

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1465 Haywood Court

SUMMARY OF REQUEST: New Construction

APPLICANT: Tim McCollum (Ed Heiser, Owner)

The application was continued from January for the following: 1) Revise the front dormer and move toward the front wall, 2) Add an architectural detail (e.g. vent, window) in the peaks of the side gables.

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:

- The front dormer has been moved slightly toward the front wall. The applicant has provided additional contextual precedents.
- An architectural detail has been added to the side gables.
- The number of eave brackets has been reduced.

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

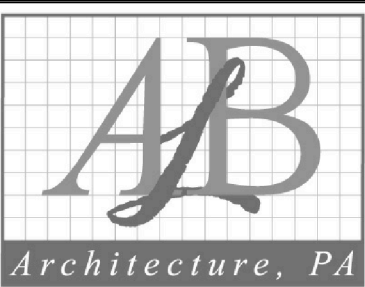
- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
- Building Height Survey
- A-2 Proposed Plans
- A-3 Proposed Plans
- A-4 Proposed Elevations
- A-5 Proposed Elevations
- A-6 Sections & Details
- A-7 Garage Plans & Elevations



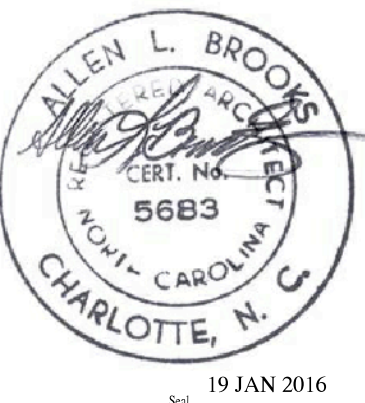
NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse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



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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 :

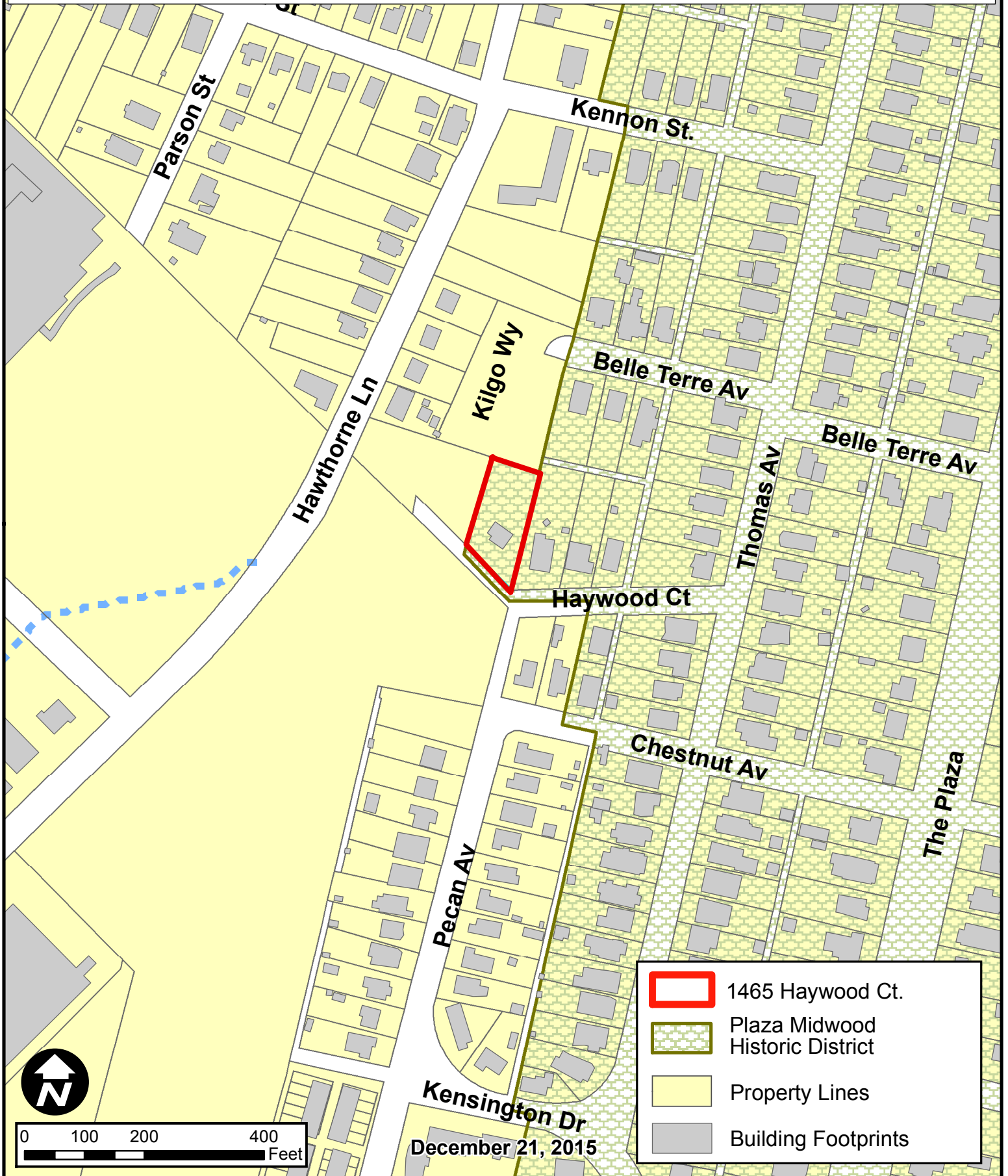
COVER SHEET

A-0

OF: EIGHT

Charlotte Historic District Commission - Case 2015-278

HISTORIC DISTRICT: PLAZA MIDWOOD





SITE PLAN



1501 HAYWOOD COURT



1507 HAYWOOD COURT



1511 HAYWOOD COURT



1823 THOMAS AVENUE

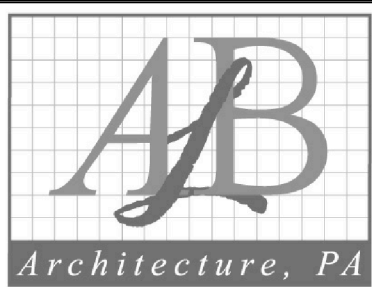


1508 HAYWOOD COURT

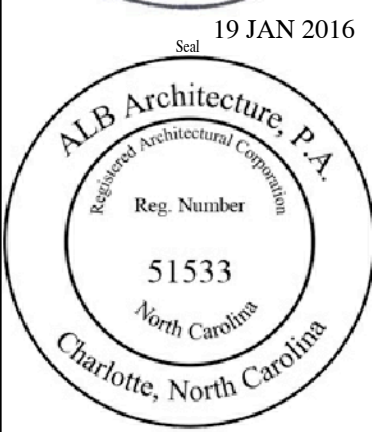
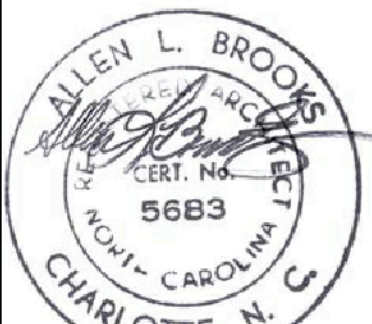


1815 THOMAS AVENUE

STREET SCAPE IMAGES



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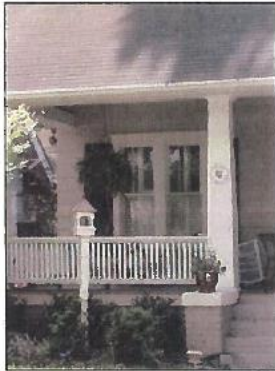
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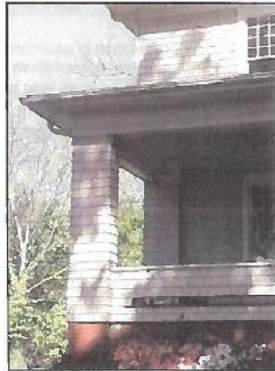
STREET SCAPE

OF: EIGHT

Architectural elements are appropriate within individual context and not necessarily or always interchangeable from house to house or neighborhood to neighborhood.



• Front porch rails are adequately trimmed.



• Some rails are an integral part of the architecture of the building.



DORMER

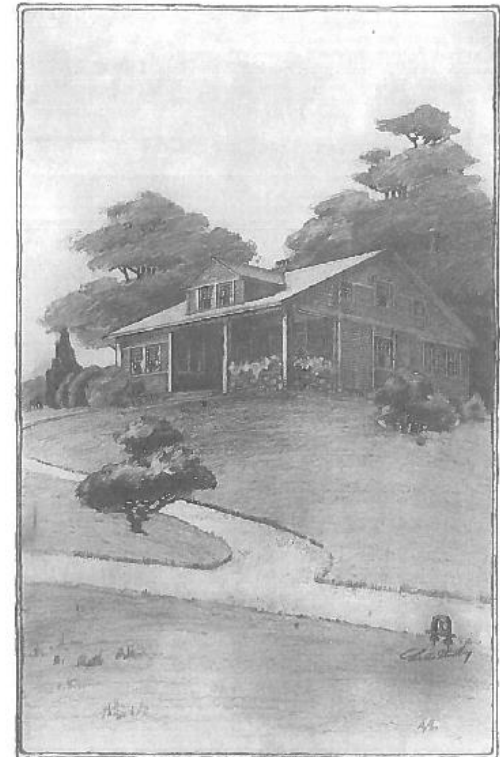
• Rails are appropriately integrated with columns and piers.

"GUIDELINE SOURCE - DORMER PROUD OF THERMAL WALL"

46

1.

A CRAFTSMAN FARM HOUSE THAT IS COMFORTABLE, HOMELIKE AND BEAUTIFUL



Published in The Craftsman, June, 1906.

VIEW FROM THE FRONT, SHOWING LOWER GABLE AND RECESSED PORCH. NOTE THE EFFECT OF THE BROAD LOW PROPORTIONS, THE BRACING OF WINDOWS AND THE DECORATIVE USE OF TIMBER.

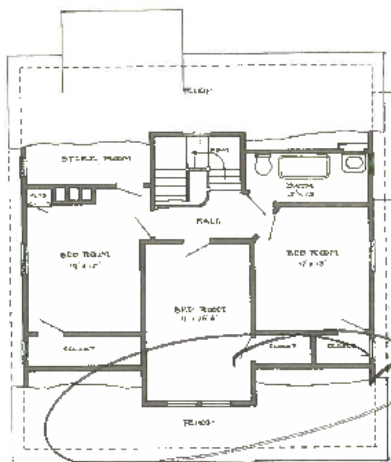
38

"CRAFTSMAN HOMES" SOURCE
STICKLEY

2.

A HOMELIKE AND BEAUTIFUL CRAFTSMAN FARMHOUSE

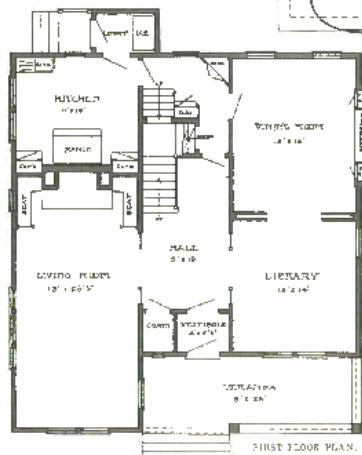
If there is any one style of house that we enjoy planning more than others, it is a farmhouse—a home that shall meet every practical requirement of life and work on the farm, and yet be beautiful, comfortable and homelike. This is our first farmhouse and we endeavored to make it characteristic in design, plan, decoration and the materials used for building. As a rule, we do not advocate the use of clapboards for sheathing the walls of a frame house, for the reason that the small, thin, smoothly planed and painted boards generally used for this purpose give a flimsy, unsubstantial effect to the structure and a characterless surface to the walls. However, clapboards are often preferred, especially in building a farmhouse, and it is quite possible to use them so that these objections may be removed. In this building the clapboards are unusually broad and thick, giving to the walls a stately appear-



BEYOND
THERMAL
WALL OF
HOME.

ance of permanence. They may be of pine, cedar, or cypress, and may be stained or painted according to individual taste and the character of the environment. If the house is to be rather dark and quiet in color, the boards might be given a thin stain of moss green or brown; or a delightful color effect may be obtained by going over the boards with a wash of much diluted sulphuric acid. With either one of these colors a good effect would be obtained by painting the timbers of the framework a light cream so that the structural features are strongly accented.

We regard this house as having in a marked degree the comfortable and inviting appearance which seems so essentially to belong to a home—particularly to a farm home. It is wide and low, with rather a shallow pitch to the broad roof, the line of which is unbroken by the large dormers set at different

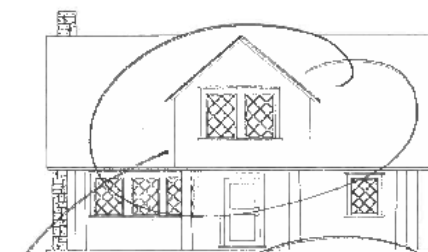


A FOREST BUNGALOW

A FOREST BUNGALOW

WORDS themselves, like the thoughts of which they are the winged messengers, modify their meaning, as they pass from mouth to mouth. Formerly, the name Bungalow, when pronounced, reflected in the minds of those who heard it pic-

tures of the East Indies. And to those who were unable to represent to themselves the suburbs of Bombay or Calcutta, the dictionaries offered the following definition:



Front elevation

tures of the East Indies. And to those who were unable to represent to themselves the suburbs of Bombay or Calcutta, the dictionaries offered the following definition:

"Bungalow,—a house or cottage of a single story, with tiled or thatched roof."

Such definition is no longer adequate. The idea of the convenient little habitation has developed and extended during its passage to new countries. The single story and thatch, or tiles, are no longer the essentials of the Bungalow. Camps or cottages passing under this name, and in which the primitive type native to British India is wholly obscured, accent the Atlantic coast, the Adirondack forests, and the shores of the Saint

Lawrence. A structure of the later, more advanced type, as may be learned by reference to the accompanying illustrations, is now offered by The Craftsman, in response to the demands of the vacation period.

The Bungalow here presented in elevation, is designed to be set low, with the first floor at a level not exceeding eight inches above the surrounding grade.

The building is supported by rough piers of masonry extending below the frost line; while the pillars upholding the roof are tree trunks, still covered with their bark.



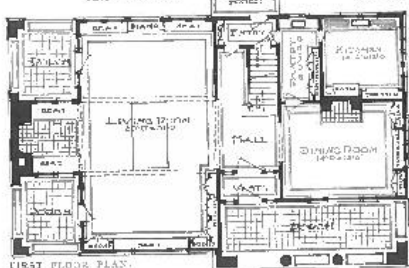
Side elevation

the inner side. This boarding may be overlaid on the outer side with building paper, in order to assure additional warmth, and the walls are lastly covered with split shingles, laid wide to the weather and left to acquire a natural stain. The large area of the roof with its dormers, is also covered by shingles; in this instance of the ordinary kind; brush-coated to a deep moss-green.

A black and white photograph of a two-story house with a steep gabled roof, white walls, and dark shutters on the windows. The house has a small porch area and is surrounded by trees and a lawn.

CRAFTSMAN CEMENT HOUSE WITH EIGHT

long seat beneath the front windows, with built-in bookshelves on either side, and seats beside the piano in the opposite wall; but the most attractive feature is the deep inglenook which runs out between the twin porches that are connected with the room by means of

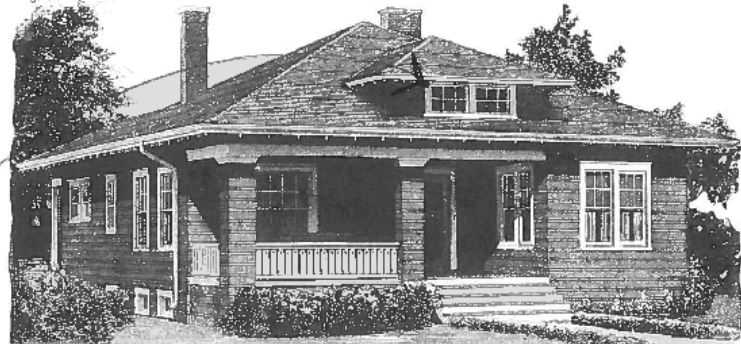
DEMILIT HOUSE NO 79

14

5.



Gordon-Van Tine Homes



FORMER PROUD OF THERMAL WALL

Gordon-Van Tine House No. 564

Bungalow Home of Rare Charm

For Prices on This Home, See First Page.

See Pages 9 and 10 For Full Description of Materials.

IF the attitude of a town shows the character of the people who live within, we venture to say that no one could do better than to let the horse be representative of its company. The chief secret of the significance of a horse is usually noted in the first two-foot treatment played on the harmony of the whole. Here the drummer who breaks new possible meanings, least might not find an entirely plain, availing-a run, and the good is such as is of the chief names for the friendly report of the business of business.

The effect is furthered by the attractive grandeur of the Colonial windows and the solid porch with its heavy stone and substantial columns, which are distinguished by the bronze and gold.

The spacing in the large living room is especially good, and the fireplace is ideally placed where its glow can be enjoyed from the adjoining rooms.

The toy dog, just off the living room, is large enough to be used as a bed again, when emergency requires, since the French doctor believes man be effectively sustained.

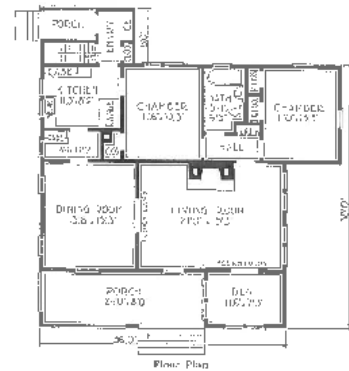
The dining room at the front of the house gives a splendid street view, and most of its many windows at the side are open, admit much air and light into the living room, also through the open French doors connecting the two.

