

Charlotte Historic District Commission

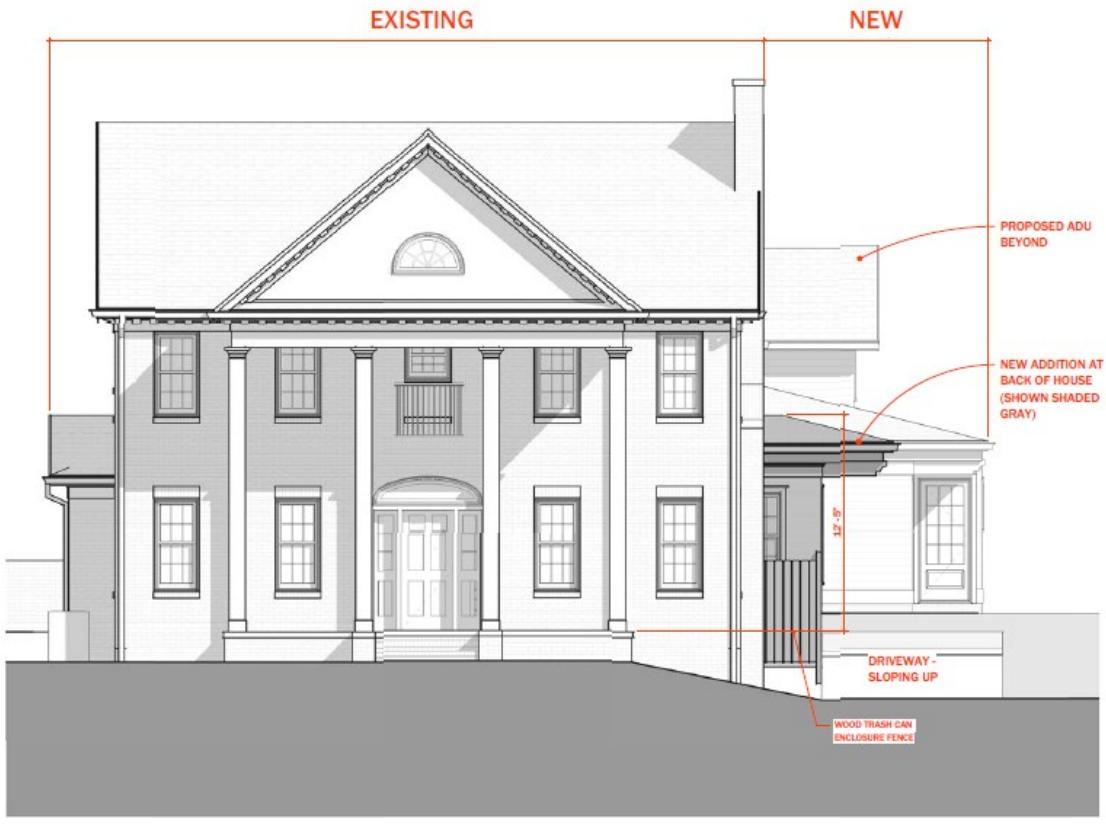
Agenda Supplement

October 6, 2025

Applicant/Staff Provided Information

5. 1624 Dilworth Rd E (PID 12311214)
HDCRMA-[2025-00325](#)
Dilworth
Melinda & Zack Tillitski/Gray Houghland,
Applicants
6. 3105, 3109, 3113, 3117, & 3121 Colyer Pl (PID 09506133, 09506134, 09506135, 09506136, & 09506137)
HDCRMA-[2024-00336](#)
Plaza Midwood
Panchali Sau & John Mang, Applicants
9. 700 Templeton Av (PID 12305619)
HDCRMAA-[2025-00109](#)
Dilworth
Jacqueline Bailey, Applicant
10. 1930 Thomas Av (PID 08119722)
HDCRMI-[2025-00450](#)
Plaza Midwood
Chris Barth, Applicant
16. 2011, 2015, 2019, 2023, & 2027 Thurmond Pl (PID 09506145, 09506146, 09506147, 09506148, & 09506149)
HDCMFA-[2025-00649](#)
Plaza Midwood
Panchali Sau & John Mang,
Applicants

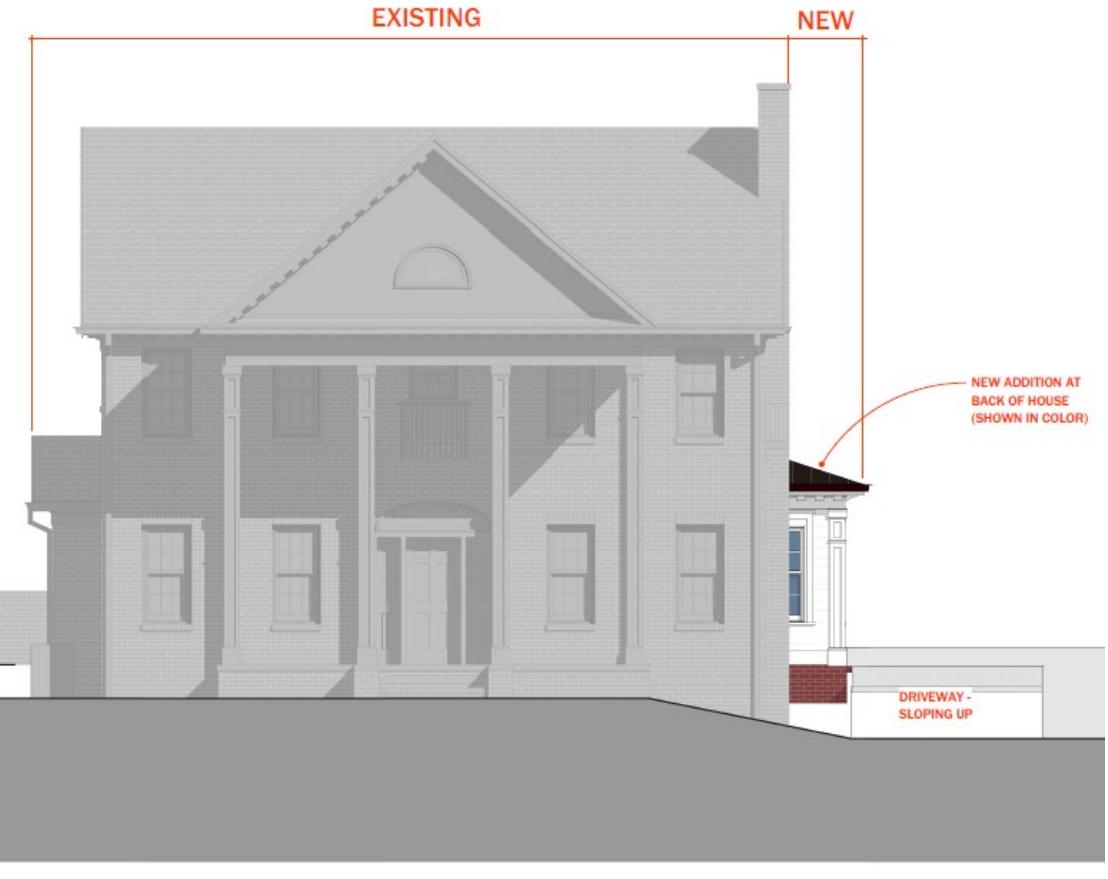
5. 1624 Dilworth Rd E (PID 12311214)
HDCRMA-[2025-00325](#)
Dilworth
Melinda & Zack Tillitski/Gray Houghland,
Applicants



