERMINE EXACT CRAWL SPACE/SLAB ELEVATION BASED ON FIELD CONDITIONS & PROJECT REQUIREMENTS.
3. G.C. SHALL COORDINATE PLACEMENT OF MECHANICAL EQUIPMENT TO COMPLY W/ CODE AND IDENTIFIED ACCESS LOCATIONS, VERIFY ACCESS DOOR SIZE W/ SELECTED MECH. EQUIP.
4. DIMENSIONS SHOWN TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.



NB = NON-BEARING



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Final Pricing, or Permit

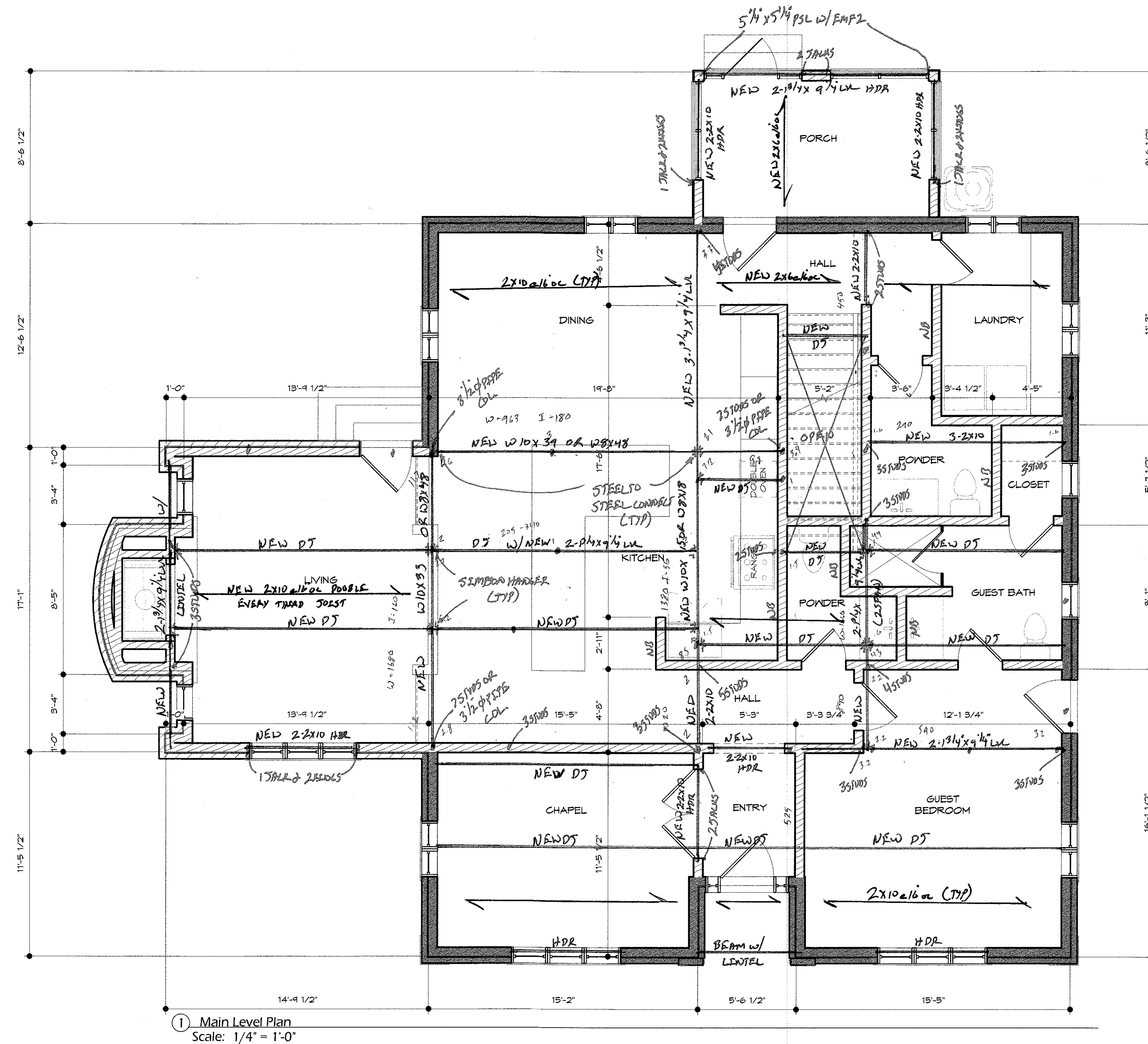
St Patrick's Cathedral
 Rectory Building 1621 Dilworth Rd E
 Charlotte, NC 28203

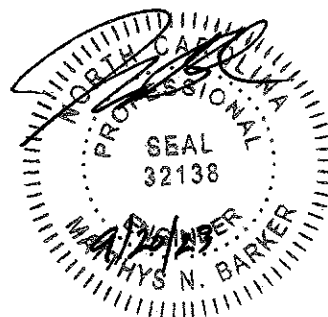
Revisions:_____

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Revised Floor
Plans - Main Level
1/4" = 1'-0"

S 1.11





Sustainable Engineering & Efficient Designs,
P.L.L.C.
2445 Greenland Avenue
Charlotte, NC 28208
SEAL FOR STRUCTURAL ONLY

SECOND FLOOR NOTES:
ALL ATTIC FRAMING IS EXISTING AND IS TO BE FIED VERIFIED uno
ALL NEW ATTIC FRAMING IS 2X8 @ 16" OC uno
TTR = TIED TO RAFTERS
ALL NEW SECOND FLOOR HEADERS ARE 2-2X8 WITH 1 JACK & 1 KING STUD uno
PROVIDE 2 STUDS UNDER ALL ROOF BRACES uno
NEW WALL BRACING PROVIDED BY CONT. 1/4" OSB SHEATHING FASTENED WITH 8D NAILS
@ 6" OC ON EDGE & 12" OC IN THE FIELD TO MEET & EXCEED THE INTENT OF
SECTION R602.10, ENGINEERED DESIGN uno
NB = NON-BEARING

Preliminary
Drawings

Not for Construction,
Final Pricing, or Permit

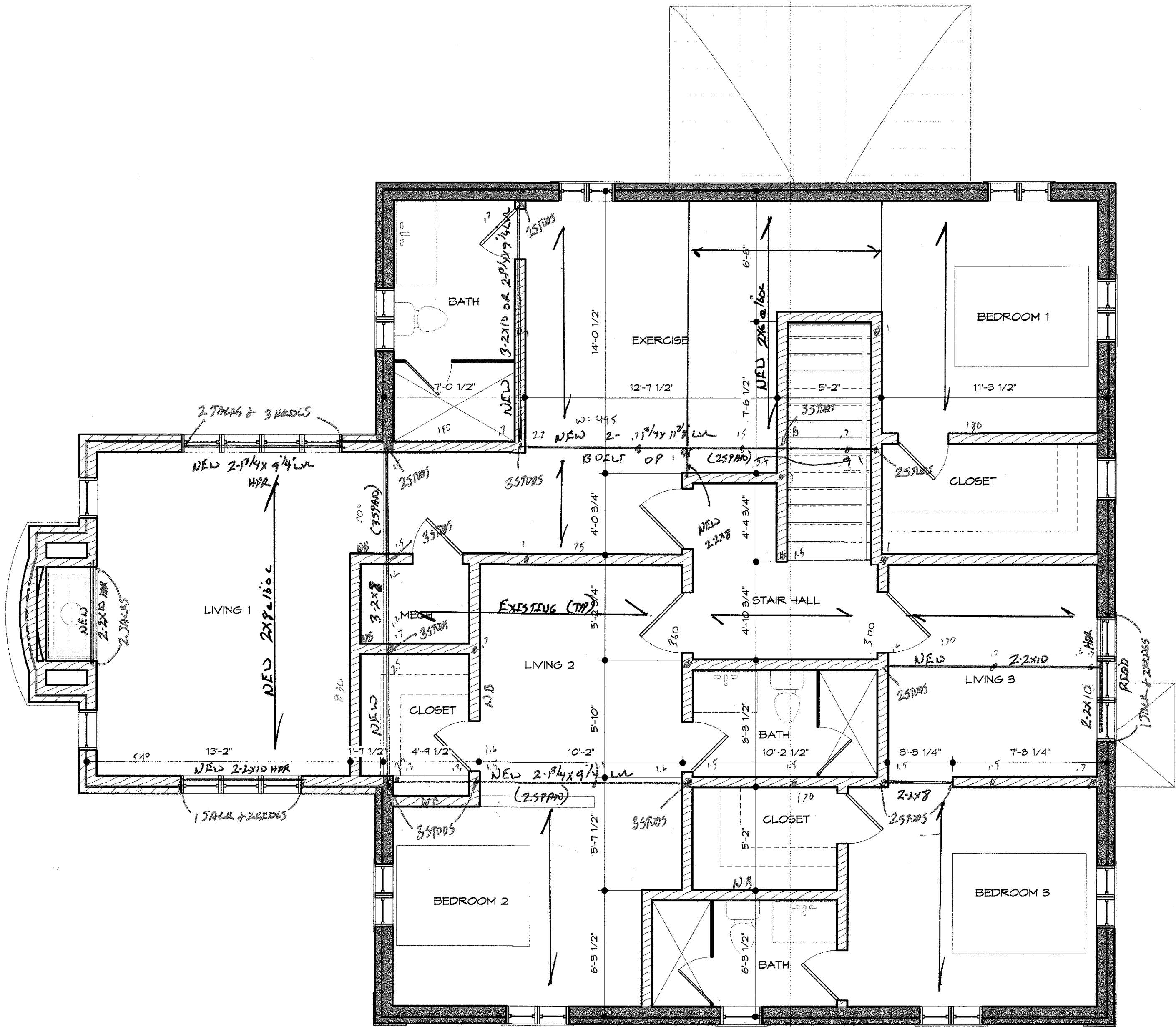
St Patrick's Cathedral
Rectory Building 1621 Dilworth Rd E
Charlotte, NC 28203

Project Number: 19-001
Issue Date: 05/31/23
Revisions:

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Revised Floor
Plans - Upper
Level
1/4" = 1'-0"

S 1.12



1 Upper Level Plan
Scale: 1/4" = 1'-0"



Sustainable Engineering & Efficient Designs,
P.L.L.C.
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Charlotte, NC 28208
SEAL FOR STRUCTURAL ONLY

Preliminary
Drawings

Not for Construction,
Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building 1621 Dilworth Rd E
Charlotte, NC 28203

Project Number: 19-001
Issue Date: 05/31/23
Revisions:

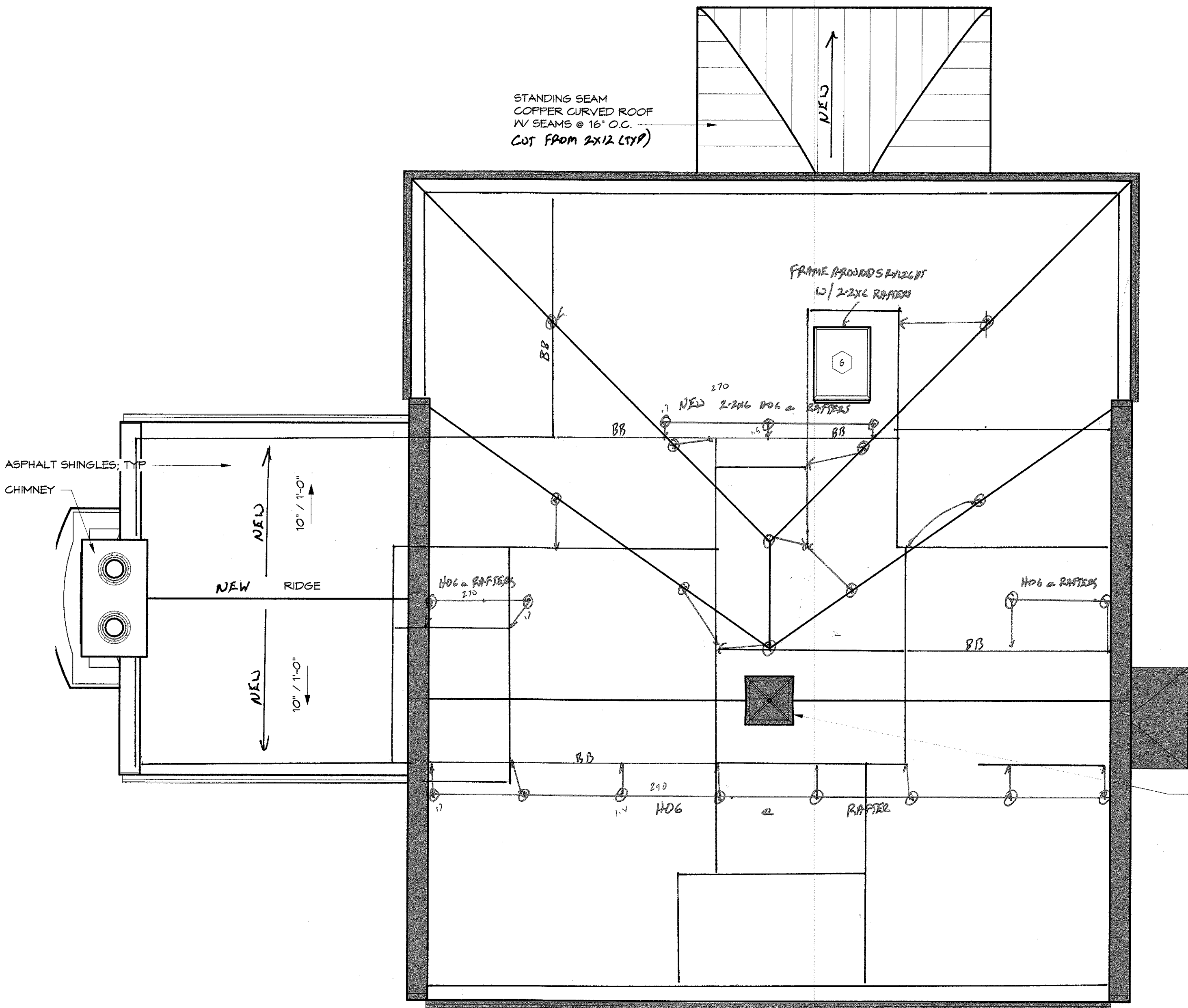
EXISTING CUPOLA;
CONTRACTOR TO ASSES
AND REHAB AS NEEDED

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Revised Floor
Plans - Roof Plan
1/4" = 1'-0"

S. 1.13

ROOF NOTES:
ALL ROOF FRAMING IS EXISTING AND IS TO BE FIELD VERIFIED uno
ALL NEW RAFTERS ARE 2X6 @ 16" OC uno
ALL NEW RIDGES ARE 2X10 WITH 2X4 @ 48" OC COLLAR TIES uno
ALL NEW HIP AND VALLEYS ARE 2X10 uno
BB = BEAM BELOW
RB = RAFTERS BEAR
OB = OVERBUILD



1 Roof Plan
Scale: 1/4" = 1'-0"

Previous Application: HDCCMI-2022-00541_1621 Dilworth Rd E
Decision Letter – Approved with Conditions



HISTORIC DISTRICT COMMISSION

August 5, 2022

Mr. William Philemon
Schrader Design
1310 South Tryon St.
Charlotte, NC 28203

Re: 1621 Dilworth Road East/St. Patricks Rectory, HDCCMI-2022-00541

Dear Mr. Philemon,

On July 13, 2022, the Charlotte Historic District Commission ("Commission") heard your application HDCCMI-2022-00541 for a Certificate of Appropriateness an addition at 1621 Dilworth Road East/St. Patricks Rectory ("Property"). The Property is further identified as tax parcel number 1 2 3 1 2 5 0 2 located within the Dilworth Local Historic District ("District").

The Commission received sworn testimony from all individuals in attendance who requested to be heard on the Application, and the Commission accepted into evidence the Application, staff reports, and all supporting documents contained in the agenda and any supplemental information provided. The Commission carefully considered all the competent evidence presented. Credibility determinations were made to resolve conflicts in the evidence. Based upon the testimony of witnesses and documentary and other evidence presented at the hearing, and based upon a preponderance of the evidence, the Commission makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The applicant is proposing changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 ½", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 ½" x 13'-8 ½" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

The project was previously reviewed by the Commission under application number HDCCMI-2019-00516. On October 9, 2019, the Historic District Commission voted to approve the project with the condition that additional detail drawings on the screen porch were provided to staff for review. Minor changes to the project scope are outlined below. The COA was not issued, and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision with the project scope changes listed below.

Revisions from prior approval

- Screen porch details and dimensions provided.
- The areas of wood siding at the addition have been changed to brick. These areas were on the front and rear elevation on the upper level wall going into the corner of the existing building. By changing this to brick, it can better tie into the existing building.
- The representation of the screened door going into the screened porch has been clarified to show how it swings and how it's set in the screen panels.
- Rear windows (C1 and C2) have a thickened limestone sill that was not included in the original approved submission.
- The exact size and location of the skylight on the roof shown in the rear elevation has been slightly shifted and made to be a bit narrower.

2. The Commission evaluated the project according to the *Charlotte Historic District Design Standards* ("Design Standards").

CONCLUSIONS OF LAW

The proposed project is not incongruous with the special character of the District as described in Chapter 3 of the *Design Standards*.

The proposed project is consistent with the *Secretary of Interior's Standards for Historic Rehabilitation*, as referenced in the City of Charlotte Zoning Ordinance Section 10.210 (Historic Districts: Standards) and *Design Standards* for Additions and New Construction, Chapter 6.

DECISION: APPROVAL WITH CONDITIONS

After deliberation and with a quorum present, the Commission voted 9-0 to Approve this application for meeting *Design Standards* for Additions, and New Construction, all of Chapter 6, with the following Condition(s):

- a. Work with staff for door and window specs.

The Certificate of Appropriateness (COA) is hereby approved provided that final, permit-ready construction plans that meet the above condition(s), and remain in compliance with the *Design Standards*, are provided to staff within six months from the date of this letter.

If the final, permit-ready construction plans are not received within the six-month timeframe, the Commission's decision will be rendered null and void and re-application will be required.

NOTICE OF APPEAL RIGHTS

In accordance with N.C.G.S. §160D-947(e)(2) and §160D-405(d), any appeal of this decision must be filed with the Board of Adjustment within thirty (30) days from receipt of the written notice of the decision issuing or denying a Certificate of Appropriateness. Failure to comply with this deadline will forfeit the right to appeal. An Appeal Request Checklist and Instructions as well as the Appeal Application (Form 3) may be obtained at the following web address:

http://www.charmeck.org/Planning/Fees_Applications/ZoningAdministrationApplicationPacket.pdf

INSTRUCTIONS TO APPLICANT

The final permit-ready plans must be submitted via Accela Citizen Access and the COA must be requested from HDC staff in writing.

Once received, staff will review the plan as approved above. If the final plans are found to be compliance, then a COA will be issued. Any final plans that do not match the Approved plans will not receive a COA and may require submission of a new application for review and approval by the Commission.

If you have any questions about the Commission's decision or processes, please contact HDC Staff:

Kristi Harpst, Program Manager

704-336-4697

kharpst@charlottenc.gov

Cindy Kochanek, Project Coordinator

704-336-1477

cynthia.kochanek@charlottenc.gov

Jill Sanchez-Myers, Sr. Assistant City Attorney

704-336-5801

Jill.SanchezMyers@charlottenc.gov

Candice Leite, Planner

704-336-2302

candice.leite@charlottenc.gov

Sincerely,



Kim Parati

Chair, Charlotte Historic District Commission

July 2022
Meeting Presentation
HDCCMI 2022-00541

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 1621 Dilworth Road East, St. Patrick's Rectory
SUMMARY OF REQUEST: Addition
APPLICANT/OWNER: Harry Schrader/Will Philemon

Details of Proposed Request

Existing Conditions

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features include a side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

Proposal

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 ½", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 ½" x 13'-8 ½" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

The project was previously reviewed by the Commission under application number HDCCMI-2019-00516. On October 9, 2019, the Historic District Commission voted to approve the project with the condition that additional detail drawings on the screen porch were provided to staff for review. Minor changes to the project scope are outlined below. The COA was not issued, and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision with the project scope changes listed below.

Revisions from prior approval

- Screen porch details and dimensions provided.
- The areas of wood siding at the addition have been changed to brick. These areas were on the front and rear elevation on the upper level wall going into the corner of the existing building. By changing this to brick, it can better tie into the existing building.
- The representation of the screened door going into the screened porch has been clarified to show how it swings and how it's set in the screen panels.
- Rear windows (C1 and C2) have a thickened limestone sill that was not included in the original approved submission.
- The exact size and location of the skylight on the roof shown in the rear elevation has been slightly shifted and made to be a bit narrower.

Design Standards – Secretary of the Interiors Standards, page 2.5

Refer to Design Standards book.

Design Standards – New Construction, Chapter 6 (Additions pages 6.20-6.24)

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.
8. In a single family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered permeable.
7. existing structure. The original roof as visible from the public right-of-way should not be raised.

All Projects Will be Evaluated for Compatibility by the Following Criteria (as applicable)		Page #
Context	the overall relationship of the project to its surroundings.	6.1-6.4
Setback	in relationship to setback of immediate surroundings	6.5
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.6
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.7
Massing	the relationship of the buildings various parts to each other	6.8
Height and Width	the relationship to height and width of buildings in the project surroundings within a 360 degree range of visibility	6.9
Scale	the relationship of the building to those around it and the human form	6.10
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.11
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.12
Roof Form and Materials	as it relates to other buildings in project surroundings	6.13
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.14
Doors and Windows	the placement, style and materials of these components	6.15-16
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.17
Materials	proper historic materials or approved substitutes	6.18
Size	the relationship of the project to its site	6.5 & 6
Rhythm	the relationship of windows, doors, recesses and projections	6.15-16
Landscaping	a tool to soften and blend the project with the district	8.1-12

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

Staff Recommendation

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
 - a. Work with staff on window and door specifications that meet HDC Standards.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.



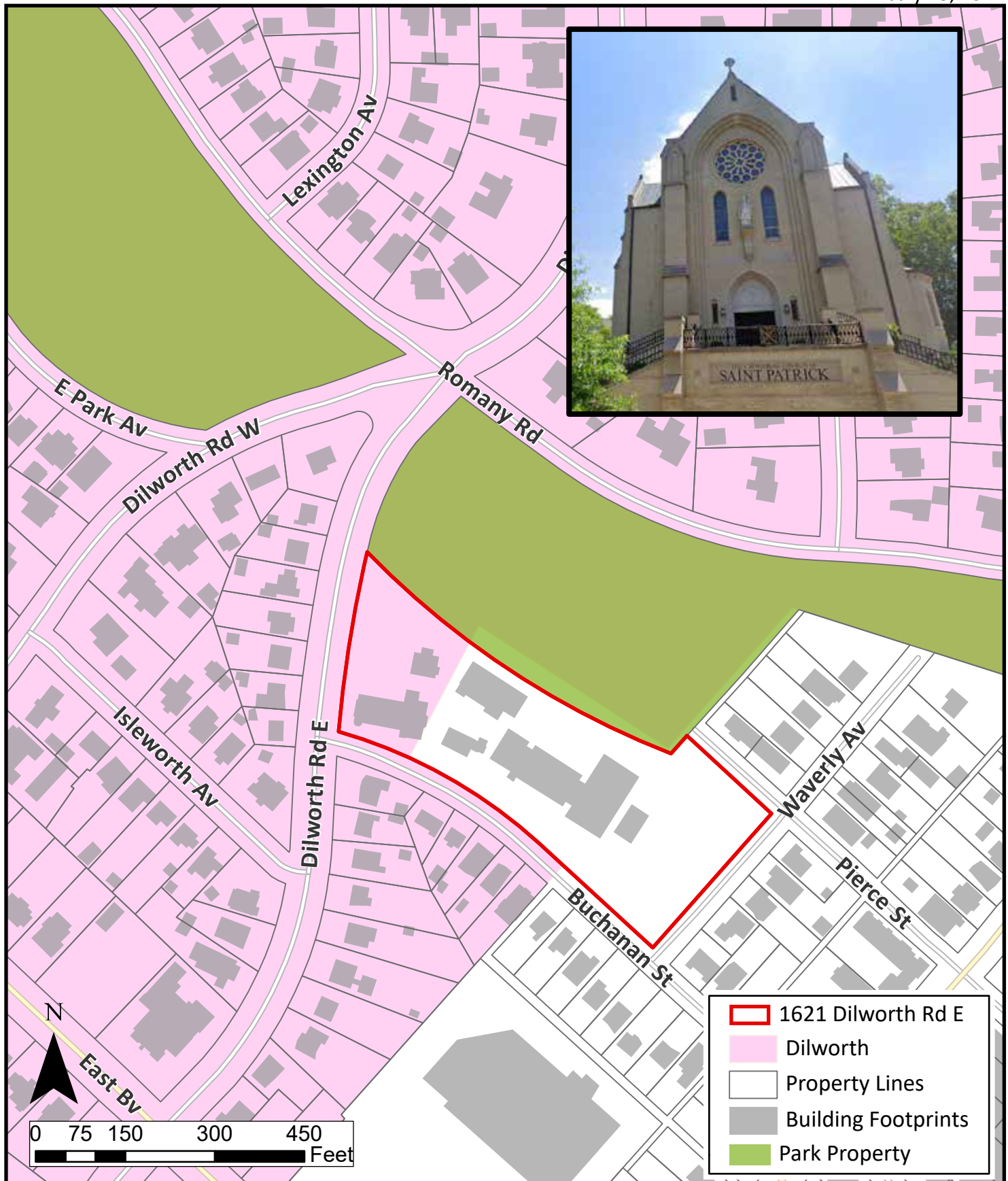
HDCCMI 2022-00541

PID: 12312502

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITION

July 13, 2022



For Additions to Buildings:	
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.	1. The primary work area that is visible from the exterior is located on the rear elevation and the side elevation that is less visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.	2. The majority of the addition is simply filling in the open space underneath a second-floor overhang. The screened porch on the rear elevation is extended slightly increasing the overall footprint of the building by approximately 2.5%.
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.	3. The original screened porch appears to be an addition to the original building so the proposed alteration of that element has no effect on the integrity of the original building. Similarly, the second-floor space on the side elevation appears to have been added on so filling in the space beneath it should have very little impact on the integrity of the original building shell.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.	4. The building orientation and primary entry will not be affected in any way.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. Typically, the original roof as visible from the public right-of-way should not be raised.	5. The existing roof of the original building will not be modified in any way. The existing screened porch on the rear elevation has an unusual roof from when it was added after the original construction date. This roof will be replaced with a roof that is more in keeping with the style of the original building and will be designed to reflect the existing canopy over the side entry. There is a flat roof over the existing second-floor addition that is rather tenuously connected to the side wall of the original building which will be replaced with a roof that is similar to that of the original building.
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	6. Because the addition on the side elevation will tuck in underneath the existing second-floor, it will inherently respond to the existing building's massing, form, scale and directional expression. The existing flat roof over the second-floor that was added on at some point will be replaced with a roof form that is more similar to that of the original building. The materials and fenestration will be of a similar vocabulary to that of the existing building.
7. Additions that are no taller nor wider than the existing building and increase the building's square footage 50% or less are typically eligible for administrative approval.	7. The addition being proposed is not taller than the existing building at any point and increases the existing building's square footage by approximately 6%.
8. In a single family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered permeable.	8. N/A.

01

Guidelines for additions to historic buildings and design response



01 Existing conditions

Visual impact from the front and side elevation facing the primary cathedral building is virtually unchanged. The side entry door will likely be replaced but will be in keeping with the design vocabulary of the original building.



02 Proposed changes

NOTE: Refer to architectural elevations and exterior perspectives (A2.10-A2.20 included in submission) for information regarding materials, windows, detailing etc. The model images shown in these diagrams are for reference to the overall building form as a comparison to the existing building only.



01 Existing conditions

The screened porch that was added at some point will be extended to add approximately 45 square feet to the building footprint in this location. The roof of this area will be designed to be more in keeping with the architecture of the original building rather than the shed roof of the existing screened porch.



02 Proposed changes

NOTE: Refer to architectural elevations and exterior perspectives (A2.10-A2.20 included in submission) for information regarding materials, windows, detailing etc. The model images shown in these diagrams are for reference to the overall building form as a comparison to the existing building only.



01 Existing conditions

The space beneath the existing second floor addition will be filled in to create a new living space on the main level. The flat roof of the existing second floor addition will be replaced with one that matches the original building including a parapet wall on the end. The addition of a chimney will help in anchoring the additional space to the original building in a way that identifies it as an integral part of the building while still distinguishing it as an added element.



02 Proposed changes

NOTE: Refer to architectural elevations and exterior perspectives (A2.10-A2.20 included in submission) for information regarding materials, windows, detailing etc. The model images shown in these diagrams are for reference to the overall building form as a comparison to the existing building only.



01 Existing conditions

All windows and doors added to the building will be of similar scale and proportion to those of the original building while also maintaining a similar style. Adding the space below the existing second-floor addition will help that space to no longer read as an added element that was simply tacked onto the side of the original building. The intent of the addition is to restore the integrity of that façade by harmonizing both the existing addition with the new addition and blending them into the original building.



02 Proposed changes

NOTE: Refer to architectural elevations and exterior perspectives (A2.10-A2.20 included in submission) for information regarding materials, windows, detailing etc. The model images shown in these diagrams are for reference to the overall building form as a comparison to the existing building only.