As the hostess in the lounge at all hours known to her sorrow, it finds much ingenuity in making music of the dining table to place, there a hostess who is not completely conscious of the importance of the dinner. The table is usually set with a very fault in the room, and the dining room is usually to the pleasure of the kitchen. This difficulty is not very much here, by the glass picture equipped with a work table, and all was for the party. Then, then, then how much pleasure it would be to work in the privacy of a hot summer morning then to stand next to the light range.

The arrangement of the kitchen, itself is excellent. The sink and work table have the best of light, and at the same time are near to the broiler, case and pantry which is similar to the illustration shown in the catalog. The fire box has its proper place in the unit. A broom closet opens from this area, as do the basement stairs and the rear door. Kitchen cabinet "A" is provided for the kitchen walls and stuck base. "A" is furnished for the cabinet.

The bath and two bedrooms are contained through the small hall opening from the living room. On this hall is the fitted wardrobe. Each bedroom is well lighted and ventilated and has unusual views. Notice that there are two windows for the room on the right.

For Plumbing, Heating, Lighting for



Floor Plan:

Slant collar windows light up the entire basement which extends under the whole property providing more than the necessary living area for a garage and coal bin, fruit cellar and laundry.

We suggested that you would find it willing to be judged by the nation, of old times, it was your home. And we know you are right in assuming that since you have become better acquainted with the house, you will want to live your home, for you surely recognize the comfort it can afford and not the greater effort it offers.

Materials, concrete damper and steel: 1540 mm length and

PAINT—If not otherwise instructed, we will furnish brown shingle stain for side walls, and white for trim.

For Plumbing, Heating, Lighting for This Home, See Last Pages of Book

6.



THOMAS AVE HOMES - DORMERS PROUD OF THERMAL WALL



7.



THOMAS AVE HOMES - DORMERS PROUD OF THERMAL WALL



8.



THOMAS AVE DORMER PROUD OF THERMAL WALLS



9.



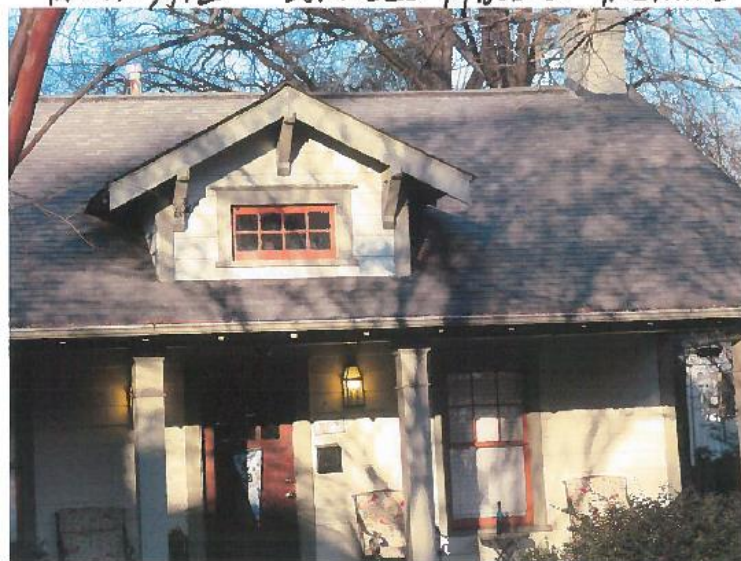
THOMAS AVE DORMERS PROUD OF THERMAL WALL



10.



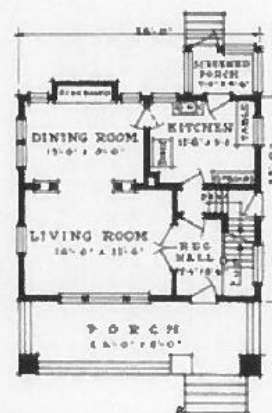
THOMAS AVE DORMERS PROUD OF THERMAL WALL



11.

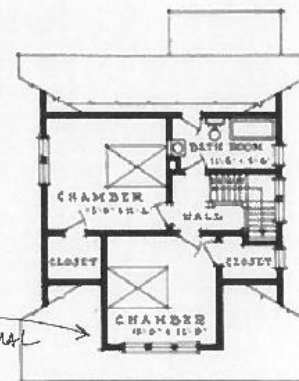


ELWELL C-104



A big chamber is a convenience offered by this popular type of house. Downstairs, French doors, C-687, separate the living room and reception hall. The kitchen is efficiently arranged. It is well lighted and ventilated. Its cupboard, table, sink and range are within handy reach.

PROUD OF THERMAL WALL.



ANTIQUE HOME SOURCE

12
CURTIS

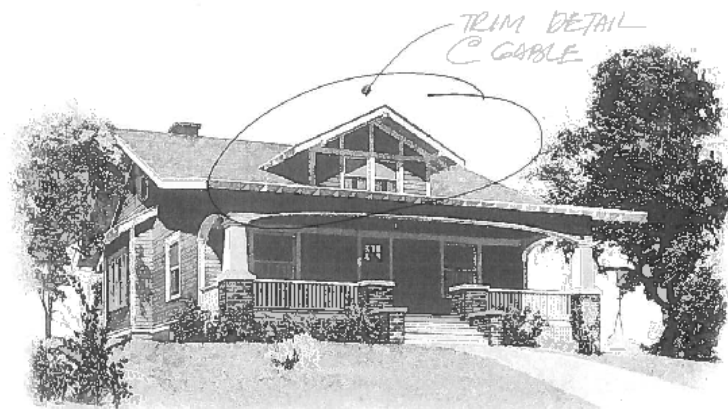
www.antiquehome.org

12.



Page 14

Gordon Van Tine Homes



Gordon Van Tine Home No. 521

A Very Popular 4-Bedroom Bungalow

For Prices on This Home, See First Page.
See Pages 9 and 10 for Full Description of Materials.

PICTURE yourself the pleasure of owning and living in a home as charming as this. A more attractive exterior would be hard to imagine. It is a simple and homelike in every line. Everything about this house suggests well-balanced architecture that surpasses the home feeling.

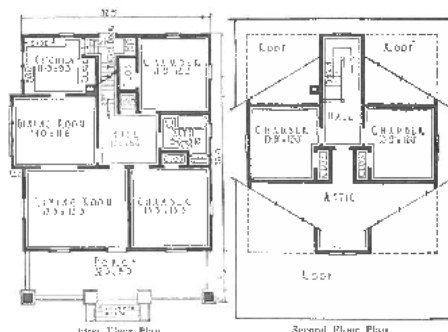
The appearance of this house is emphasized by the porch. The covered front doorway and the projecting big window in the dining room will be noted features.

This home is a delight throughout its interior also. From the big comfortable arched porch with its view unobstructed by many pillars, one sees the friendly well-lit living room. A wide, airy view toward invites one to the comfortable dining room, lighted by the group of triple windows in the bay, which forms one entire side of the room—an especially attractive window arrangement.

The kitchen is a perfect model of convenience. The sink and stove table are each under a window, and arranged in the most convenient manner, with the sink to the left of the table and the large built-in case design "U" to the right. This is shown on the color pages. The rear door, which is on the same level as the walk, serves as a rear entrance to the house and to the rear porch, if so.

The central hall gives direct access to a large coat closet, dining room and living room, bedrooms and bath. From here the stairs lead to the second floor, where there are two more bedrooms and an attic, well lighted by the windows in the dormer. These three rooms all open from the upper hall.

All the best and several floor bed rooms are well provided with closets of good size, and with plenty of storage space. It is quite unusual that a home occupying so much ground space



Utilize this bungalow should offer four splendid sleeping rooms, with even a well lighted attic space besides.

Soon you will be agreed that the entire plan of this house is of the charming, attractive, owing this beautiful little house can, then plan to get it. A beautiful and well-kept

in a home would be well repaid for sacrifice, but in order to own such a house as this.

PAINT—Unless otherwise instructed, we will furnish red brown paint for body and white for trim. We do not furnish stain for roof shingles.

For Plumbing, Heating, Lighting for This Home, See Back of Book

GORDON VAN TINE SOURCE

13

Guaranteed Prices—No Extras



Page 17

TRIM DETAIL C
GABLE



Gordon Van Tine Home No. 545

A Farm Home of Dignity and Comfort

For Prices on This Home, See First Page.
Read Pages 9 and 10 for Full Description of Materials.

JUST what it appears to be—an impressive farm home for the large family. The merits are many—too numerous to give particular mention in the limited space, so we ask you to study this plan very carefully. You are certain to recognize many features which, in your family, are just what you need.

Still, as indicated in every line of this big home—the skill has no less a perfection. From the number of prosperous farmers who have built this home, we assume it will continue to solve our most vexing problems—the right home for a big family. You will appreciate the comfort it offers—and that, after all, is the most important feature.

The big front porch with its massive triple columns set at a tall height on masonry piers is a substantial addition that relieves any suggestion of severity. All through your survey of the floor plans of this home you will find a simplicity in design and perfect balance of proportions—this knowledge gives you the assurance of a home that will last for many years and will look old-fashioned.

Generally, the main room to which direct entrance is made by the main door. The basement stairs also lead down direct from this entrance. The kitchen porch is sunny and has space for the ice box, but for this porch is fairly good.

The pantry has two big cupboards, Gordon Van Tine kitchen was provided with all the necessary and extra built-in cases and shelves. The large kitchen will also be well-served by the ice storage. All rooms are furnished with perfect lights and ventilation. Then the glory of rooms, even bed rooms has more in addition than is an extra bed room and the Gordon Van Tine home is a fine big solid with this home. The stairway is accessible from the living room, kitchen and down stairs lead to the basement.

Careful study of this plan will convince you of its desirability. Every renovation has been made in making this the ideal home where room and lots of it are needed.



PAINT—Unless otherwise instructed, we will furnish light gray paint for body and white for trim. We do not furnish stain for roof shingles.

For Plumbing, Heating, Lighting for This Home, See Back of Book

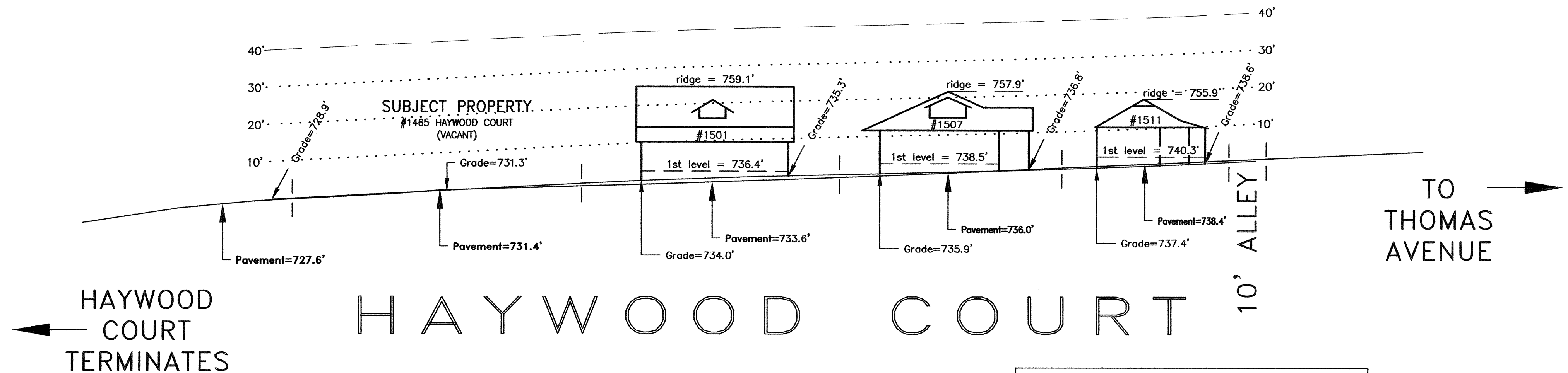
14

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.



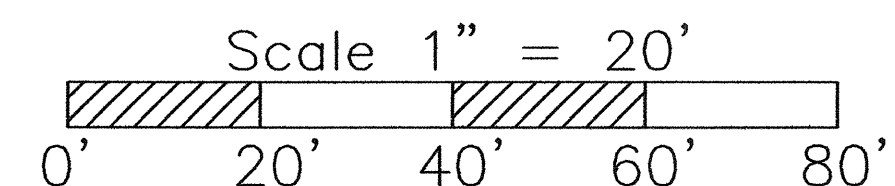
Andrew G. Zoutewelle
Professional Land Surveyor
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**A.G. ZOUTEWELLE
SURVEYORS**

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Firm Licensure Number C-1054

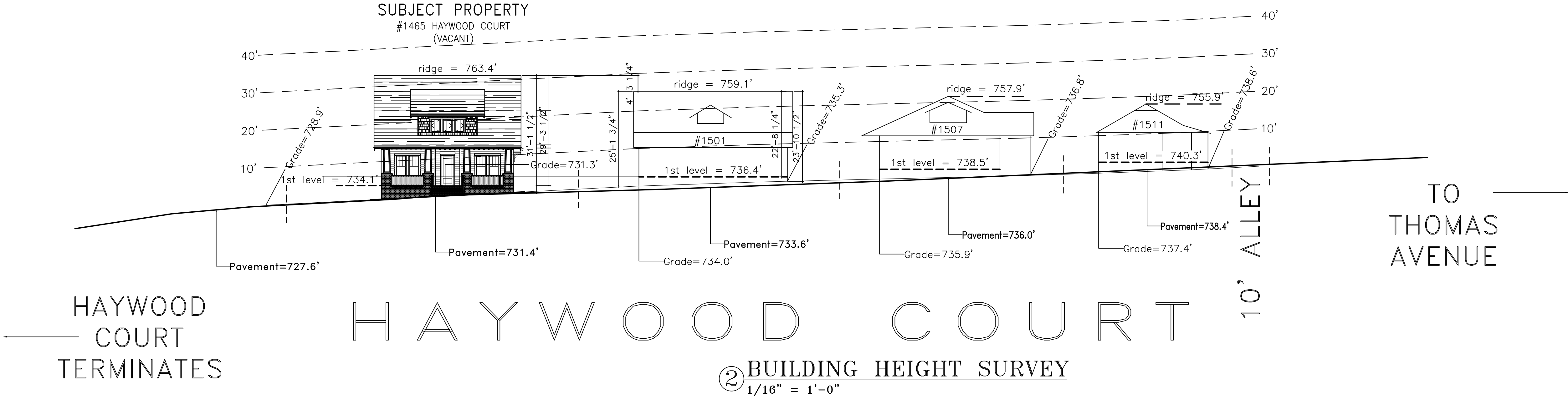
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Building Heights Sketch of
1465-1511 HAYWOOD COURT
FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 08, 2014



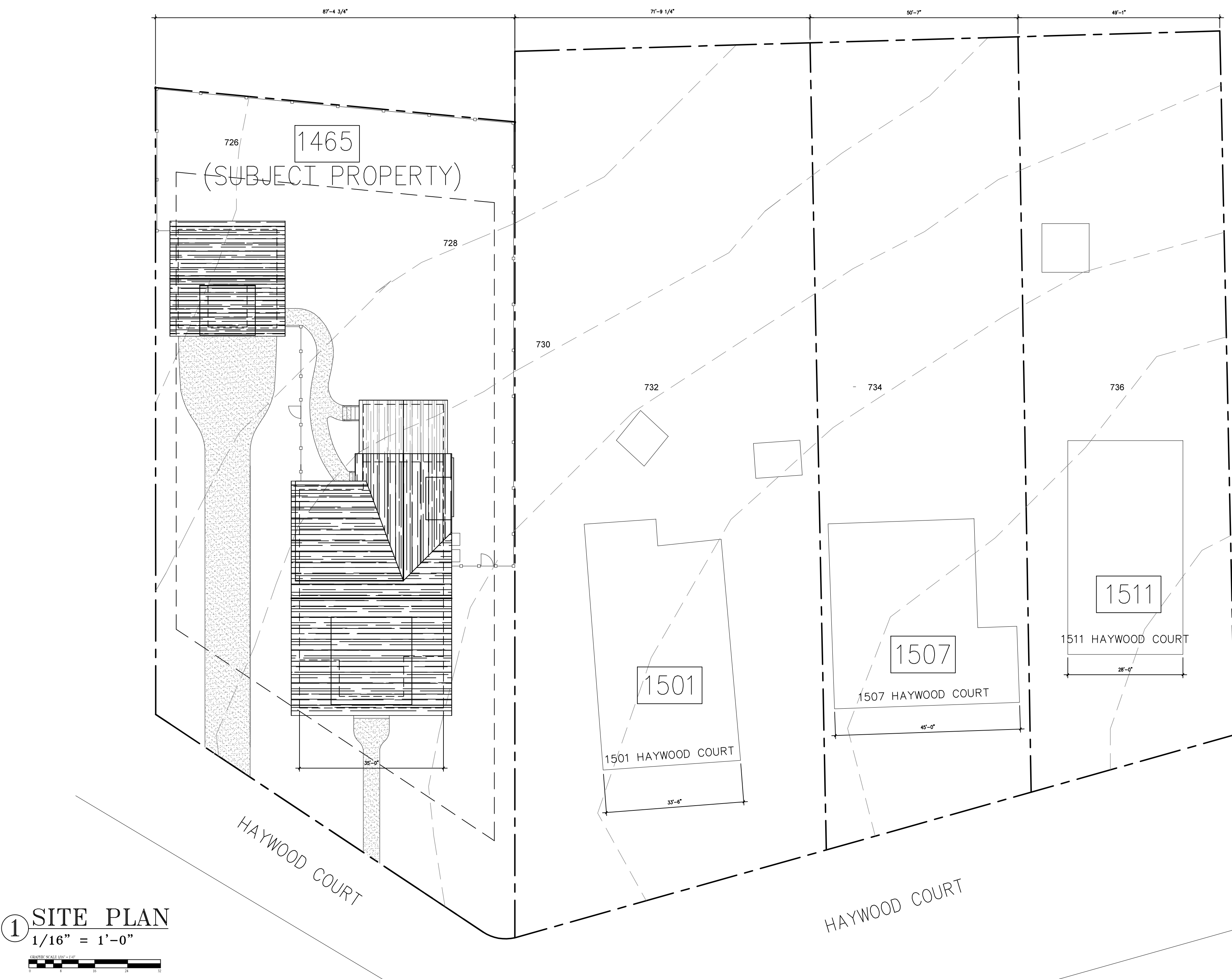
General Notes:


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 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.