(2) **HDC - FRONT ELEVATION PROPOSED**

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

August 13 HDC Meeting

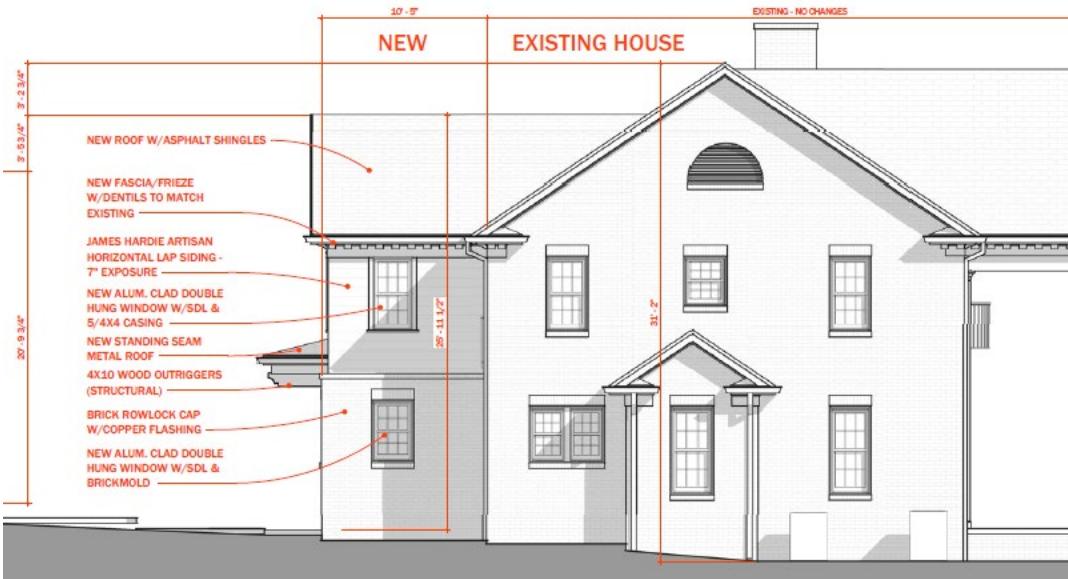


(2) **HDC - FRONT ELEVATION PROPOSED**

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

October 8 HDC Meeting

August 13 HDC Meeting



② **HDC - LEFT ELEVATION PROPOSED**

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

October 8 HDC Meeting



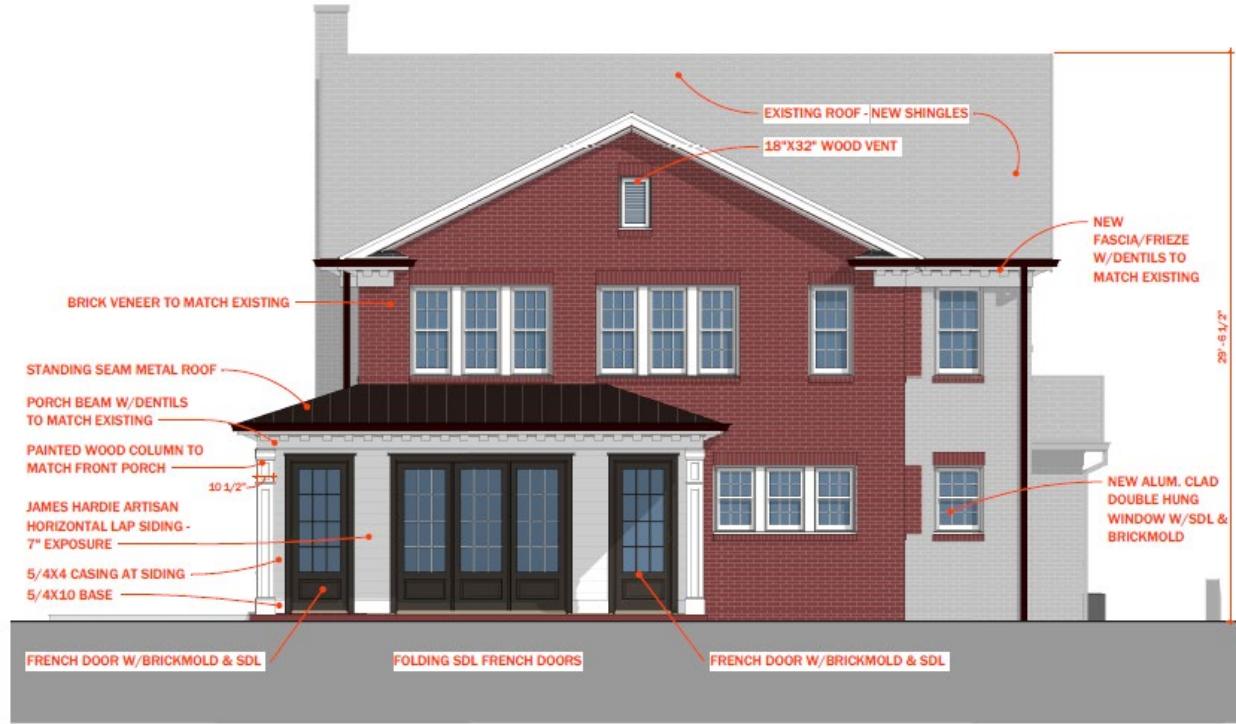
② **HDC - LEFT ELEVATION PROPOSED**

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



(2) HDC - REAR ELEVATION PROPOSED

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



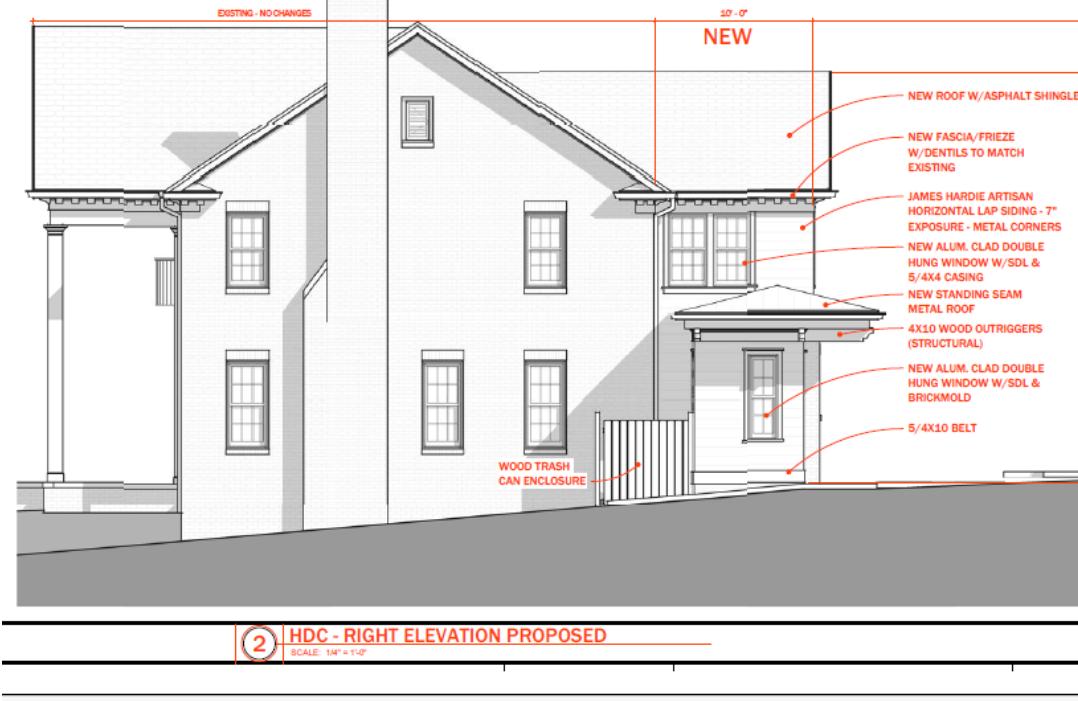
(2) HDC - REAR ELEVATION PROPOSED

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

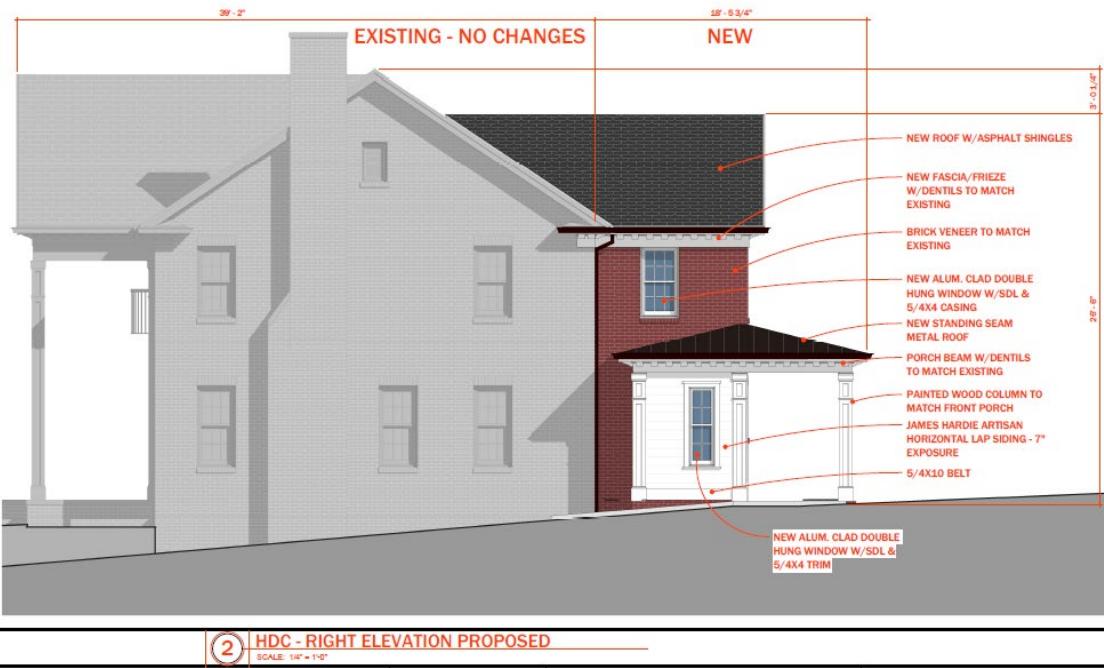
August 13 HDC Meeting

October 8 HDC Meeting

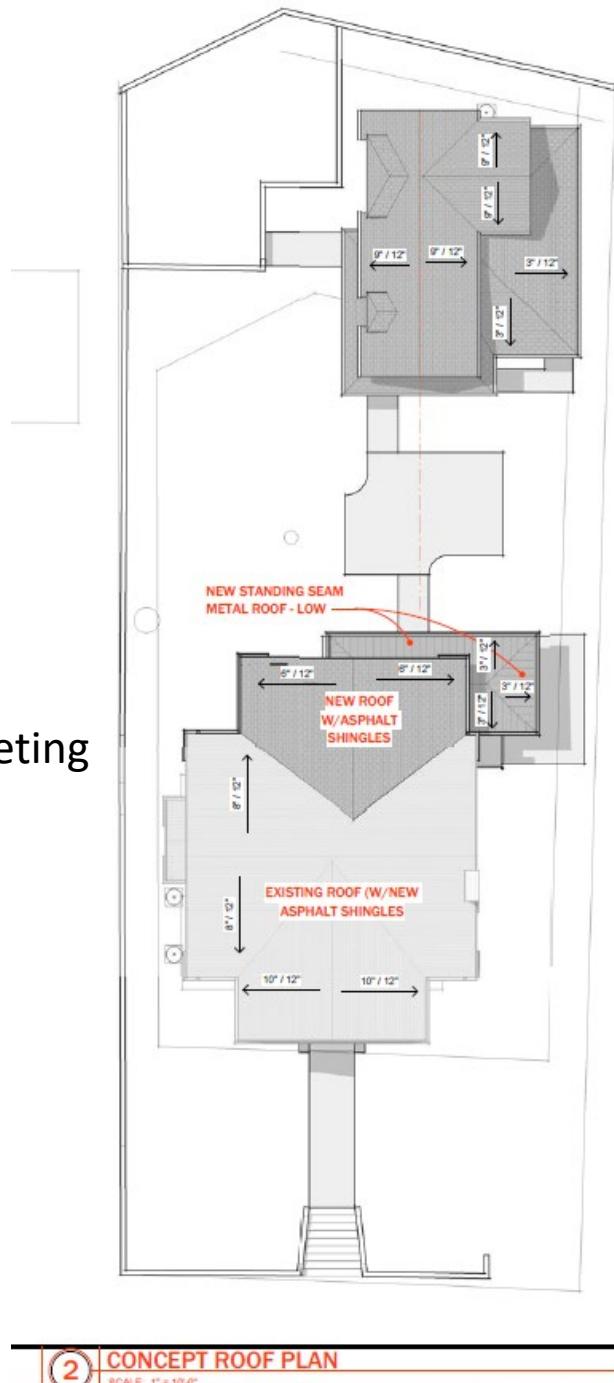
August 13 HDC Meeting



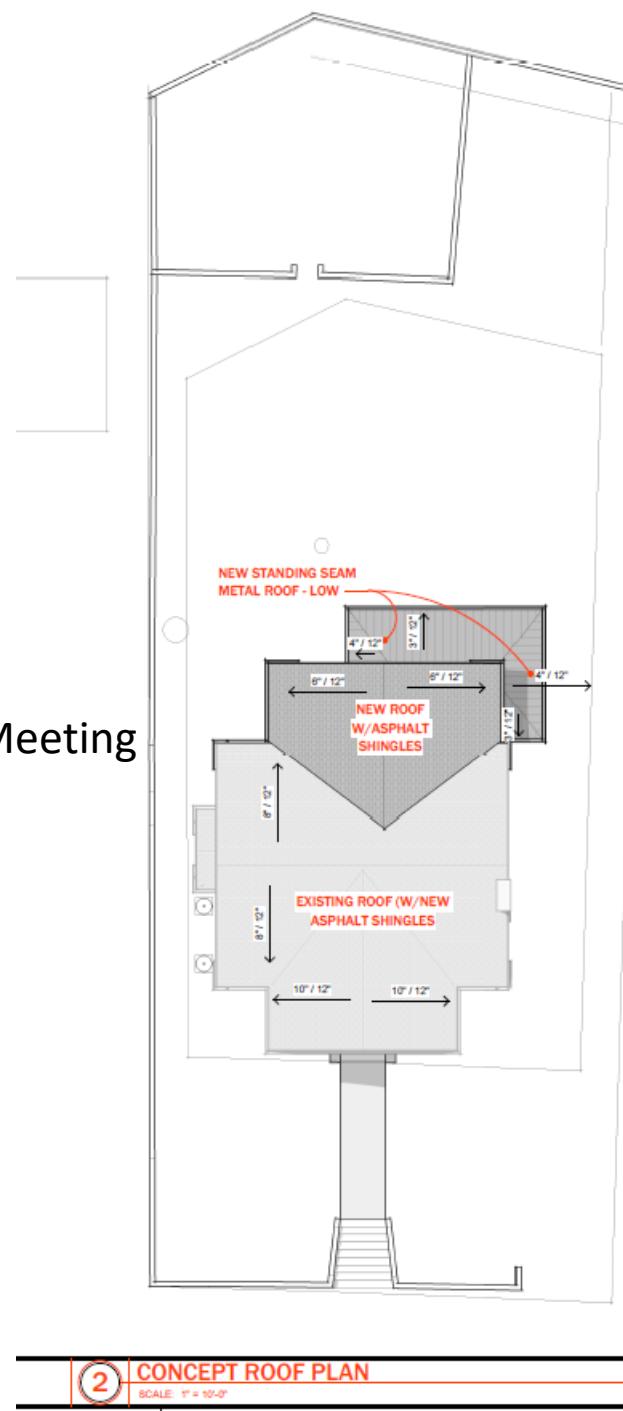
October 8 HDC Meeting



August 13 HDC Meeting



October 8 HDC Meeting



6. 3105, 3109, 3113, 3117, & 3121 Colyer PI (PID
09506133, 09506134, 09506135, 09506136, &
09506137)

HDCRMA-2024-00336

Plaza Midwood

Panchali Sau & John Mang, Applicants

CONTINUATION LETTER AND RESPONSE



CHARLOTTE HISTORIC DISTRICT COMMISSION

September 17, 2025

RESPONSE TO ITEMS

Ms. Panchali Sau
Canopy CLT
401 Hawthorne Lane Ste 110-240
Charlotte, NC 28204

Mr. John Mang
INTEC Group
2459 Wilkinson Blvd Suite 120C
Charlotte, NC 28208

Re: 3105, 3109, 3113, 3117, 3121 Colyer Place, HDCRMA-2024-00336

Dear Ms. Sau and Mr. Mang,

On September 10, 2025 the Charlotte Historic District Commission ("Commission") reviewed your application **HDCRMA-2024-00336** for a Certificate of Appropriateness for after the fact changes to an approved project at **3105, 3109, 3113, 3117, 3121 Colyer Place** ("Property"). The Property is further identified as tax parcel numbers 09506133, 09506134, 09506135, 09506136, and 09506137 located within the Plaza Midwood Local Historic District ("District").

