

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1465 Haywood Court

SUMMARY OF REQUEST: New Construction

APPLICANT: Tim McCollum (Ed Heiser, Owner)

The application for new construction on this property was denied in October 14, 2015 for the following: 1) Scale – The relationship of the building to those around it. The house is taller than the neighbor to the right and will overshadow the home based on the Zoutewelle survey. 2) Context – The overall relationship of the project to its surroundings. 3) Materials – Proper historic materials or approved substitutes. No exception warranted to non-traditional building materials for maintenance only.

The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned and now meets the guidelines for new construction. The applicant has also added new drawings to reflect changes from the previous application.

Details of Proposed Request

Existing Context

The existing site is a large vacant parcel at the end of Haywood Court and the edge of the Plaza Midwood Historic District. The front of the lot is angled and the width is approximately 87'-6". The four adjacent structures on the street are one and, one and one half story single family homes. Across the street is a large vacant tract and the rear yards of two single family homes. The grade of the site drops from the front to back and from right to left. The street falls in elevation from Thomas Avenue and the height of the homes are gradually taller.

Proposal

The proposal is a new single family house and detached garage. Features of the house include a full width front porch, wood and cedar shake siding, wood trim details, brick foundation and STDL windows. Height is approximately 29' from finished floor to ridge.

The summary of revisions includes:

- Style has been changed to a Bungalow type design.
- Siding material is wood lap and wood shakes.
- Width of the house has been reduced from approximately 47'-11" to 35'.

Policy & Design Guidelines for New Construction, page 34

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.

Policy & Design Guidelines for Mechanical Units, page 22 and 55

1. Rear yards are the preferred location for mechanical units. Such locations are eligible for administrative approval.
2. Mechanical units are not allowed in the front yards of residential structures, unless the full HDC finds that there is no other technically feasible alternative. In such cases, a screening plan must be approved by the HDC prior to installation.
3. Mechanical units are allowed in side yards, but only if they are adequately screened from the street and adjoining properties in an appropriate manner.

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

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

INDEX OF DRAWINGS



Street Scape Images

- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
Building Height Survey
- A-2 Proposed Plans
- A-3 Proposed Plans
- A-4 Proposed Elevations
- A-5 Proposed Elevations
- A-6 Sections & Details
- A-7 Garage Plans & Elevations



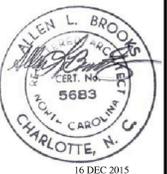
SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Proposed First Floor:	1698 S.F.	566 S.F.
Proposed Second Floor:	1654 S.F.	0 S.F.
Total:	3,352 S.F.	566 S.F.

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.



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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 :

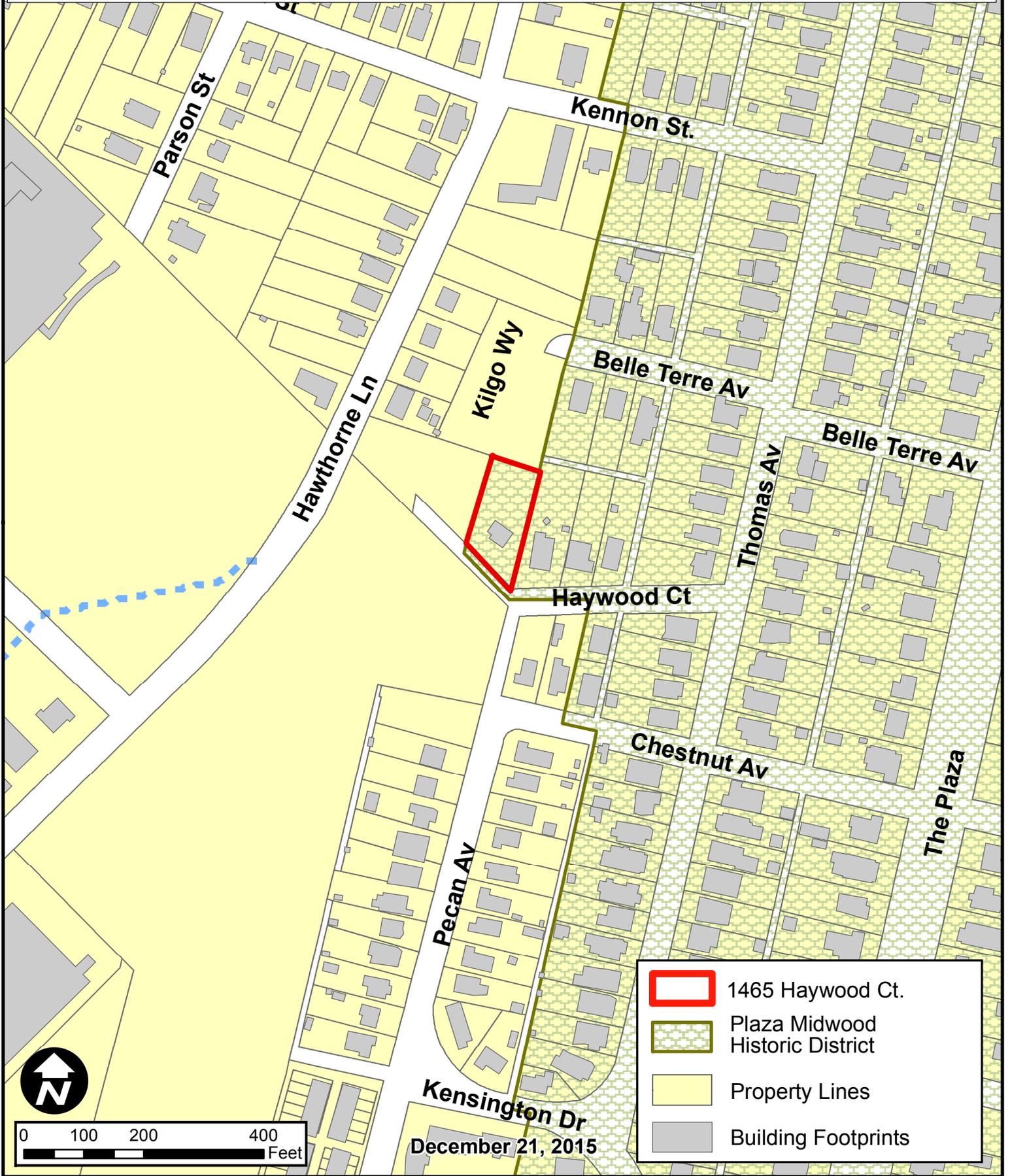
COVER SHEET

A-0

OF EIGHT

Charlotte Historic District Commission - Case 2015-278

HISTORIC DISTRICT: PLAZA MIDWOOD

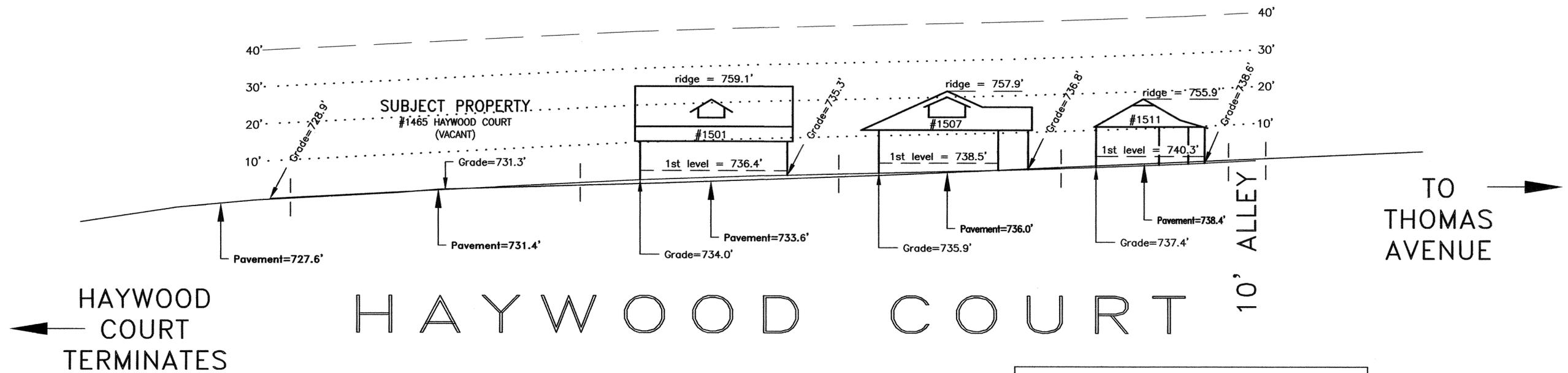


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 8th day of July, 2014.

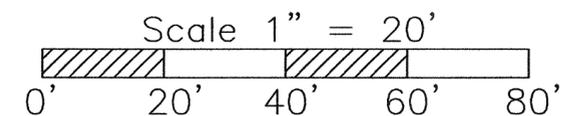


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 Firm Licensure Number C-1054

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 Building Heights Sketch of
1465-1511 HAYWOOD COURT
FACING NORTH
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 July 08, 2014



General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

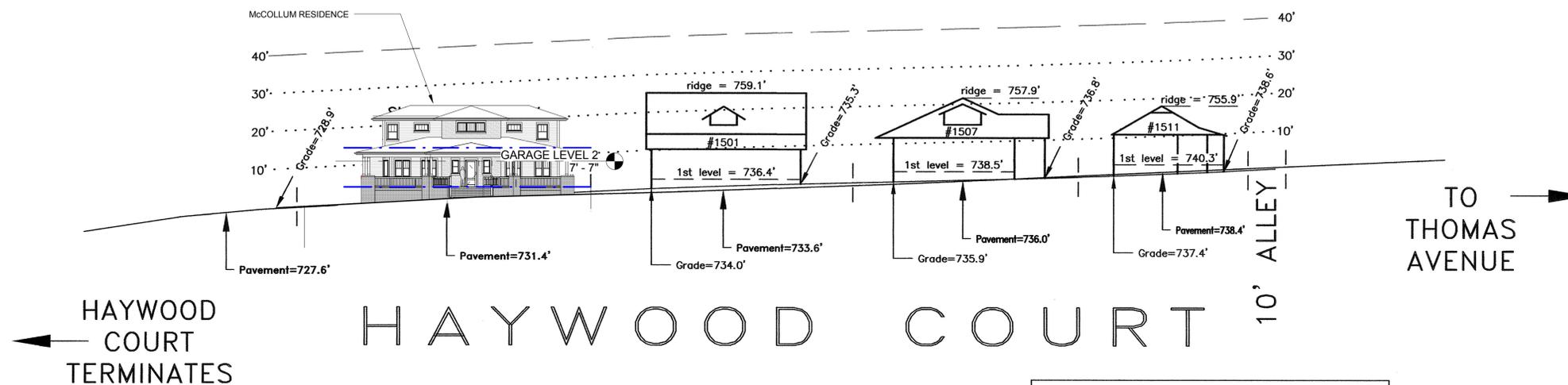
DENIED AUGUST 2015

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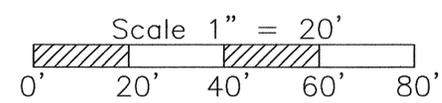


