



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-Amended**

CERTIFICATE NUMBER: 2015-278

DATE: February 11, 2016

ADDRESS OF PROPERTY: 1465 Haywood Court

TAX PARCEL NUMBER: 08119314

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Tim McCollum

DETAILS OF APPROVED PROJECT: The project is a new single family house and detached garage. Features of the house include a full width front porch, wood lap and wood shake siding, wood trim details, brick foundation and simulated true divided light windows. Front porch decking may be brick, concrete or other approvable traditional material. Height is approximately 29' from finished floor to ridge. The detached garage is one story with materials and details to match the house.

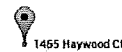
The project was approved by the HDC February 10, 2016.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

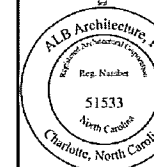
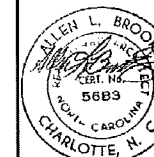
Staff



Haywood Ct



9200 Bob Beatty Road
Charlotte, NC 28269
704 494 4400
FAX 494 4030
albarchitecture@aol.com
www.albarchitecture.com



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New Residence in Historic Plaza Midwood for the :
MCCOLLUM RESIDENCE
1465 Haywood Court, Charlotte, NC 28205

PROJ. NO. - 15078
ISSUED - 19 JAN 2016
REVISIONS -

COVER SHEET

A-0

OF EIGHT

INDEX OF DRAWINGS

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- A-7 Garage Plans & Elevations



NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed First Floor:	1698 S.F.	566 S.F.
Proposed Second Floor:	1638 S.F.	0 S.F.
Total:	3,336 S.F.	566 S.F.

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	3352
PROPOSED HEATED AREA OF GARAGE	
PROPOSED UNHEATED	
SCREENED PORCH	273
UNHEATED GARAGE	576
POOL	0
PATIO	0
SHOP	0
TOTAL	849
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	7770
PROPOSED HOUSE ADDITION	0
GARAGE FOOTPRINT	576
IMPERVIOUS AREA AT REAR YARD	1235
TOTAL AREA	1811
TOTAL PERMEABLE AREA	77%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	15292
FOOTPRINT OF HOUSE	2264
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	576
TOTAL AREA	2840
PERCENTAGE OF OPEN SPACE	81%

③ PERMEABILITY CALCULATIONS

AS4-0000000
Charlotte
Historic District
Certificate of Appropriateness
2015-278

② EXISTING VACANT LOT
1" = 10'-0"

① PROPOSED SITE PLAN
1" = 10'-0"



9200 Bob Beatty Road
Charlotte, NC 28269
704.494.4400
FAX 704.494.4030
alarchitecture@aol.com
www.alarchitecture.com



ALLEN L. BROOKS
ARCHITECT
No. 5683
STATE OF NORTH CAROLINA
16 DEC 2015



ALB Architecture, P.A.
Registered Professional Engineer
No. 51533
North Carolina
Charlotte, North Carolina

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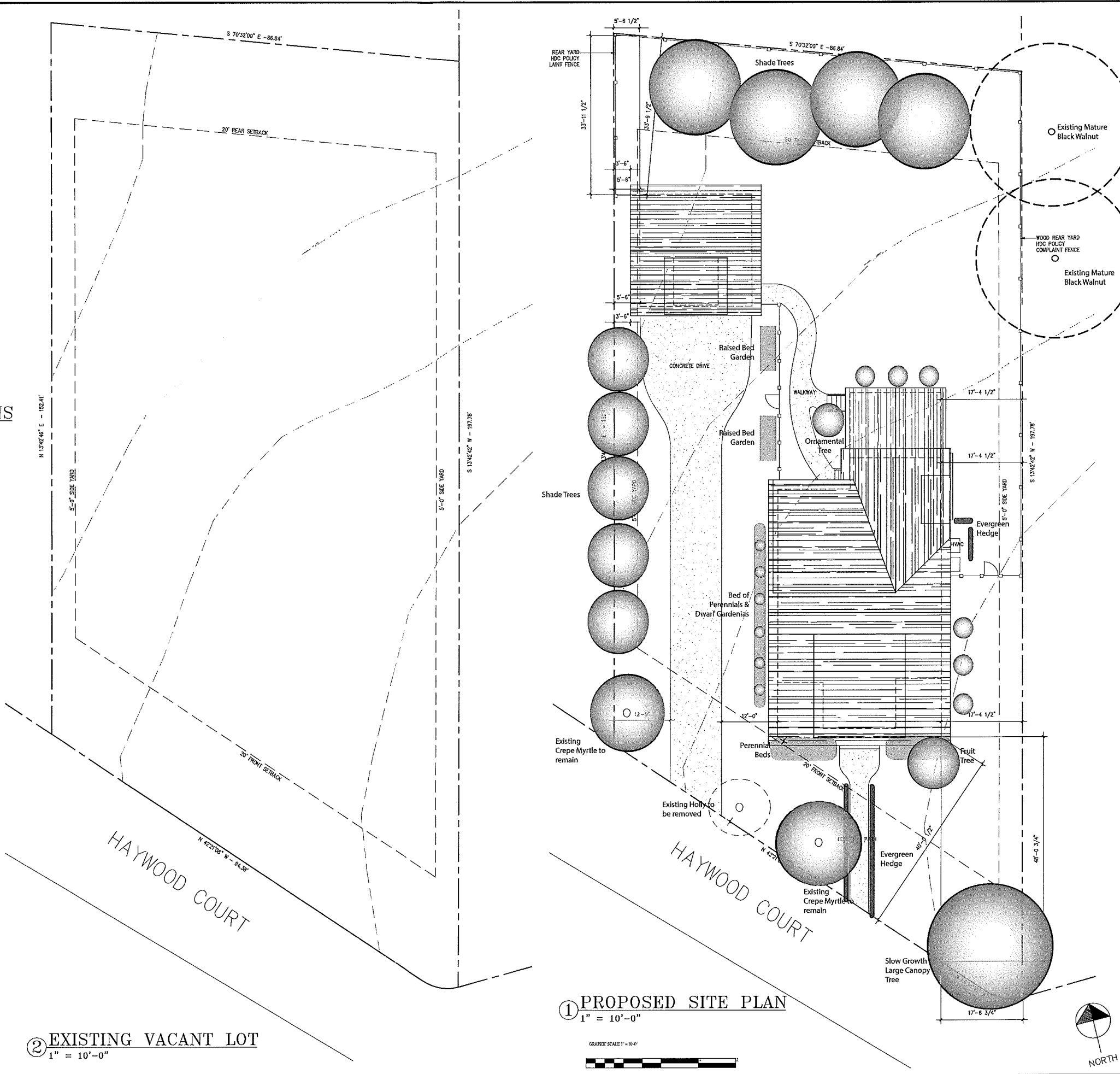
New Residence in Historic Plaza Midwood for the:
MCCOLLUM RESIDENCE
1465 Haywood Court, Charlotte, NC 28205