After deliberation and with a quorum present the Commission voted to **Continue** the review of your project. The motion to Continue is as follows:

- 1. Doors and Window Changes, per Design Standards 6.15.**
 - a. Requesting a restudy of the second and third-floor windows anywhere that was changed from the approved design for the window type and/or glass size, so that the lower window presents itself as being equal or bigger than the top window, because the proportions of the light as existing is inconsistent with our standards. [Slide 4 of the supplement]**

Charlotte, Design & Development Department
www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205

RESIDENCES AT VAN LANDINGHAM
Charlotte, NC 28205



INTEC Group, Inc.
2459 WILKINSON BLVD
SUITE 120-C
CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net

CONTINUATION LETTER AND RESPONSE

- b. Resubmit an alternative door configuration that meets our design standards. [Slide 5 of the supplement]
- 2. **Boxing Details and Gutter Changes per Design Standards 6.14.**
 - a. The boxing details for the roof rakes and soffits are still inconsistent with each other. They typically don't match what was presented, but they also don't match each other in solution. There needs to be some consistency in the boxing detail. We approved an angled soffit, and we have been presented with a square boxed soffit and an angled soffit in different locations. [Slide 6 of the supplement]
 - b. We do want the gutters to be reflected appropriately, as well, but that boxing information and the gutter information needs to be addressed as presented on that page. [Slide 6 of the supplement]
- 3. **Column and Header and Bracket integration, per Design Standards for Masonry 5.5 and Cornices and Trim 6.14**
 - a. The overall project needs to be reviewed for bracket size and scaling. The column and header and bracket integration as approved on the drawings have a minimal offset between the header and the column. Reevaluate the dimensional offset between the column and the header and how the bracket size and integration worked with those design details, how the bracket worked with the column and the header and how they connect to each other, but also the bracket size specifically. [Slide 7 of the supplement]
 - b. We do want the three panel. Restudy the diagonal design as it is inconsistent with our design standards. Provide more information about the waterproofing and technical applications of installing siding vertically versus horizontally versus diagonally and how those are impacted from a performance standpoint. Provide technical documentation to support your proposed changes. [Slide 9 of the supplement]
 - c. Provide technical information to support the through-wall flashing and why that is required for this application. [Slide 10 of the supplement]

RESPONSE TO ITEMS

- 1B. PRIMARY PUBLIC STREET FACING DOORS SHALL BE 1/3 GLASS CRAFTSMAN STYLE DOORS PER THE APPROVED COA DOCUMENTS (DOORS FACING THE PLAZA)
SECONDARY PUBLIC STREET FACING DOORS SHALL BE FULL GLASS 6 PANEL DOORS STYLE DOORS PER THE APPROVED COA DOCUMENTS (COLYER AND THURMOND)
PRIVATE STREET AND ALLEY FACING DOORS SHALL BE FULL LITE GLASS DOORS.
- 2A &B. ALL BOXING DETAILS SHALL REBUILT AND DETAILED PER THE ATTACHED IMAGE. DUE TO THE NUMBER OF DIFFERENT CONDITIONS AND FRAMING CONDITIONS WE WILL PROVIDE DETAILS FOR EACH CONDITION WHEN THE SELECTIVE DEMOLITION BEGINS AND IN PLACE FRAMING CAN BE EVALUATED. REQUEST TO WORK WITH STAFF AFTER APPROVAL OF THIS DIRECTION BY THE COMMISSION..
- 3A. SEE ATTACHED AND REQUESTED CONSTRUCTION DOCUMENT LEVEL DRAWINGS AS REQUESTED FOR THE COLUMN AND BRACKET INTEGRATION. - SEE ATTACHED DETAIL SHEET
- 3B. THE DIAGONAL DESIGN WAS REVIEWED AND APPROVED DURING THE INITIAL ISSUANCE OF THE COA. THE ONLY DEVIATION NOTED FROM THAT APPROVAL IS THE CENTER BAY OF THE THREE PANEL DESIGN. WE ARE REQUESTING APPROVAL TO CHANGE THE CENTER BAY SIDING FROM A VERTICAL ORIENTATION TO A HORIZONTAL. IF THIS IS NOT ACCEPTABLE, THE VERTICAL LAP SIDING WILL BE PROVIDED IN THE CENTER BAY ONLY PER THE APPROVED COA DOCUMENTS
- 3C. INDUSTRY RECOMMENDED FLASHING DETAILS AT PROVIDED BY THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) HAND BOOK. THIS IS AN INDUSTRY WIDE ORGANIZATION THAT ESTABLISHES BEST PRACTICES. SLOPED SHINGLE TO BRICK HEADWALL DETAILS ARE PROVIDED. MINIMUM BASE FLASHING OF 4" ABOVE THE ROOFING SURFACE WITH A MINIMUM OVERLAP OF 2" OF THE OUTER REGLET FLASHING FOR A MINIMUM 6" TOTAL DEPTH. THIS PROTRUDES INTO THE ROWLOCK AND THE DECISION WAS MADE TO EXTEND THE FLASHING OVER THE ROWLOCK. WE WILL RECOMMEND CUTTING THE FLASHING DOWN TO TERMINATE UNDER THE ROWLOCK.

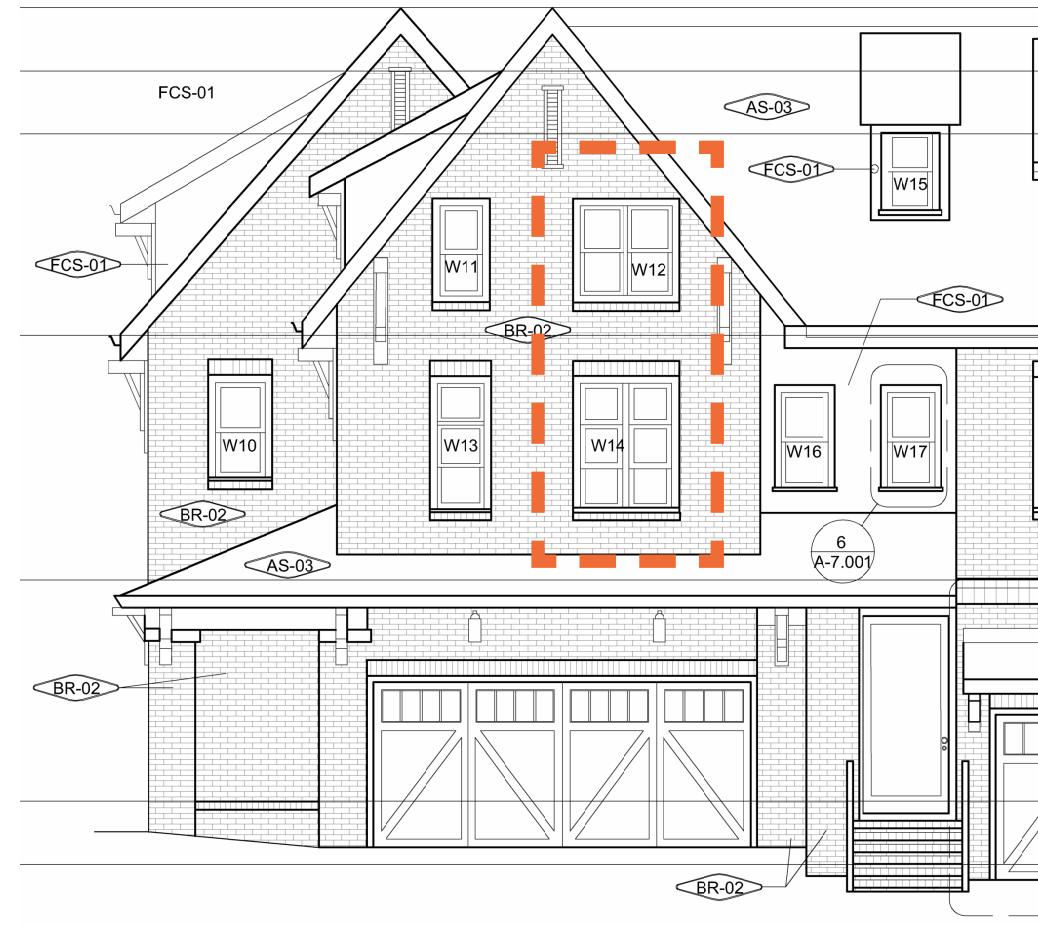


THE ENTIRE MANUAL CAN BE VIEWED AT THE FOLLOWING LINK:
<https://simon-products.com/srproducts/ibs/tech/codes%20and%20approvals/NRCA/NRCA%202018%20-%20Architural%20Metal%20Flashing%20and%20Condensation%20and%20Air%20Leakage%20Control.pdf>

Supplemental Information

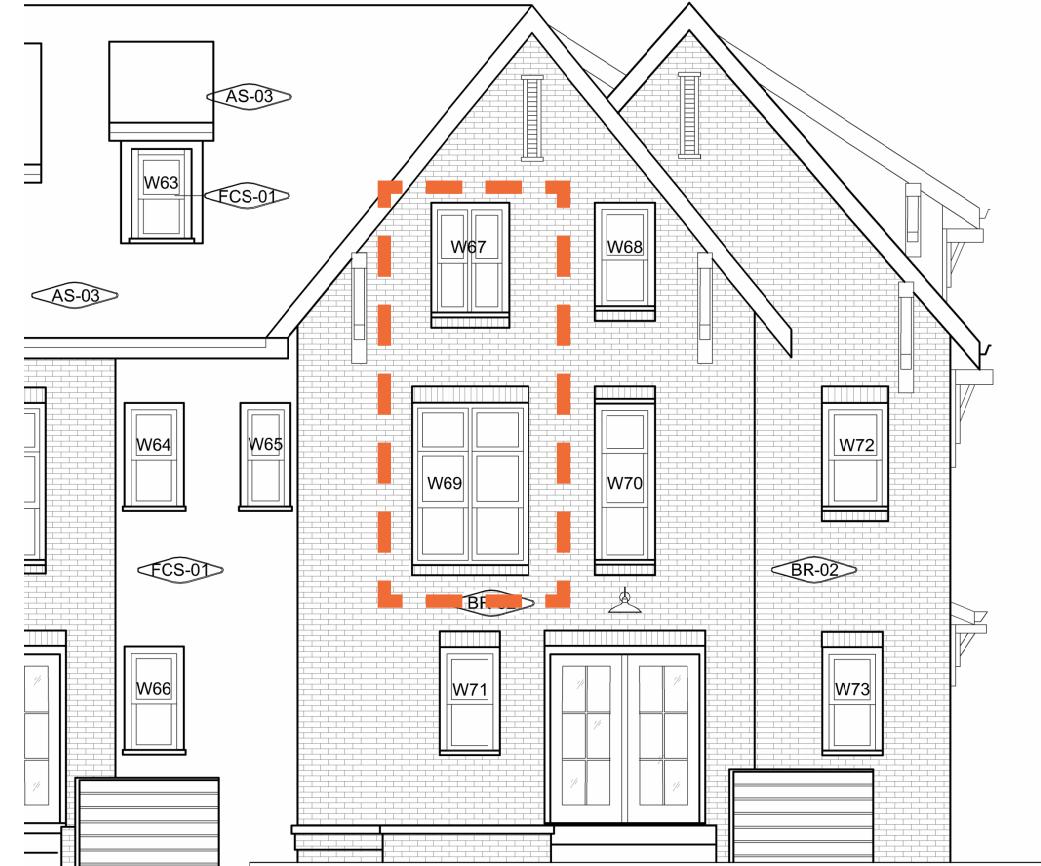
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SOUTH ELEVATION

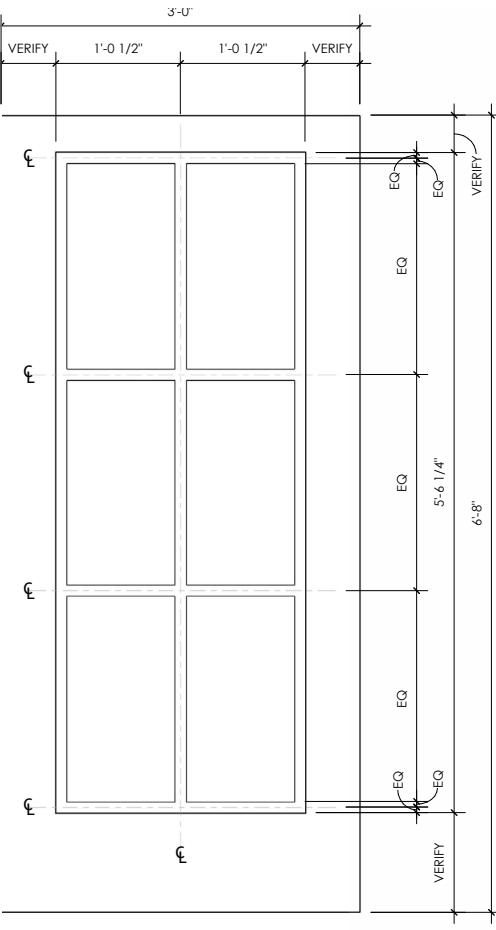
Replace existing upper window sashes (window W12) with custom 2 over 2 sashes to match the rhythm of the mullion / mutton spacing on the window below