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McCollum Residence

PROJECT
1465 Haywood Court
Charlotte, NC 28205



OWNER

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tim@revolveresidential.com

505DESIGN TEAM
CONSULTANTS

Charlotte Historic District Commission Submittal

08/14/15

REVISIONS		
NO.	DESCRIPTION	DATE

STREETSCAPE ELEVATION SURVEY

A1.02



SITE PLAN



1501 HAYWOOD COURT



1507 HAYWOOD COURT



1511 HAYWOOD COURT



1823 THOMAS AVENUE



1508 HAYWOOD COURT



1815 THOMAS AVENUE

STREET SCAPE IMAGES

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PROJ. NO. - 15078
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STREET SCAPE

OF: EIGHT



TWO STORY / ONE < ONE HALF STORY



VARIED HEIGHT



TWO STORY / ONE STORY



VARIED HEIGHT



ONE < ONE HALF STORY / ONE STORY



ONE < ONE HALF SHED DORMER ADJACENT TO ONE STORY





VARIED HEIGHTS



CORNER OF THOMAS & HAYWOOD -



FRONT FACING - TWO STORY



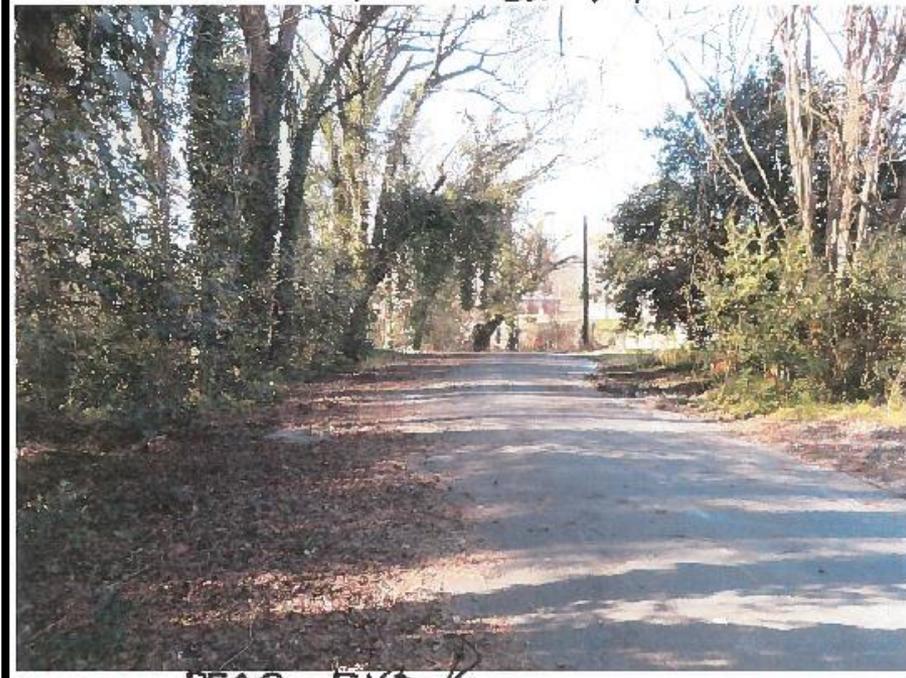
FRONT FACING



RIGHT SIDE OF SUBJECT LOT



NEIGHBOR TO RIGHT



DEAD END!



RIGHT SIDE OF SUBJECT LOT



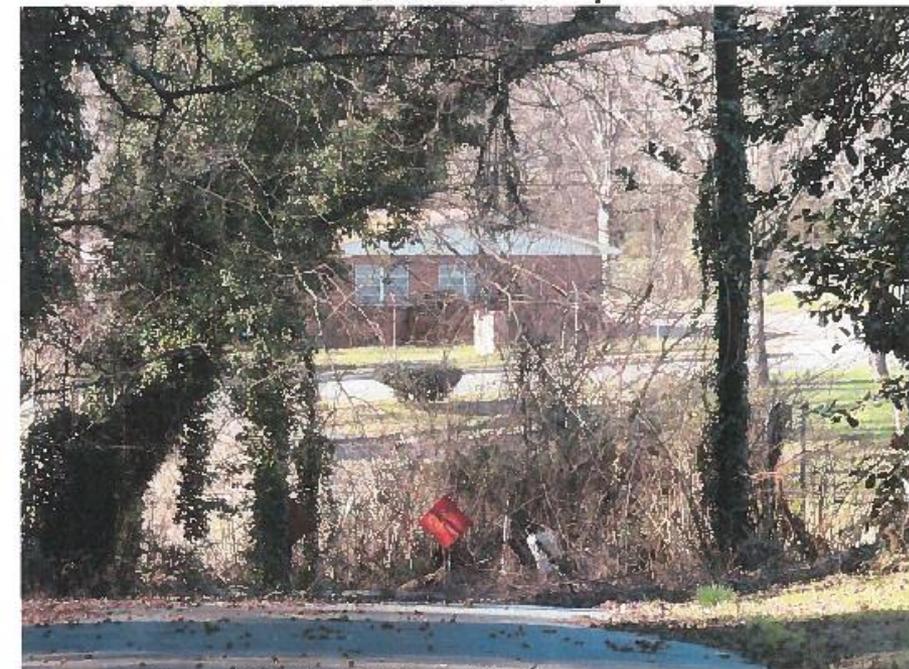
DEAD END V



VIEW TO NEIGABOR FROM DEAD END



VIEW OF SUBJECT LOT



DEAD END VIEW



HAYWOOD NEIGHBORS



HAYWOOD NEIGHBORS.



HAYWOOD ' THOMAS



VARIED HEIGHTS



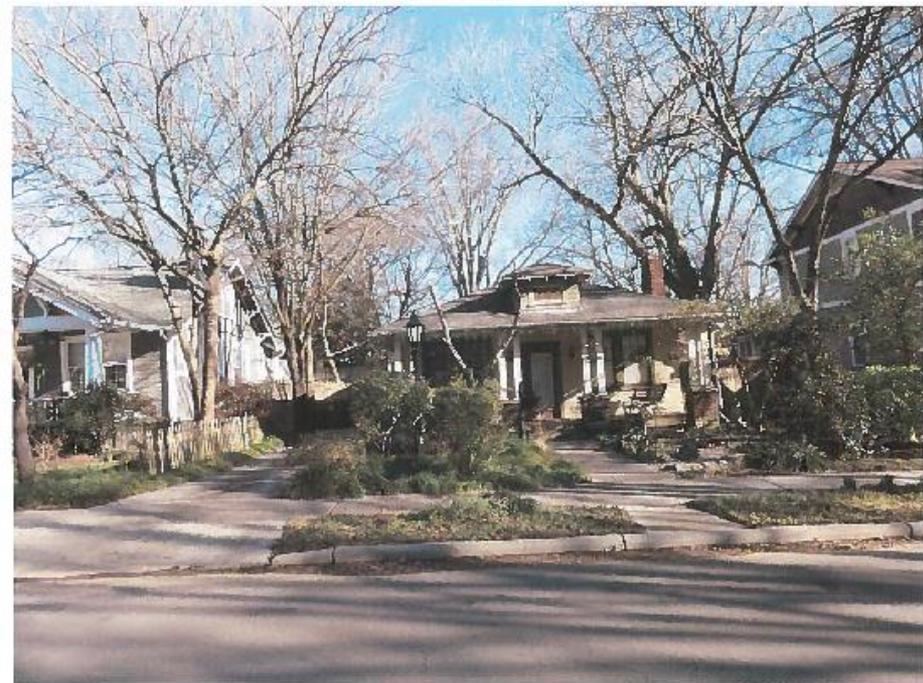
ORIGINAL UNALTERED FACADES W/ VARIED HEIGHTS.