February 2016

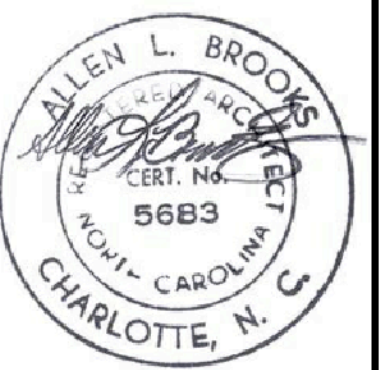


HAYWOOD COURT
TERMINATES






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19 JAN 2016



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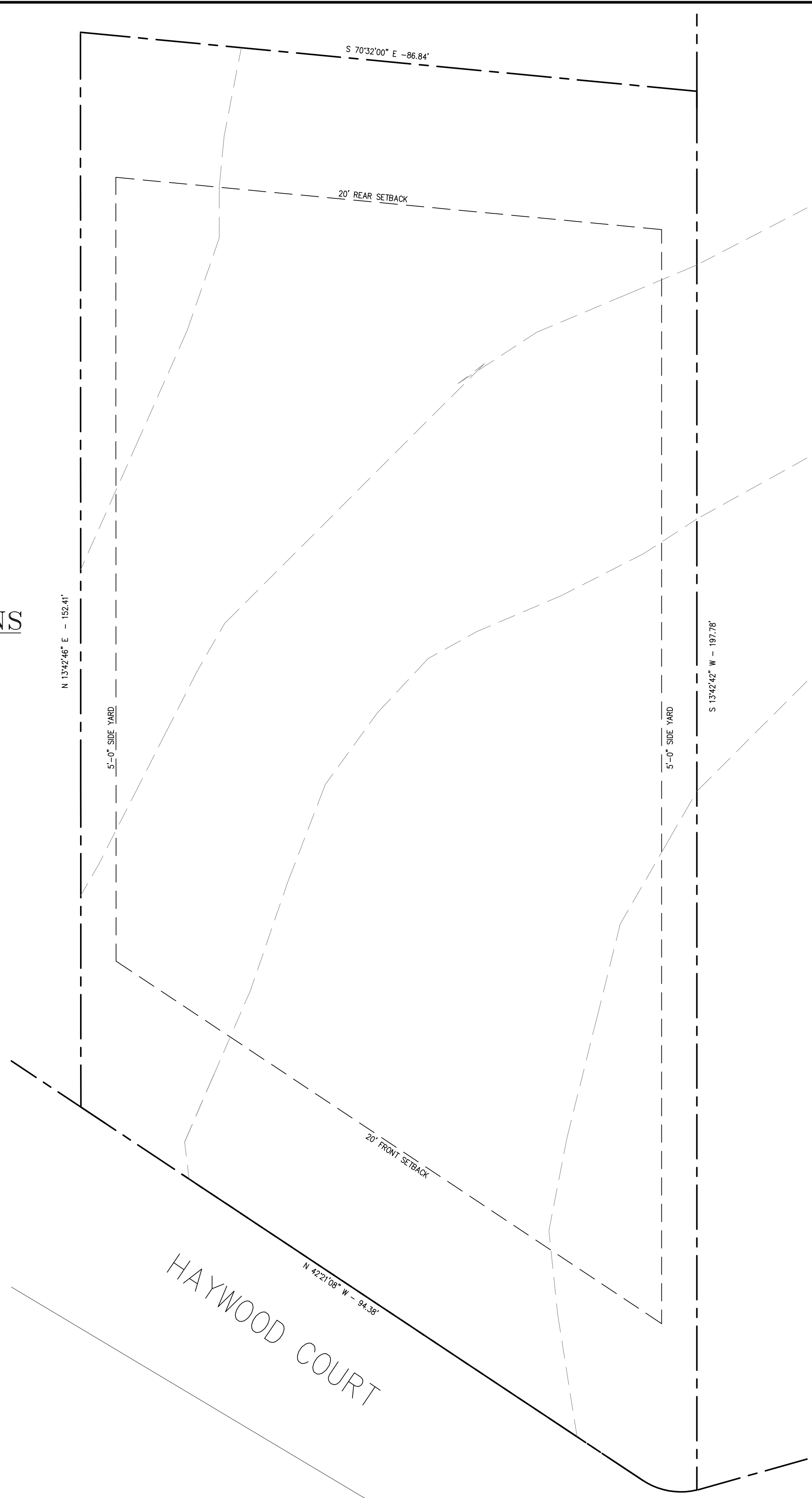
BUILDING HEIGHT SURVEY

OF: EIGHT

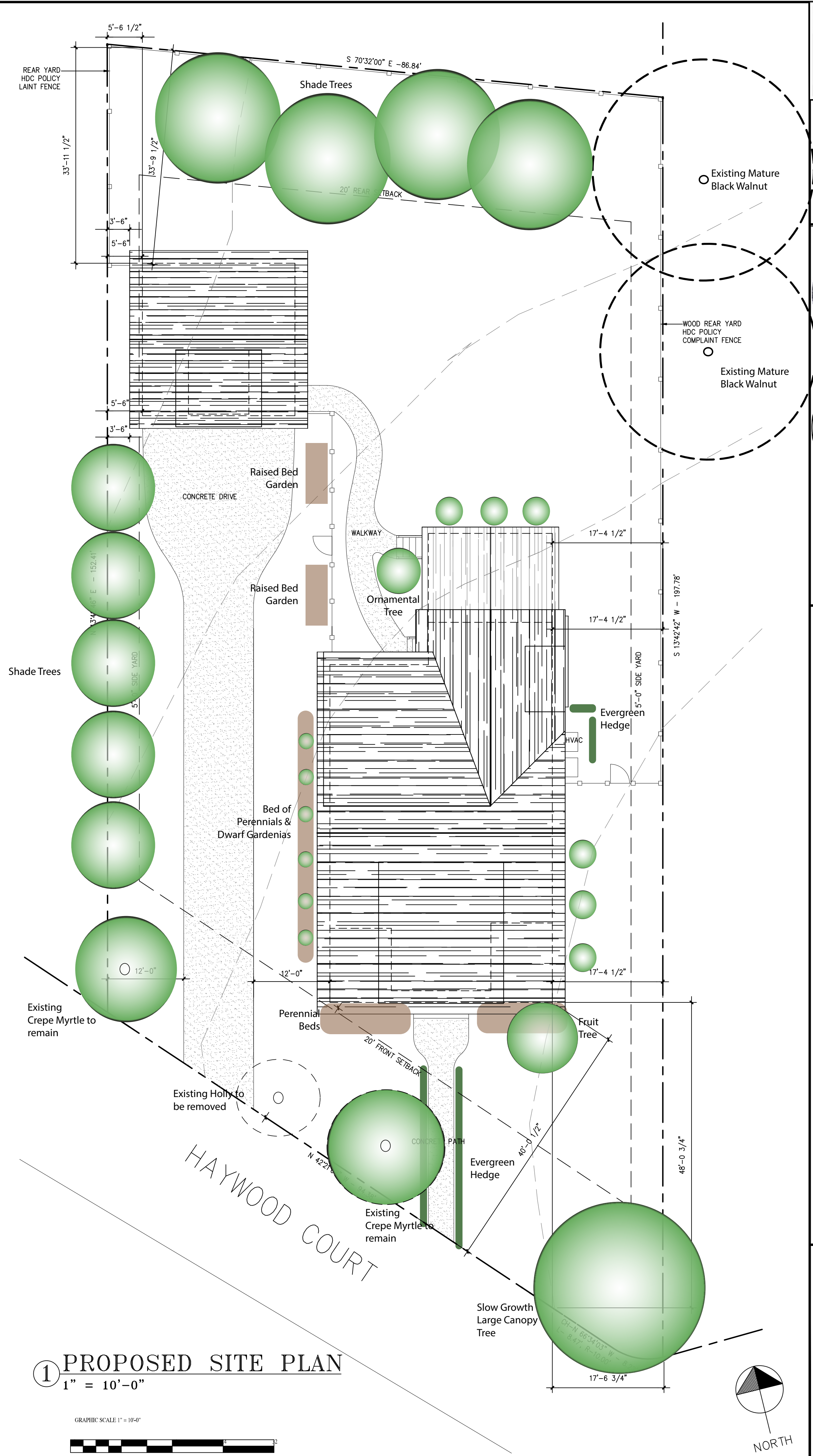
RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	3352
PROPOSED UNHEATED	
SCREENED PORCH	273
UNHEATED GARAGE	576
POOL	0
PATIO	0
SHOP	0
TOTAL	849
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	7770
PROPOSED HOUSE ADDITION	0
GARAGE FOOTPRINT	576
IMPERVIOUS AREA AT REAR YARD	1235
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

February 2016

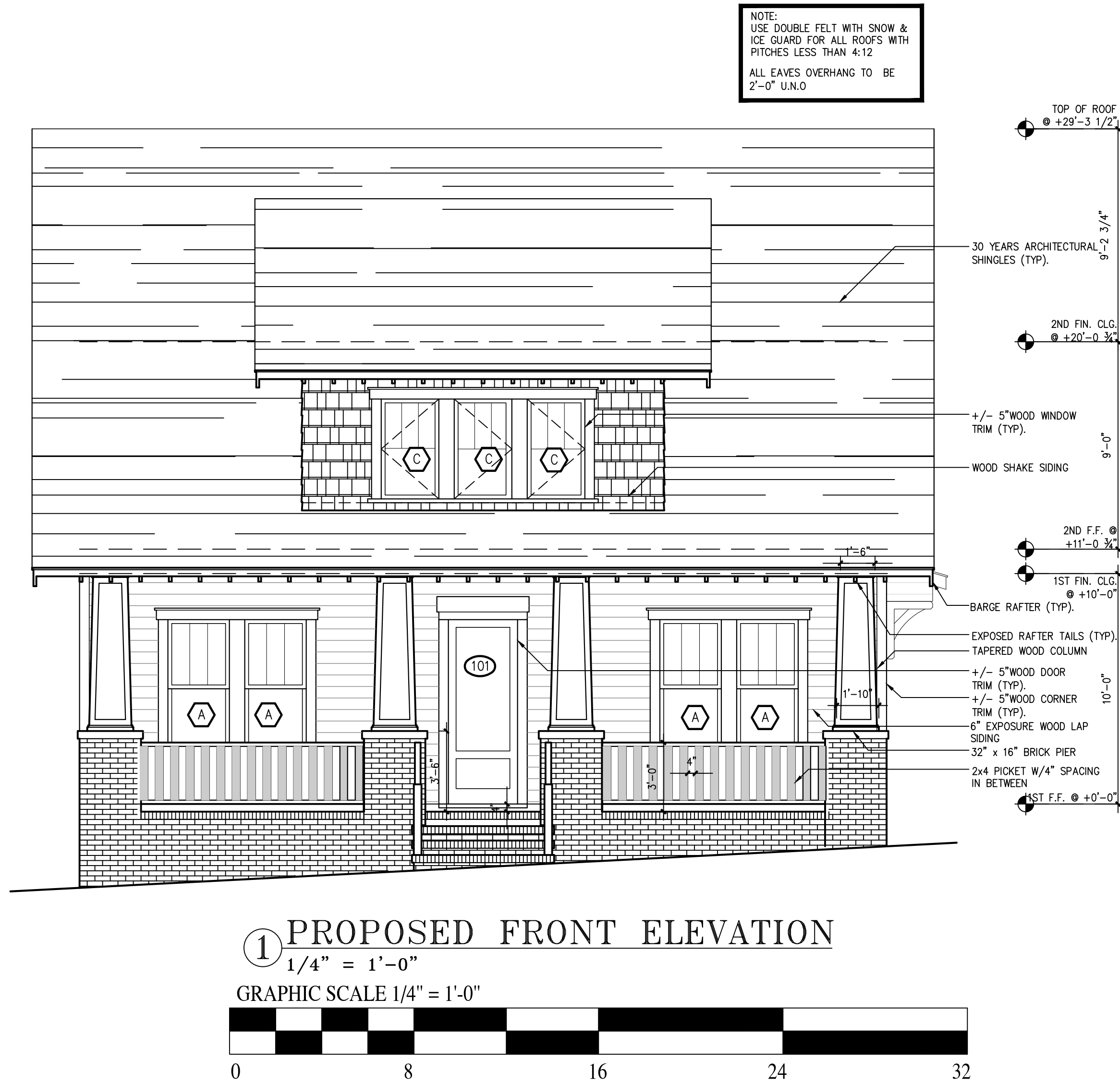
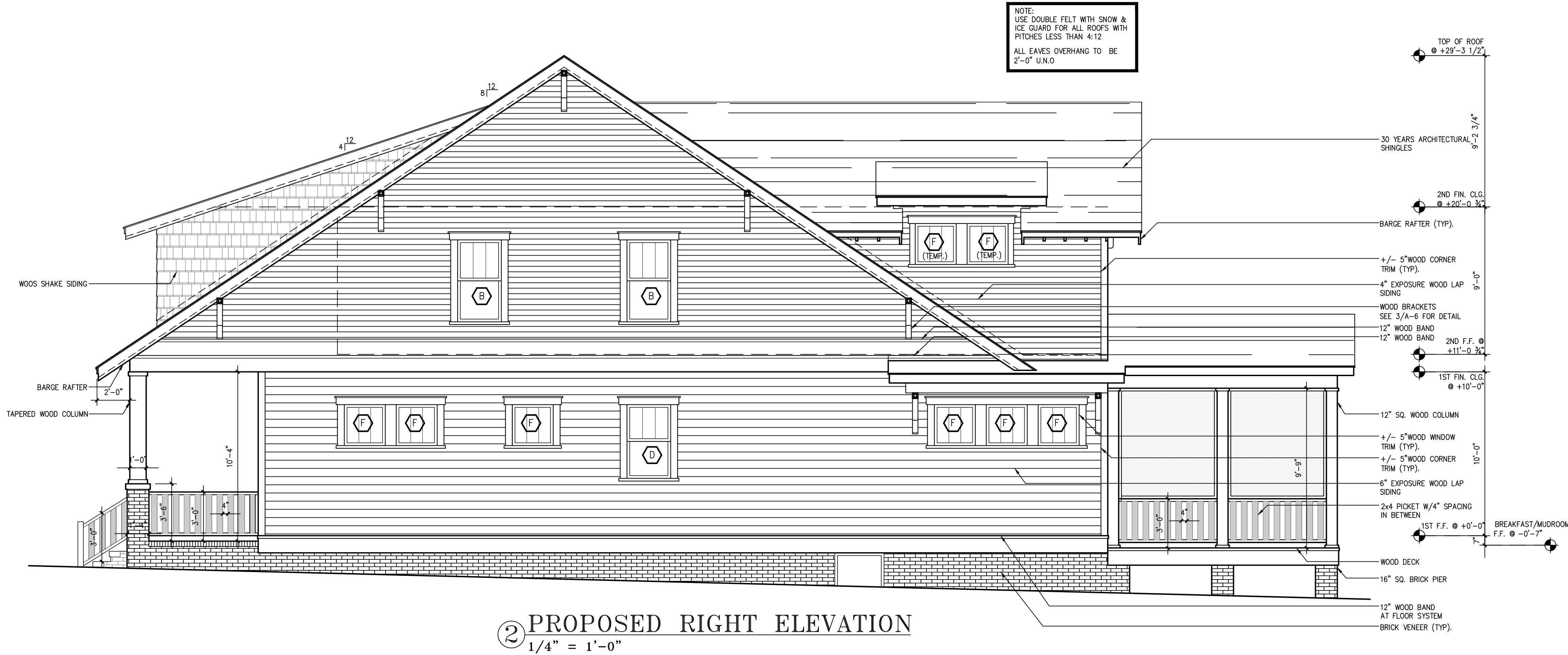


② EXISTING VACANT LOT
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"

JANUARY 2016

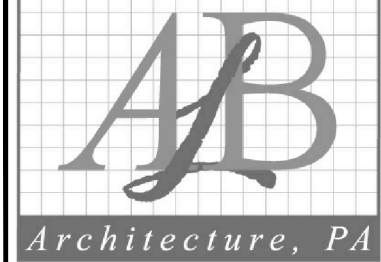


WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 6'-0"	8'-0" 14'-0" @ STAIRS	DOUBLE HUNG
B	2'-0" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-0" X 4'-0"	6'-0"	CASEMENT
D	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG
E	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
F	2'-0" X 2'-0"	FIRST FLOOR: 8'-0" MASTER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

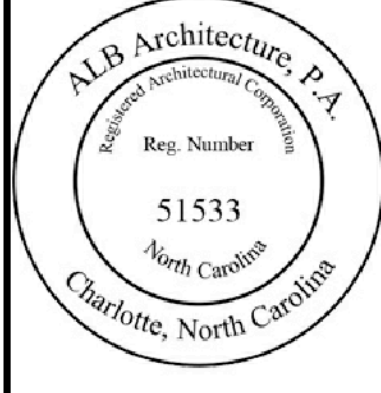
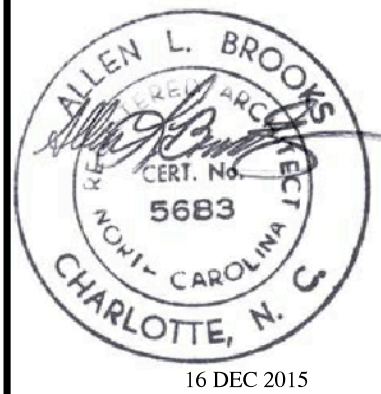
NOTE:
• MATCH TRIM DETAILS W/ METAL Drip CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEmPERED GLASS.