NORTH ELEVATION

Replace existing upper window sashes (window W67) with custom 2 over 2 sashes to match the rhythm of the mullion / mutton spacing on the window below

RESIDENCES AT VAN LANDINGHAM
Charlotte, NC 28205



PROPOSED 6 LITE MUNTIN SPACING



PROPOSED ONE LITE DOOR

JELDWEN

SITELINE® CLAD-WOOD
INSWING PATIO DOOR
January 2025

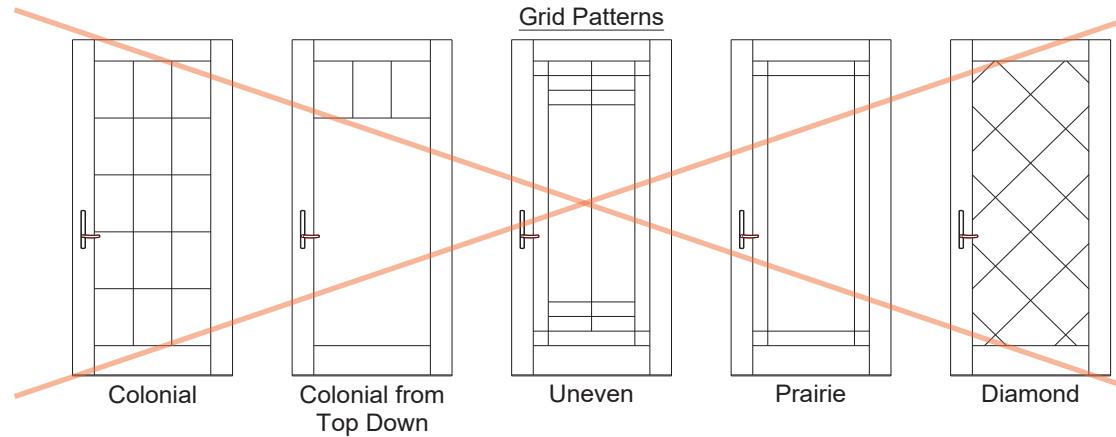
Supplemental Information

INTEC

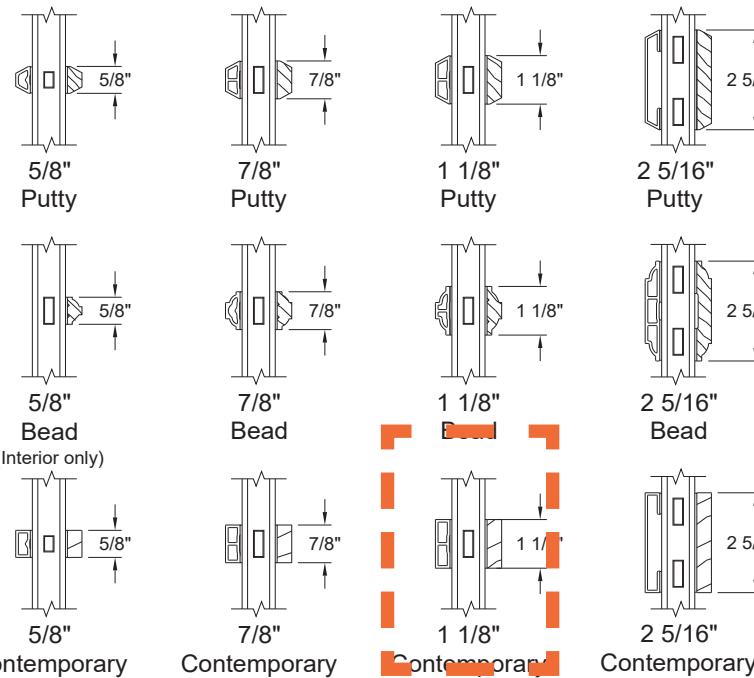
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Charlotte, NC 28205

GRID & GLASS STOP OPTIONS

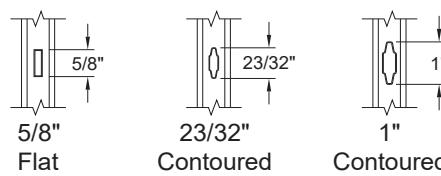


Exterior ← SDL Options → Interior

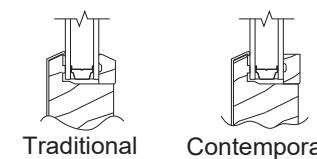


Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



Glass Stop Options



Note: Triple Glazed Windows do not have Shadow Bars between SDL Bars.

Scale: 3" = 1'-0"

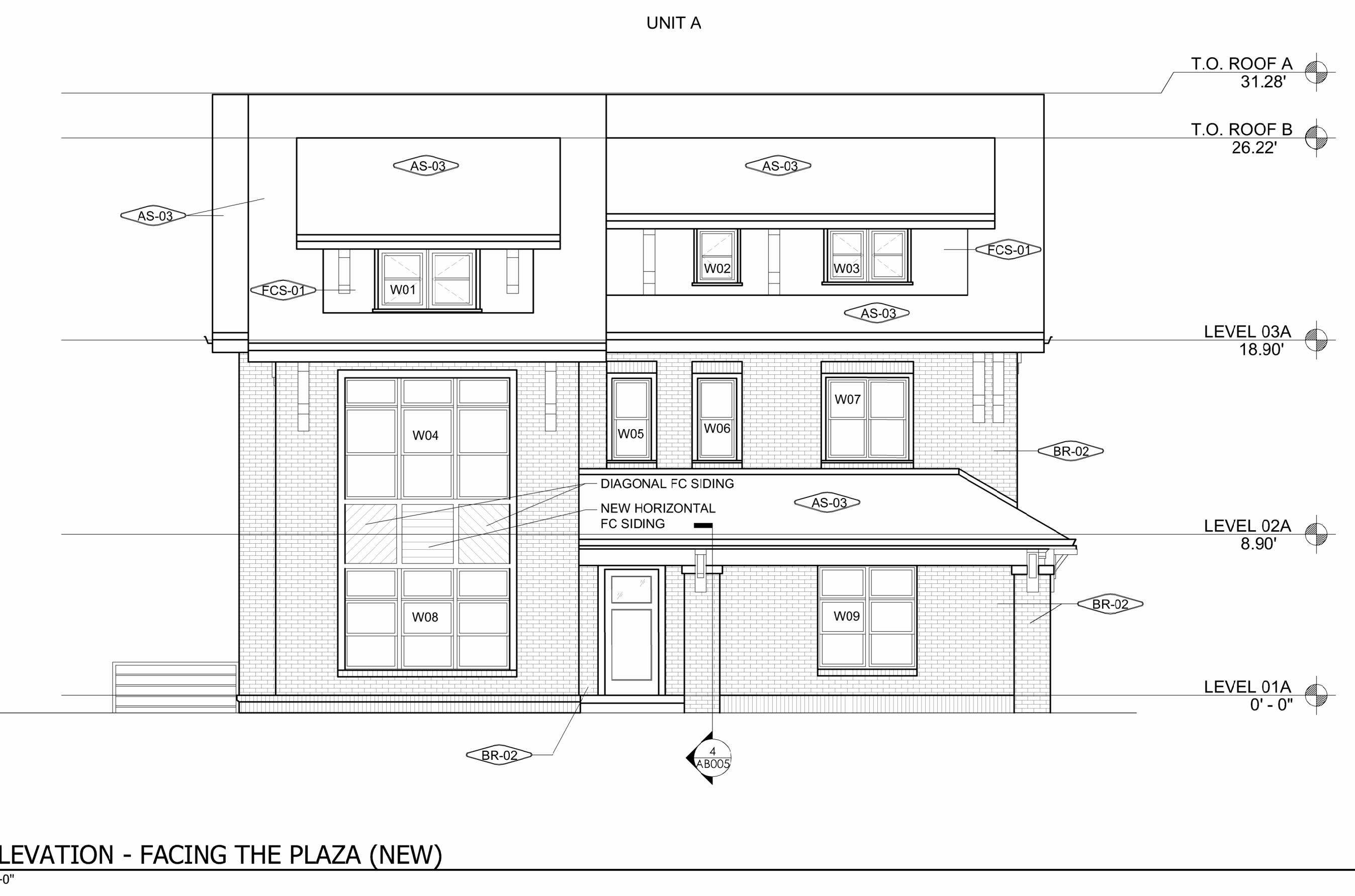
Product specifications may change without notice.

Architectural Design Manual 4

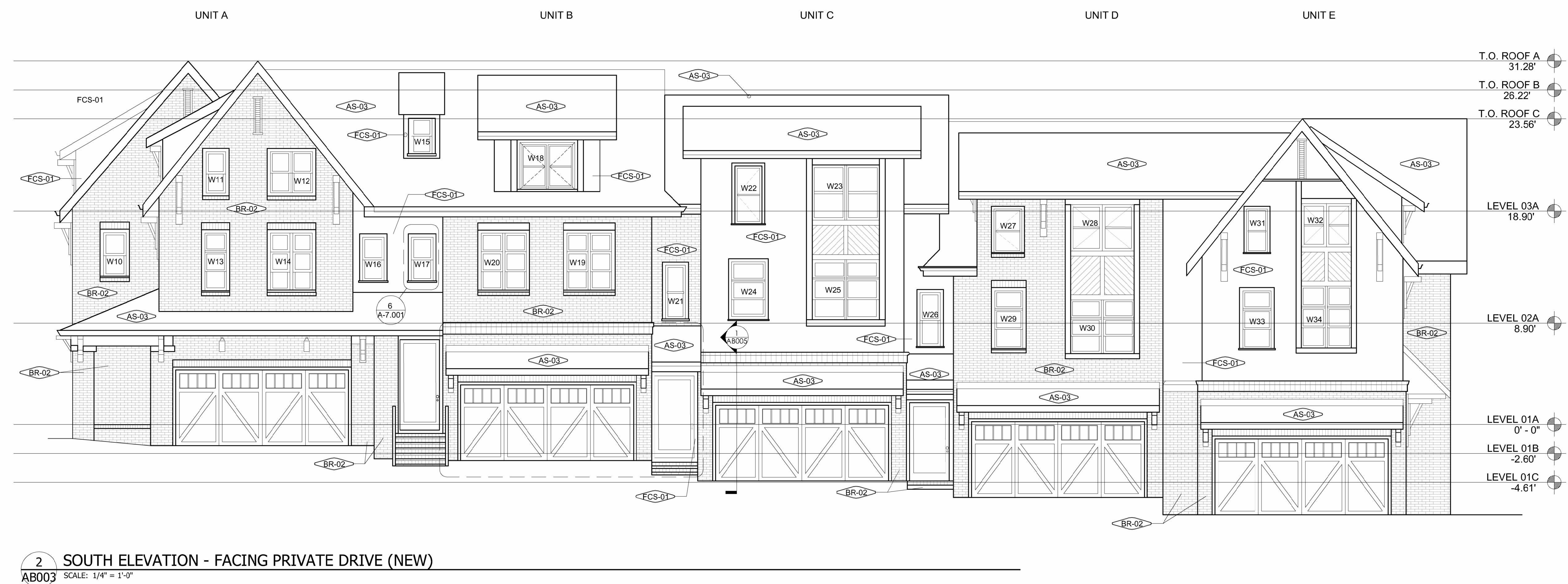
PROPOSED DIVIDED LITE / MUNTIN PROFILE

OVERALL FINAL ELEVATIONS WITH ALL COMMENTS ADDRESSED

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Tuesday, October 07, 2025 | 1:33pm | N:\Data\Van Landingham\AB001.dwg



PROJECT

RESIDENCES AT VAN LANDINGHAM

THE PLAZA AND BLEVEDERE DRIVE AS BUILT DRAWINGS

PROJECT

RESIDENCES AT VAN LANDINGHAM

THE PLAZA AND BLEVEDERE DRIVE AS BUILT DRAWINGS

SHEET INFORMATION

DATE OF DRAWING:

DRAWN BY:

JOB NUMBER:

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CANOPYCLT

OVERALL FINAL ELEVATIONS WITH ALL COMMENTS ADDRESSED

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PROJECT

RESIDENCES AT
VAN LANDINGHAM
THE PLAZA AND BLEVEADERE DRIVE
AS BUILT DRAWINGS

STAMP

DRAWING LOG

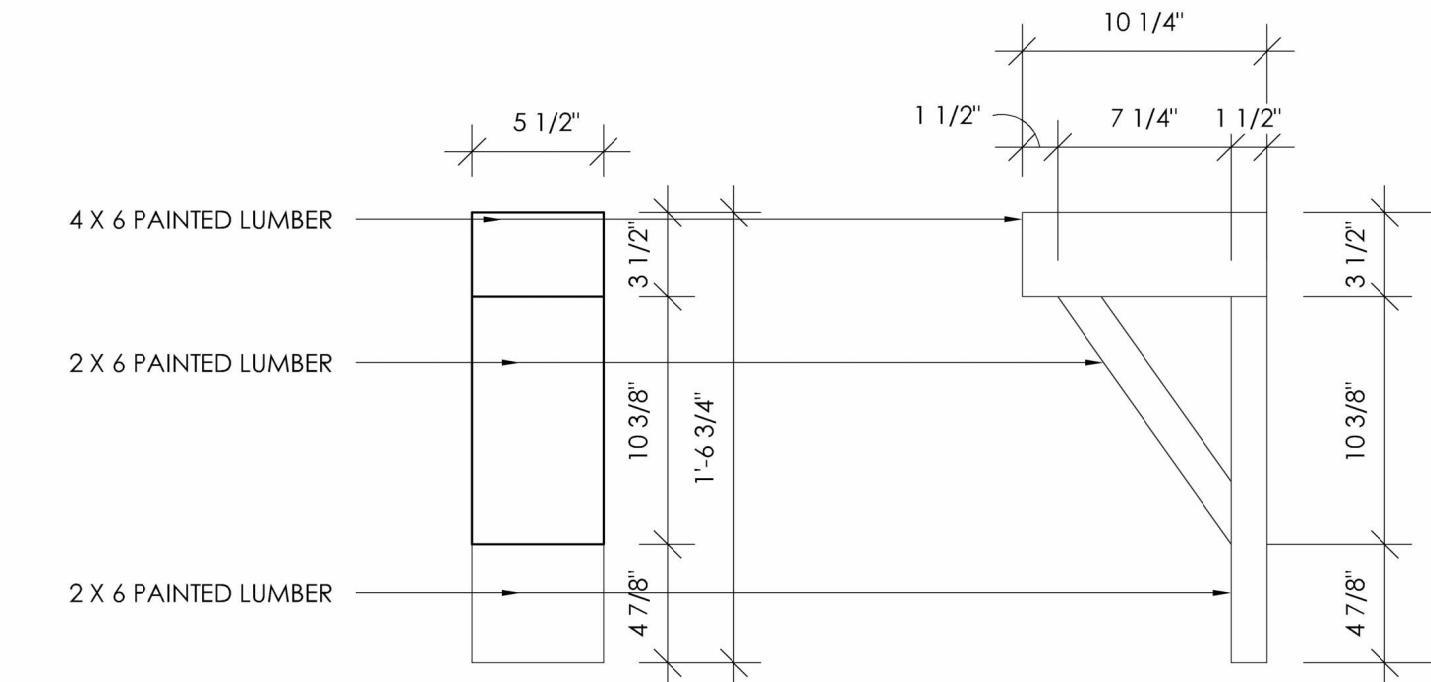
SHEET INFORMATION
DATE OF DRAWING:
DRAWN BY:
JOB NUMBER:



1 EAST ELEVATION (NEW)
AB004 SCALE: 1/4" = 1'-0"

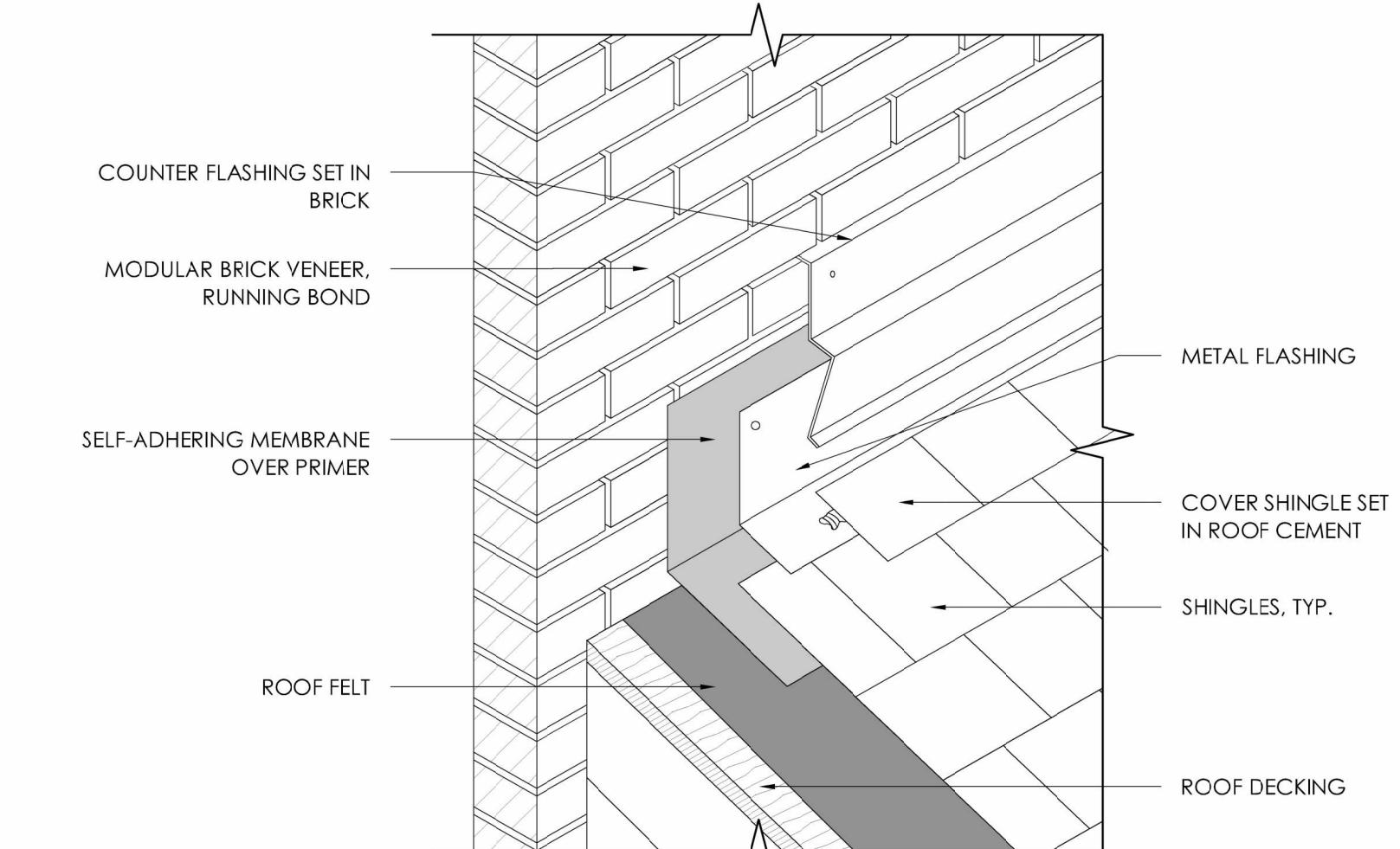


2 NORTH ELEVATION - FACING VAN LANDINGHAM (NEW)
AB001 SCALE: 1/4" = 1'-0"



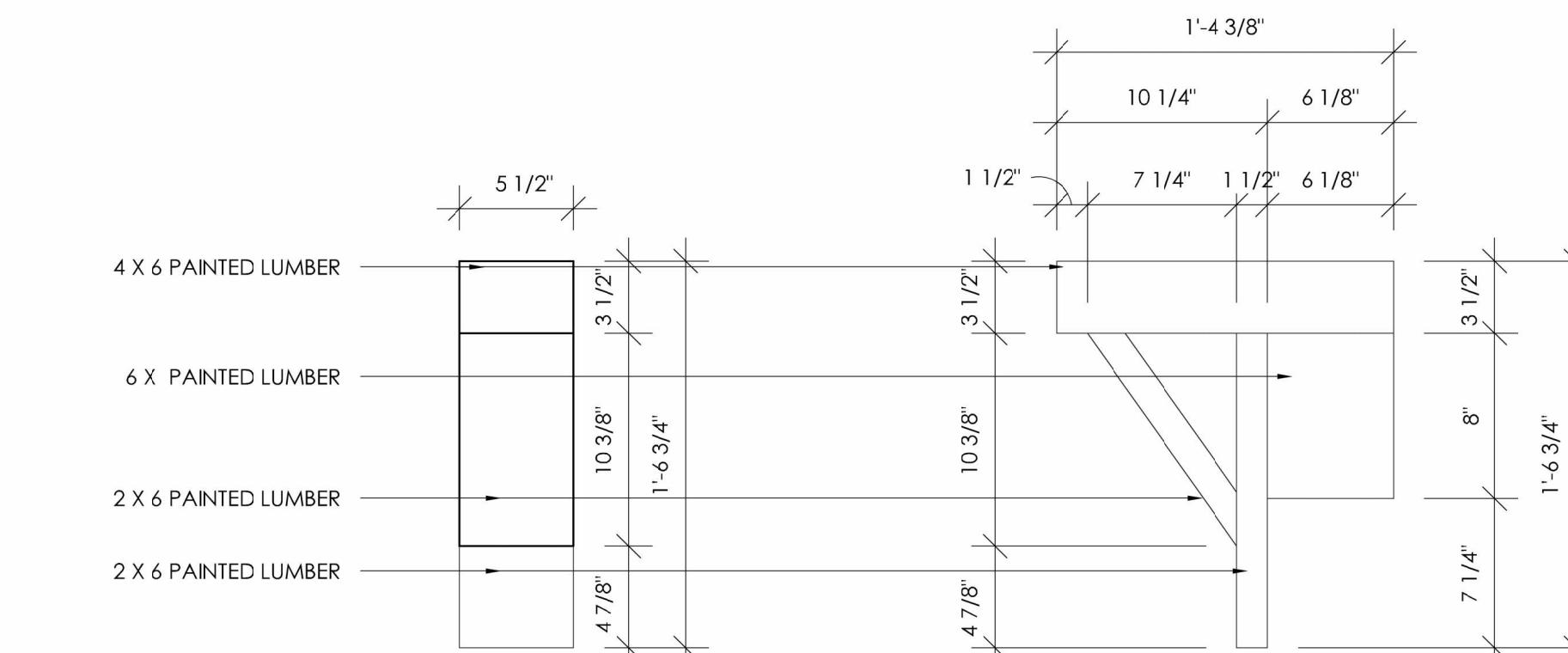
FRONT ELEVATION

FOR STAFF REVIEW



2 SHINGLE ROOF HEAD ABUTMENT @ BRICK
AB005 SCALE: 1 1/2" = 1'-0"

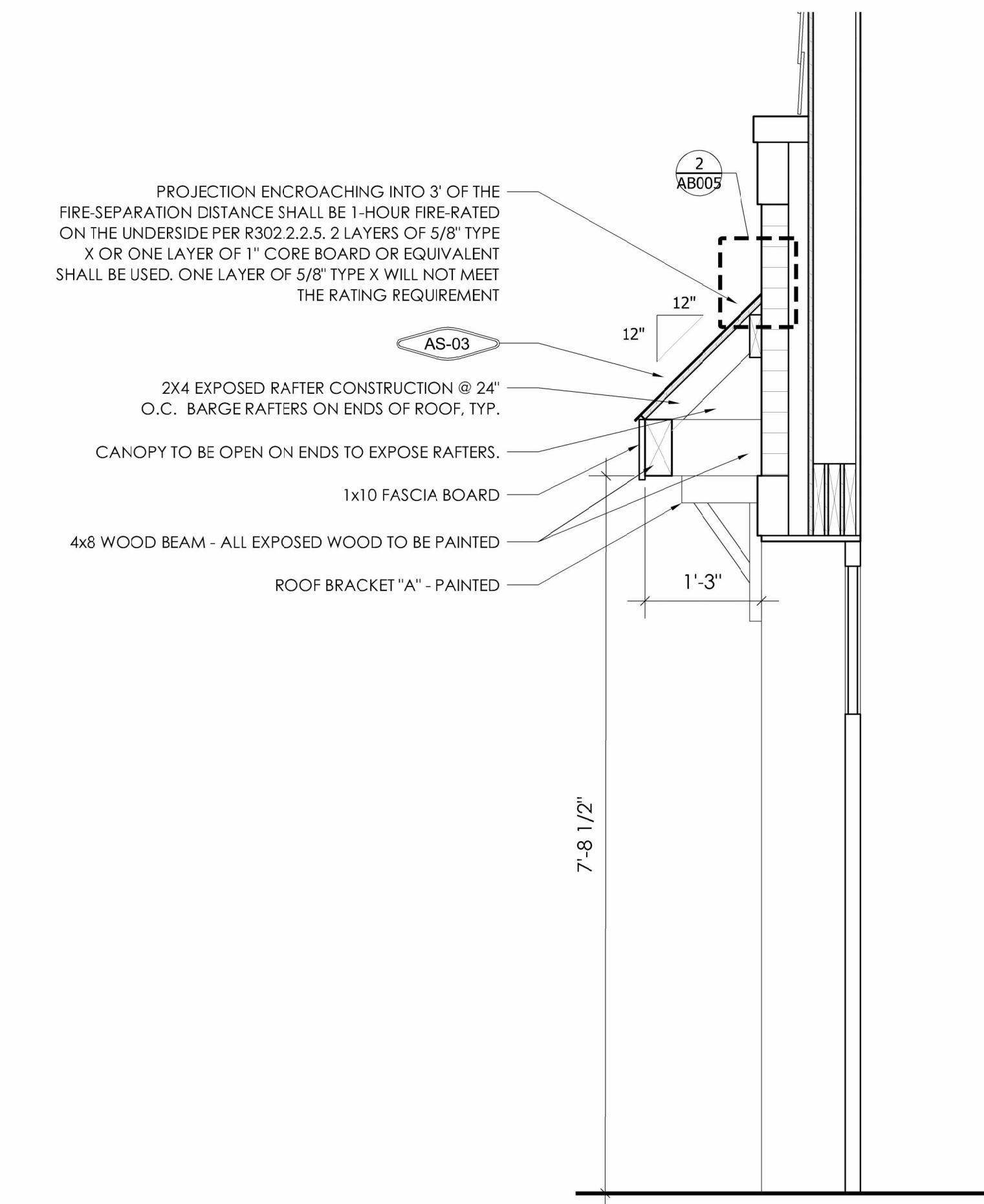
FOR STAFF REVIEW



FRONT ELEVATION

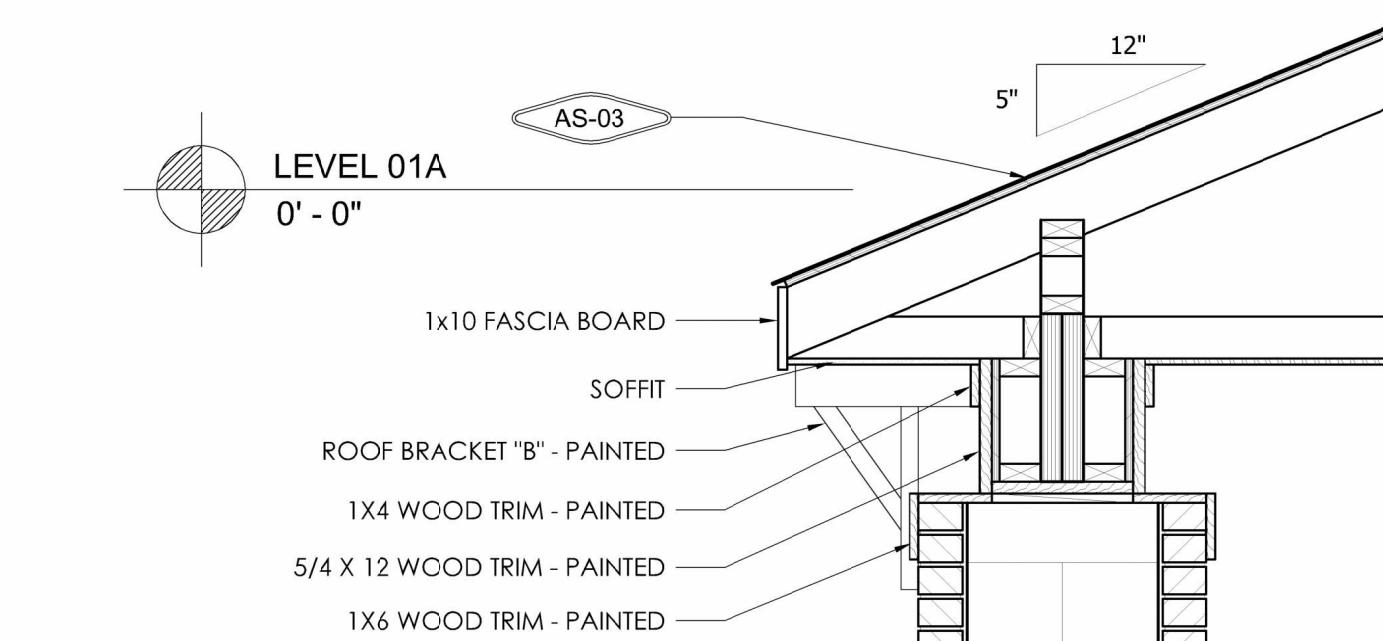
5 ROOF BRACKET
AB005 SCALE: 1 1/2" = 1'-0"

FOR COMMISSION REVIEW



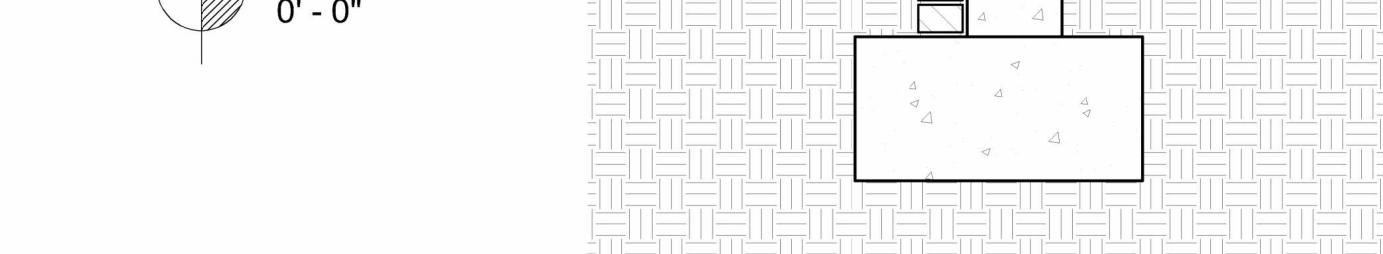
1 CANOPY OVER GARAGE
AB005 SCALE: 3/4" = 1'-0"

FOR STAFF REVIEW



LEVEL C

LEVEL C



SECTION AT UNIT A PORCH COLUMN

FOR COMMISSION REVIEW

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 CANOPYCLT

PROJECT

RESIDENCES AT VAN LANDINGHAM

THE PLAZA AND BLEVEDERE DRIVE AS BUILT DRAWINGS

STAMP

DRAWING LOG

SHEET INFORMATION

DATE OF DRAWING: -

DRAWN BY: -

JOB NUMBER: -

RAKE TO FASCIA TRANSITION- INTENT TO REPLICATE THIS DETAL AT ALL LOCATIONS FOR CONSISTENCY

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Friday, September 19, 2025 | 3:16pm | N:\Data\VanLandingham\BLDG 3.dwg

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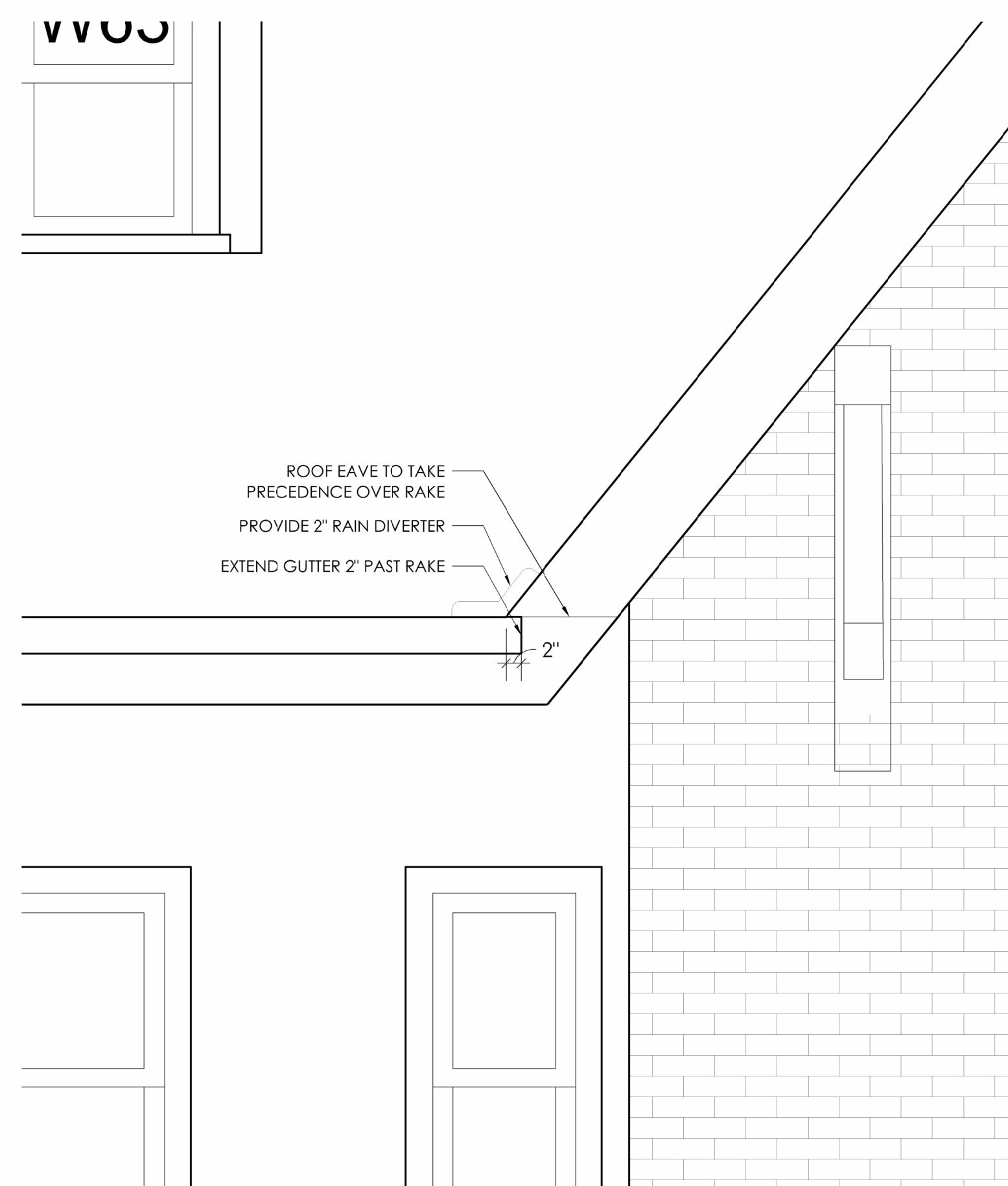
PROJECT

RESIDENCES AT
VAN LANDINGHAM
THE PLAZA AND BLEVEDERE DRIVE
AS BUILT DRAWINGS

STAMP

DRAWING LOG

SHEET INFORMATION
DATE OF DRAWING:
DRAWN BY:
JOB NUMBER:



1 ROOF RAKE TO EAVE TRANSITION
AB006 SCALE: 3/4" = 1'-0"

9. 700 Templeton Av (PID 12305619)
HDCRMAA-2025-00109
Dilworth
Jacqueline Bailey, Applicant

Nicks Holdings

Stain Color Options

Project Address: 700 Templeton Ave Charlotte NC 28203

Prepared for Board Review

Date: 10/6/2025

Stain Color Product-Masonry Cosmetics

**Masonry™
Cosmetics**
Est. 1994

**PROVEN
MASONRY
STAINING**

Permanent Brick Stain.
Weather-Tested.
Maintenance-Free.
Unlimited Stain Colors.

 Search... 



**PERMANENT BRICK STAIN
SOLUTION**

Our brick staining product combines 80 to 100 mesh mineral oxide pigments, a proprietary bonding agent and an environmentally safe carrier to create a slurry that absorbs into the structure of the brick and permanently bonds with the clay substrate.

Once applied, the brick stain chemically attaches to the masonry pores. Because the oxide's molecules are smaller than the pores, they don't seal in moisture or clog the masonry pores. These physical properties render the brick stain permanent while not altering the pore structure, therefore the durability of the brick.

Once dried, the stained brick does not seal the brick, leave a film, fade, peel or crack. Our product bonds well with any masonry product that has absorption: brick, block, mortar, manufactured stone, natural stone, cast stone and limestone, to name a few.