VARIED HEIGHTS



VARIED HEIGHTS



SUBJECT SIDE / REAR LOT VIEW



VIEW OF SUBJECT LOT FROM REAR



PROGRESSION OF HEIGHT TO CORNER LOT





SUBJECT LOT



REAR OF SUBJECT LOT

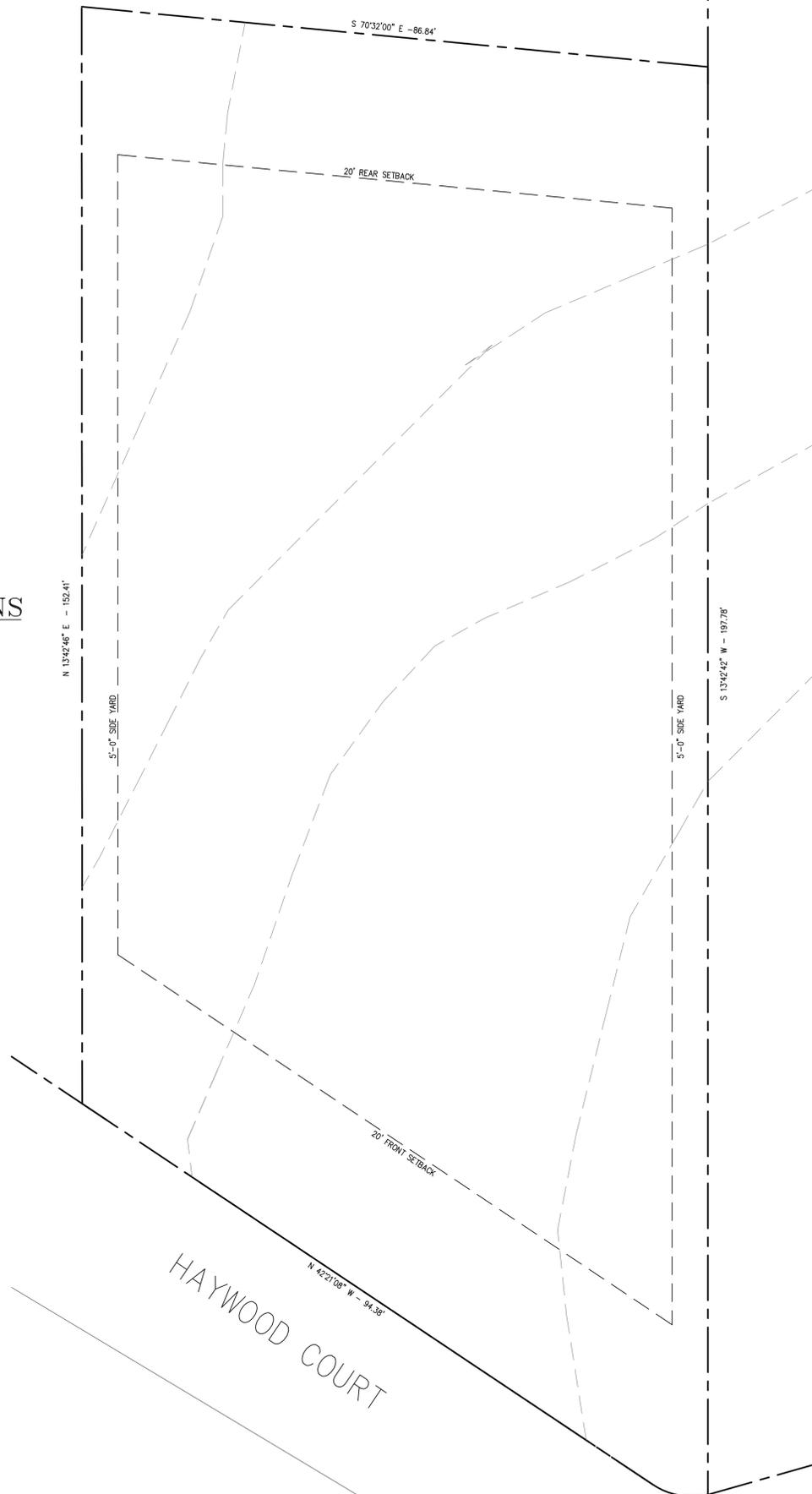




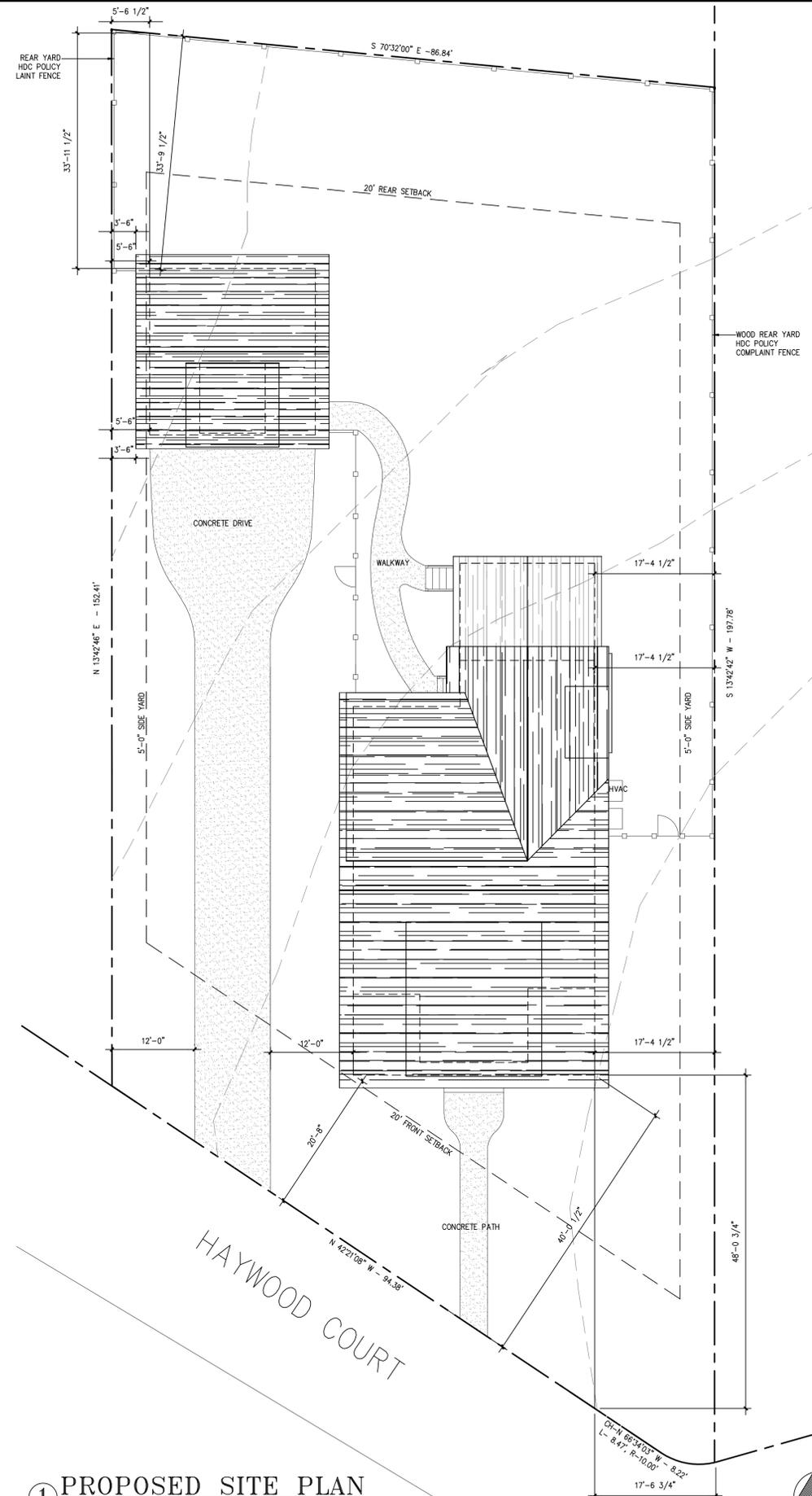
RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	3352
PROPOSED HEATED AREA OF GARAGE	
PROPOSED UNHEATED	
SCREENED PORCH	273
UNHEATED GARAGE	576
POOL	0
PATIO	0
SHOP	0
TOTAL	849
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	7770
PROPOSED HOUSE ADDITION	0
GARAGE 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

JANUARY 2016



② EXISTING VACANT LOT
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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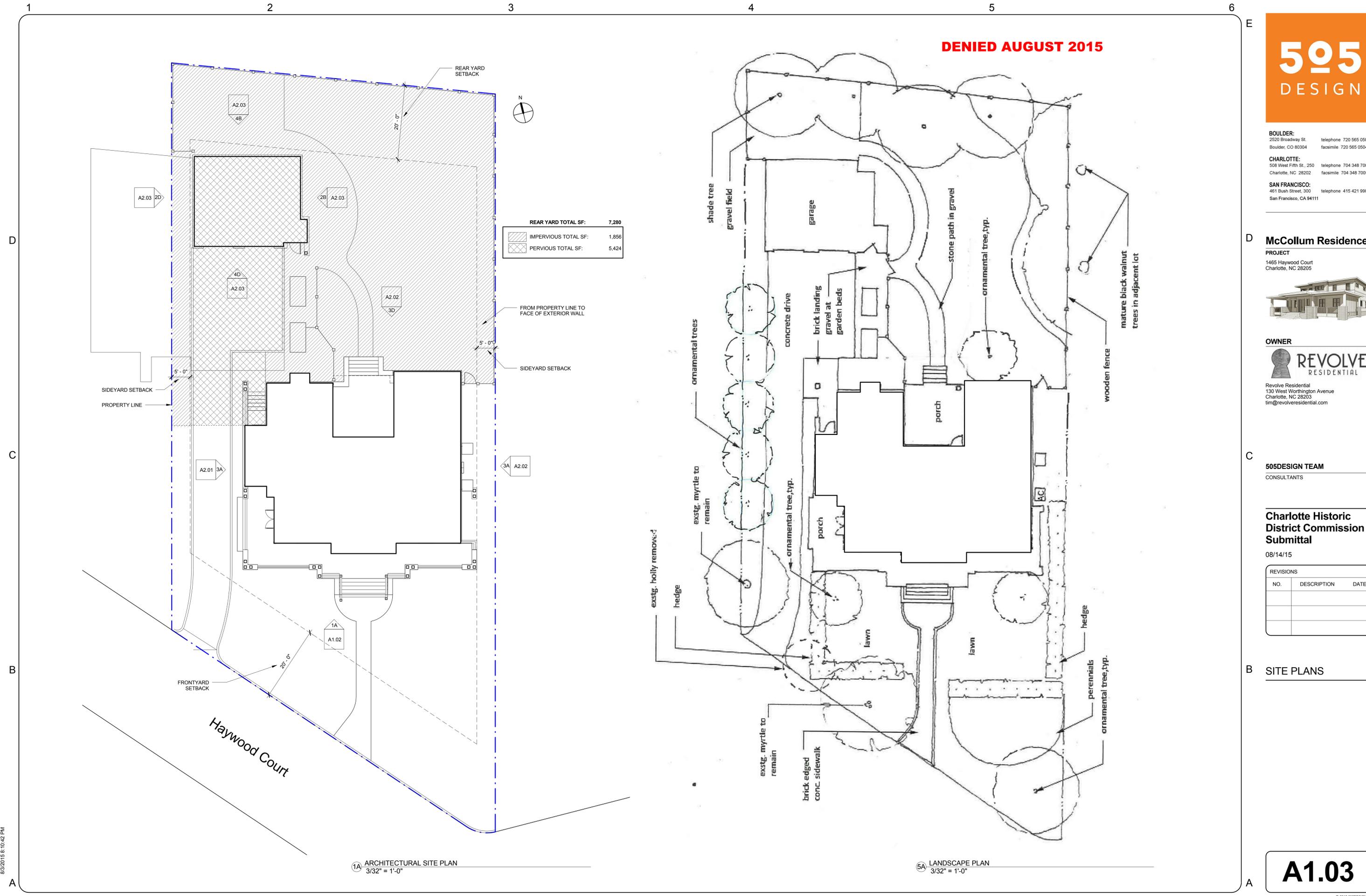
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EXISTING & PROPOSED SITE PLAN

A-1

OF EIGHT

DENIED AUGUST 2015



REAR YARD TOTAL SF: 7,280

IMPERVIOUS TOTAL SF:	1,856
PERVIOUS TOTAL SF:	5,424

1A ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

5A LANDSCAPE PLAN
3/32" = 1'-0"