PROJ. NO. 15078
ISSUED 16 DEC 2015
REVISIONS

EXISTING & PROPOSED SITE PLAN

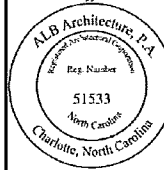
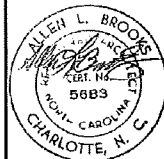
A-1

OF EIGHT





9200 Bob Beatty Road
Charlotte, NC 28269
701 494 4100
FAX 701 494 4030
alborchitecture@aol.com
www.alborchitecture.com



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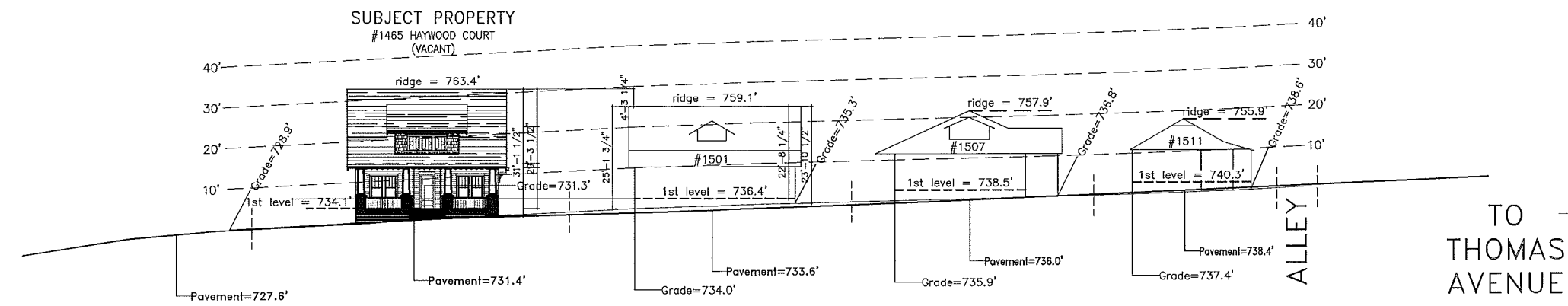
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BUILDING HEIGHT SURVEY

