

THE OLD HOMEPLACE RENOVATIONS and ADDITIONS

Charlotte, North Carolina

ZONING SUMMARY	
PROJECT NAME:	SARDIS HOUSE
PROJECT ADDRESS:	5607 SARDIS ROAD
JURISDICTION:	CITY OF CHARLOTTE
TAX PARCEL #:	185-142-39
ZONING:	R-3
LOT SIZE:	0.764 ACRE
DRAWINGS PREPARED BY:	
THOMAS KEELING, AIA THOMAS KEELING ARCHITECTURE	



NOT FOR
CONSTRUCTION

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Peter and Antonia Wasmer
5607 Sardis Road
Charlotte, NC, 28270

ISSUE: May 11, 2020

LANDMARKS
REVIEW

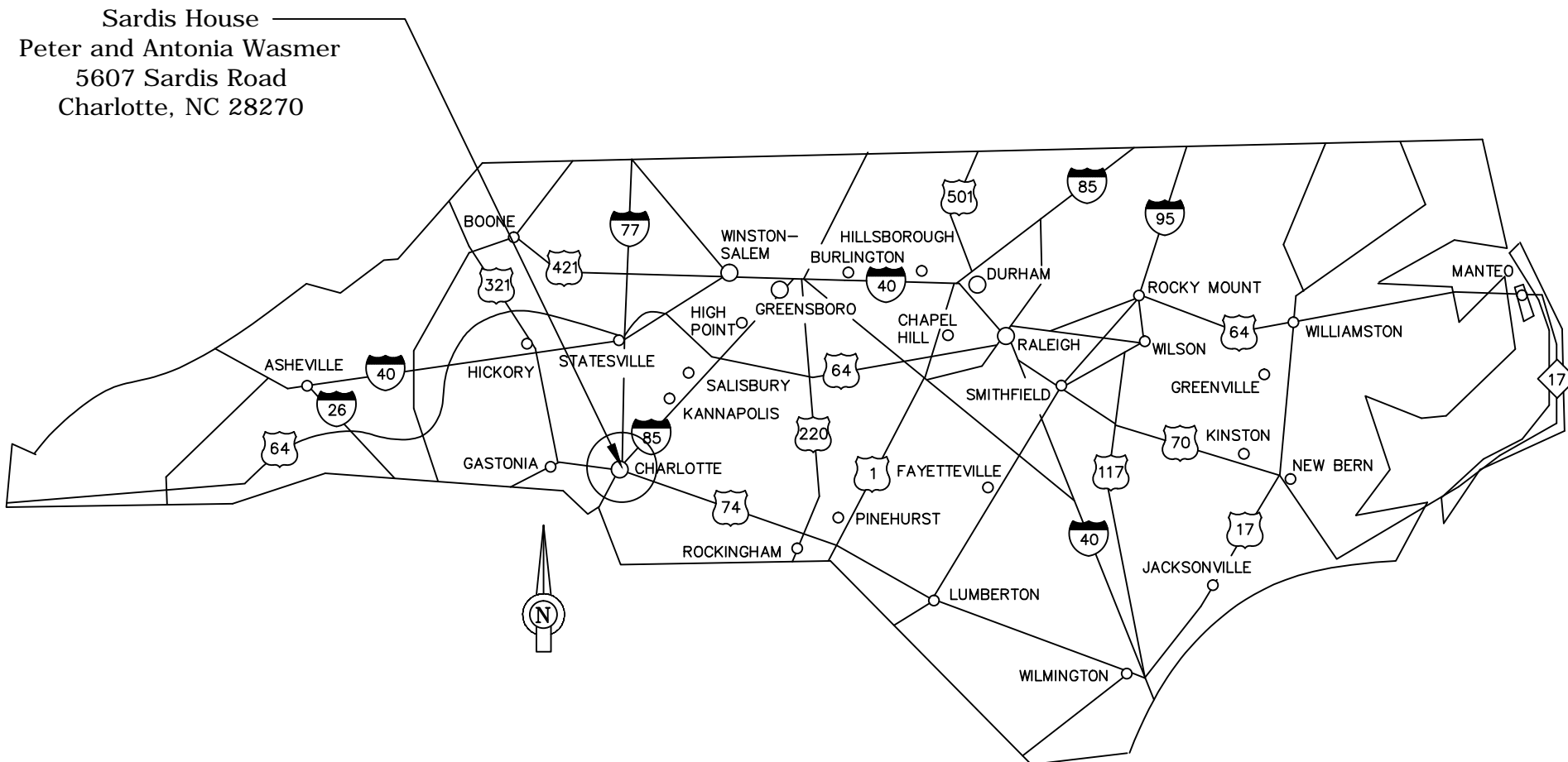
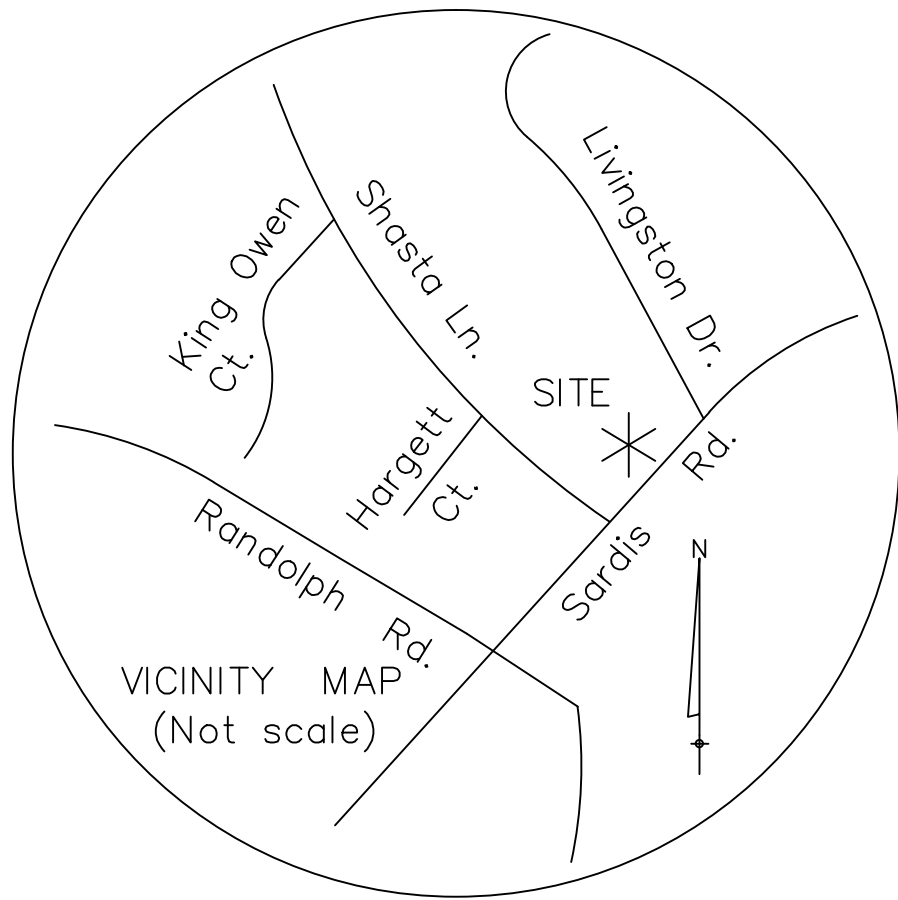
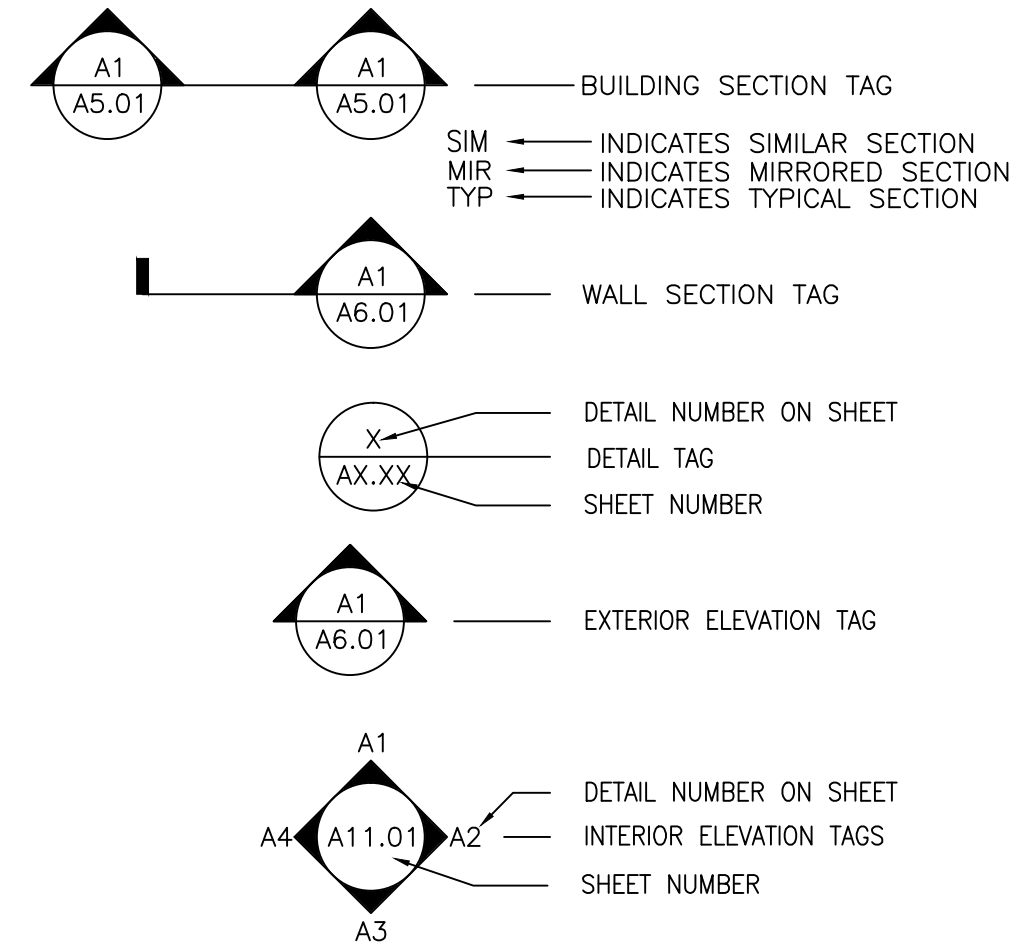
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TK-101