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

- 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



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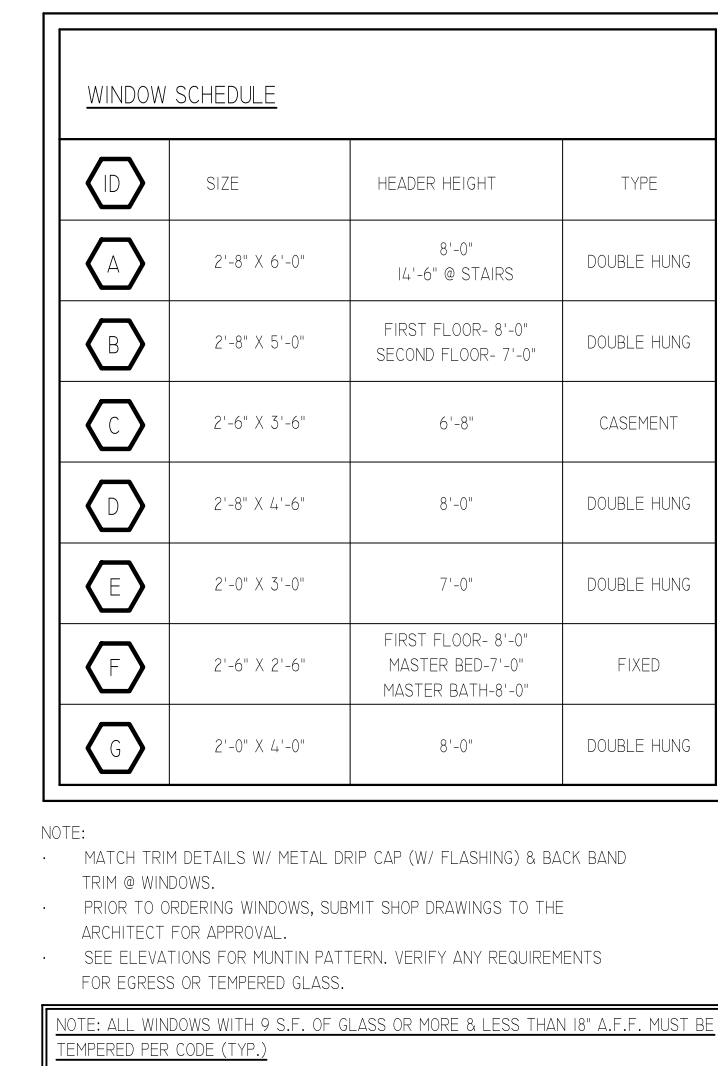
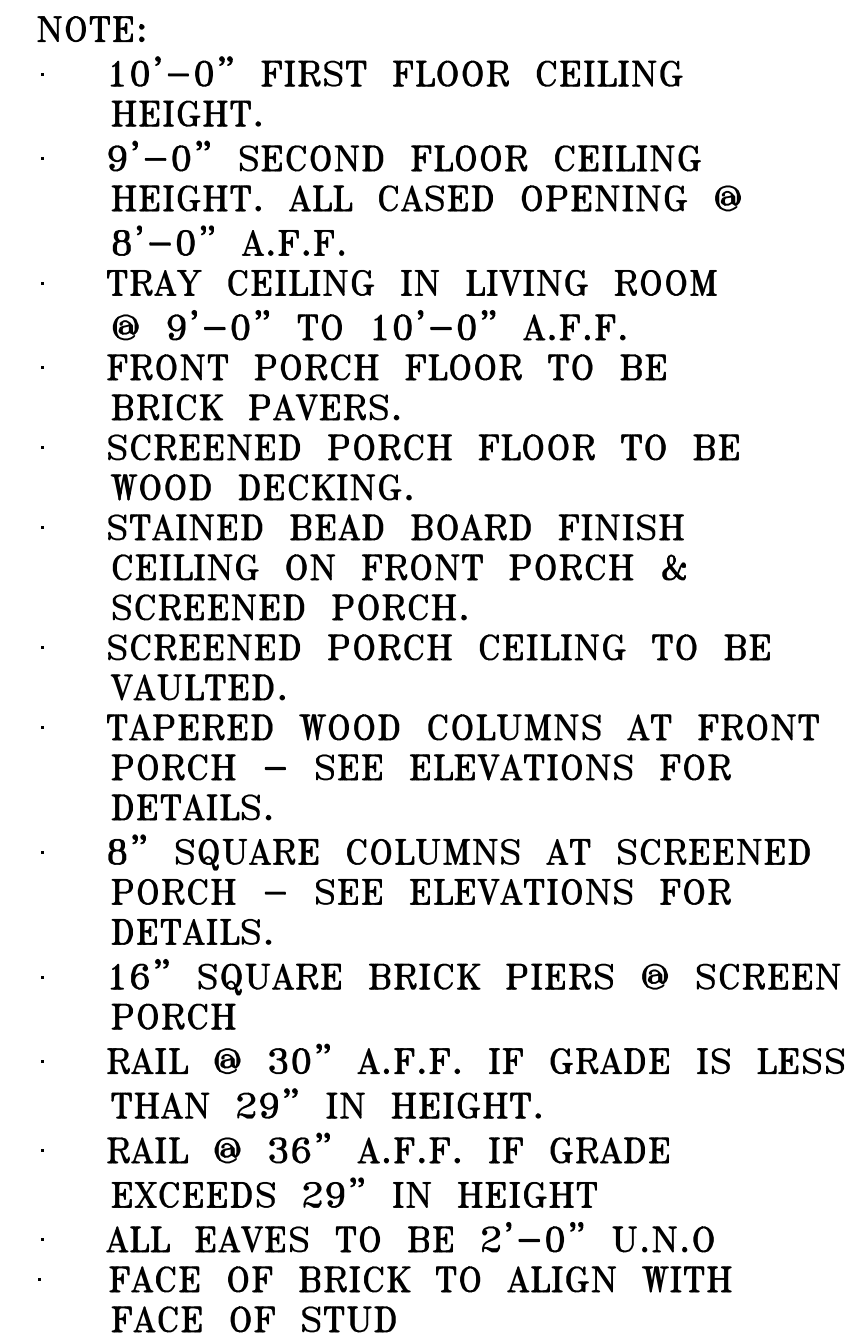
New Residence in Historic Plaza Midwood for the :
MCCOLLUM RESIDENCE
1465 Haywood Court, Charlotte, NC 28205

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

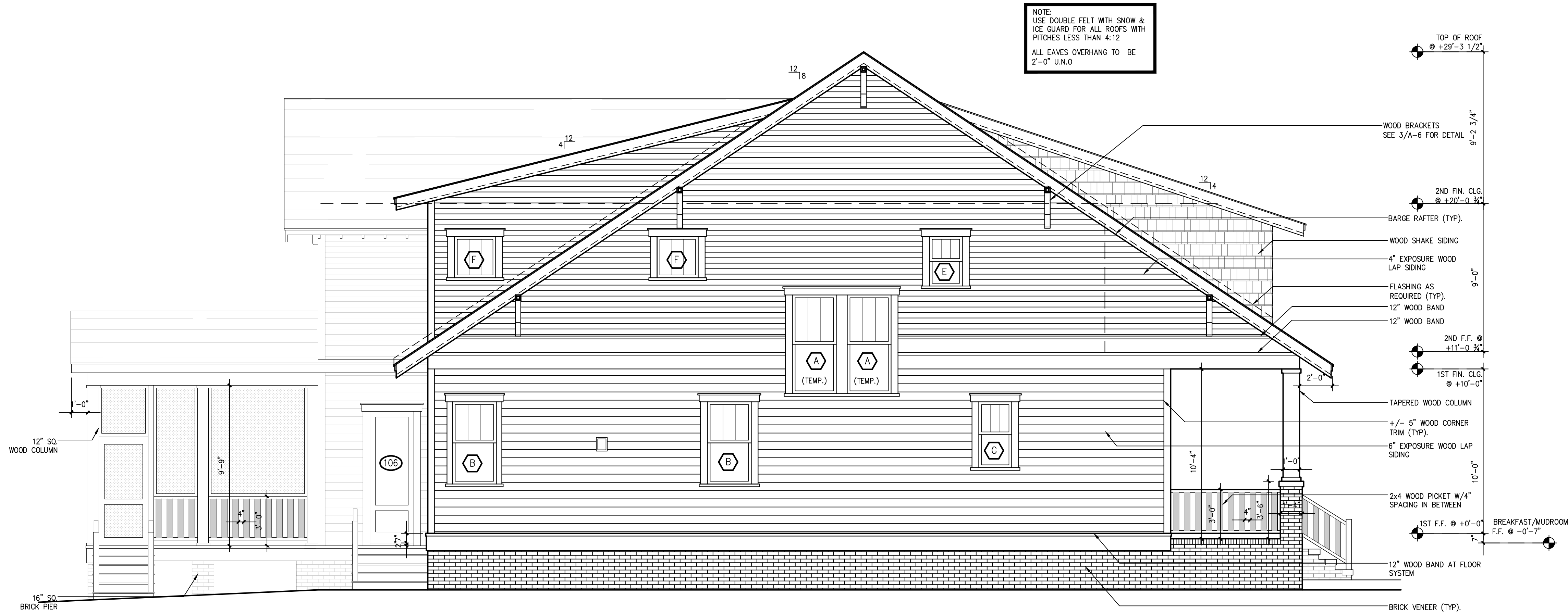
PROPOSED ELEVATIONS

A-4

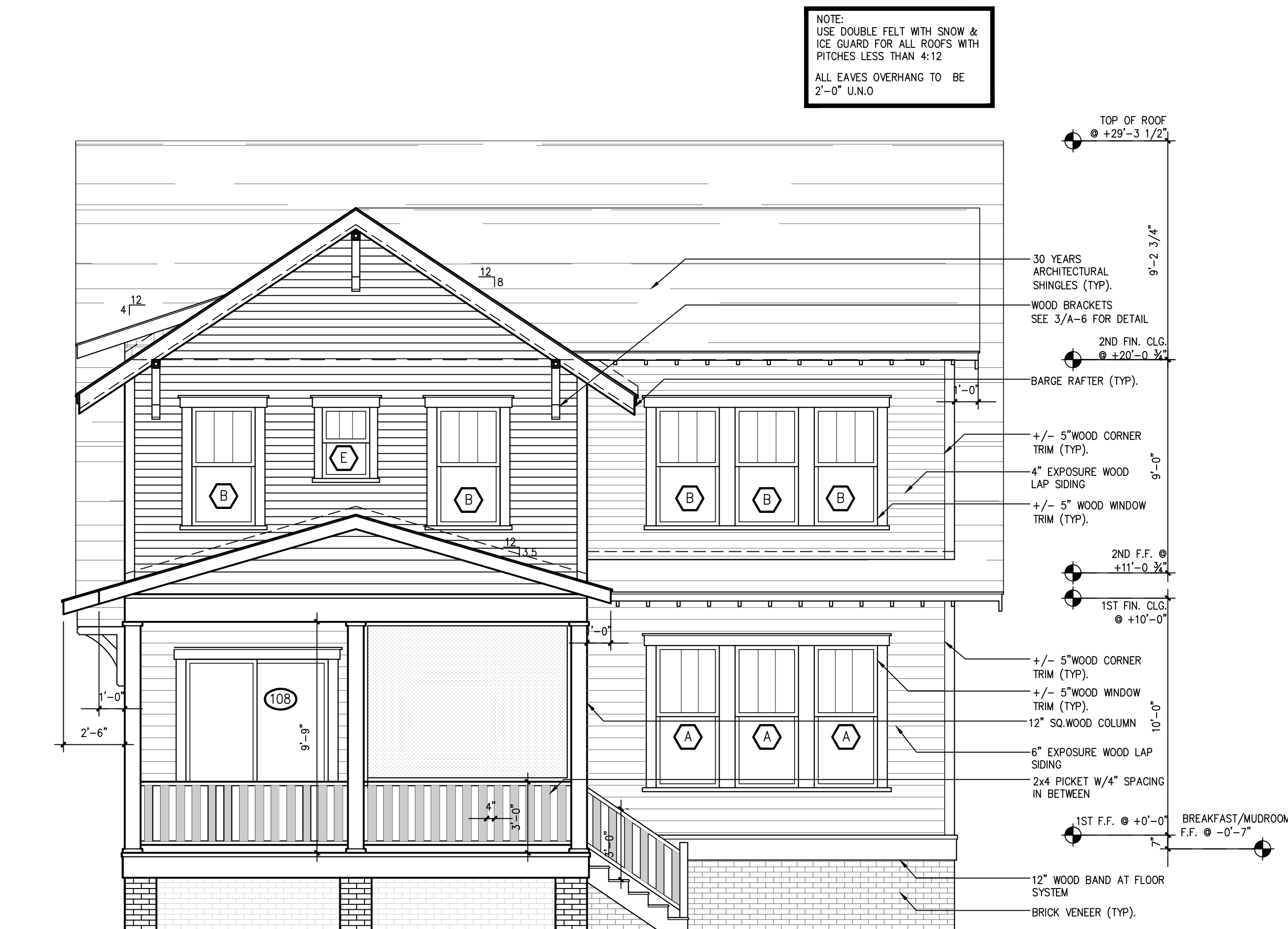
OF: EIGHT

**FEBURARY 2016**

JANUARY 2016

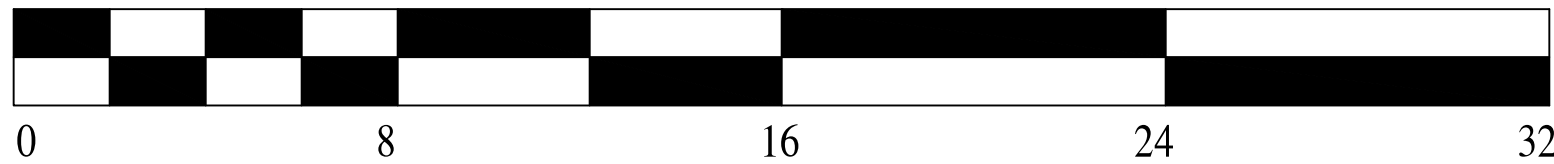


② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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

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

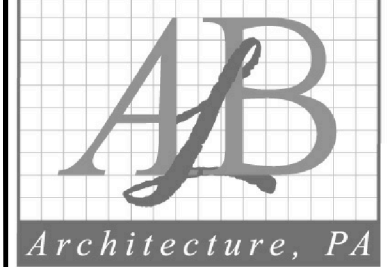


WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 6'-0"	8'-0" 14'-0" STAIRS	DOUBLE HUNG
B	2'-0" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-0" X 4'-0"	6'-0"	CASEMENT
D	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG
E	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
F	2'-0" X 2'-0"	FIRST FLOOR: 8'-0" MASTER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

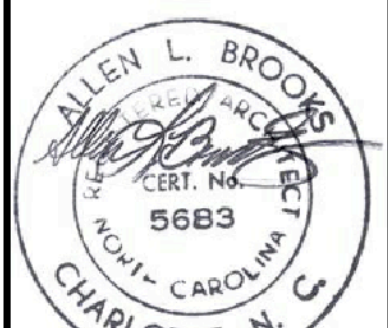
- NOTE:
- MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 - SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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

- 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



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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 ELEVATIONS