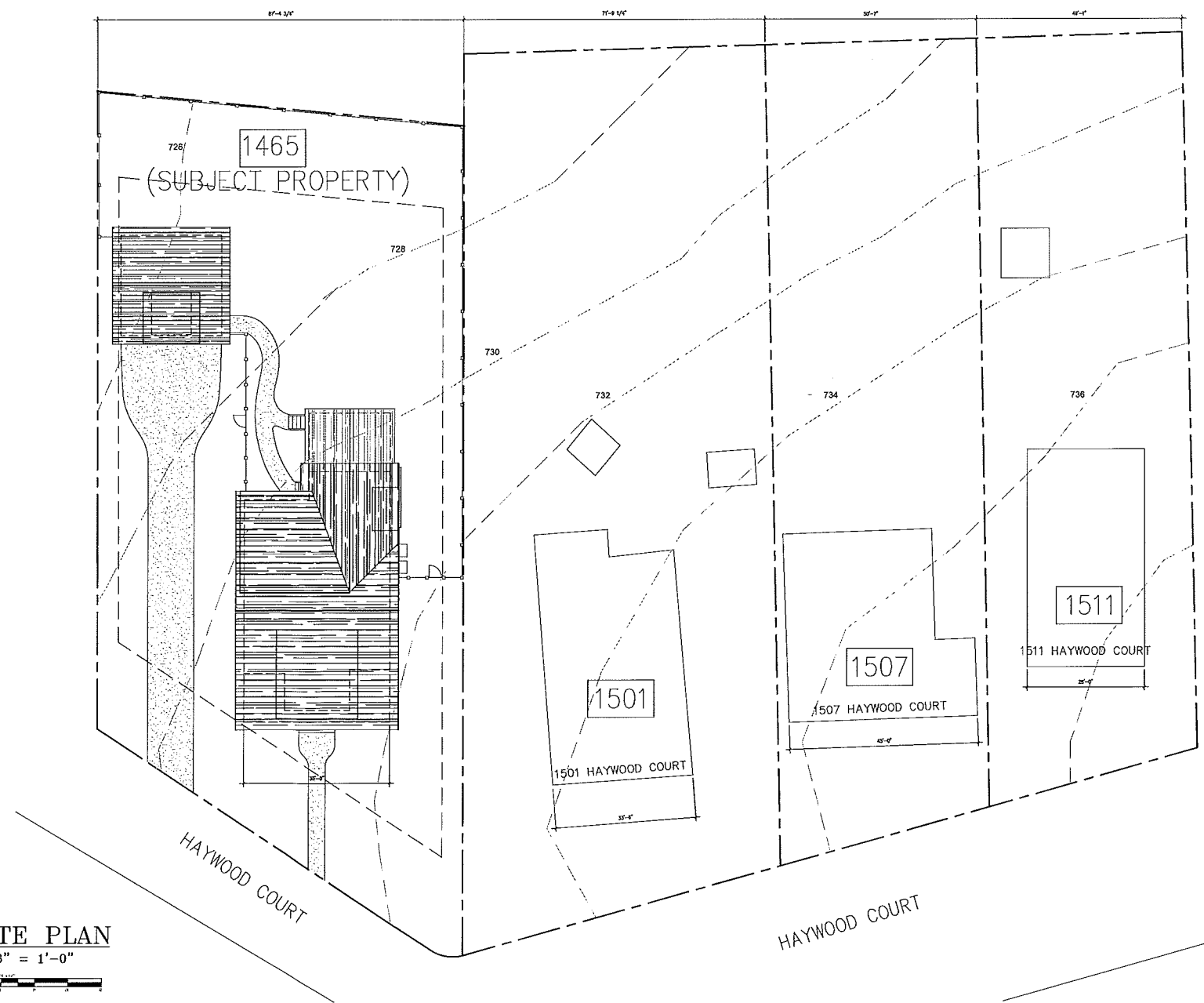
OF EIGHT



HAYWOOD COURT
COURT
TERMINATES

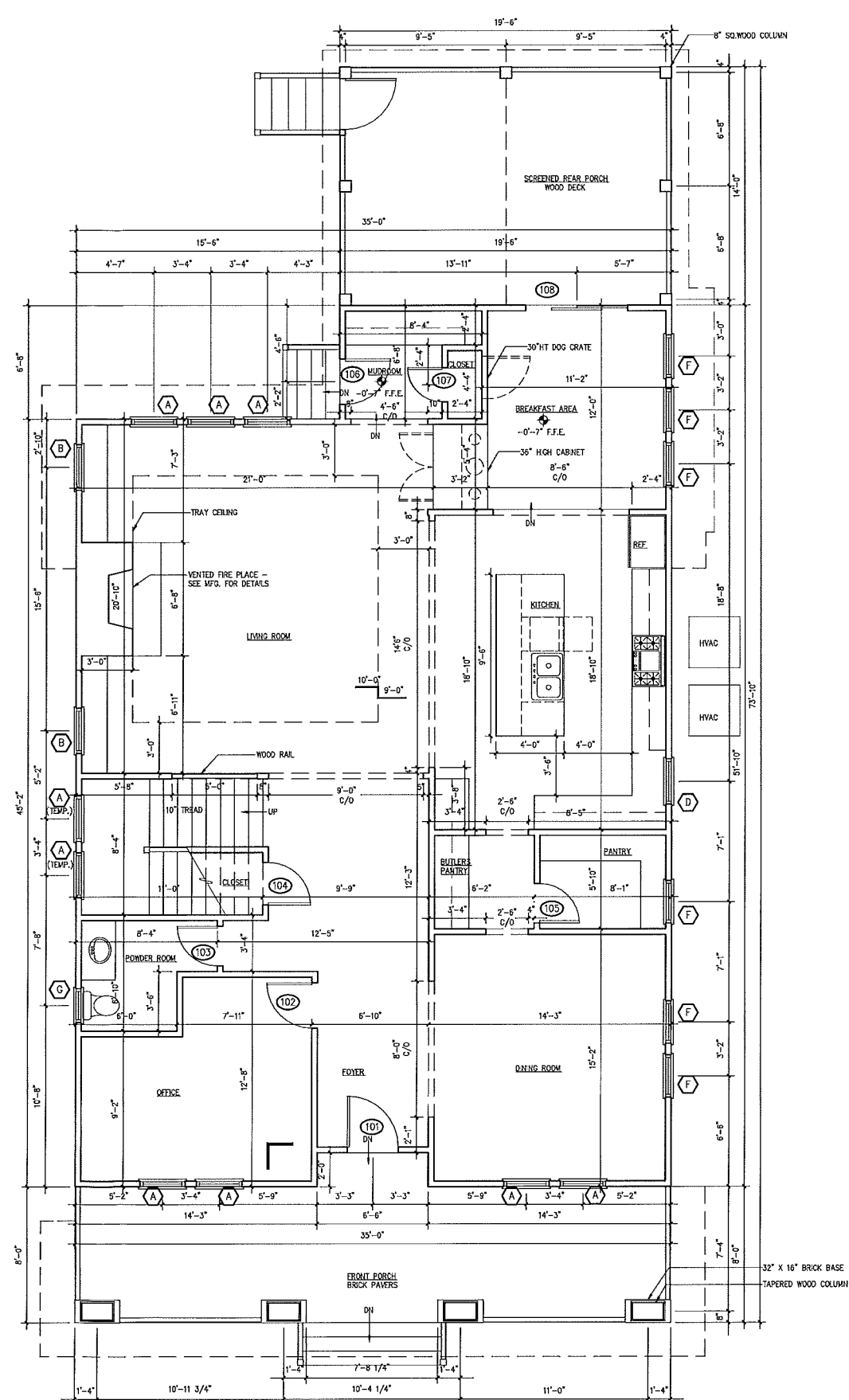
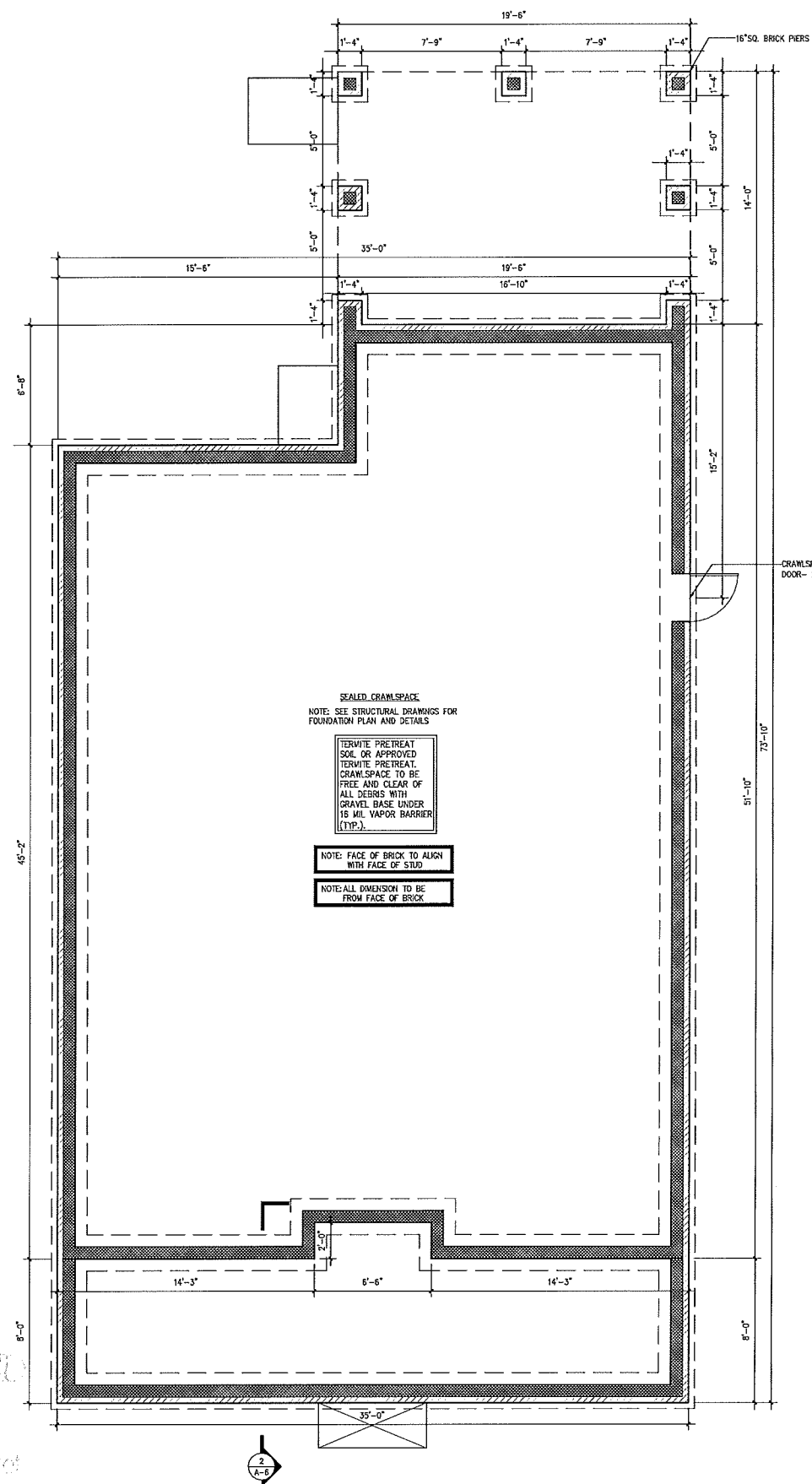
HAYWOOD COURT

② BUILDING HEIGHT SURVEY
1/16" = 1'-0"