COVER SHEET

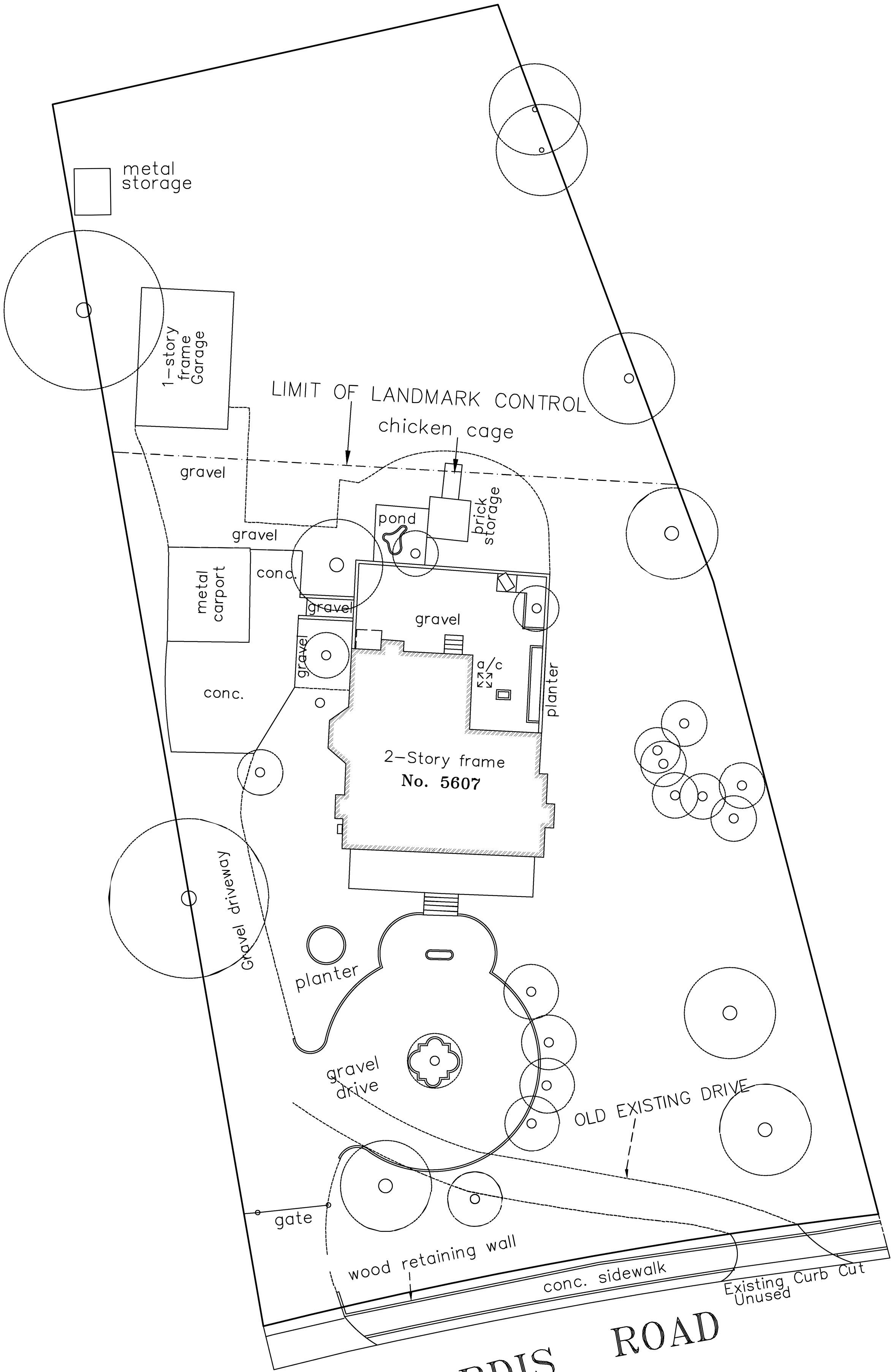
G-100

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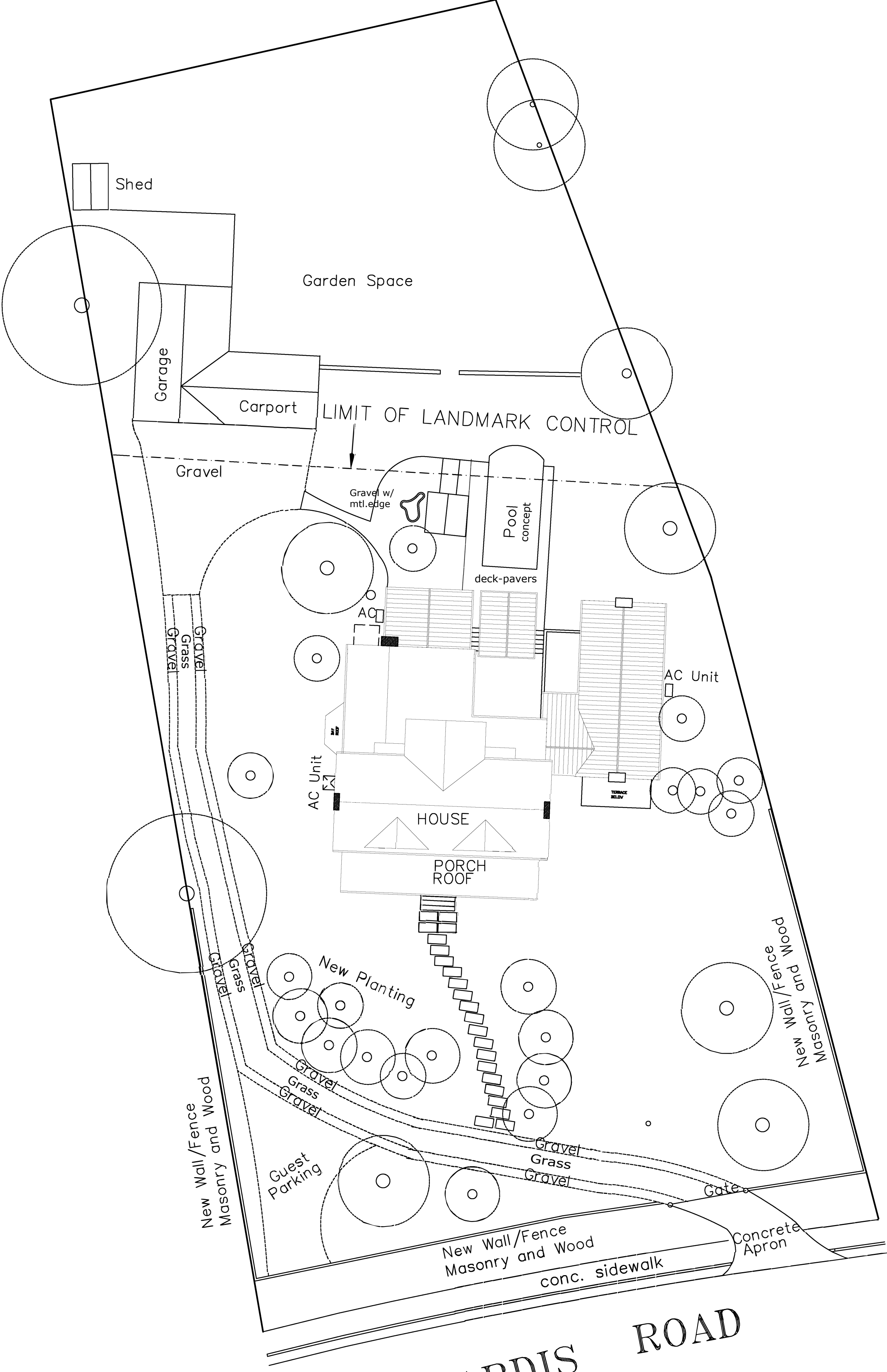
DRAWING INDEX	
Sheet Number	Sheet Title
GENERAL	
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G-101	SITE PLAN
ARCHITECTURAL	
A-101	FIRST FLOOR PLANS
