Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: April 11, 2018***
HDC 2014-070	***PID# 07101117***

LOCAL HISTORIC DISTRICT:	Wesley Heights
PROPERTY ADDRESS:	1700 Heathcliff Street
SUMMARY OF REQUEST:	New Construction
APPLICANT:	Jeff Casper

Plans for a single family house were approved by the HDC in 2017 (2017-167). The new property owner has submitted revised plans for review.

Details of Proposed Request

Existing Conditions

The site is a triangular vacant lot at the end of a street and at the edge of the District. The adjacent properties within the District are two story quadraplexes, heights are 29' and 31' measured from grade. There are mature trees on the site. There is not an established front setback on the street and the site has an unimproved alley on one side.

Proposal

The proposal is a new two story single family home with a hipped roof design. Primary exterior materials are wood siding, standing seam metal roof (front elevation) and a parged foundation. The height from grade is approximately 33'. Front porch depth is 8' with a concrete deck. Windows are wood.

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		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 Recommendation

1. The house is approxiamtely 2’ taller than the quadraplex at 322 Walnut Avenue.
2. Staff believes the remaining HDC design guidelines for new construction have been met. Minor detail changes may be reviewed by staff as recommended by the HDC.

COA APRIL 2017

CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-070 **DATE:** November 13, 2014

ADDRESS OF PROPERTY: 1700 Heathcliff Street (Westbrook Avenue)

HISTORIC DISTRICT: Wesley Heights **TAX PARCEL NUMBER:** 07101117
OWNER(S): Daimean Fludd

DETAILS OF APPROVED PROJECT: The project is the construction of a new two story single family house. The front setback is approximately 32' from the back of curb, the left side yard is a minimum 5' from the alleyway. The right side yard is a minimum 5' and the rear setback is a minimum 35'. The front porch is 8' in depth. Primary façade materials include wood siding and brick foundation. Windows are wood clad with wood trim. Overall height from ground to ridge is approximately 30'-8". See attached plans.

The project was approved by the HDC November 12, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- 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.

Tom Egan

Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

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07103118
1700 - 1798 Westbrock Dr
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408
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103106
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07103107
1
07101C99
322 #B
07103301
405
103322
308 - 398 Walnut Av

Charlotte Historic District Commission Case 2018-152
HISTORIC DISTRICT: WESLEY HEIGHTS
NEW CONSTRUCTION

Woodvale Pl
Sumter Av
Uptown West Dr
Cannon View Ln
Duckworth Av
Wesley Heights Wy
Walnut View Dr
Viburnum Way Ct
Westbrook Dr
W 4th St
Heathcliff St
Grandin Rd
Walnut Av
W 4th St Ext
STEWART CREEK GREENWAY
WESLEY HEIGHTS GREENWAY
Lela Av
Litaker Av

N

0 70 140 280 420 Feet

April 3, 2018

1700 Heathcliff Street
Wesley Heights Historic District
Property Lines
Building Footprints

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Charlotte
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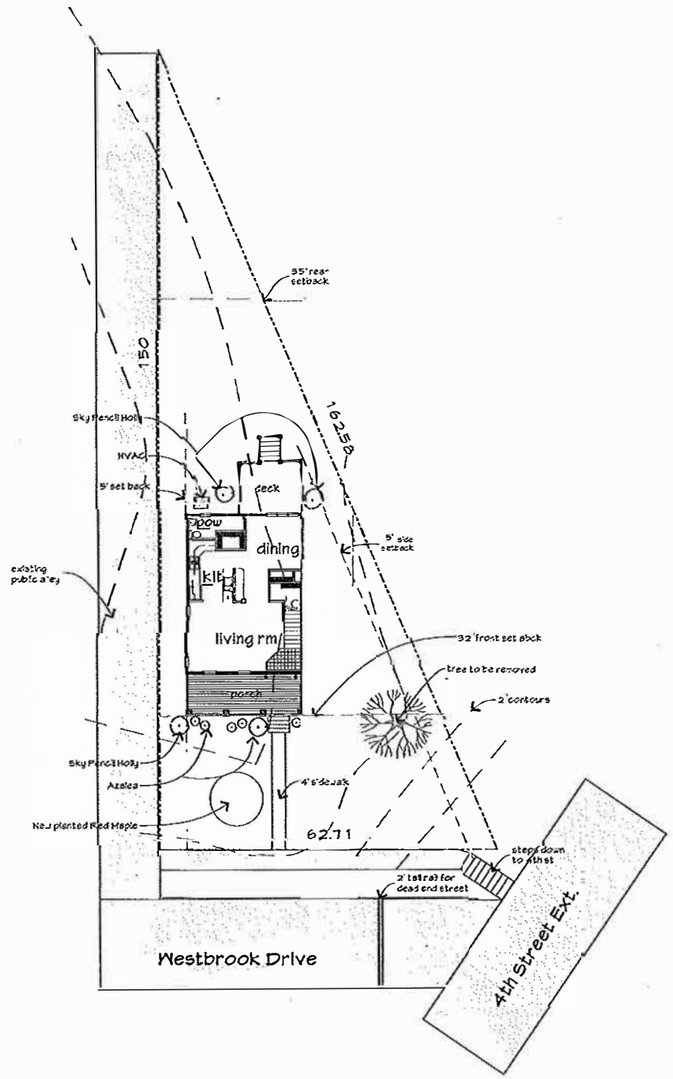
Certificate of Appropriateness

214-070



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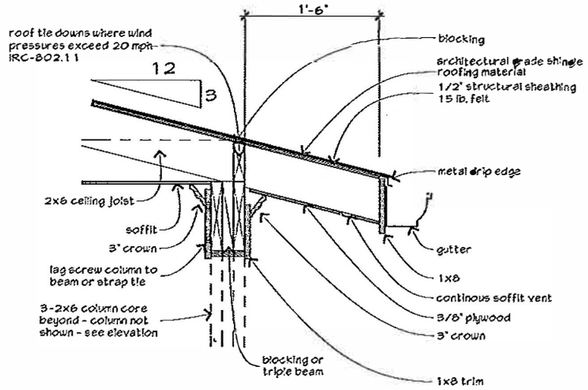
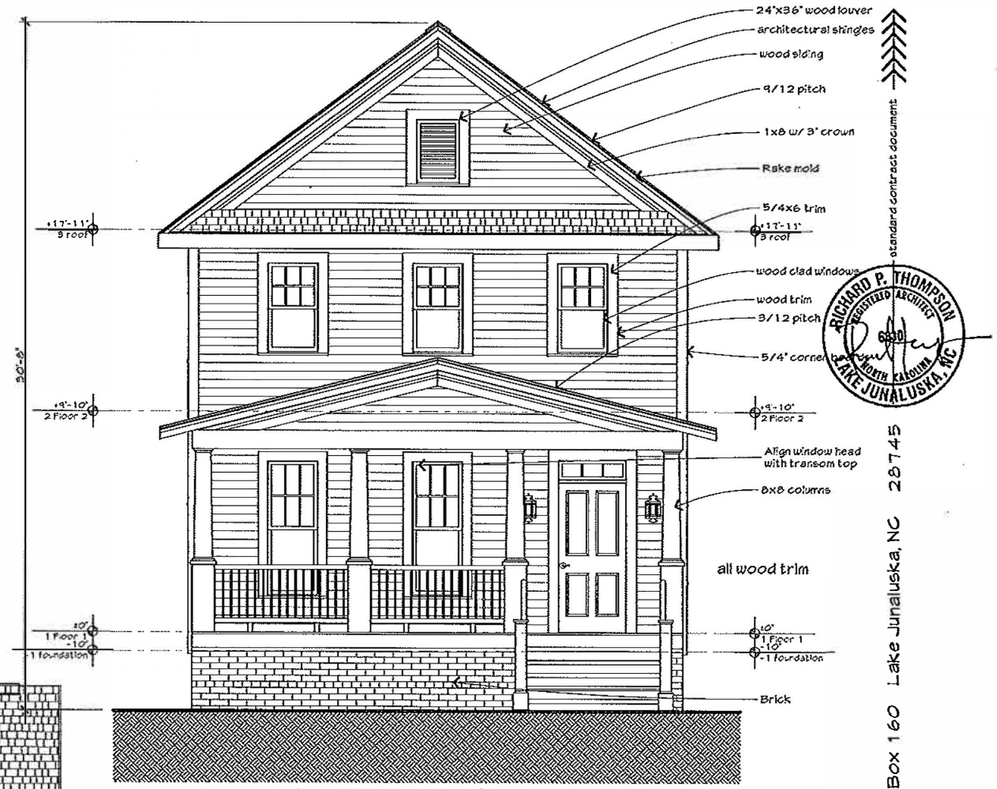


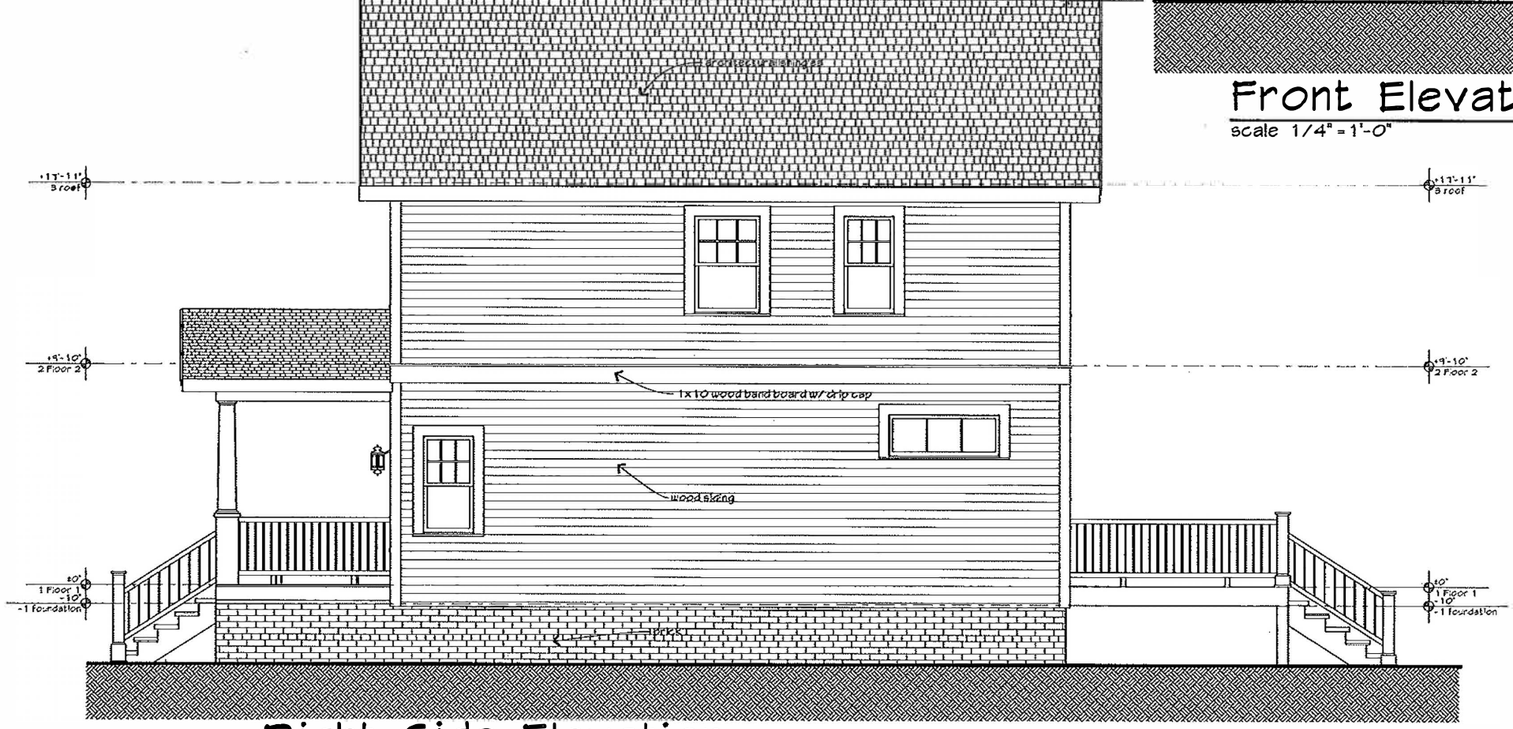
PE-2 Typical Porch Boxed Eave

scale 1"= 1'-0"



Front Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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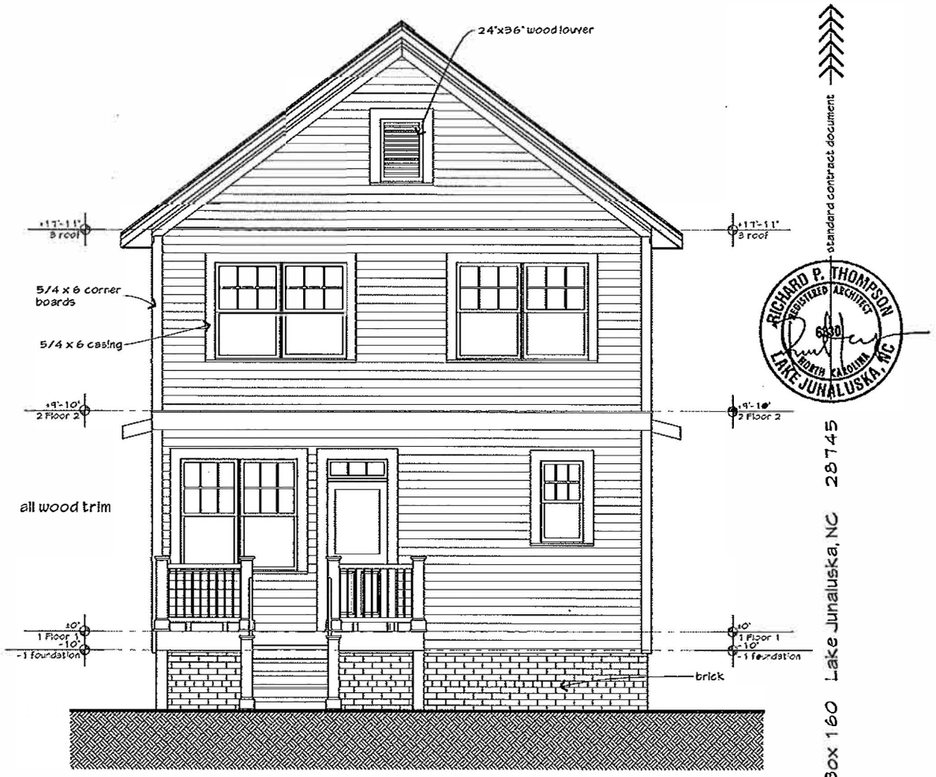
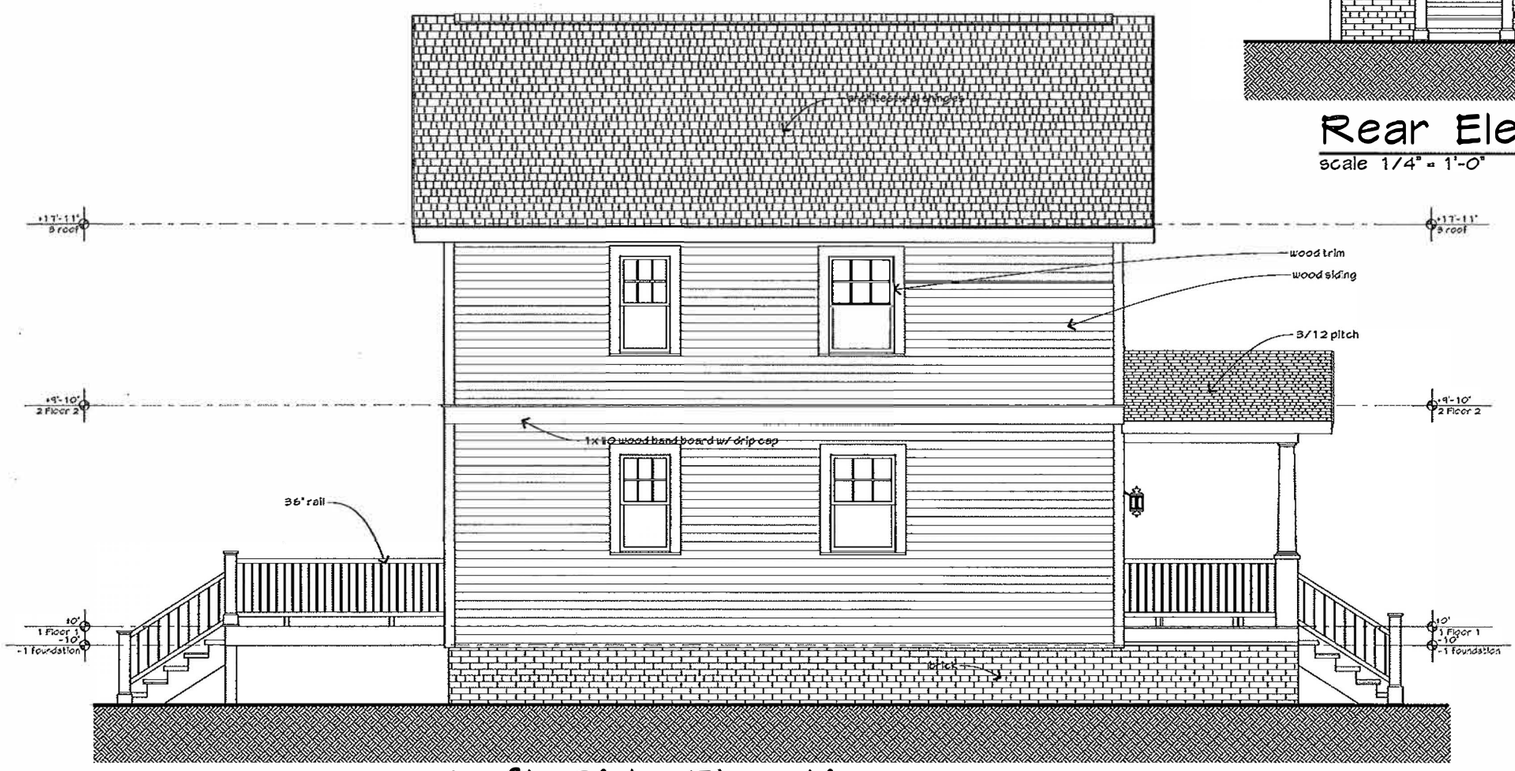


Rear Elevation

scale 1/4" = 1'-0"