**BUILDING A
LASTING IMPRESSION**

MAINTENANCE-FREE
Stained brick does not add a layer, no need to be removed or reapplied

SUCCESSFUL
Permanent brick stain has been used in the field since 1988

VERSATILE
Works on all absorbent masonry such as mortar, block, stone, etc.

BREATHABLE
Does not seal or trap moisture, will not compromise the masonry integrity

NATURAL
Doesn't leave a shine or look like painted brick

ECO-FRIENDLY
No harsh chemicals

VOC-FREE
No harsh fumes

ABUNDANT
Unlimited brick stain colors. From multiple recipes on a percentage of each brick to one color for a unified look, each job has custom-created recipes for your ideal look

Stain Color Options - Visual Mockup

The sample board in your presence provide a clear on-site view of how the finishes will appear. The tones are similar to what's currently on Templeton, ensuring consistency.

Option A 709 TEMPLETON



Closing Statement

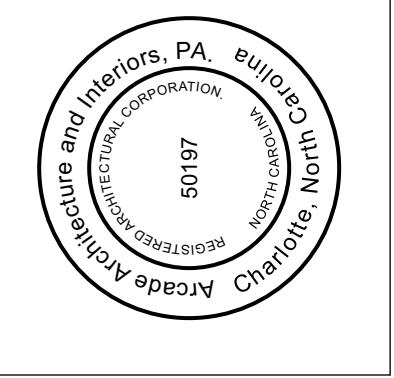
We respectfully ask for your approval today with Option A so this project can be completed within the next 30 days. We understand this delay has been a deterrent for neighbors, and our goal is to finalize the home in a way that preserves the character of the district while resolving this matter efficiently.

Applicant's Exhibit 1 – Brick with stain applied

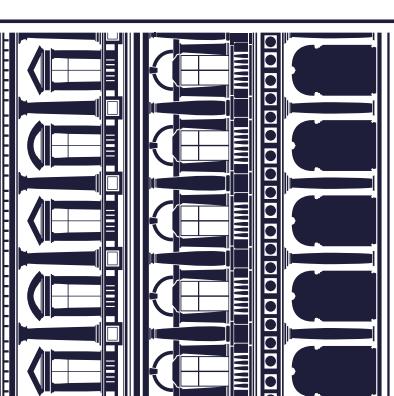
The top 5 layers of brick fell off during transport.



10. 1930 Thomas Av (PID 08119722)
HDCRMI-2025-00450
Plaza Midwood
Chris Barth, Applicant

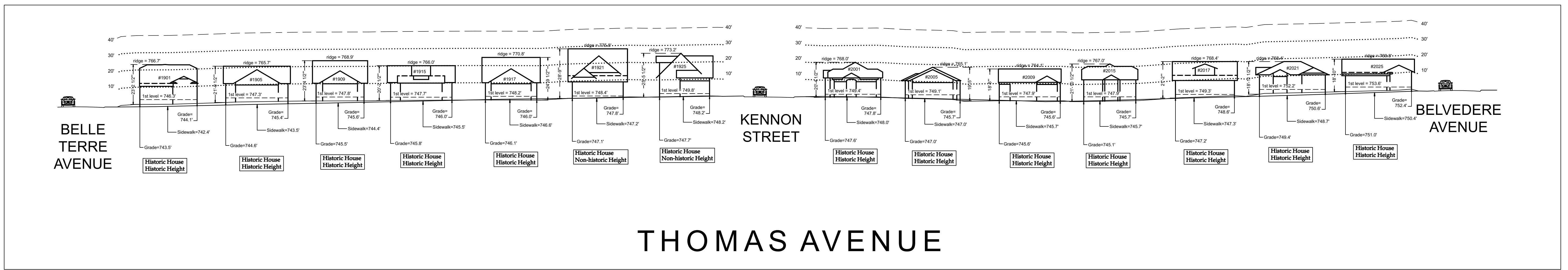


ARCADE
ARCHITECTURE & INTERIORS
GREESON | PAULLIN | BENSON | BINDER | BARTH



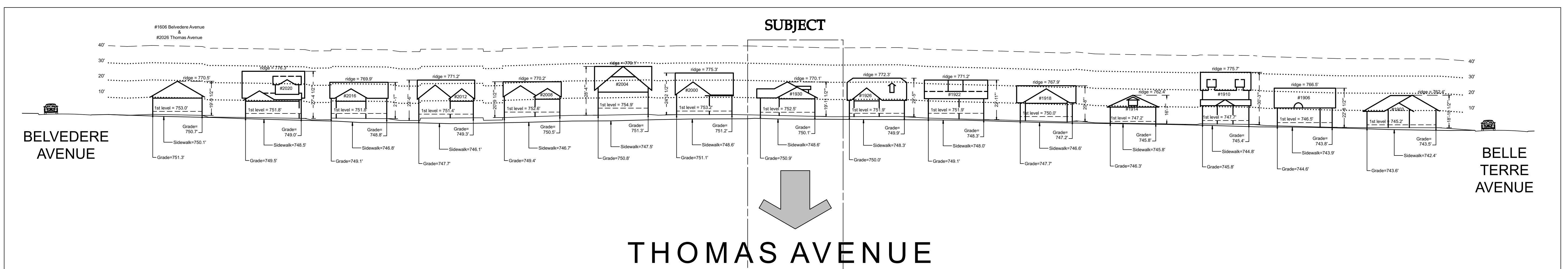
Stiles Residence
1930 Thomas Ave.
Plaza Midwood Historic District
HDC Review Only

HDC-3
Streetscape Survey
Revisions
Issue date:
Drawn by C.B.
Project Number
???



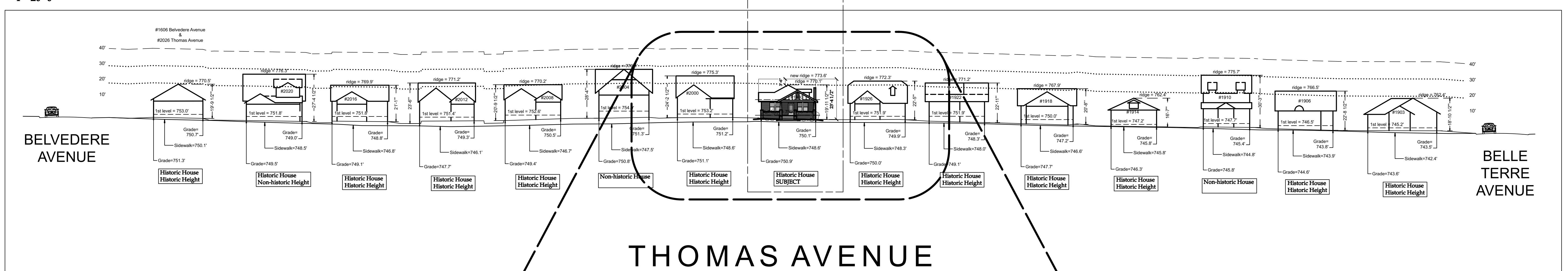
THOMAS AVENUE

West Side of Block
1"=20'-0"



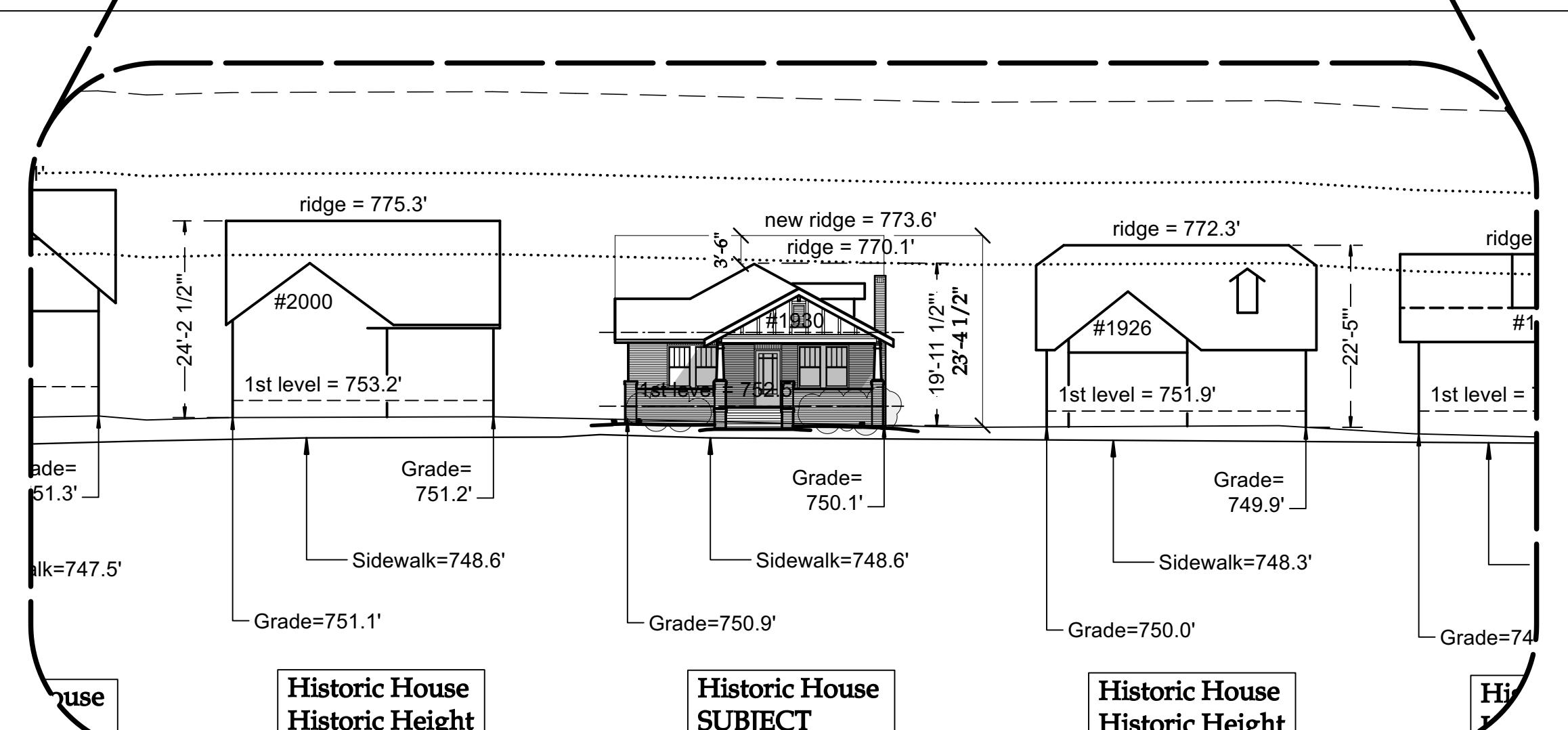
THOMAS AVENUE

East Side of Block - Existing Conditions
1"=20'-0"



THOMAS AVENUE

East Side of Block - Proposed
1"=20'-0"

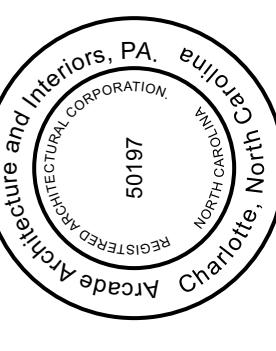


Enlarged at Subject House

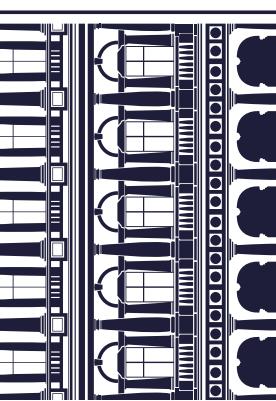
1/16" = 1'-0"