A-102	SECOND FLOOR PLANS
A-103	ROOF PLANS
A-201	ELEVATIONS
A-202	ELEVATIONS

EXISTING



1 EXISTING SITE PLAN
1/16" = 1'-0"

PROPOSED



2 PROPOSED SITE PLAN
1/16" = 1'-0"

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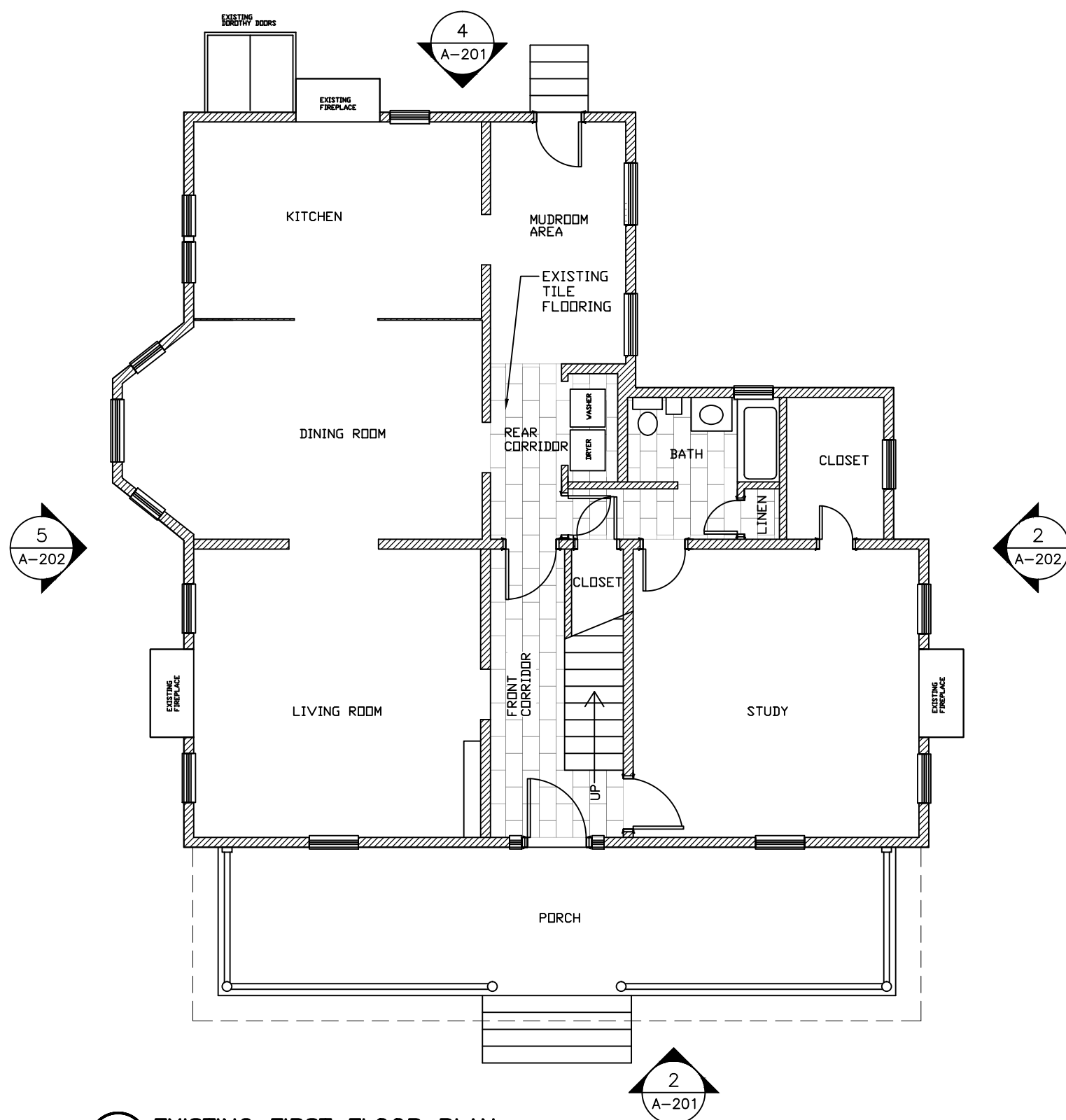
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SITE PLANS