Left Side Elevation

scale 1/4" = 1'-0"

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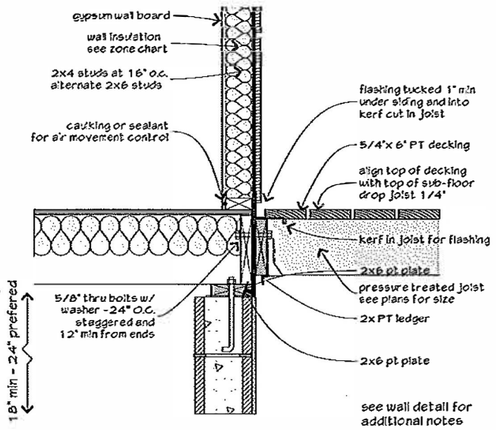
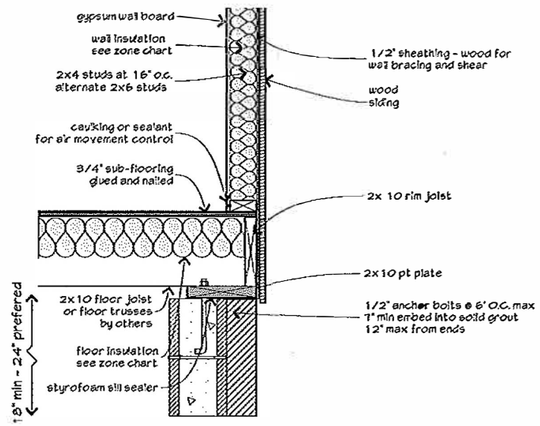


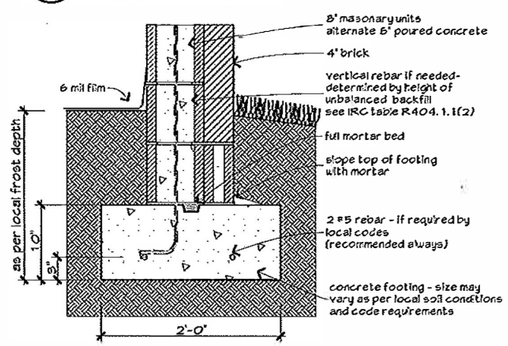
W5 **Porch/ Deck Detail**

scale 1"= 1'-0"



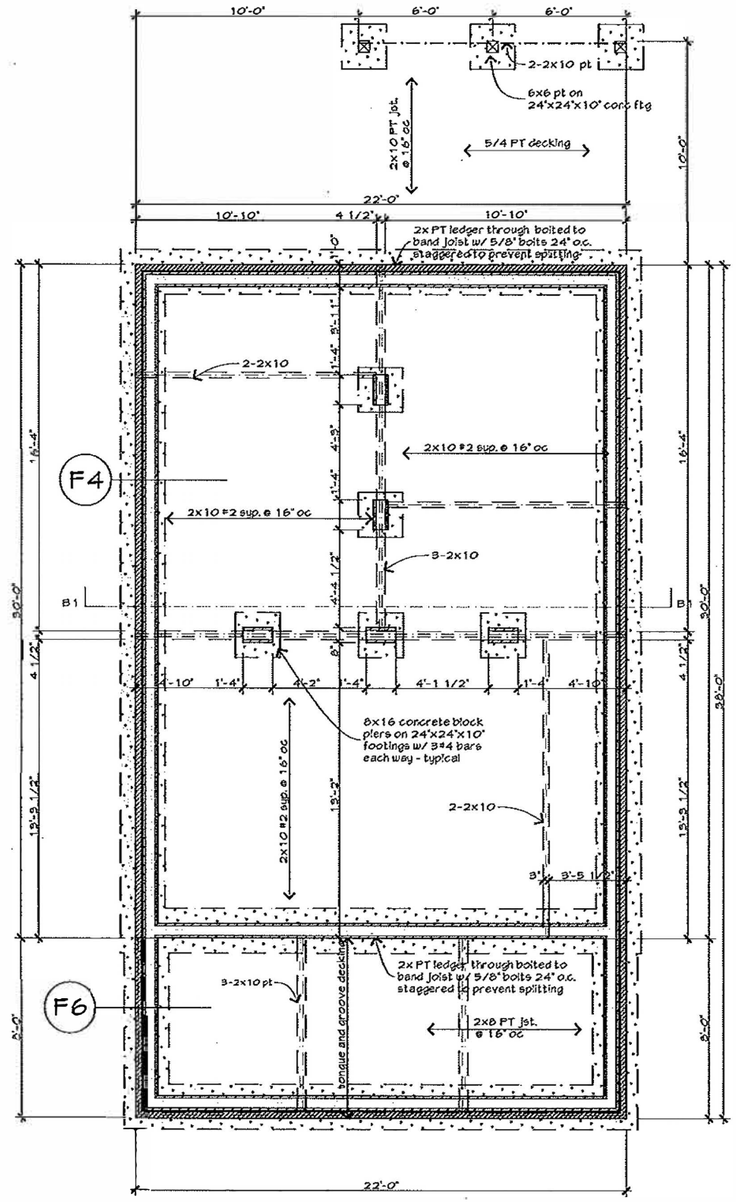
W1 **Wall detail Fl 1**

scale 1"= 1'-0"



F4 **Foundation - bri & face**

scale 1"= 1'-0"



Crawl Foundation Plan

scale 1/4"= 1'-0"

General crawl notes

Provide 18"x24" min. access door. Location as per field conditions - side prefered.

Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1
or
Unvented where exposed earth is covered and and air supplied as per IRC - R408.3

Fill piers solid with grout. Pier block size shown is minimum. May vary as per foundation height.

Pier spacing may vary dependant on local snow loads, soil bearing capacity and the use of roof trusses.

Footing sizes and reinforcment are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

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P O Box 160 Lake Junaluska, NC 28745
828-734-2553
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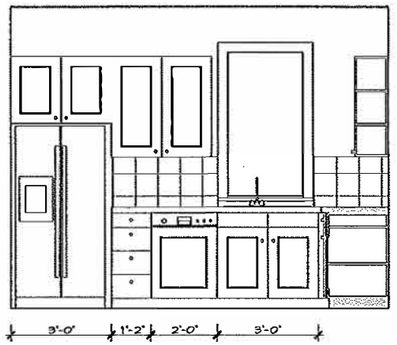
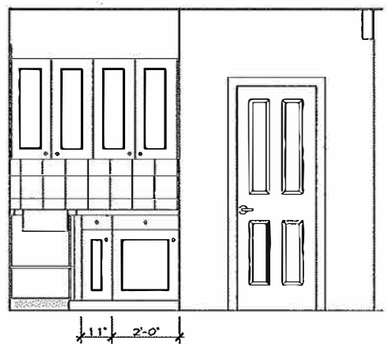


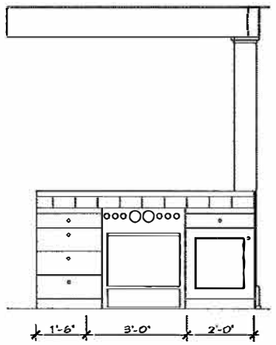
1 - Kitchen Caabinet

Scale 3/8" = 1'-0"



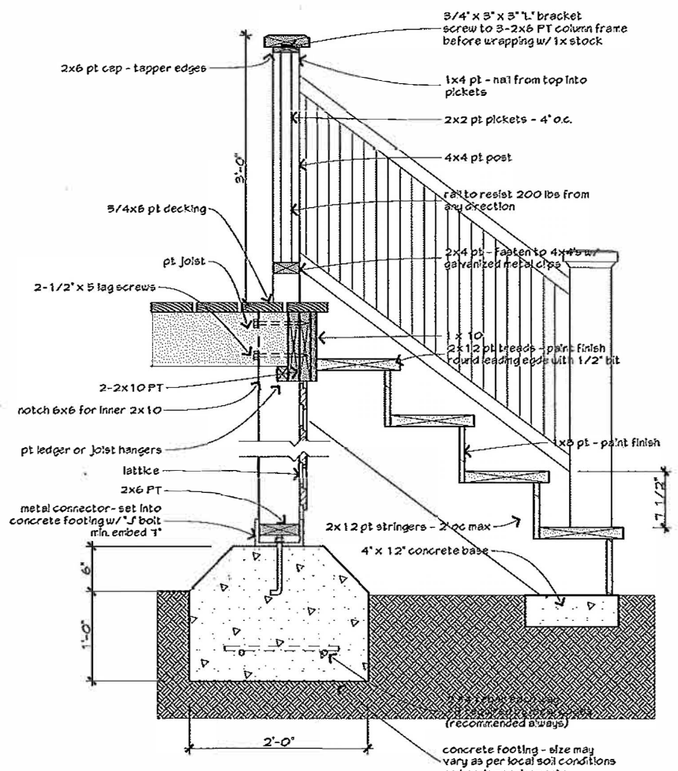
2 - Kitchen Cabinet

Scale 3/8" = 1'-0"



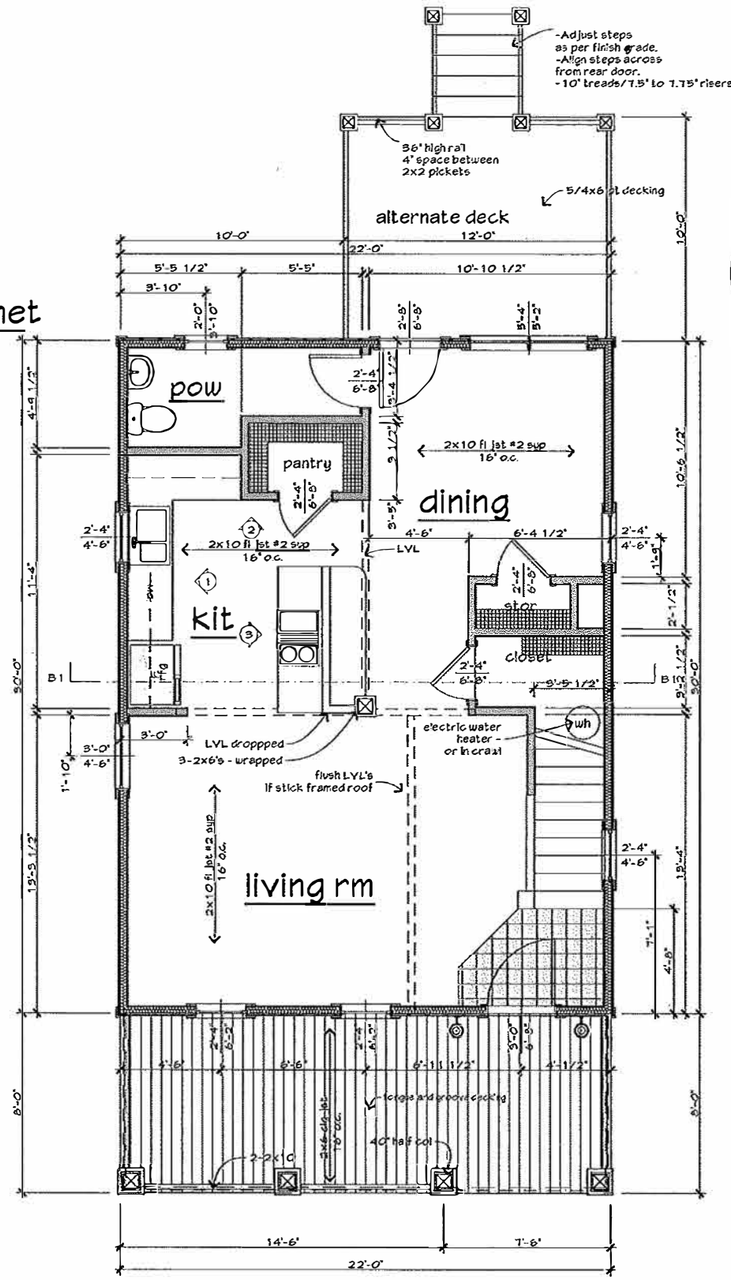
3- Kitchen Cabinet

Scale 3/8" = 1'-0"



F7 Deck Detail

scale 1"=1'-0"



Floor 1 plan

scale 1/4"=1'-0"

Floor 1 plan	660 sq.ft.
Floor 2 plan	617 sq.ft.
total	1277 sq.ft.

Lot size = 4356 sf
building coverage = 836 sf

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Rick Thompson - Architect
P O Box 160 Lake Junaluska, NC 28745
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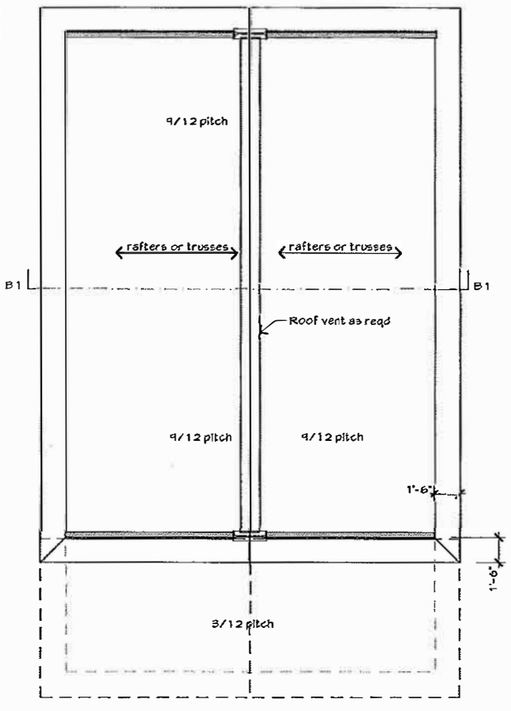
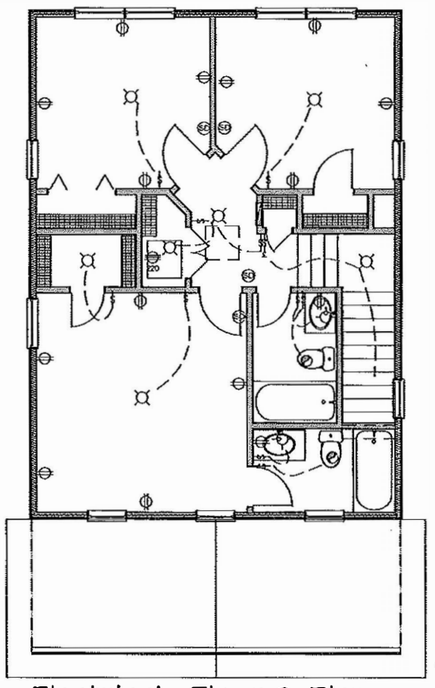


Roof plan
scale 3/16"=1'-0"

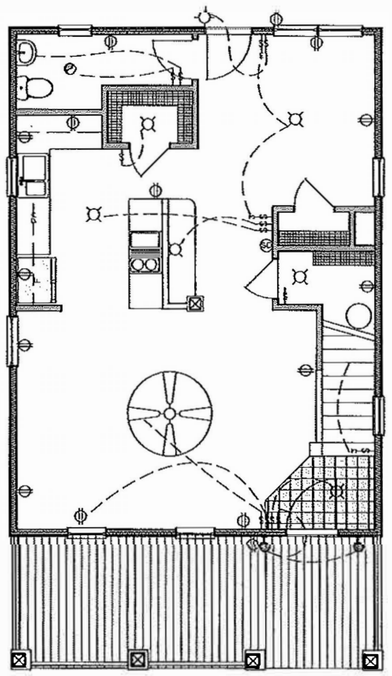
Door List				
Quantity	Width	Height	Type	Name
1	1'-6"	6'-8"	interior	RD02 Swing
1	2'-8"	6'-8"	Exterior Wood	RD01 Door 5T
1	3'-0"	6'-8"	Exterior Wood	RD01 Door 5T
1	3'-0"	6'-8"	interior	RD02 Swing
1	4'-0"	6'-8"	interior	RD05 Bifold
2	2'-0"	6'-8"	interior	RD02 Swing
3	2'-6"	6'-8"	interior	RD02 Swing
6	2'-4"	6'-8"	interior	RD02 Swing
16				

Window List			
Quantity	W x H Size	Units	Wood Clad
1	2'-0"x3'-10"	Single	RW1-4 Doublehung
1	5'-4"x5'-2"	Triple	RW1-4 Doublehung
2	2'-0"x3'-0"	Louver	RW1-1 Stationary
2	2'-4"x4'-6"	Twin	RW1-4 Doublehung
2	2'-4"x6'-2"	Single	RW1-4 Doublehung
2	3'-0"x4'-6"	Single	RW1-4 Doublehung
2	6'-0"x4'-6"	Twin	RW1-4 Doublehung
3	2'-4"x4'-2"	Single	RW1-4 Doublehung
4	2'-4"x4'-6"	Single	RW1-4 Doublehung
19			

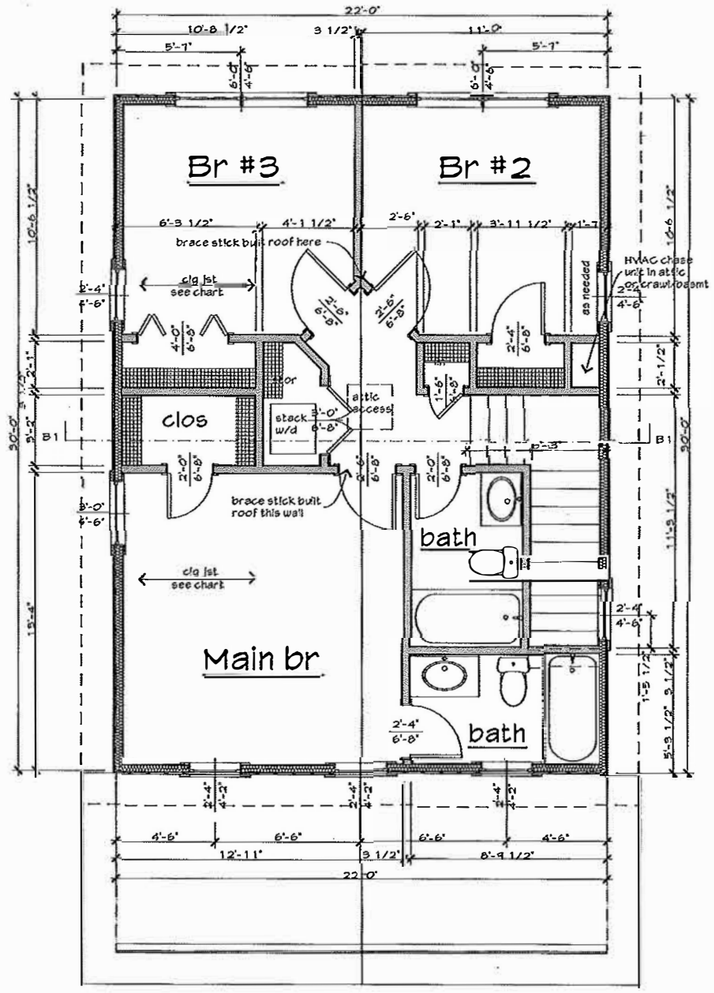
All windows to be wood windows



Electrical - Floor 2 Plan
scale 3/16"=1'-0"