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505DESIGN TEAM
CONSULTANTS

Charlotte Historic District Commission Submittal

08/14/15

REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLANS

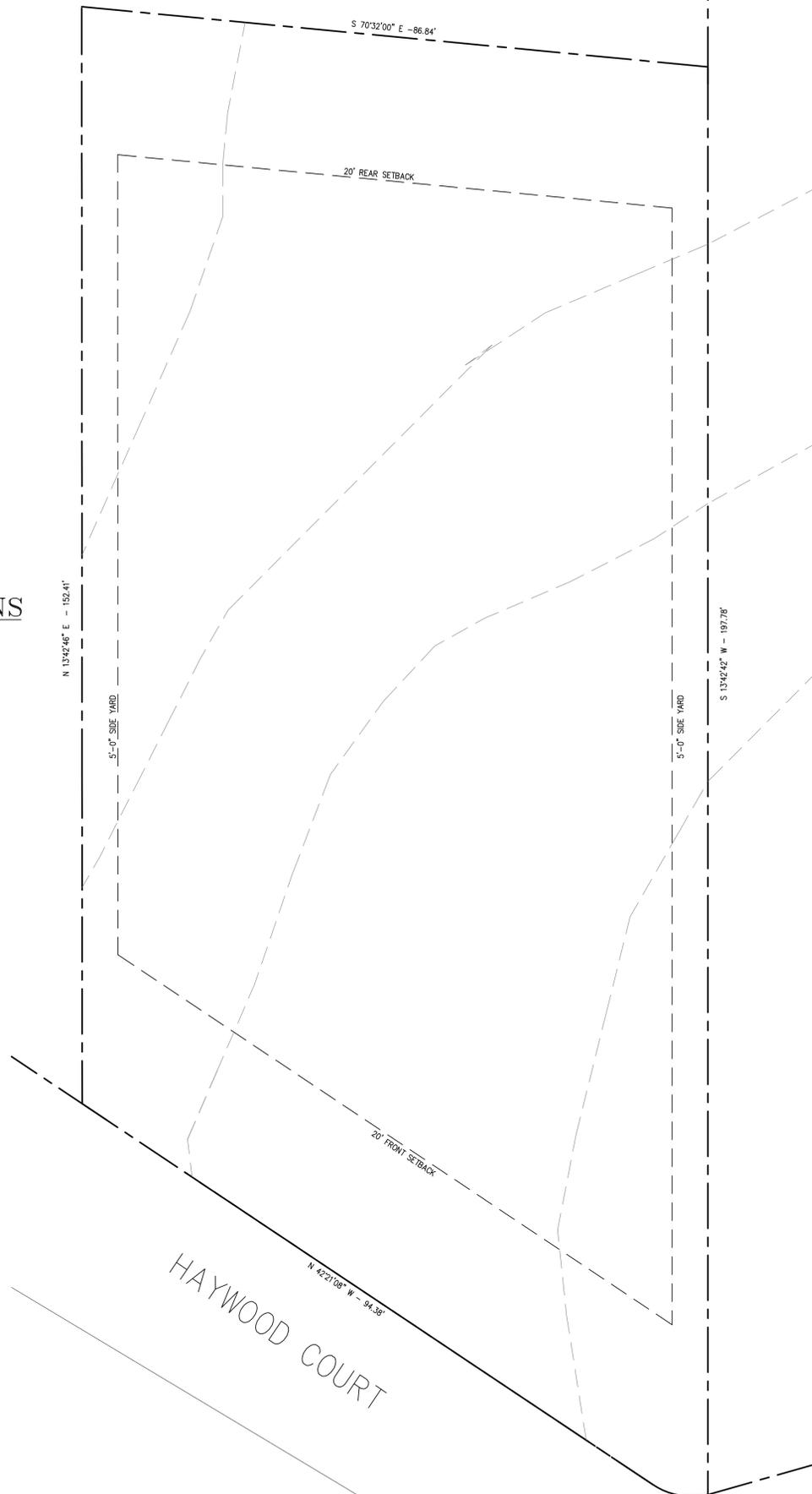
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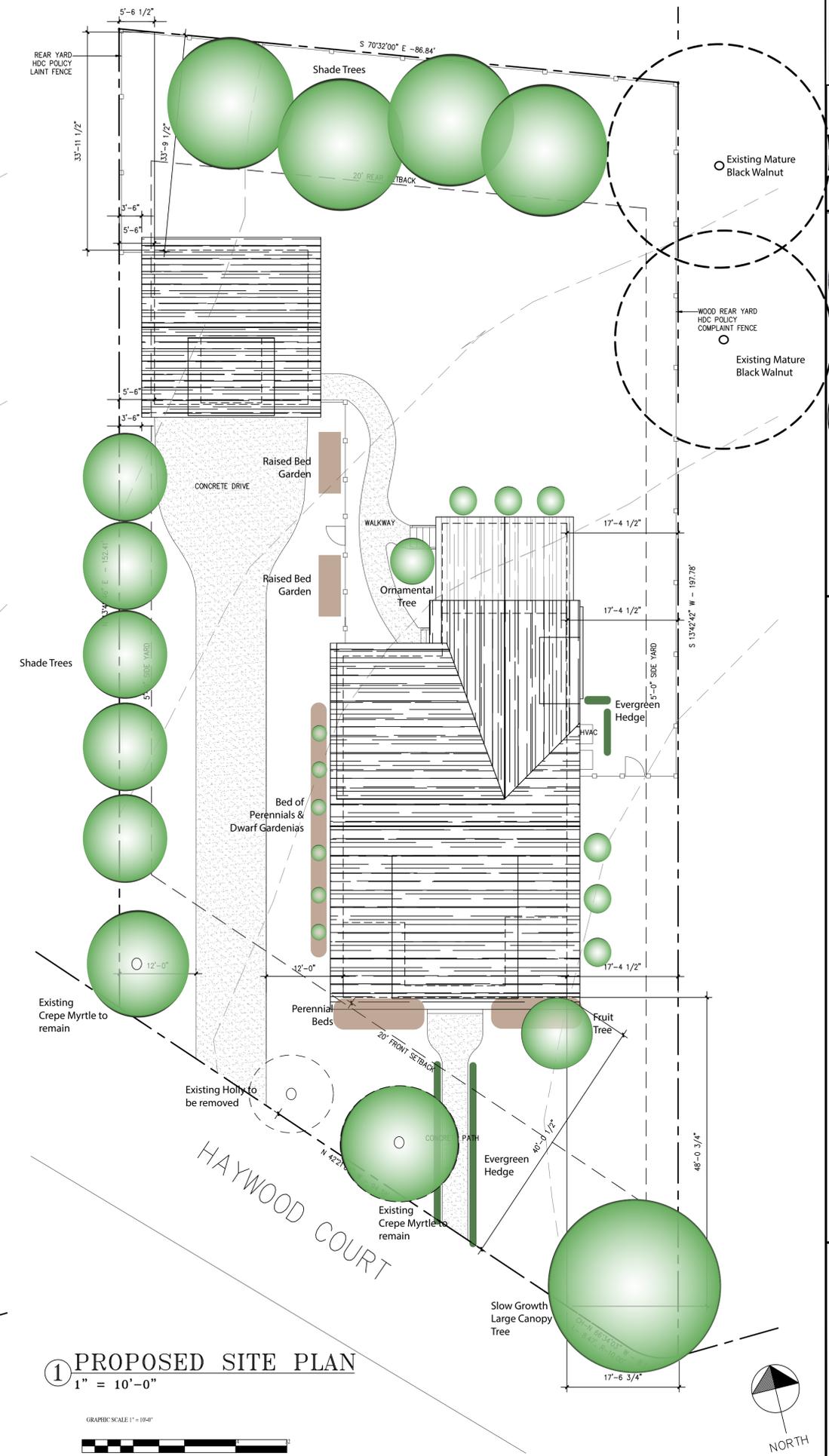
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③ PERMEABILITY CALCULATIONS

JANUARY 2016



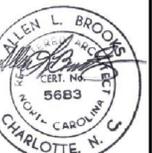
② EXISTING VACANT LOT
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



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EXISTING & PROPOSED SITE PLAN

A-1

OF: EIGHT



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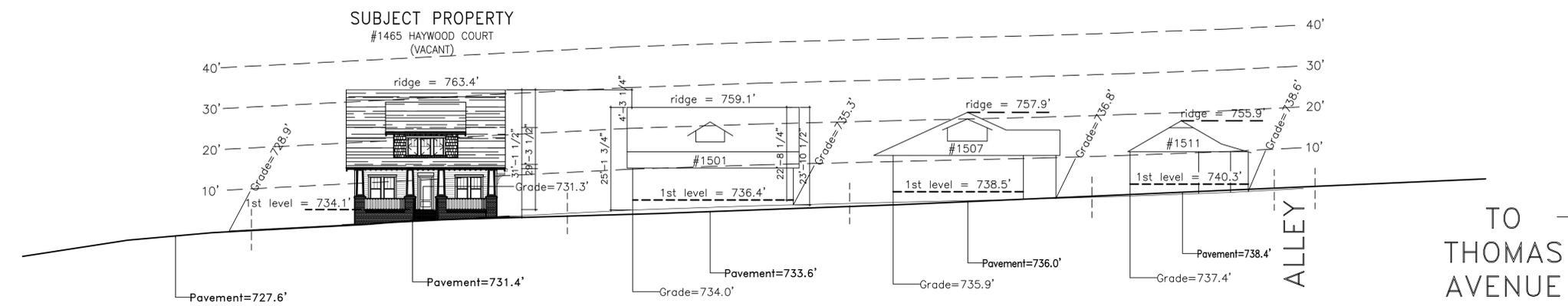
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BUILDING HEIGHT SURVEY