01 Existing conditions - front elevation



02 Existing conditions - front and side elevations

6

St Patrick's Cathedral

Rectory Building
05.24.22

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custom architecture

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01 Existing conditions - side elevation



02 Existing conditions - back elevation

7

St Patrick's Cathedral

Rectory Building
05.24.22



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01 Existing conditions - side and back elevations



02 Existing conditions - side elevation

8

St Patrick's Cathedral

Rectory Building
05.24.22


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01 Existing conditions - side elevation under second floor addition



02 Existing conditions - detail at porte cochere



03 Existing conditions - screened porch



01 Existing conditions - detail at porte cochere and second floor addition



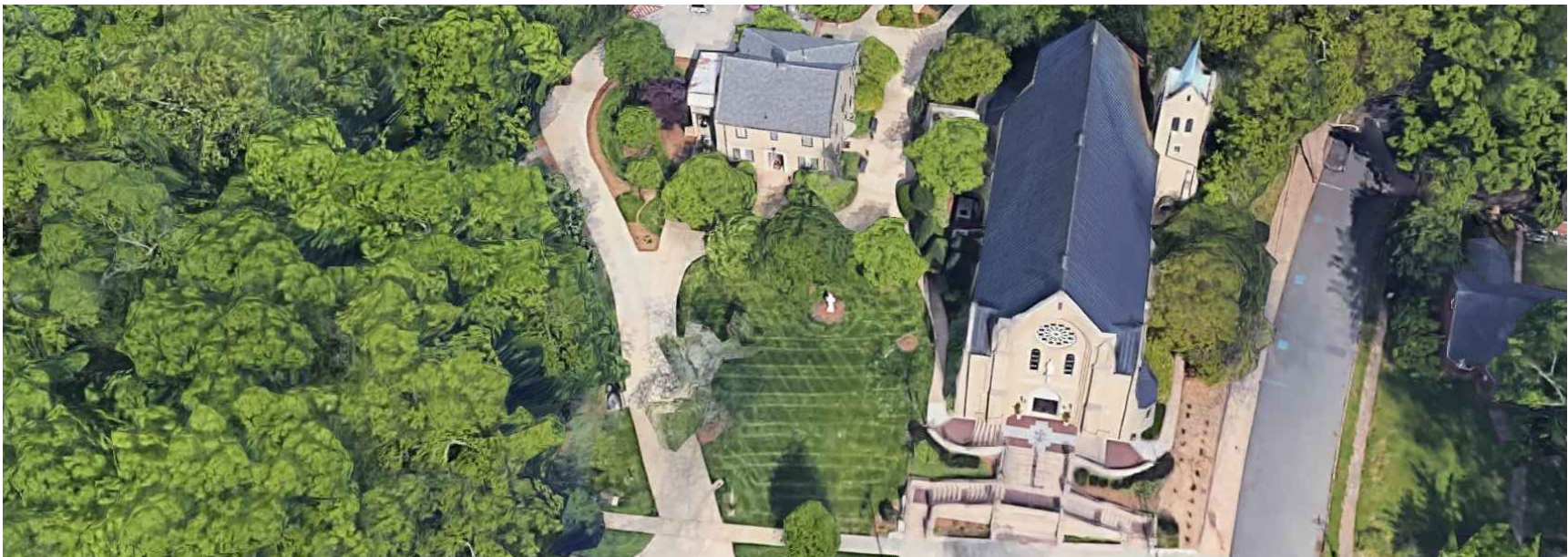
02 Existing conditions - detail at porte cochere and second floor addition



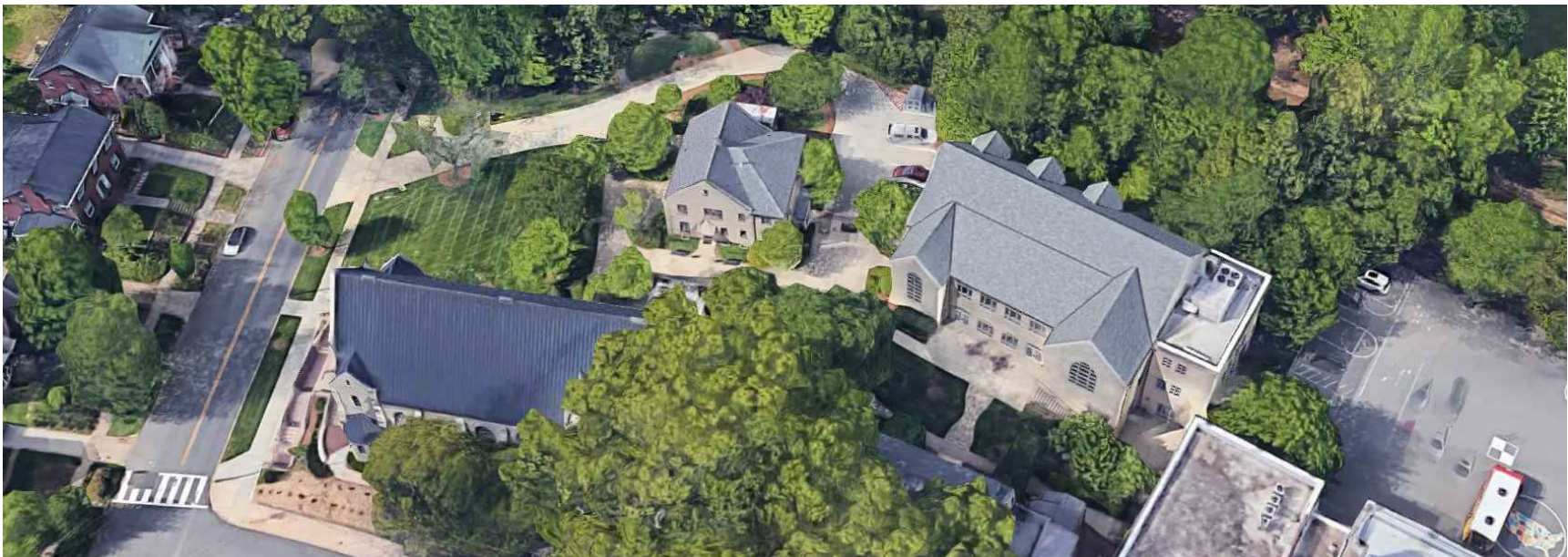
01 Existing conditions - view from street



02 Existing conditions - view from street



03 Existing conditions - aerial view



04 Existing conditions - aerial view

Rectory Building 1621 Dilworth Rd E Charlotte, NC 28203

A	
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
B	
BLDG.	BUILDING
C	
CPT.	CARPET
CLG.	CEILING
CT	CERAMIC TILE
CL.	CENTER LINE
CLR.	CLEAR
CFB.	CLEAR FLOOR SPACE
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
D	
DIA.	DIAMETER
DM.	DIMENSION
DW.	DISHWASHER
DN.	DOWN
D.S.	DOWN SPOUT
DWG'S.	DRAWINGS
E	
EA.	EACH
E.O.	EDGE OF
ELEC.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
EQ.	EQUAL

EXIST	EXISTING
EXP./JT.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F	
F.V.	FIELD
FD	FIRE DEPARTMENT
F.E.C.	FIRE EXTINGUISHER
FP	FIREPLAC
F.D.	FLOOR
FT	FOO
FTG	FOOTIN
G	
GAL	GALVANIZE
GA	GAUG
GYN	GYPSUM WALL
H	
H	HANDICA
HDX	HARDWOOD
HT.	HEIGH
HM	HOLLOW
HORIZ	HORIZONTAL
HR	HOU
I	
INCL	INCLUD
IB	INTERNATIONAL BUILDING
INFO	INFORMATIO
ID	INSIDE
IF	INSIDE
INSUL.	INSULATIO
INT.	INTERIO
L	
LB	POUN
LV	LAMINATED VENEER

M	
MFR	MANUFACTURE
M.O	MASONRY
MAT	MATERIA
MAX	MAXIMUM
MECH	MECHANICA
MTL	META
MIN	MINIMUM
MISC	MISCELLANEOU
MRS/V	MOISTURE RESISTANT
MTD	MOUNT
N	
NOM	NOMINA
NC&B	NORTH CAROLINA STATE BLDG.
NV	NOT
N.I.C	NOT IN
N.T.S	NOT TO
NO	NUMBER
O	
O.C	ON
OPN	OPENN
OPP	OPPOSITE
ORI	ORIGINA
O.D	OUTSIDE
P	
PTD	PAINT
PR	PAI
PLUMB	PLUMBN
R	
R	RADIU
R	REFERING
RE	REFRIGERAT
REINF	REINFORCE
REQ	REQUIRE

	REV	REVISION
	R.D.	ROOF
	R.O.	ROUGH
S		
	SCHED	SCHEDULE
	SEA	SEALED
	SECT	SECTION
	SIM	SIMILA
	SPEC(S)	SPECIFICATION
	SQ	SQUARE
	S.S.	STAINLESS
	S.G.	STAMPED
	STD	STANDARD
	STL	STEEL
	STRUCT	STRUCTURE
T		
	TH	THICK
	THRU	THROUGH
	T&G	TONGUE AND GROOVE
	T.O.	TOP OF
	T.S.	TUBE STEEL
	TYP	TYPICAL
U		
	UL	UNDERWRITERS LABORATORY
	UNO	UNLESS NOTED OTHERWISE
V		
	VERT.	VERTICAL
W		
	W	WITH
	WO	WITHOUT

1.00 GENERAL

1.01 CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND CONFIRM EXACT LOCATION, FLOOR ELEV. ETC. W/ OWNER/ ARCHITECT PRIOR TO STARTING CONSTRUCTION

1.02 CONTRACTOR SHALL COORDINATE EXIST SLAB ELEVATION AND DEPRESSIONS WITH FLOOR FINISHES CHOSEN BY OWNER

1.03 CONTRACTOR SHALL EXECUTE ALL FRAMING IN ACCORDANCE WITH THE 2018 NC RESIDENTIAL BUILDING CODE AND ACCEPTED CONVENTIONAL FRAMING PRACTICES OR IN ACCORDANCE WITH THE STRUCTURAL ENGINEERING DOCUMENTS.

2.00 PLAN DIMENSIONS

2.01 DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE, OR FACE OF CMU UNLESS NOTED OTHERWISE.

2.02 ALIGNMENT INDICATION SHALL BE FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

2.03 WALL ANGLES ARE PARALLEL, PERPENDICULAR OR 45 DEGREE ANGLES TO BUILDING PERIMETER UNLESS NOTED OTHERWISE.

2.04 CENTERLINE DIMENSIONS SHALL BE MEASURED FROM CENTERLINE OF ASSEMBLY, FUTURE OR DEVICE.

2.05 CENTERLINE INDICATION AT WALLS ABUTTING BUILDING ELEMENTS (MILLIONS, COLUMNS, OR PLASTERS) SHALL BE CENTER OF WALL, ASSEMBLY OR CENTER OF ELEMENT UNLESS NOTED OTHERWISE.

2.06 DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

2.07 ALIGNMENT OF WALLS WITH NEW OR EXISTING CONSTRUCTION SHALL PROVIDE A SMOOTH UNINTERRUPTED FINISHED SURFACE.

2.08 PROVIDE SOLID NOOD BLOCKING AS REQ'D FOR ALL TOILET ACCESSORIES, CABINETRY, AND TRIM.

2.09 ALL DOORS TO BE CENTERED UNLESS NOTED OTHERWISE.

2.10 ALL INTERIOR AND EXTERIOR WALLS ARE ASSUMED TO BE 2X6 NOOD STUD FRAMING UNLESS NOTED OTHERWISE.

2.11 FRAMING OF ROUGH OPENING FOR ALL DOORS SHALL PROVIDE ADEQUATE CLEARANCE FOR FULL DOOR CASING AND 1" MIN. GMB @ CORNER.

3.00 CEILING

3.01 PENETRATIONS AND OPENINGS IN CEILING FOR FIXTURES OR MECHANICAL SYSTEM PATHS OR REGISTERS SHALL BE PRECISELY CUT FOR INSTALLED ITEMS WITH EDGES TO BE FINISHED BY FINISHING TRIM OR COVER. INSTALLATION OF TRIM AND COVERS SHALL BE FLUSH TO SURFACE.



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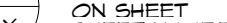





Owner:
St Patrick's Cathedral

Owner: St Patrick's Cathedral	Conditioned Area Main Level: Upper Level:	1680 SF 1707 SF
Site Address: 1621 Dilworth Rd E Charlotte, NC 28203	Total Heated SF:	3387 SF
	Exterior Living Area Porch	117 SF
	Total Exterior Living SF	117 SF

Sheet

Sheet Number	Title	Date
CS	Cover Sheet	06-02-2022
SP1.0	Site Plan Existing	05-24-2022
SP1.1	Site Plan New	05-24-2022
D1.10	Main Level Demolition Plan	05-24-2022
D1.20	Upper Level Demolition Plan	05-24-2022
D2.10	Exterior Demolition Elevations	05-24-2022
D2.11	Exterior Demolition Elevations	05-24-2022
A1.00	Foundation Plan	05-24-2022
A1.10	Main Level Floor Plan	05-24-2022
A1.20	Upper Level Floor Plan	05-24-2022
A1.30	Roof Plan	05-24-2022
A2.10	Exterior Elevations	05-24-2022
A2.11	Exterior Elevations	06-02-2022
A2.20	Exterior Perspectives	05-24-2022
A3.10	Building Sections	05-24-2022
A4.10	Wall Sections	05-24-2022
A7.10	Window & Door Schedules	05-24-2022
A7.20	Window Details	06-02-2022

TOP OF

 <p>TOP OF SUB-FLOOR</p>	 <p>1i</p>			
<p>BEARING OR FLOOR ELEVATION</p>	<p>WALL TYPE TAG</p>	<p>REVISION TRIANGLE</p>	<p>WINDOW SYMBOL TAG</p>	<p>DETAIL TAG</p>
				
<p>CENTERLINE</p>	<p>FLOOR TO CEILING HEIGHT (SUBFLOOR TO BOTTOM OF SOFFIT FRAMING)</p>	<p>DOOR TAG</p>	<p>SECTION TAG</p>	<p>ELEVATION TAG</p>



① SITE PLAN (DEMO)
Scale: 1" = 20'-0"



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Rectory Building 1621 Dilworth Rd E
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Project Number: 19-001

Issue Date: 05-24-2022

Revisions:

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Site Plan Existing
1" = 20'-0"

SP1.0



① SITE PLAN
Scale: 1" = 20'-0"



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Site Plan New
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SP1.1

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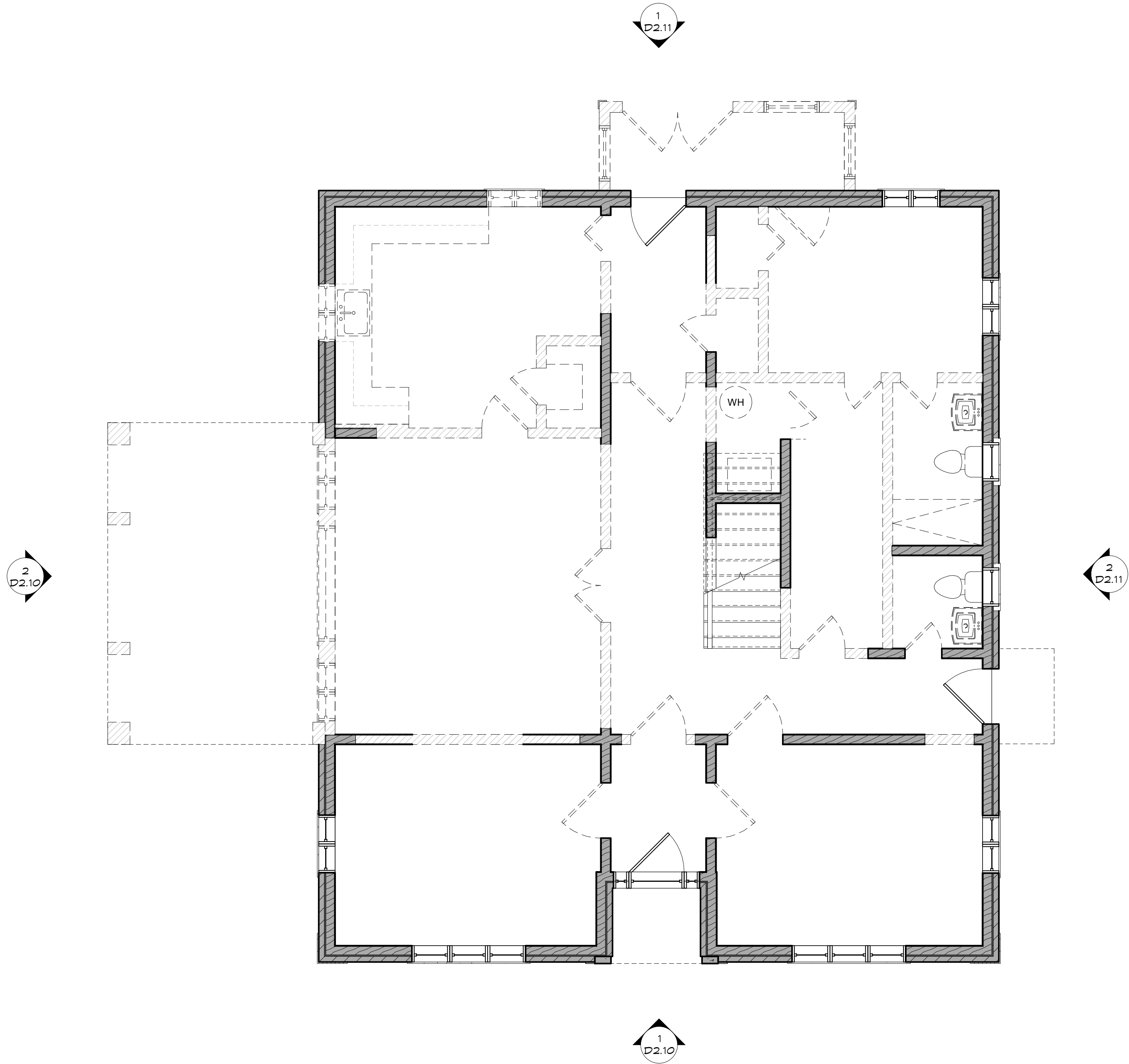
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Main Level
Demolition Plan
1/4" = 1'-0"

D1.10

PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION





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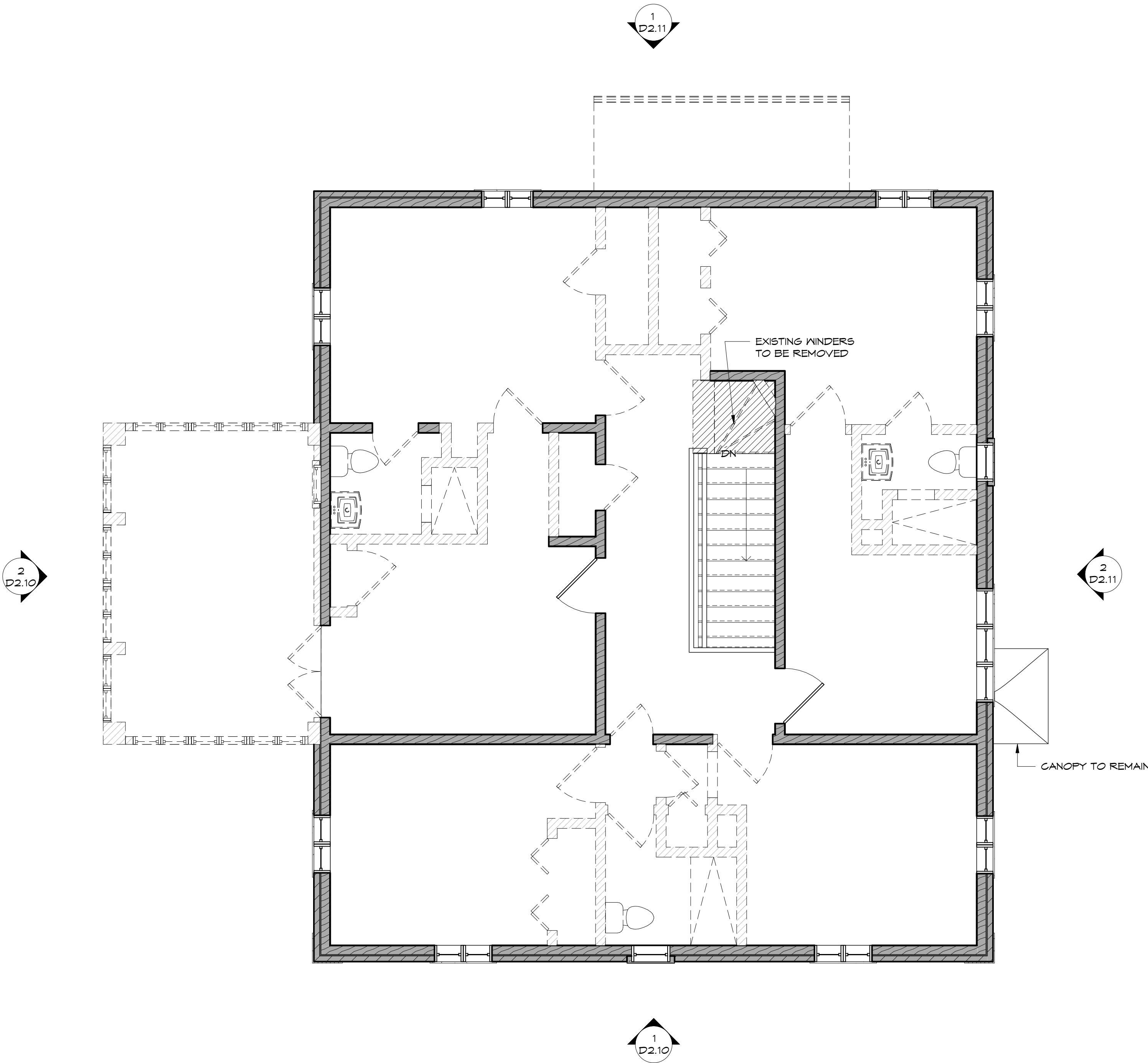
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Upper Level
Demolition Plan
1/4" = 1'-0"

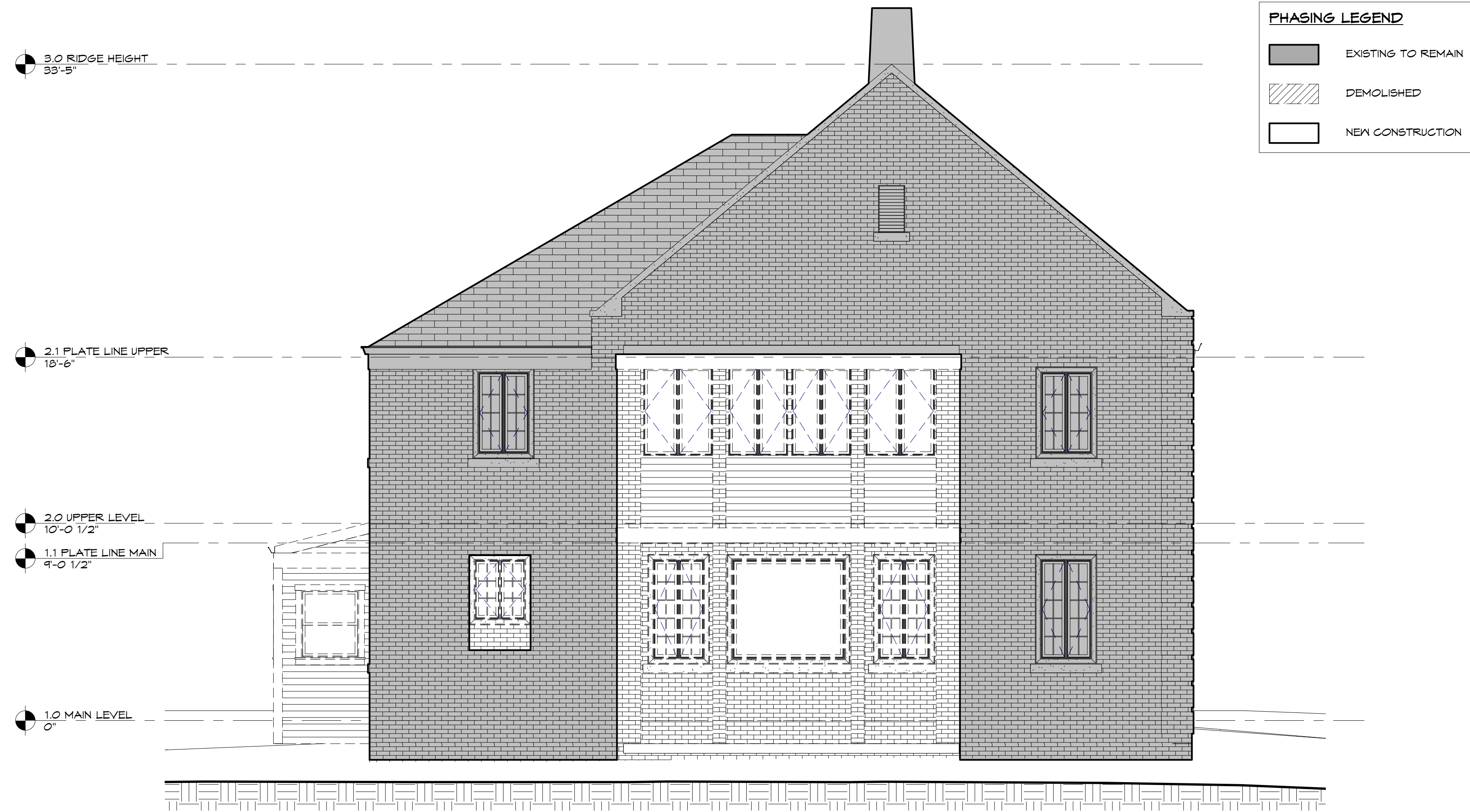
D1.20

PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



① -2.0 UPPER LEVEL (DEMO)
Scale: 1/4" = 1'-0"



② Left Elevation (DEMO)
Scale: 1/4" = 1'-0"



① Front Elevation (DEMO)
Scale: 1/4" = 1'-0"



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Exterior
Demolition
Elevations

1/4" = 1'-0"

D2.10



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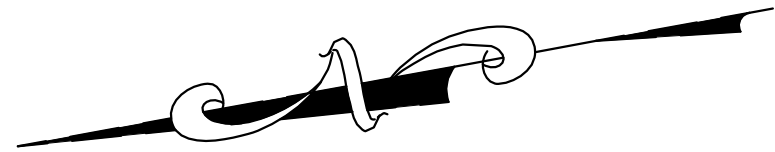
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Exterior
Demolition
Elevations

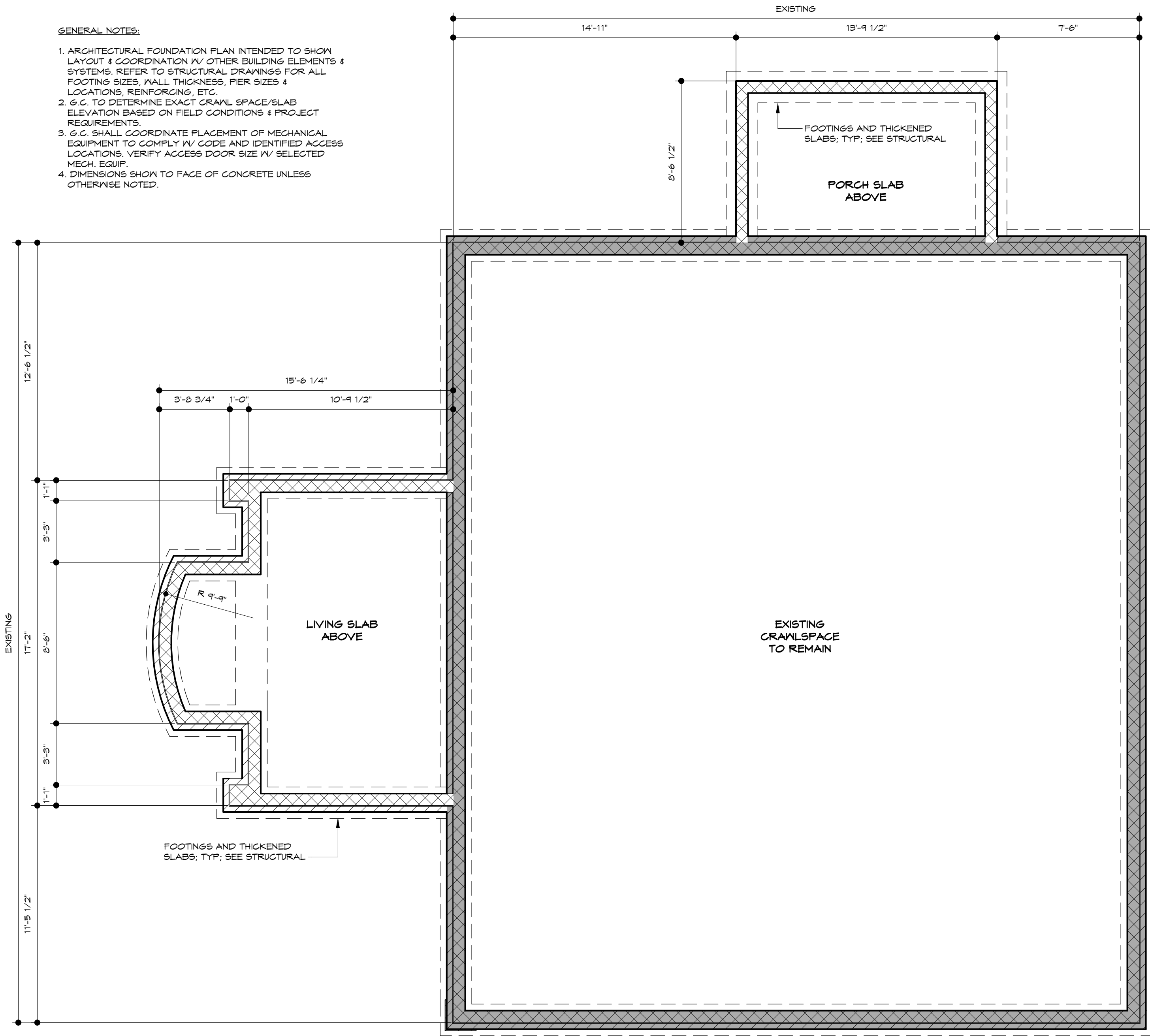
1/4" = 1'-0"

D2.11



GENERAL NOTES:

1. ARCHITECTURAL FOUNDATION PLAN INTENDED TO SHOW LAYOUT & COORDINATION W/ OTHER BUILDING ELEMENTS & SYSTEMS. REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING SIZES, WALL THICKNESS, PIER SIZES & LOCATIONS, REINFORCING, ETC.
2. S.G. TO DETERMINE EXACT CRAWL SPACE/SLAB ELEVATION BASED ON FIELD CONDITIONS & PROJECT REQUIREMENTS.
3. S.G. SHALL COORDINATE PLACEMENT OF MECHANICAL EQUIPMENT TO COMPLY W/ CODE AND IDENTIFIED ACCESS LOCATIONS. VERIFY ACCESS DOOR SIZE W/ SELECTED MECH. EQUIP.
4. DIMENSIONS SHOWN TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.