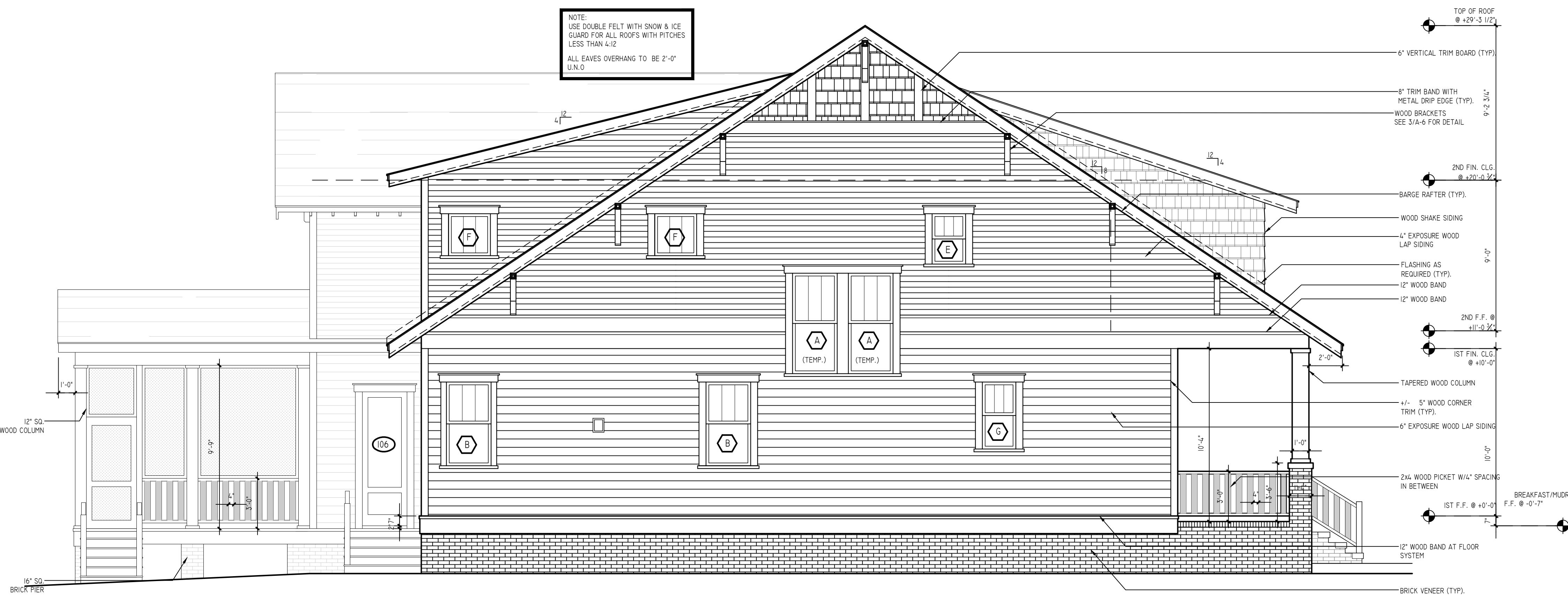
A-5

OF: EIGHT

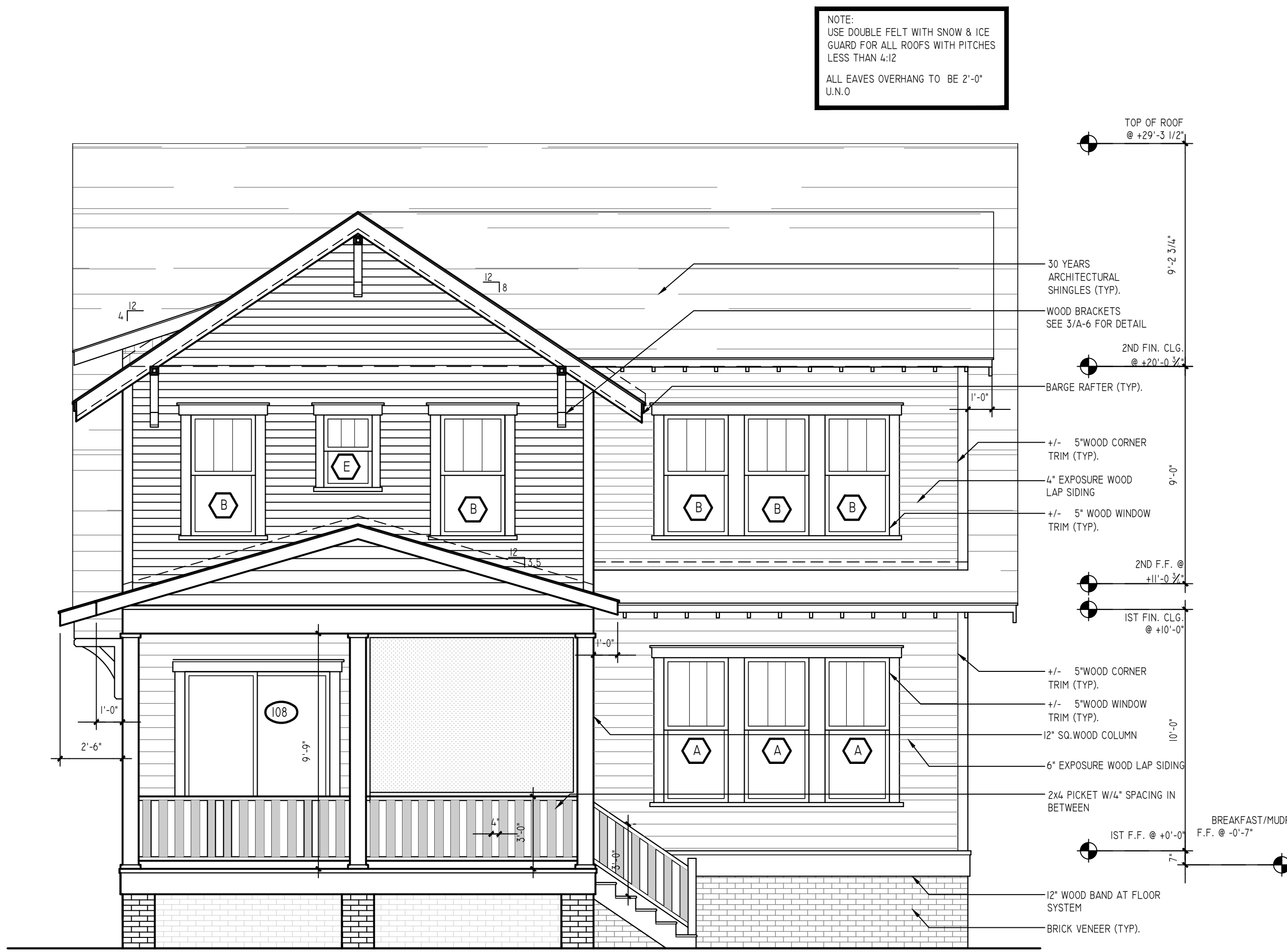
WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 6'-0"	8'-0" 14'-6" @ STAIRS	DOUBLE HUNG
B	2'-8" X 5'-0"	FIRST FLOOR- 8'-0" SECOND FLOOR- 7'-0"	DOUBLE HUNG
C	2'-6" X 3'-6"	6'-8"	CASEMENT
D	2'-8" X 4'-6"	8'-0"	DOUBLE HUNG
E	2'-0" X 3'-0"	7'-0"	DOUBLE HUNG
F	2'-6" X 2'-6"	FIRST FLOOR- 8'-0" MASTER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

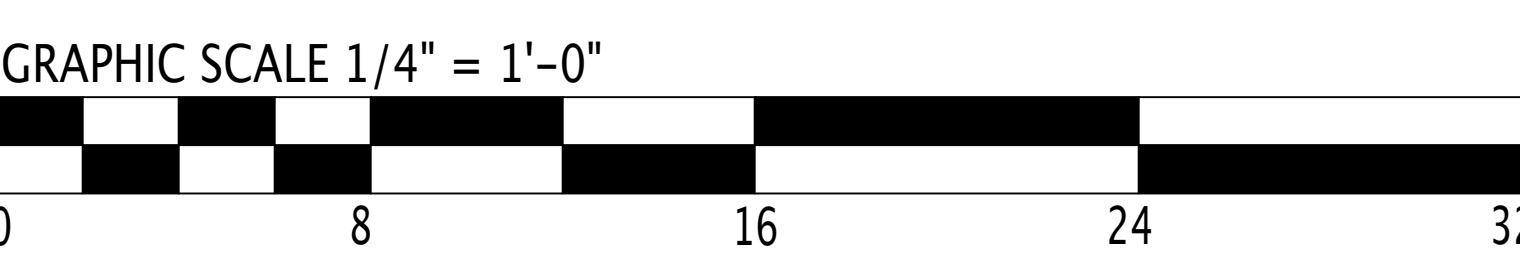
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



② PROPOSED 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.
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SCREENED PORCH CEILING TO BE VAULTED.
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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

FEBRUARY 2016

016

19'-6"

7'-9"

1'-4"

1'-4"

1'-4"

16" SQ. BRICK PIERS

5'-0"

5'-0"

14'-0"

5'-0"

35'-0"

15'-6"

19'-6"

16'-10"

1'-4"

1'-4"

1'-4"

15'-2"

6'-8"

45'-2"

51'-10"

73'-10"

CRAWLS DOOR-

SEALED CRAWLSPACE
NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND DETAILS

TERMITE PRETREAT SOIL OR APPROVED TERMITE PRETREAT. CRAWLSPACE TO BE FREE AND CLEAR OF ALL DEBRIS WITH GRAVEL BASE UNDER 16 MIL VAPOR BARRIER (TYP.).

NOTE: FACE OF BRICK TO ALIGN WITH FACE OF STUD

NOTE: ALL DIMENSION TO BE FROM FACE OF BRICK

14'-3"

6'-6"

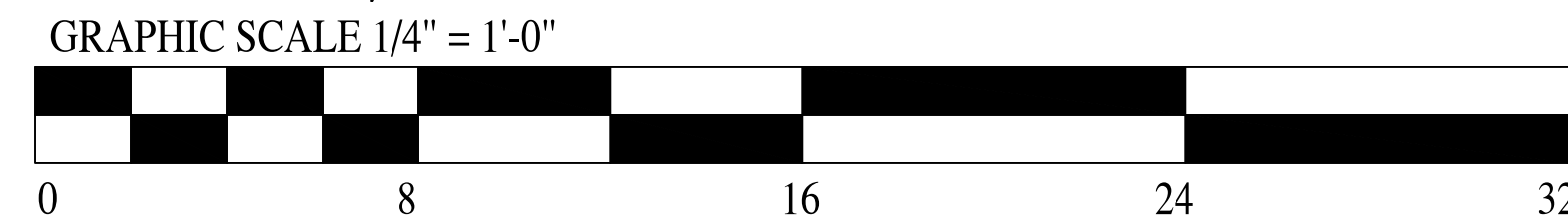

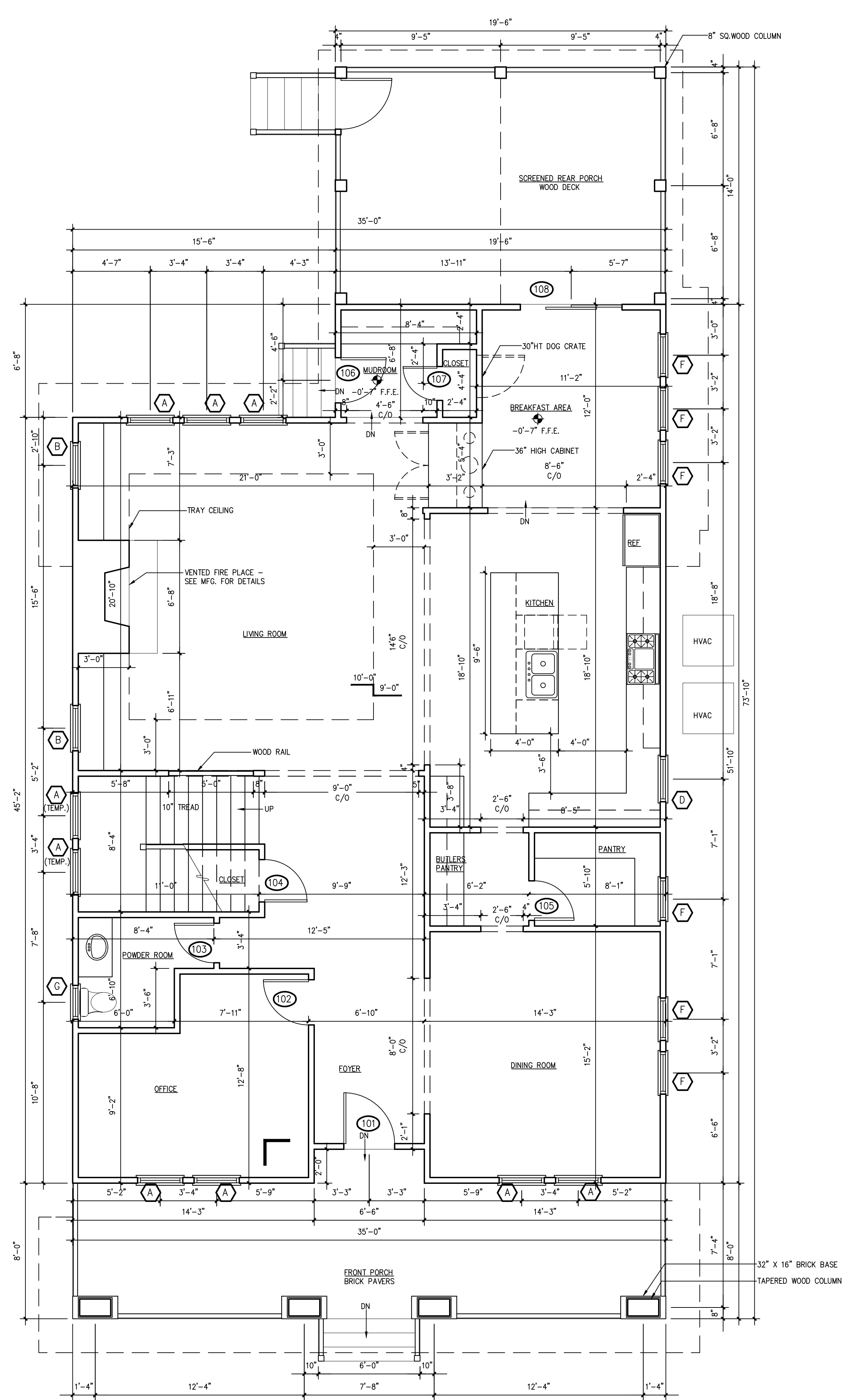
14'-3"

8'-0"

35'-0"

2

A-6



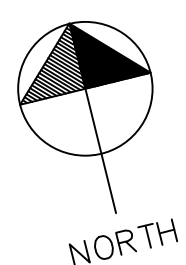
NOTE:

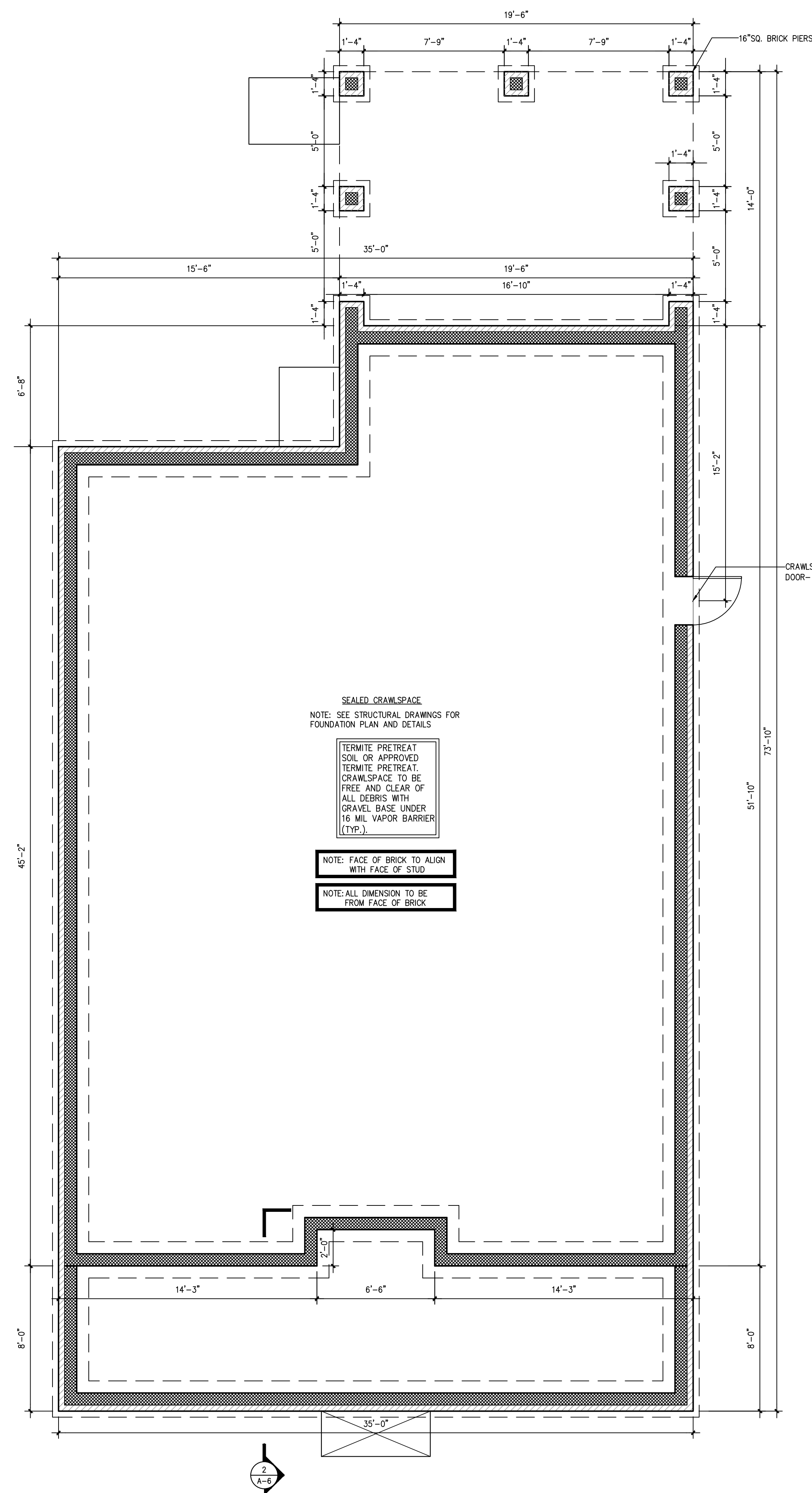
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NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