① SITE PLAN
1/16" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-278



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-4" x 6'-4"	8" 9 8" x 32.5"	DOUBLE HUNG
B	2-8 x 5'-0"	FIRST FLOOR: 8'-4" SECOND: 12'-0" - 7'-0"	DOUBLE HUNG
C	2'-4" x 5'-5"	6'-5"	CASSETTE
D	2'-4" x 6'-4"	8'-0"	DOUBLE HUNG
E	2'-0" x 5'-0"	7'-0"	DOUBLE HUNG
F	4'-0" x 2'-4"	FIRST FLOOR: 4'-4" 2ND: 5'-0" - 2'-0" PICTURE: 6'-4" - 5'-0"	FIXED
G	2'-4" x 4'-0"	8'-0"	DOUBLE HUNG

- MATCH PRIORITY, SUBPRIORITY, PRIORITY, FLASHING & BACKLASH
TRIP & ACTIONS.
- FROM CATERING ACTIONS, DRIFT & IMPROVEMENTS TO THE
OBJECT FOR ANALYSIS.
- SEE ELEVATION FOR PLANNING/ATTENTION, PRIORITY, PREVENT
FOR DRESS & IMPROVED CLASS.

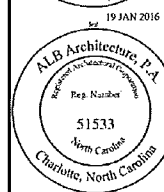
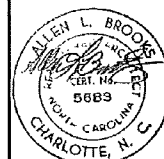
NOTE: ALL WORKING WITH A S.C. OF CLASS OR MORE & LESS THAN 10% MUST BE
TECHNICAL PER CODE (10%)

FIRST FLOOR DOOR SCHEDULE		
101A	7'0" X 4'3"	LOCATOR
101	3'0" X 8'0"	RECEPTION
102	2'4" X 7'3"	OFFICE
103	2'4" X 8'0"	WORK AREA
104	2'0" X 8'0"	STORAGE
105	2'4" X 8'0"	ENTRANCE
106	2'0" X 8'0"	RECEPTION AREA
107	2'0" X 8'0" 4'0" X 8'0" RECEPTION	ALLOUPE
108	2'0" X 8'0" 2'0" X 8'0"	RECEPTION AREA



Architecture, PA

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Charlotte, NC 28269
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FAX 494 4030
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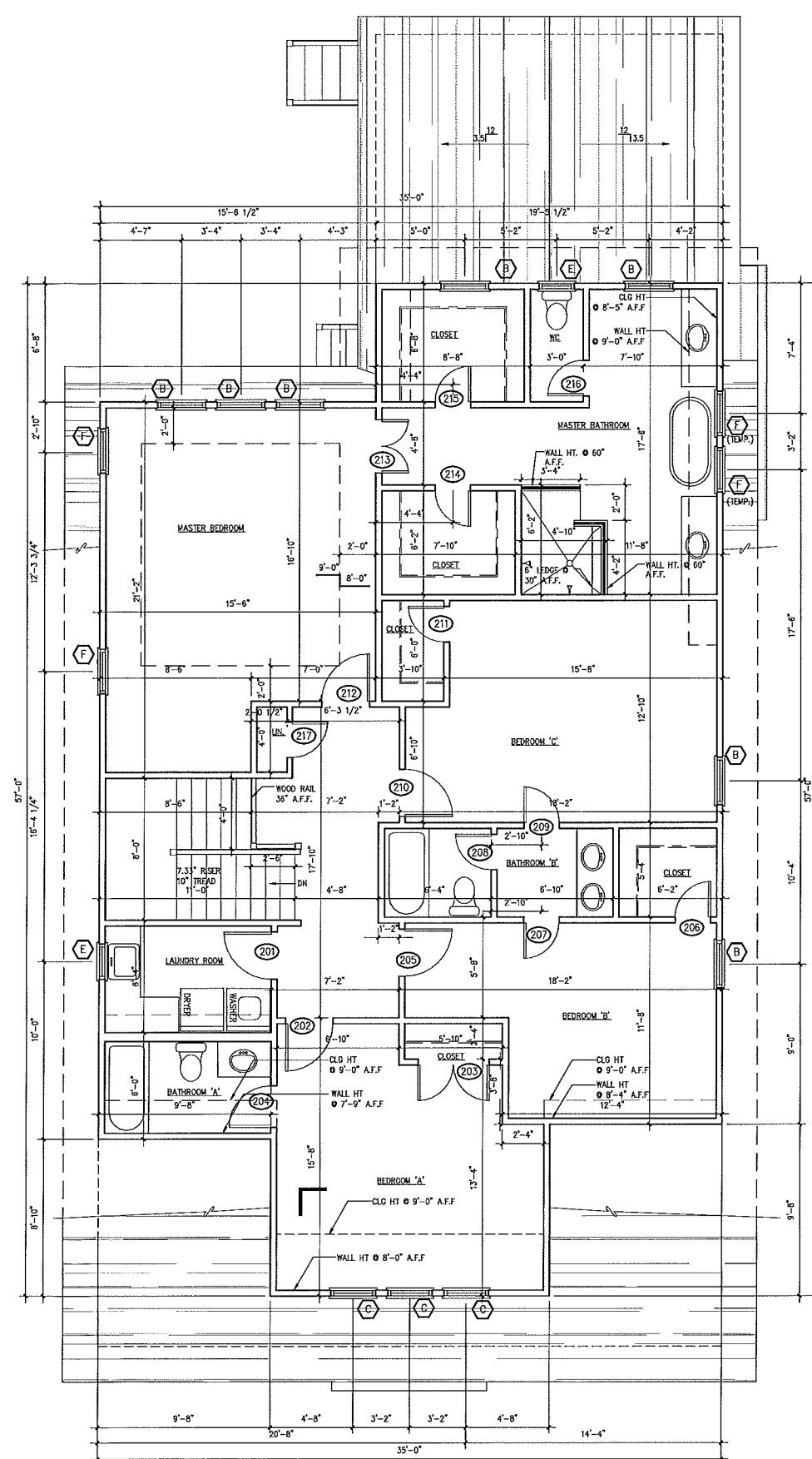
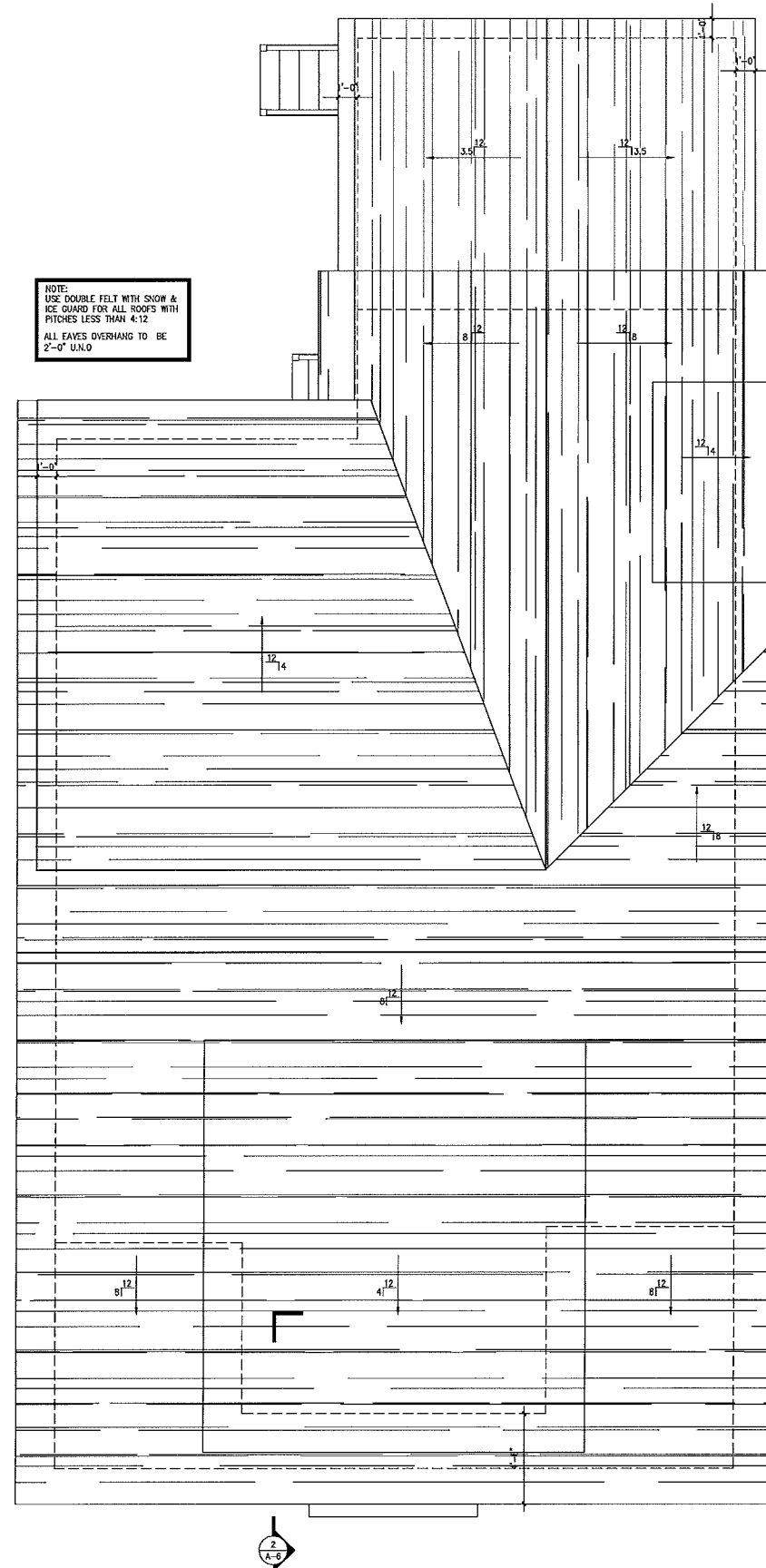
New Residence in Historic Plaza Midwood *for the* :
MCCOLLUM RESIDENCE
1465 Haywood Court Charlotte NC 28205

