

# HOUGHLAND ARCHITECTURE INC

ARCHITECTURE • INTERIORS • PLANNING • 1850 EAST 3<sup>RD</sup> ST., SUITE 120 • CHARLOTTE, NC 28204

P: 704.650.1148 • WWW.HOUGHLANDARCHITECTURE.COM

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.

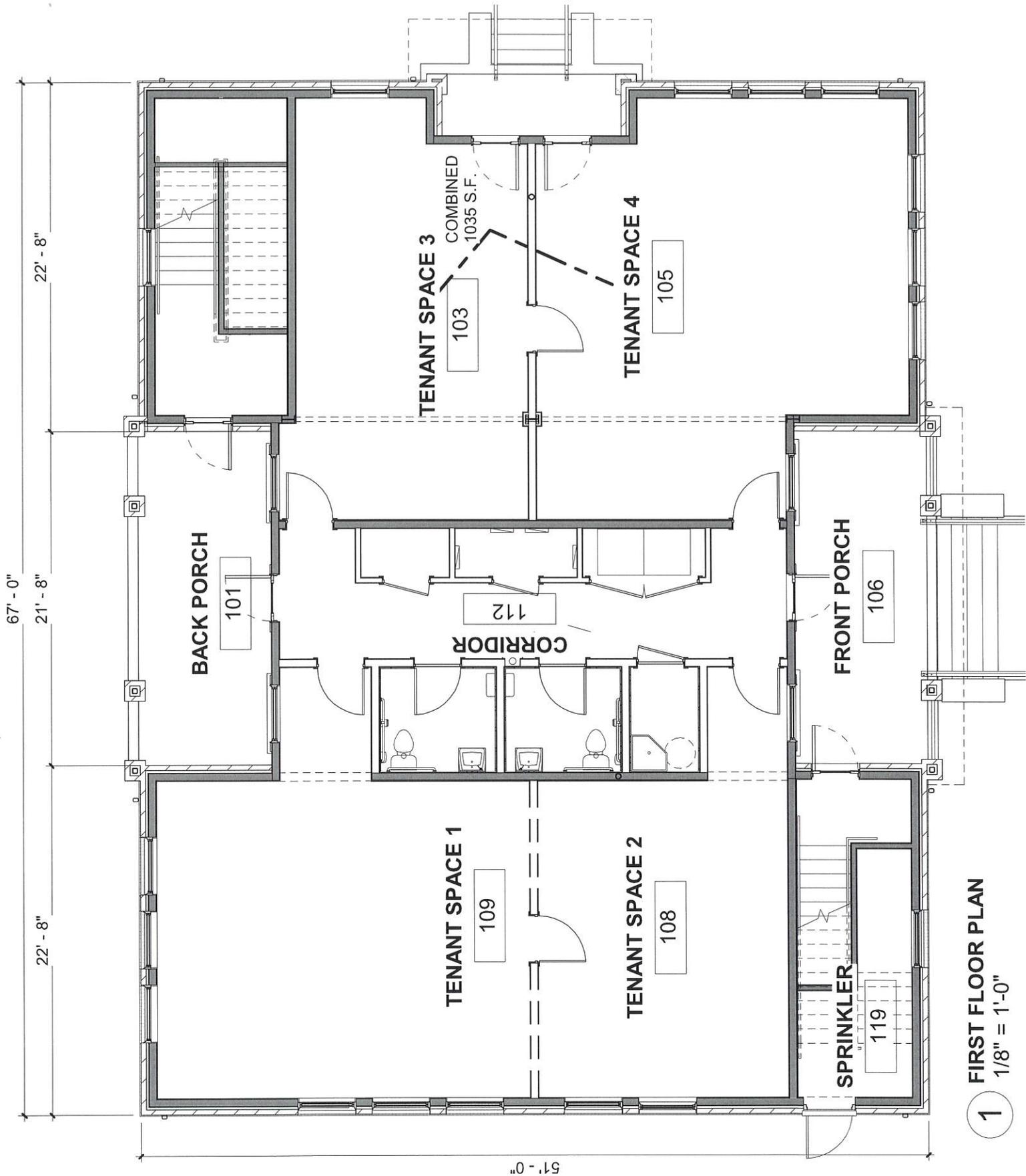
The first building code requirement from Mecklenburg is to add an elevator. On page 1-3 in the attached drawings you can see an elevator and lobby has been added in place of the rear covered porch. The addition of the elevator will not increase the footprint of the building. In many ways the elevator 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.