① Foundation Plan
Scale: 1/4" = 1'-0"



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Foundation Plan
1/4" = 1'-0"

A1.00

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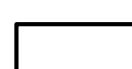
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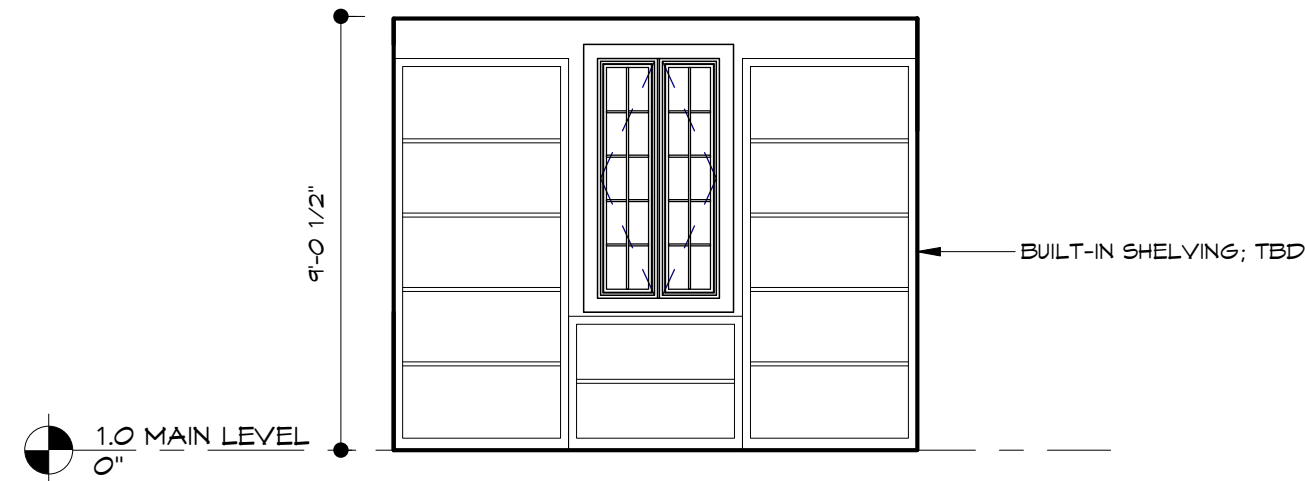
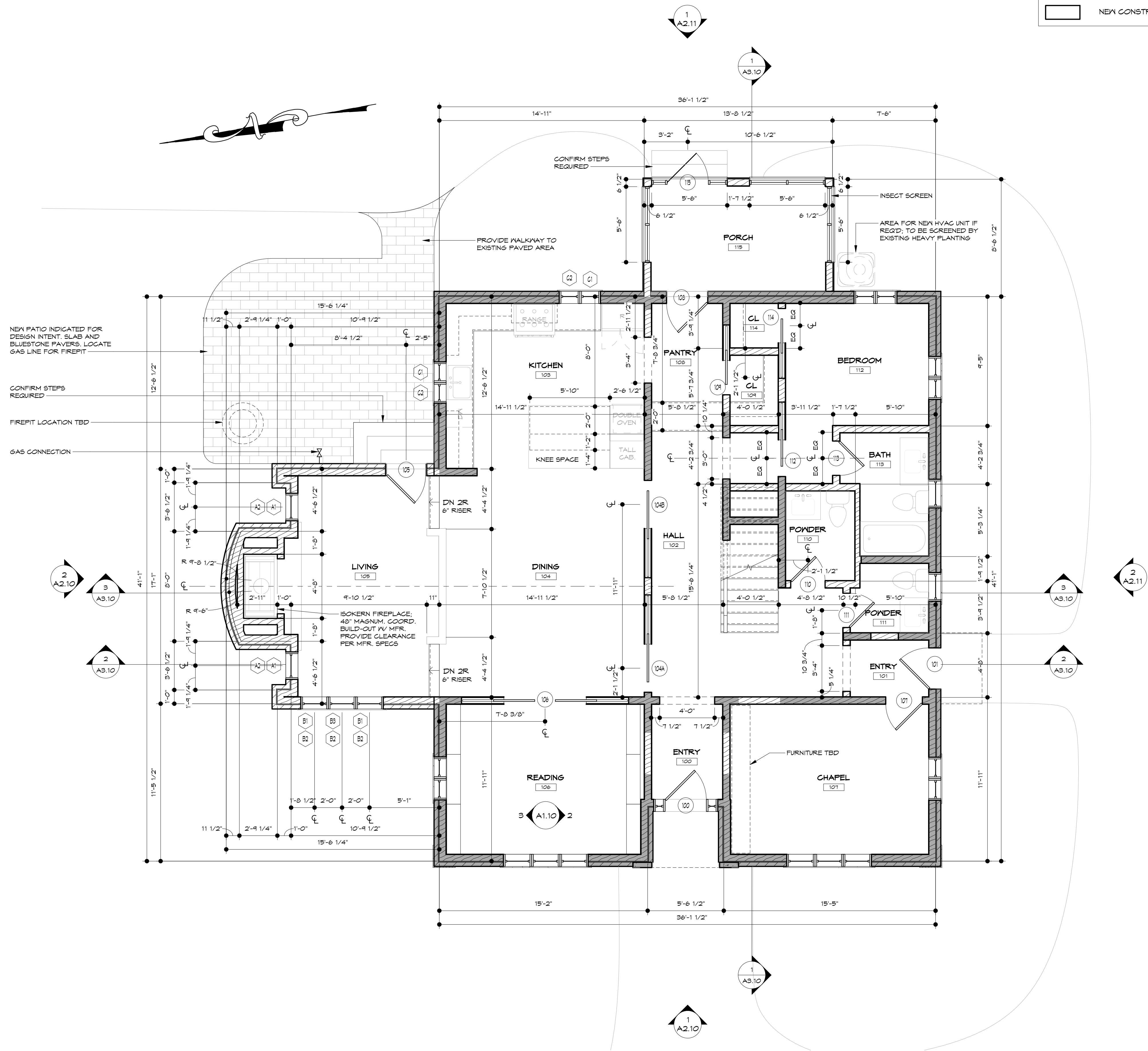
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Main Level Floor
Plan
1/4" = 1'-0"

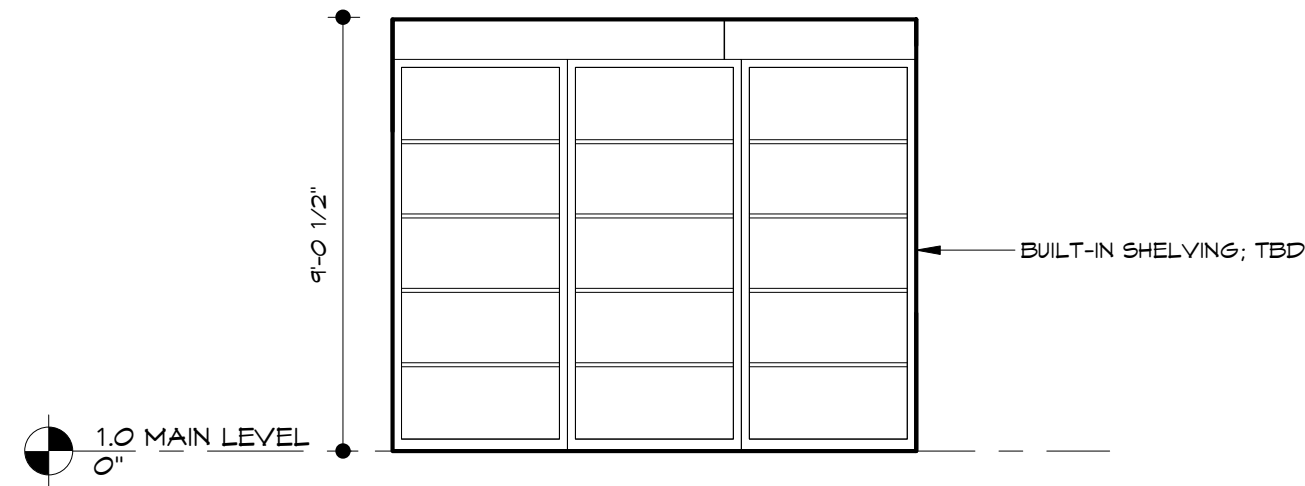
A1.10

PHASING LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION



③ Elevation - Reading - Left
Scale: 1/4" = 1'-0"



② Elevation - Reading - Right
Scale: 1/4" = 1'-0"

① Main Level Plan
Scale: 1/4" = 1'-0"

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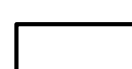
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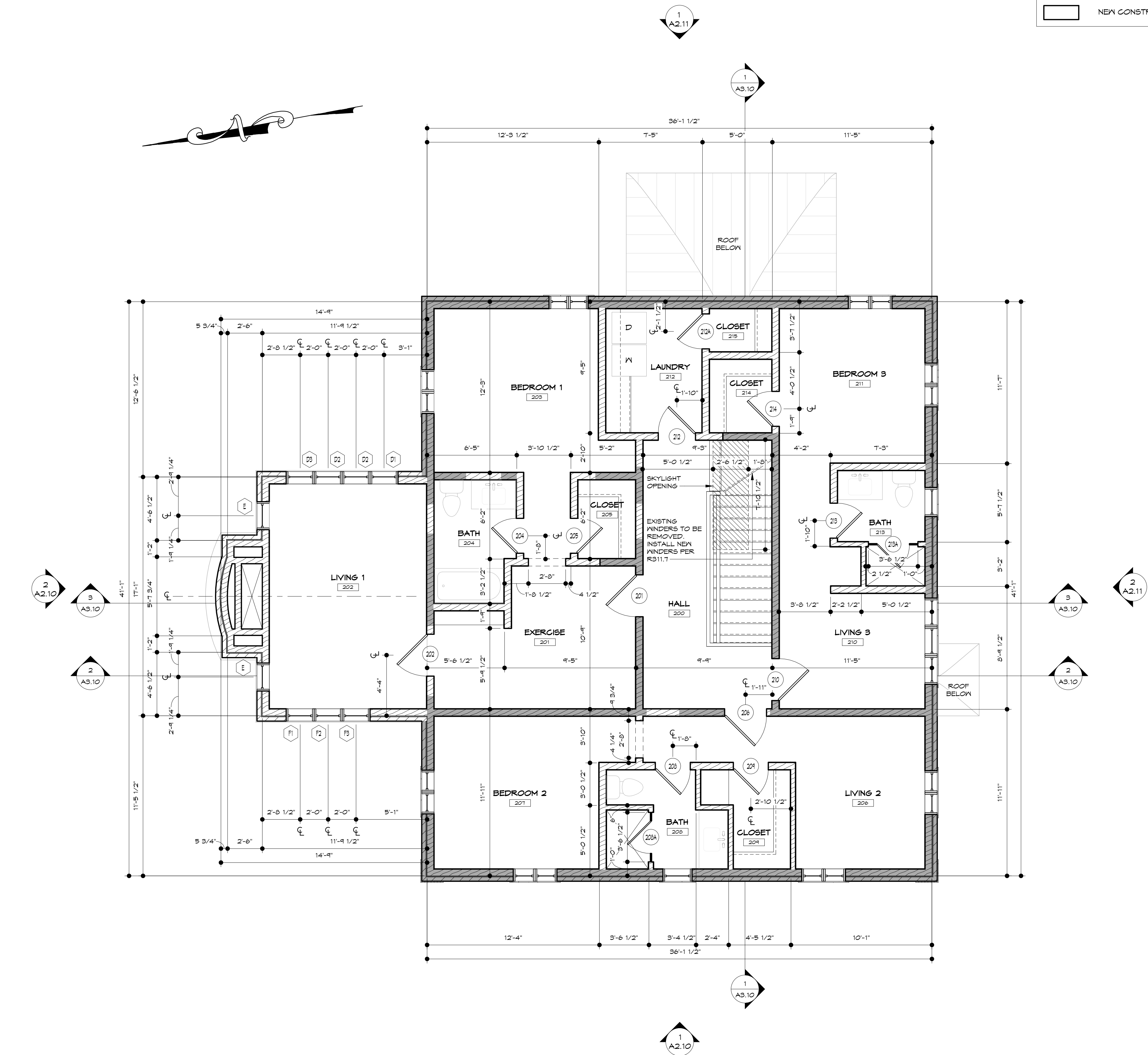
Upper Level Floor
Plan

1/4" = 1'-0"

A1.20

PHASING LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION



① Upper Level Plan
Scale: 1/4" = 1'-0"

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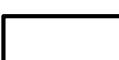
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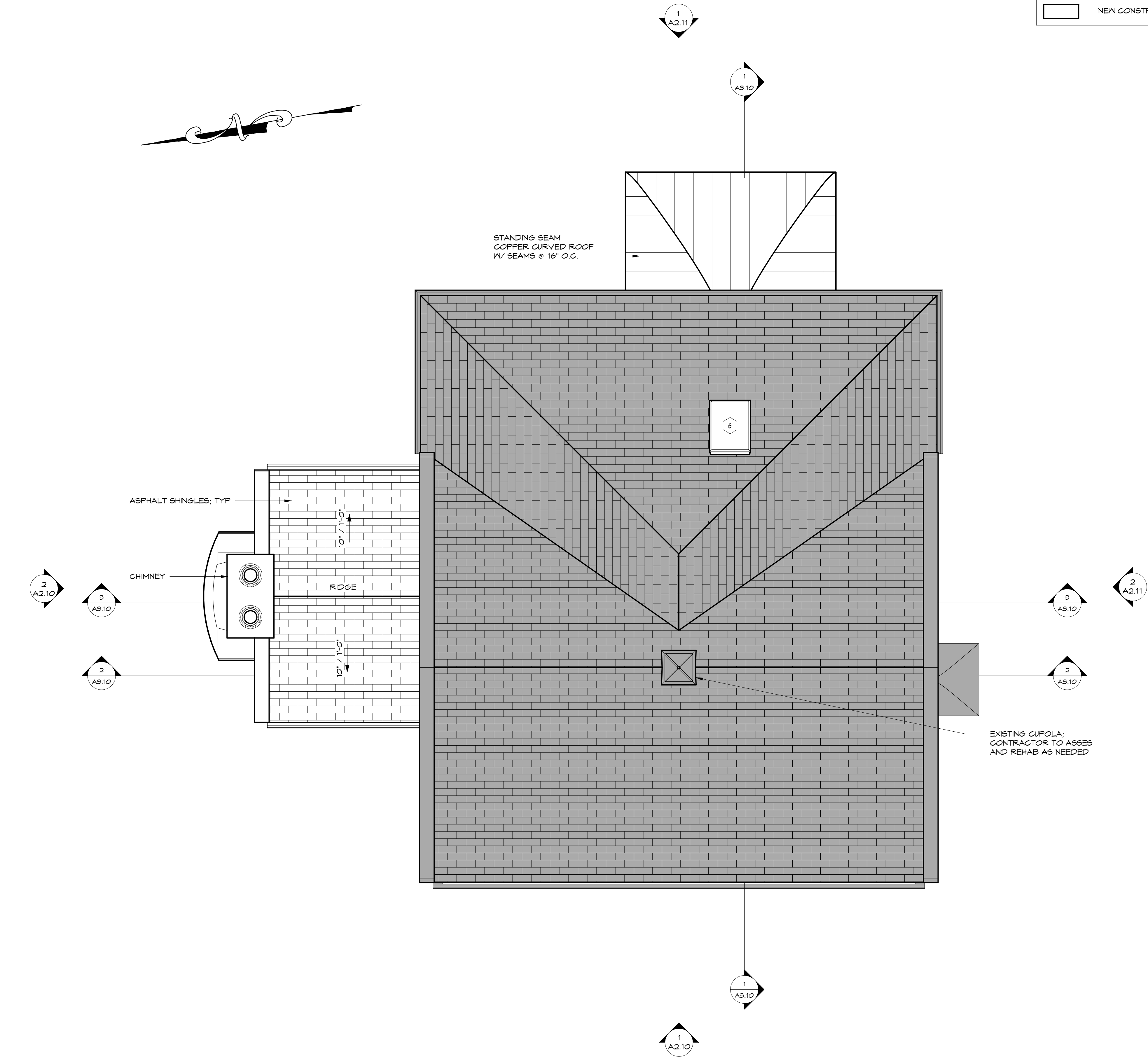
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Roof Plan
1/4" = 1'-0"

A1.30

PHASING LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION



① Roof Plan
Scale: 1/4" = 1'-0"



② Elevation - Left
Scale: 1/4" = 1'-0"



① Elevation - Front
Scale: 1/4" = 1'-0"



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Exterior Elevations

1/4" = 1'-0"

A2.10

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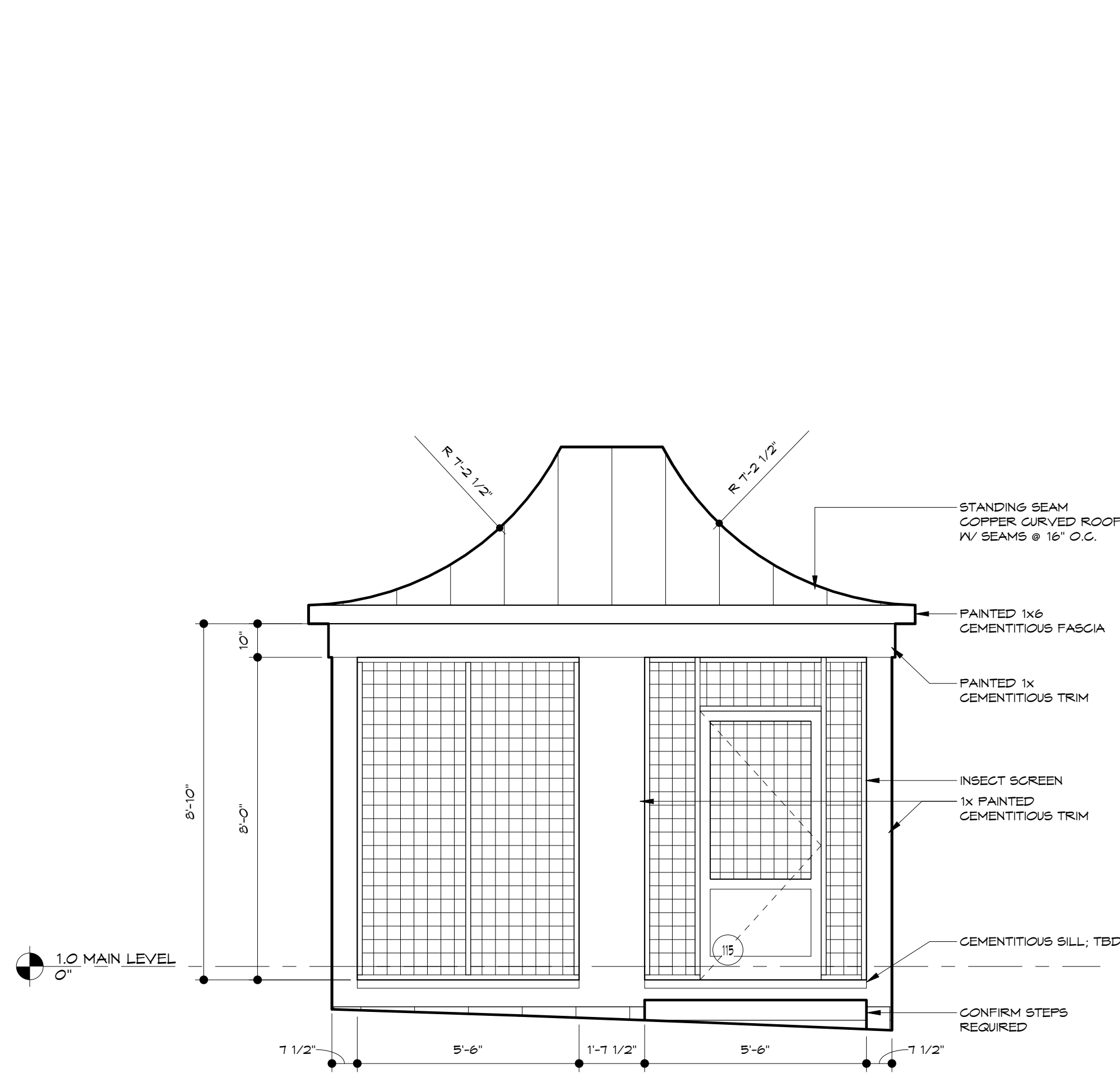
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Exterior
Elevations
As indicated

A2.11



② Elevation - Right
Scale: 1/4" = 1'-0"



③ Elevation - Rear - Porch
Scale: 3/8" = 1'-0"



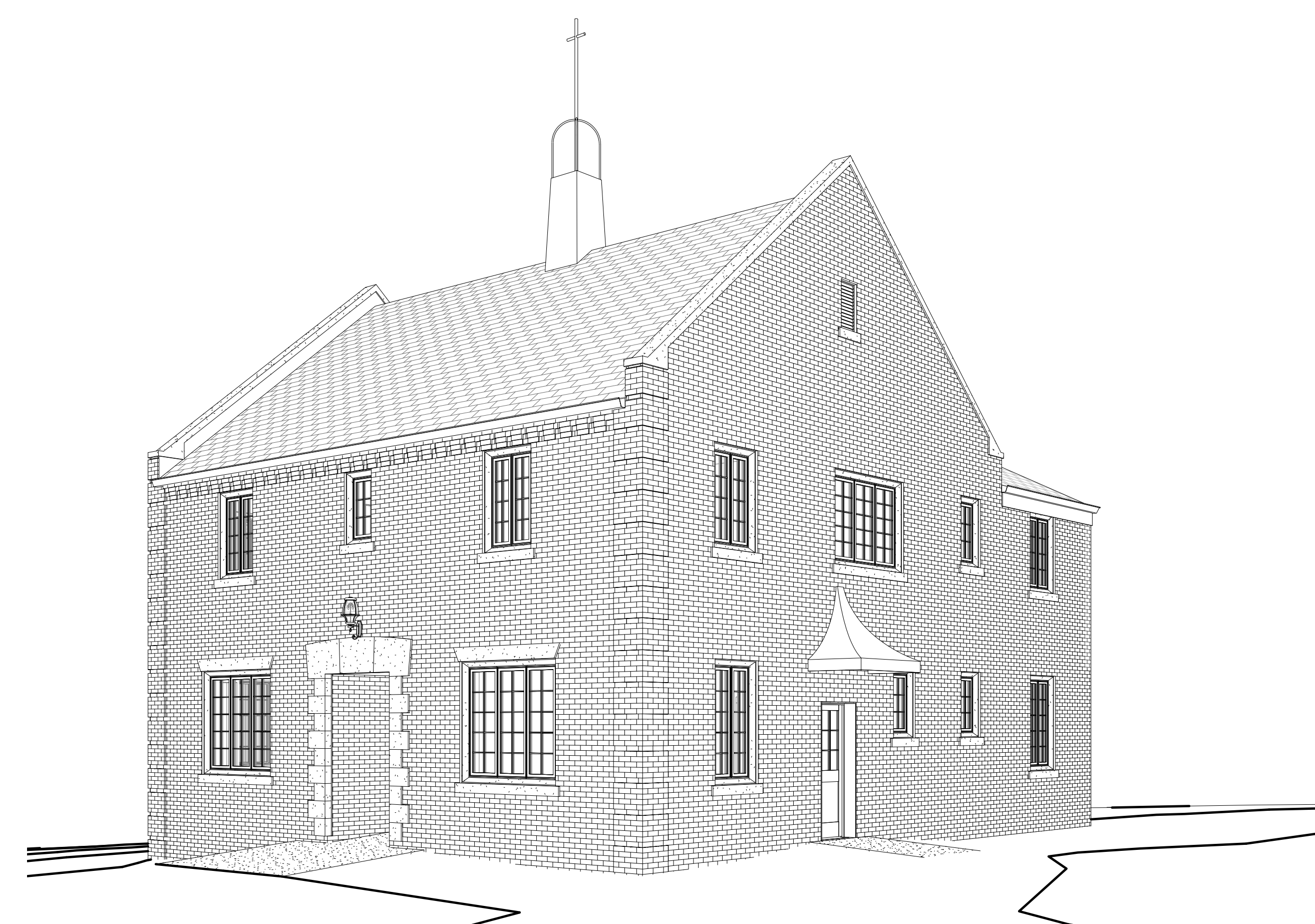
① Elevation - Rear
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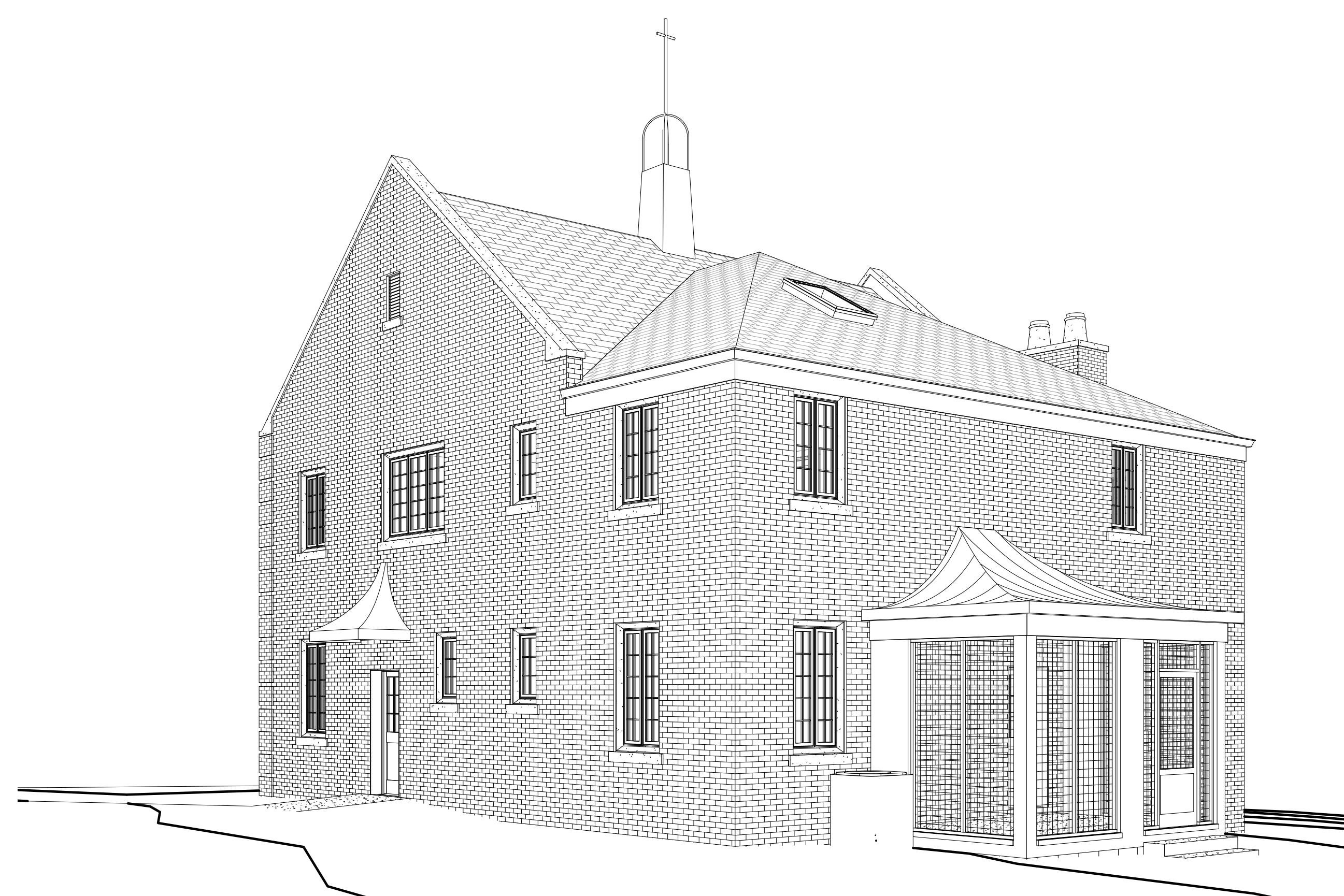
① Perspective - Exterior - NW
Scale: Not to Scale



④ Perspective - Exterior - NE
Scale: Not to Scale



② Perspective - Exterior - SW
Scale: Not to Scale



③ Perspective - Exterior - SE
Scale: Not to Scale



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Exterior
Perspectives

A2.20

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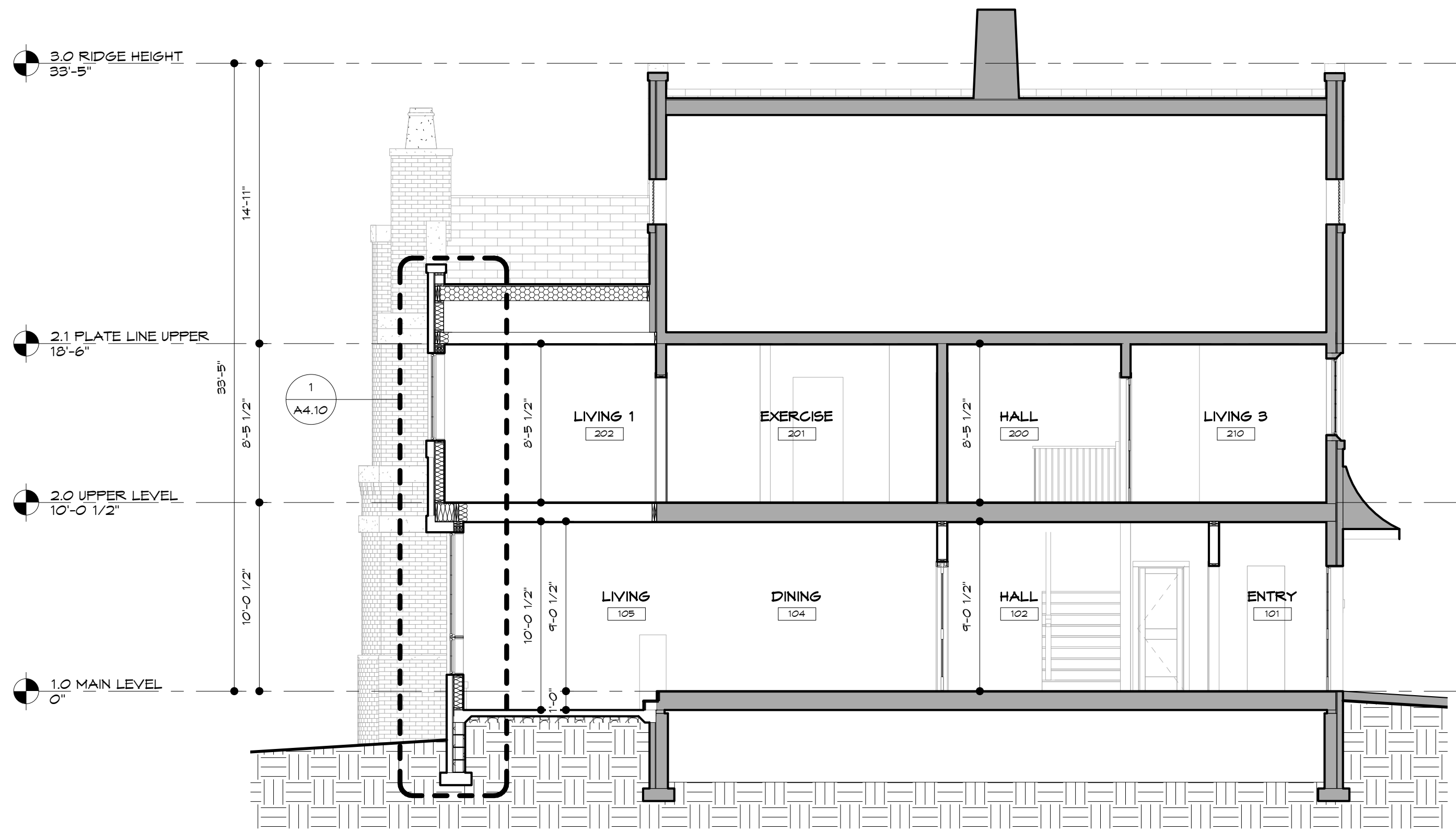
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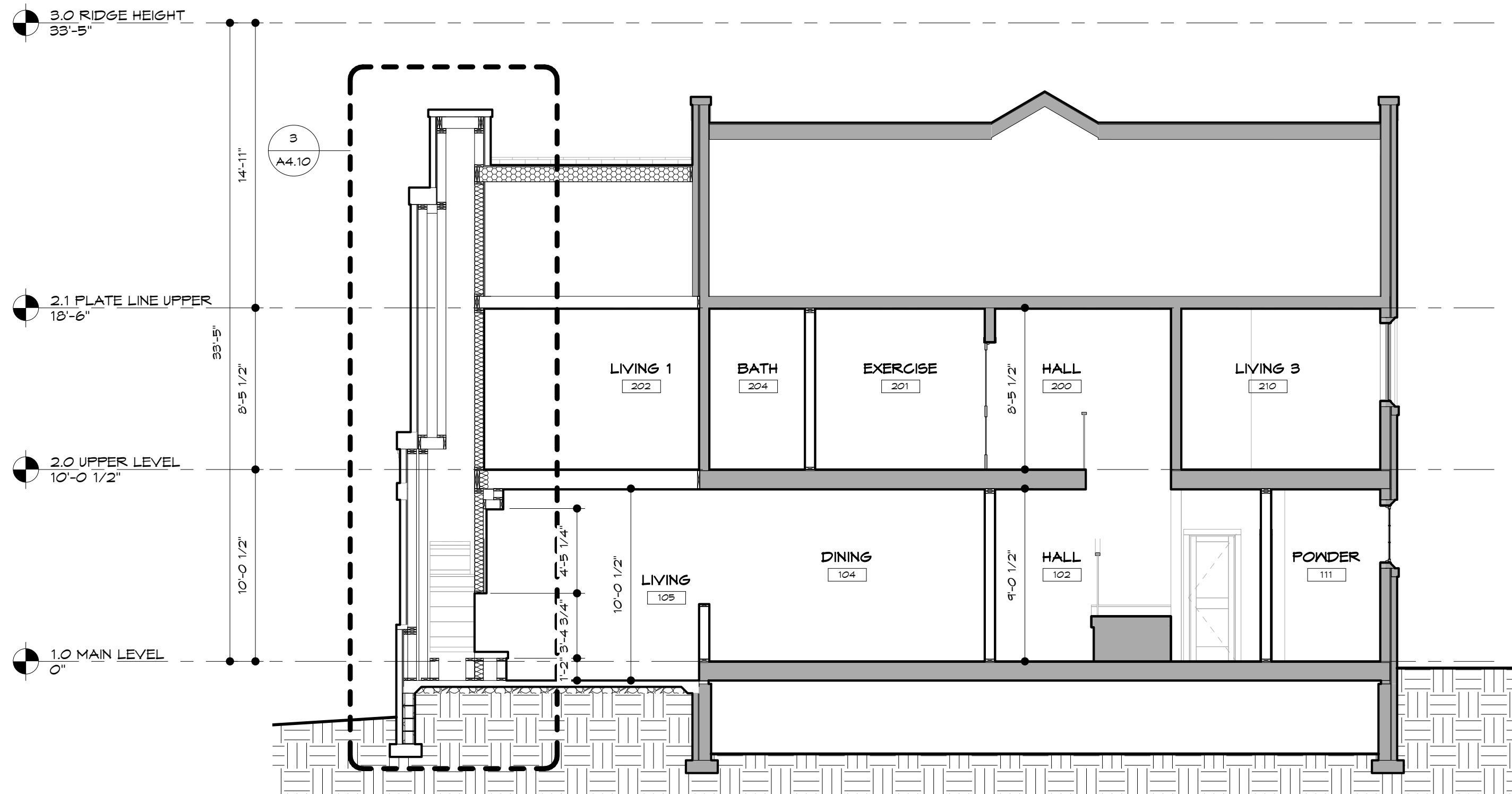
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Building Sections
3/16" = 1'-0"