PROJ. NO. -	15078
ISSUED -	19 JAN 2016
REVISIONS -	

PROPOSED PLANS

A-2

OF: EIGHT

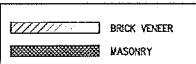
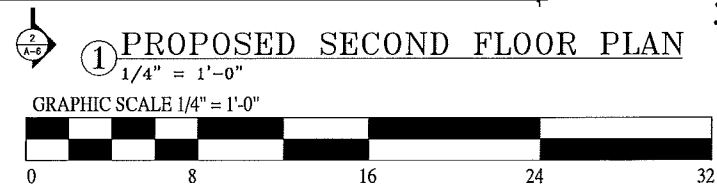


WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" x 5'-0"	1'-0" 10'-0" x 5'-0" GLASS	DOUBLE HUNG
B	2'-8" x 5'-0"	FIRST FLOOR: 1'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-0" x 3'-6"	8'-0"	CASSETTE
D	2'-0" x 4'-0"	5'-0"	DOUBLE HUNG
E	2'-0" x 5'-0"	1'-0"	2X, 2LH, 100% G
F	8'-0" x 4'-6"	FIRST FLOOR: 1'-0" SECOND: 2LH 1'-0" MASTER BATH: 5'-6"	1-PIECE
G	2'-0" x 4'-0"	5'-0"	2X, 2LH, 100% G

- WATCH TRIM DETAILS AT METAL (IF CAP OR FLASHING) & BOLD BOLD TRIM & ROUNDS.
- PRIOR TO TRIPPING AROUND, LIST OF OF FRANGES TO IF ASOCTEST FOR APPROVAL.
- SEE PLANT OUT FOR PLANTIN FATHERN. JERK ANY REQUIRED TOITS FOR POSSOR OR TRIPPLING GASES.

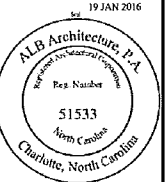
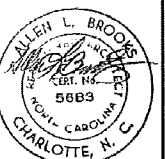
SECOND FLOOR DOOR SCHEDULE		
NO.	DESCRIPTION	LOCATION
201	E-W 1 6'-0"	LAUNDRY
202	E-W 1 6'-0"	BEDROOM 4
203	N-E 1 7'-0" x 5'-0"	BEDROOM 4 CLOSET
204	E-W 1 6'-0"	BATH ROOM 4
205	E-W 1 6'-0"	BATH ROOM 3
206	E-W 1 6'-0"	BEDROOM 3 CLOSET
207	E-W 1 6'-0"	BATHROOM 6
208	E-W 1 6'-0"	BATHROOM 6
209	E-W 1 6'-0"	BATHROOM 6
210	E-W 1 6'-0"	BEDROOM 5
211	E-W 1 6'-0"	BEDROOM 5 CLOSET
212	E-W 1 6'-0"	MASTER BATHROOM
213	E-W 1 6'-0"	MASTER BATHROOM
214	E-W 1 6'-0"	MASTER BATHROOM CLOSET
215	E-W 1 6'-0"	MASTER BATHROOM CLOSET
216	E-W 1 6'-0"	HC
217	E-W 1 6'-0"	STAIR CASE

- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
- TRAY CEILING IN LIVING ROOM @ 9'-0" TO 10'-0" A.F.F.
- FRONT PORCH FLOOR TO BE BRICK PAVERS.
- SCREENED PORCH FLOOR TO BE WOOD DECKING.
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH & SCREENED PORCH.
- SCREENED PORCH CEILING TO BE VAULTED.
- TAPERED WOOD COLUMNS AT FRONT PORCH - SEE ELEVATIONS FOR DETAILS.
- 8" SQUARE COLUMNS AT SCREENED PORCH - SEE ELEVATIONS FOR DETAILS.
- 16" SQUARE BRICK PIERS @ SCREEN PORCH
- RAIL @ 30" A.F.F. IF GRADE IS LESS THAN 29" IN HEIGHT.
- RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF PORCH TO ALIGN WITH FACE OF STUD