*Administrative Amendment*

<b>APPROVED</b>	
TOWN OF MATTHEWS	
Date	<u>10/24/19</u>
By	<u>Jay Camp</u>

*Minor exterior changes due to  
ADA requirements*



FIRST FLOOR PLAN

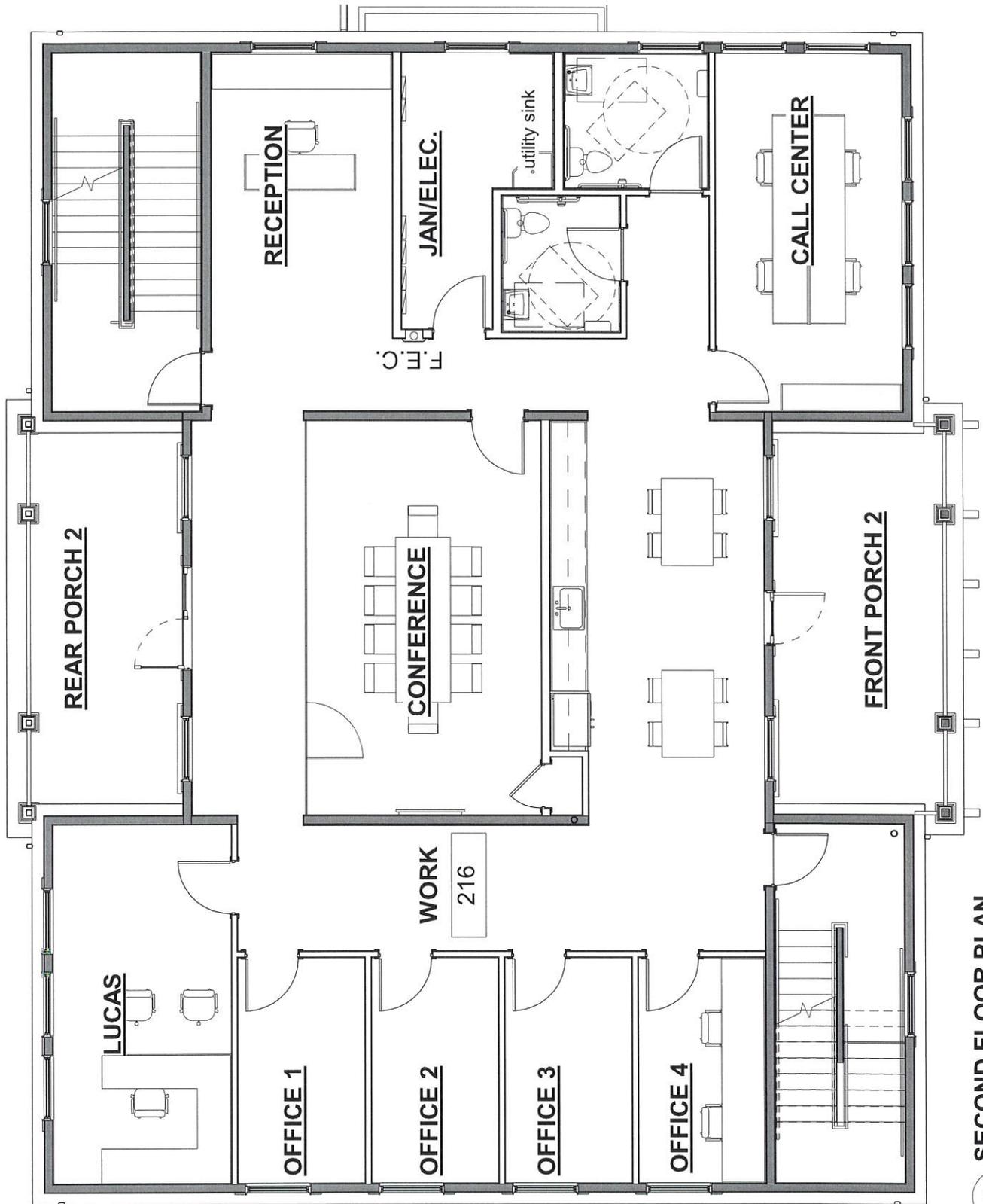
OFFICE BUILDING

Scale: 1/8" = 1'-0"

8/12/19

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**SECOND FLOOR PLAN**

1/8" = 1'-0"