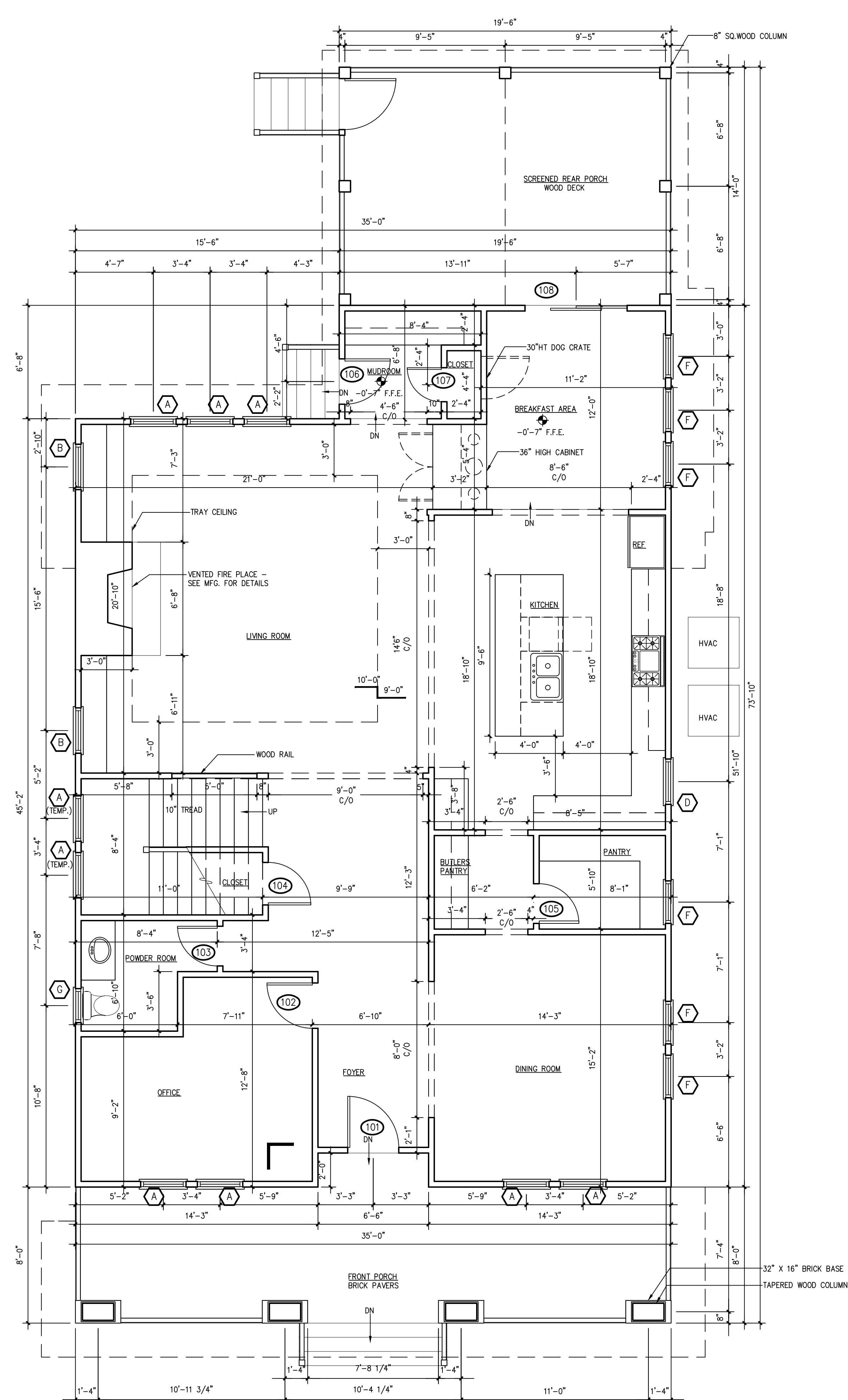
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

- BRICK VENEER
MASONRY

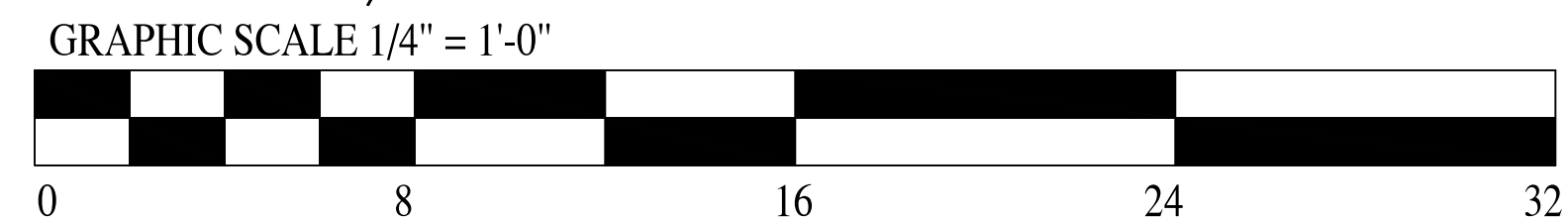




② PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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



<u>WINDOW SCHEDULE</u>			
	SIZE	HEADER HEIGHT	TYPE
	2'-8" X 6'-0"	8'-0" 16'-4" @ STAIRS	DOUBLE HUNG
	2'-8" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
	2'-4" X 5'-0"	6'-8"	CASEMENT
	2'-8" X 4'-6"	8'-0"	DOUBLE HUNG
	2'-0" X 5'-0"	7'-0"	DOUBLE HUNG
	2'-6" X 2'-6"	FIRST FLOOR: 8'-0" MASTER BED-7'-0" MASTER BATH-8'-0"	FIXED
	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

NOTE:

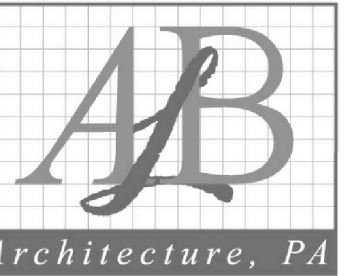
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NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

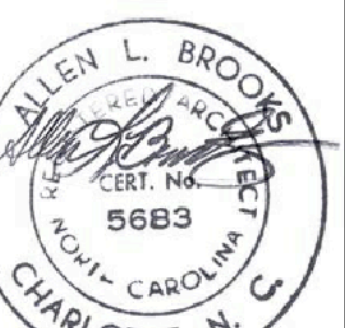
<u>FIRST FLOOR DOOR SCHEDULE</u>		
100A	OPENING	LOCATION
101	3'-0" X 8'-0"	MAIN ENTRY
102	2'-8" X 8'-0"	OFFICE
103	2'-4" X 8'-0"	POWDER RM
104	2'-6" X 8'-0"	STORAGE
105	2'-4" X 8'-0"	PAINTRY
106	2'-8" X 8'-0"	MUDROOM ENTRY
107	2'-0" WIDE HT TO BE VERIFIED ON SITE	CLOSET
108	6'-0" X 8'-0" SLIDING DOOR	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.
- 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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19 JAN 2016



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 ALBA Schöck

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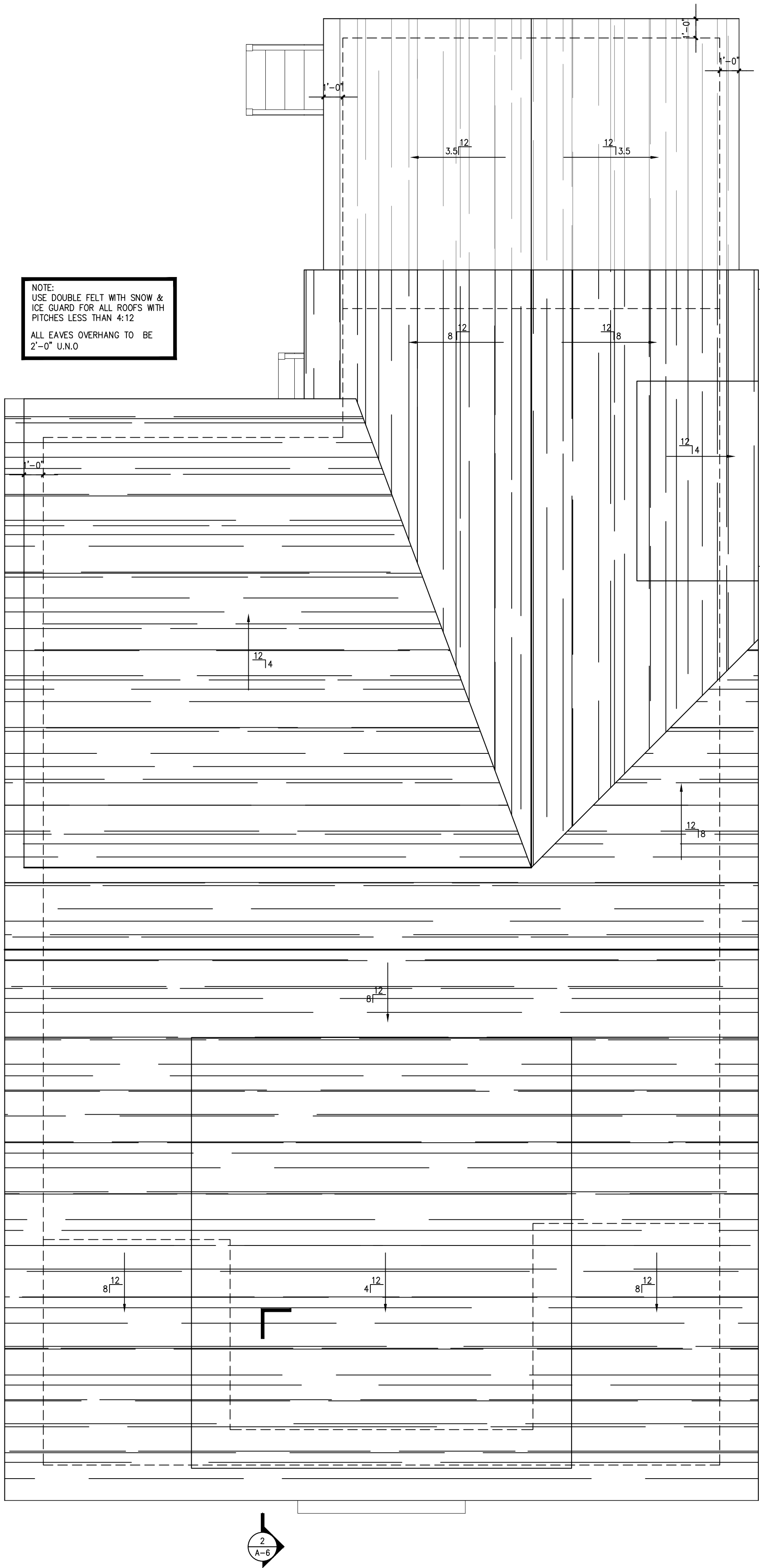
PROJ. NO. -	15078
ISSUED -	19 JAN 2016
REVISIONS -	

PROPOSED PLANS

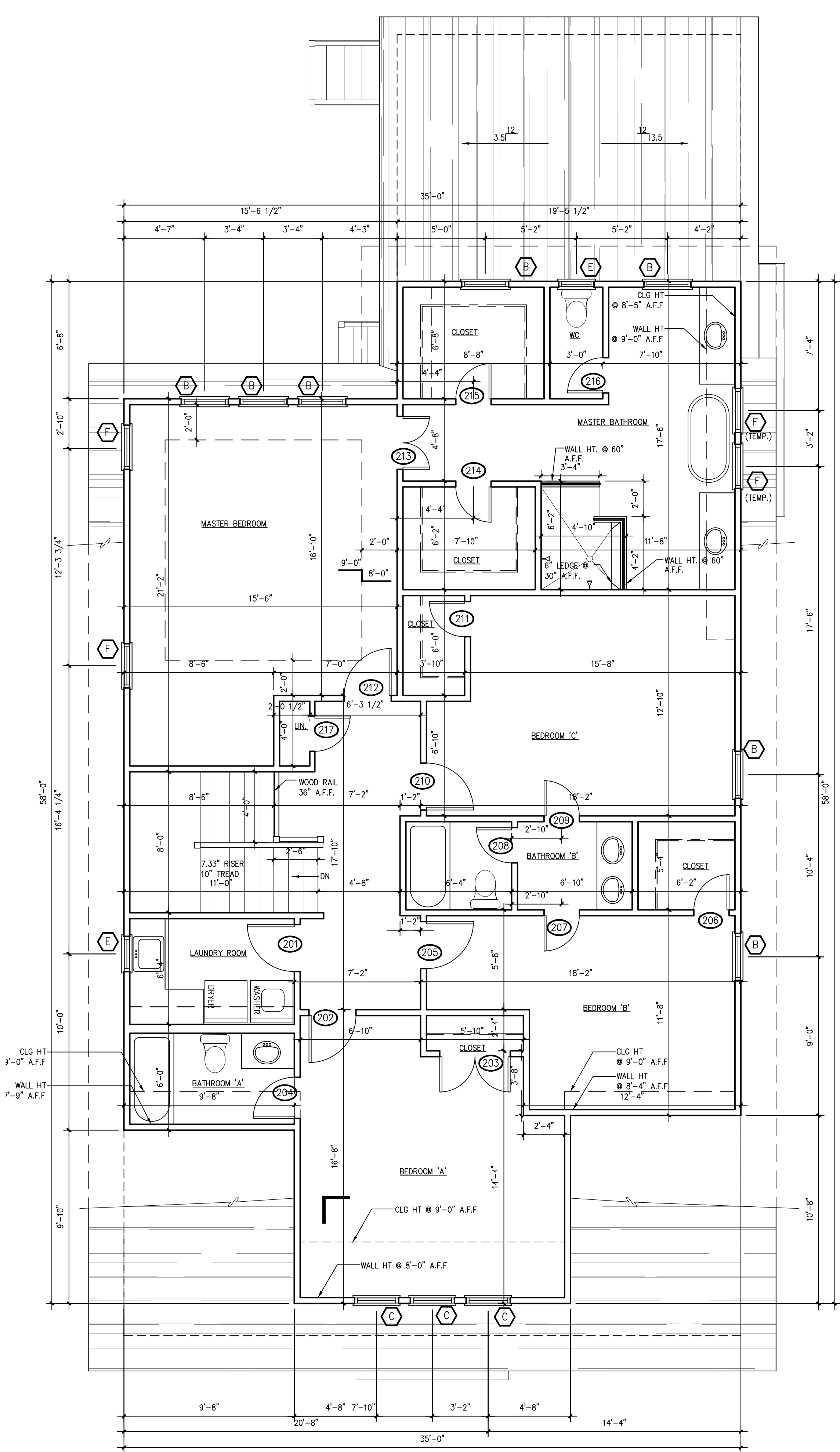
A-2

F: EIGHT

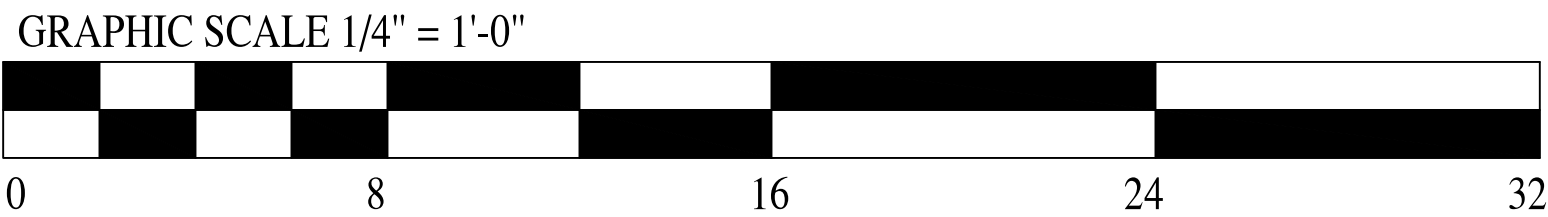
JANUARY 2016



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" W-4" @ STAIRS	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- 5'-0"	FIXED
G	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

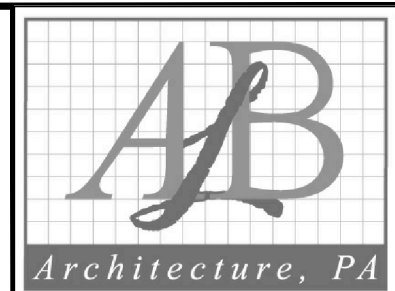
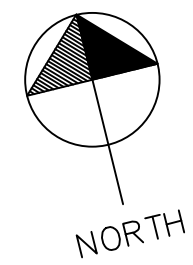
NOTE:
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• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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

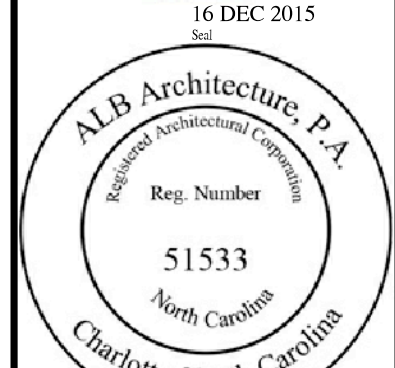
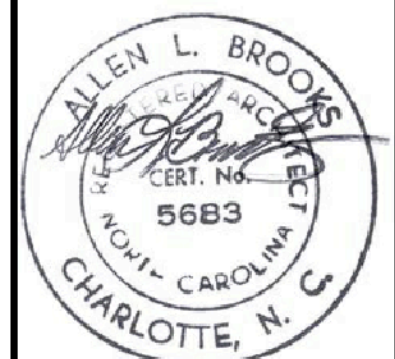
SECOND FLOOR DOOR SCHEDULE		
ALPH	OPENING	LOCATION
201	2'-8" X 6'-8"	LAUNDRY
202	2'-8" X 6'-8"	BEDROOM-A
203	PR 2'-0" X 6'-8"	BEDROOM-A CLOSET
204	2'-4" X 6'-8"	BATHROOM-A
205	2'-8" X 6'-8"	BEDROOM-B
206	2'-0" X 6'-8"	BEDROOM-B CLOSET
207	2'-0" X 6'-8"	BATHROOM-B
208	2'-0" X 6'-8"	BATHROOM-B
209	2'-0" 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	PR 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.
 - SCREENED PORCH FLOOR TO BE WOOD DECKING.
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 - FACE OF BRICK TO ALIGN WITH FACE OF STUD