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9200 Bob Beatty Road
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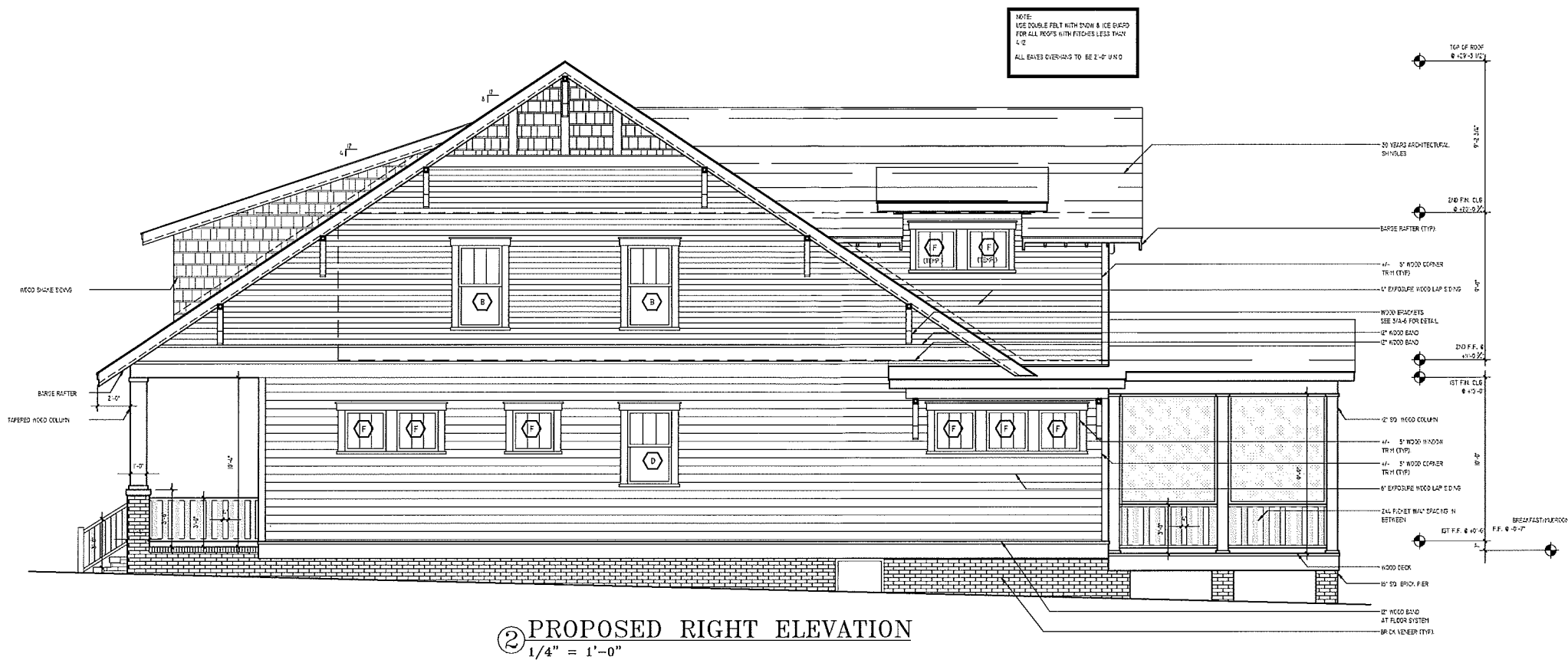
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PROPOSED PLANS

A-3

OF: EIGHT



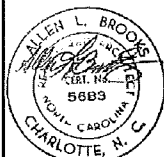
WINDOW SCHEDULE			
ID	SIZE	HEATER/COOL ¹	TYPE
A	2'-0" x 6'-0"	4-0" 1/4" 4 STKS	DOUBLE GLZS
B	2'-0" x 5'-0"	FIRST FLOOR: 4-0" SECOND FLOOR: 7-0"	DOUBLE GLZS
C	2'-0" x 3'-0"	4-0"	CASING IN
D	2'-0" x 6'-0"	4-0"	DOUBLE GLZS
E	2'-0" x 3'-0"	7-0"	DOUBLE GLZS
F	2'-0" x 4'-0"	FIRST FLOOR: 8-0" HEATER: 8-0" x 7-0" RAILS: 8'-0" x 8'-0"	FIXED
G	2'-0" x 6'-0"	4-0"	DOUBLE GLZS

- MATCH THE DETAILS IN PITAL (IF CAP (IF FLASHING) & EOL'S BAND TRIM & ANCHORS.
- PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- SEE ELEVATIONS FOR WINDOW MATERIALS, VENTILATION REQUIREMENTS, MIN. GLASS & INSULATION GLASS.

NOTE: ALL WINDOWS MUST BE 5% OF GLASS OR MORE & LESS THAN 1" A.P.P. MUST BE 1" MINIMUM (SEE FIG. 10)

Architecture, PA

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Charlotte, NC 28269
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FAX 494 4030
albarchitecture@aol.com
www.albarchitecture.com



19 JAN 2016

ALB Architecture, P.A.
Registered Professional Corporation
Reg. Number
51533
North Carolina
Charlotte, North Carolina