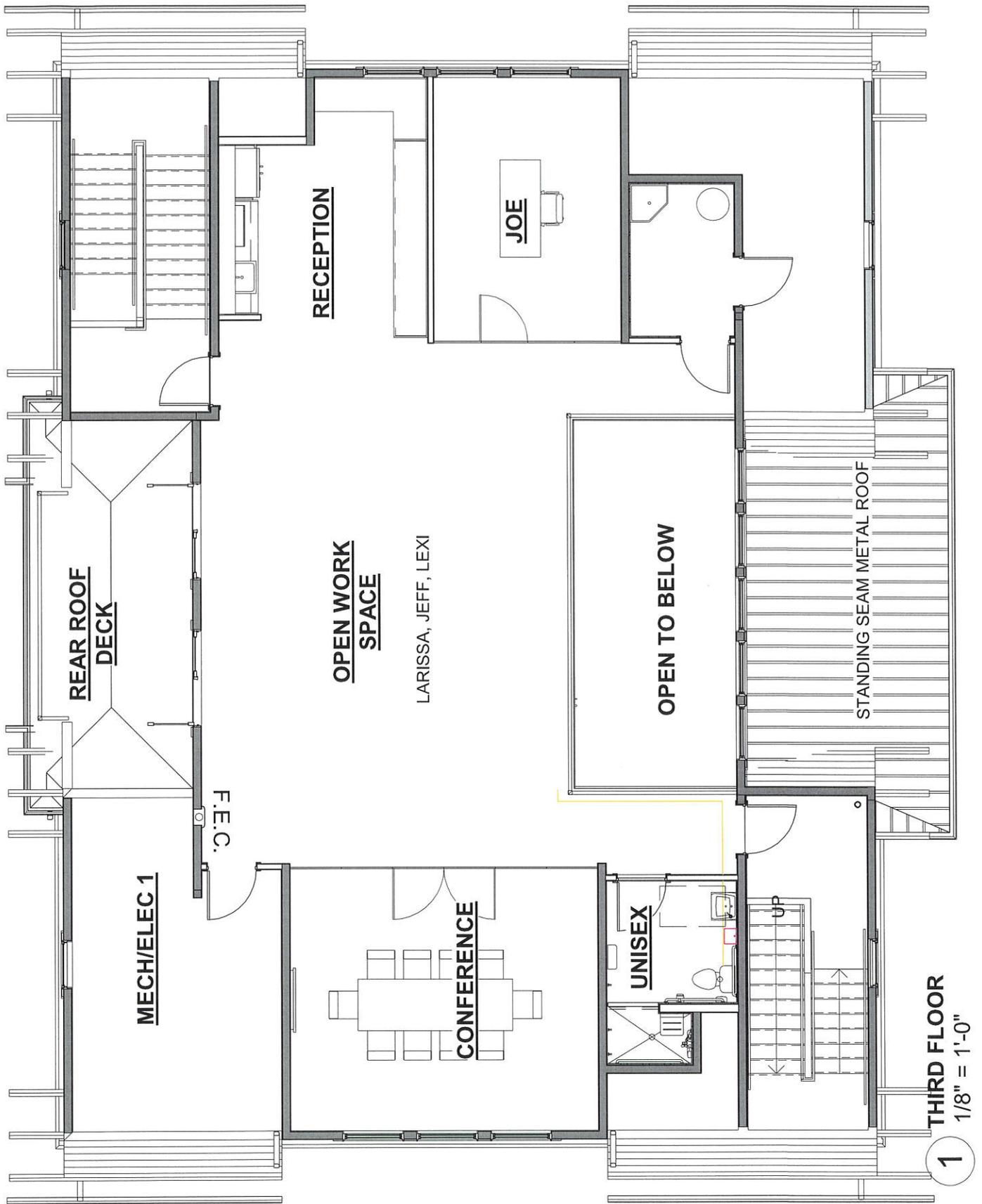
1

**SECOND FLOOR PLAN**

**OFFICE BUILDING**

Scale: 1/8" = 1'-0"

8/12/19



THIRD FLOOR PLAN

OFFICE BUILDING

Scale: 1/8" = 1'-0"

8/12/19



1 3D View 3



2 CD View 4

EXTERIOR VIEWS

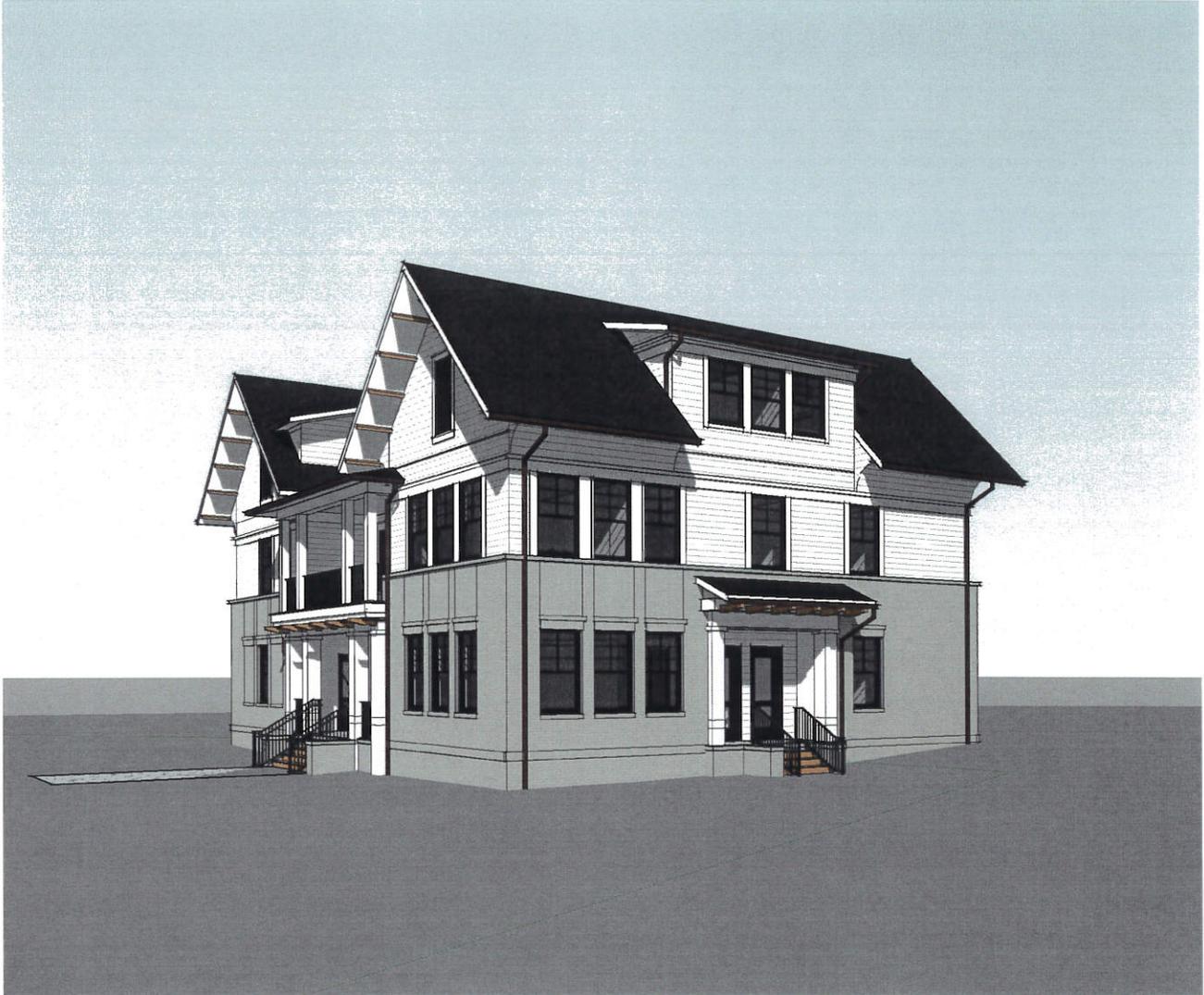
OFFICE BUILDING

Scale:

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1 CD View 2

EXTERIOR VIEWS	OFFICE BUILDING
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1 CD View 1

EXTERIOR VIEWS

OFFICE BUILDING

Scale:

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1 CD View 5

EXTERIOR VIEWS

OFFICE BUILDING

Scale:

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2 LEFT ELEVATION  
1/16" = 1'-0"



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

ELEVATIONS

OFFICE BUILDING

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

8/12/19

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2 RIGHT ELEVATION  
1/16" = 1'-0"



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

ELEVATIONS

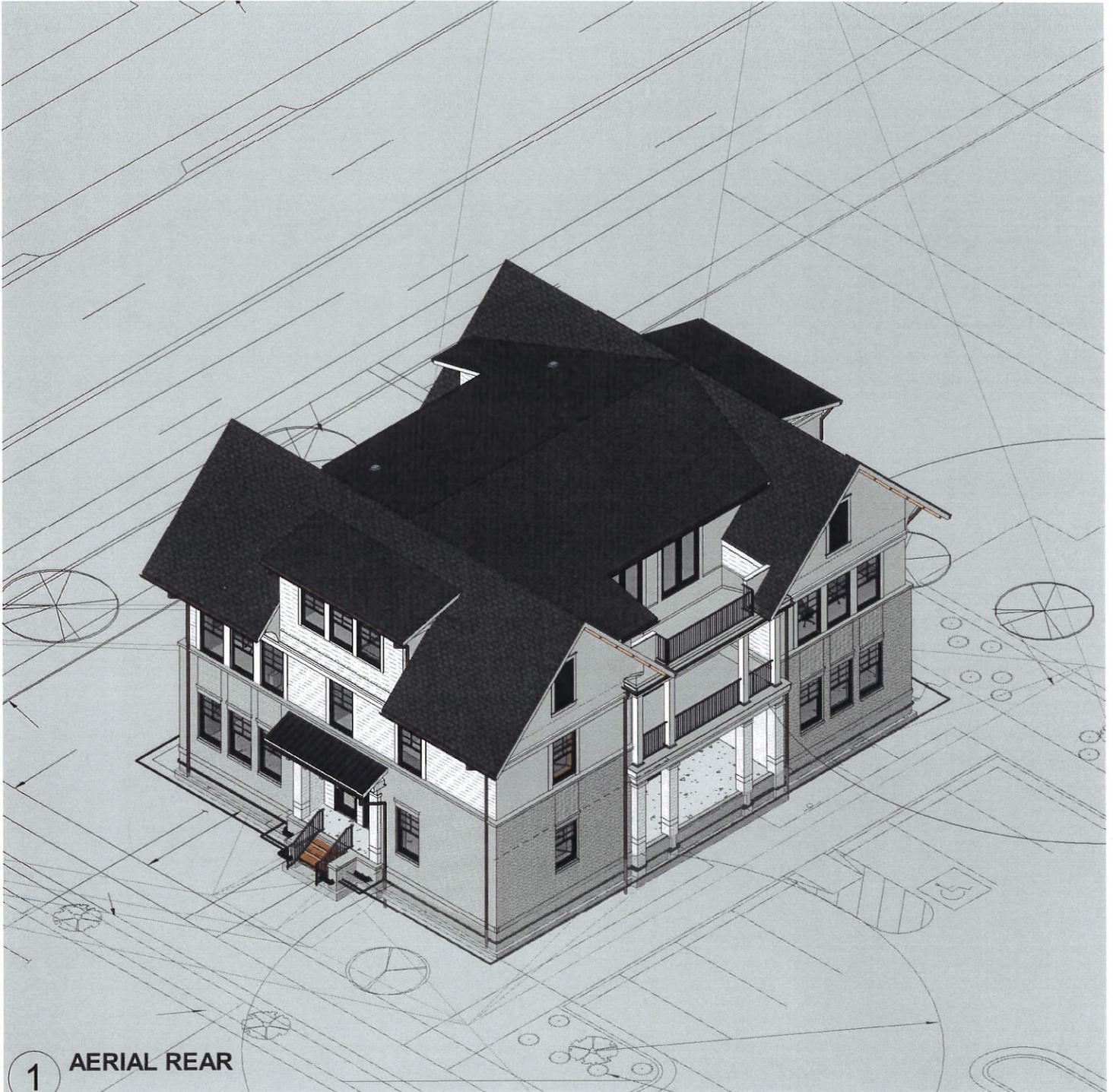
OFFICE BUILDING

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

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1 AERIAL REAR

AERIAL REAR

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1 AERIAL FRONT

AERIAL FRONT

OFFICE BUILDING

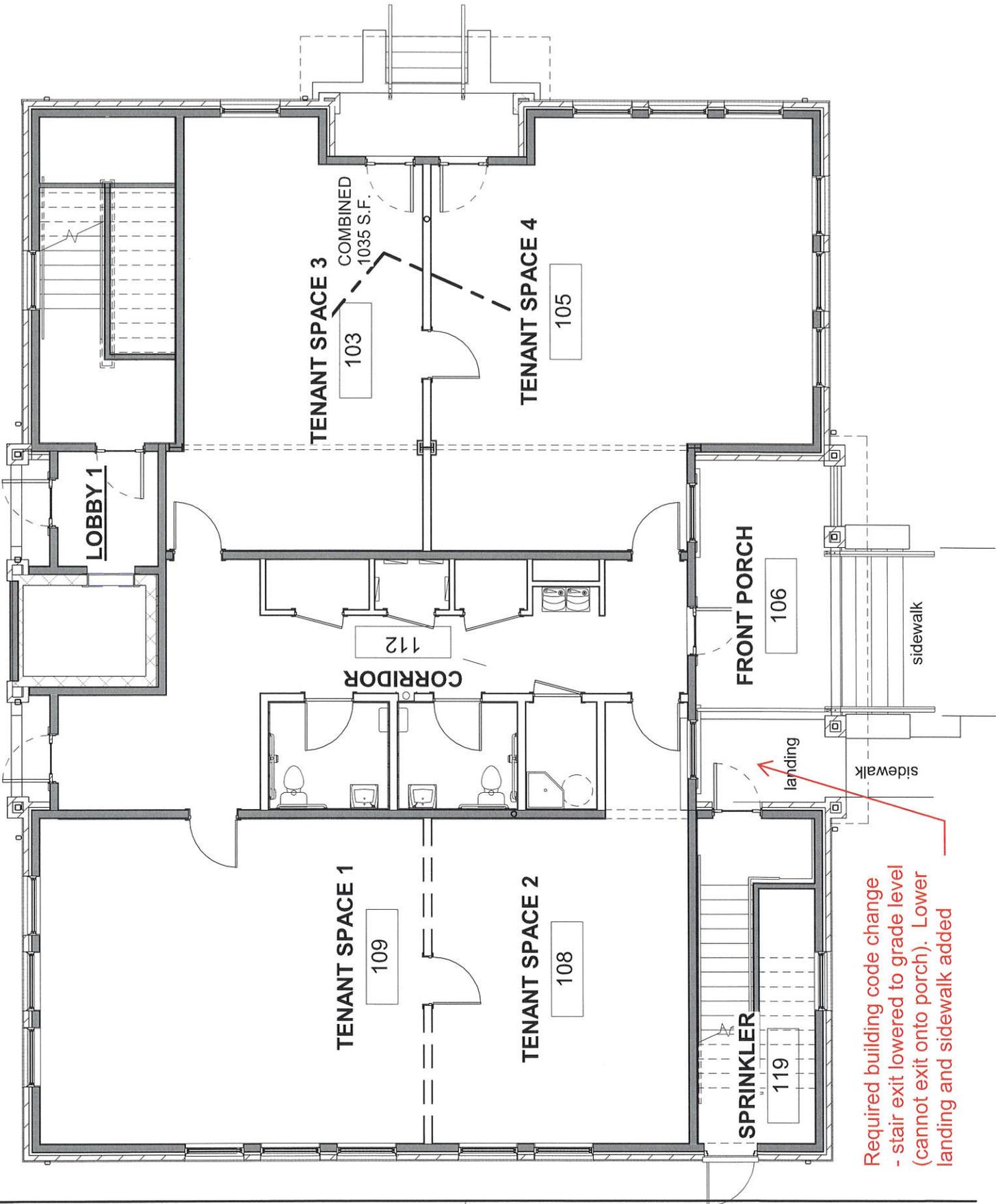
Scale:

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Required building code change - add elevator. Elevator and lobby replaces porch



Required building code change - stair exit lowered to grade level (cannot exit onto porch). Lower landing and sidewalk added