Electrical - Floor 1 Plan
scale 3/16"=1'-0"



Floor 2 plan
scale 1/4"=1'-0"

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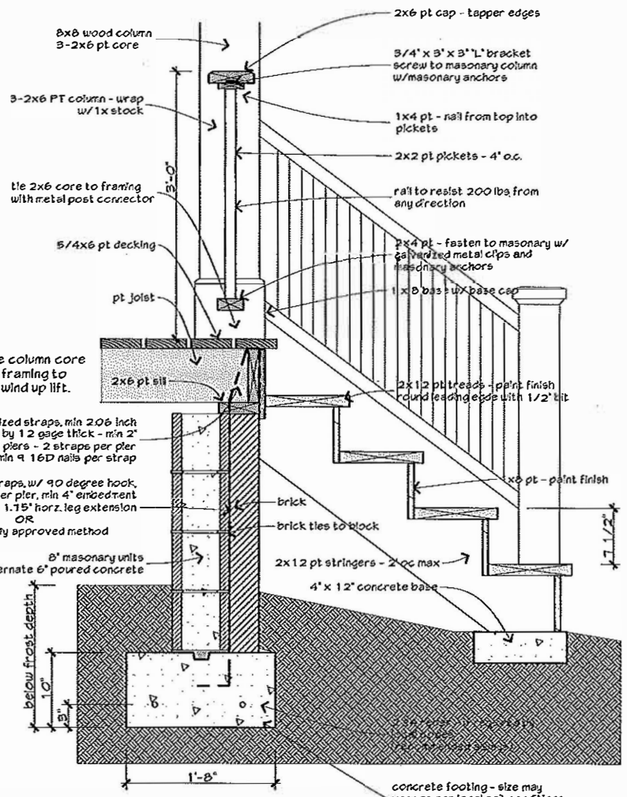


F6 **Porch Detail**
scale 1"= 1'-0"

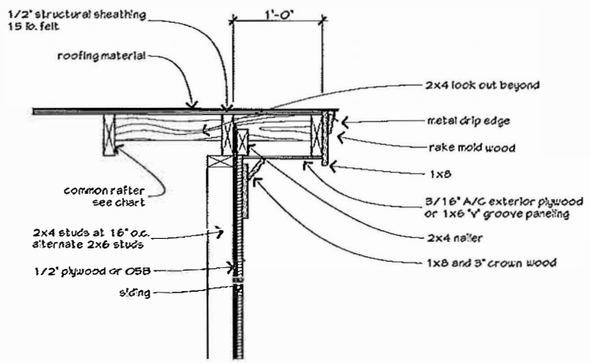
Minimum Insulation Chart

Table N 1102.1 - International Residential Code 2009
insulation and fenestration requirements by components [a]

Climate Zone	Glazing U-factor	Glazed Fenestration SHGC [b]	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement [c] walls R-value	Slab [d] perimeter R-value and depth	Crawl space [c] wall R-value
1	1.2	30	30	13	13	0	0	0
2	.65 [j]	30	30	13	13	0	0	0
3	.50 [j]	30 [k]	30	13	19	5/13 [f]	0	5/13
4 except Marine	.35	NR	38	13	19	10/13	10, 2'	10/13
5 and Marine 4	.35	NR	38	20 or 13+5 [h]	30 [g]	10/13	10, 2'	10/13
6	.35	NR	49	20 or 13+5 [h]	30 [g]	15/19	10, 2'	10/13
7	.35	NR	49	21	38 [g]	15/19	10, 4'	10/13
8	.35	NR	49	21	38 [g]	15/19	10, 4'	10/13

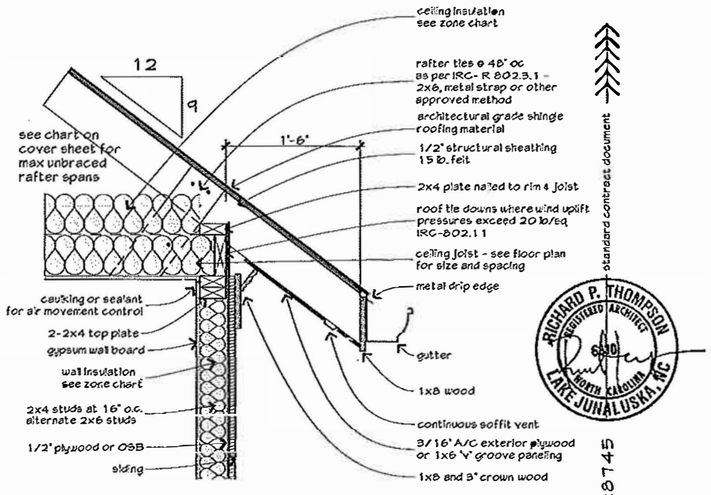
Check appropriate climate zone as determined by local building dept.

a - R-values are minimums. U-factors and SHGC are maximums. R-14 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full cavity R-value.
b - The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c - "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-19 cavity insulation on the interior of the basement wall plus R-9 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
e - There are no solar heat gain coefficient (SHGC) requirements in the warm humid locations as defined by Figure 301.1 and Table 301.1.
f - Basement wall insulation is not required in warm humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19.
h - "13+5" means R-13 cavity insulation plus R-5 continuous insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required. Where structural sheathing is used, if structural sheathing covers more than 25 percent of exterior, structural sheathing shall be applied over or installed with insulating sheathing of at least R-2.



E4 **Typical Rake - boxed sof fi t**
scale 1"= 1'-0"

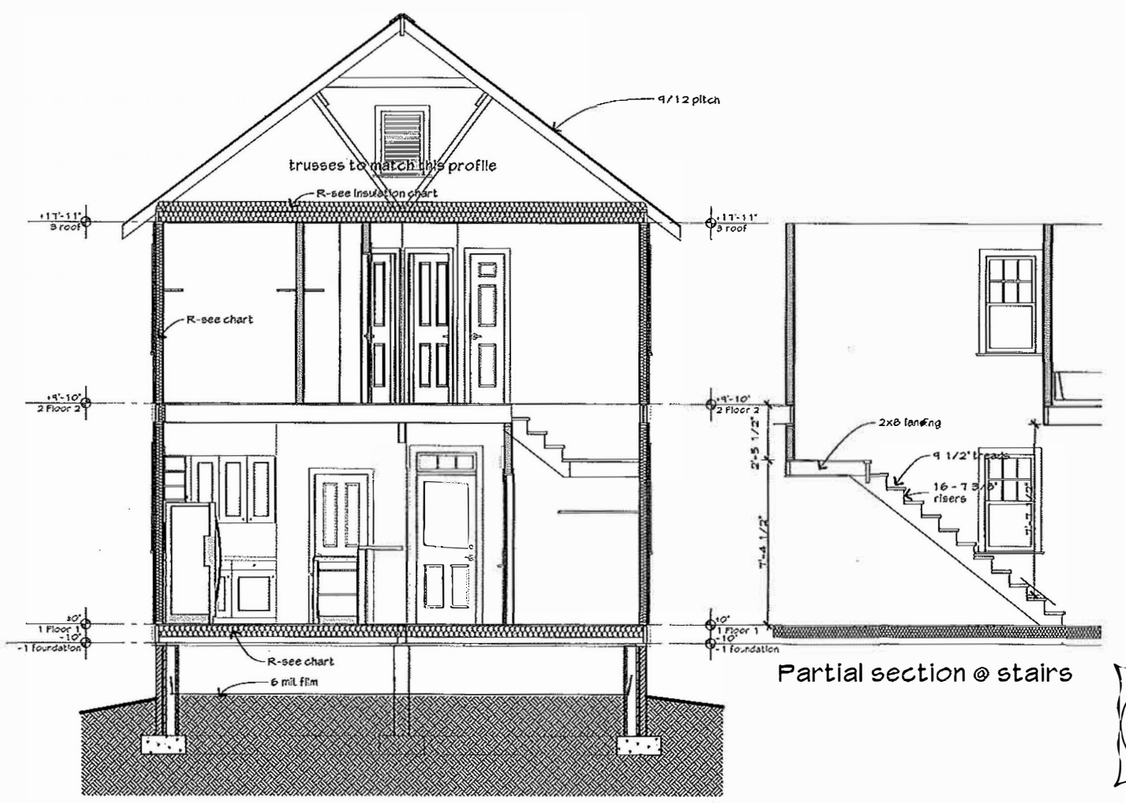
All wood siding and trim



Alternate roof trusses to be raised chord trusses

E1 **Typical Boxed Eave - rafters on joist**
scale 1"= 1'-0"

All wood siding and trim



Partial section @ stairs

Building section
scale 1/4"= 1'-0"

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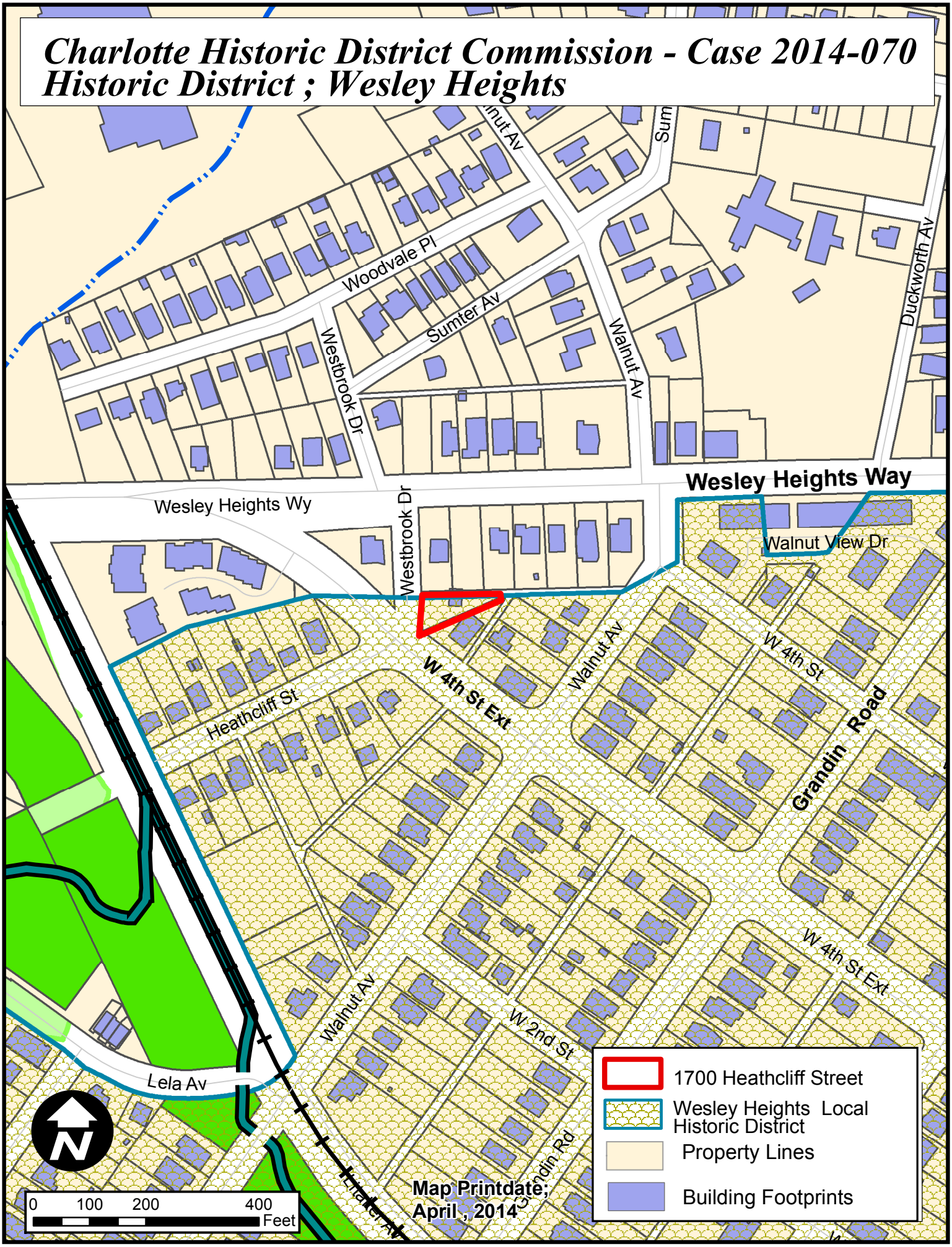
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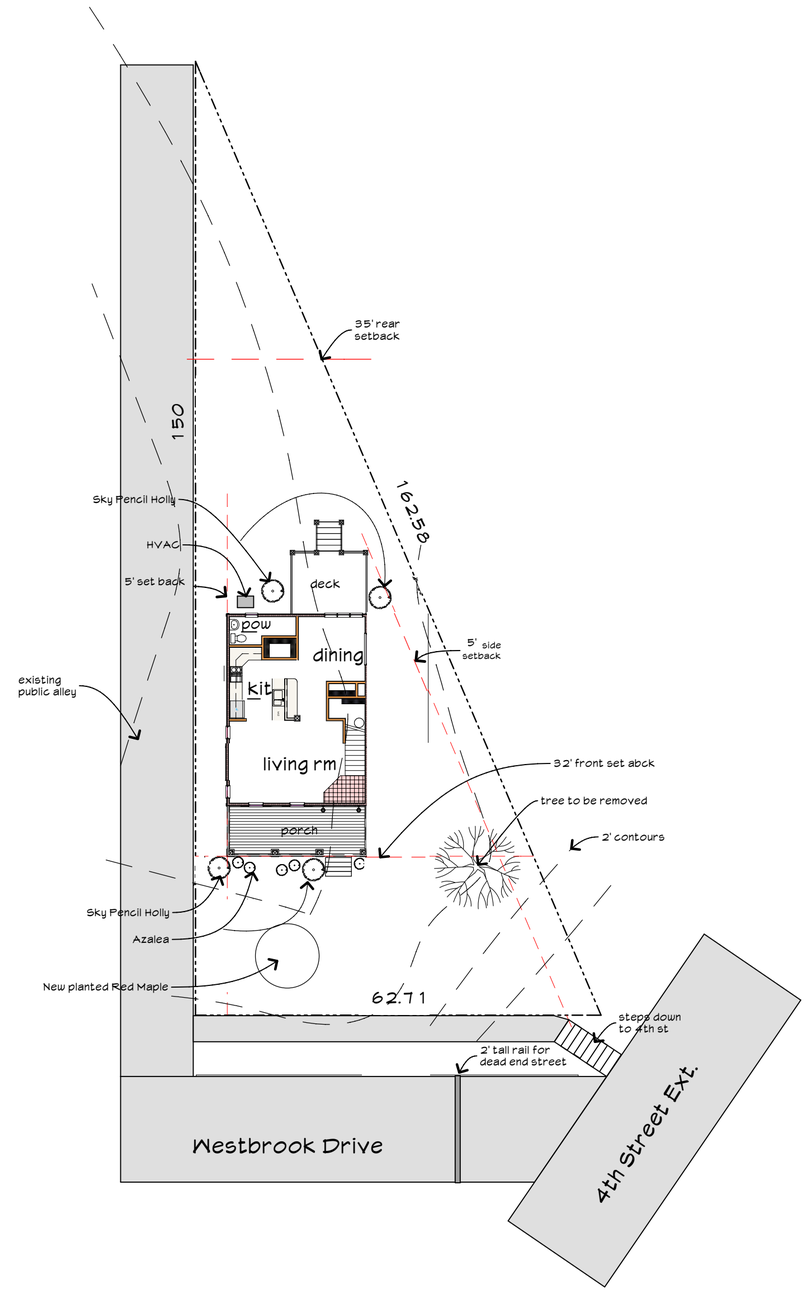
Historic District ; Wesley Heights
Woodvale Pl
Sumter Av
Westbrook Dr
Walnut Av
Duckworth Av
Wesley Heights Way
Wesley Heights Wy
Walnut View Dr
W 4th St Ext
Heathcliff St
W 4th St
Grandin Road
W 2nd St
Lela Av
Tinkerbell Av
Grandin Rd
N
0 100 200 400 Feet
Map Printdate:
April , 2014
1700 Heathcliff Street
Wesley Heights Local Historic District
Property Lines
Building Footprints



RICHARD P. THOMPSON
REGISTERED ARCHITECT
6830
NORTH CAROLINA
LAKE JUNALUSKA, NC

Rick Thompson - Architect
P O Box 160 Lake Junaluska, NC 28745
828-734-2553
www.thompsonplans.com