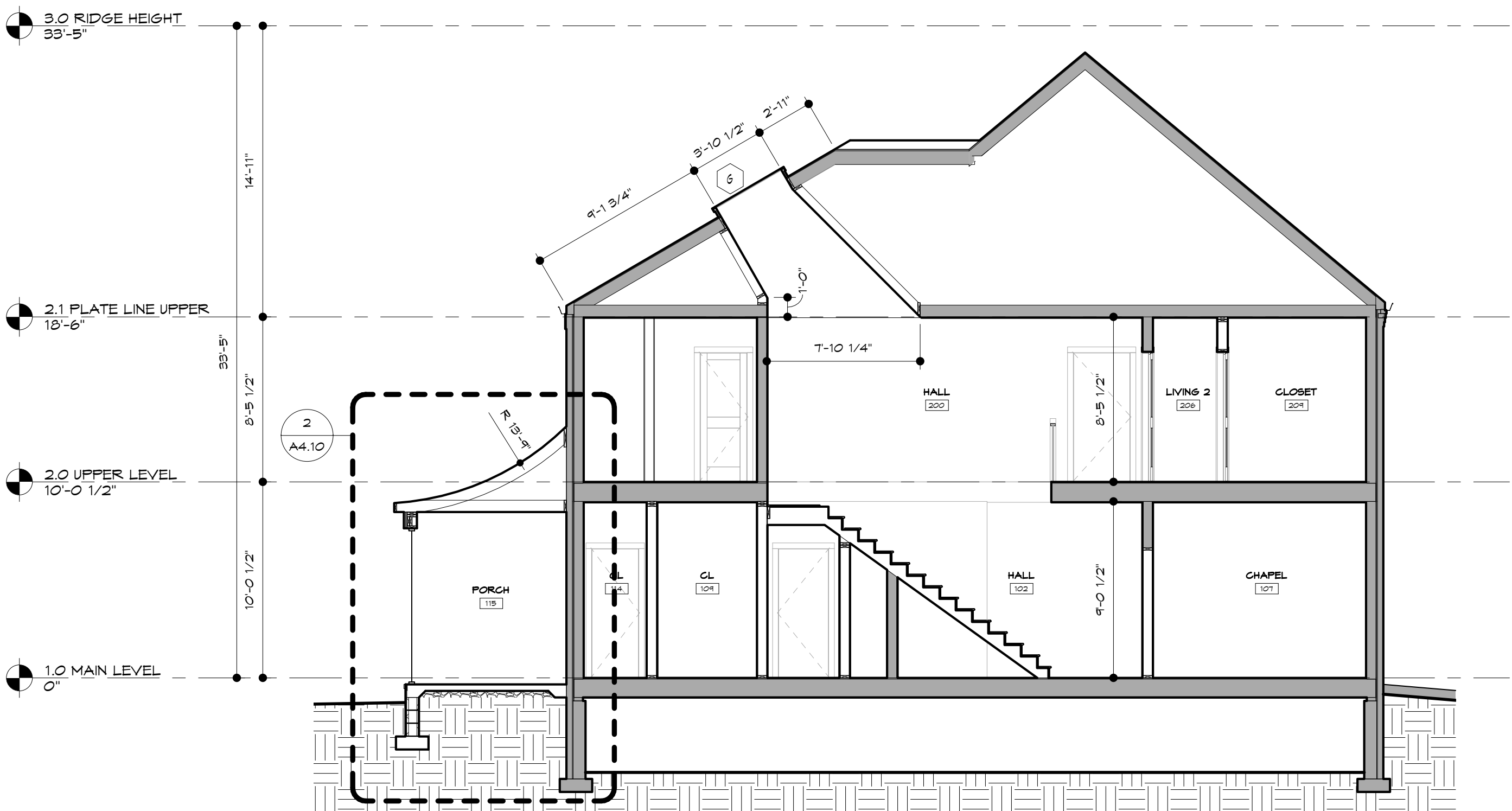
A3.10



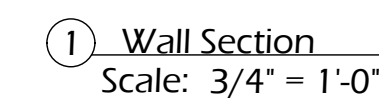
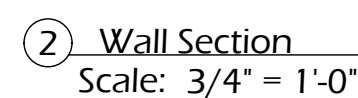
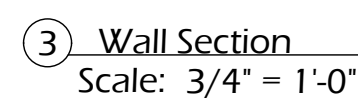
② Building Section
Scale: 3/16" = 1'-0"



③ Building Section
Scale: 3/16" = 1'-0"



① Building Section
Scale: 3/16" = 1'-0"



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Revisions:_____

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Wall Sections
3/4" = 1'-0"

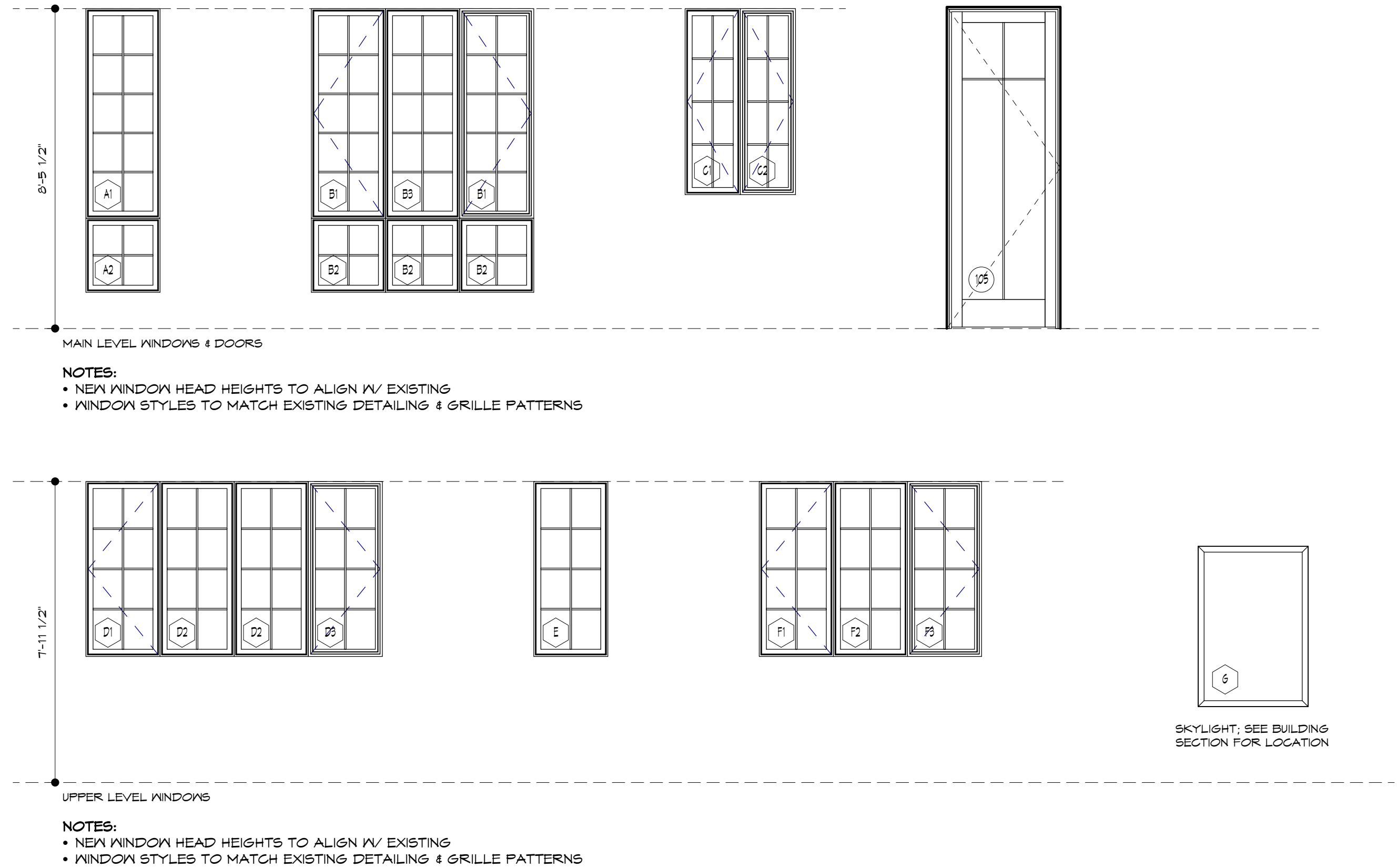
A4.10

DOOR SCHEDULE - EXTERIOR							
DOOR #	DOOR SIZE		STYLE	THICKNESS	MATERIAL	FINISH	NOTES
	WIDTH	HEIGHT					
100	36"	80"		1 1/2"			EXISTING TO REMAIN
101	36"	80"		1 1/2"			EXISTING TO REMAIN
105	36"	102"		1 1/2"			CUSTOM FULL GLASS IN-SWING DOOR
108	36"	80"		1 1/2"			EXISTING TO REMAIN
115	36"	80"		1/4"			SCREEN DOOR

DOOR SCHEDULE - INTERIOR							
DOOR #	DOOR SIZE		STYLE	THICKNESS	MATERIAL	FINISH	NOTES
	WIDTH	HEIGHT					
104A	42"	80"		1 1/2"			POCKET DOOR
104B	42"	80"		1 1/2"			POCKET DOOR
106	72"	80"		1 1/2"			DOUBLE POCKET DOOR, DECORATIVE GLASS & WOOD
107	32"	80"		1 1/2"			
109	30"	80"		1 1/2"			POCKET DOOR
110	30"	80"		1 1/2"			
111	30"	80"		1 1/2"			
112	32"	80"		1 1/2"			POCKET DOOR
113	30"	80"		1 1/2"			
114	30"	80"		1 1/2"			POCKET DOOR
201	36"	80"		1 1/2"			
202	36"	80"		1 1/2"			
204	30"	80"		1 1/2"			
205	30"	80"		1 1/2"			
206	36"	80"		1 1/2"			
208	30"	80"		1 1/2"			
208A	28"	80"		1"			GLASS SHOWER DOOR
209	30"	80"		1 1/2"			
210	36"	80"		1 1/2"			
212	32"	80"		1 1/2"			
212A	30"	80"		1 1/2"			
213	30"	80"		1 1/2"			
213A	28"	80"		1"			GLASS SHOWER DOOR
214	30"	80"		1 1/2"			

WINDOW SCHEDULE - MAIN LEVEL					
MARK	TYPE	UNIT SIZE		QTY.	NOTES
		WIDTH	HEIGHT		
A1	FIXED	24"	67"	2	MULL FRAMES AS SHOWN
A2	FIXED	24"	24"	2	MULL FRAMES AS SHOWN
B1	CASEMENT	24"	67"	2	MULL FRAMES AS SHOWN
B2	FIXED	24"	24"	3	MULL FRAMES AS SHOWN
B3	FIXED	24"	67"	1	MULL FRAMES AS SHOWN
C1	CASEMENT	18"	59 1/2"	2	MULL FRAMES AS SHOWN, VERIFY WINDOW SIZES W/EXISTING OPENINGS
C2	CASEMENT	18"	59 1/2"	2	MULL FRAMES AS SHOWN, VERIFY WINDOW SIZES W/EXISTING OPENINGS

WINDOW SCHEDULE - UPPER LEVEL					
MARK	TYPE	UNIT SIZE		QTY.	NOTES
		WIDTH	HEIGHT		
D1	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
D2	FIXED	24"	56"	2	MULL FRAMES AS SHOWN
D3	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
E	FIXED	24"	56"	2	
F1	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
F2	FIXED	24"	56"	1	MULL FRAMES AS SHOWN
F3	CASEMENT	24"	56"	1	MULL FRAMES AS SHOWN
G	FIXED SKYLIGHT	33 1/2"	49 1/2"	1	VELUX FCM



Window & Door Elevations
Scale: 3/8" = 1'-0"



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St Patrick's Cathedral
Rectory Building 1621 Dilworth Rd E
Charlotte, NC 28203

Project Number: 19-001

Issue Date: 05-24-2022

Revisions:

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Window & Door
Schedules
3/8" = 1'-0"

A7.10

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Project Number: 19-001

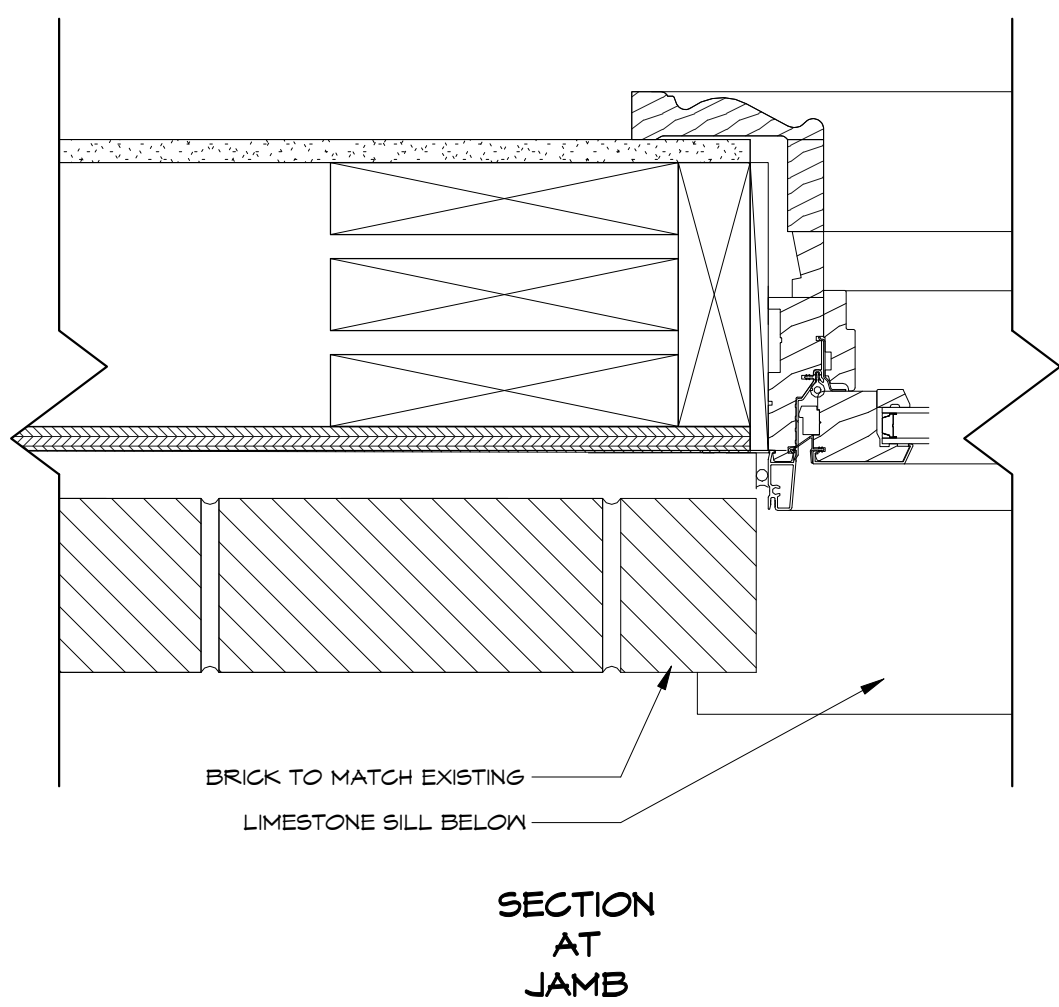
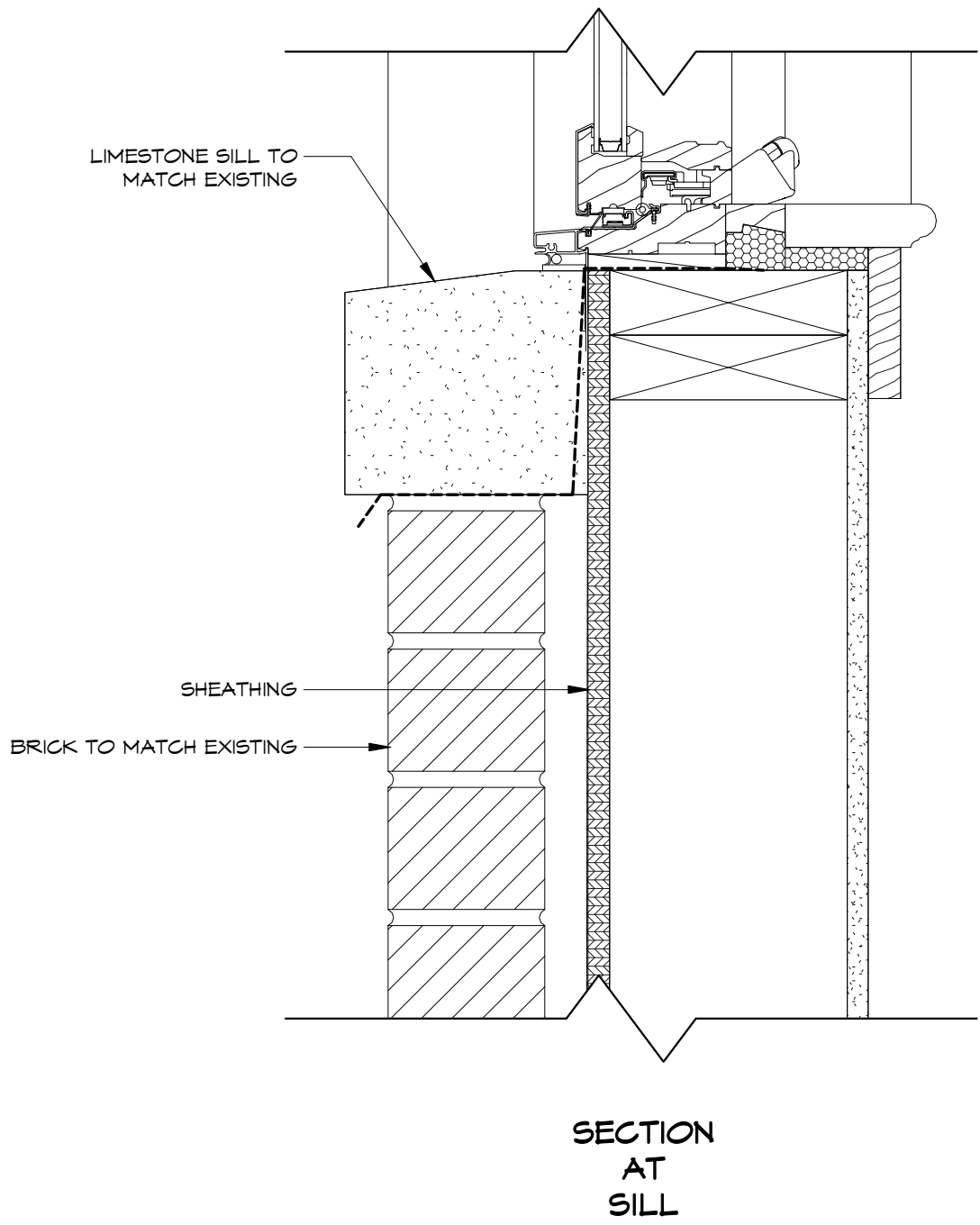
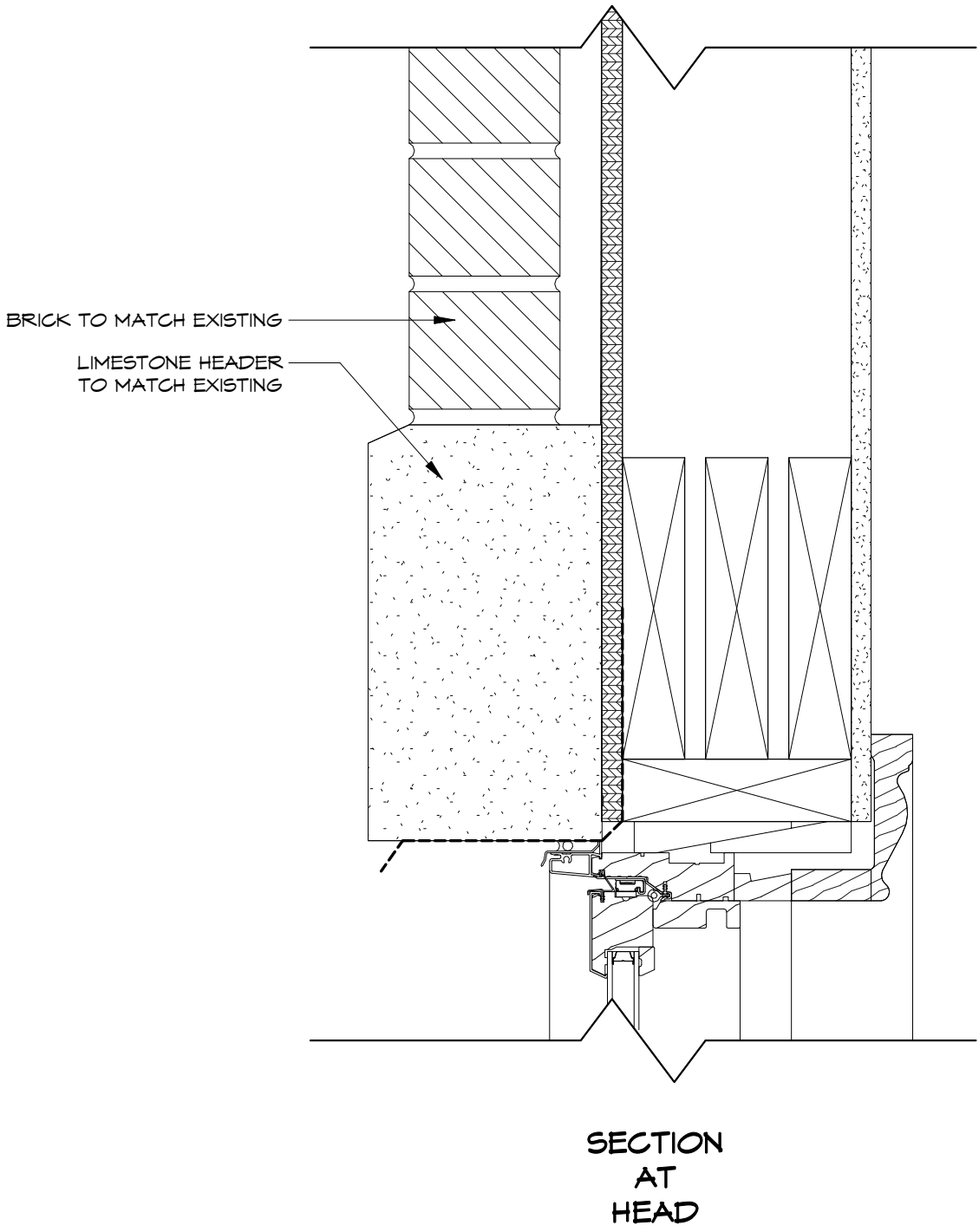
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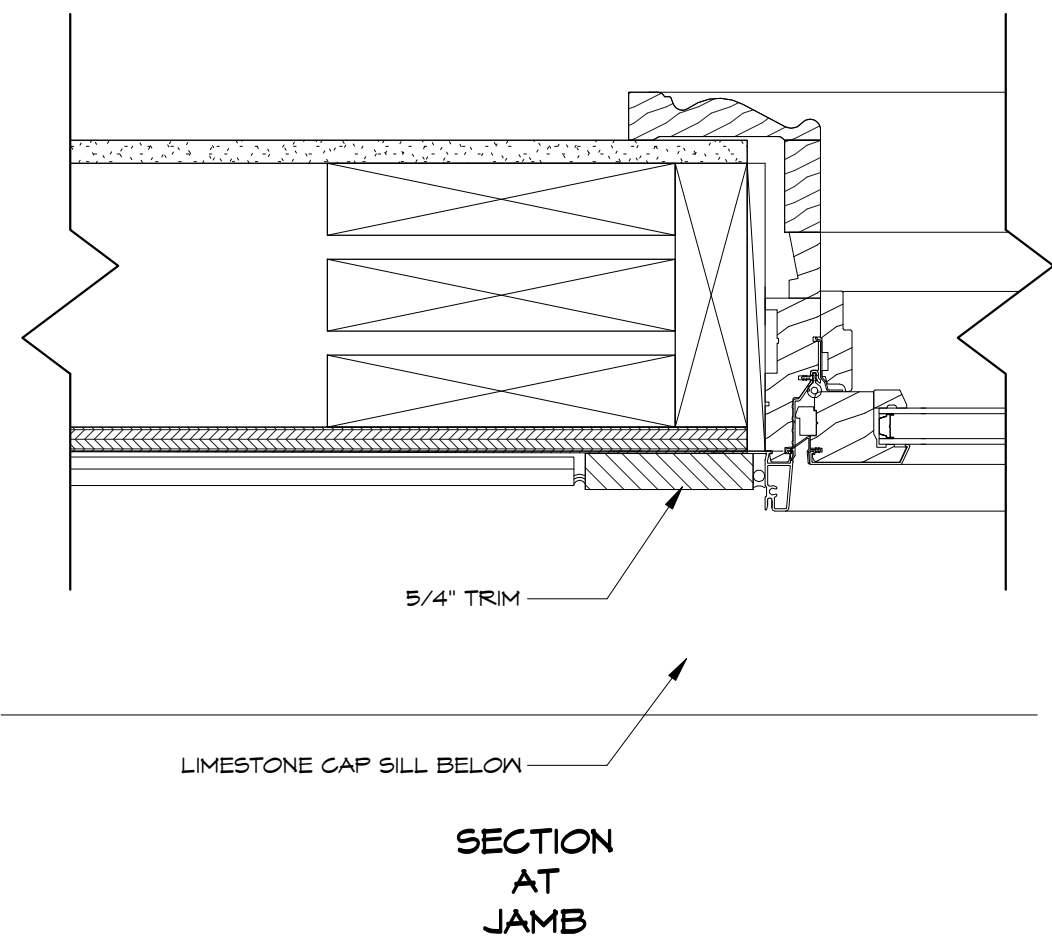
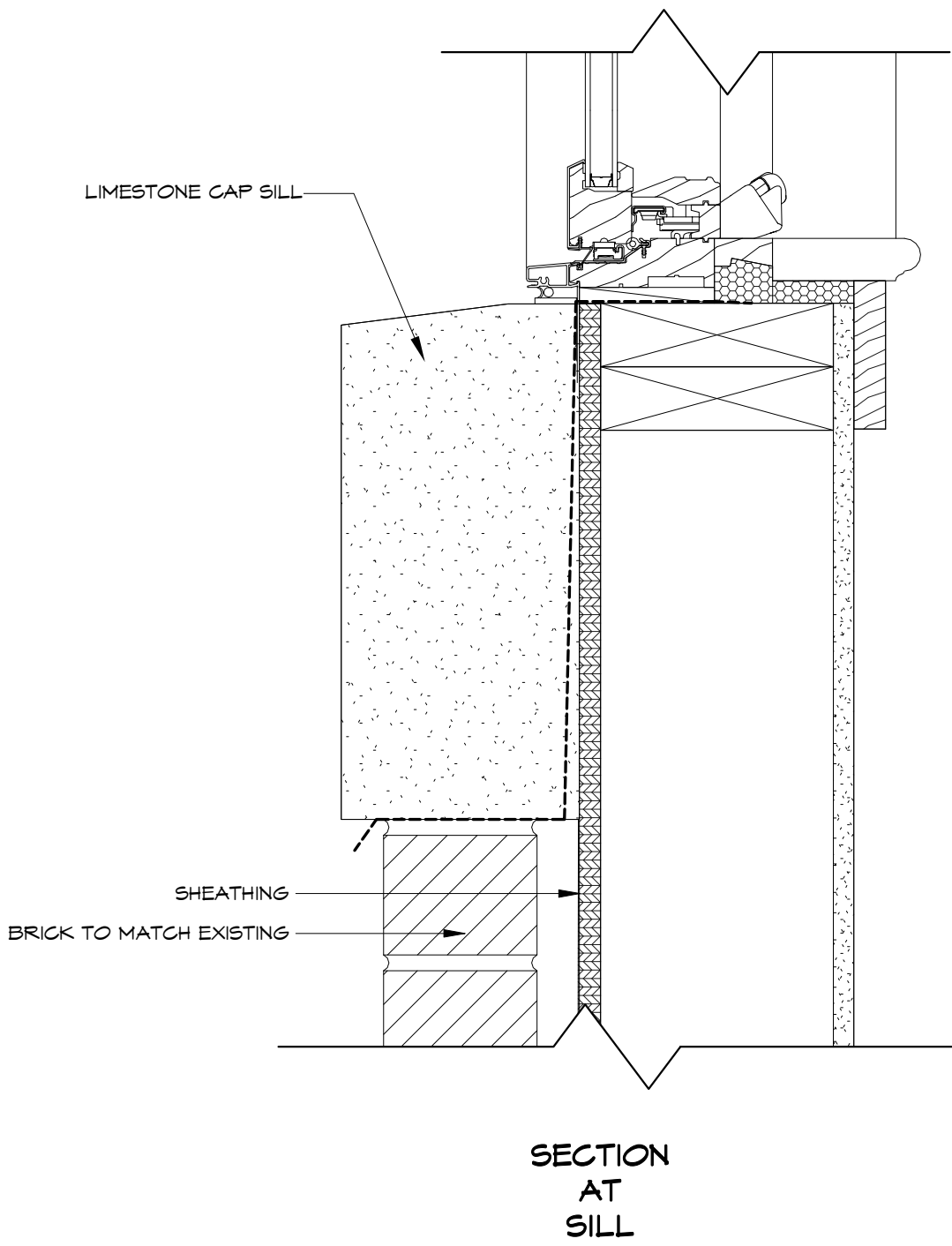
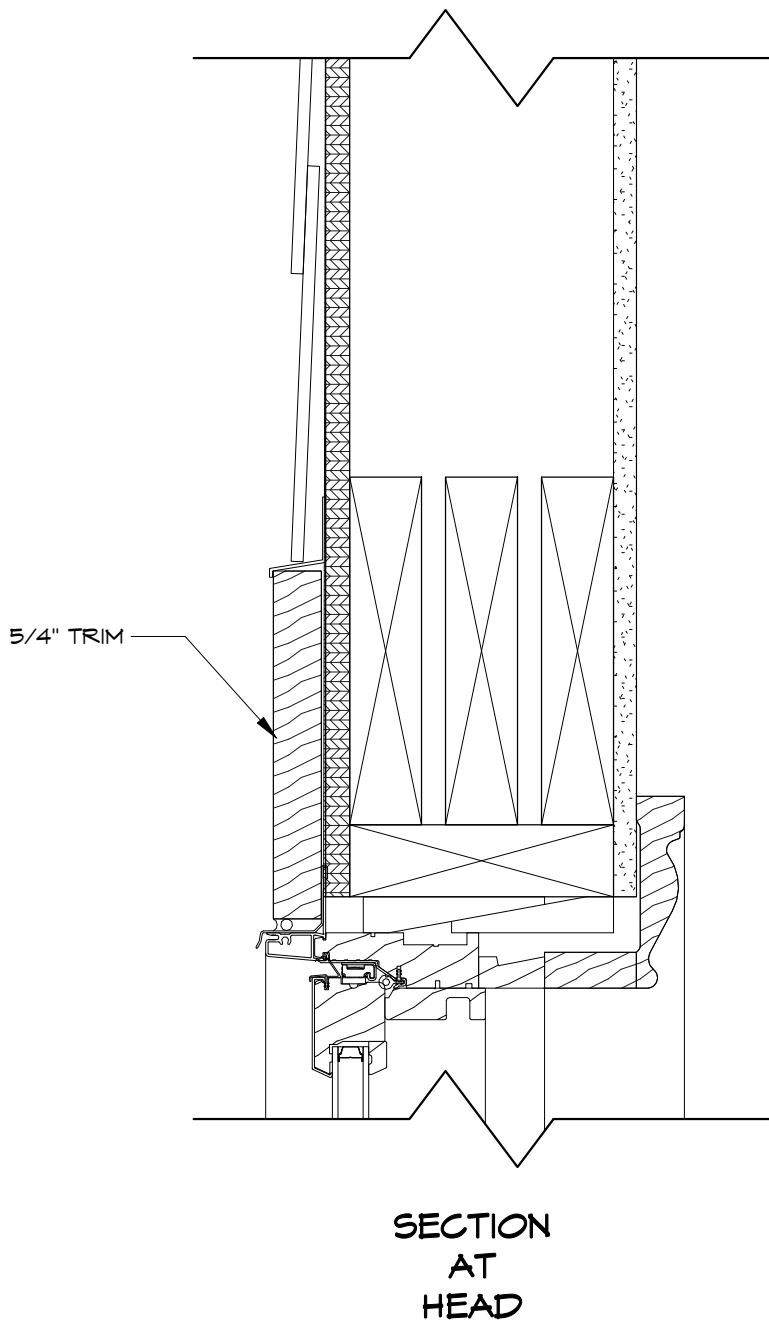
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Window Details
As indicated