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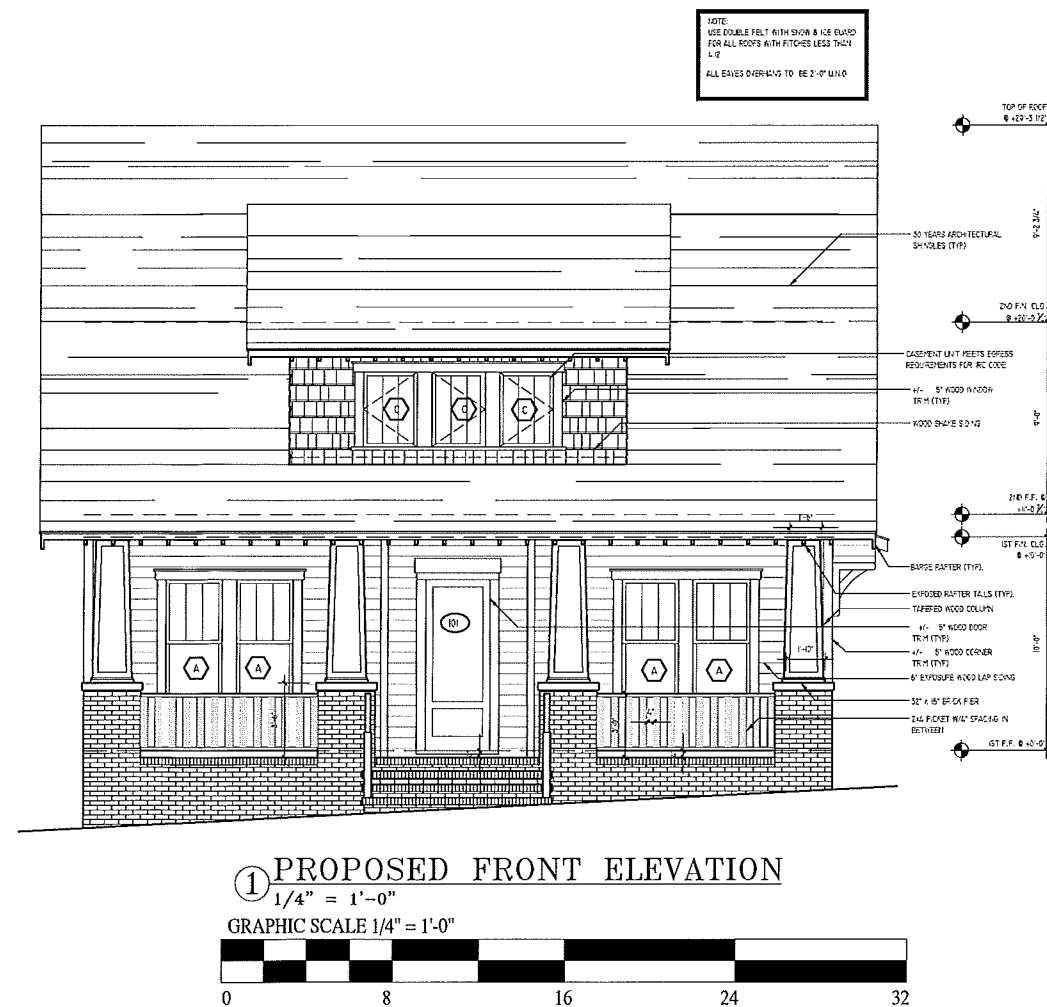
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PROJ. NO. -	15078
ISSUED -	19 JAN 2016
REVISIONS -	

PROPOSED ELEVATION

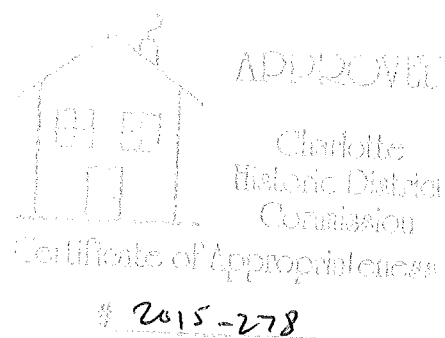
A-4

OF: EIGHT



NOTE:

- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
- TRAY CEILING IN LIVING ROOM @ 9'-0" TO 10'-0" A.F.F.
- FRONT PORCH FLOOR TO BE BRICK PAVERS.
- SCREENED PORCH FLOOR TO BE WOOD DECKING.
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH & SCREENED PORCH.
- SCREENED PORCH CEILING TO BE VAULTED.
- TAPERED WOOD COLUMNS AT FRONT PORCH - SEE ELEVATIONS FOR DETAILS.
- 8" SQUARE COLUMNS AT SCREENED PORCH - SEE ELEVATIONS FOR DETAILS.
- 16" SQUARE BRICK PIERS @ SCREEN PORCH
- RAIL @ 30" A.F.F. IF GRADE IS LESS THAN 29" IN HEIGHT.
- RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF PORCH TO ALIGN WITH FACE OF STUD





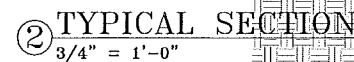
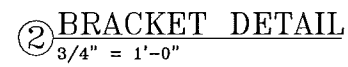
- NOTE:
 - INTERIOR DETAILS W/ METAL TRIP CAP (W/ FLASHING) & BACK BAND TRIP CAP ARE N/A.
 - NO OP TO OPENING WINDOWS, SLIGHT SHOT DECREASES TO THE ARCHITECT FOR APPROVAL.
 - OFF IN PLACING FOR BUILDING MATERIAL VERY ANCHOR FOR THE BUILDING OF THE BUILDING.

1. INTERIOR WINDOWS W/ 5/8" OF GLASS OR MORE & LESS THAN 1" APART, MUST BE TRIP CAPS FOR THE TRIP CAP.

OF: EIGHT

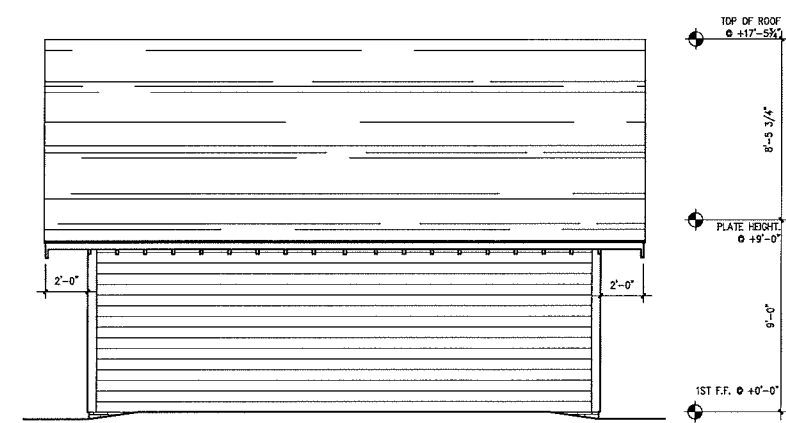
- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
- 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 6'-0" A.F.F.
- TRAY CEILING IN LIVING ROOM @ 9'-0" TO 10'-0" A.F.F.
- FRONT PORCH FLOOR TO BE BRICK PAVERS.
- SCREENED PORCH FLOOR TO BE WOOD DECKING.
- STAINED BEAD BOARD FINISH CEILING ON FRONT PORCH & SCREENED PORCH.
- SCREENED PORCH CEILING TO BE VAULTED.
- TAPERED WOOD COLUMNS AT FRONT PORCH - SEE ELEVATIONS FOR DETAILS.
- 8" SQUARE COLUMNS AT SCREENED PORCH - SEE ELEVATIONS FOR DETAILS.
- 16" SQUARE BRICK PIERS @ SCREEN PORCH
- RAIL @ 30" A.F.F. IF GRADE IS LESS THAN 29" IN HEIGHT.
- RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT
- ALL EAVES TO BE 2'-0" U.N.O
- FACE OF BRICK TO ALIGN WITH FACE OF STUD