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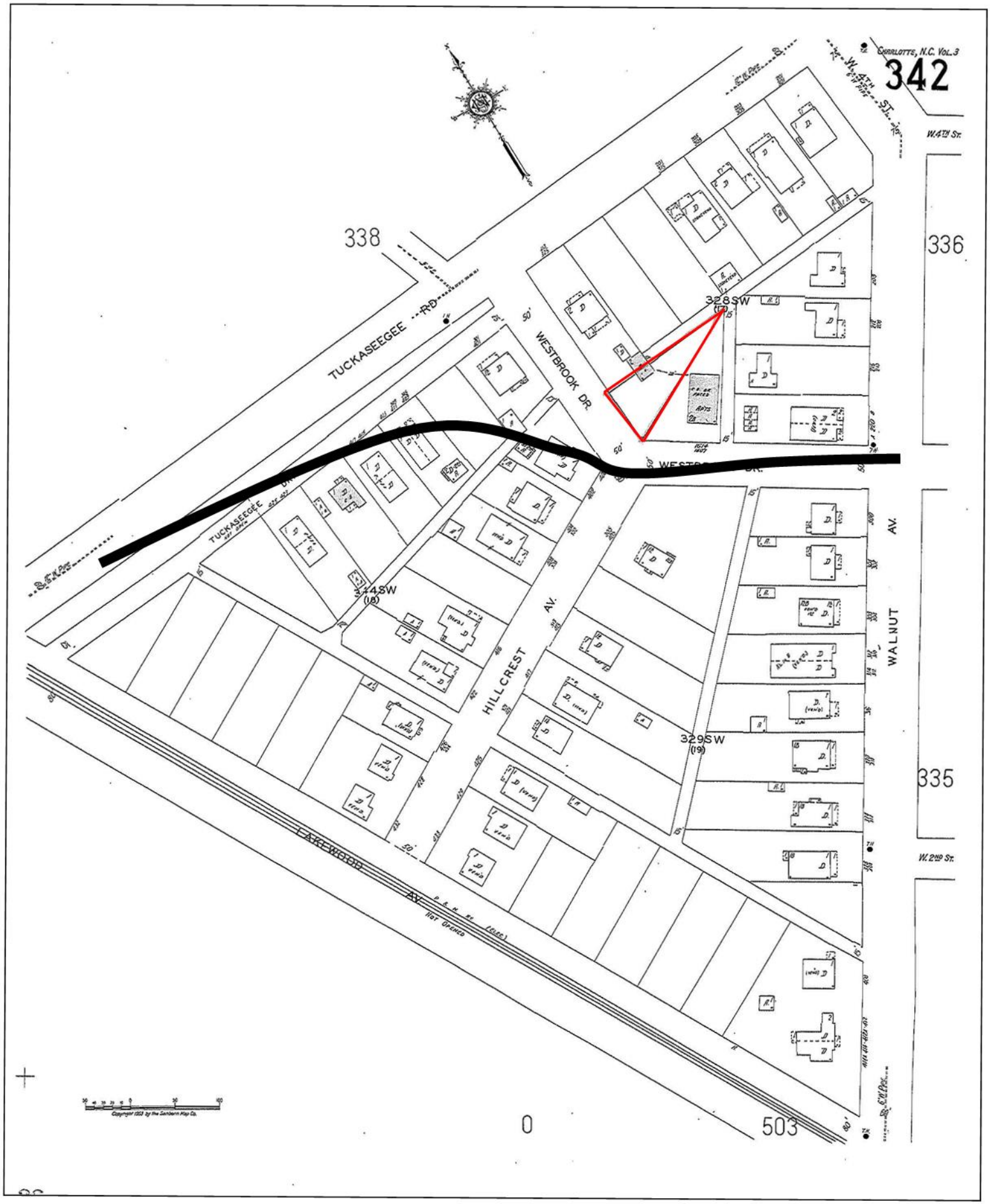
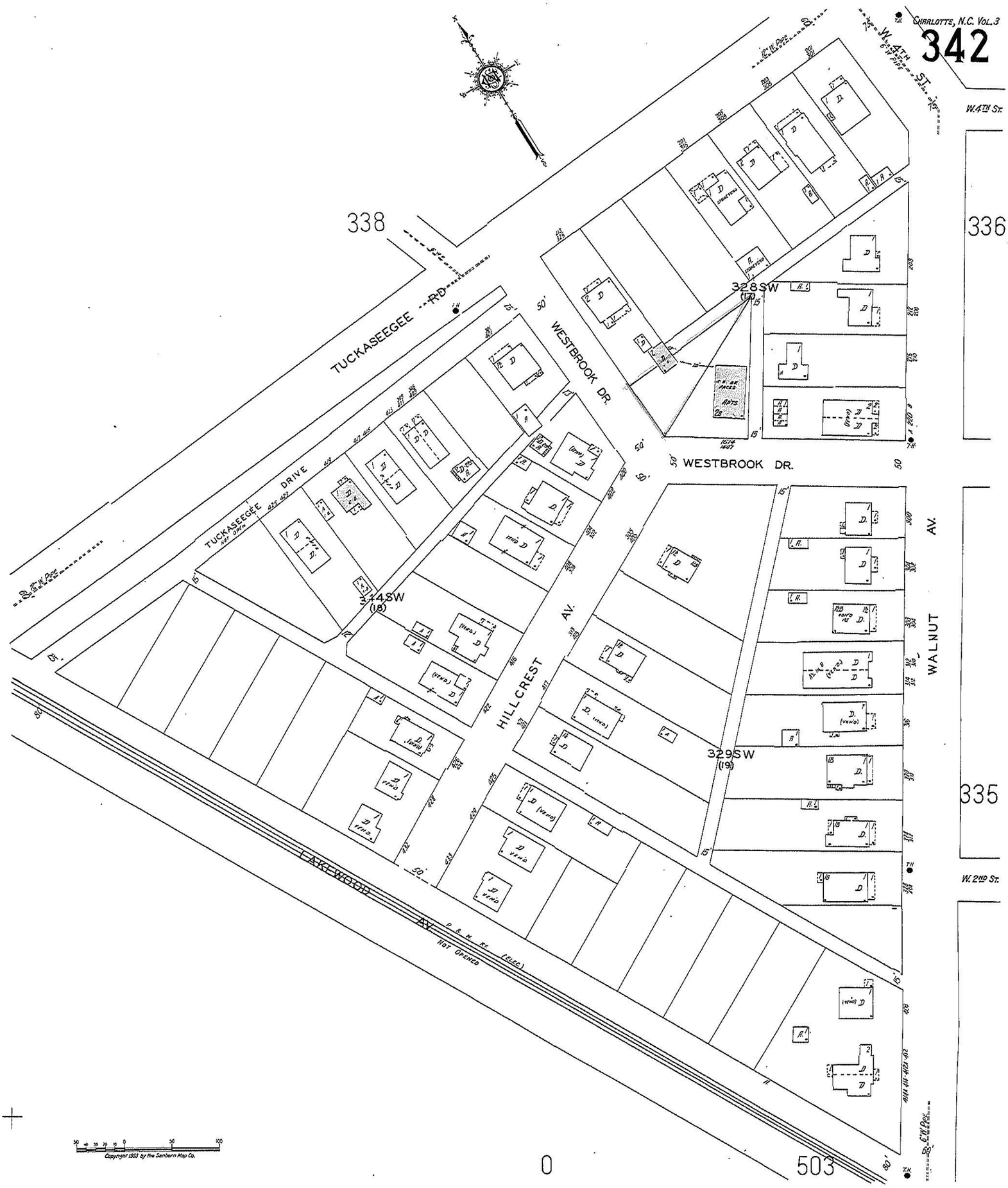
plan # 1209A


CHARLOTTE, N.C. VOL. 3
342
W. 4TH ST.
338
336
335
TUCKASEEGEE RD.
WESTBROOK DR.
HILLCREST AV.
WALNUT AV.
W. 2ND ST.
328SW
329SW
(19)
314SW
(18)
LAKEWOOD AV.
NOT OPENED
503
0


W. 4TH ST.
338
TUCKASEEGEE RD.
TUCKASEEGEE DRIVE
WESTBROOK DR.
50' WESTBROOK DR.
HILLCREST AV.
WALNUT AV.
LAKEWOOD AV.
3148W (18)
3285W
3295W (19)
336
335
W. 2ND ST.
503
0
Copyright 1953 by the Sanborn Map Co.

07101171
07101116
07101114
07101113
07101112
07101111
325
317
315
309
305
401
07103118
1700 - 1798 Westbrock Dr
690
1700
07101122
07101117
07101121
310
1614
07101118
318
314
07101120
680
404
408
07103108
103106
412
07103107
1
07101C99
322 #B
07103301
405
103322
308 - 398 Walnut Av

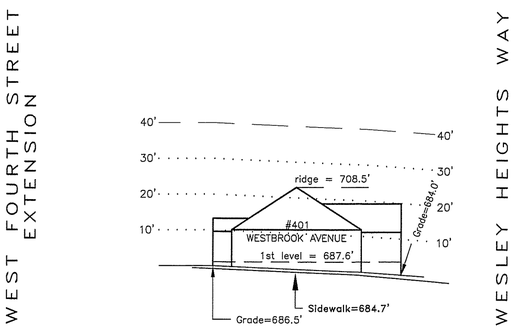
Existing Conditions

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 16th day of May, 2014.

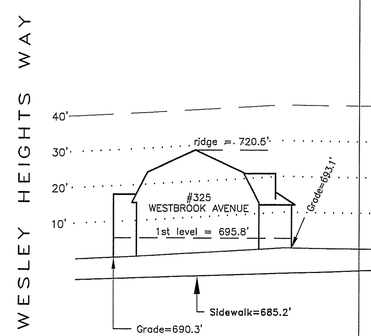
NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



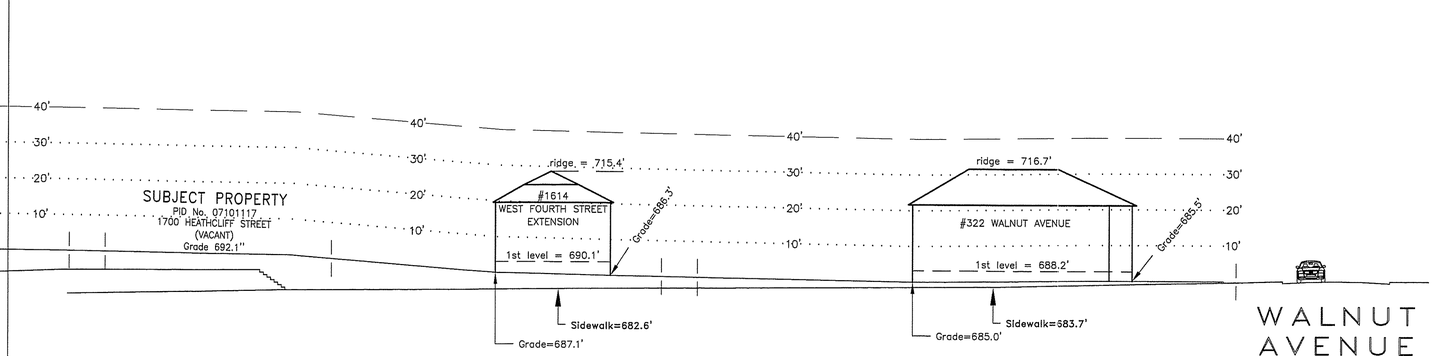
WESTBROOK DRIVE

VIEW FACING EAST



WESTBROOK DRIVE

VIEW FACING WEST



WEST FOURTH STREET

VIEW FACING NORTHEAST

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
WESTBROOK DRIVE & WEST FOURTH STREET
at HEATHCLIFF STREET
FACING MULTIPLE DIRECTIONS AS NOTED
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 07, 2014

Scale 1" = 20'

0' 20' 40' 60' 80'

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 rearyard 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.

Z:\2014DWGS\ZAC\WESTBROOK AT HEATHCLIFF BLOCK\DWG\WESTBROOK AT HEATHCLIFF BLOCK

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 14th day of May, 2014.

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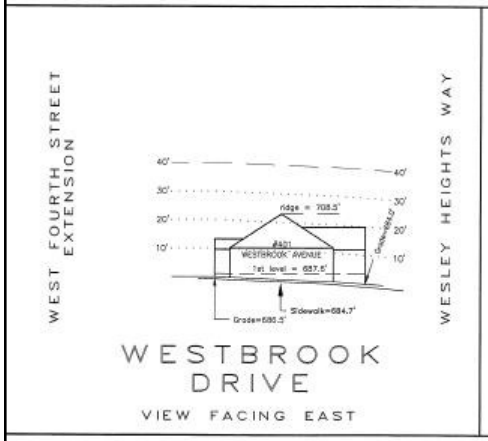
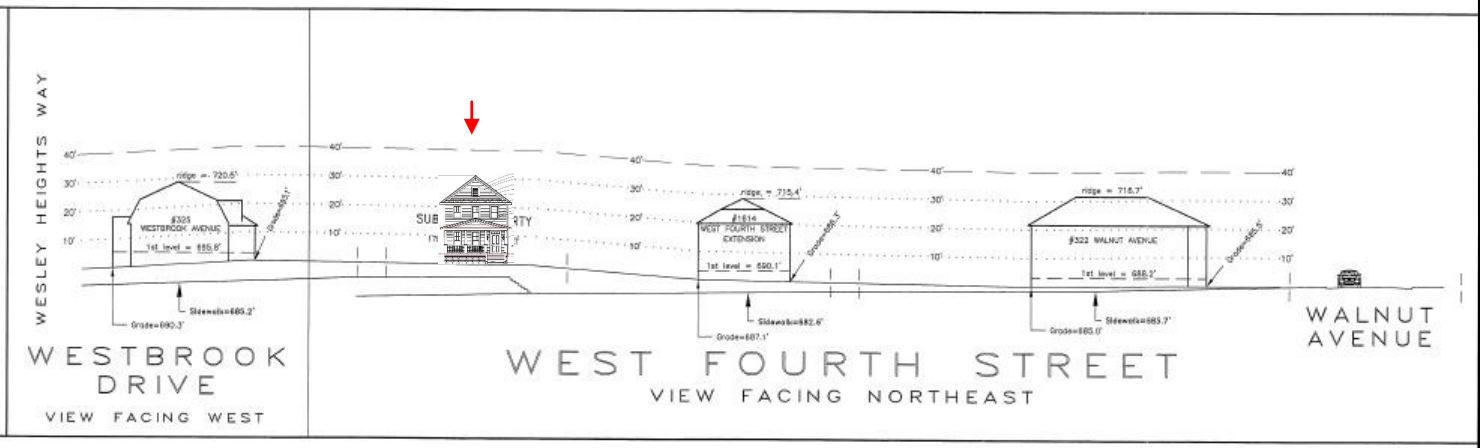
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



WESTBROOK DRIVE

VIEW FACING EAST



WESTBROOK DRIVE

VIEW FACING WEST

WEST FOURTH STREET

VIEW FACING NORTHEAST

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

#2 southern yellow pine

floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	14'-2" 18'-0"	12'-10" 16'-1"	11'-0" 13'-2"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	15'-7" 19'-10"	14'-2" 18'-0"	12'-4" 14'-8"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	15'-6" 20'-1" 24'-0"	13'-6" 17'-5" 20'-9"	11'-0" 14'-2" 17'-0"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	17'-0" 22'-5"	15'-2" 19'-8"	12'-5" 16'-1"
30 psf live load 7 psf dead load	2x6 2x8	14'-10" 19'-5"	13'-0" 16'-10"	10'-7" 13'-9"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	13'-4" 17'-3"	11'-6" 14'-11"	9'-5" 12'-2"

#2 S-P-F (spruce-pine-fir)

floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	13'-6" 17'-3"	12'-3" 15'-5"	10'-3" 12'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	14'-11" 19'-0"	13'-6" 17'-2"	11'-6" 14'-1"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	14'-9" 18'-9" 22'-11"	12'-10" 16'-3" 19'-10"	10'-6" 13'-3" 16'-3"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	16'-3" 21'-3"	14'-6" 18'-5"	11'-10" 15'-0"
30 psf live load 7 psf dead load	2x6 2x8	14'-3" 18'-2"	12'-5" 15'-8"	10'-1" 12'-10"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	12'-8" 16'-1"	11'-0" 13'-11"	9'-0" 11'-5"

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
d.j	double joist
ea.	each way
f.j	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foor
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
W.H.	water heater
WWM	welded wire mesh
w/	with
yp	yellow pine

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 psi 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 accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer is recommended.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection 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 reinforcement 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

- Caulk all exterior toe plates with latex caulk.

- Caulk 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 3%. Three inch fiber mesh tape should be used on all collar 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 edges and rough opening frame. Use non-expanding foam.

- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.

- Insulate all hot water pipes.

- Install wrap kit on water heater.

Builder's Guide from EEBA.org

This one book, available from The Energy and Enviromental 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 952-881-1092 or order online at eeba.org. There are 4 different versions based on a climate zone map.