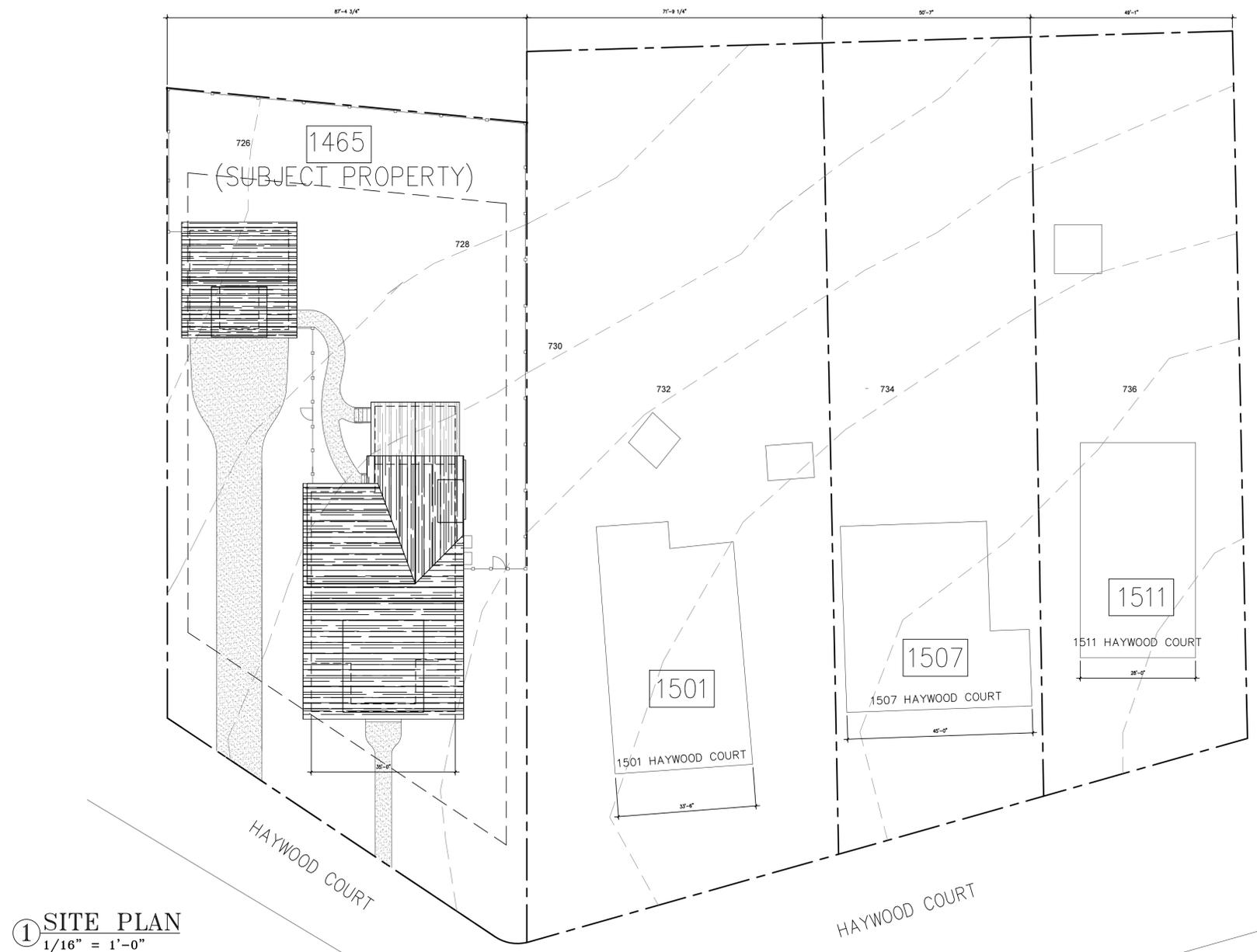
OF EIGHT



HAYWOOD COURT
 TERMINATES

HAYWOOD COURT

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



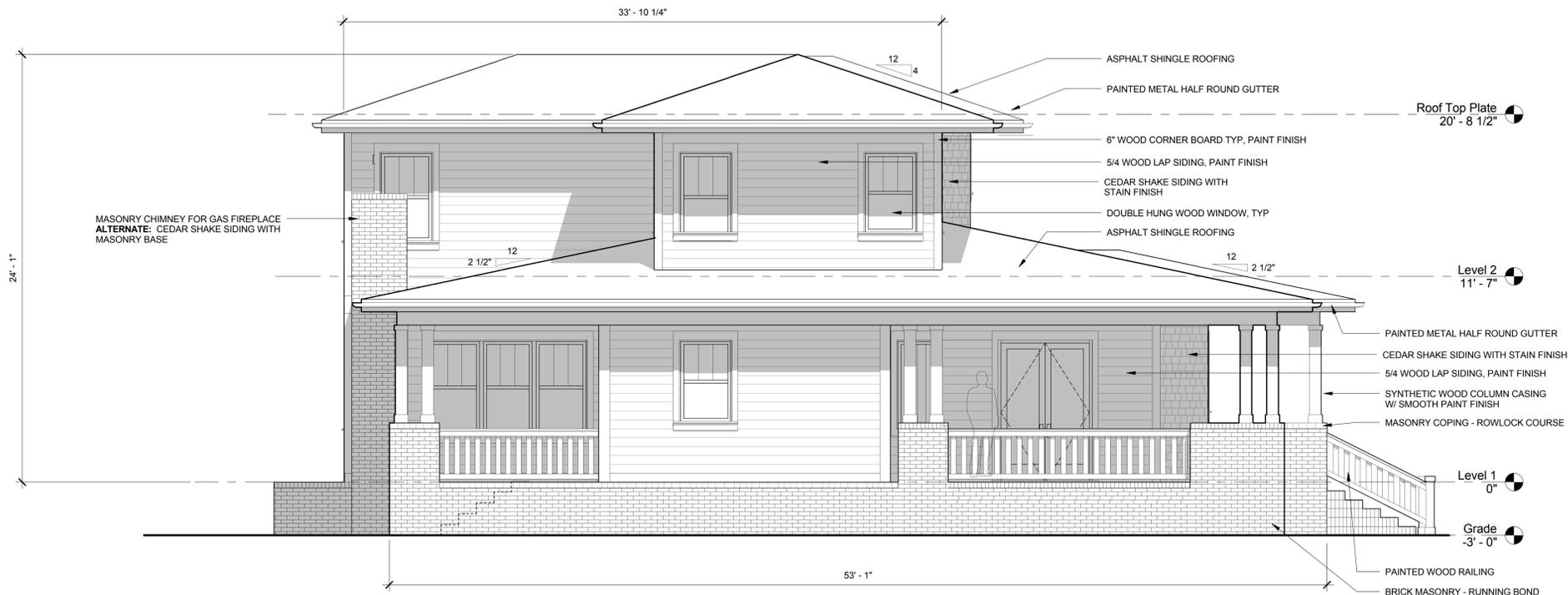
① SITE PLAN
 1/16" = 1'-0"



DENIED AUGUST 2015



3D South Elevation
1/4" = 1'-0"



3A West Elevation
1/4" = 1'-0"



BOULDER:
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505DESIGN TEAM

CONSULTANTS

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08/14/15

REVISIONS		
NO.	DESCRIPTION	DATE

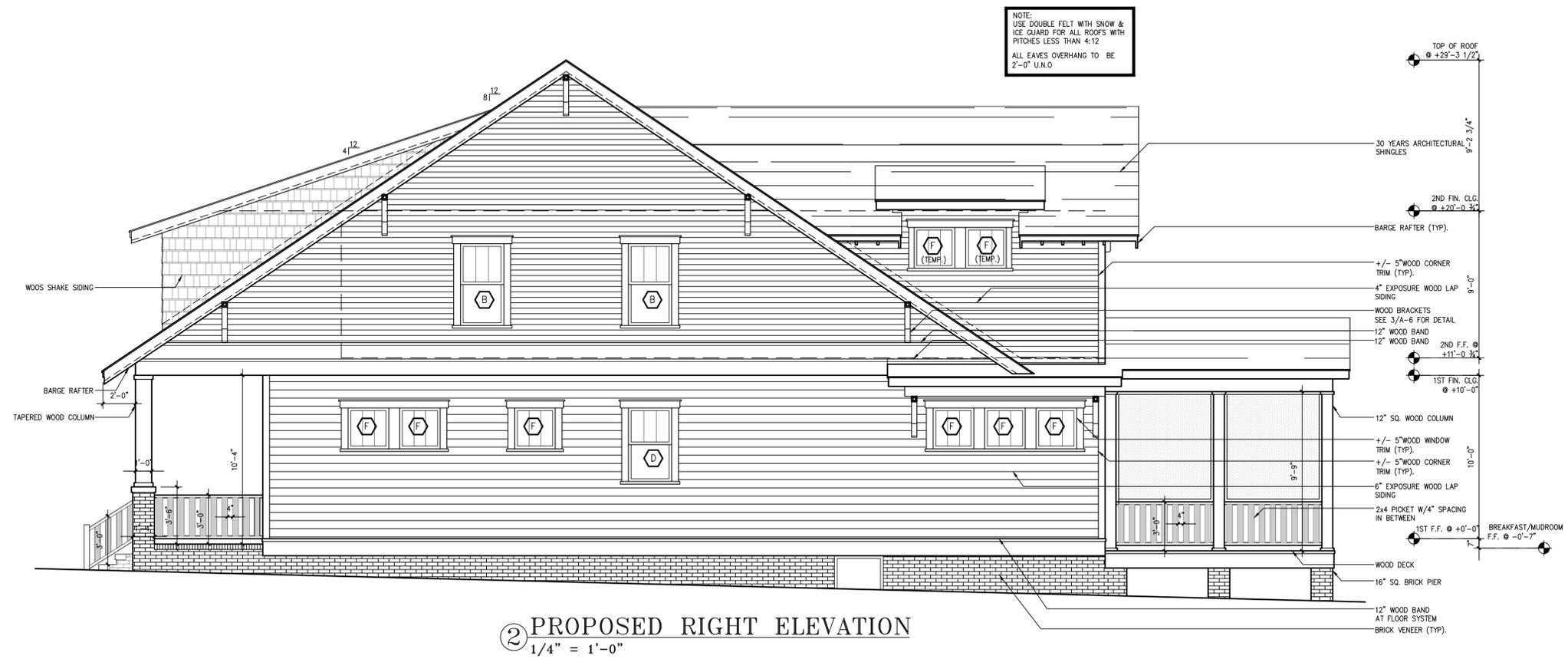
HOUSE ELEVATIONS

A2.01

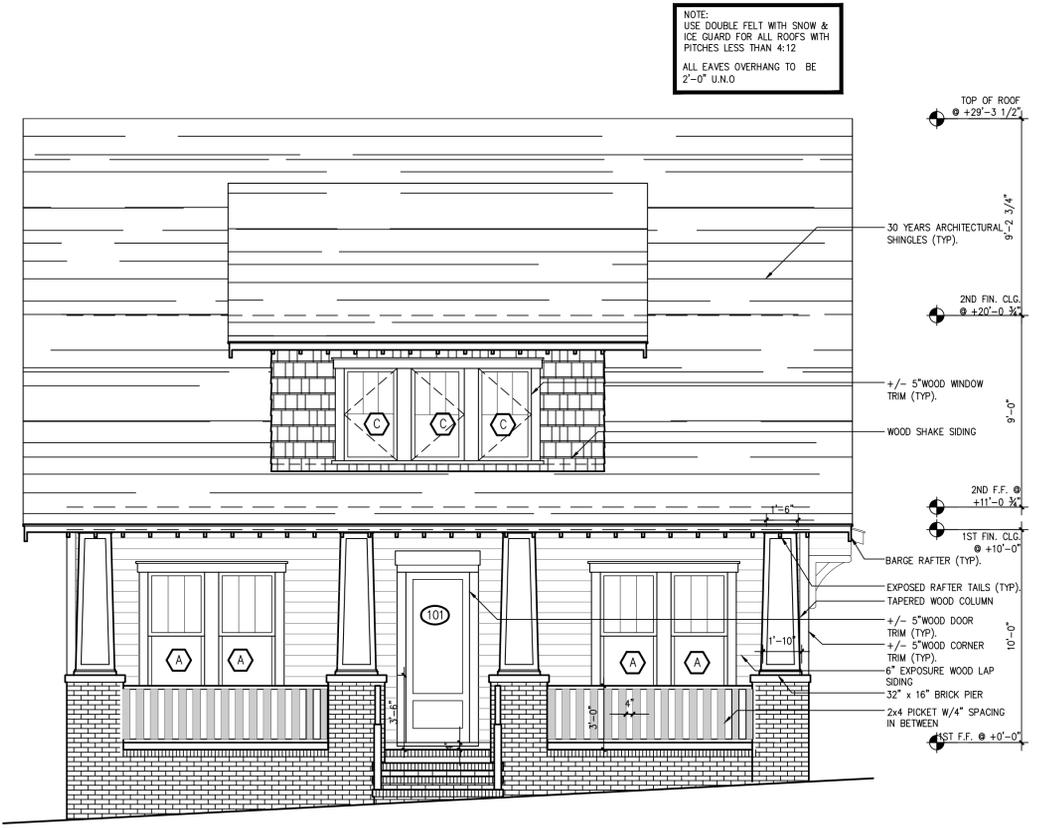
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 6'-0"	8'-0" 14'-0" @ STARS	DOUBLE HUNG
B	2'-8" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-8" X 4'-0"	6'-0"	CASEMENT
D	2'-8" X 4'-0"	8'-0"	DOUBLE HUNG
E	2'-8" X 3'-0"	7'-0"	DOUBLE HUNG
F	2'-6" X 2'-6"	FIRST FLOOR: 8'-0" MASTER BED: 7'-0" MASTER BATH: 8'-0"	FIXED
G	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

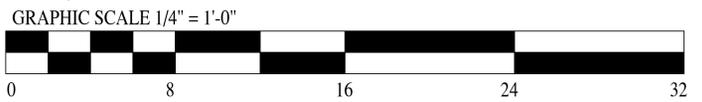
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18' A.F.F. MUST BE TEMPERED PER CODE (TYP.)



② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



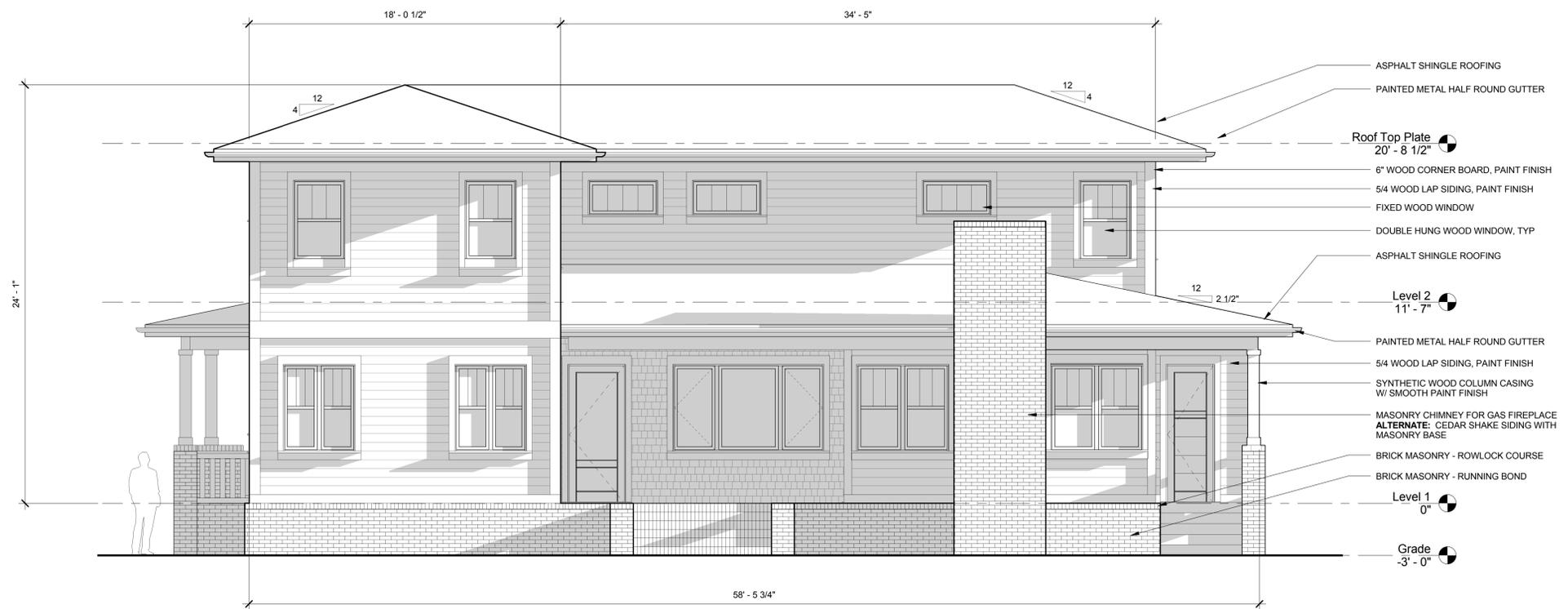
① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



JANUARY 2016

- 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 BRICK TO ALIGN WITH FACE OF STUD

DENIED AUGUST 2015



3D North Elevation
1/4" = 1'-0"



3A East Elevation
1/4" = 1'-0"



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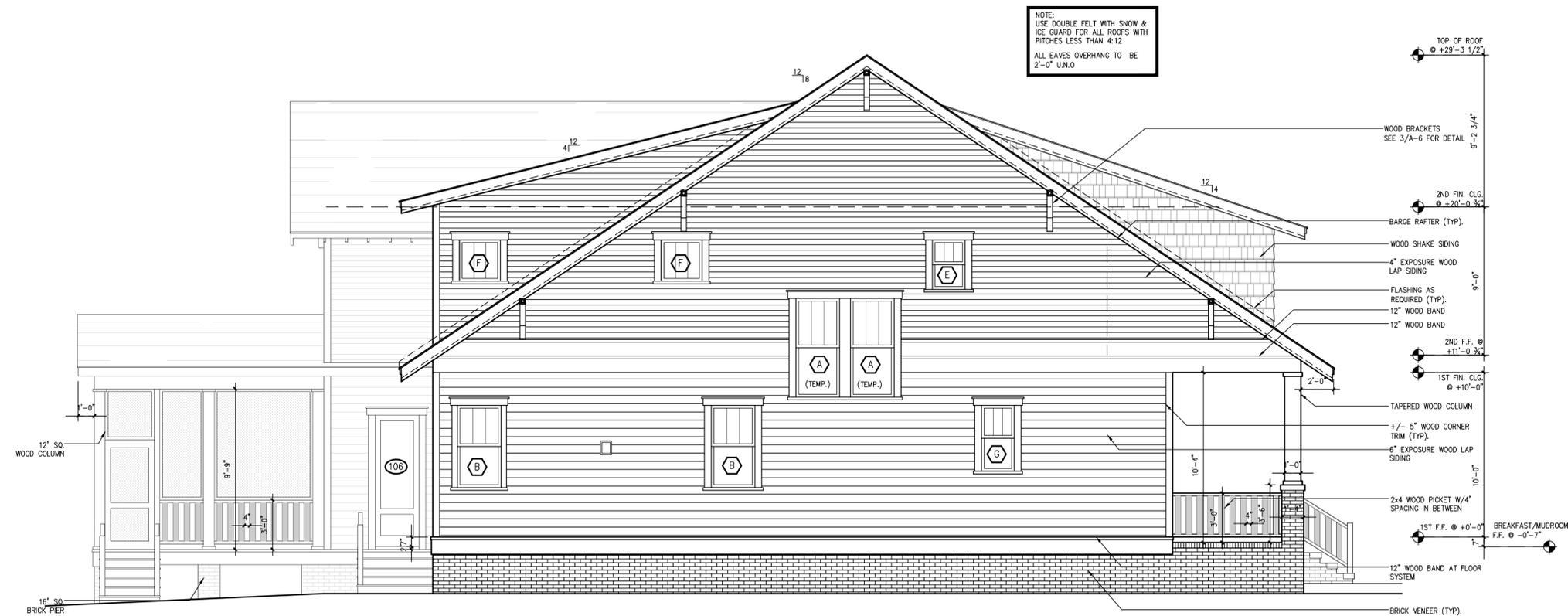
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HOUSE ELEVATIONS

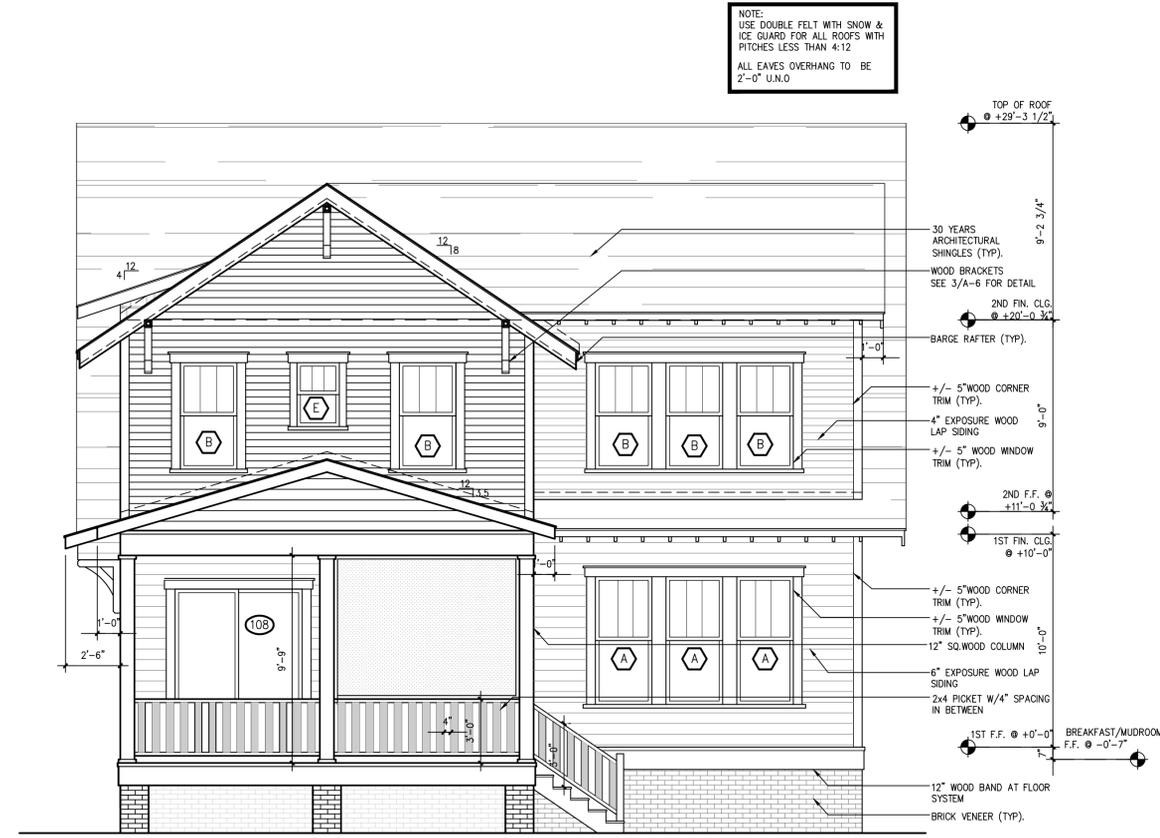
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 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

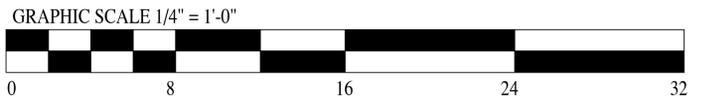
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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

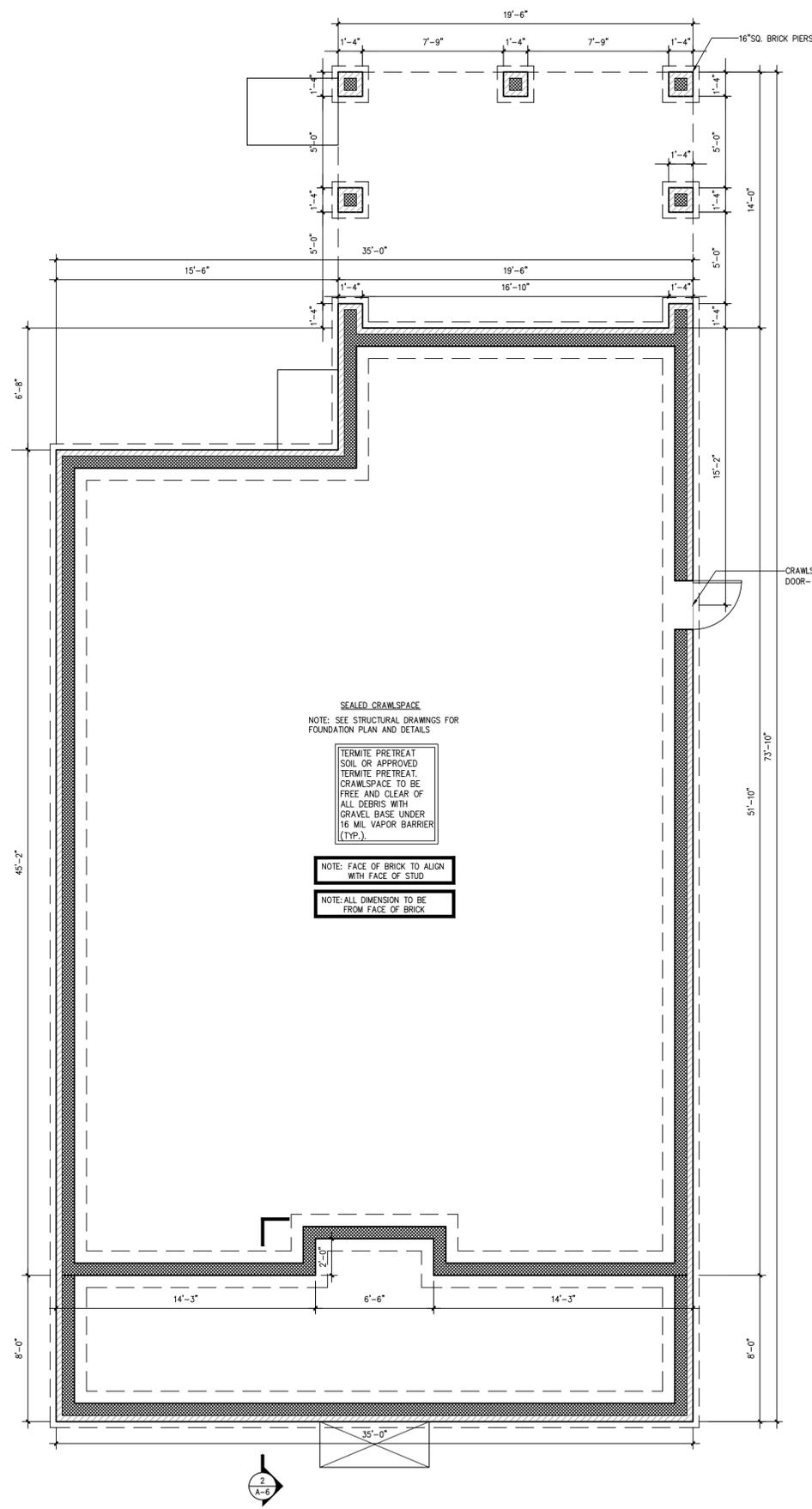


- NOTE:
- 10'-0" FIRST FLOOR CEILING HEIGHT.
 - 9'-0" SECOND FLOOR CEILING HEIGHT. ALL CASED OPENING @ 8'-0" A.F.F.
 - TRAY CEILING IN LIVING ROOM @ 9'-0" TO 10'-0" A.F.F.
 - FRONT PORCH FLOOR TO BE BRICK PAVERS.
 - SCREENED PORCH FLOOR TO BE WOOD DECKING.
 - STAINED BEAD BOARD FINISH CEILING ON FRONT 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 BRICK TO ALIGN WITH FACE OF STUD