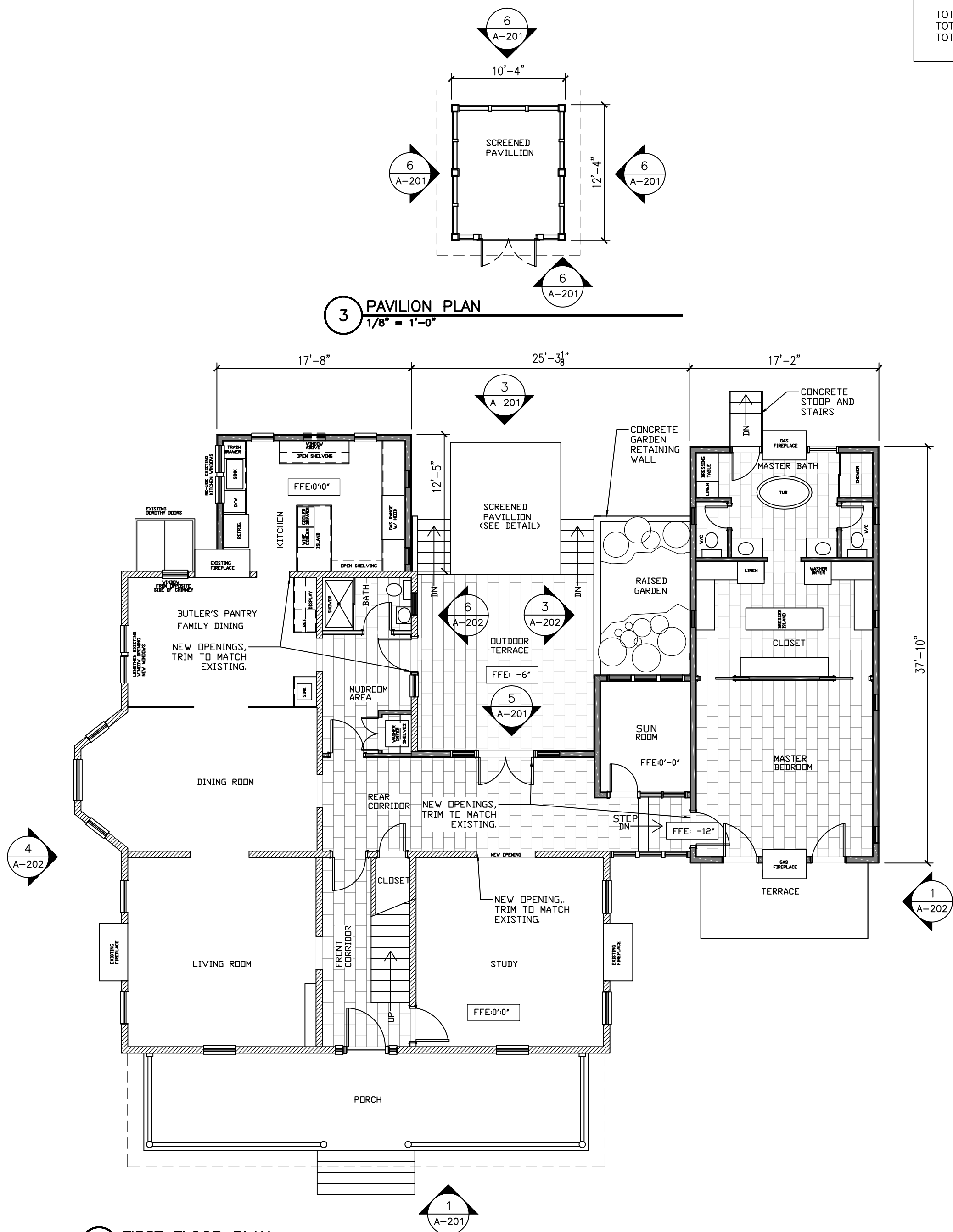
G-101

EXISTING



2 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

PROPOSED



1 FIRST FLOOR PLAN
1/8" = 1'-0"

3 PAVILLION PLAN
1/8" = 1'-0"

SQUARE FOOTAGE CHART

HEATED	
MAIN LEVEL - EXISTING	1707
MAIN LEVEL - PROPOSED	2732
UPPER LEVEL	
UPPER LEVEL - EXISTING	954
UPPER LEVEL - PROPOSED	1022
TOTAL - EXISTING	
TOTAL - PROPOSED	
UNHEATED	
PORCH - EXISTING	356
CELLAR - EXISTING	226
PAVILLION - PROPOSED	124
TOTAL UNHEATED SF - EXISTING	
TOTAL UNHEATED SF - PROPOSED	
TOTAL UNDER ROOF - EXISTING	
TOTAL UNDER ROOF - PROPOSED	

LEGEND

EXISTING WALL	[Solid Grey Box]
PROPOSED WALL	[Hatched Box]

NOTES

- THE FOLLOWING CHANGES AND REPAIRS ARE SCHEDULED BY THE OWNERS:
- UPGRADE ELECTRICAL THROUGHOUT
 - NEW FLOOR OUTLETS, ALL ROOMS
 - NEW DOWNLIGHTS, ALL ROOMS
 - NEW PAINT THROUGHOUT
 - UPDATE FIREPLACES WITH STONE HEARTHS
 - PLASTER REPAIR THROUGHOUT
 - JOIST AND STRUCTURAL REPAIRS AS REQUIRED THROUGHOUT
 - ALL FLOORS INSULATED
 - PLACE NEW MOISTURE BARRIER IN CRAWLSPACE
 - DEMOLISH ALL OLD WIRING
 - REPAIR EXISTING WINDOWS AS NEEDED
 - REPAIR/REPLACE EXISTING FRONT PORCH INCLUDING PORCH FLOOR, STAIR AND FOUNDATION WALLS, ALL TO MATCH EXISTING
 - INSTALL NEW STORM WINDOWS OVER EXISTING WINDOWS
 - ALL EXISTING DOORS TO BE REFINISHED AND STAINED (TEN DOORS)
 - ALL NEW OPENINGS IN EXISTING HOUSE TO BE TRIMMED TO MATCH EXISTING OPENING.
 - ALL EXISTING WOOD FLOORS TO BE REFINISHED AND STAINED
 - NEW CARPET IN BEDROOMS AND STUDY
 - NEW TILE/STONE ENTRY AND REAR CORRIDOR TO REPLACE EXISTING AS INDICATED ON PLANS
 - NEW HVAC FOR SECOND FLOOR AND ALL ADDITIONS
 - NEW FRONT STORM DOOR
 - EXISTING CHIMNEYS TO BE RE-POINTED AND CAPS ADDED
 - NEW BATHROOMS UPSTAIRS WITH NEW FIXTURES AND FINISHES