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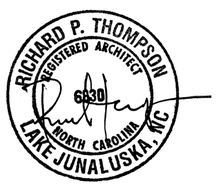

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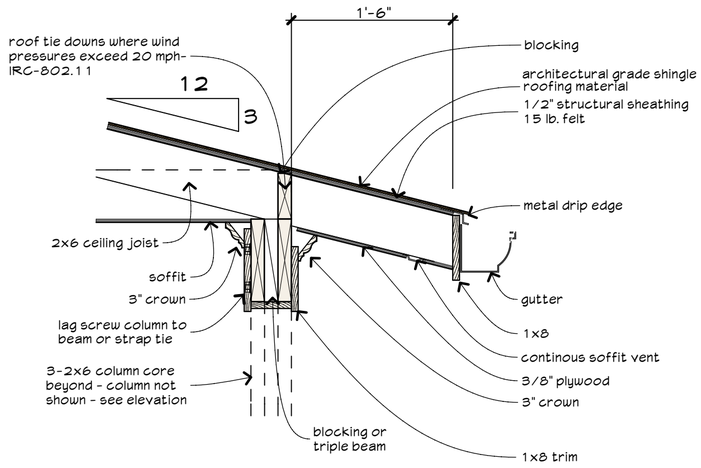
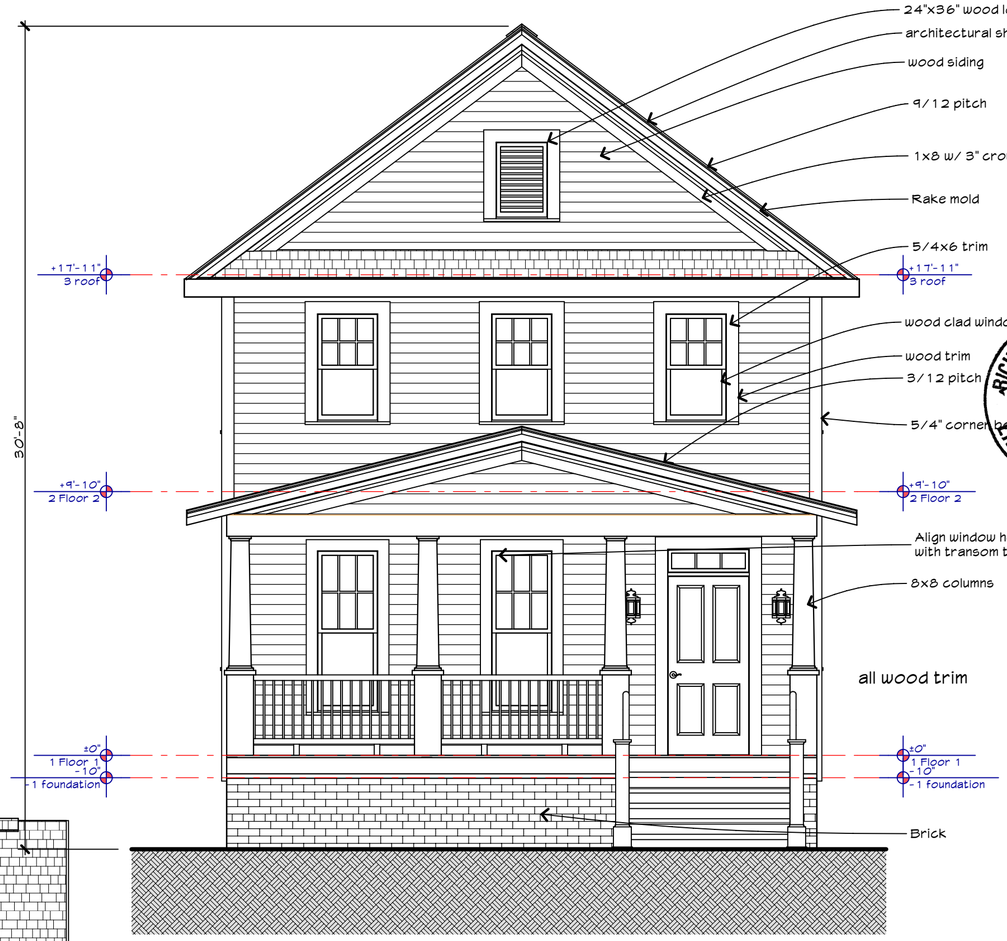


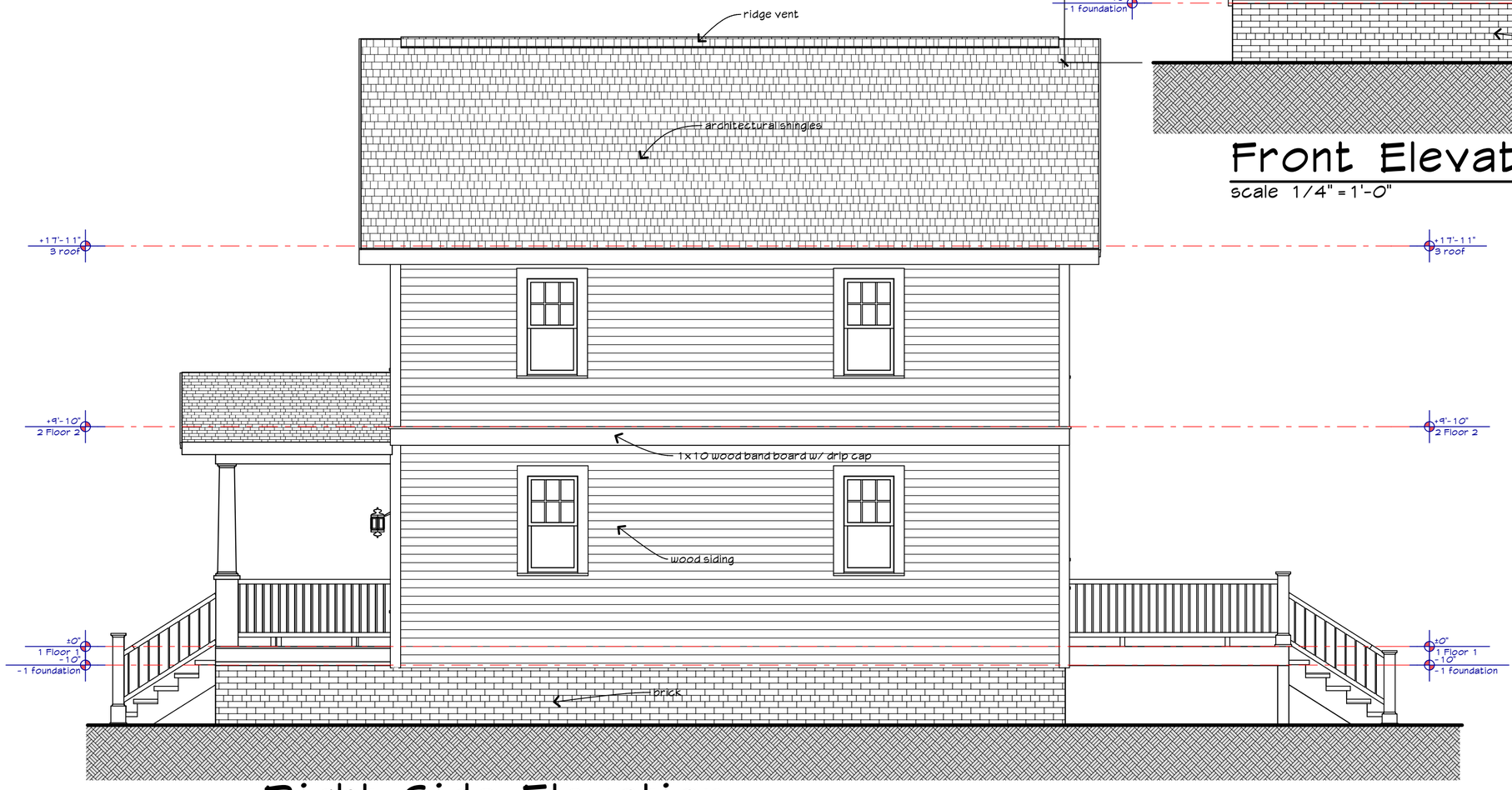
PE2 **Typical Porch Boxed Eave**

scale 1"= 1'-0"



Front Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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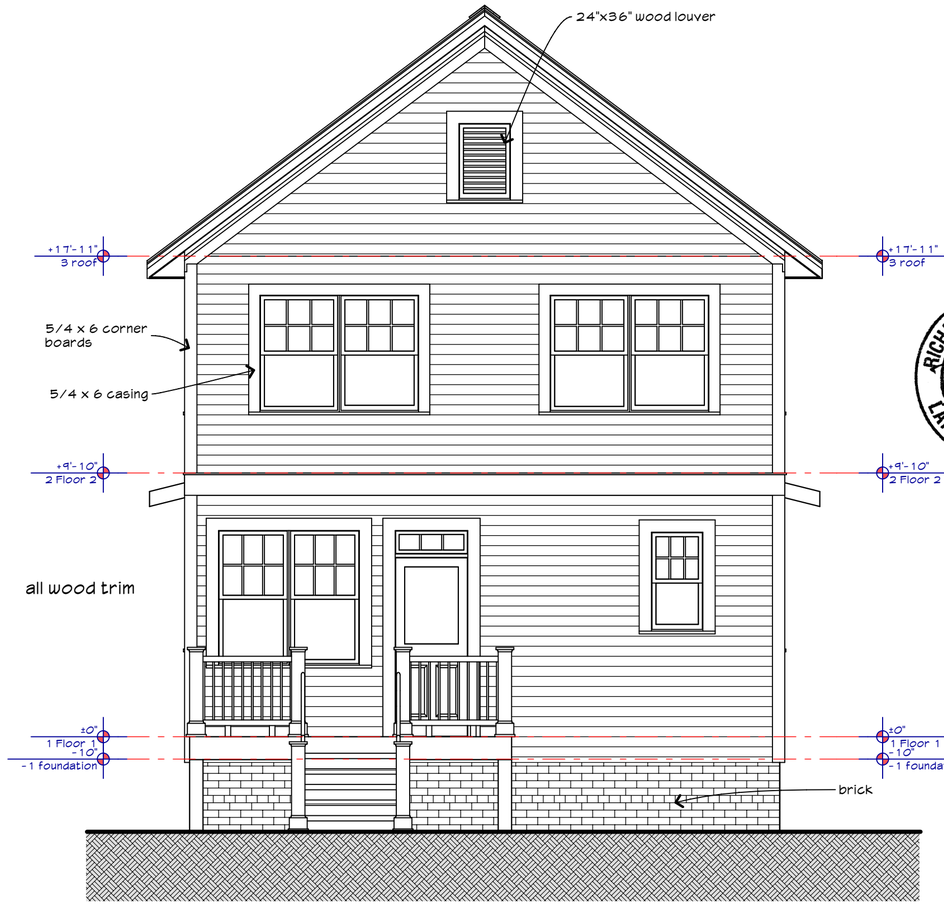

Rear Elevation

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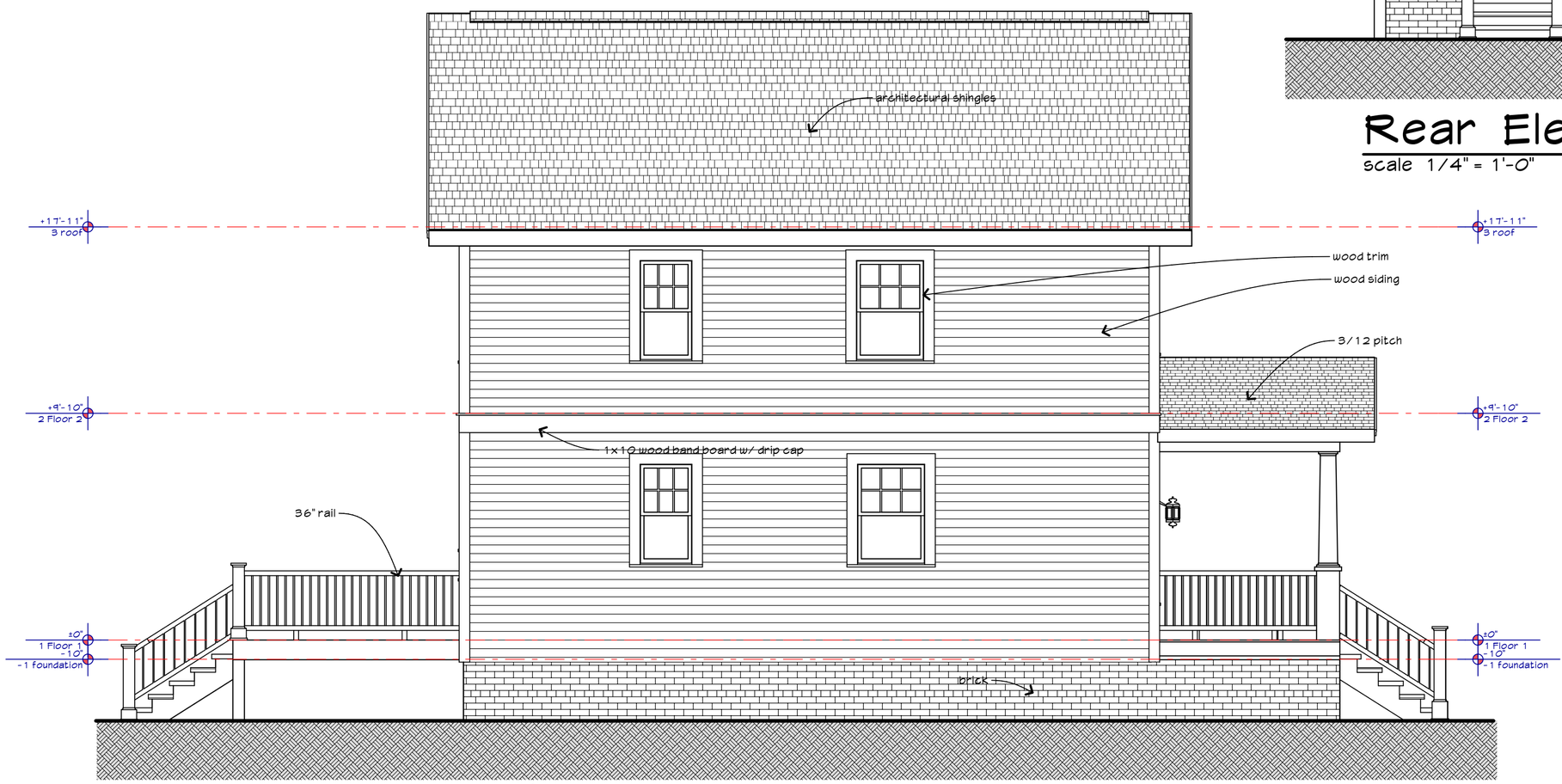

Left Side Elevation

scale 1/4" = 1'-0"

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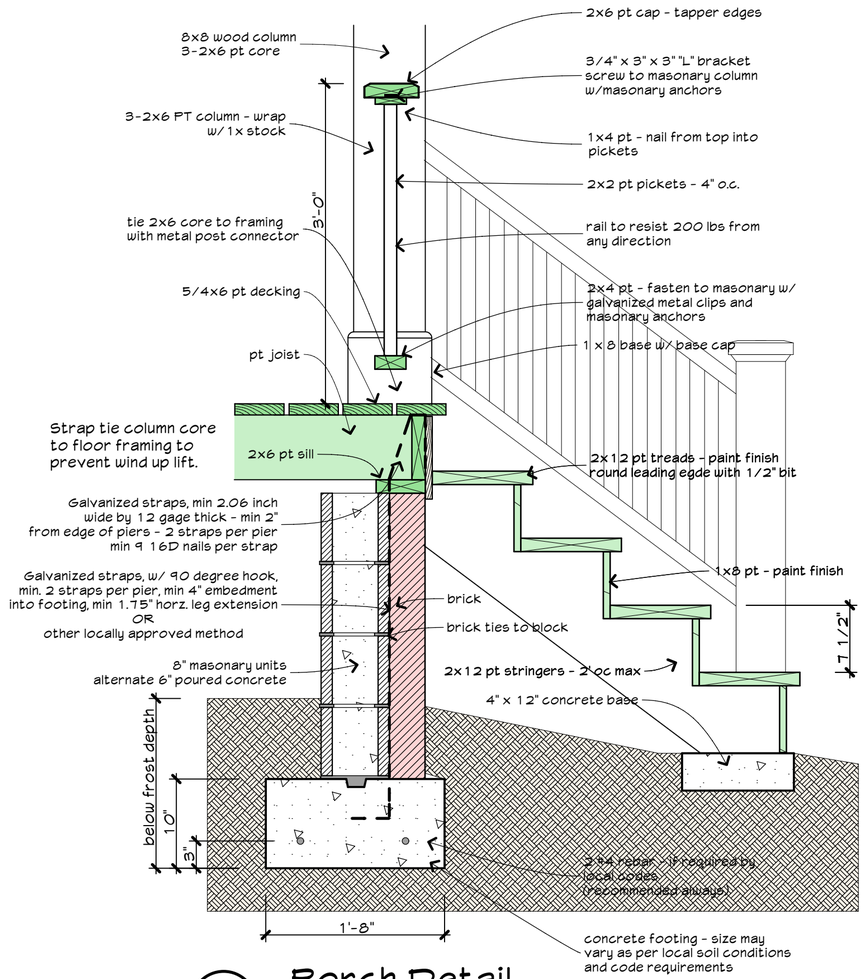
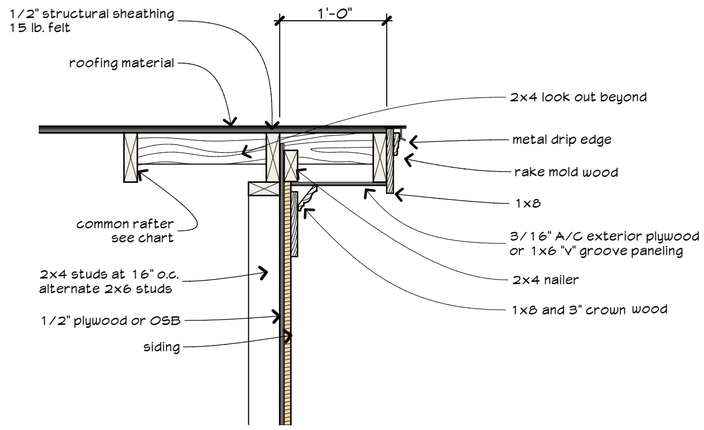


F6 Porch Detail

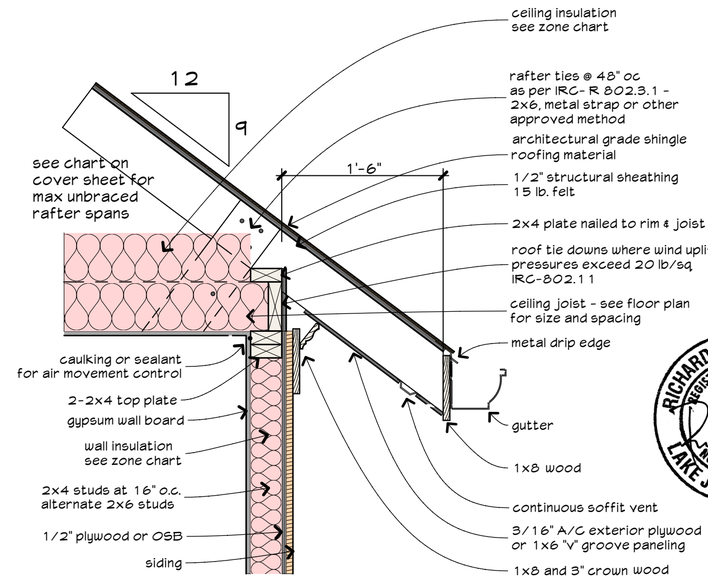
scale 1"= 1'-0"



E4 Typical Rake - boxed soffit

scale 1"= 1'-0"

All wood siding and trim

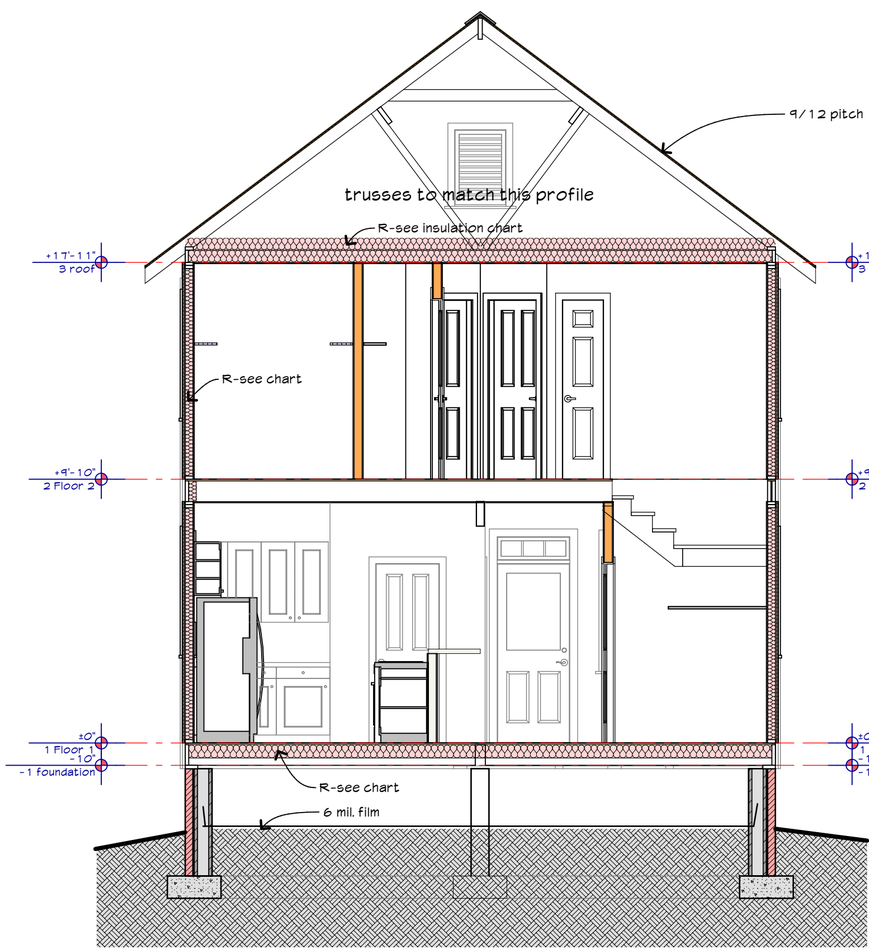


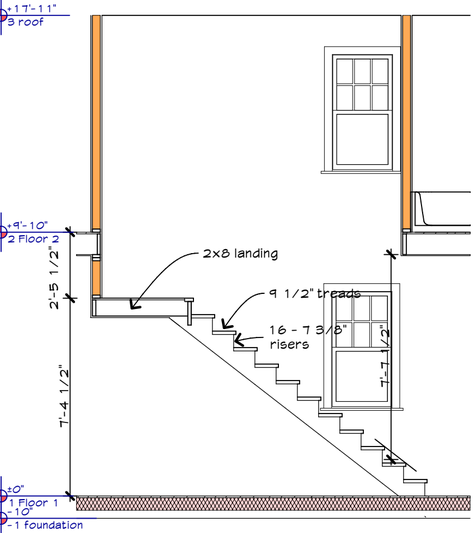
Alternate roof trusses to be raised chord trusses

E1 Typical Boxed Eave - rafters on joist

scale 1"= 1'-0"

All wood siding and trim





Partial section @ stairs

Building section

scale 1/4" = 1'-0"

Minimum Insulation Chart

Table N1102.1 - International Residential Code 2009
Insulation and fenestration requirements by components [a]

Check appropriate climate zone as determined by local building dept.