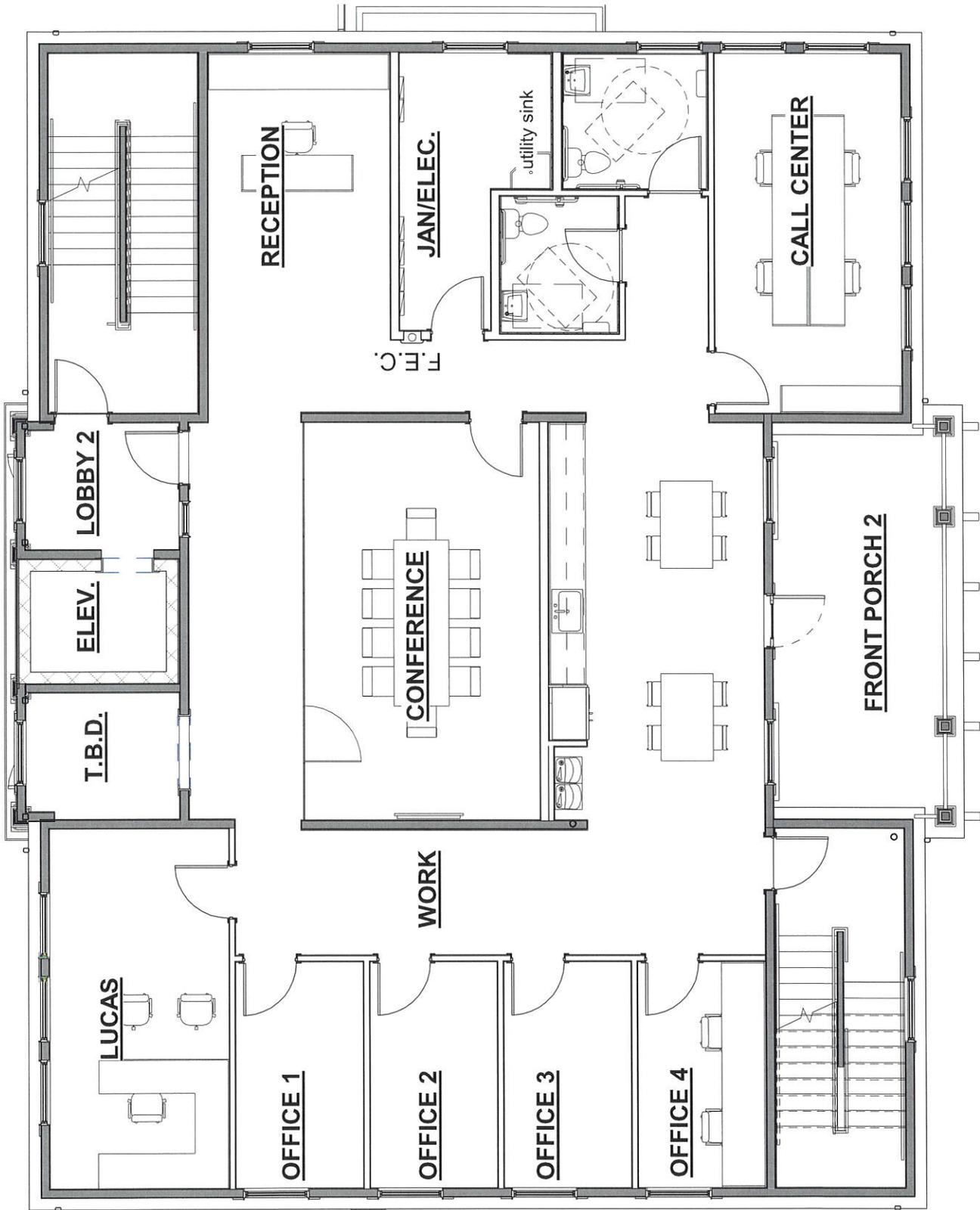
FIRST FLOOR PLAN

OFFICE BUILDING

Scale: 1/8" = 1'-0"

8/12/19

Required building code change - add elevator. Elevator and lobby replaces porch



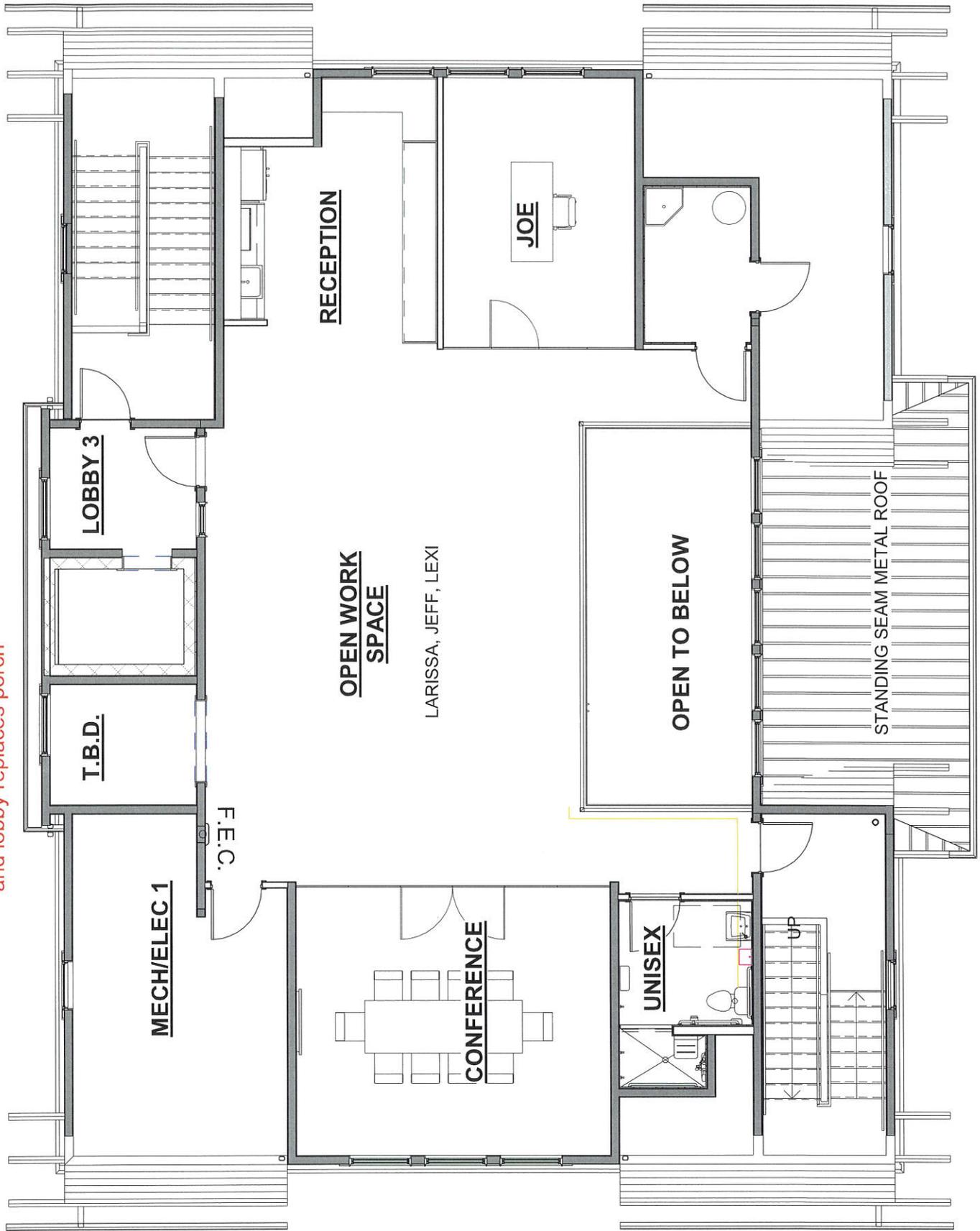
SECOND FLOOR PLAN

OFFICE BUILDING

Scale: 1/8" = 1'-0"