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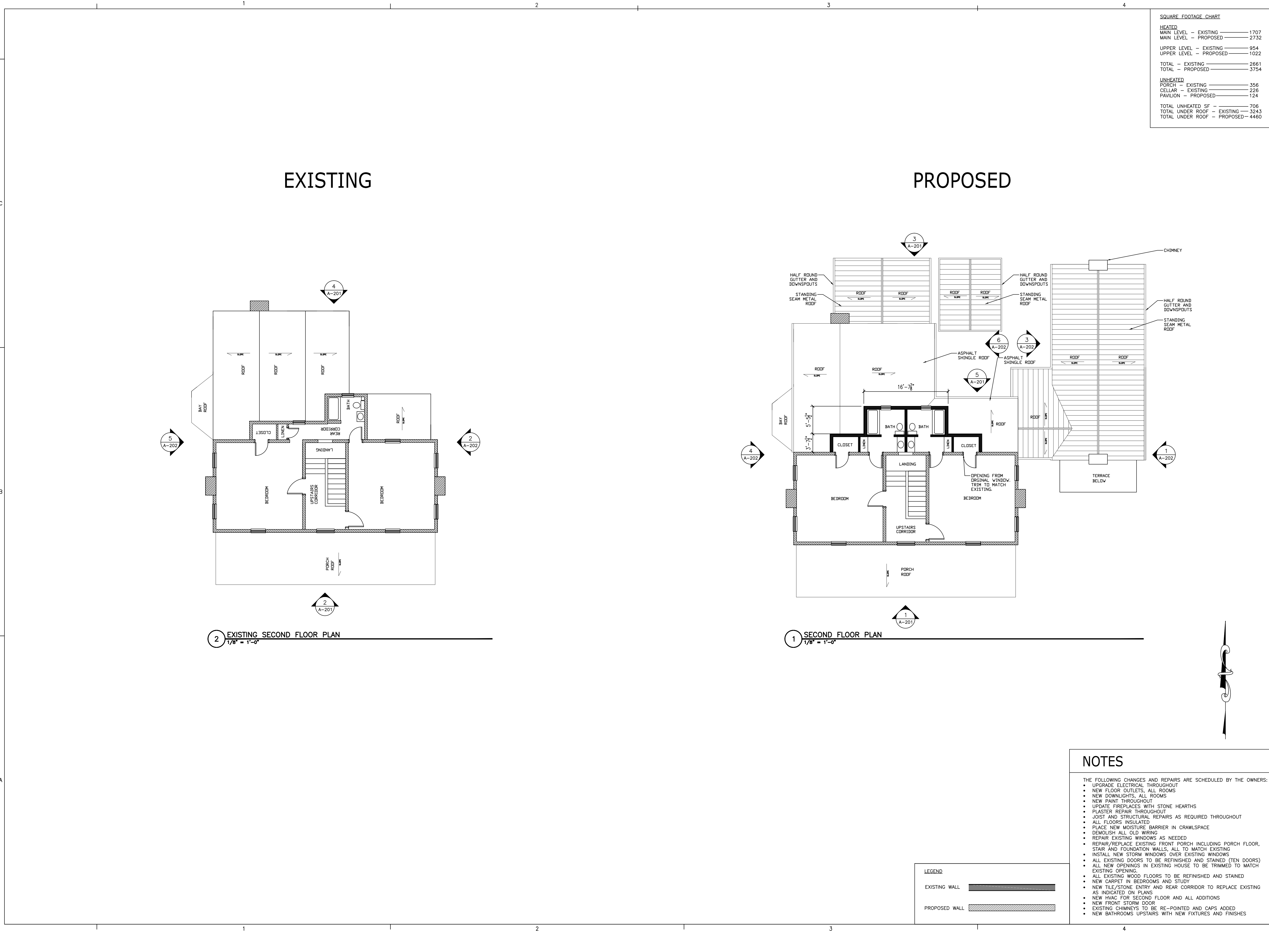
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FIRST FLOOR
PLANS

A-101



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SECOND FLOOR PLANS

A-102

EXISTING

PROPOSED

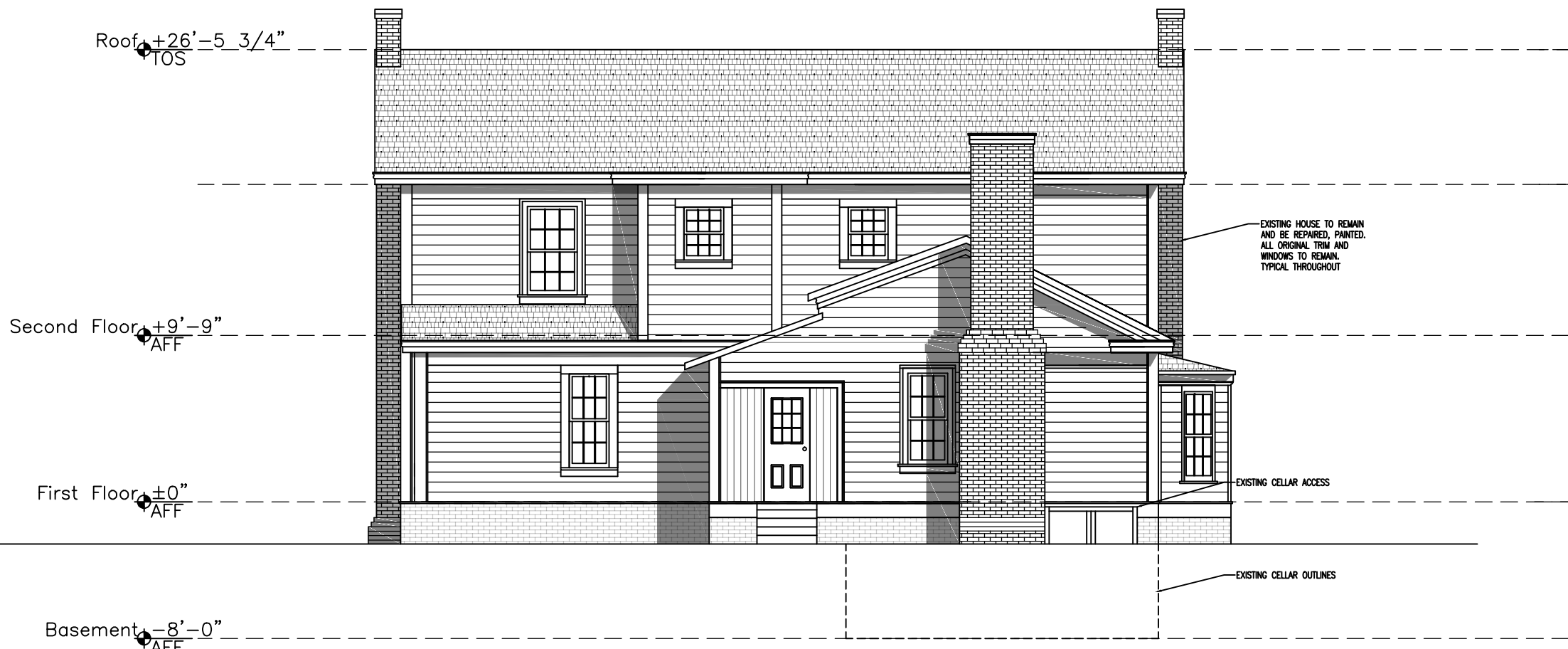
ELEVATION MATERIAL LEGEND	
LAP SIDING	
BOARD AND BATTEN	
BRICK VENEER	
STANDING SEAM METAL ROOF	
ASPHALT SHINGLE ROOF	



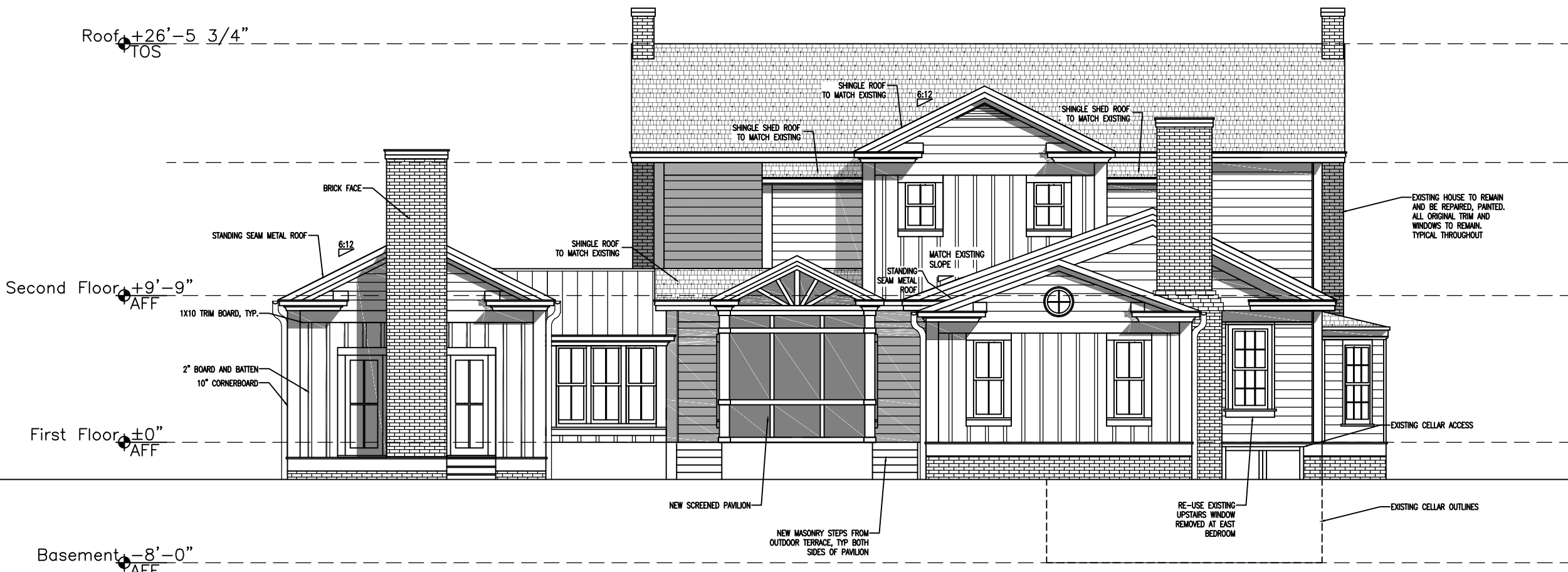
2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