	BRICK VENEER
	MASONRY



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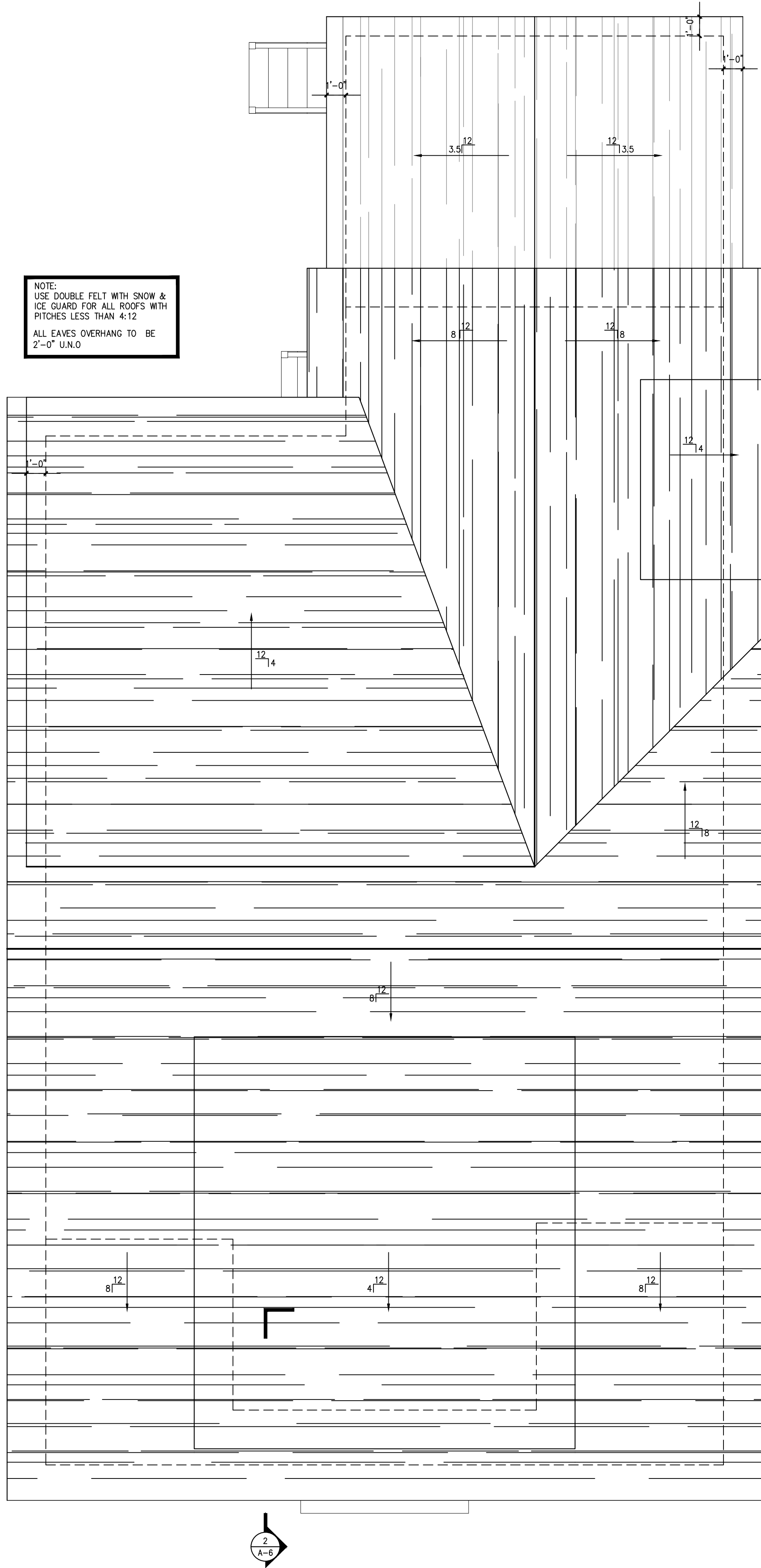
PROJ. NO. : 15078
ISSUED : 16 DEC 2015
REVISIONS :

PROPOSED PLANS

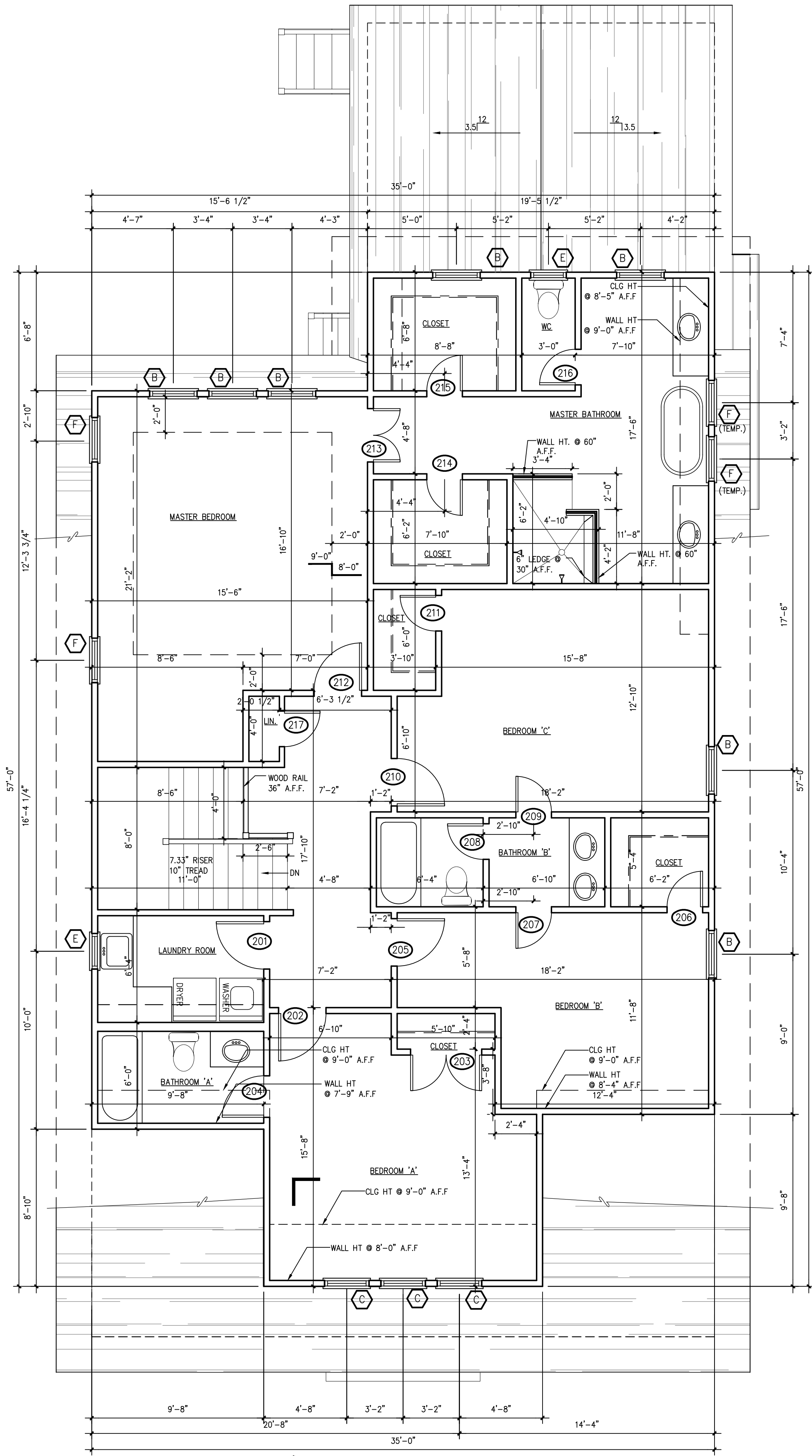
A-3

OF: EIGHT

FEBRUARY 2016

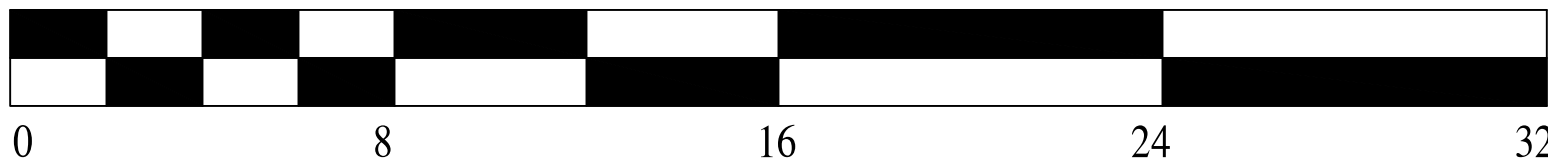


② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND 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" W-4" @ STAIRS	DOUBLE HUNG
B	2'-8" X 5'-0"	FIRST FLOOR: 8'-0" SECOND FLOOR: 7'-0"	DOUBLE HUNG
C	2'-6" X 3'-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: 5'-0"	FIXED
G	2'-0" X 4'-0"	8'-0"	DOUBLE HUNG

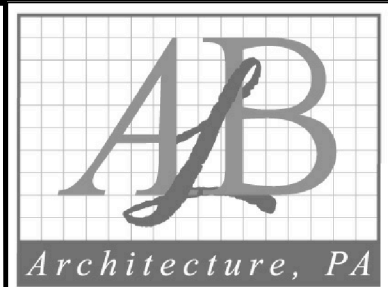
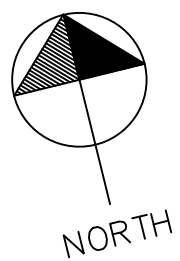
NOTE:
MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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

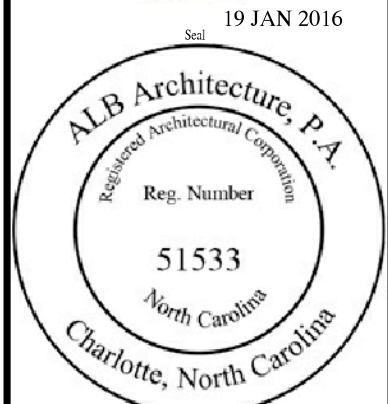
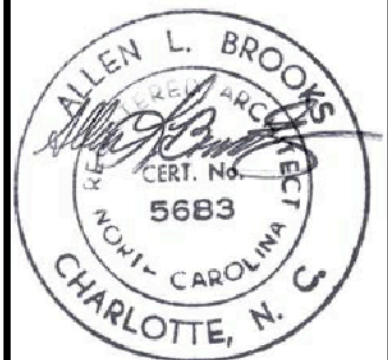
SECOND FLOOR DOOR SCHEDULE		
ALPH	OPENING	LOCATION
201	2'-8" X 6'-8"	LAUNDRY
202	2'-8" X 6'-8"	BEDROOM-A
203	PRI 2'-0" X 6'-8"	BEDROOM-A CLOSET
204	2'-4" X 6'-8"	BATHROOM-A
205	2'-8" X 6'-8"	BEDROOM-B
206	2'-0" X 6'-8"	BEDROOM-B CLOSET
207	2'-0" X 6'-8"	BATHROOM-B
208	2'-0" X 6'-8"	BATHROOM-B
209	2'-0" 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	PRI 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.
 - 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

BRICK VENEER
MASONRY



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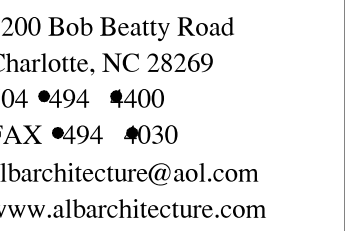
New Residence in Historic Plaza Midwood for the :
MCCOLLUM RESIDENCE
1465 Haywood Court, Charlotte, NC 28205