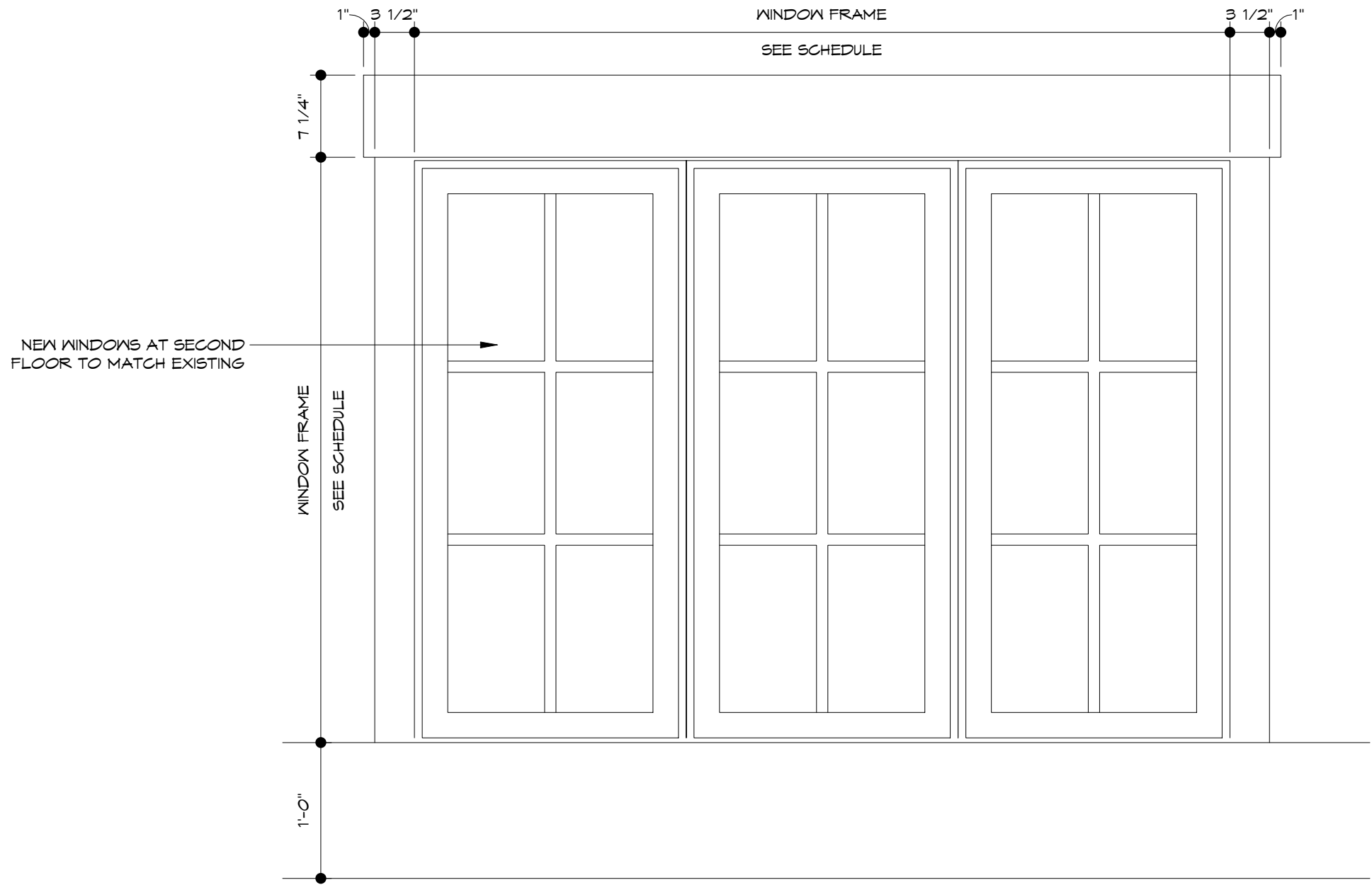
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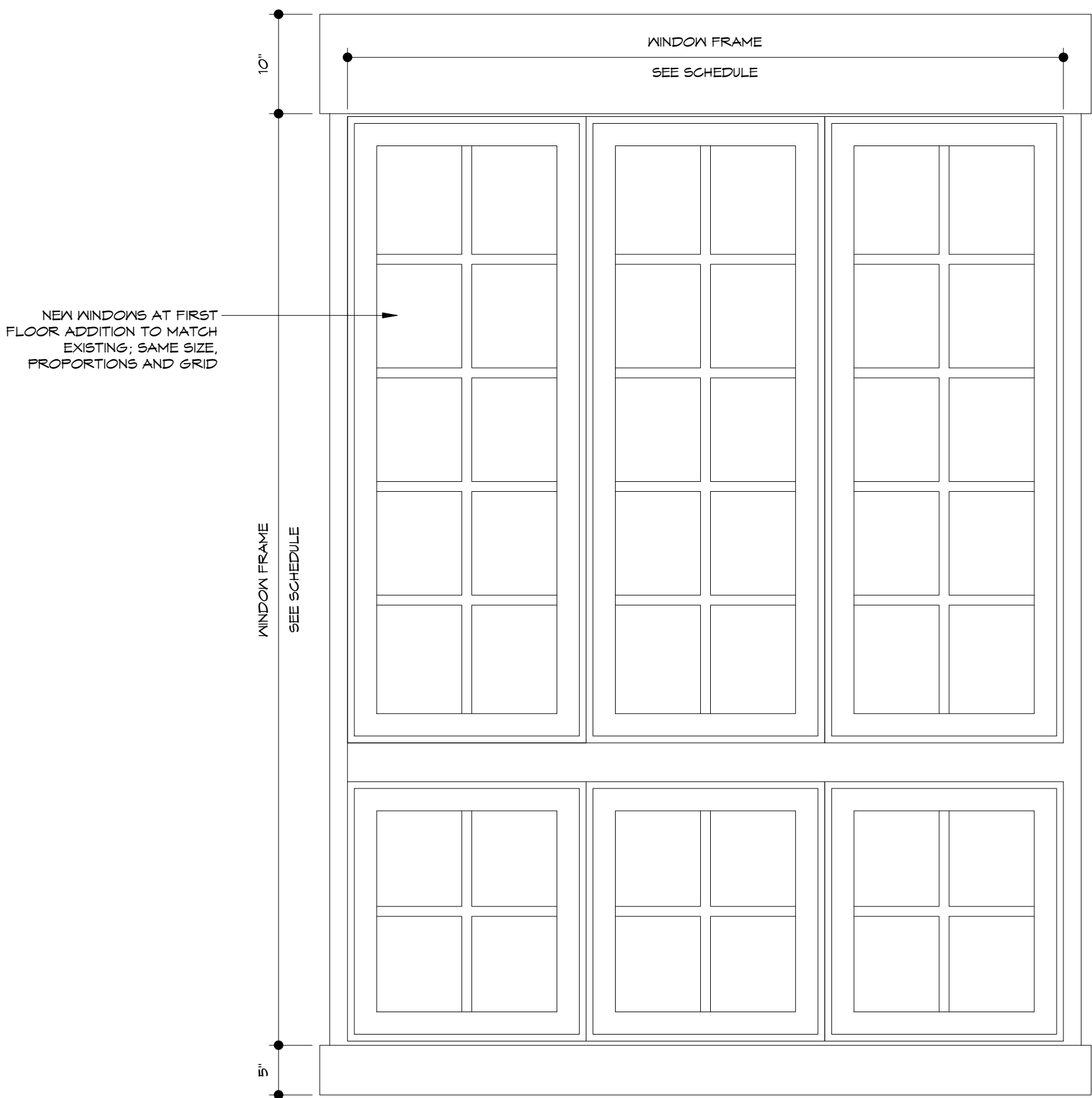
③ HSJ Details for new windows in brick to match existing conditions
Scale: 3" = 1'-0"



② HSJ Details for new windows in wood siding
Scale: 3" = 1'-0"



① Exterior Elevation - windows in brick to match existing
Scale: 1" = 1'-0"



October 2019
Meeting Presentation
HDCCMI 2019-00516

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1621 Dilworth Road East

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Harry Schrader/Will Philemon

The application was continued from September for the following items:

- Revisit the massing on the vertical elements of the chimney, provide details on the windows, skylights, and screen porch.

Details of Proposed Request

Existing Conditions

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

Proposal

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 ½", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 ½" x 13'-8 ½" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

Revised Proposal – October 9

- Chimney massing revised
- Window and skylight details and specs provided

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.

Design Guidelines – Additions, page 7.2 (cont.)

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 proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.
2. Minor revisions may be reviewed by staff.



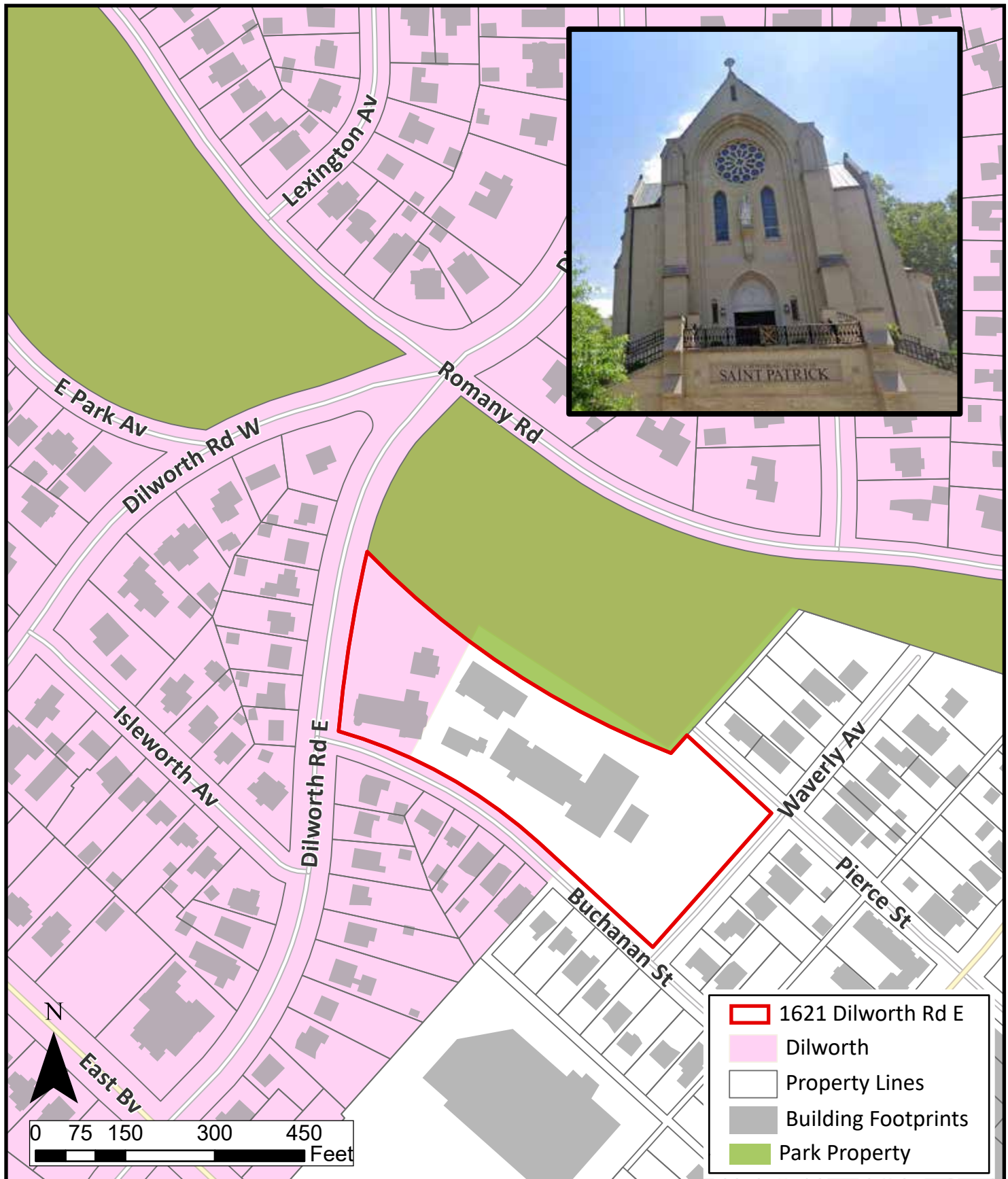
HDCCMI 2019-00516

PID: 12312502

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITION

October Meeting 2019



Preliminary
Drawings

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Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

Project Number: 19-001

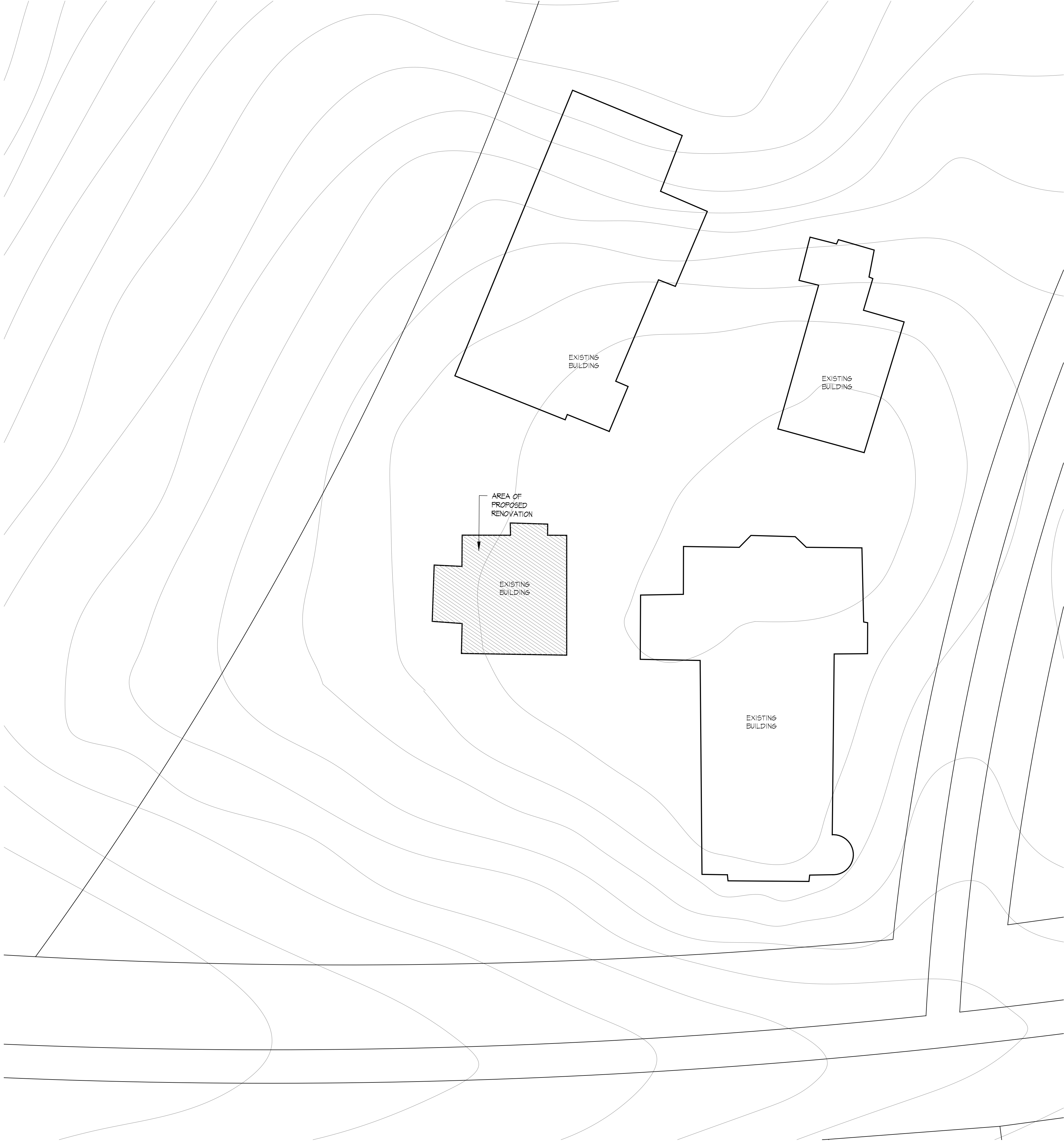
Issue Date: 08.05.19

Revisions

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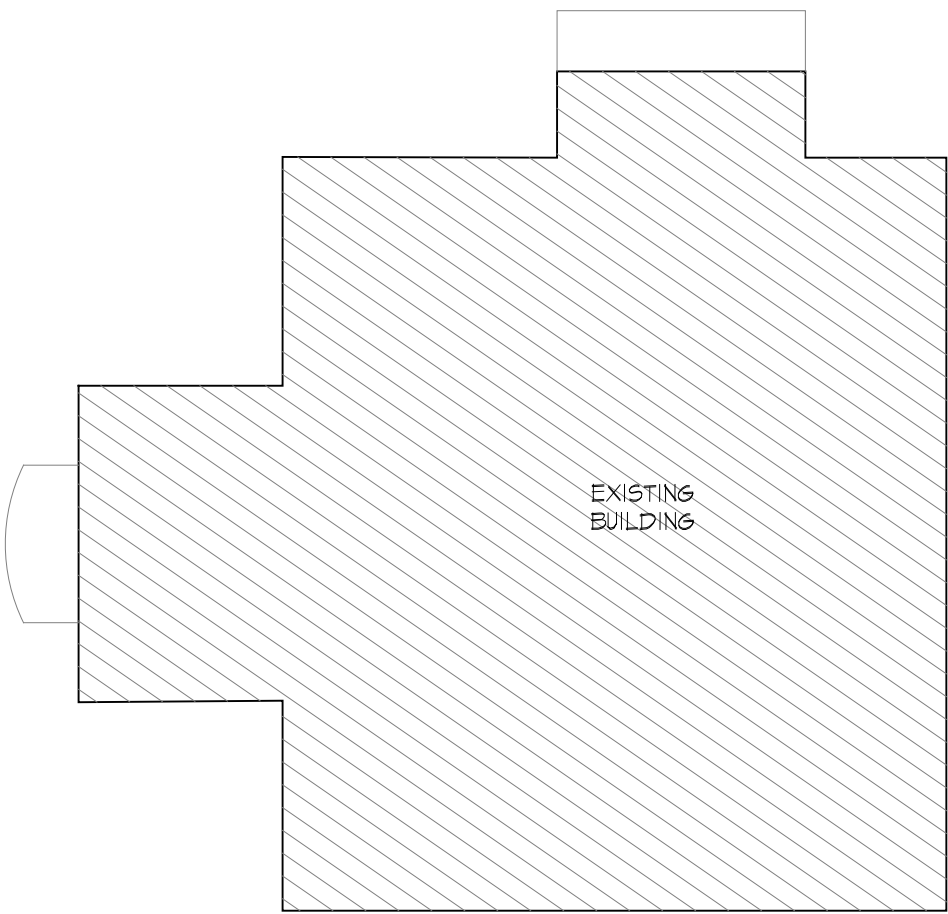
Site
Plan

SP1.0



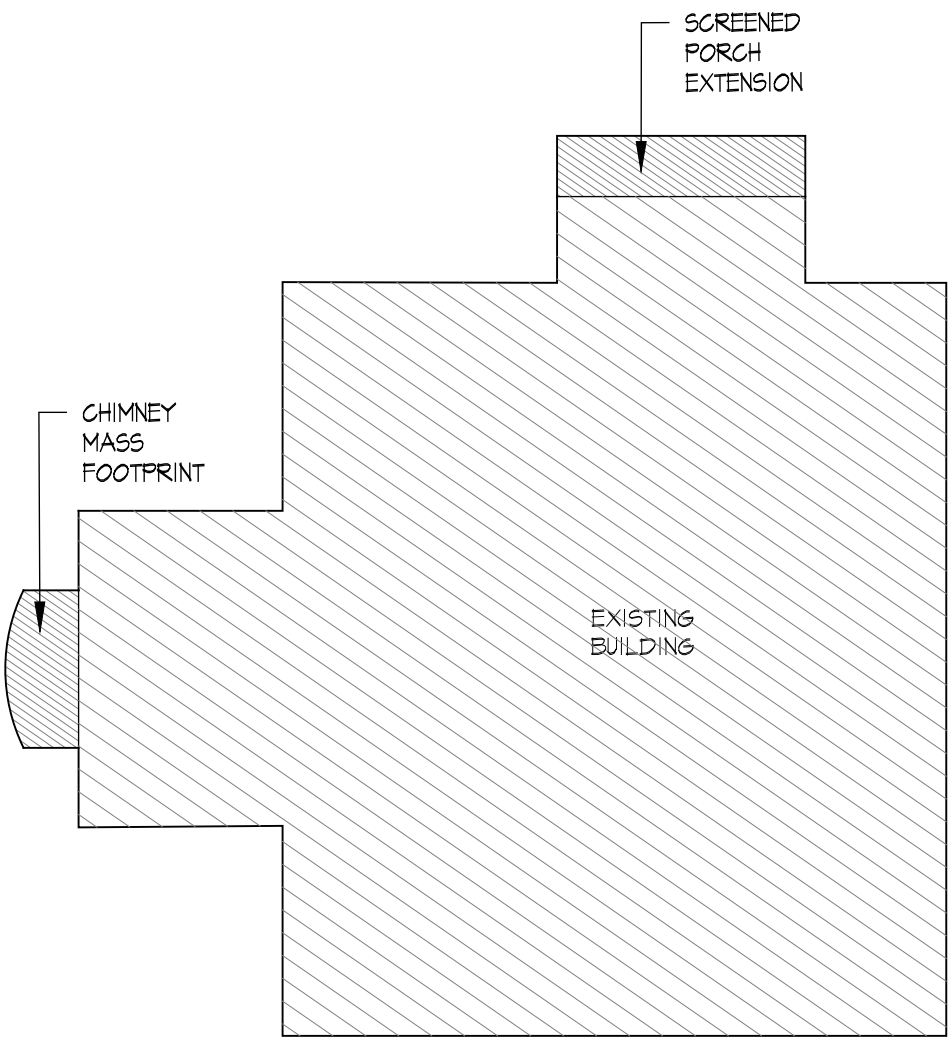
01 Site Plan

Scale: 1" = 20'-0"



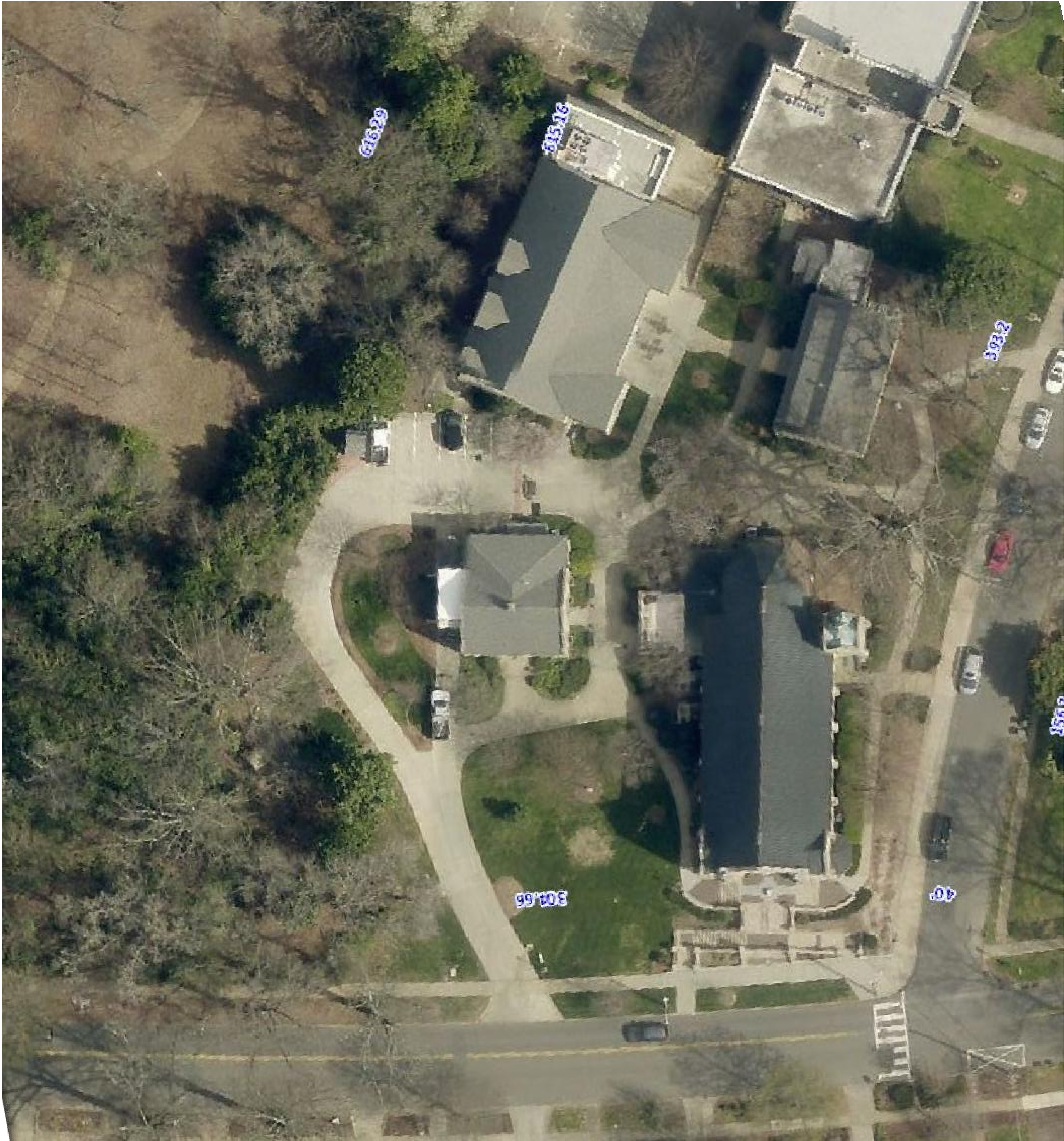
03 Building footprint diagram

Scale: 1" = 20'-0"



02 Building footprint diagram

Scale: 1" = 20'-0"



01 Site Plan - aerial view

Scale: 1" = 20'-0"



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Site
Plan

SP1.1



01 Existing conditions - side elevation



02 Existing conditions - back elevation

7

St Patrick's Cathedral

Rectory Building
09.27.19



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01 Existing conditions - side and back elevations



02 Existing conditions - side elevation

8

St Patrick's Cathedral

Rectory Building
09.27.19



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01 Existing conditions - side elevation under second floor addition



02 Existing conditions - detail at porte cochere



03 Existing conditions - screened porch



01 Existing conditions - detail at porte cochere and second floor addition



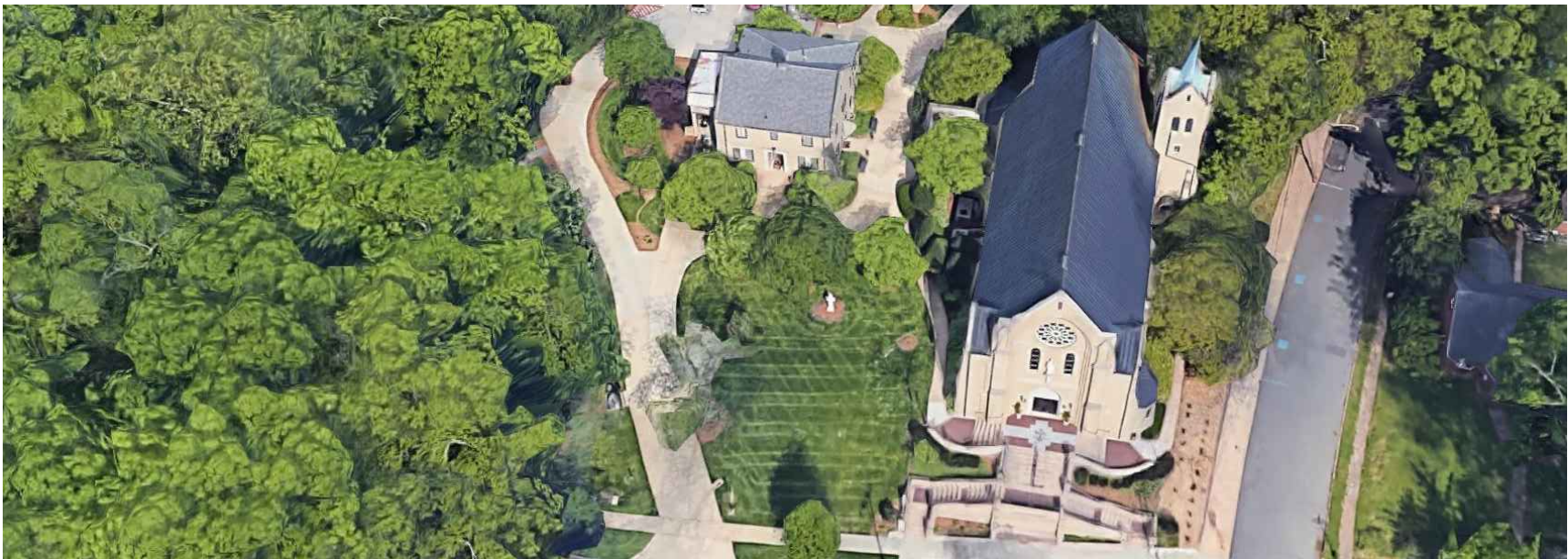
02 Existing conditions - detail at porte cochere and second floor addition



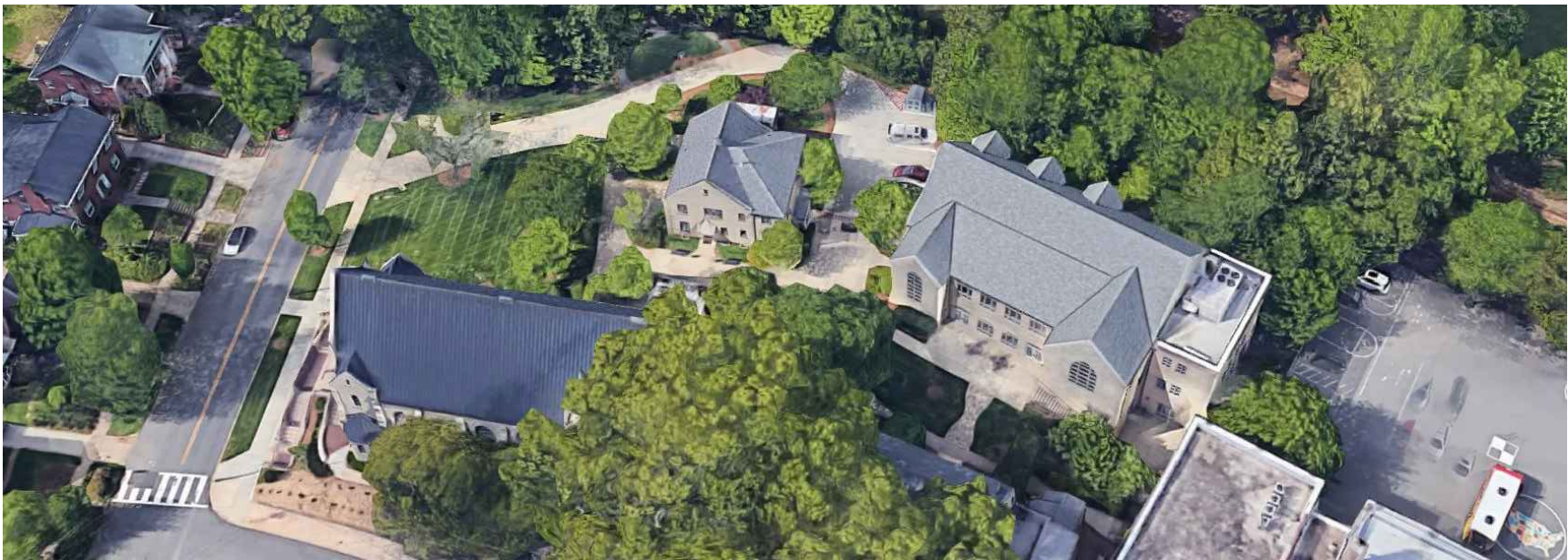
01 Existing conditions - view from street



02 Existing conditions - view from street



03 Existing conditions - aerial view



04 Existing conditions - aerial view

Preliminary
Drawings

Not for Construction,
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St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