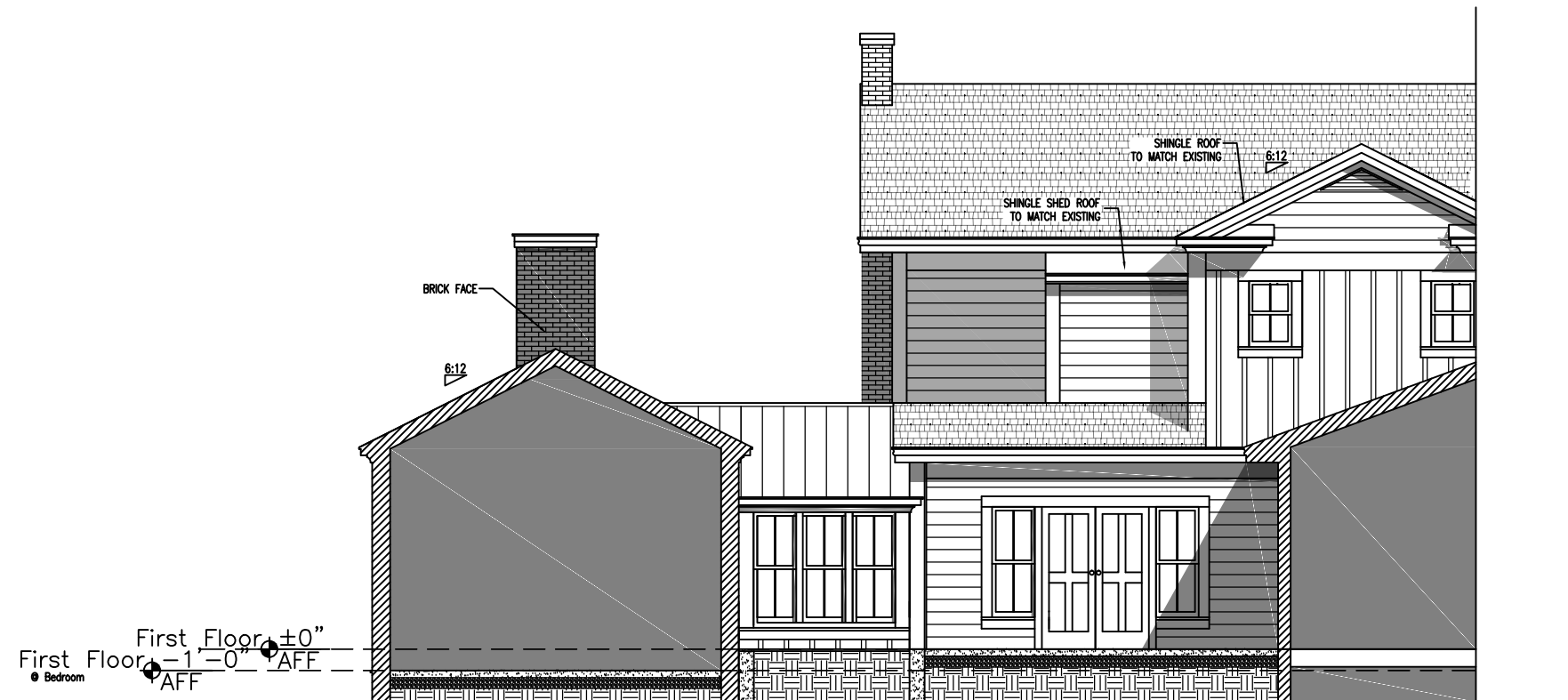
1 SOUTH ELEVATION
1/8" = 1'-0"



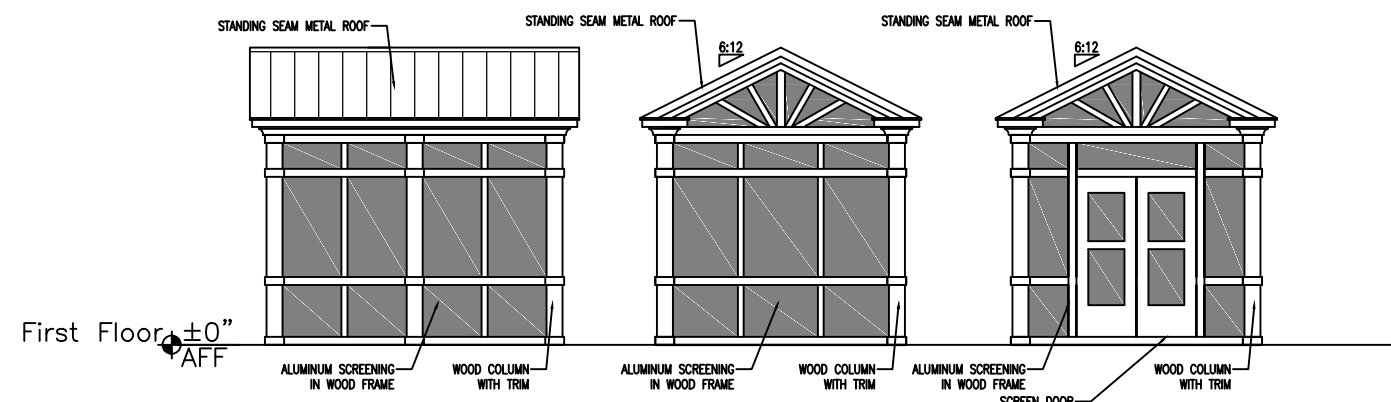
4 EXISTING NORTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