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

PROPOSED PLANS

A-3

OF: EIGHT



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ALBArchitects

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

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

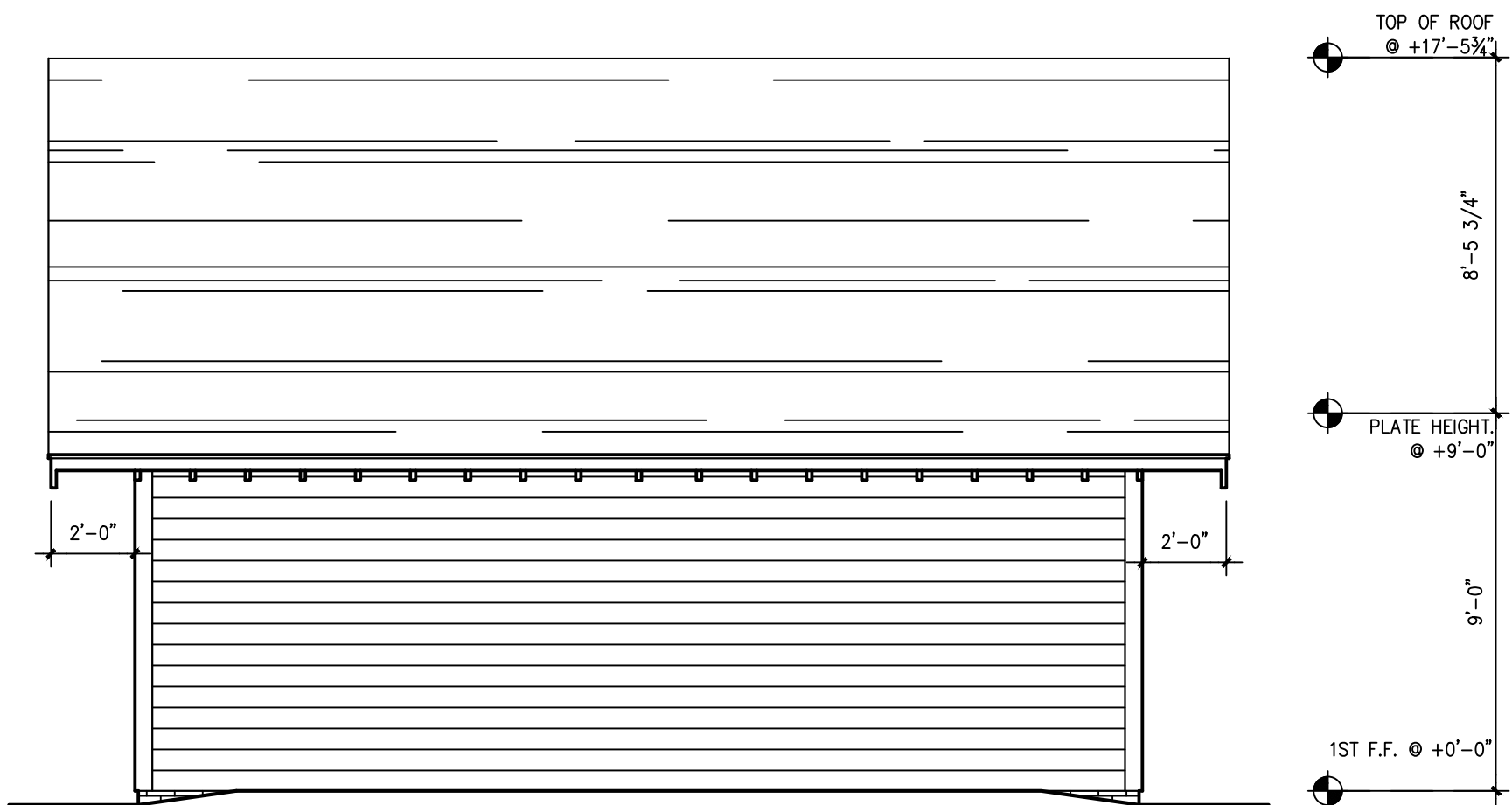
SECTIONS & DETAILS

A-6

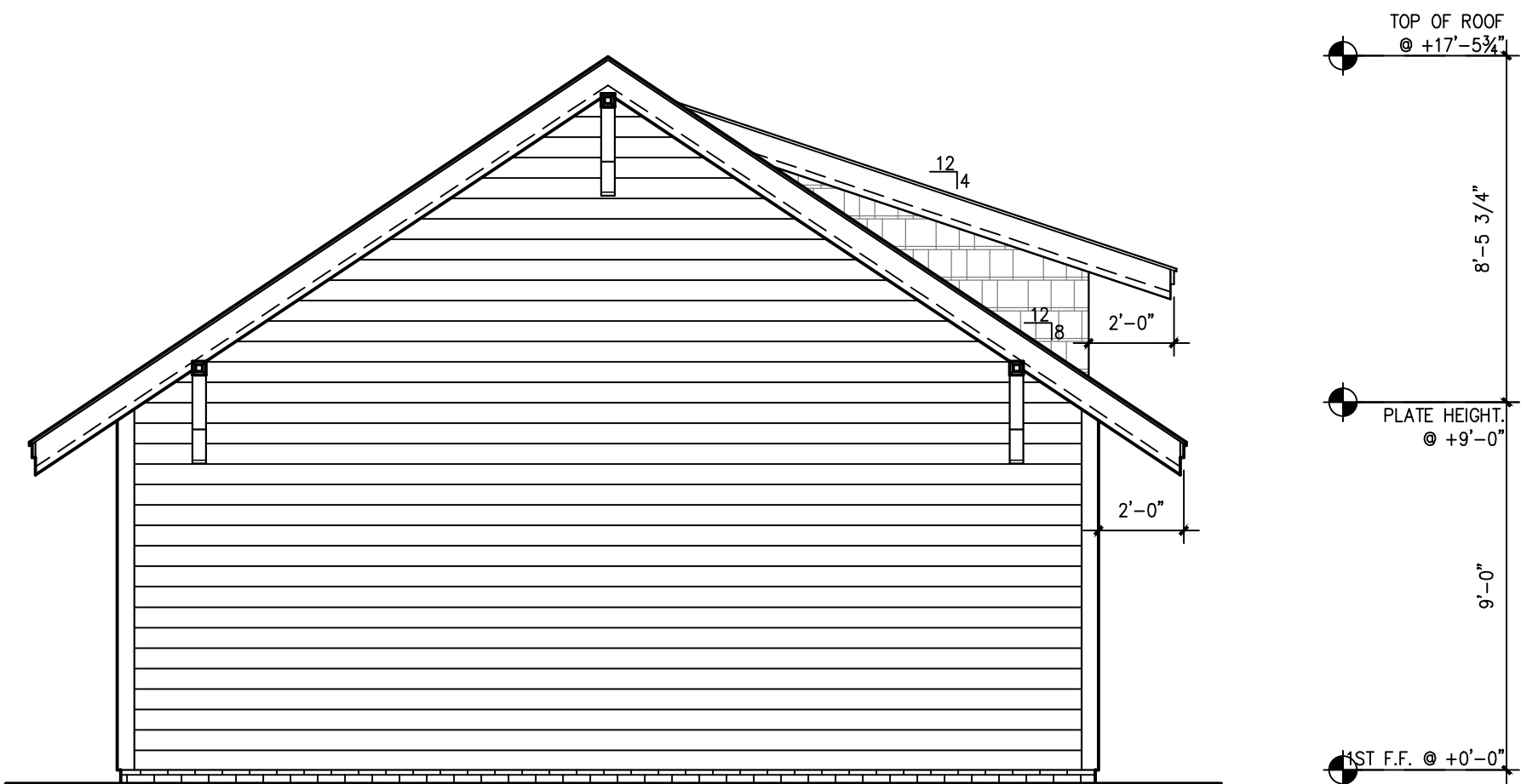
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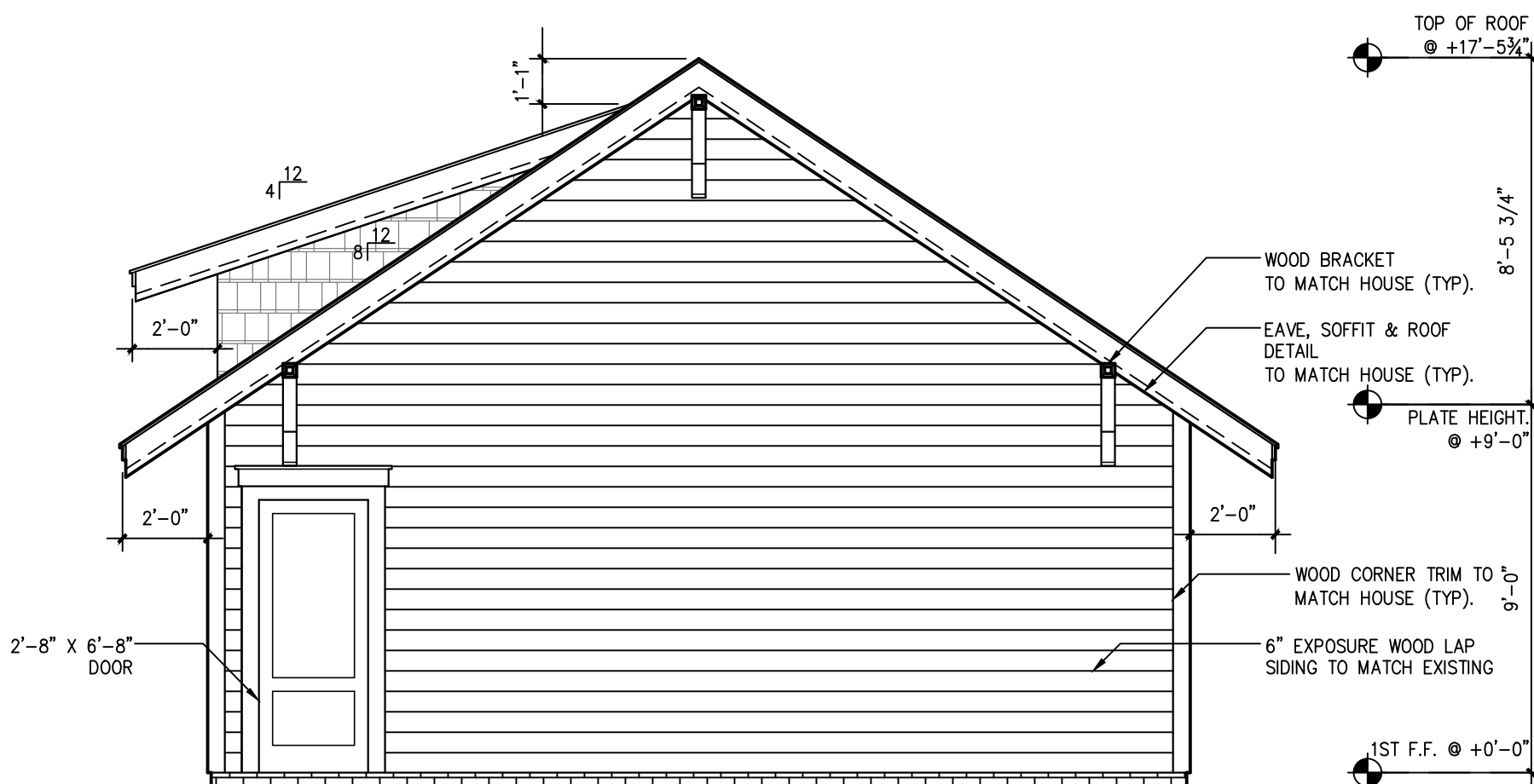
FEBRUARY 2016



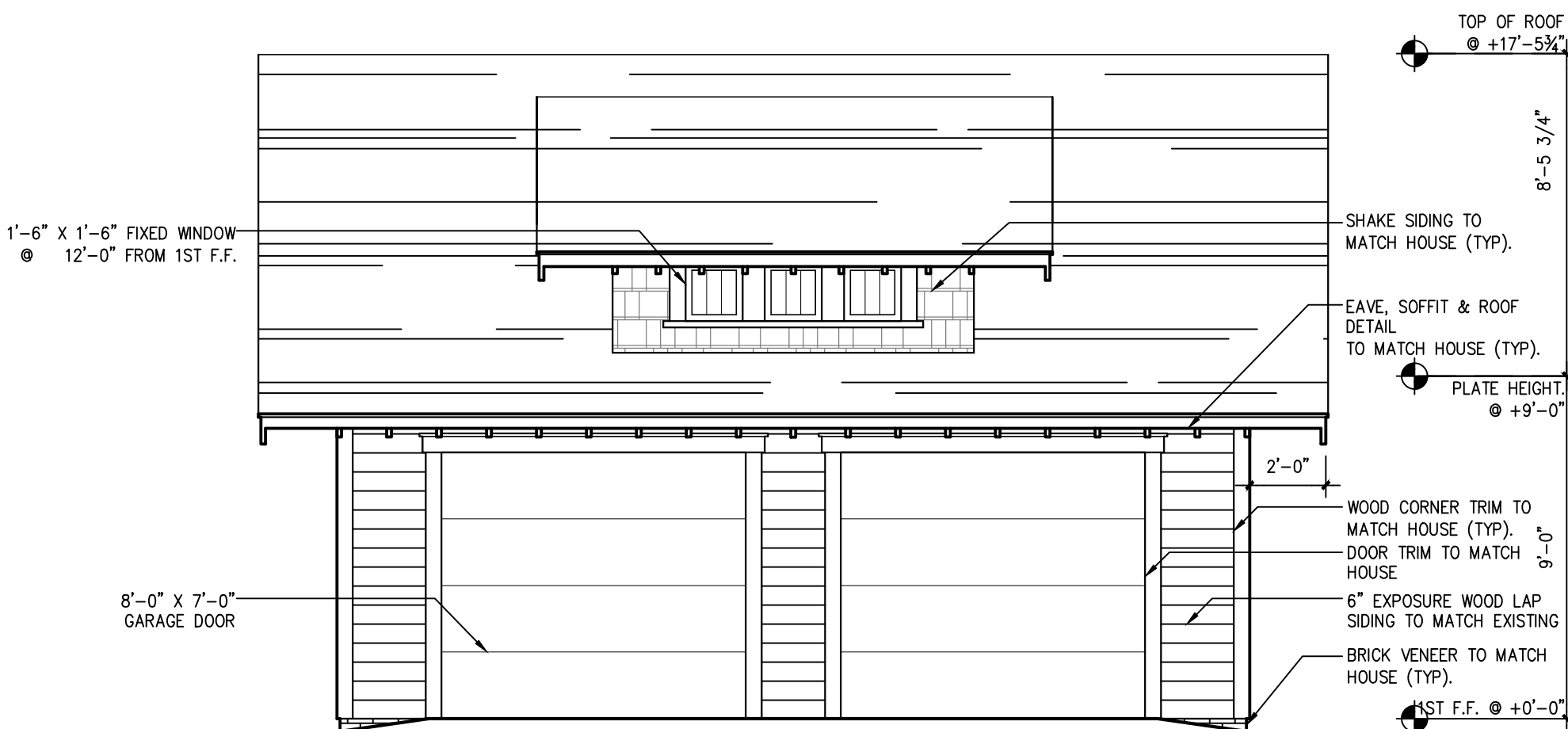
⑥ PROPOSED LEFT ELEVATION
1/4" = 1'-0"



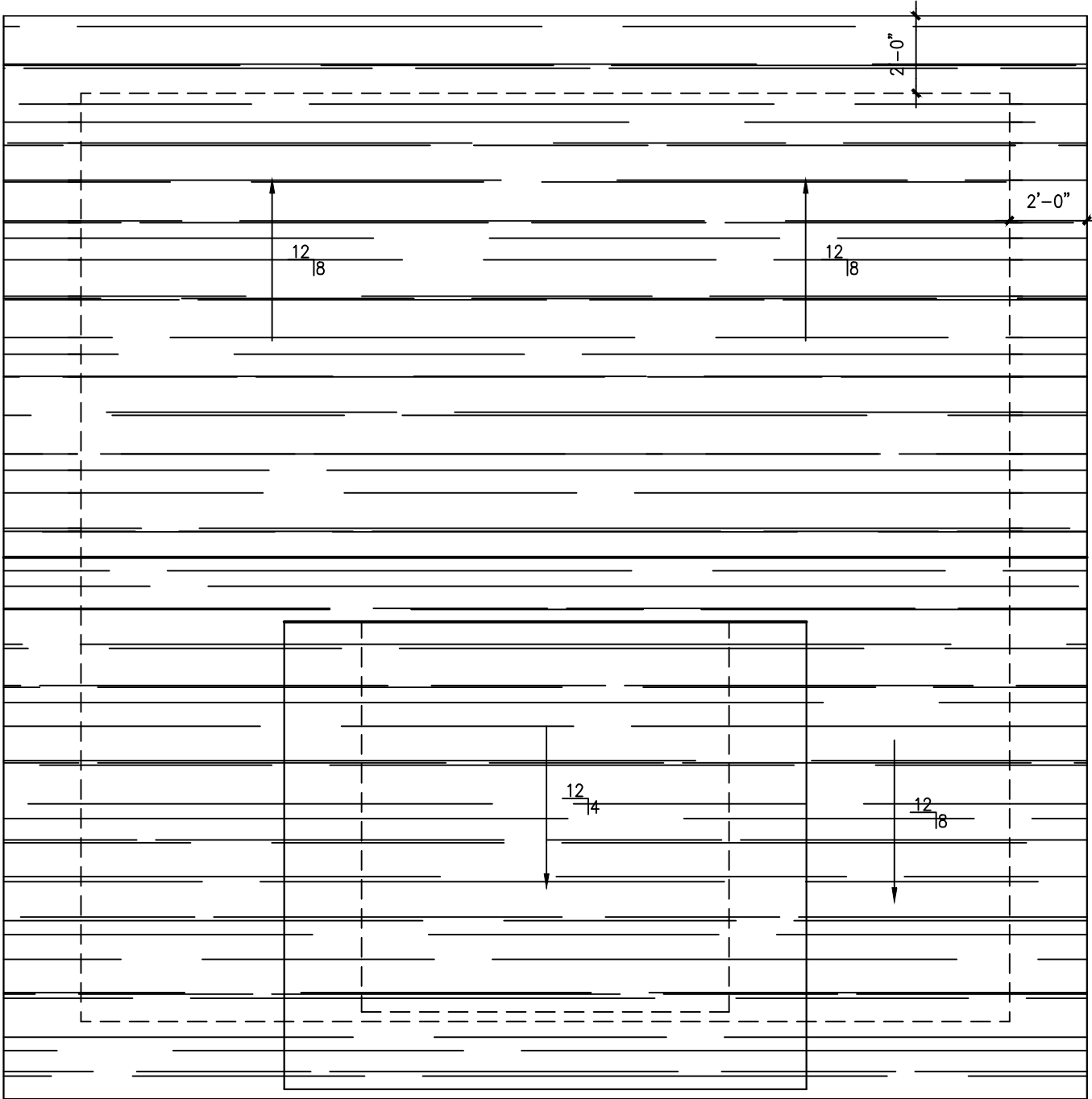
④ PROPOSED REAR ELEVATION
1/4" = 1'-0"



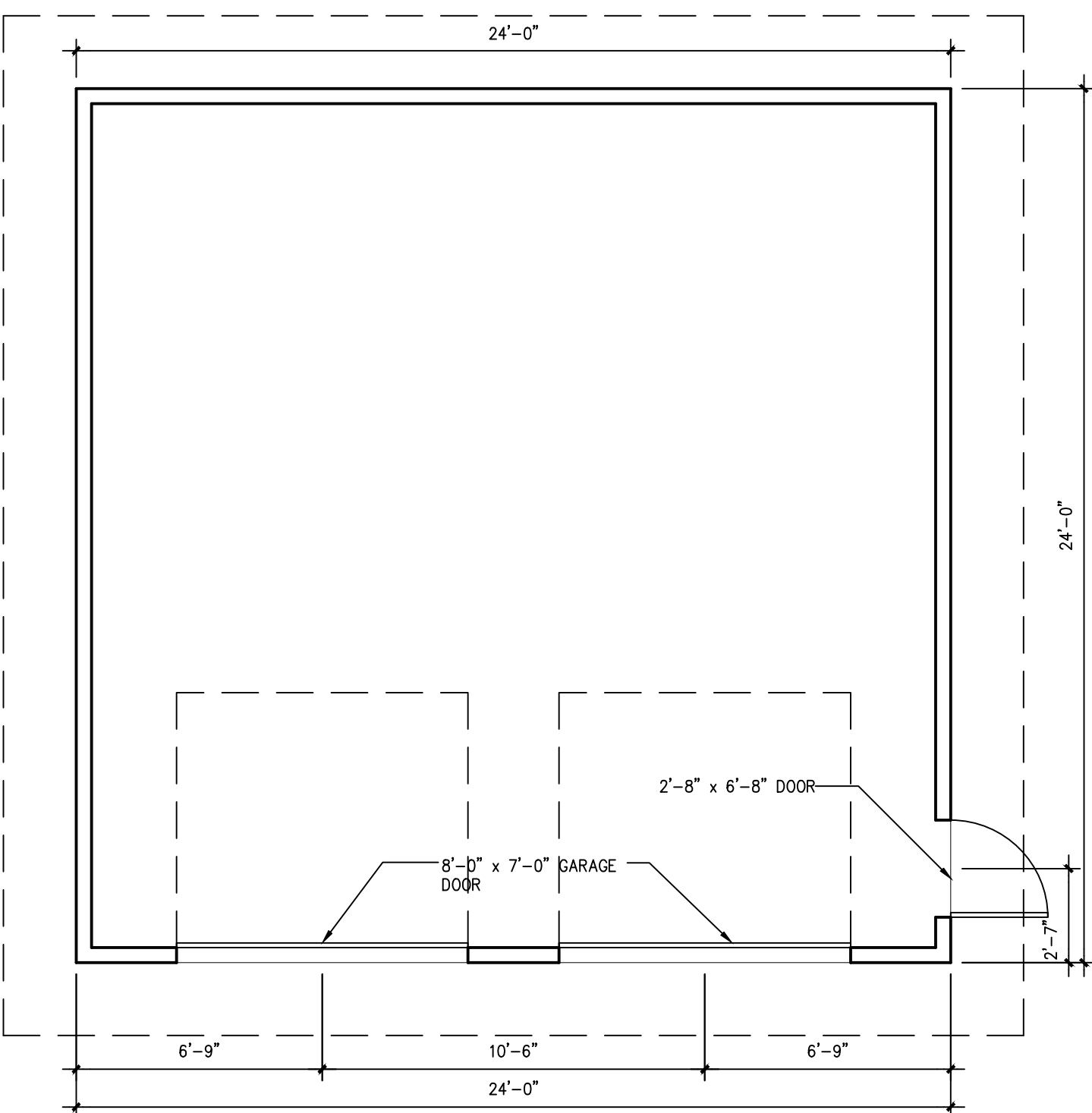
⑤ PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



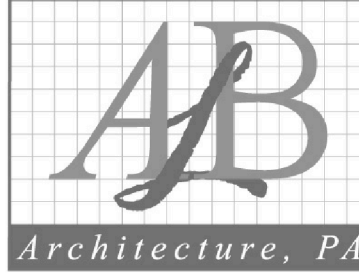
③ PROPOSED FRONT ELEVATION
1/4" = 1'-0"



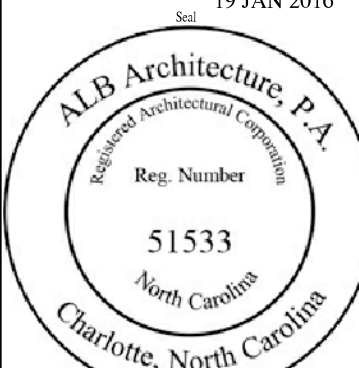
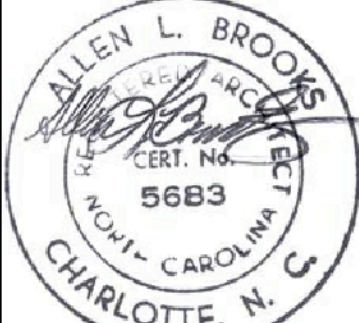
② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED GARAGE PLAN
1/4" = 1'-0"



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PROPOSED GARAGE PLANS & ELEVATIONS

A-7

OF: EIGHT