Climate Zone	Glazing U-factor	Glazed fenestration SHGC [b,e]	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement [c] walls R-value	Slab [d] perimeter R value and depth	Crawl space [c] wall R- value
1	1.2	.30	30	13	13	0	0	0
2	.65 [j]	.30	30	13	13	0	0	0
3	.50 [j]	.30 [e]	30	13	19	5/13 [f]	0	5/13
4 except Marine	.35	NR	38	13	19	10/13	10, 2'	10/13
5 and Marine	.35	NR	38	20 or 13+5 [h]	30 [g]	10/13	10, 2'	10/13
6	.35	NR	49	20 or 13+5 [h]	30 [g]	15/19	10, 2'	10/13
7	.35	NR	49	21	38 [g]	15/19	10, 4'	10/13
8	.35	NR	49	21	38 [g]	15/19	10, 4'	10/13

a - R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
b - The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c - "13/17" means R-13 continuous insulated sheathing on the interior or exterior of the home or R-17 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
e - There are no solar heat gain coefficient (SGHC) requirements in the Marine Zone.
f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19.
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

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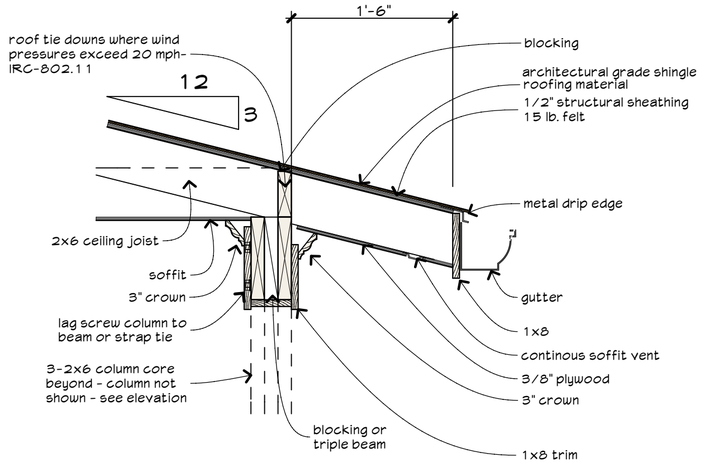
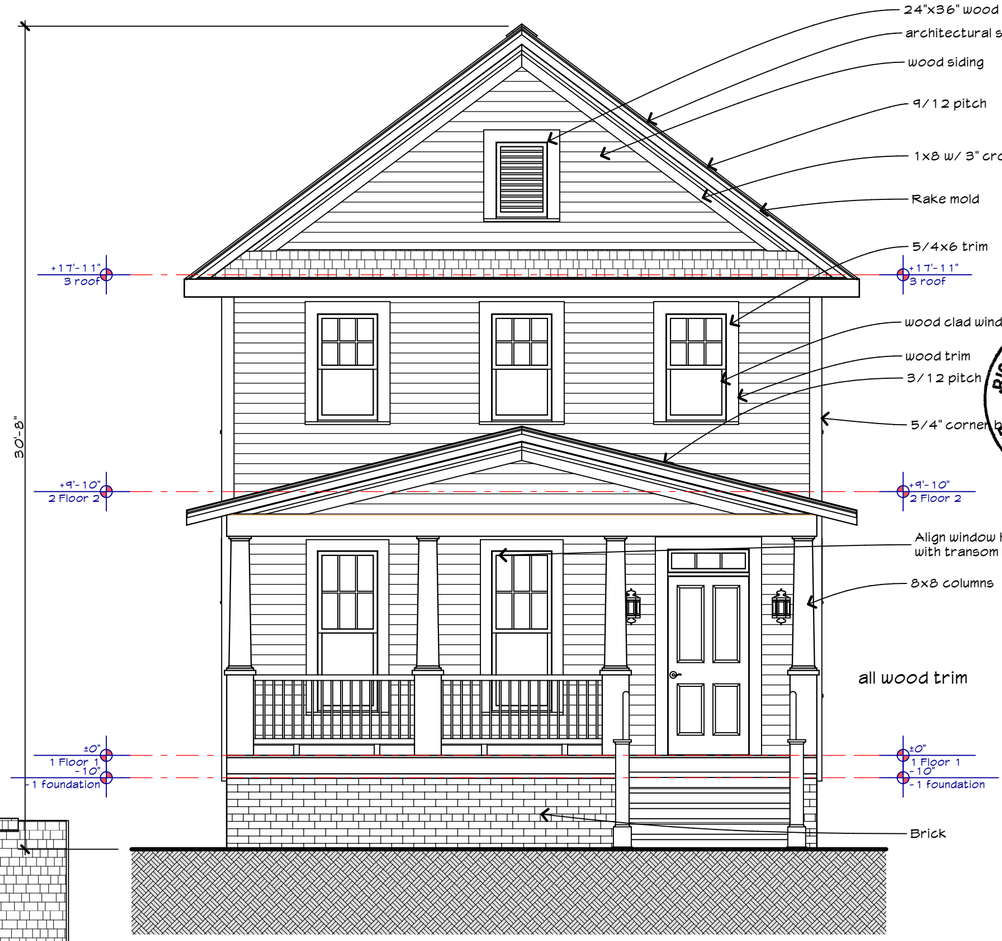


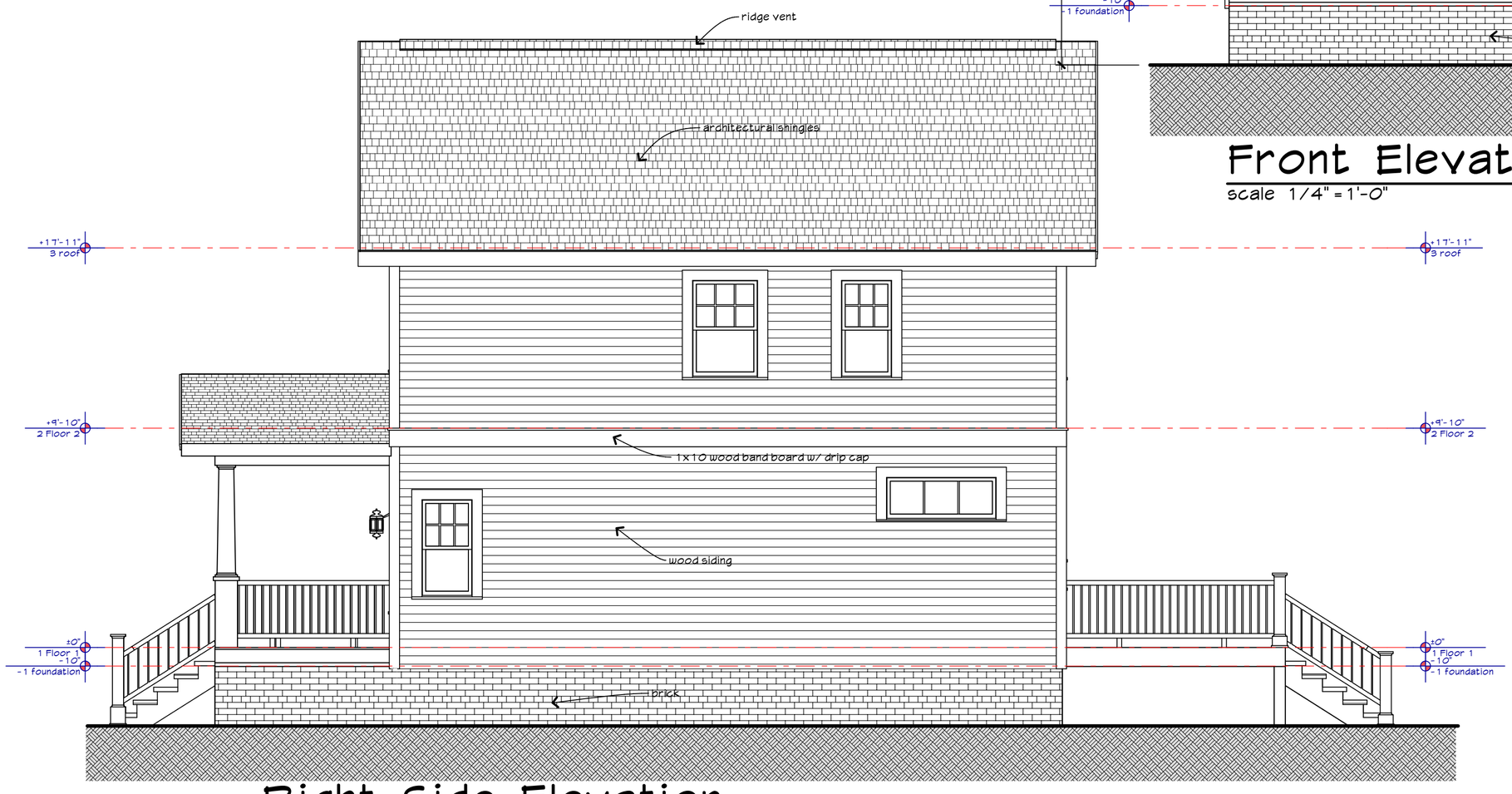
PE2 Typical Porch Boxed Eave

scale 1"=1'-0"



Front Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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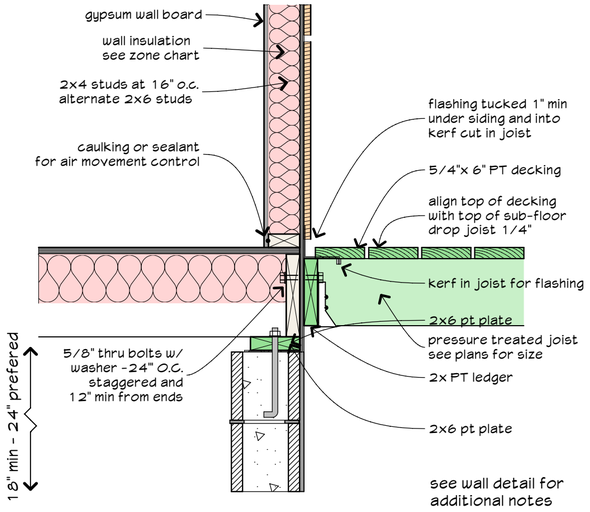
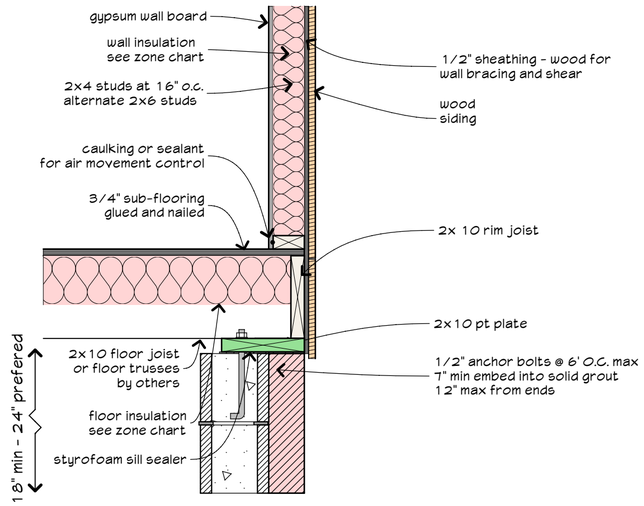


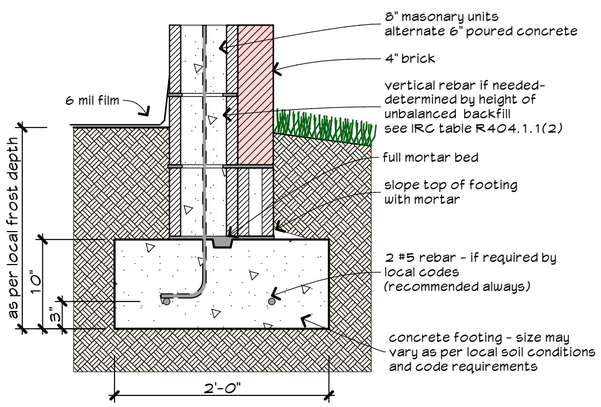
W5 Porch/ Deck Detail

scale 1"= 1'-0"



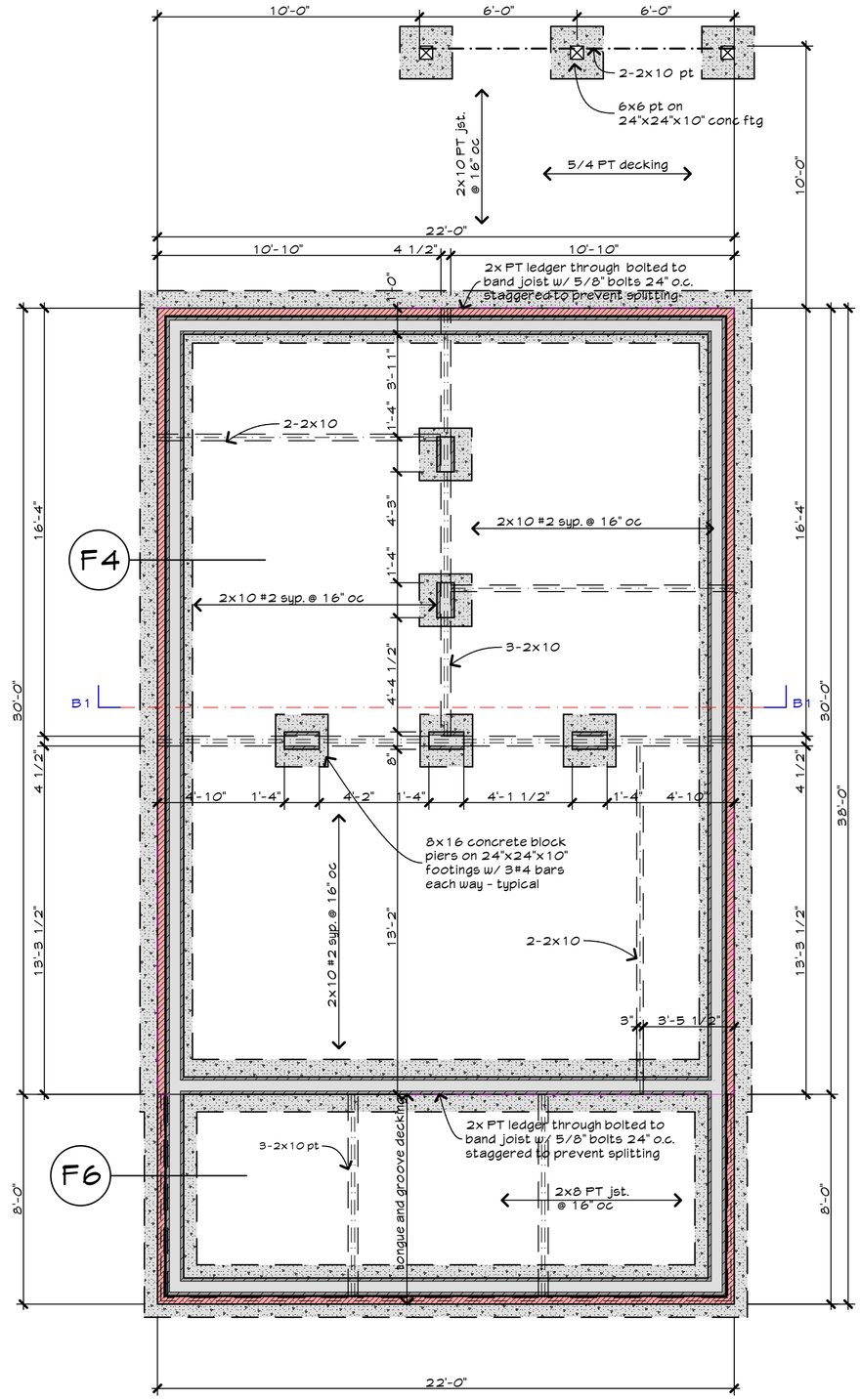
W1 Wall detail Fl 1

scale 1"= 1'-0"



F4 Foundation - brick face

scale 1"= 1'-0"



Crawl Foundation Plan

scale 1/4"= 1'-0"

General crawl notes

Provide 18"x24" min. access door.
Location as per field conditions - side prefered.

Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1
or
Unvented where exposed earth is covered and and air supplied as per IRC - R408.3

Fill piers solid with grout. Pier block size shown is minimum. May vary as per foundation height.

Pier spacing may vary dependant on local snow loads, soil bearing capacity and the use of roof trusses.

Footing sizes and reinforcment are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

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

RICHARD P. THOMPSON
REGISTERED ARCHITECT
6830
NORTH CAROLINA
LAKE JUNALUSKA, NC

standard contract document

P O Box 160 Lake Junaluska, NC 28745
Rick Thompson - Architect
828-734-2553
www.thompsonplans.com

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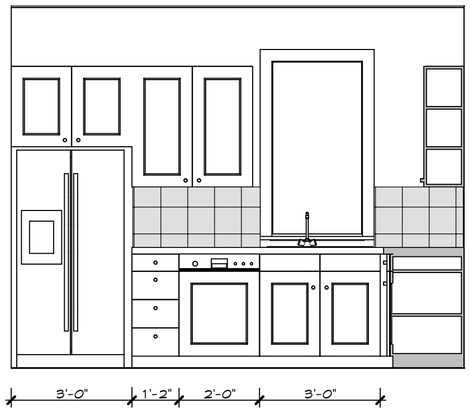
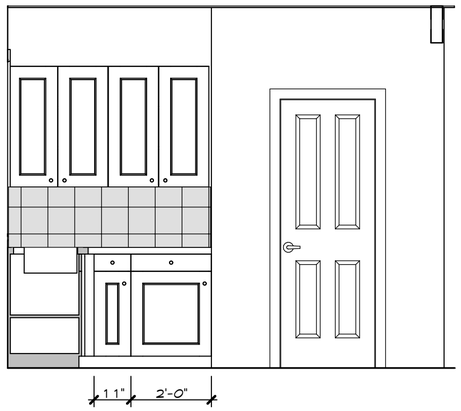


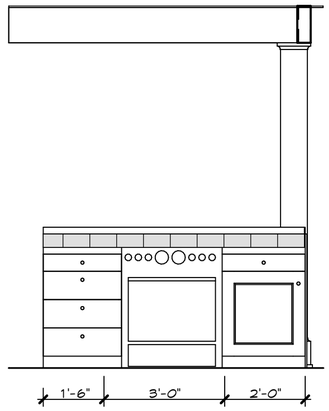
1 - Kitchen Caabinet

Scale 3/8" = 1'-0"



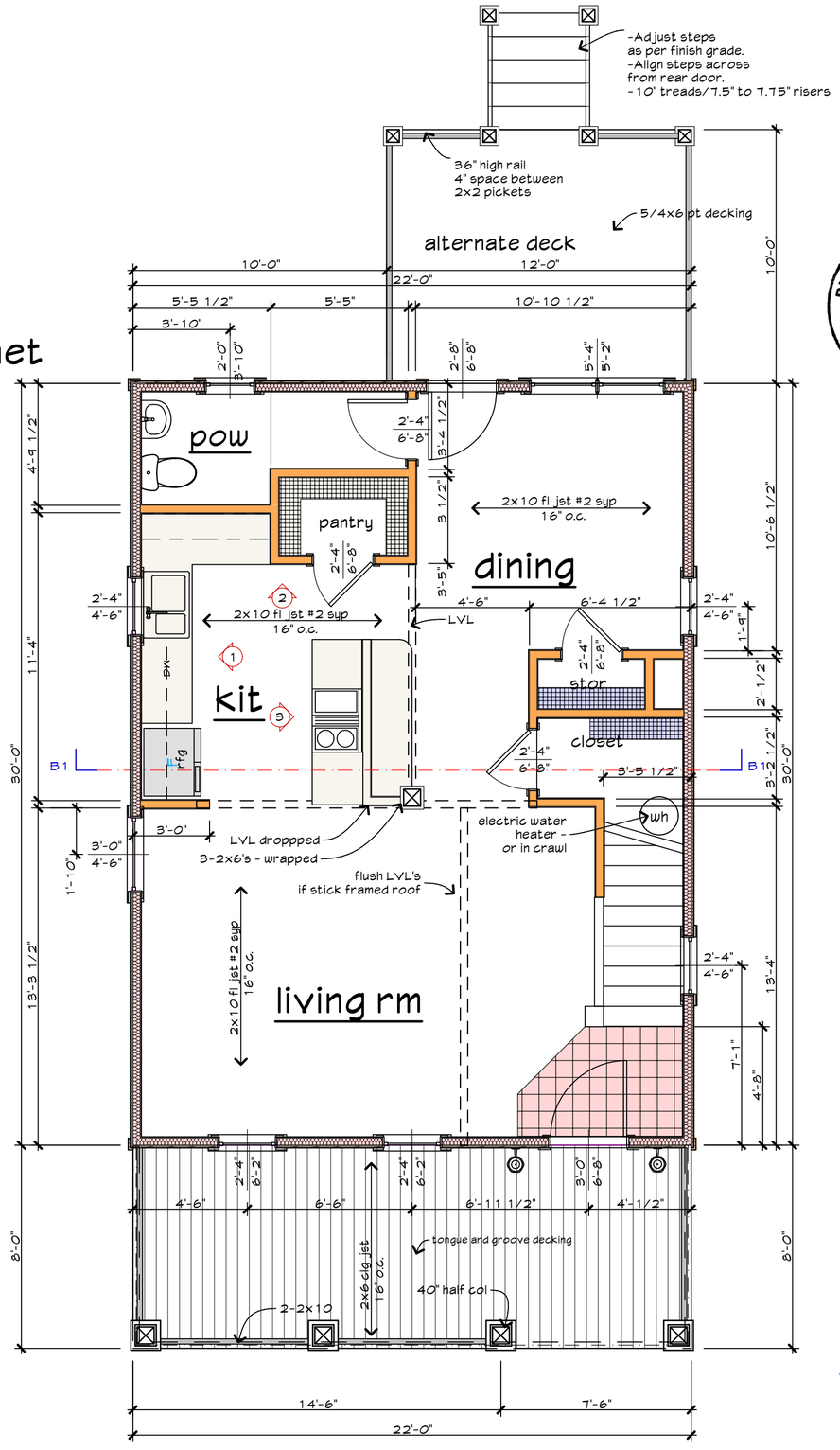
2 - Kitchen Cabinet

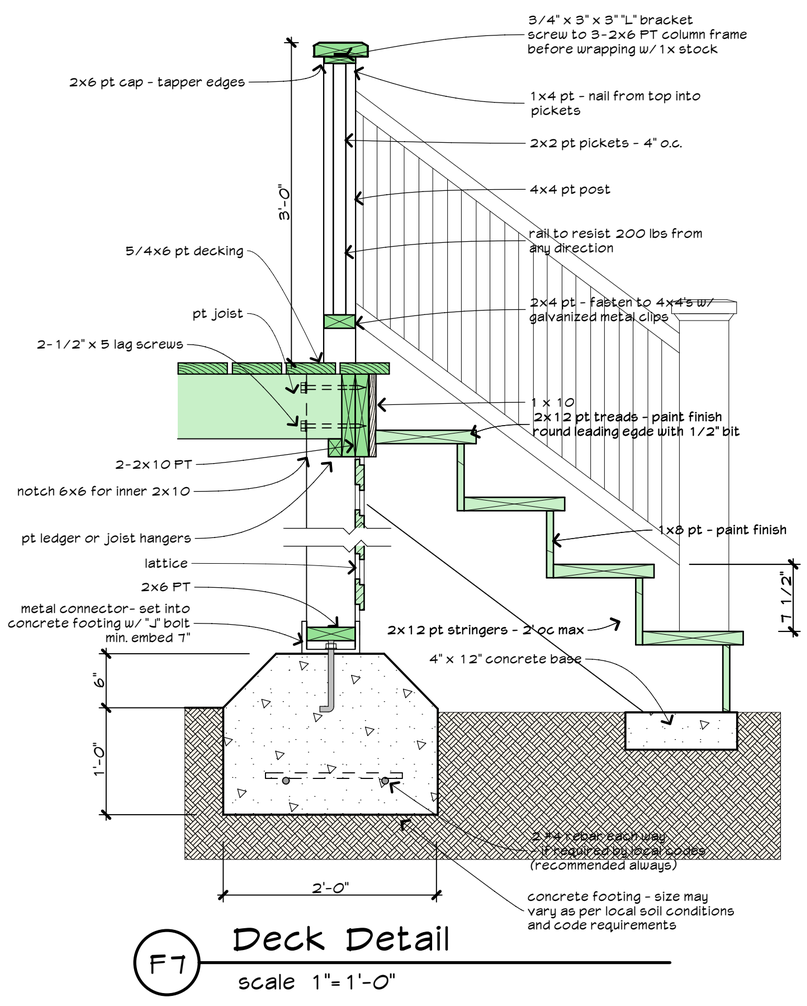
Scale 3/8" = 1'-0"



3- Kitchen Cabinet

Scale 3/8" = 1'-0"





F7 **Deck Detail**

scale 1"= 1'-0"

Floor 1 plan

scale 1/4"= 1'-0"

Floor 1 plan	660 sq.ft.
Floor 2 plan	617 sq.ft.
total	1277 sq.ft.

Lot size = 4356 sf
building coverage = 836 sf

plan # 1209A

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Rick Thompson - Architect
828-734-2553
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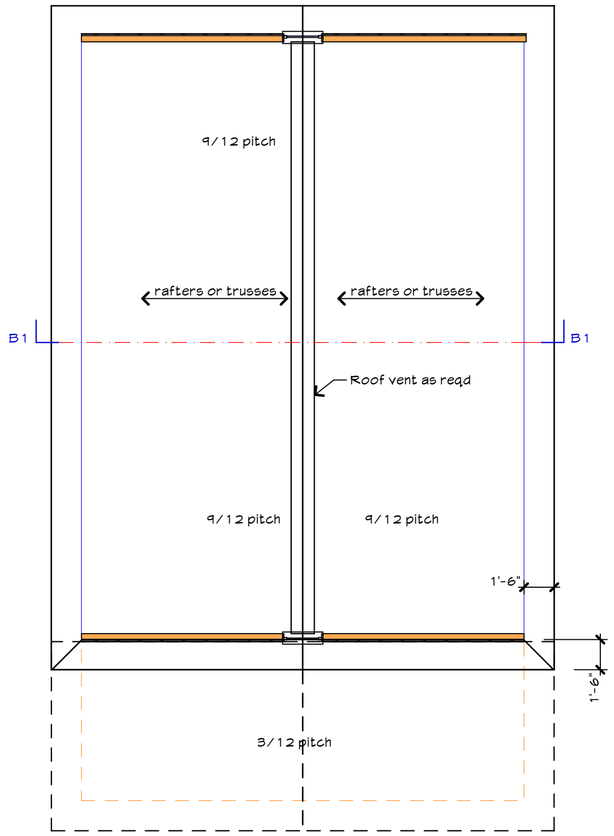


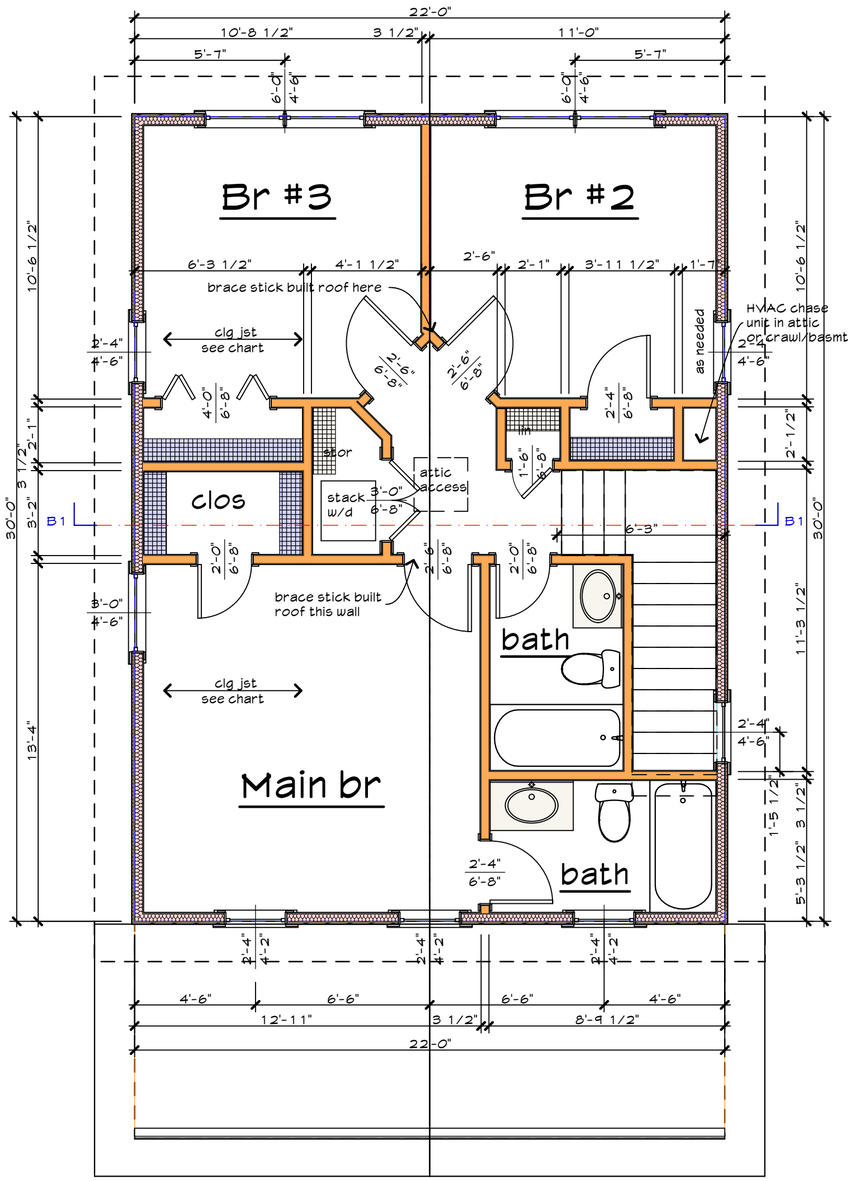
Roof plan

scale 3/16"=1'-0"

Door List				
Quantity	Width	Height	Type	Name
1	1'-6"	6'-8"	Interior	RD02 Swing
1	2'-8"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Interior	RD02 Swing
1	4'-0"	6'-8"	Interior	RD05 Bifold
2	2'-0"	6'-8"	Interior	RD02 Swing
3	2'-6"	6'-8"	Interior	RD02 Swing
6	2'-4"	6'-8"	Interior	RD02 Swing
16				

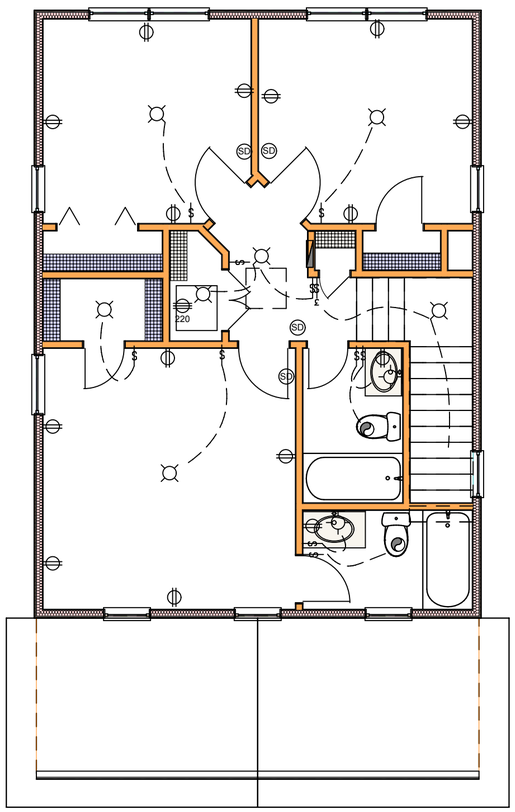
Window List			
Quantity	W x H Size	Units	Wood Clad
1	2'-0"x3'-10"	Single	RW1-4 Doublehung
1	5'-4"x5'-2"	Triple	RW1-4 Doublehung
2	2'-0"x3'-0"	Louver	RW1-1 Stationary
2	2'-4"x4'-6"	Twin	RW1-4 Doublehung
2	2'-4"x6'-2"	Single	RW1-4 Doublehung
2	3'-0"x4'-6"	Single	RW1-4 Doublehung
2	6'-0"x4'-6"	Twin	RW1-4 Doublehung
3	2'-4"x4'-2"	Single	RW1-4 Doublehung
4	2'-4"x4'-6"	Single	RW1-4 Doublehung
19			

All windows to be wood windows



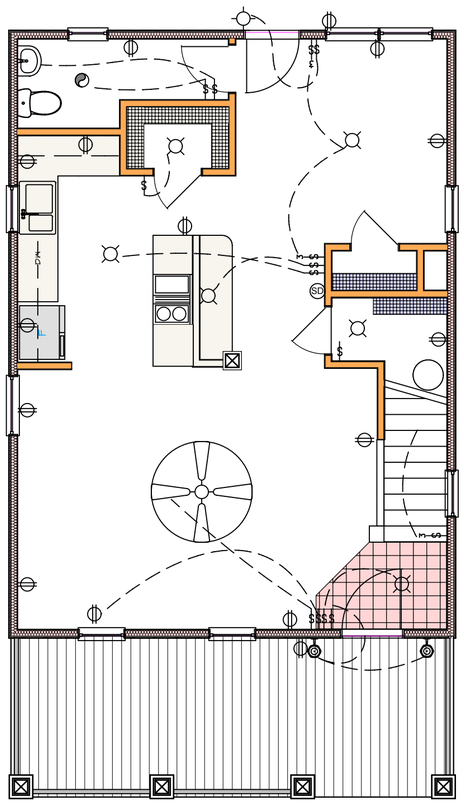
Floor 2 plan

scale 1/4"=1'-0"



Electrical - Floor 2 Plan

scale 3/16" = 1'-0"



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"