Project Number: 19-001

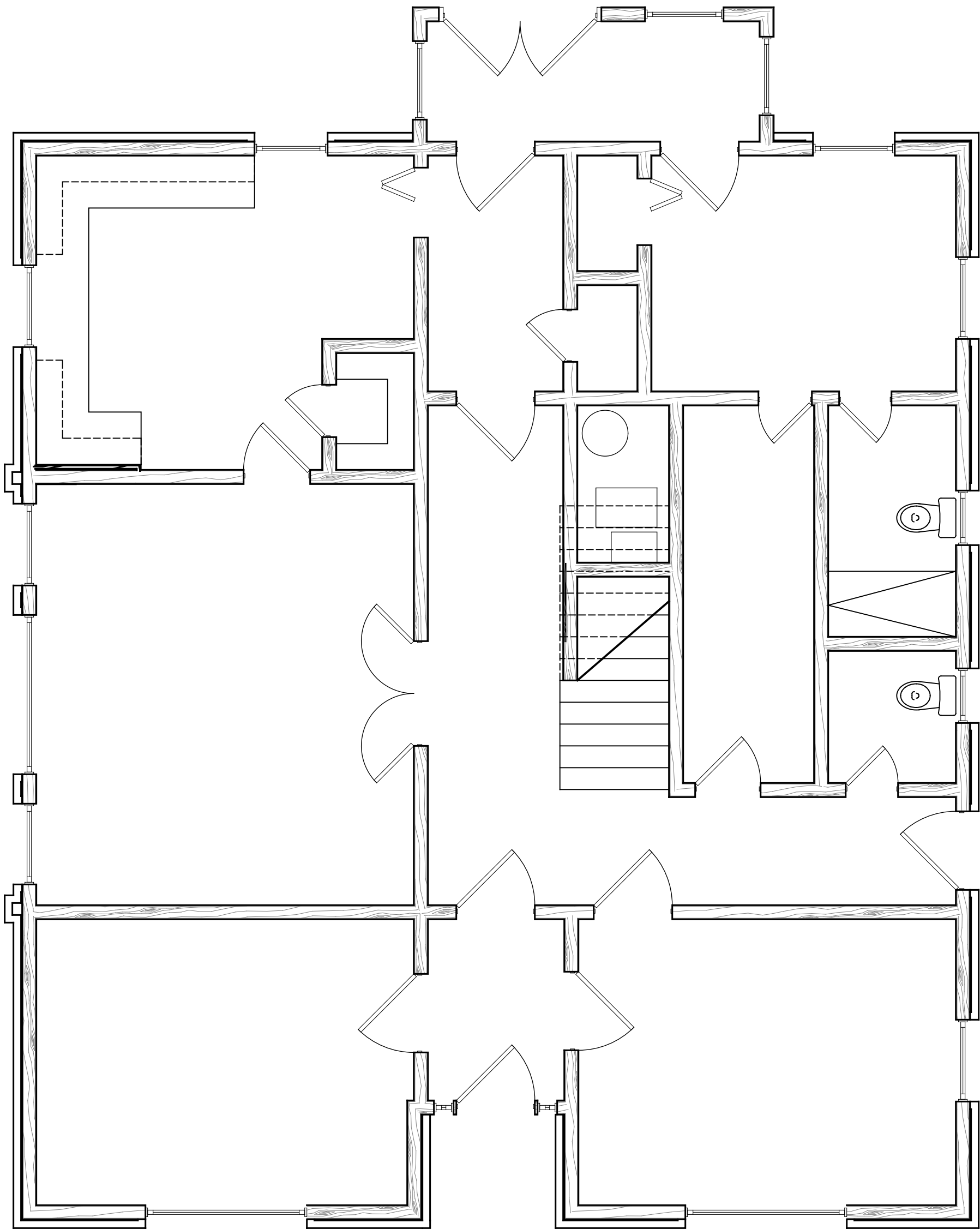
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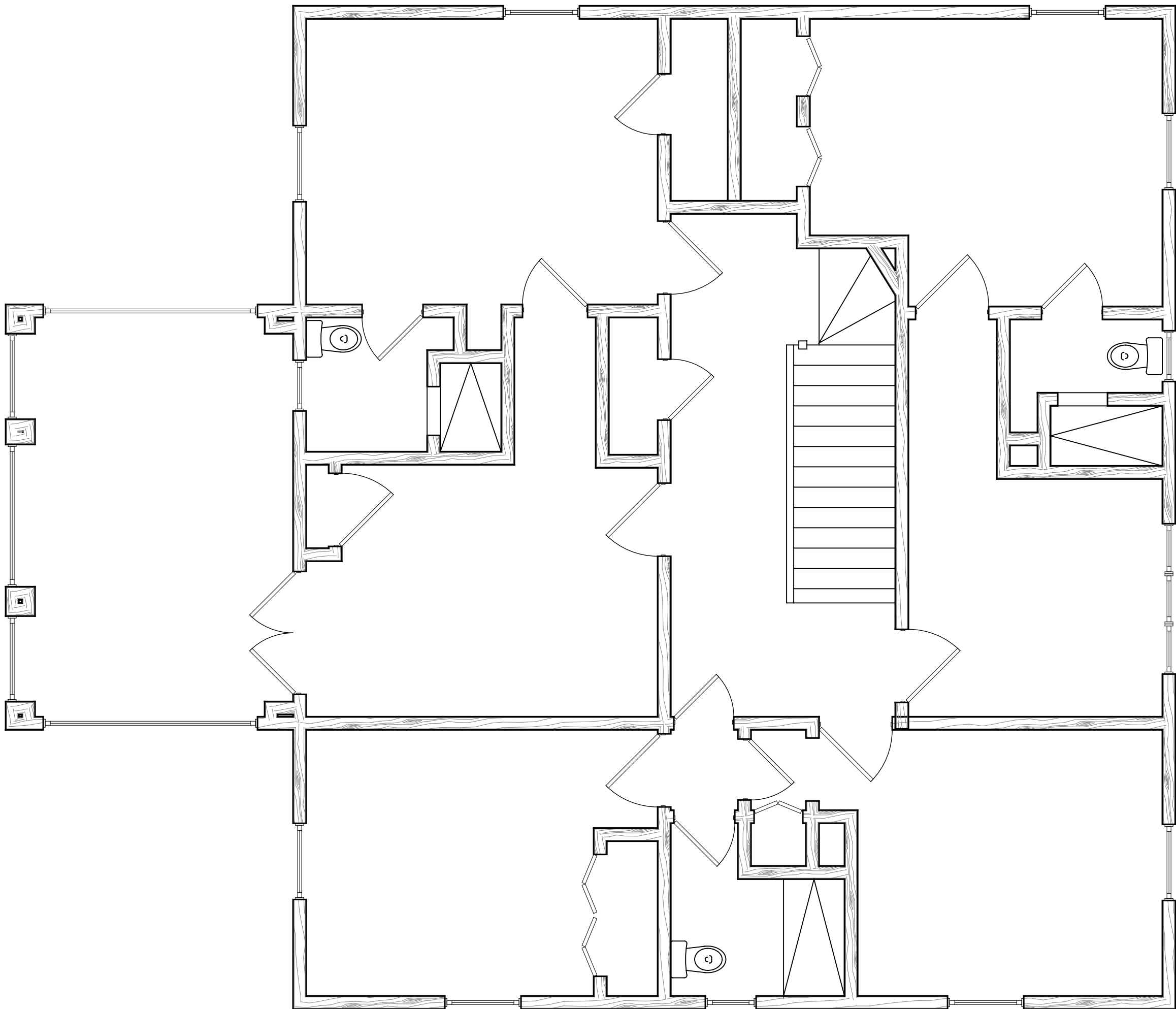
Existing
Floor Plans

RA1.1



01 Existing First Floor Plan

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



02 Existing Second Floor Plan

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

Preliminary
Drawings

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Exterior
Elevations

A2.1

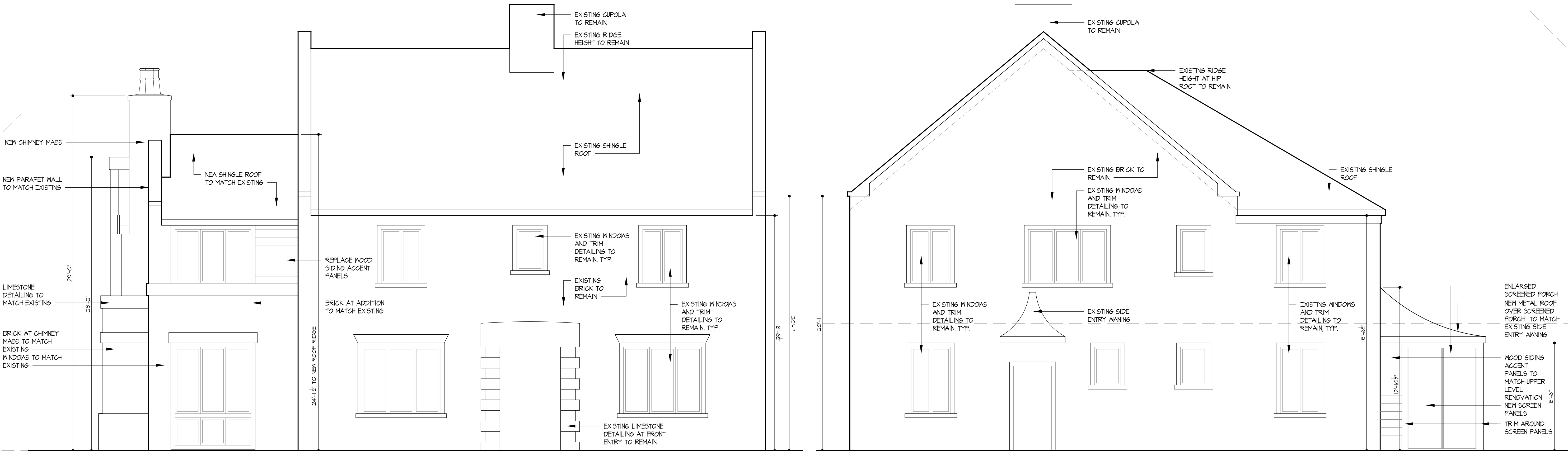


01 Existing Front Elevation (West)

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

02 Existing Side Elevation (South)

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



01 Proposed Front Elevation (West)

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

02 Proposed Side Elevation (South)

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



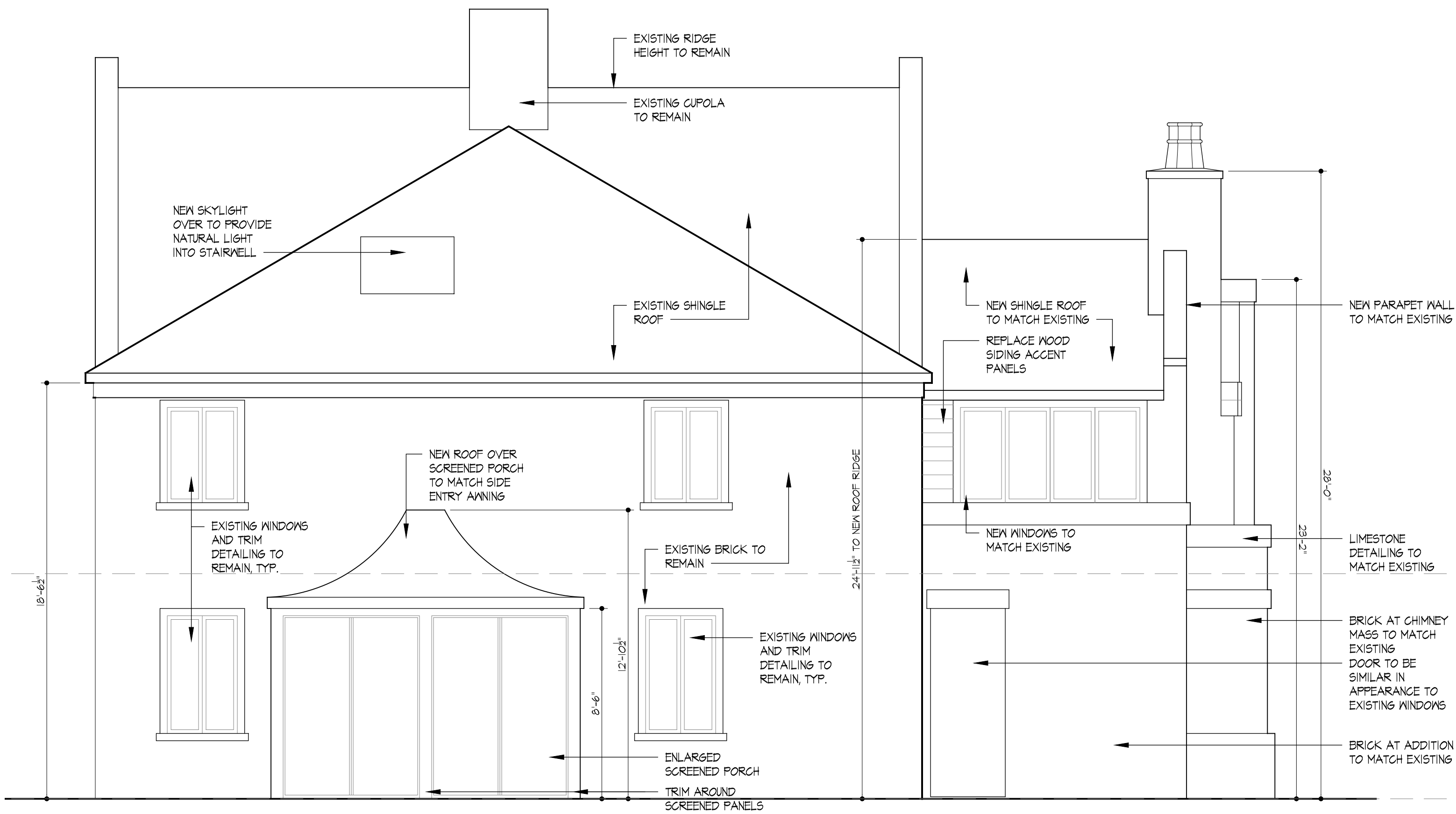
01 Existing Rear Elevation (East)

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



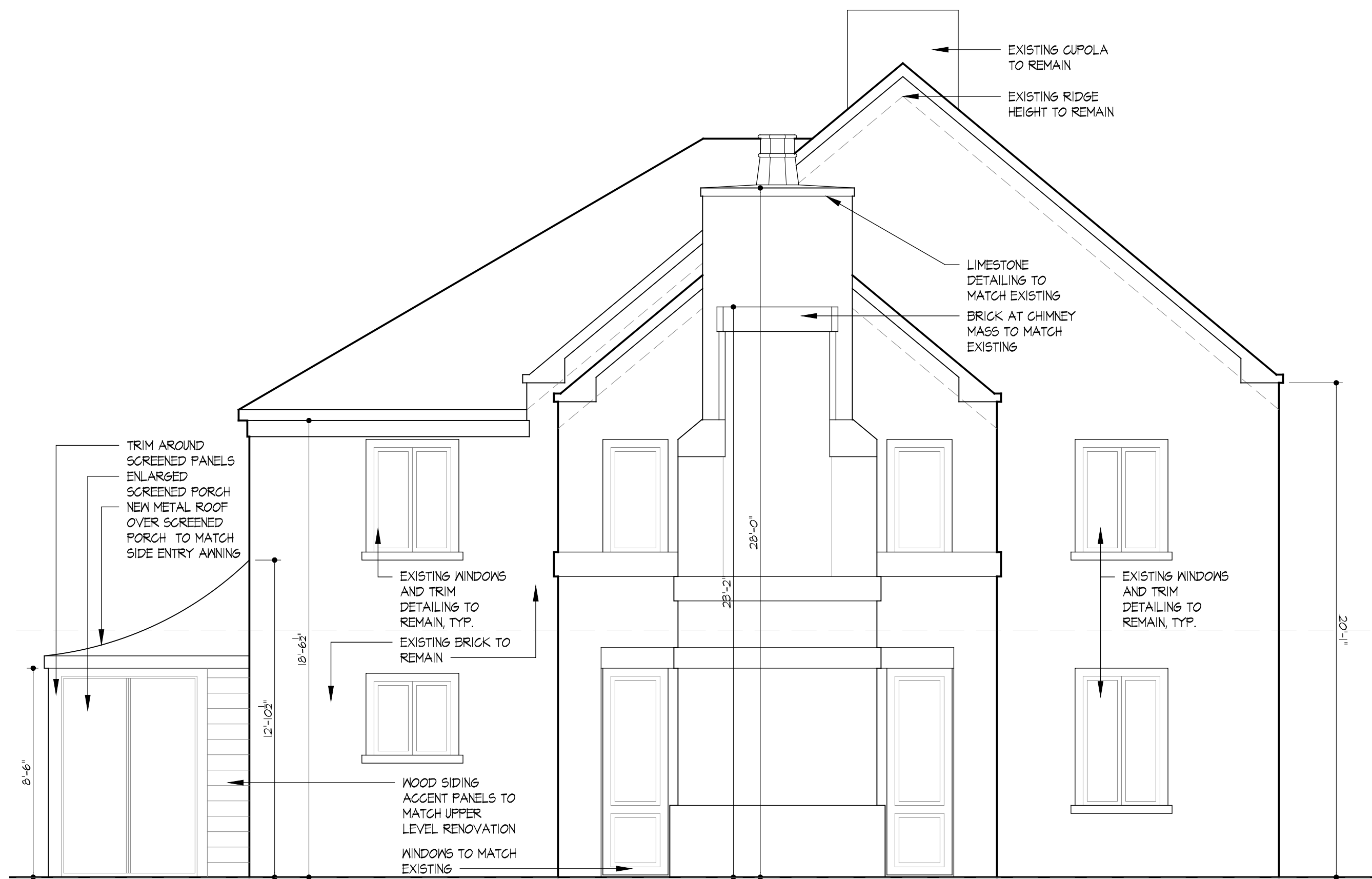
02 Existing Side Elevation (North)

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



03 Proposed Rear Elevation (East)

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



04 Proposed Side Elevation (North)

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

Preliminary
Drawings

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St Patrick's Cathedral
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Charlotte, North Carolina

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Exterior
Elevations

A2.2

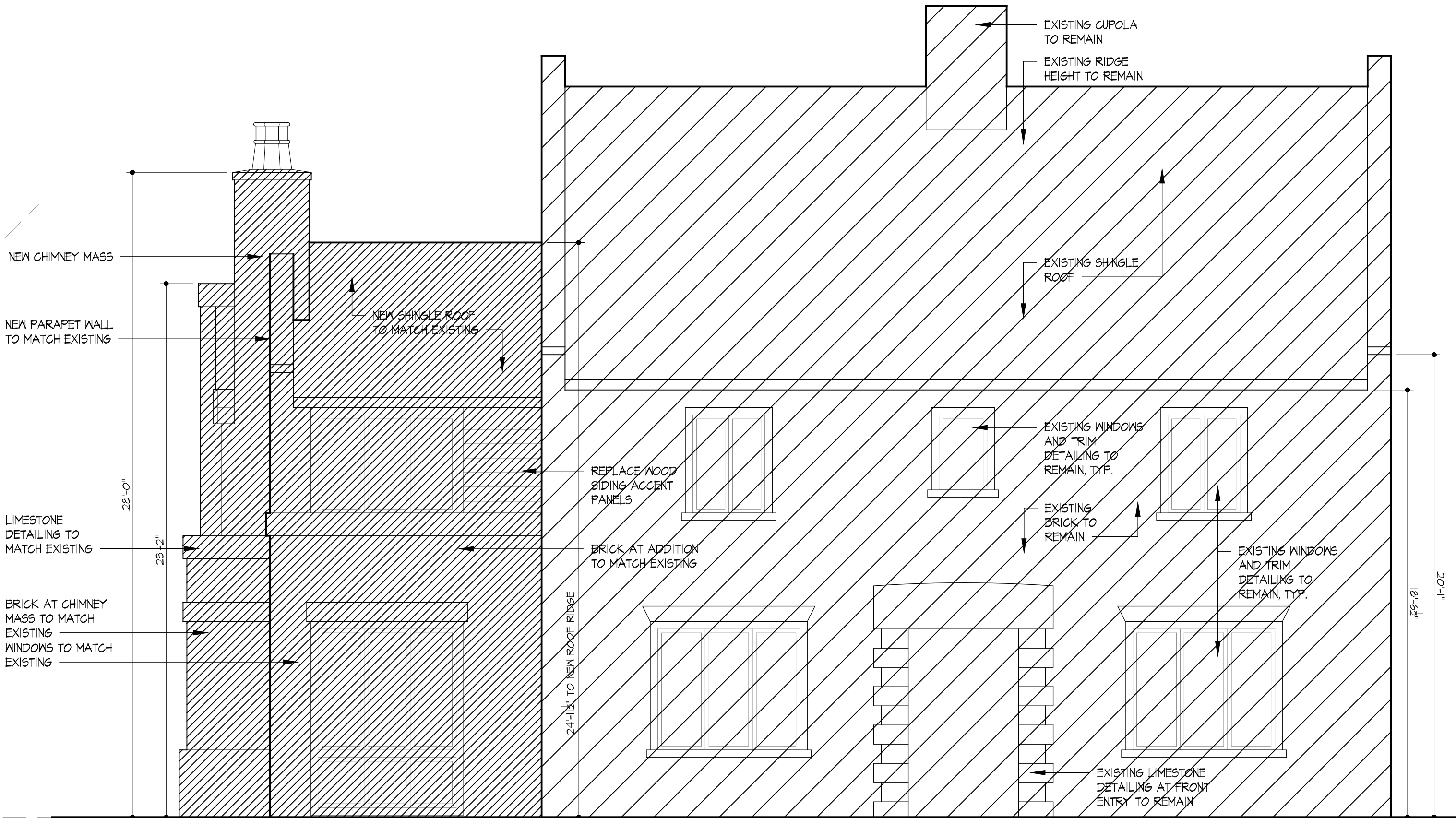


01 Existing Front Elevation (West)

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

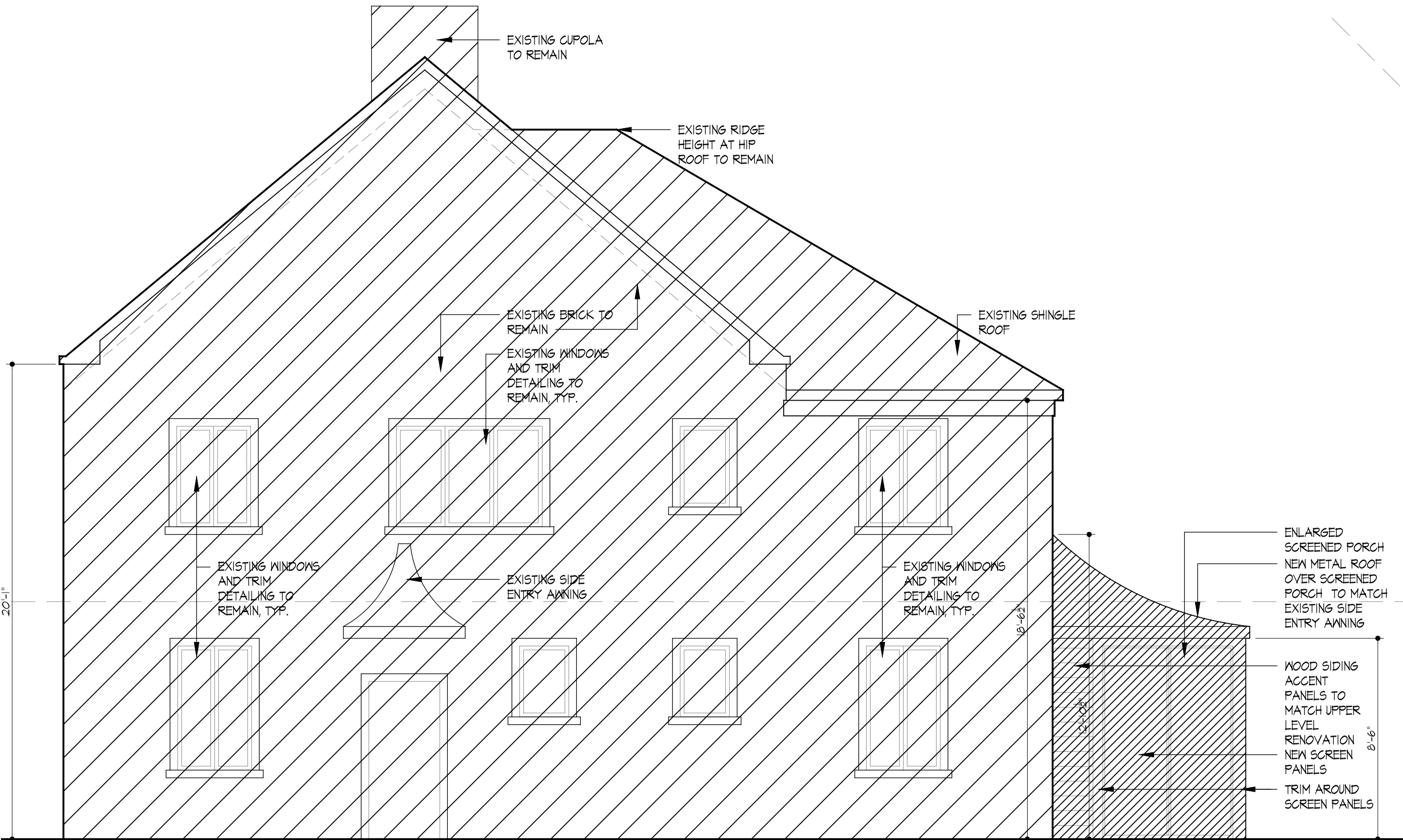
02 Existing Side Elevation (South)

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



01 Proposed Front Elevation (West)

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



02 Proposed Side Elevation (South)

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

Preliminary
Drawings

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St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

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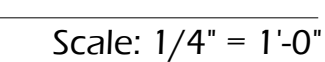
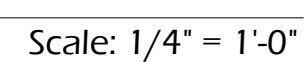
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Exterior
Elevation
Diagrams