5 NORTH COURTYARD ELEVATION
1/8" = 1'-0"



6 PAVILION ELEVATIONS
1/8" = 1'-0"

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ELEVATIONS

A-201

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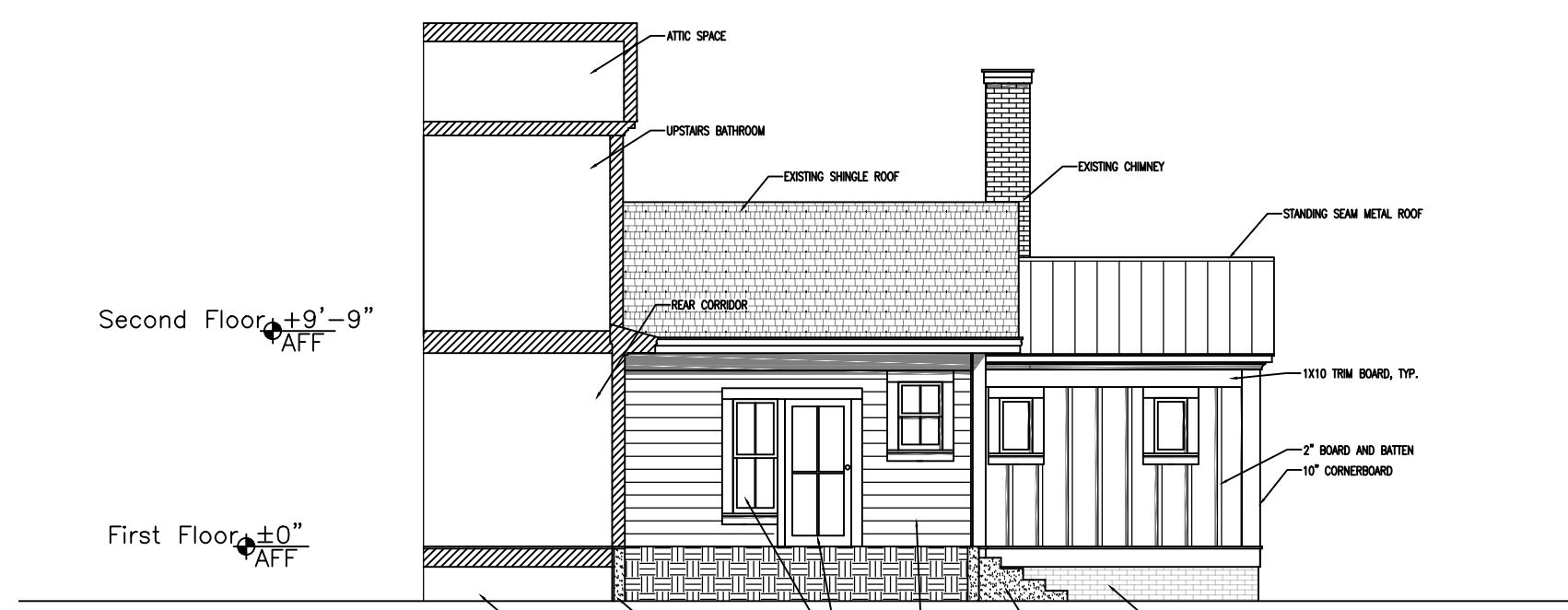


2 EXISTING EAST ELEVATION
1/8" = 1'-0"

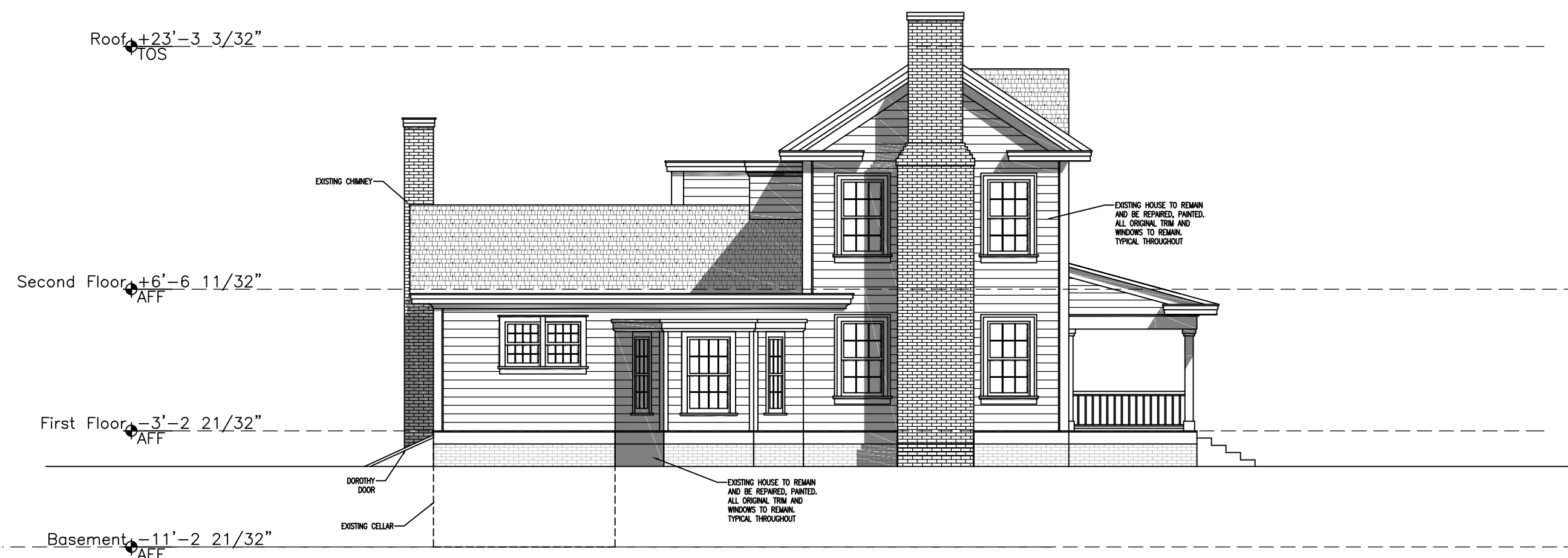
PROPOSED



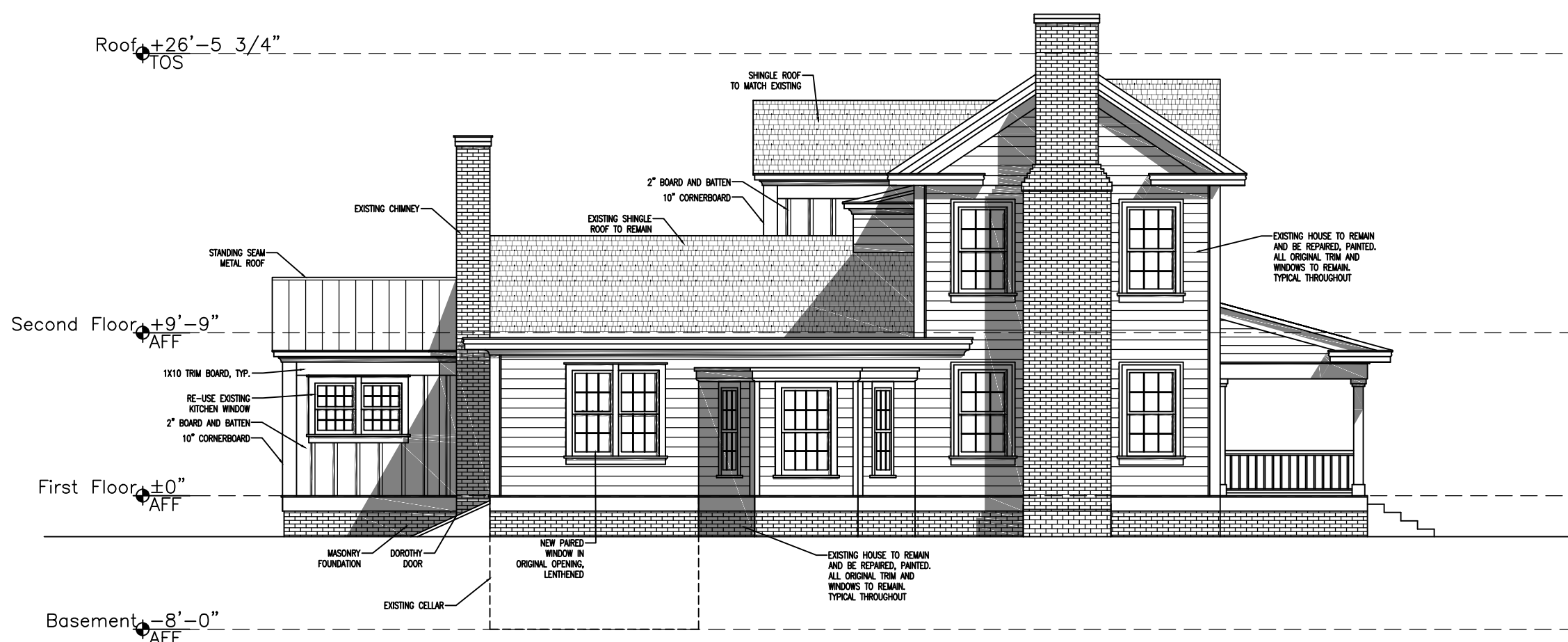
1 EAST ELEVATION
1/8" = 1'-0"