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Required building code change - add elevator. Elevator and lobby replaces porch



THIRD FLOOR PLAN

OFFICE BUILDING

Scale: 1/8" = 1'-0"

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Dormer added

Elevator added -  
porch piers and  
columns remain with  
infill walls



1 3D View 3

Dormer added

Elevator added -  
porch piers and  
columns remain with  
infill walls



2 CD View 4

EXTERIOR VIEWS

OFFICE BUILDING

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1 CD View 2

EXTERIOR VIEWS

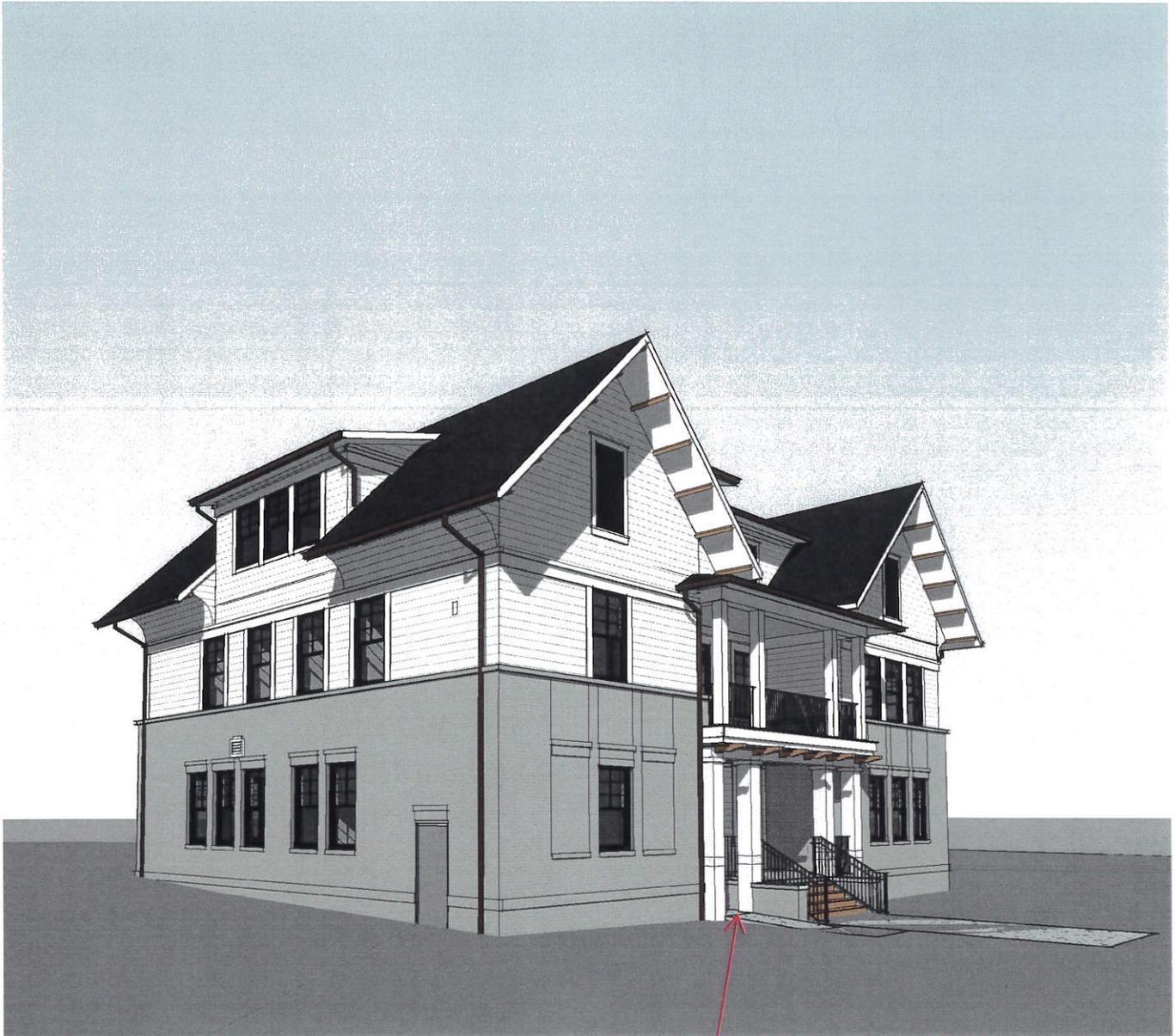
OFFICE BUILDING

Scale:

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1 CD View 1

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

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

1 CD View 5

EXTERIOR VIEWS

OFFICE BUILDING

Scale:

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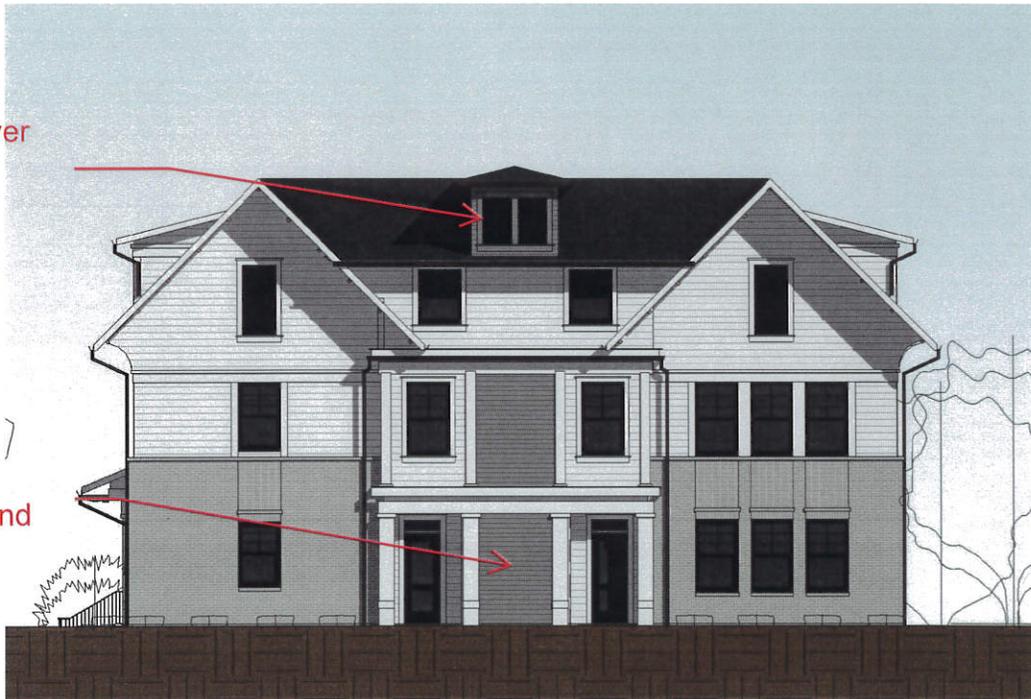
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**2 LEFT ELEVATION**  
1/16" = 1'-0"

Roof extended over  
elevator - dormer  
added

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



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

ELEVATIONS

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2 RIGHT ELEVATION  
1/16" = 1'-0"



Lower landed added

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

ELEVATIONS

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

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1 AERIAL REAR

AERIAL REAR

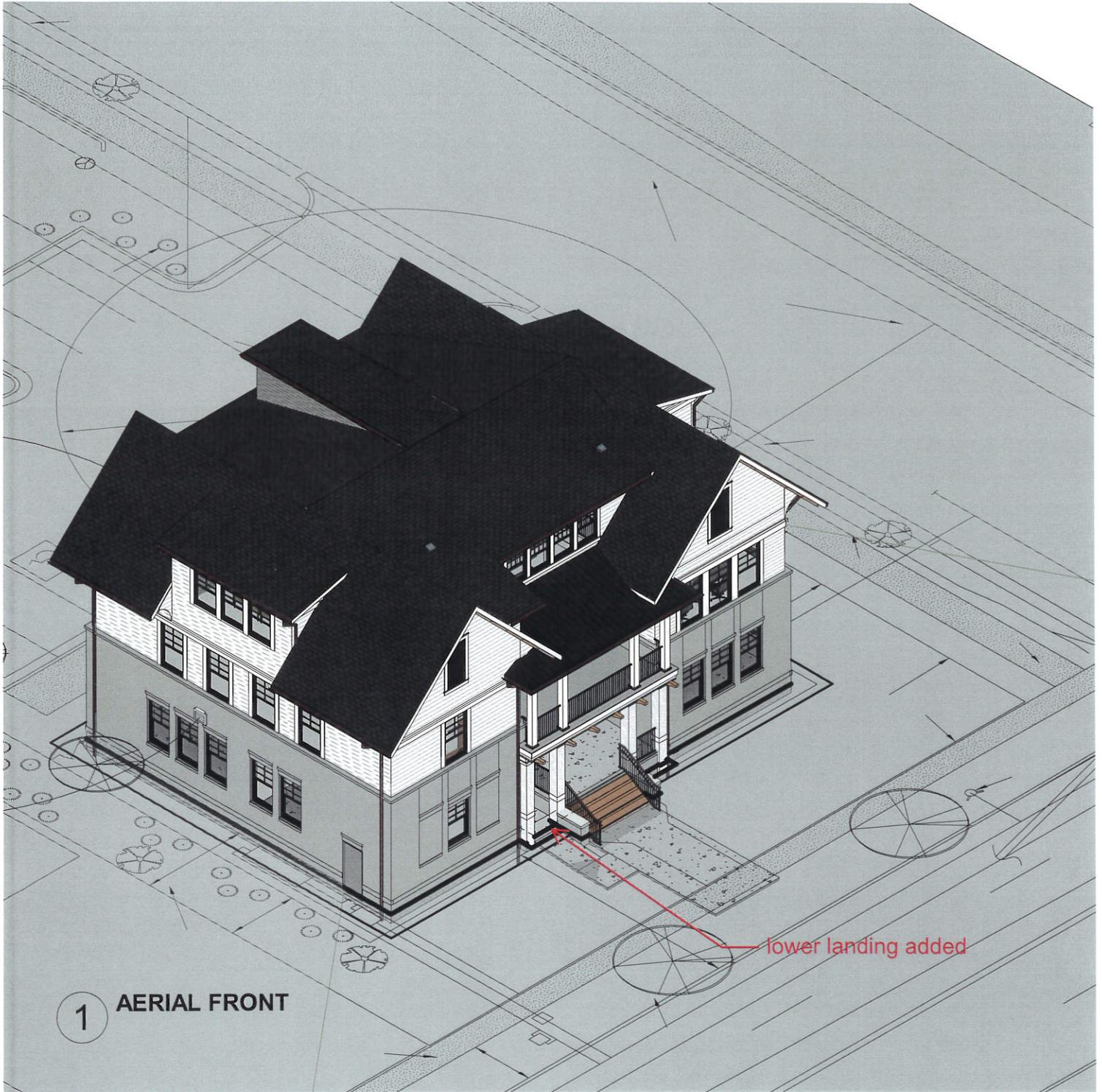
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1 AERIAL FRONT

AERIAL FRONT

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