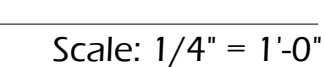
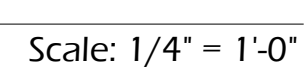
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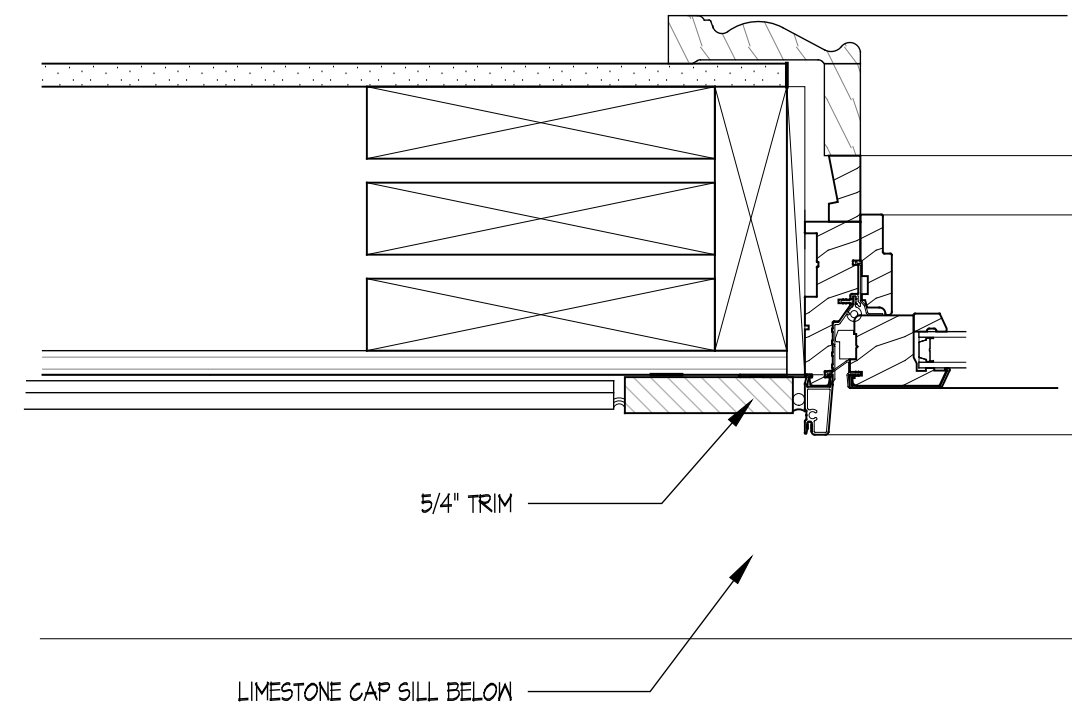
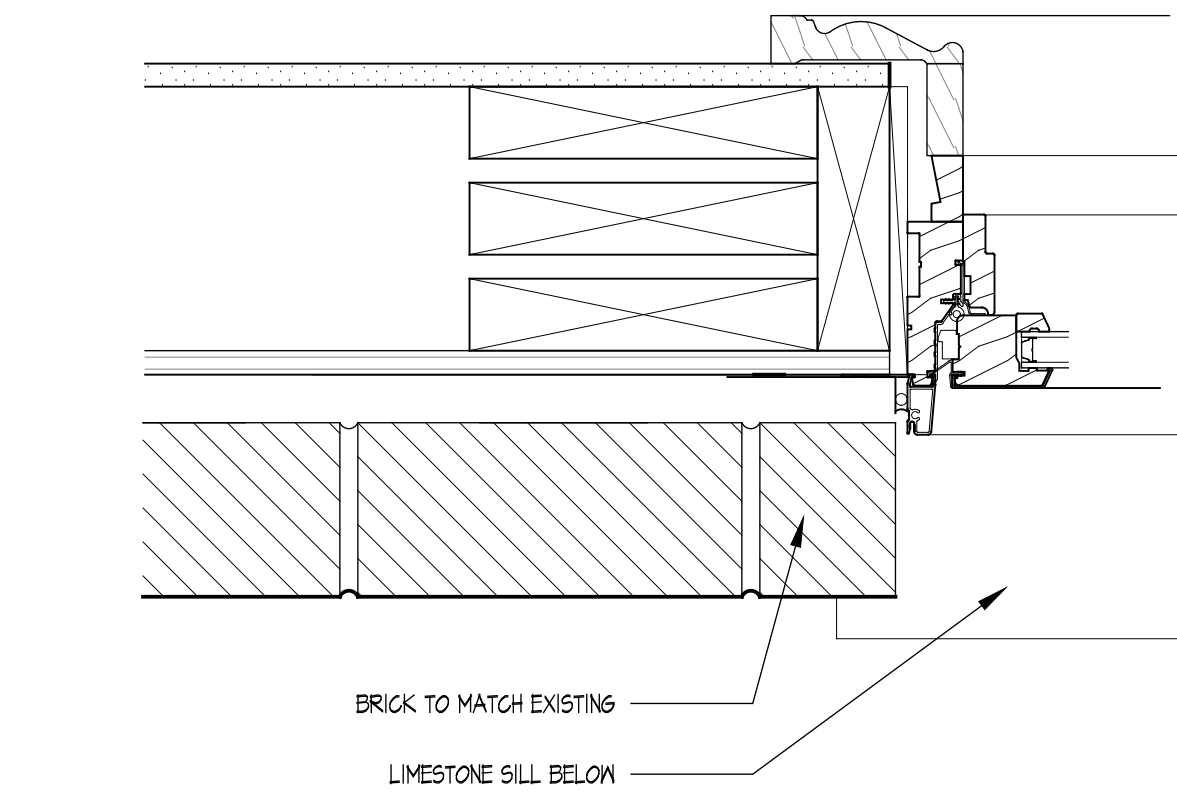
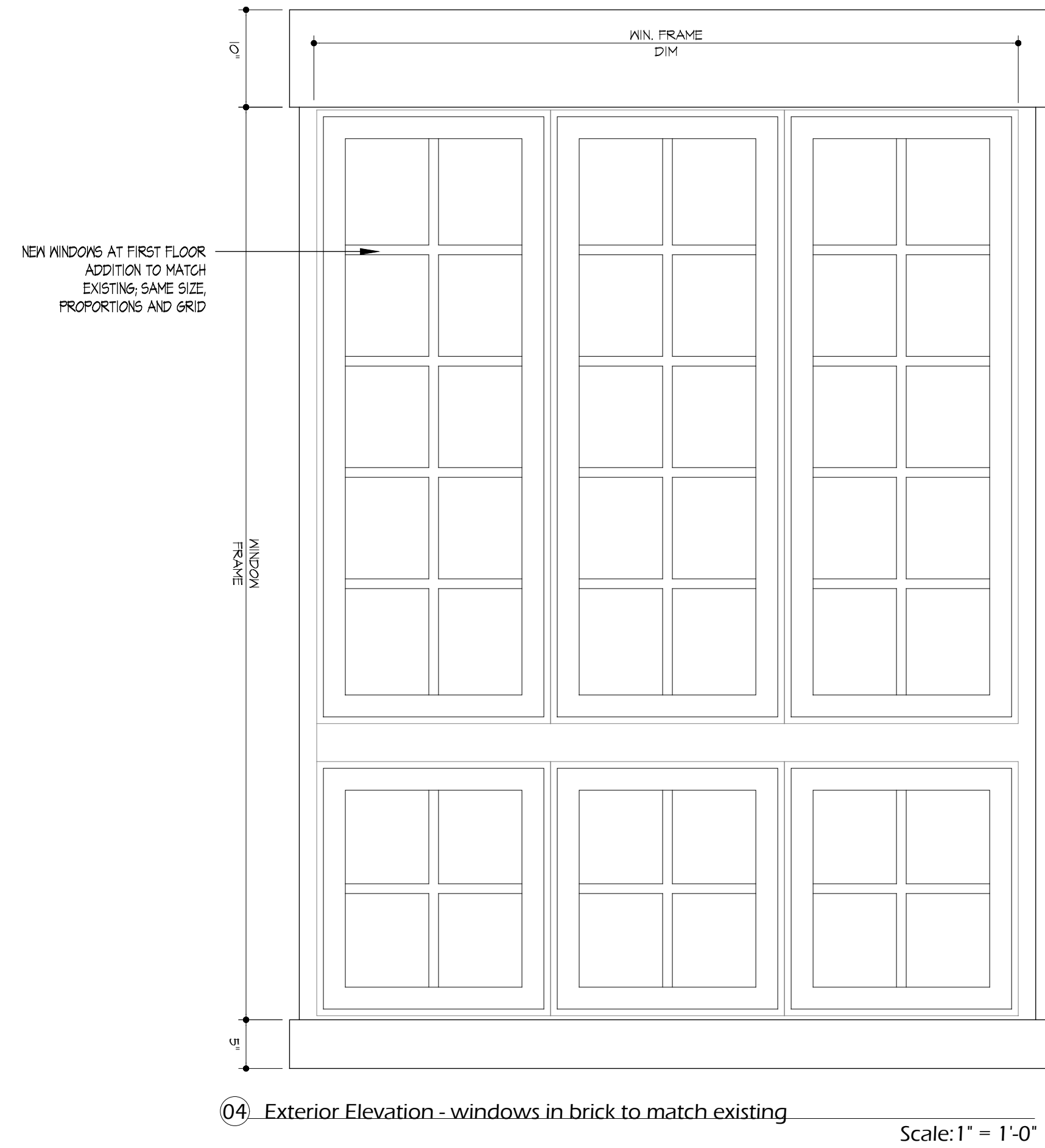
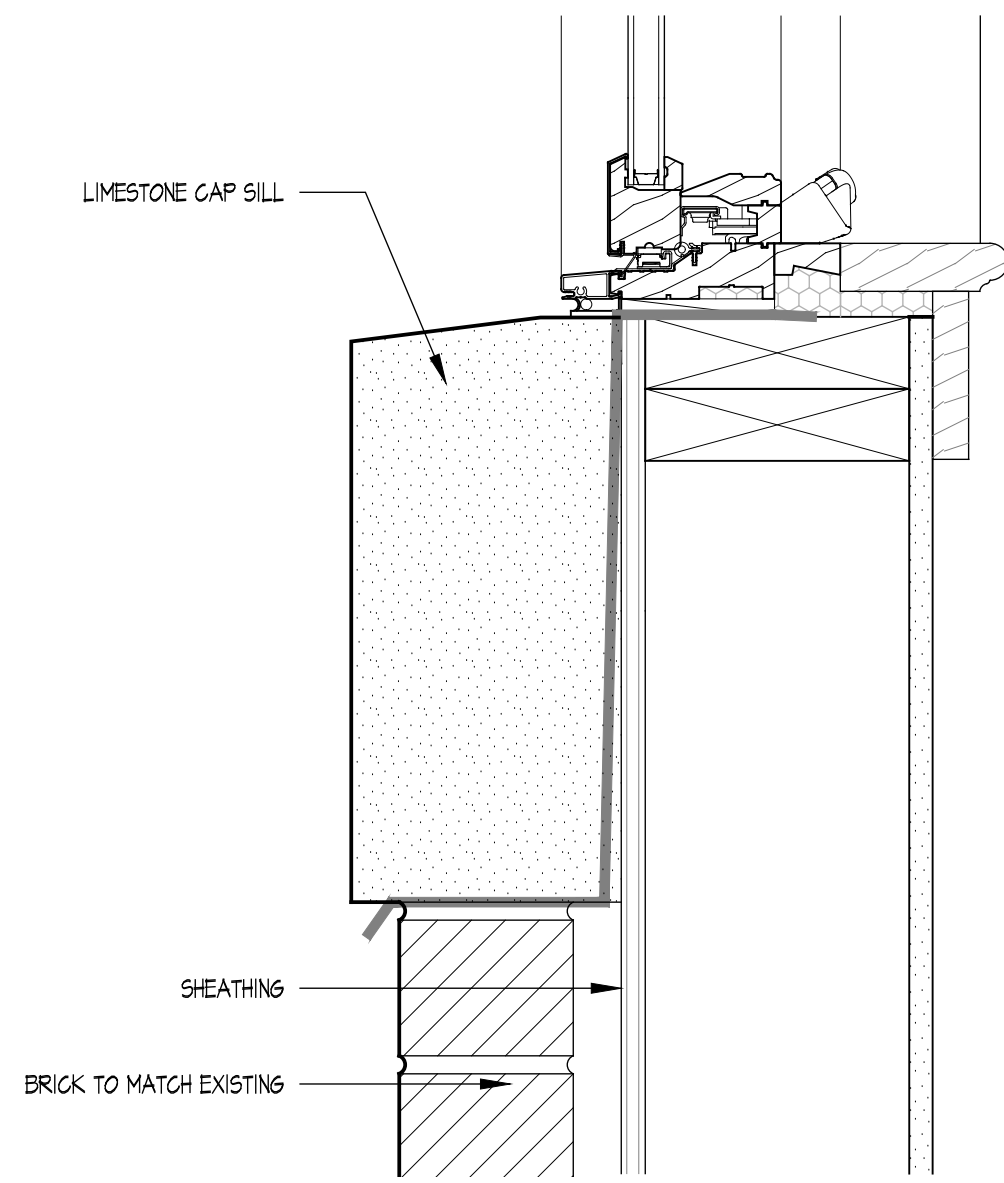
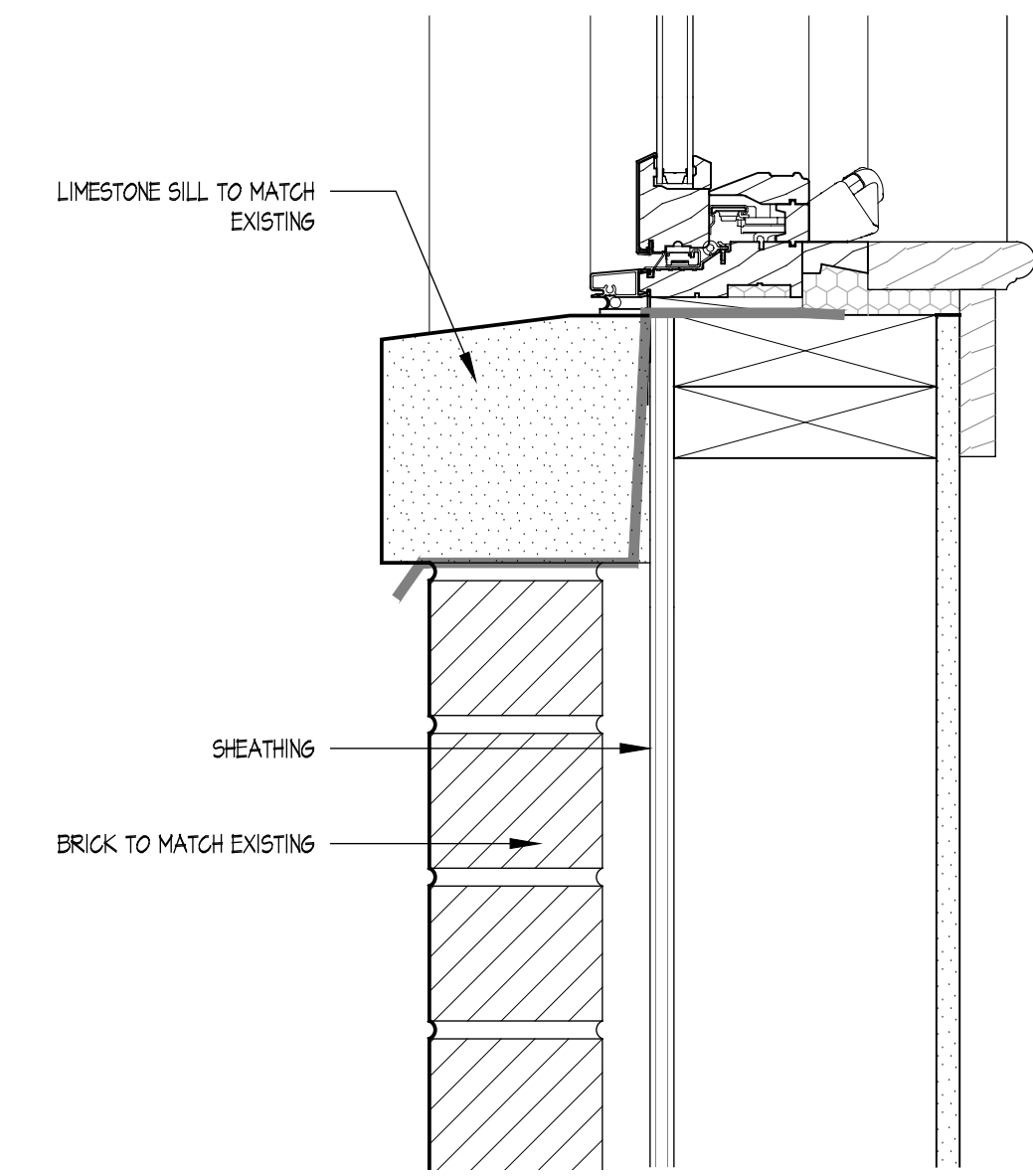
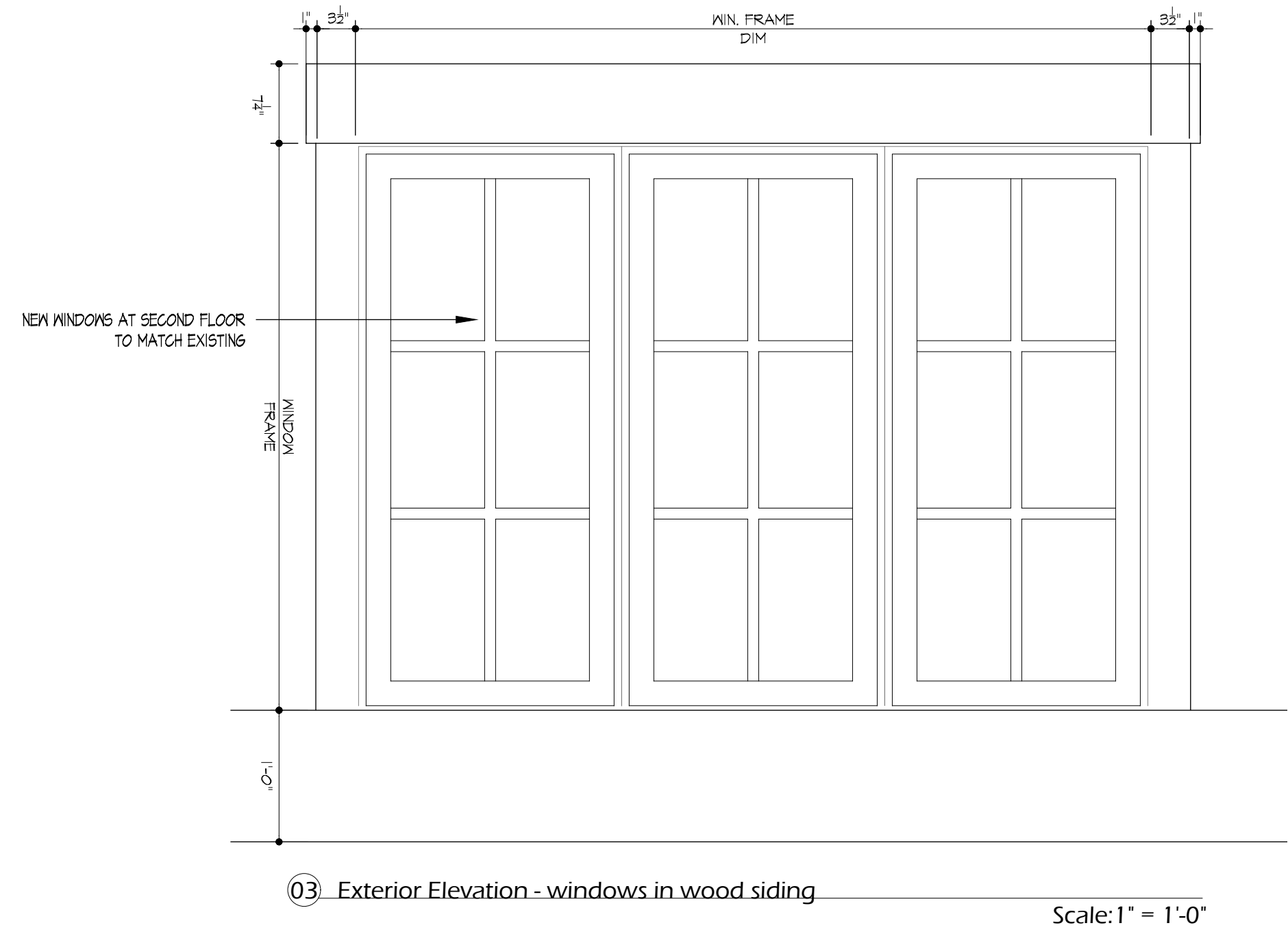
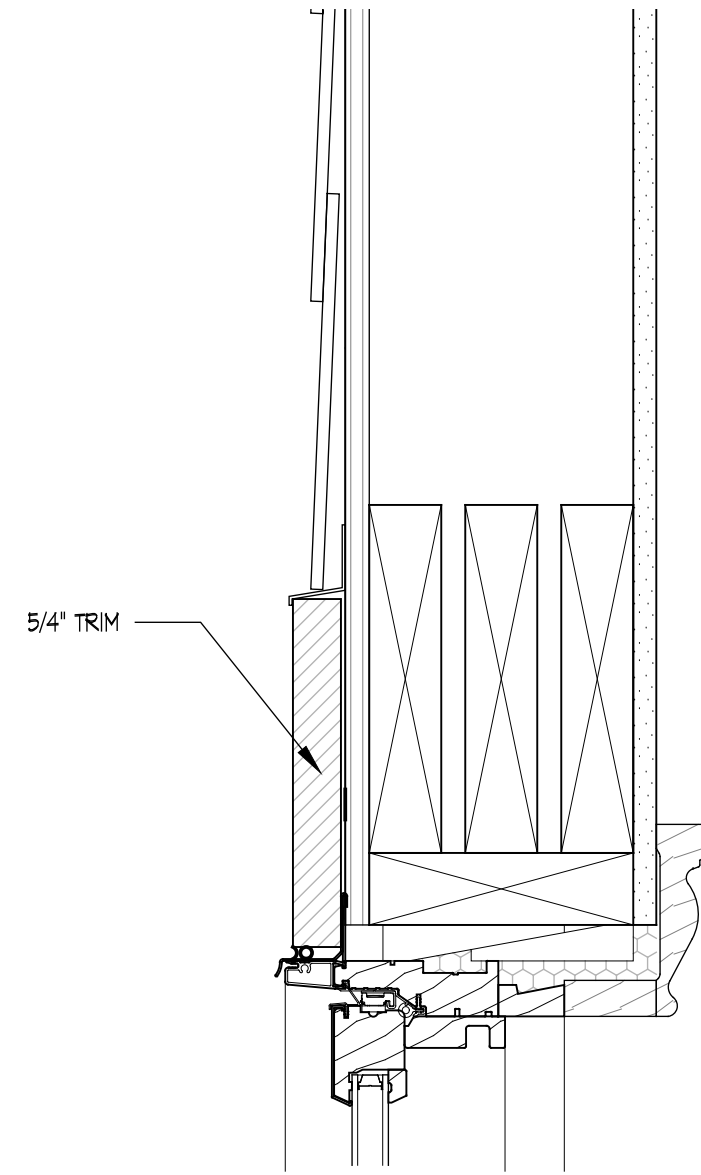
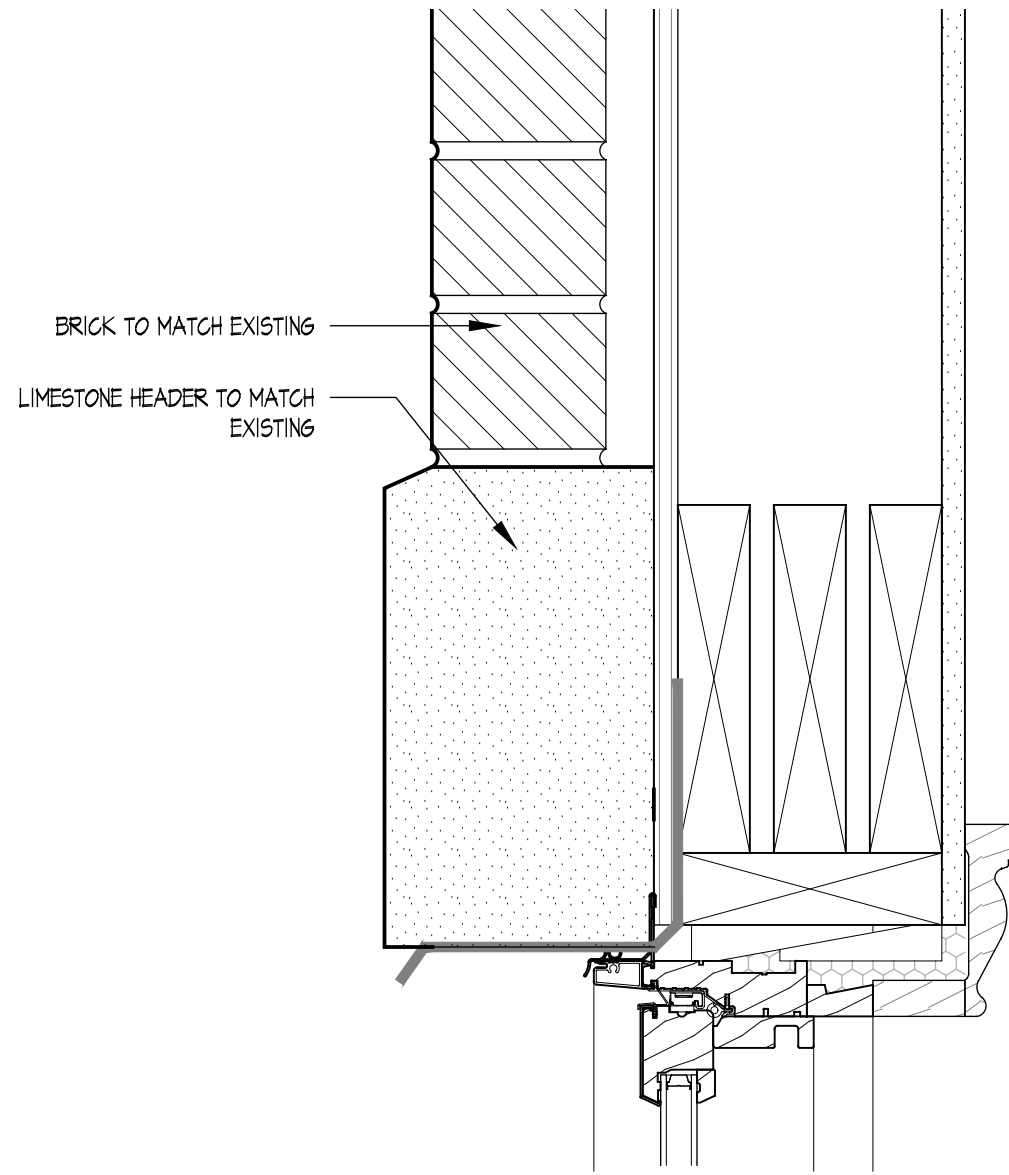


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A2.4





①1. HSJ Details for new windows in brick to match existing conditions
Scale: 3" = 1'-0"

②2. HSJ Details for new windows in wood siding
Scale: 3" = 1'-0"

Preliminary
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Window
Details

A2.5

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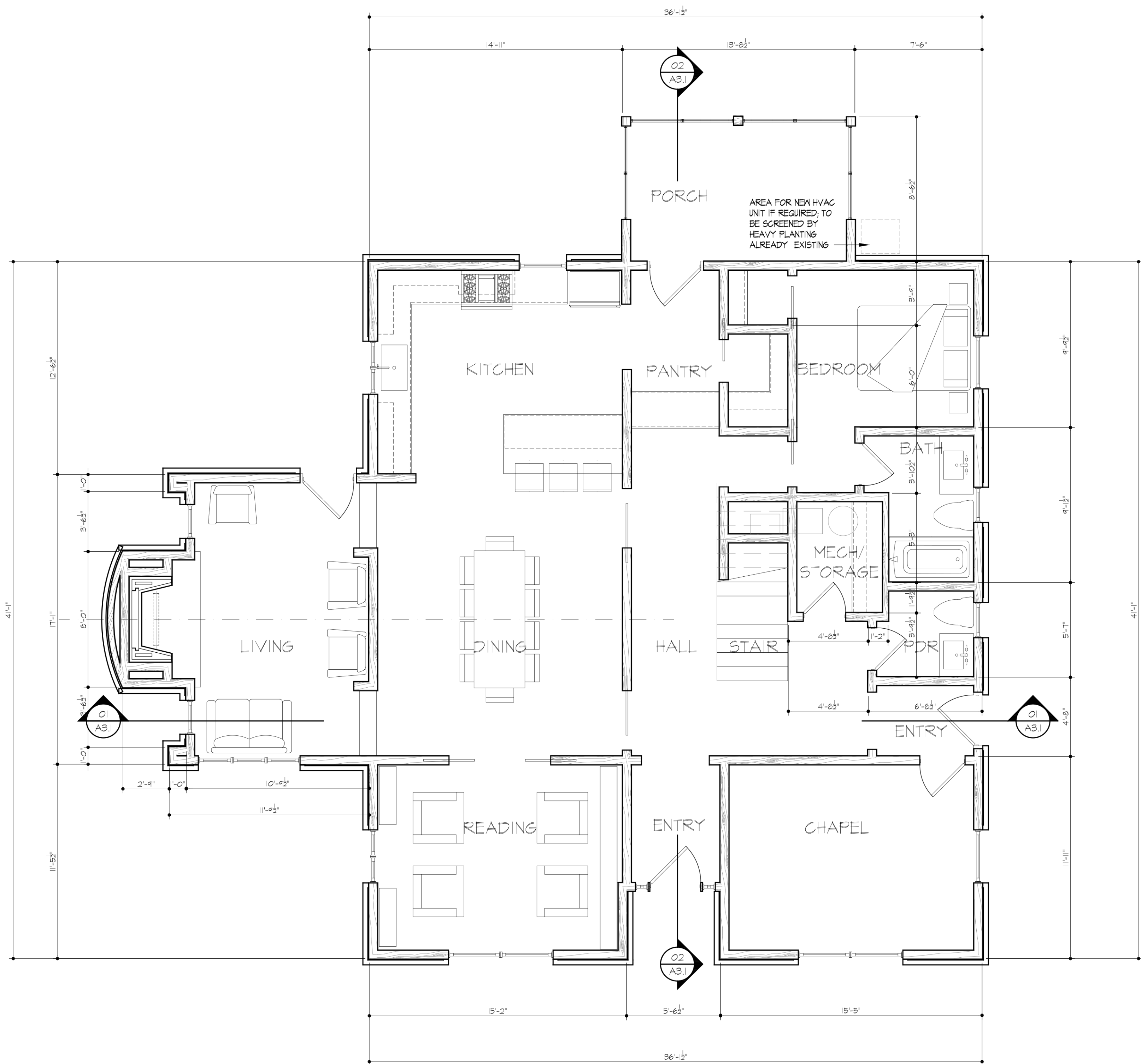
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Proposed First
Floor Plan

A1.1



01 Proposed First Floor Plan

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

Preliminary
Drawings

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Charlotte, North Carolina

Project Number: 19-001

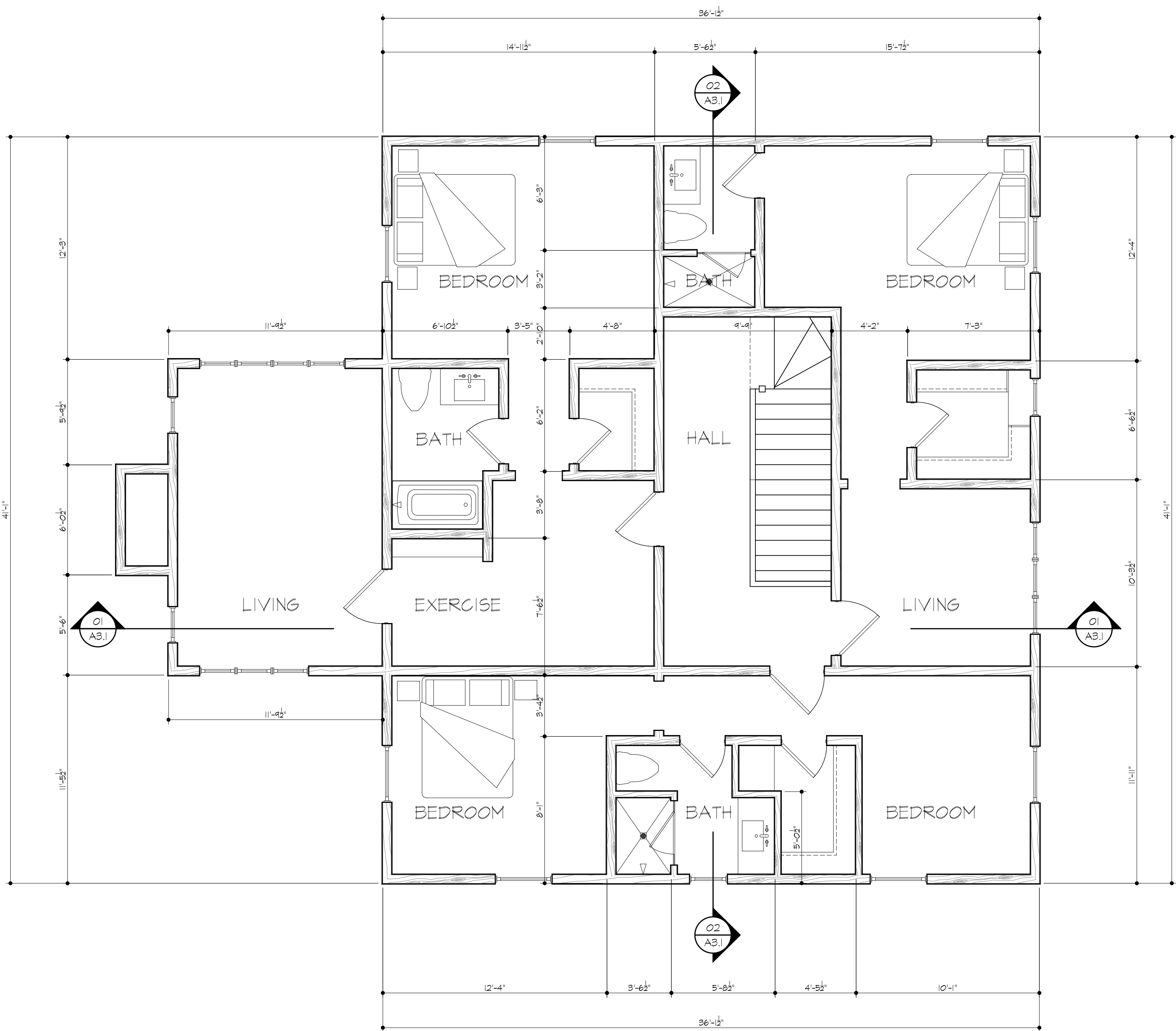
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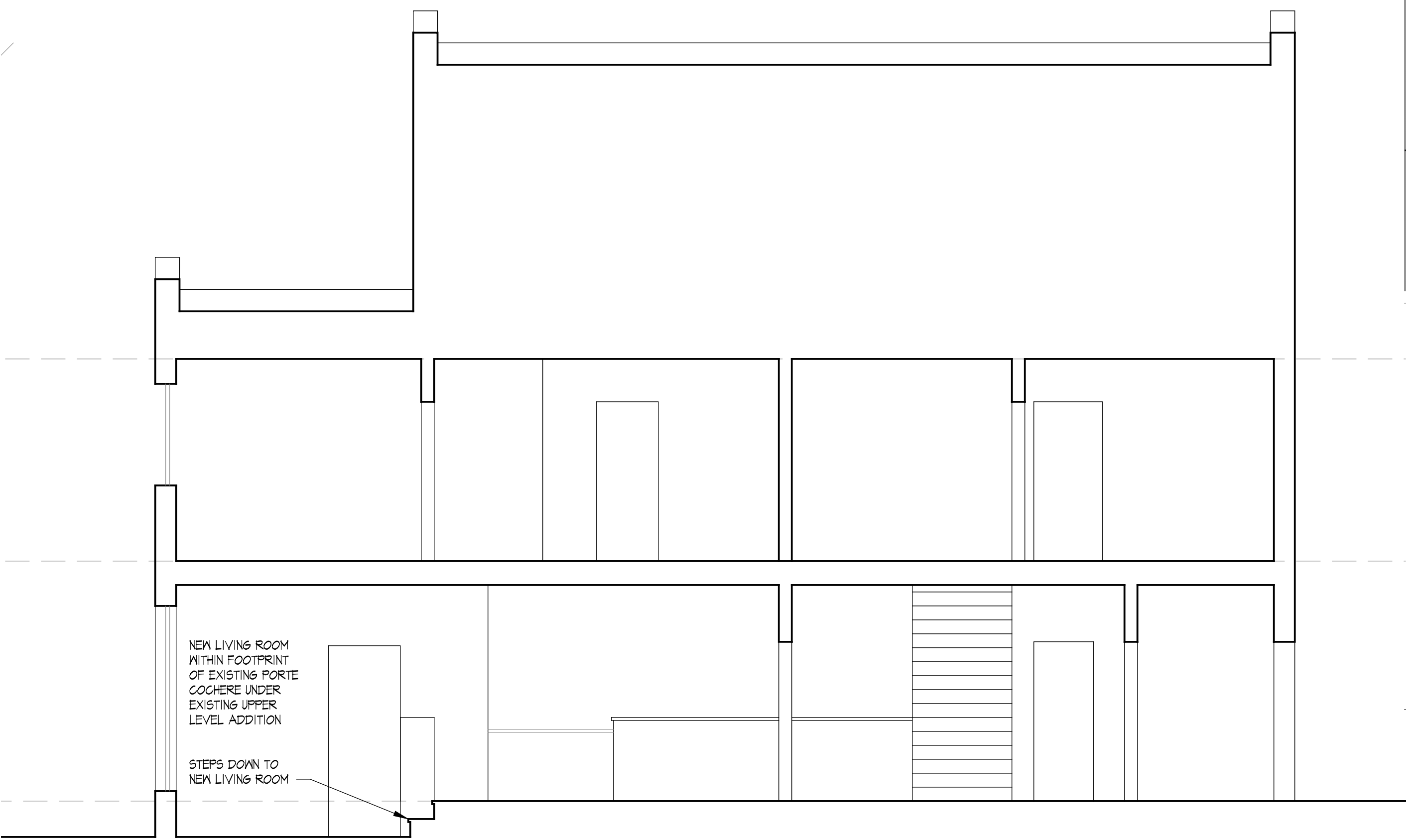
Proposed
Floor Plans

A1.2



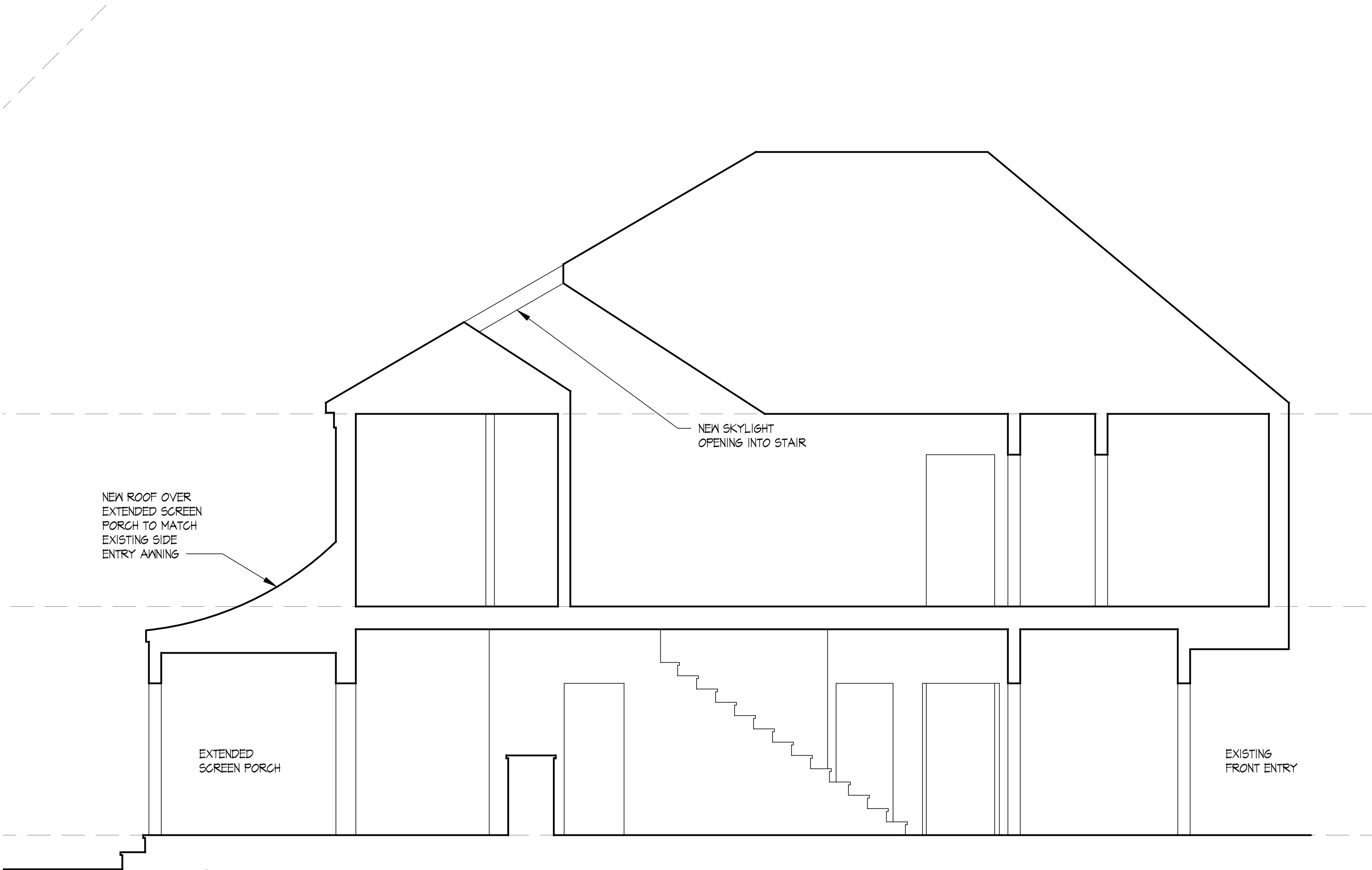
01 Proposed Second Floor Plan

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



01 Building Section

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



02 Building Section

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



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Preliminary
Drawings

Not for Construction,
Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

Project Number: 19-001

Issue Date: 08.05.19

Revisions

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Building
Sections

A3.1



01 Original proposal

The reduced height of the chimney mass means that it is not visible at all from this front perspective whereas in the original proposal there was a small amount of it that could be seen.