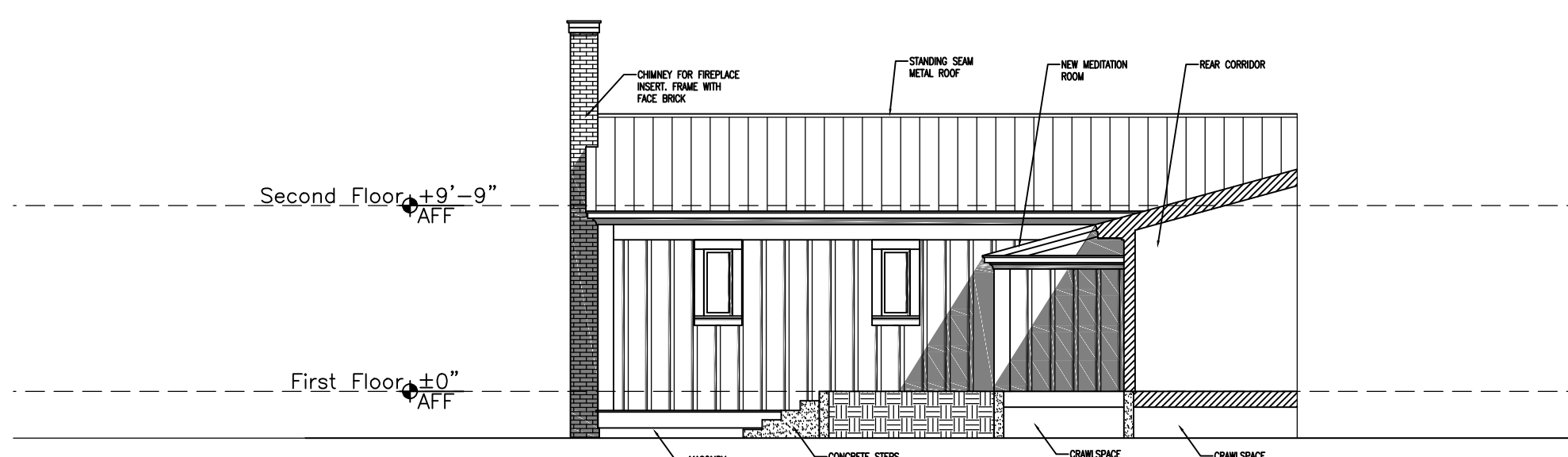
3 EAST COURTYARD ELEVATION
1/8" = 1'-0"



5 EXISTING WEST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



6 WEST COURTYARD ELEVATION
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

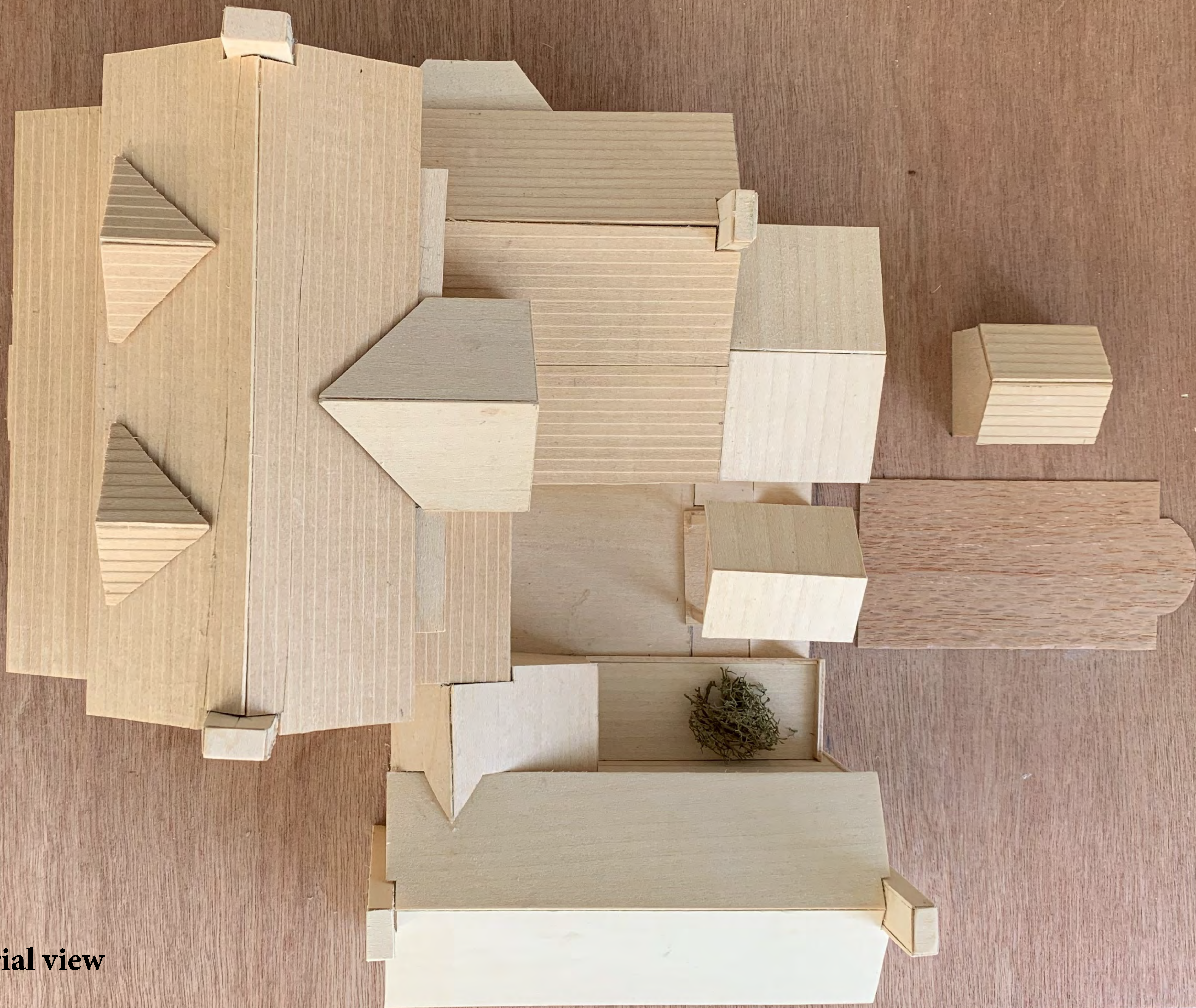
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BRICK VENEER	
STANDING SEAM METAL ROOF	
ASPHALT SHINGLE ROOF	



Rendering showing Bedroom Wing and connecting corridor recessed behind Main House



Massing Study Model showing bedroom wing, terrace, kitchen and screened pavilion at rear



Massing Study Model -Aerial view



Southeast View



Southwest View



North View



Northeast View



Existing Kitchen showing window opening to become entrance into new Kitchen

Keeping Room/Rear Porch showing walls added later
for bathroom-these will be demolished





Proposed Study showing two later added doors that will be removed and a centered opening where the original window was will be located



Second Floor Bedroom- later added door to Bathroom and Closet to remain



Second Floor Bedroom showing Bathroom door to remain and window opening which will become door to Closet



South view from Front Porch showing proximity to 5 lane Sardis Road