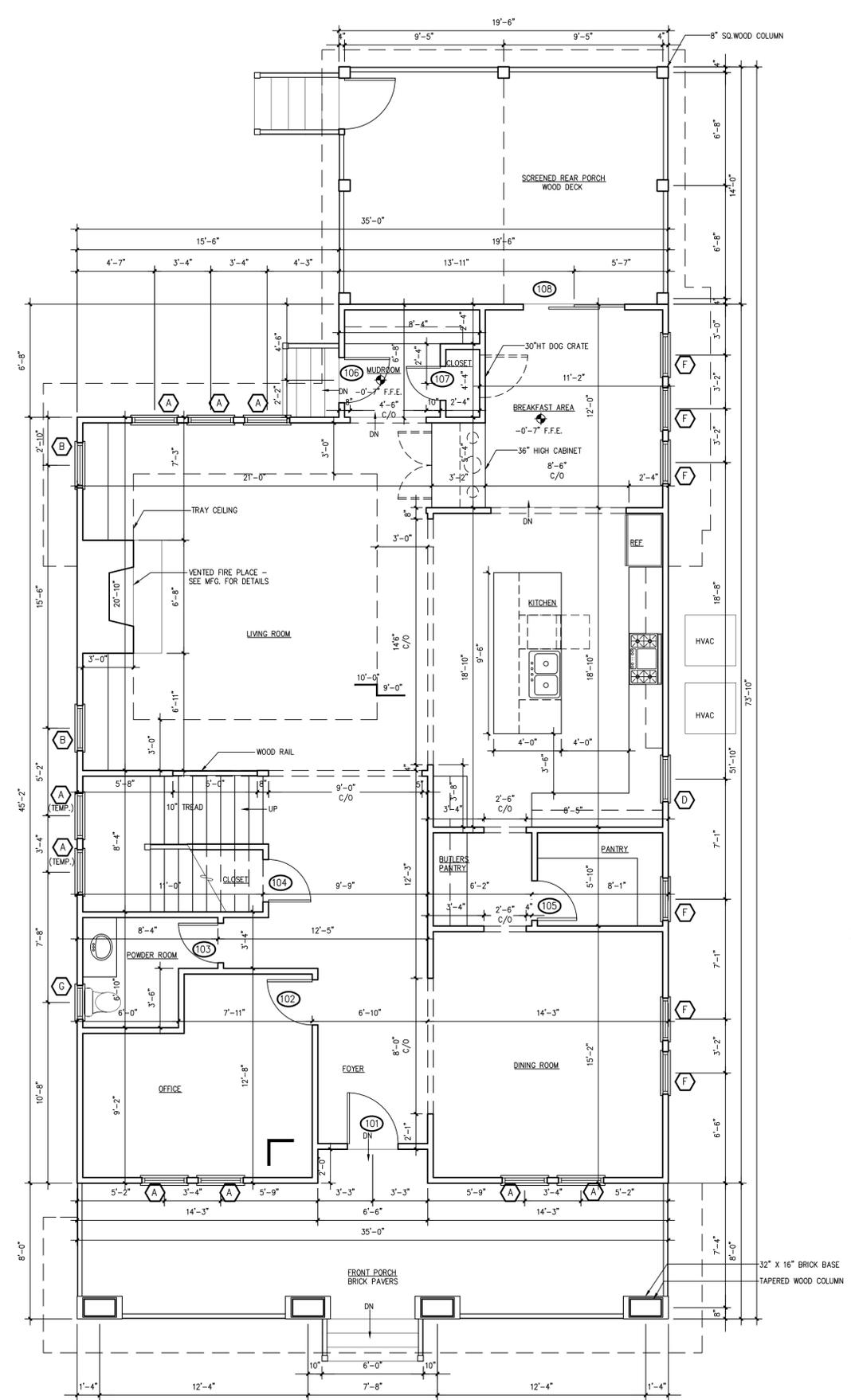
JANUARY 2016

NOTE:
 USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
 ALL EAVES OVERHANG TO BE 2'-0" U.N.O

NOTE:
 USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
 ALL EAVES OVERHANG TO BE 2'-0" U.N.O



2 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"

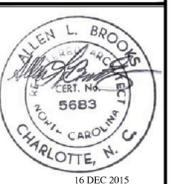
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 6'-0"	8'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-8" X 4'-0"	6'-0"	CASEMENT
D	2'-8" X 4'-0"	8'-0"	DOUBLE HUNG
E	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
F	2'-4" X 2'-0"	FIRST FLOOR: 8'-0" MASTER BATH: 8'-0"	FIXED
G	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

NOTE:
 * MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 NOTE: ALL WINDOWS WITH 3 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE PROTECTED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
101	3'-0" X 8'-0"	MAIN ENTRY
102	2'-8" X 8'-0"	OFFICE
103	2'-4" X 8'-0"	POWDER RM
104	2'-4" X 8'-0"	STORAGE
105	2'-4" X 8'-0"	PANTRY
106	2'-8" X 8'-0"	HALLROOM ENTRY
107	2'-0" WIDE HT TO BE VERIFIED ON SITE	CLOSET
108	8'-0" X 8'-0" SLIDING DOOR	BREAKFAST AREA

- 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.
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 - SCREENED PORCH CEILING TO BE VAULTED.
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 - ALL EAVES TO BE 2'-0" U.N.O
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD