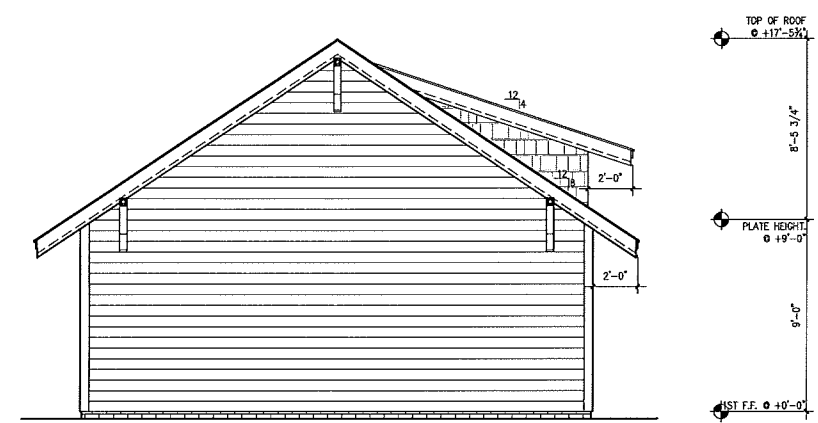


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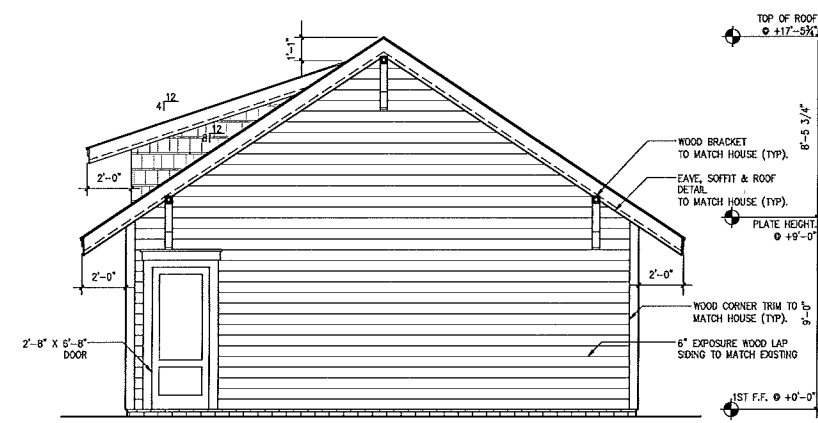
ADDDOMEL
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-278



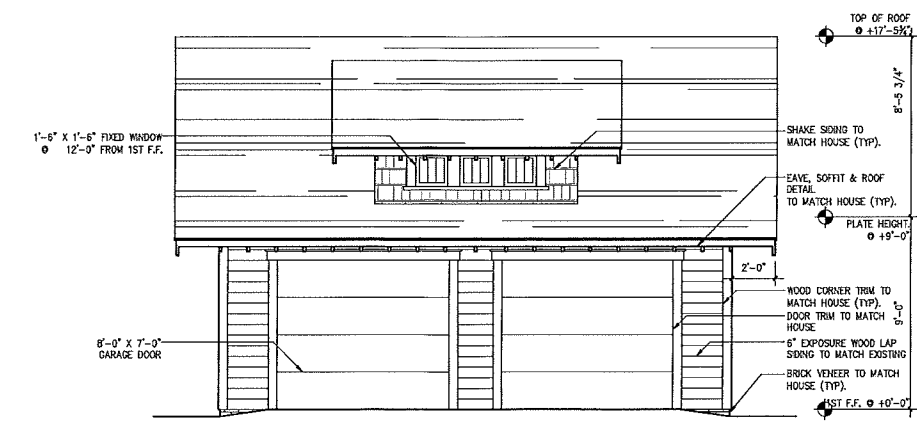
⑥ PROPOSED LEFT ELEVATION
1/4" = 1'-0"



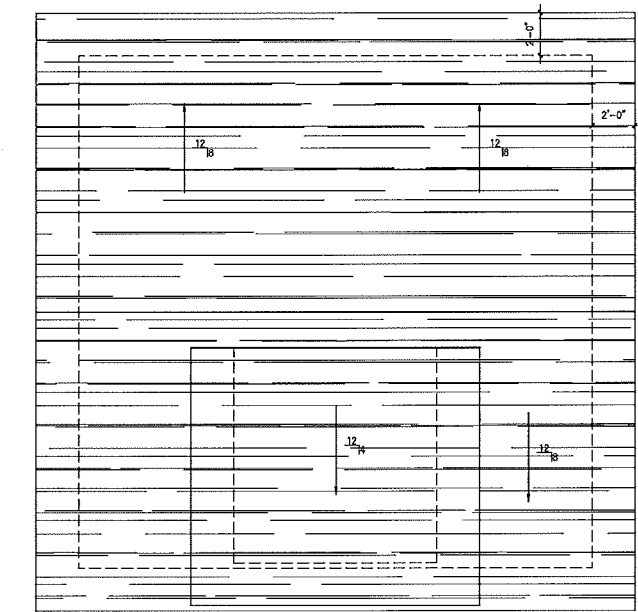
④ PROPOSED REAR ELEVATION
1/4" = 1'-0"



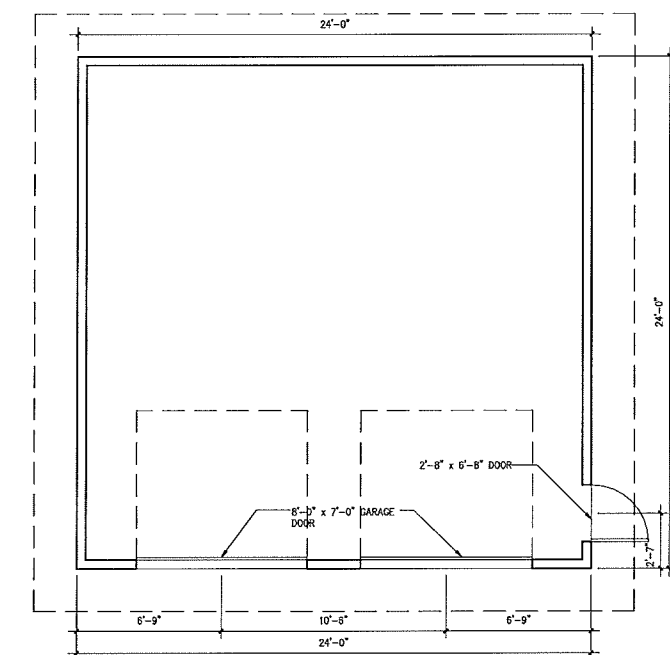
⑤ PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



③ PROPOSED FRONT ELEVATION
1/4" = 1'-0"



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"

ALB Architecture, P.A.
9200 Bob Beatty Road
Charlotte, NC 28269
704 494 4400
FAX 494 4030
albarchitecture@aol.com
www.albarchitecture.com

ALLEN L. BROOKS
Architect
EST. 1984
5683
NORTH CAROLINA
CHARLOTTE, N. C.
19 JAN 2016

ALB Architecture, P.A.
Reg. Number
51533
North Carolina
Charlotte, North Carolina

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New Residence in Historic Plaza Midwood for the :
MCCOLLUM RESIDENCE
1465 Haywood Court, Charlotte, NC 28205

PROJ. NO. - 15078
ISSUED - 19 JAN 2016
REVISIONS -

PROPOSED GARAGE PLANS & ELEVATIONS

A-7

OF EIGHT