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11/5/14

Current application

Charlotte Historic District Commission Case 2017-167
HISTORIC DISTRICT: Wesley Heights
NEW CONSTRUCTION

Woodvale Pl
Sumter Av
Walnut Av
Duckworth Av
Wesley Heights Wy
Walnut View Dr
Westbrook D
W 4th St
Heathcliff St
Grandin Rd
Walnut Av
W 4th St Ext
Lela Av
Litaker Av

N

0 70 140 280 420
Feet

April 4, 2017

1700 Heathcliff Street
Wesley Heights Historic District
Property Lines
Building Footprints

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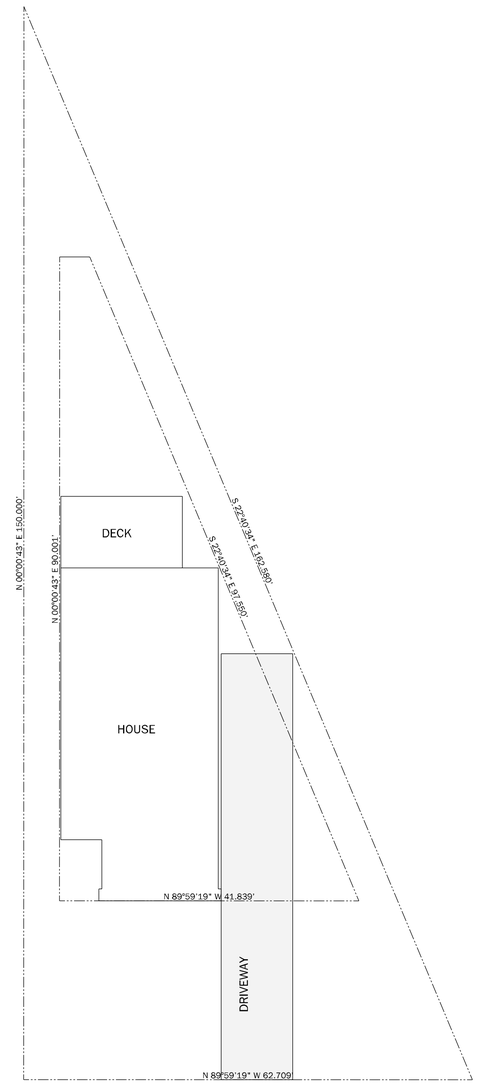

SITE PLAN
SCALE: 1" = 10'-0"

PAGE SIZE 24"X36"

DATE: Wednesday, April 04, 2018
SCALE: 1" = 10'-0"

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PHONE:704-401-6159
kennethj@8-twentyone.com
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HEATHCLIFF PLAN

1700 Heathcliff
Charlotte
North Carolina

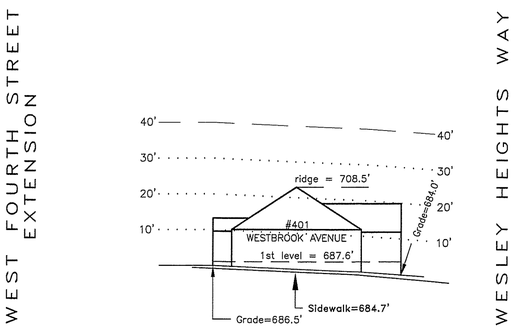
PAGE: 4
SITE

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 16th day of May, 2014.

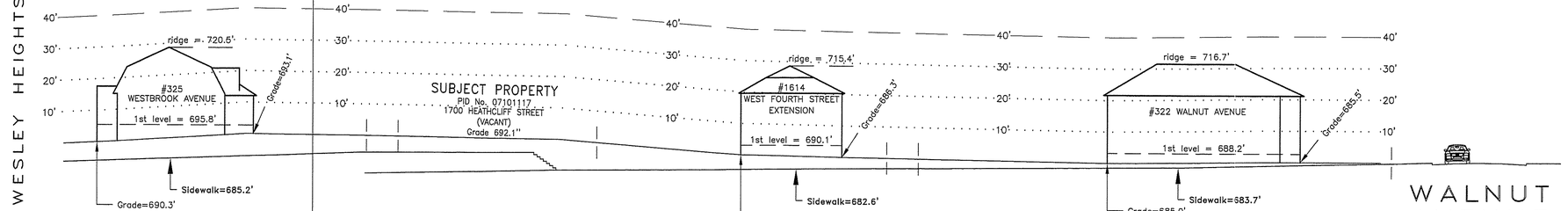
NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



WESTBROOK DRIVE

VIEW FACING EAST



WESTBROOK DRIVE

VIEW FACING WEST

WEST FOURTH STREET

VIEW FACING NORTHEAST

General Notes:
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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.

A.G. ZOUTEWELLE
SURVEYORS
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Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of

WESTBROOK DRIVE & WEST FOURTH STREET at HEATHCLIFF STREET

FACING MULTIPLE DIRECTIONS AS NOTED

CHARLOTTE, MECKLENBURG COUNTY, N.C.

for Charlotte-Mecklenburg Planning Department

May 07, 2014

Scale 1" = 20'

0' 20' 40' 60' 80'

Z:\2014DWGS\ZAC\WESTBROOK AT HEATHCLIFF BLOCK\DWG\WESTBROOK AT HEATHCLIFF BLOCK

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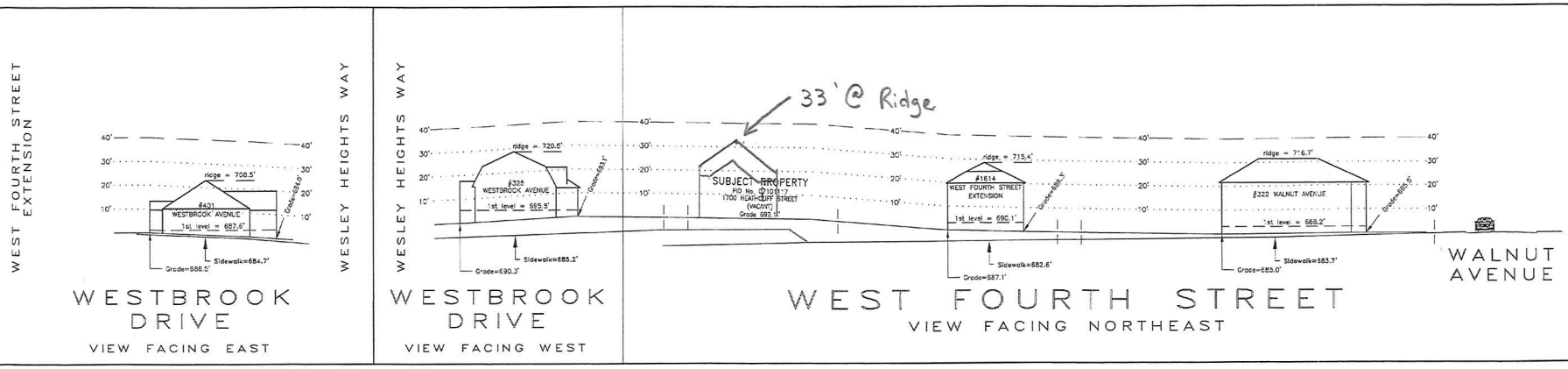

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Building Heights Sketch of

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Z:\2014DWGS\ZAC\WESTBROOK AT HEATHCLIFF BLOCK\DWG\WESTBROOK AT HEATHCLIFF BLOCK

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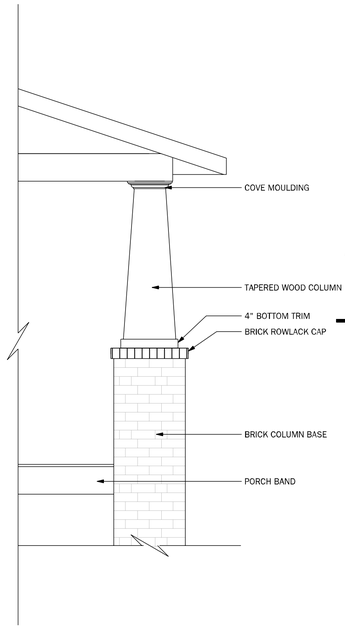
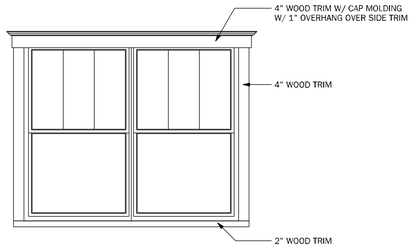


PORCH POST DETAIL

SCALE: 1/2" = 1'-0"

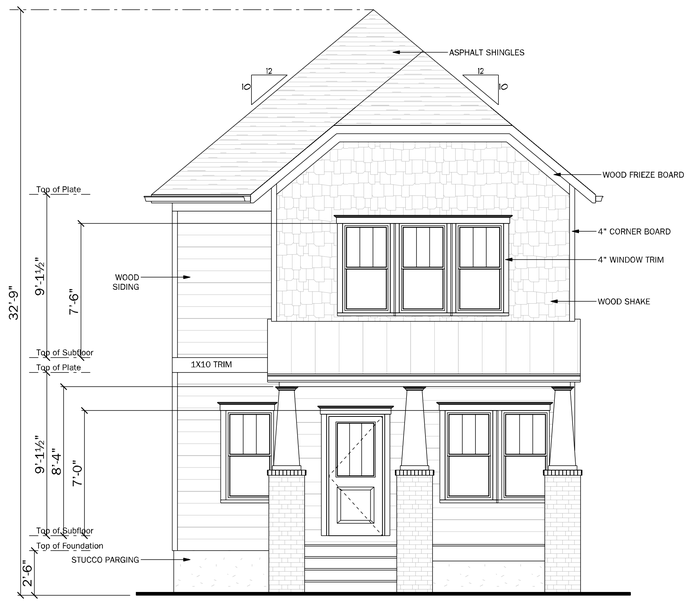


WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"

LEFT ELEVATION "B"

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



FRONT ELEVATION "B"

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING
- 4'X8' SMOOTH PLYWOOD FOR BOARD ON BOARD AND BATTEN SIDING
- 1"X2" SYP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"X6" SELECT CEDAR TRIM BOARDS
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY
- BATTENS TO BE FLUSH WITH FREEZE BOARDS

RIGHT ELEVATION "B"

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

REAR ELEVATION "B"

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

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PAGE: 3 ELEVATIONS

PAGE SIZE 24"X36"

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SCALE: As Noted

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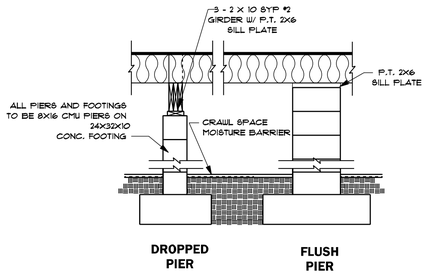
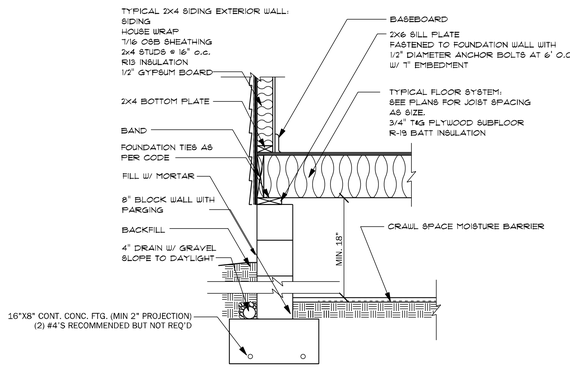
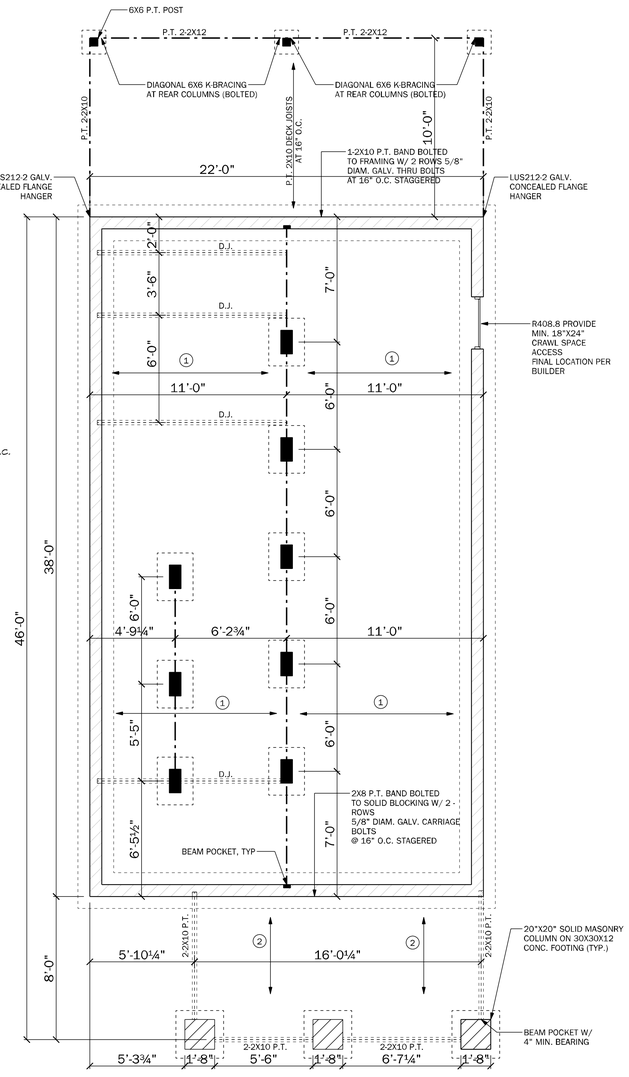




TYP. FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



FOUNDATION ELEVATION "B"

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

DROPPED PIER

FLUSH PIER

1st FLOOR FRAMING NOTES:

1. ALL GIRDERS TO BE 3-2X10 (SPF#2) DROP GIRDERS U.N.O.
2. ADD AND EXTRA JOIST UNDER ALL PARALLEL PARTITION WALLS
3. TRANSFER ALL POINT LOADS FROM ABOVE THROUGH THE BASEMENT W/ AN EQUAL AMOUNT OF STUD MATERIAL

FOUNDATION NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD WALL AND CENTERLINE OF PIER AND FOOTING. ALL DIMENSIONS ARE TO BE VERIFIED AGAINST ARCHITECTURAL PLANS
2. ALL PIERS AND FOOTINGS TO BE 8X16 CMU PIERS ON 24"X32"X10" CONC. FOOTINGS U.N.O.
3. ALL 8X16 PIERS OVER 32" TALL TO BE FILLED SOLID WITH GROUT. ALL PIERS OVER 6'-8" TALL SHALL BE 16X16 AND FILLED SOLID WITH GROUT.
4. TRANSFER ALL POINT LOADS ABOVE TO FOUNDATION WITH AN EQUAL NUMBER OF STUDS
5. ALL CONCRETE TO BE 3000 PSI MIX MIN
6. ALL SOIL TO HAVE 2000 PSF BEARING CAPACITY MIN

NOTES:

(1) 2X10 #2 SP @ 16" O.C.

(2) 2X8 P.T. (SP #2)

CRAWL VENTILATION CALCULATIONS

CRAWL SPACE AREA = 1911
REQ'D # OF VENTS = 1911
150 SQ. FT.(0.5 SQ. FT./VENT) = 25.5 (26 VENTS)

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PAGE: 1

FOUNDATION B

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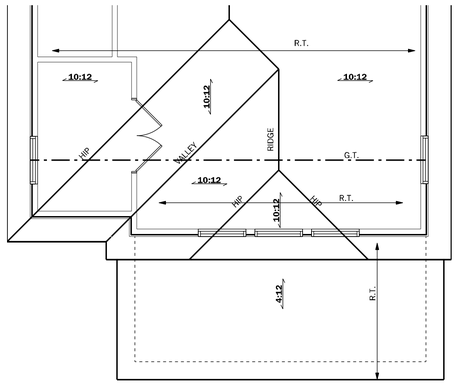
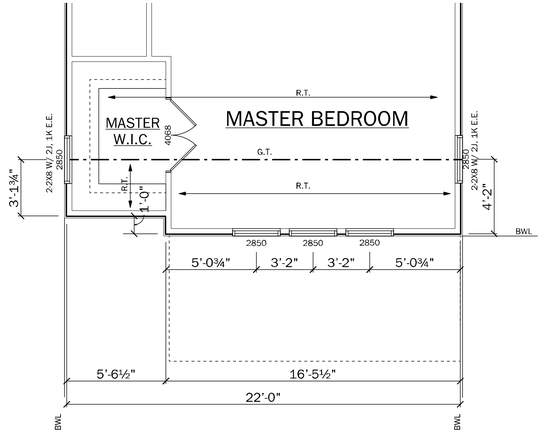
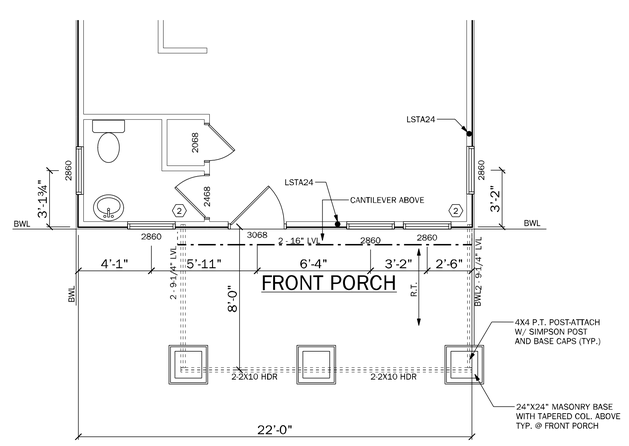
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION
7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9 FRAME WALLS ARE DRAWN AT 3-1/2" WIDE, U.N.O.



ROOF PLAN ELEVATION "B"
SCALE: 1/4" = 1'-0"



SECOND FLOOR ELEVATION "B"
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELEVATION "B"
SCALE: 1/4" = 1'-0"

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

8 TWENTY ONE HOME DESIGN
P. O. Box 55
Waxhaw
NC
28173
PHONE:704-401-6159
kenneth@8-twentyone.com

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HEATHCLIFF PLAN

1700 Heathcliff
Charlotte
North Carolina

PAGE: 2
ELEVATION B

PAGE SIZE 24"X36"

DATE: Wednesday, April 04, 2018
SCALE: 1/4" = 1'-0"