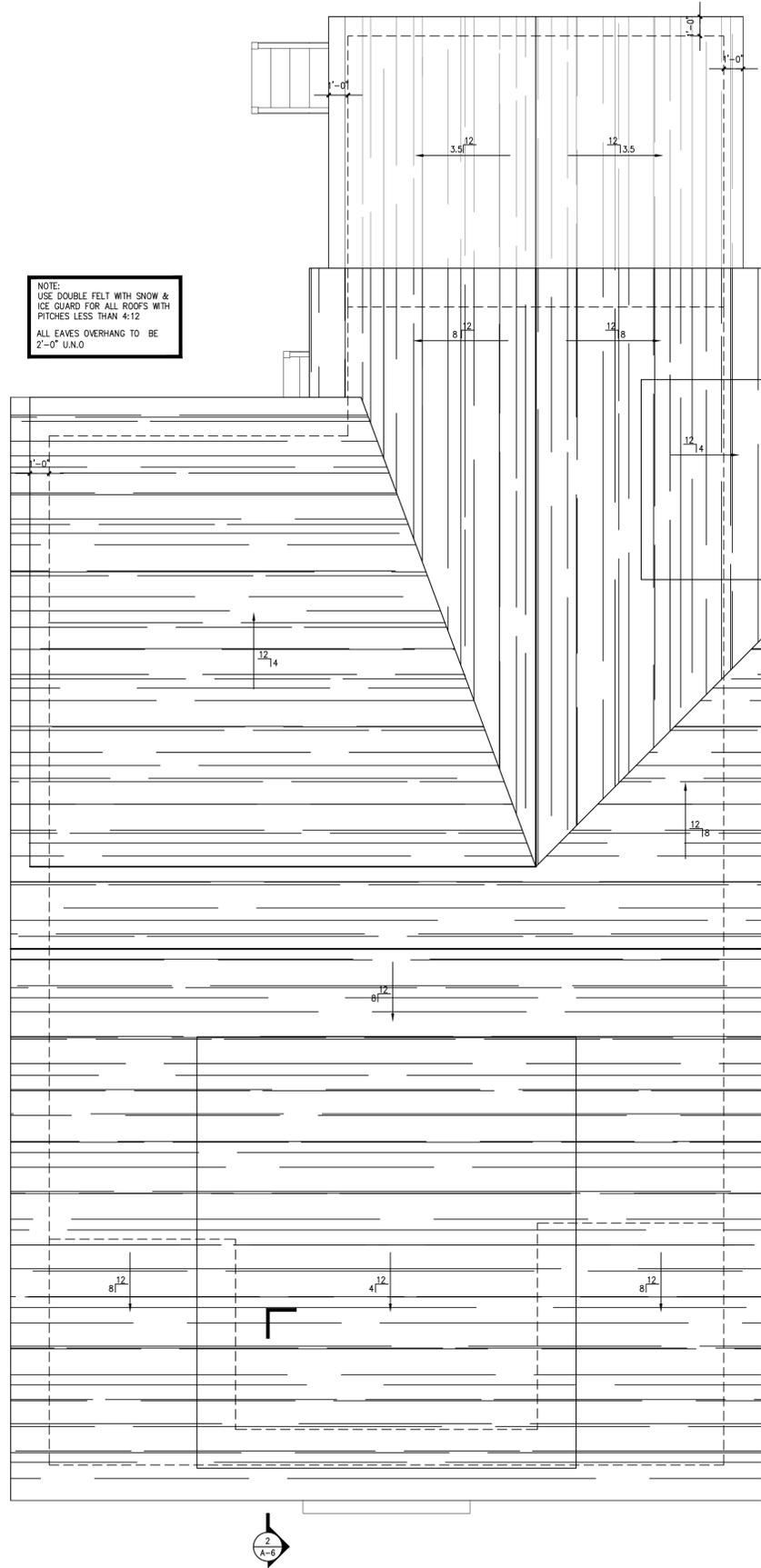
BRICK VENEER
 MASONRY



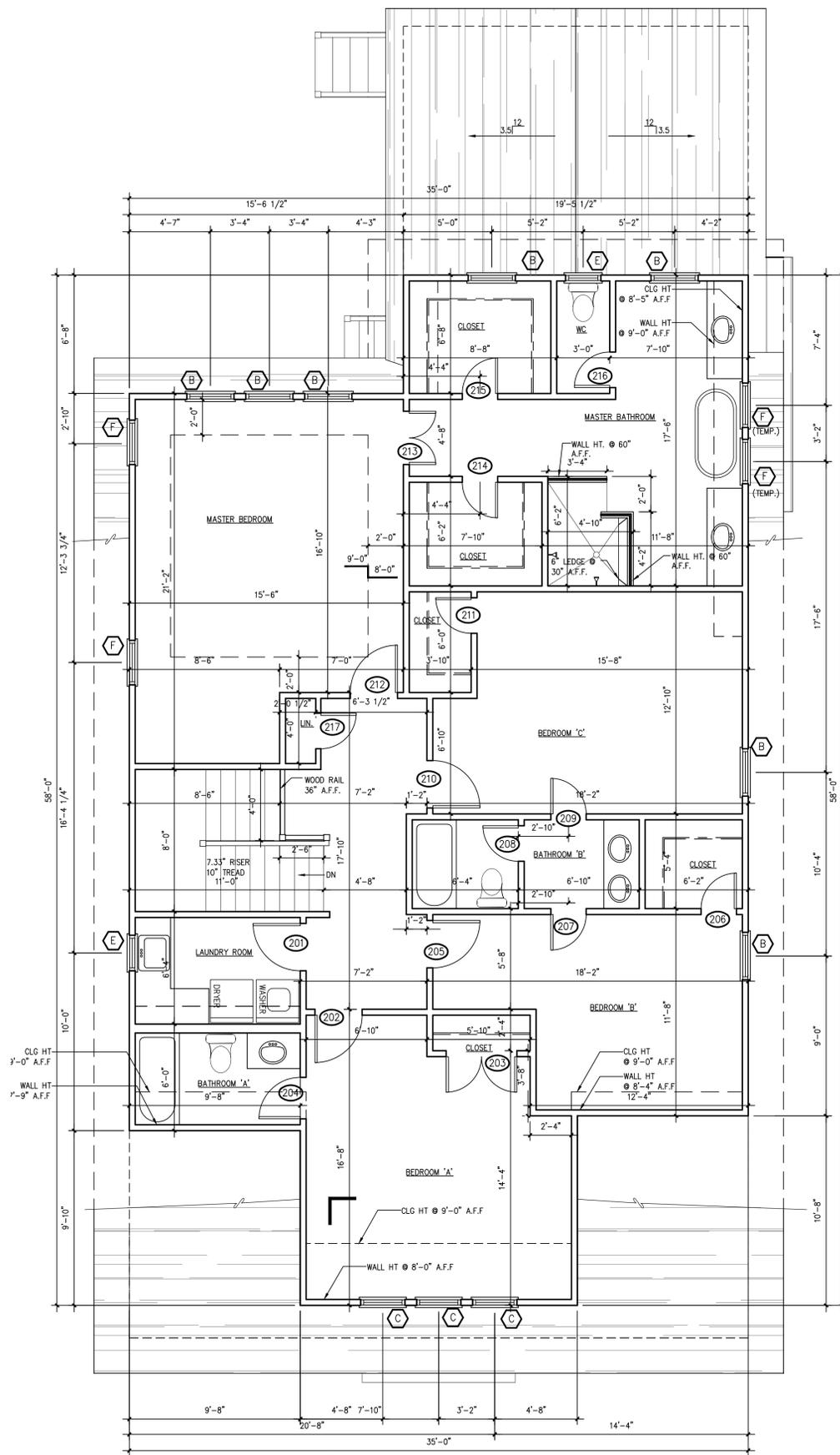
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New Residence in Historic Plaza Midwood for the :
 MCCOLLUM RESIDENCE
 1465 Haywood Court, Charlotte, NC 28205

PROJ. NO. : 15078
 ISSUED - 16 DEC 2015
 REVISIONS :



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 6'-0"	8'-0"	DOUBLE HUNG
B	2'-8" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-8" X 4'-0"	6'-8"	CASEMENT
D	2'-8" X 4'-0"	8'-0"	DOUBLE HUNG
E	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
F	2'-0" X 2'-0"	FIRST FLOOR: 8'-0" MASTER BED: 7'-0" MASTER BATH: 8'-0"	FIXED
G	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

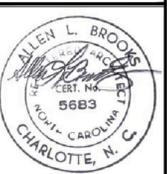
NOTE:
 • MATCH TRIM DETAILS BY METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SLEET SHIP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9" S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TEMP.)

SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
201	2'-8" X 6'-8"	LAUNDRY
202	2'-8" X 6'-8"	BEDROOM A
203	FR 2'-0" X 6'-8"	BEDROOM A CLOSET
204	2'-4" X 6'-8"	BATHROOM A
205	2'-8" X 6'-8"	BEDROOM B
206	2'-0" X 6'-8"	BEDROOM B CLOSET
207	2'-0" X 6'-8"	BATHROOM B
208	2'-0" X 6'-8"	BATHROOM B
209	2'-0" X 6'-8"	BATHROOM B
210	2'-8" X 6'-8"	BEDROOM C
211	2'-0" X 6'-8"	BEDROOM C CLOSET
212	2'-8" X 6'-8"	MASTER BEDROOM
213	FR 1'-6" X 6'-8"	MASTER BATHROOM
214	2'-0" X 6'-8"	MASTER BATHROOM CLOSET
215	2'-0" X 6'-8"	MASTER BATHROOM CLOSET
216	2'-0" X 6'-8"	WC
217	2'-0" X 6'-8"	LINEN CLOSET

- 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.
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 - FACE OF BRICK TO ALIGN WITH FACE OF STUD

BRICK VENEER
 MASONRY



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

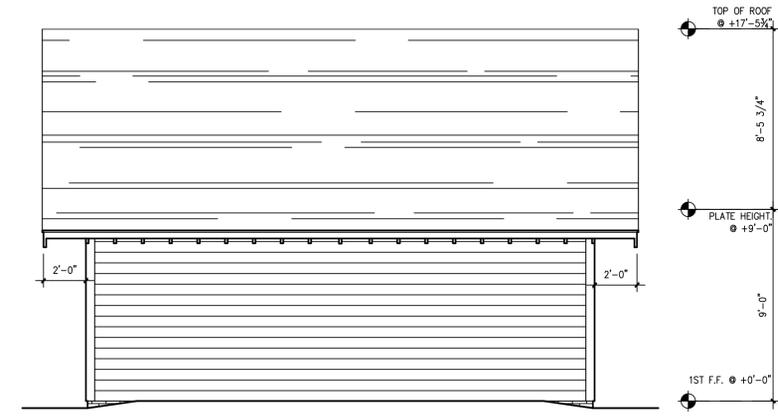
PROJ. NO. : 15078
 ISSUED : 16 DEC 2015
 REVISIONS :

PROPOSED PLANS

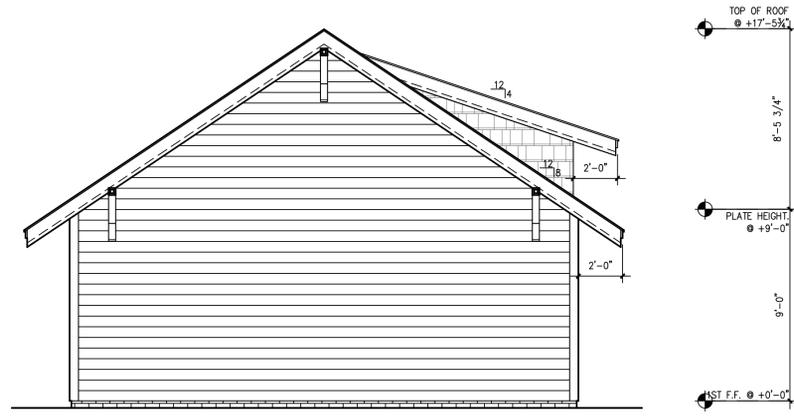
A-3

OF: EIGHT

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



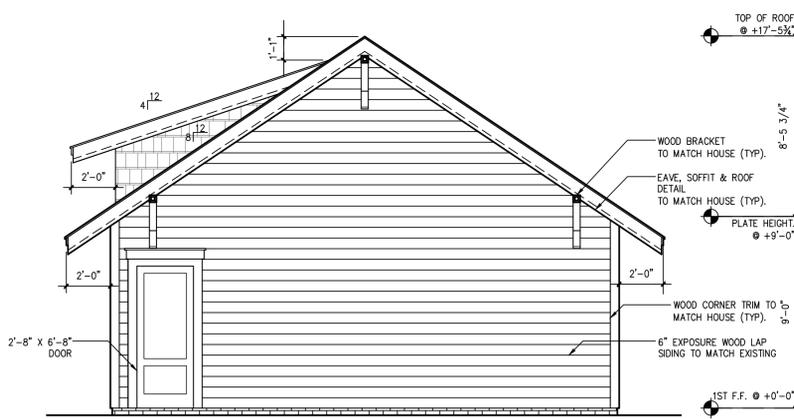
⑥ PROPOSED LEFT ELEVATION
1/4" = 1'-0"



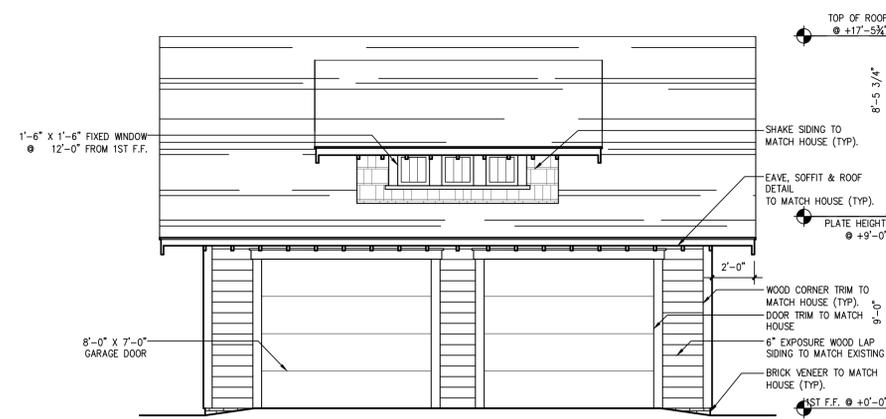
④ PROPOSED REAR ELEVATION
1/4" = 1'-0"



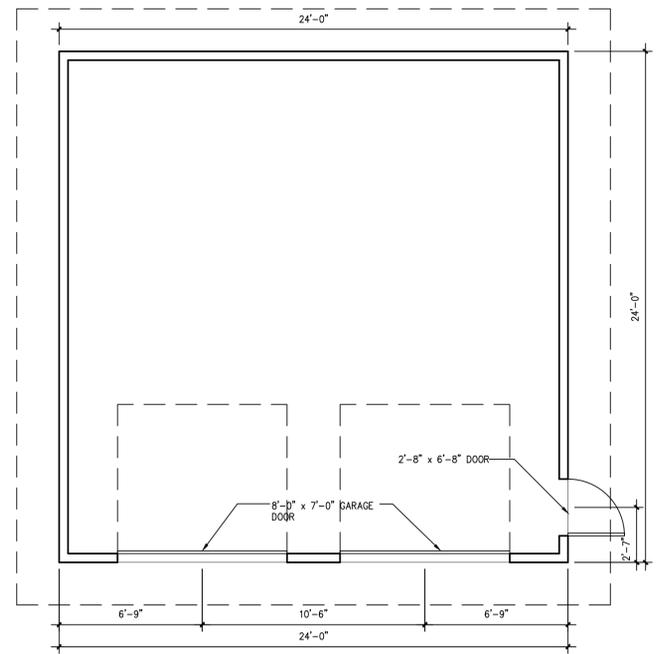
② PROPOSED ROOF PLAN
1/4" = 1'-0"



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



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



① PROPOSED GARAGE PLAN
1/4" = 1'-0"