Date: 10/09/19

Project: Mathews Office Building – Chelsea Building Group
300 West John Street

This project has been submitted to Mecklenburg County Code Enforcement for review. We have received initial review comments from various reviewers, some of which have requested changes to the plans. There are two building code required changes that affect the exterior of the building, hence our resubmittal for review.

The first building code requirement from Mecklenburg is to add an elevator. On page 1-3 in the attached drawings you can see an elevator and lobby has been added in place of the rear covered porch. The addition of the elevator will not increase the footprint of the building. In many ways the elevator will make the building more useful for the current and future tenants. The affected building elevation faces the parking lot (rear of building) and will not be visible from West John Street.

The second building code requirement from Mecklenburg is to modify the exit door on Stair 2, which is on the West John Street face of the building. The requirement is for an “accessible exit discharge” at the stair. Previously Stair 2 exited on the Front Porch and then you would continue down the front steps to the sidewalk. The requested revision requires that we exit that stair to grade, without any addition steps. We have altered the front porch so that part of the porch will be lower and allow exiting at grade. We feel the change will not be noticed and does not change the nature of the design.

[Stamp: Administrative Amendment
APPROVED
TOWN OF MATTHEWS
Date 10/24/19
By Joy Comp]

Minor exterior changes due to ADA requirements.
3D View 3

Dormer added

Elevator added - porch piers and columns remain with infill walls

CD View 4

Dormer added

Elevator added - porch piers and columns remain with infill walls

EXTERIOR VIEWS

OFFICE BUILDING

Houghland Architecture, Inc.
704.650.1148 www.HoughlandArchitecture.com

Chelsea Building Group
Section of porch lowered to level of grade for code required exit at grade

1 CD View 5
2 LEFT ELEVATION
1/16" = 1'-0"

1 REAR ELEVATION
1/16" = 1'-0"

Roof extended over elevator - dormer added

Elevator added - porch infilled with walls - columns and piers remain

ELEVATIONS

OFFICE BUILDING

Scale: 1/16" = 1'-0"

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