Now there is effectively no presence of the renovation from this view.



02 Revised proposal



01 Original proposal

In the revised proposal the reduced chimney mass is not even visible on the backside of the rectory as seen on the approach from the main cathedral.



02 Revised proposal



01 Original proposal

The chimney mass was reduced in height by approximately 4 feet. This is most clearly seen in this view along the back side of the rectory.



02 Revised proposal



01 Original proposal

This view best represents how the reduced height of the chimney mass causes the addition to read as a secondary element to the main body of the rectory. The reduced chimney height better respects the scale of the original building while still acting as an anchor to the addition by responding to the detailing and formal strategies of the original building.



02 Revised proposal



01 Existing conditions

There is a possibility, based on budget and final cost estimations, that St Patrick's may opt to keep the existing rear screened porch rather adding the enlarged screened porch previously shown. The image above shows the existing conditions and the image below shows how this facade would look if the decision is made to keep the existing porch with the new addition.



02 Revised proposal without new screened porch

FS A21 Product Data Sheet

Starting Production Code: 34AX08A

Description	General	FS - Fixed Deck Mounted Skylight, consisting of the following integrated components – an interior condensation drainage gasket, pre-finished white wooden frame, exterior maintenance free aluminum cladding and counter flashing, corner keys, and a insulating thermal pane glass unit with two seals, warm edge spacer system, three coats of low e silver to increase visible light transmittance while reducing solar heat. Primary seal between glazing and cladding is a silicone based glazing sealant. And lastly, the skylights are mounted to the roof deck by fastening the continuous deck seal mounting system with durable foam seal directly to the roof deck.
	Variant	FS xxx 200xB
Installation	Instructions	Installation Instructions included in every box and are listed at www.VELUXusa.com or contact VELUX at 800-888-3589. Installation instructions provided with each unit. VAS 452197
	Applications	Single unit and combi applications.
	Orientation	The skylight has a specific top and bottom and can not be rotated.
	Roof Pitch	0° - 10° Install with site built curb to elevate the pitch of the glass to 14 degrees. Then install a VELUX ECB counter flashing kit to create a water tight joint between the skylight and the site built curb. Drawings and instructions are available on the VELUXusa web site.
		14° - 85° Mount the skylight directly to the roof deck by aligning and securing the continuous deck sealing mounting system directly to the roof deck.
Compatibility	Flashings	Under 20° Condensation drippage from the pane interior can be expected.
		EDL - single unit installation with thin roofing material (Shingles, Slates).
		EKL - side by side and or over and under combinations with thin roofing materials
		EDW - single unit installation with high (tile) profile roofing material
		EKW - side by side and or over and under combinations with high profiled (tile) roofing materials
		EDM - single unit installation with metal roofing panels.
		ECB - site build curb installations with roof pitch less than 14 degrees.
	Interior Accessories	Manual & Electric - Blackout blinds, Roller blinds, Venetian Blinds. Solar - Blackout blinds, Roller blinds

FS A21 Product Data Sheet

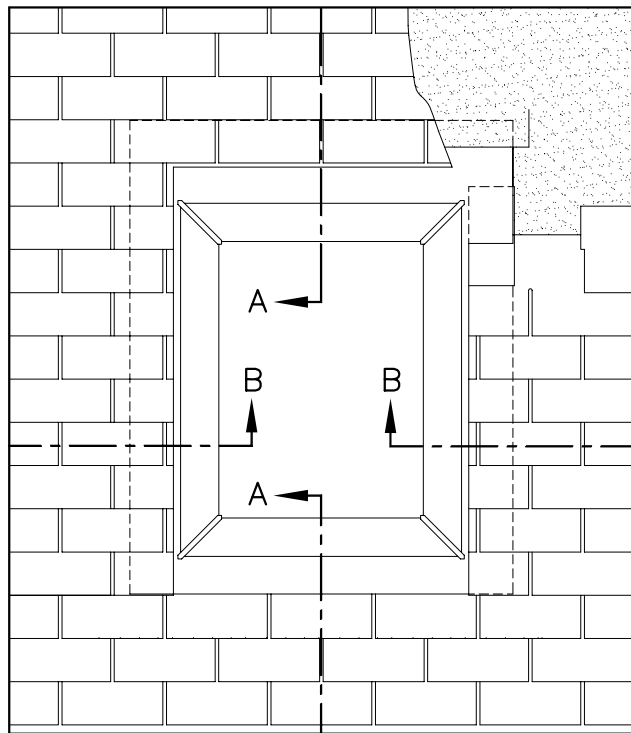
Starting Production Code: 34AX08A

Materials	Wood	Ponderosa pine finished white in the factory or as a special order, natural wood with a short term colorless wood preservative. Stain grade units are available as special order.
	Cladding	Lacquered aluminum, neutral gray color with Kynar 500 top finish to prevent fading. 0.065mm thick.
		Copper - untreated mill finish.
		Special color cladding not available.
	Glazing	Standard stocked glazing are type 04, 05, 06, 10. Contact VELUX for stocked sizes of 06 & 10 glazings.
		Consult with customer service for special glazing options and delivery.
		05 - A LoE3 double sealed insulated panes filled with warm edge technology, stainless steel spacer, 95% Argon gas and coated with three layers of microscopic silver particles to increase thermal performance. This glazing is improved over prior in that it allow in more visible light while blocking out more solar heat gain (spectrally selective). Replaces type 75 comfort. Over all pane thickness is 17.2mm.
		04 - LoE3 Laminated - All the benefits of the 05 LoE3 Glass plus a laminated interior pane for safety and maximum protection from both heat gain and fading with Neat coated exterior. Replaces type 74 Comfort Plus. Over all pane thickness is 17.6mm. Laminate
		06 - Impact - Laminated heat strengthened with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.90 PVB
		08 - White laminated - Laminated heat strengthened with tempered LoE3. Same as 04 but a white inner layer. Over all pane thickness is 17.6mm. Laminate material is 0.30 PVB.
		10 - Snow load - Laminated tempered with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.30
	Gaskets	Patented engineered rubber gasket gaskets to prevent air infiltration and water penetration. Primary seal at glazing and cladding is silicone based glazing sealant.
	Deck Seal Mounting Flange	Pre-engineered Deck Seal mounting system with a anti corrosive coating. The Deck Seal mounting system is pre-attached all the way around the perimeter of the skylight and has a durable closed cell foam that seals the skylight to the roof deck. Deck seal size: 1-1/4" up the frame and 1-1/4" away from the skylight frame. Flange attached to roof decking with 1-1/4" ring shank nails provided with skylight unit.

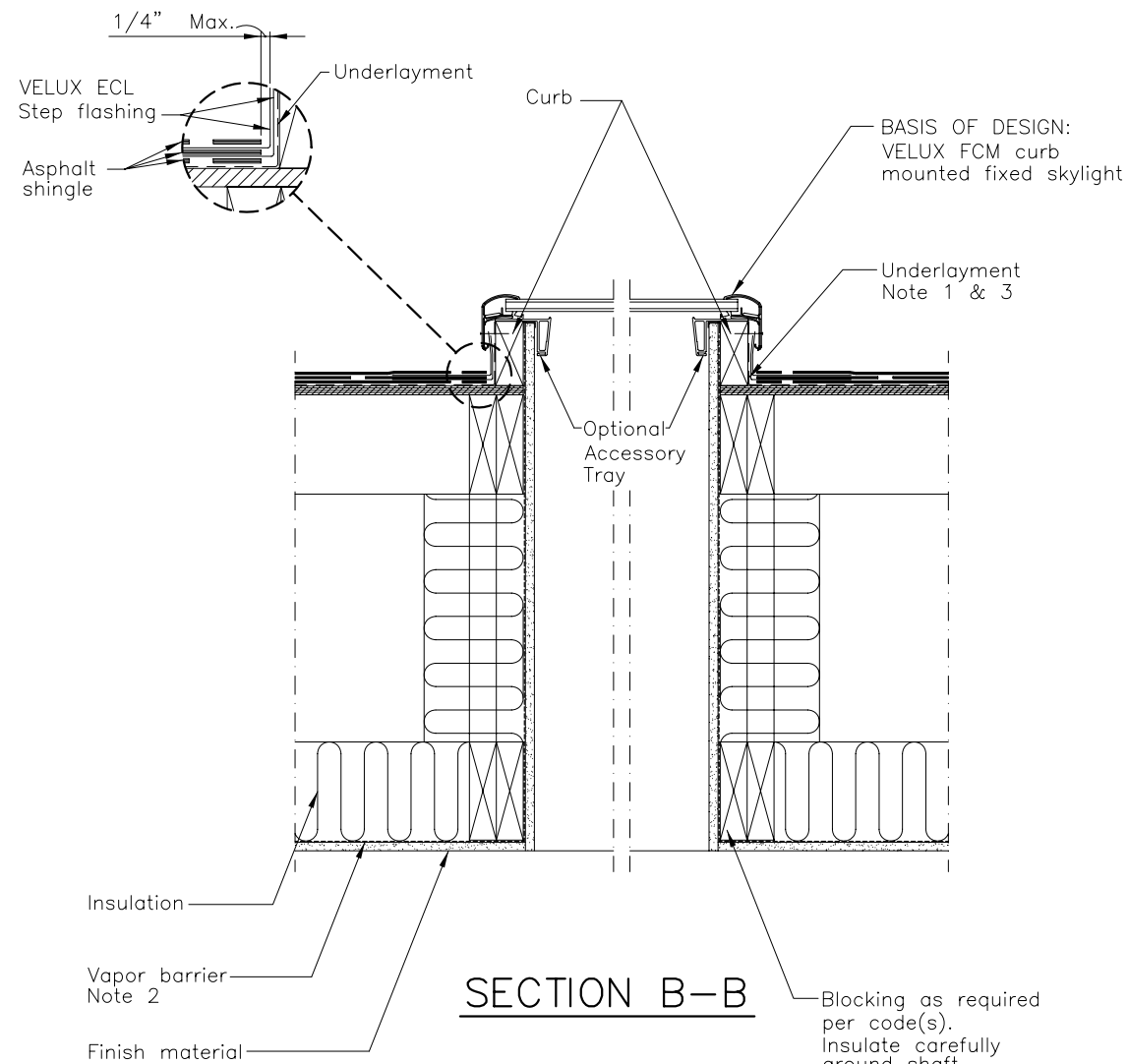
FS A21 Product Data Sheet

Starting Production Code: 34AX08A

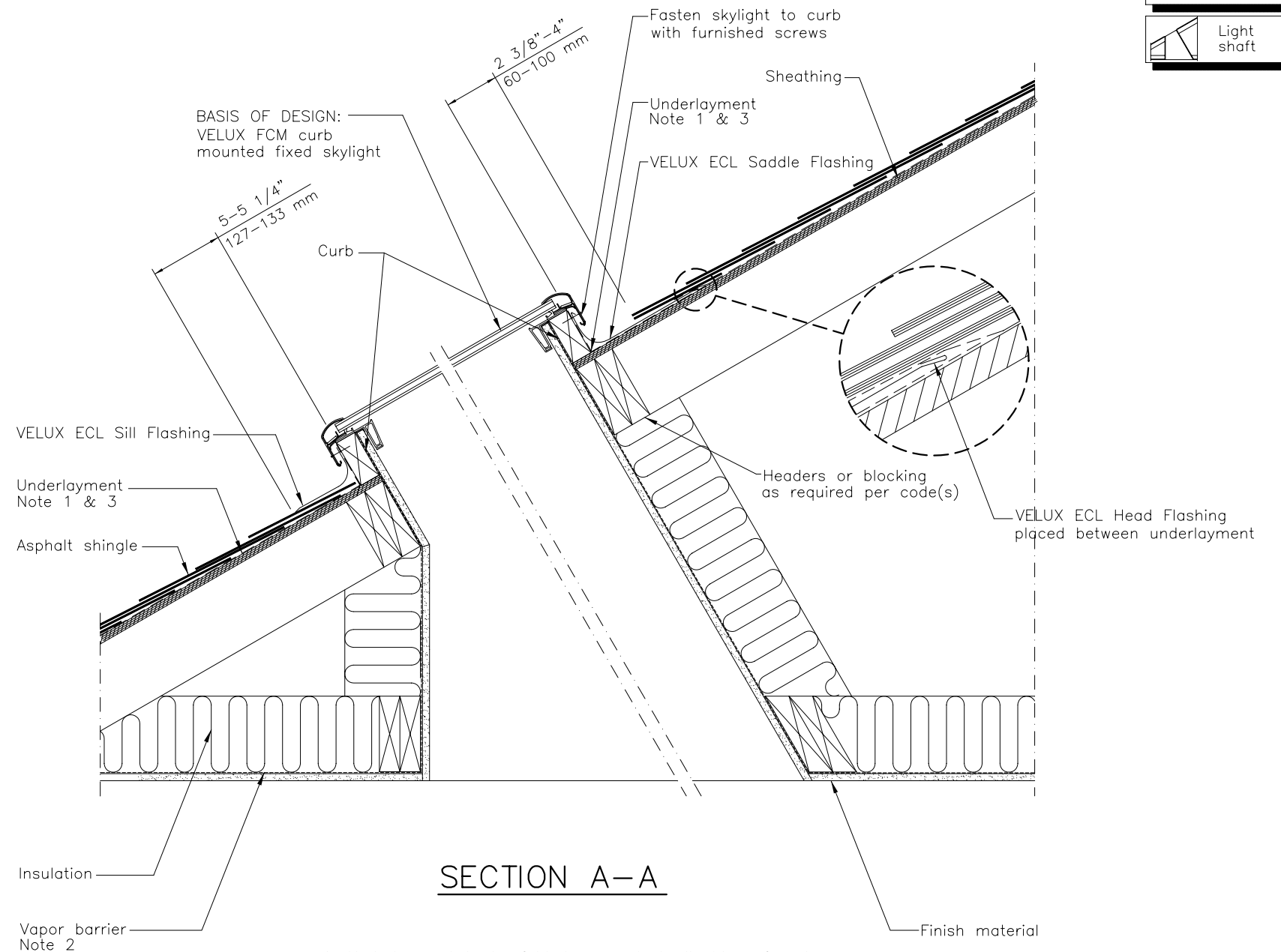
Sizes	Standard Size	A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01			
	Special sizes	Not available			
	Special color	Special color cladding not available			
	Rough Opening Dimensions	Size	Width		Size Height
		A06	14.1/2"		D26 22 15/16"
		C01, C04, C06, C08	21"		C01, S01 26 7/8"
		D25, D06	22 1/2"		M02 30"
		M02, M04, M06, M08	30 1/16"		C04, M04 37 7/8"
		S01, S06	44 1/4"		A06 C06, D06, M06, S06 45 3/4"
					C08, M08 54 7/16"
					C12 70 1/4"
Certification	General	Hallmark certified, Florida Product approval. Exceeds International Building Code (IBC), International Residential Code (IRC) and International Energy Conservation Code (IECC).			
	Air, water, Structural	WDMA Hallmark Certification.			
		Architectural Testing Inc Code Compliant Research Report CCRR			
	Thermal	NFRC certified and labeled to Exceed Energy Star U-value and Solar Heat Gain (SHGC) requirements for all climate zones.			
Product Warranty	Frame	10 years from the date of purchase, VELUX warrants that the skylight will be free from defects in material and workmanship			
	Glass	20 years from the date of purchase, VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to a failure of the glass seal.			
	Accessories	5 years from the date of purchase, VELUX warrants that VELUX blinds and control systems will be free from defects in material and workmanship.			
	Installation	10 Years from the date of installation provided the skylight is installed with the three layers of protection per the manufactures instructions.			
Changes from Earlier Versions	Exterior	N/A			
	Interior	N/A			
Type Sign	Example	FS C06 2004 01AR05A			
	Location	Top left corner from out on the roof.			
Other Information	Features & Benefits				



ELEVATION

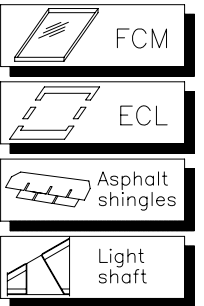


SECTION B-B



SECTION A-A

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.



This drawing is an instrument of service and is provided for informational use only.

VELUX

Sky-Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

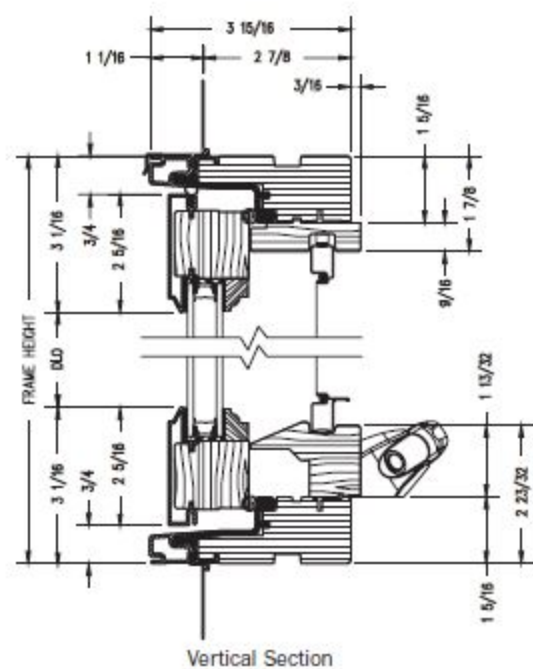
FCM-Residential/Commercial
Roof Section (Light Shaft
and Asphalt Shingles)

	Name	Date
Drawn by	JDH	Mar 10
Checked by	WQ	Mar 10
Drawing No.		

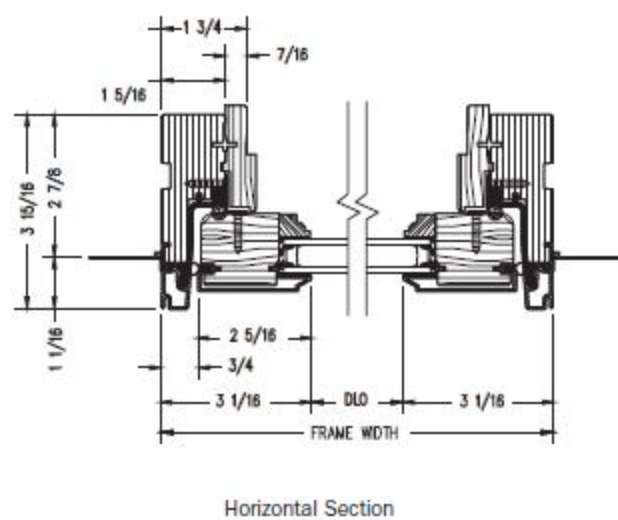
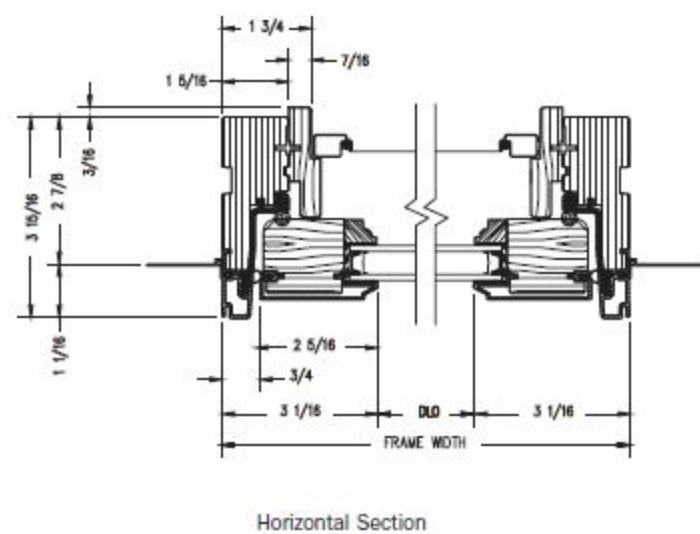
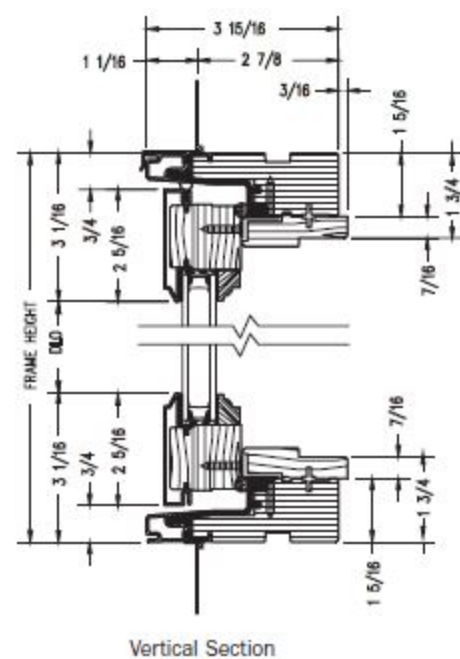
FCM-01-0310

Casement Windows

Casement



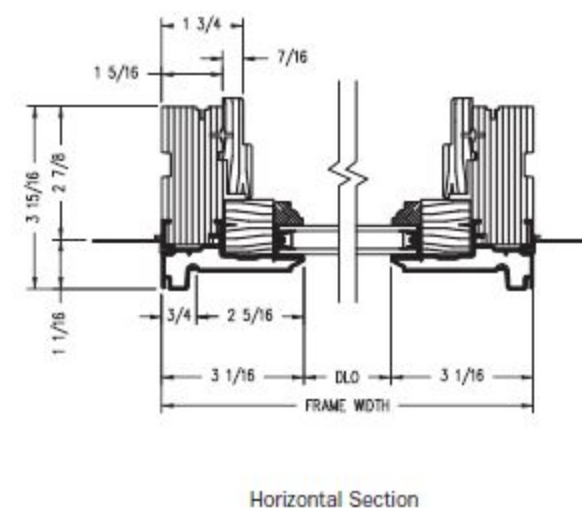
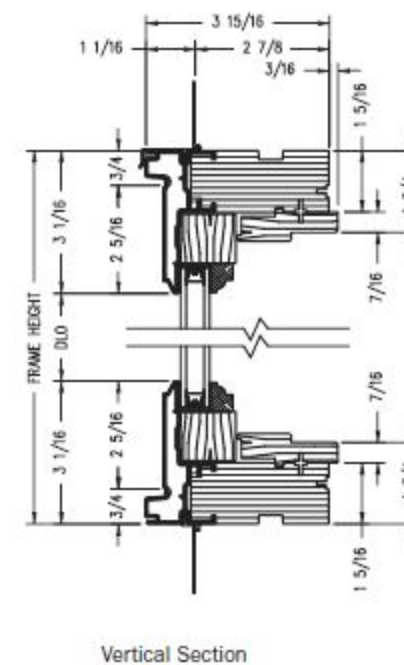
Sash-Set (2-Piece) Casement



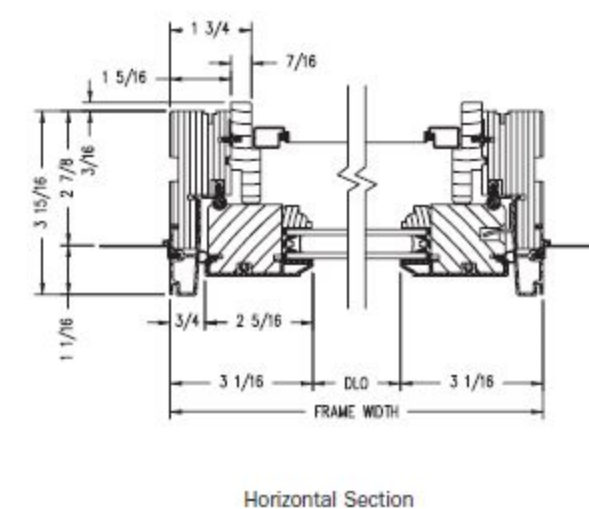
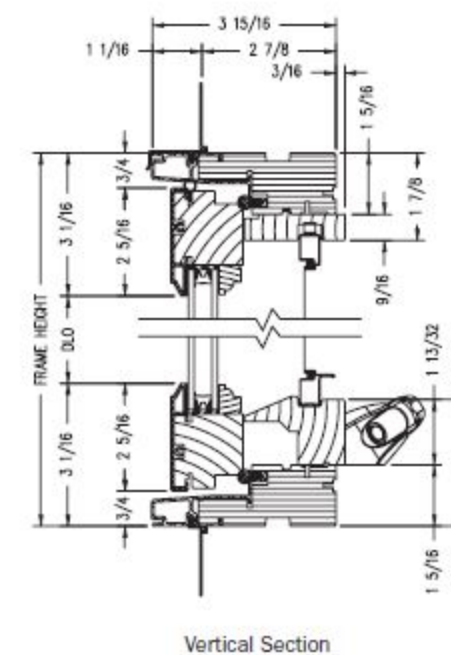
Shown with ovolo (colonial) glass stops.

Casement Windows

Direct-Set (1-Piece) Casement

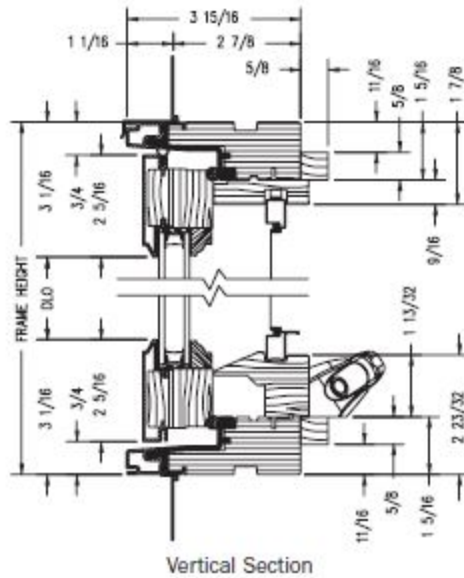


Arch Casement

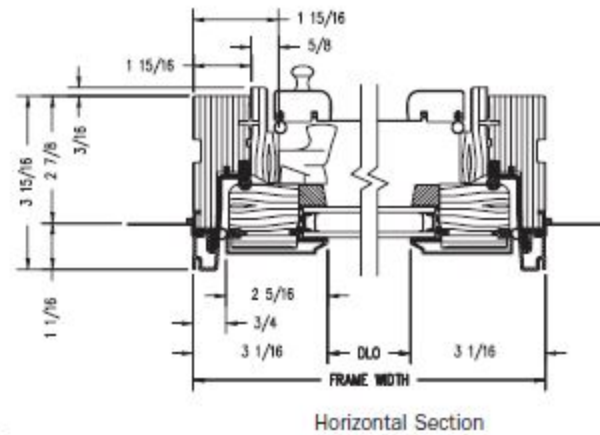
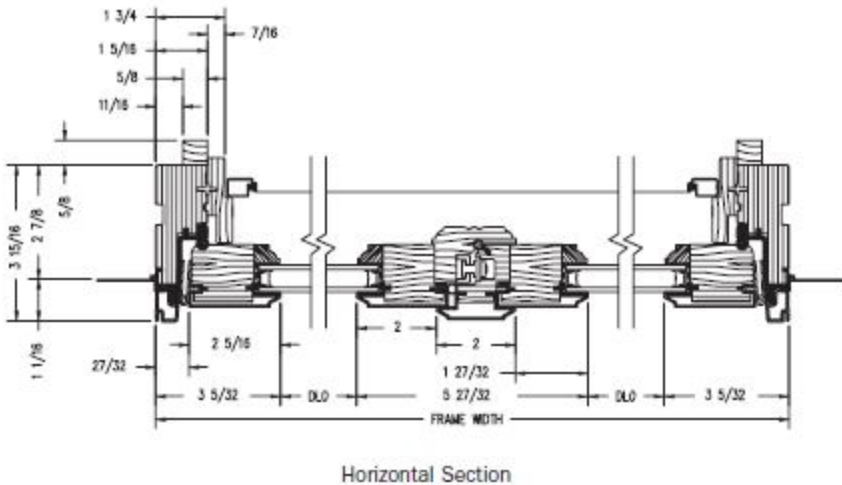
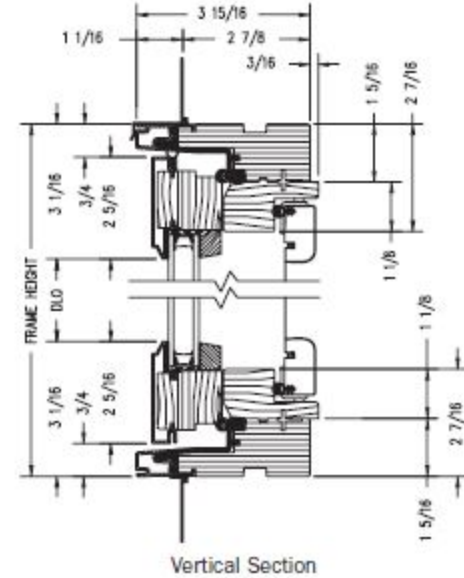


Shown with ovolo (colonial) glass stops.

French Casement Windows



Push Out Casement Windows



Shown with ovolo (colonial) glass stops.

Shown with contemporary glass stops.



Casement Windows

Casement, French Casement and Push Out Casement

Andersen® E-Series casement windows come in custom colors, unlimited interior options and dynamic sizes and shapes.

Every E-Series casement window is made to your exact specifications, giving you unmatched freedom.



DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



*Visit andersenwindows.com/warranty for details.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

- Energy-efficient & decorative glass options
- Blinds & shades between the glass
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

EXTERIOR COLOR OPTIONS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandtone
Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze
Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue
Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black

Anodized Finishes

Clear Anodized	Champagne	Light Bronze	Medium Bronze	Copper	Dark Bronze	Black

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species

Pine	Mixed Grain Douglas Fir	Oak	Maple	Alder	Hickory	Mahogany*	Vertical Grain Douglas Fir	Walnut	Cherry

Interior Finishes & Painted Options

Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey	Cinnamon	Russet	Mocha	Espresso	White
Birch Bark	Primed (for paint)	Canvas	Sandtone	Terratone	Forest Green	Dark Bronze	Dove Gray	Prairie Grass	Red Rock
Cocoa Bean	Black	Anodized Silver							

HARDWARE FINISHES

Casement & French Casement

Bronze	Antique Brass	Polished Brass	White	Black
Satin Chrome	Bright Chrome	Gold	Oil Rubbed Bronze	Pewter

Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Push Out Casement

Polished Brass	White	Black	Oil Rubbed Bronze	Antique Brass	Satin Chrome

Andersen
ARCHITECTURAL
COLLECTION

