This application was continued from October for additional information. Requested plan details include 1) Window arrangement, 2) Additional site plan details, and 3) Porch deck material note.

### Details of Proposed Request

#### Existing Conditions
The site is a triangular vacant lot at the end of a street. The adjacent properties are 1.5 and 2 story single family homes and a two story quadruplex. There are mature trees on the site. There is not an established front setback on the street. The site has an unimproved alley on one side.

#### Proposal – August 13, 2014
The proposal is a new two story single family home with a continuous gable roof from front to rear. Primary exterior materials are cementitious siding, brick and standing seam metal roof (front elevation). The height from grade is approximately 30'-8”. Full size windows are 6 over 1.

#### Revised Proposal – October 8, 2014
Revised plan details for the two-story home address comments from August. The new plan includes wood siding and trim, brick foundation, redesigned porch roof and window details. The height from grade is approximately 30'-8”.

#### Revised Proposal – November 12, 2014
Revised plan details for the two-story home address comments from October.

1. Window arrangement has been revised on all sides.
2. Site plan details include existing infrastructure (alley, sidewalk), proposed landscaping, lot size and building coverage dimensions, and proposed tree removal.
3. Porch material will be wood T&G.

### Policy & Design Guidelines
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new
construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

| All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria |
|----------------------------------------|-------------------------------------------------------------------------------------------------|
| 1. **Size**                            | the relationship of the project to its site                                                   |
| 2. **Scale**                           | the relationship of the building to those around it                                          |
| 3. **Massing**                         | the relationship of the building’s various parts to each other                               |
| 4. **Fenestration**                   | the placement, style and materials of windows and doors                                      |
| 5. **Rhythm**                          | the relationship of fenestration, recesses and projections                                   |
| 6. **Setback**                        | in relation to setback of immediate surroundings                                            |
| 7. **Materials**                       | proper historic materials or approved substitutes                                           |
| 8. **Context**                        | the overall relationship of the project to its surroundings                                  |
| 9. **Landscaping**                    | as a tool to soften and blend the project with the district                                 |

**Staff Analysis**
The revised plans have included all of the unresolved issues. The Commission will determine if the proposal meets the guidelines for new construction.
Charlotte Historic District Commission - Case 2014-070
Historic District; Wesley Heights

Property Lines

1700 Heathcliff Street

Wesley Heights Local Historic District

Buildings Footprints

Map Printdate: April, 2014°
All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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plan # 1209A
Existing Conditions
Thank you for your purchase of these house plans.

These plans are designed to conform to the 2014 International Residential Code for One and Two Family Dwellings. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

**Structural Notes**

These plans are designed for roof loads of 20 psf live load and 10 psf dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying the accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer recommended.

**General Notes**

- Square footages are for heated floor areas. This does not include fireplace protrusion or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and depth of concrete footings must be determined by local soil conditions. Verify design with local engineer.
- HVAC design to be sized according to the local climate conditions including compass direction.

**Energy Notes**

- Gauk all exterior toe plates with latex caulk.
- Gauk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 5%. Thread inch fiber mesh tape should be used on all collars to plenum connections and all gaps that are 1/4” or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door collar to plenum connections and all gaps that are 1/4” or wider. Insulate ducts with R-6.5 or greater.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.
- Provide electrical service to meet local codes.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 5%. Thread inch fiber mesh tape should be used on all collars to plenum connections and all gaps that are 1/4” or wider. Insulate ducts with R-6.5 or greater.
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- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
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- Install wrap kit on water heater.

**Builder’s guide from EEBB.org**

This one book, available from The Energy and Environmental Building Association if followed, will do more to insure a well-built home than any material I know of. It is very clearly written and contains many useful details to build an energy efficient home. Phone: 492-861-1492 or other online at eebbo.org. There are 4 different versions based on a climate zone map.

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Plan 1209A

Plan is licensed to Verde Building Solutions
General crawl notes

Provide 1/2" x 2' 6" x 4' access door. Location as per field conditions - side preferred.
Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent action 5 feet of each other. IRC - R408.1
Inverted when exposed earth is covered and end air supplied as per IRC - R408.2
Fill per established depth. Per local size shown is minimum, may vary as per foundation height.
Per spacing may vary depending on local snow load, soil bearing capacity and the use of roof trusses.
Footing sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes per local conditions.

Foundation - brick face

Wall detail F1

Porch/ Deck Detail

Crawl Foundation Plan

Plan # 1209A

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11/5/14

original print date

standard contract document

Floor 1 plan

660 sq.ft.

617 sq.ft.

1277 sq.ft.

Lot size = 4356 sf

building coverage = 836 sf

plan # 1209A
All windows to be wood windows
All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.
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www.thompson-blueprints.com

24"x36" wood louver

5/4 x 6 corner boards

5/4 x 6 casing

5/4 x 6 casing

all wood trim

1x10 wood band board w/ drip cap

36" rail

3/12 pitch

wood siding

architectural shingles

brick

Rear Elevation

scale 1/4" = 1'-0"

±0" 1 Floor 1

+9'-10" 2 Floor 2

+17'-11" 3 roof

Left Side Elevation

scale 1/4" = 1'-0"

±0" 1 Floor 1

+9'-10" 2 Floor 2

+17'-11" 3 roof

plan # 1209A

11/5/14 original print date

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