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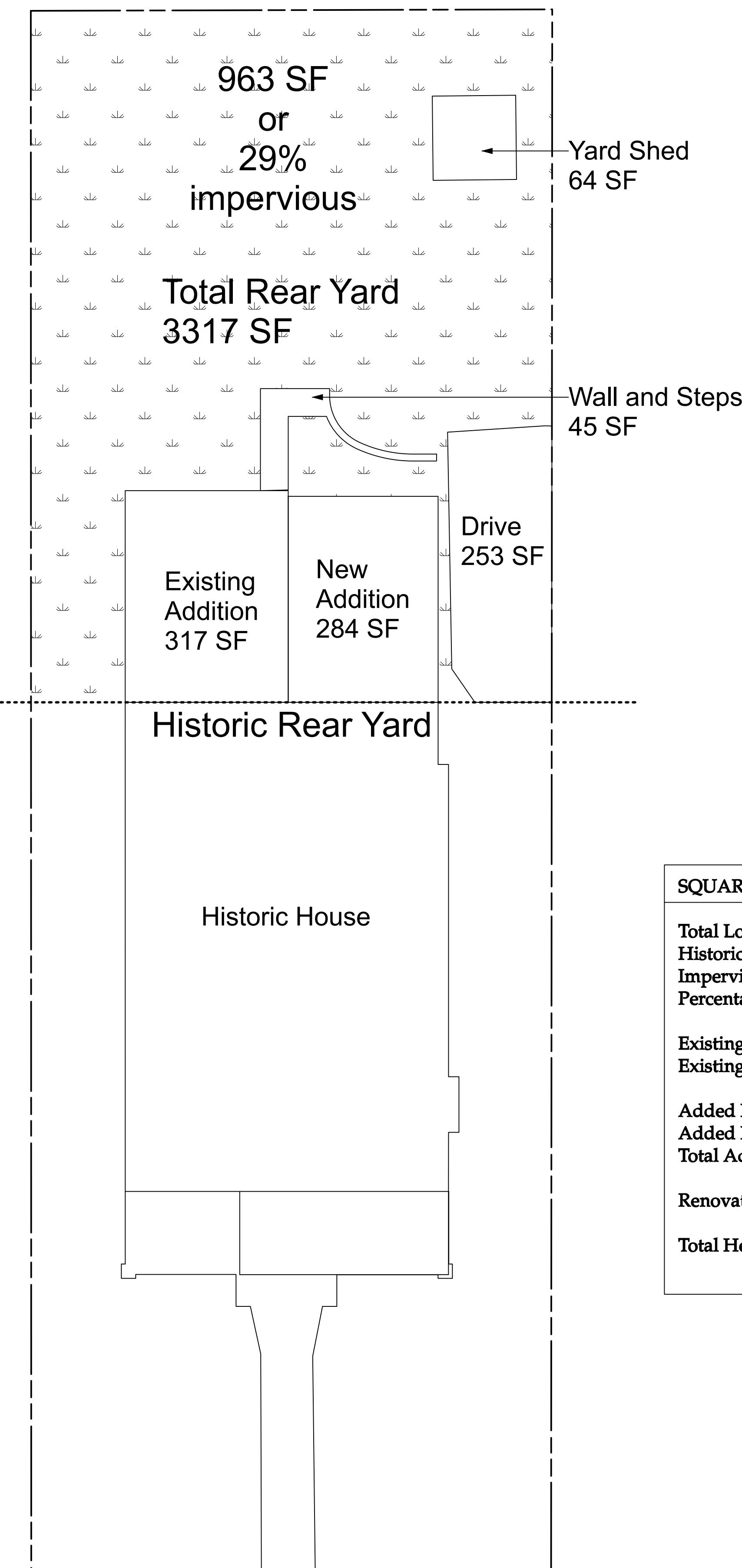
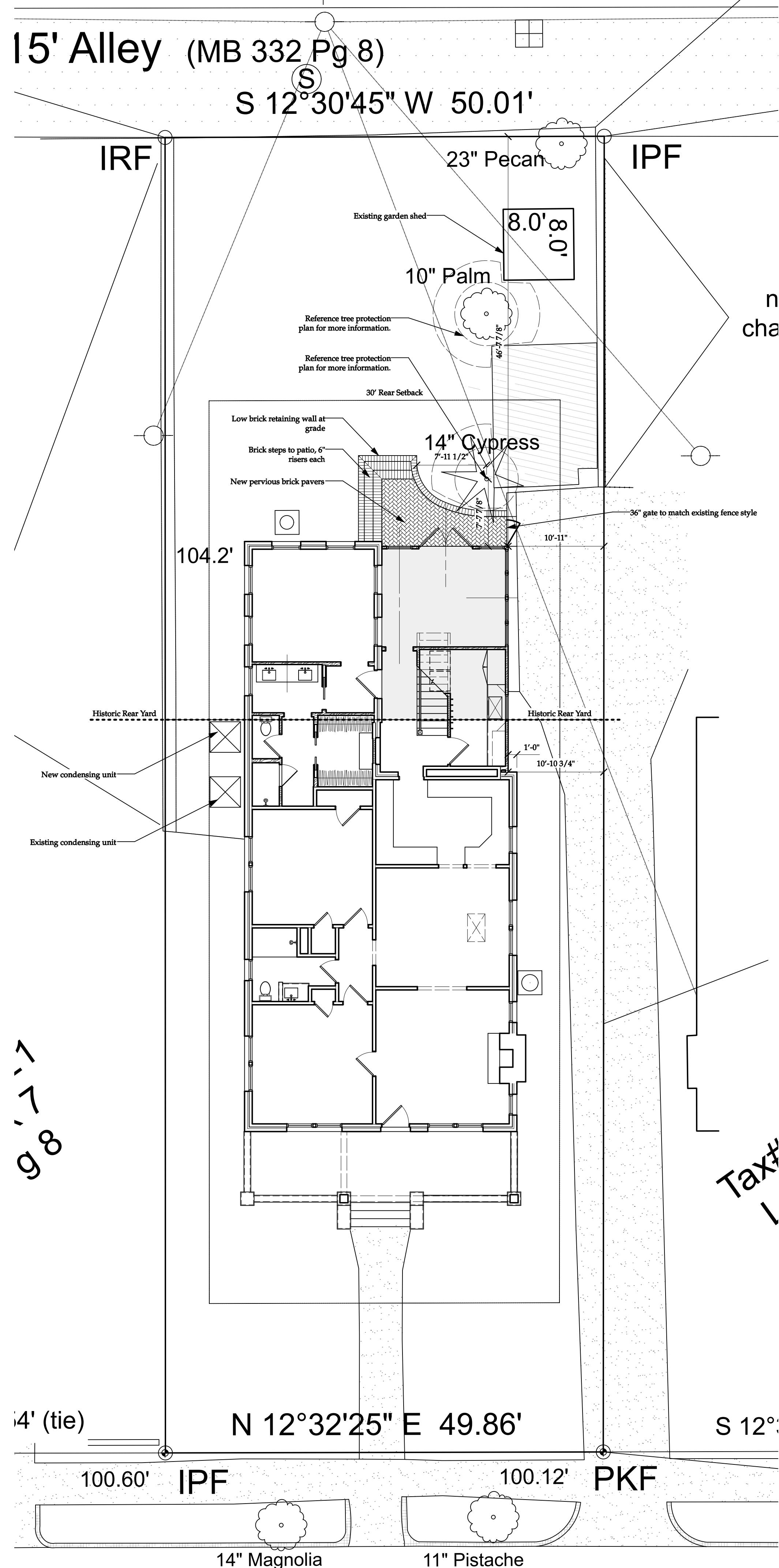
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ARCADE ARCHITECTURE & INTERIORS
GEESON | PAULIN | BENSON | BINDER | BARTH



Stiles Residence
1930 Thomas Ave.
Plaza Midwood Historic District
HDC Review Only



| SQUARE FOOTAGE CALCULATIONS | |
|---------------------------------------|----------|
| Total Lot Area | 7,480 SF |
| Historic Rear Yard | 3,317 SF |
| Impervious Rear Yard | 963 SF |
| Percentage of Rear Yard Imp. | 29% |
| Existing Heated | 1,766 SF |
| Existing Unheated | 160 SF |
| Added Heated Main Floor | 284 SF |
| Added Heated Second Floor | 506 SF |
| Total Added Heated | 790SF |
| Renovated Area (no increase) | 293 SF |
| Total Heated Post-completion 2,556 SF | |

Impervious Diagram
HDC-2 1/8" = 1'-0"

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HDC-5

| | |
|----------------|-------------|
| Site Plans | Revisions |
| Drawings/CAB | Issue date: |
| Project Number | ??? |
| ??? | |



Perspective View of Proposed



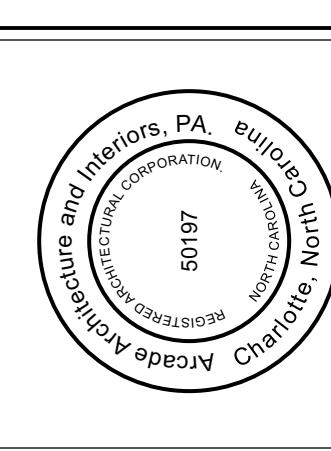
Existing View from Thomas Ave.

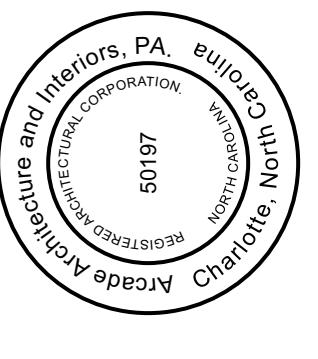
HDC-13

Perspective Rendering
Revisions
Drawn by C.A.B
Project Number
???

Stiles Residence
1930 Thomas Ave.
Plaza Midwood Historic District
HDC Review Only

ARCADE
ARCHITECTURE & INTERIORS
GEESEON | PAULLIN | BENSON | BINDER | BARTH

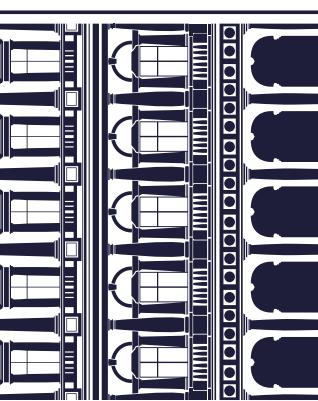




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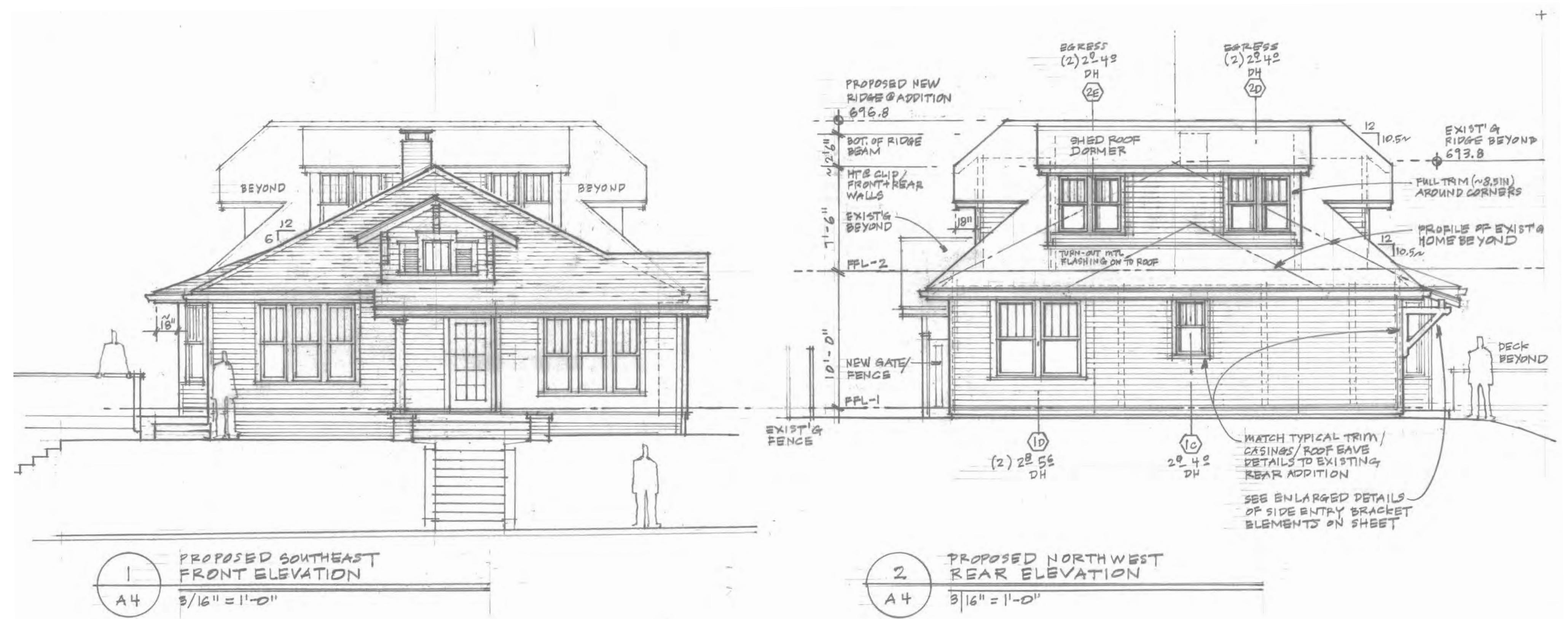


Stiles Residence

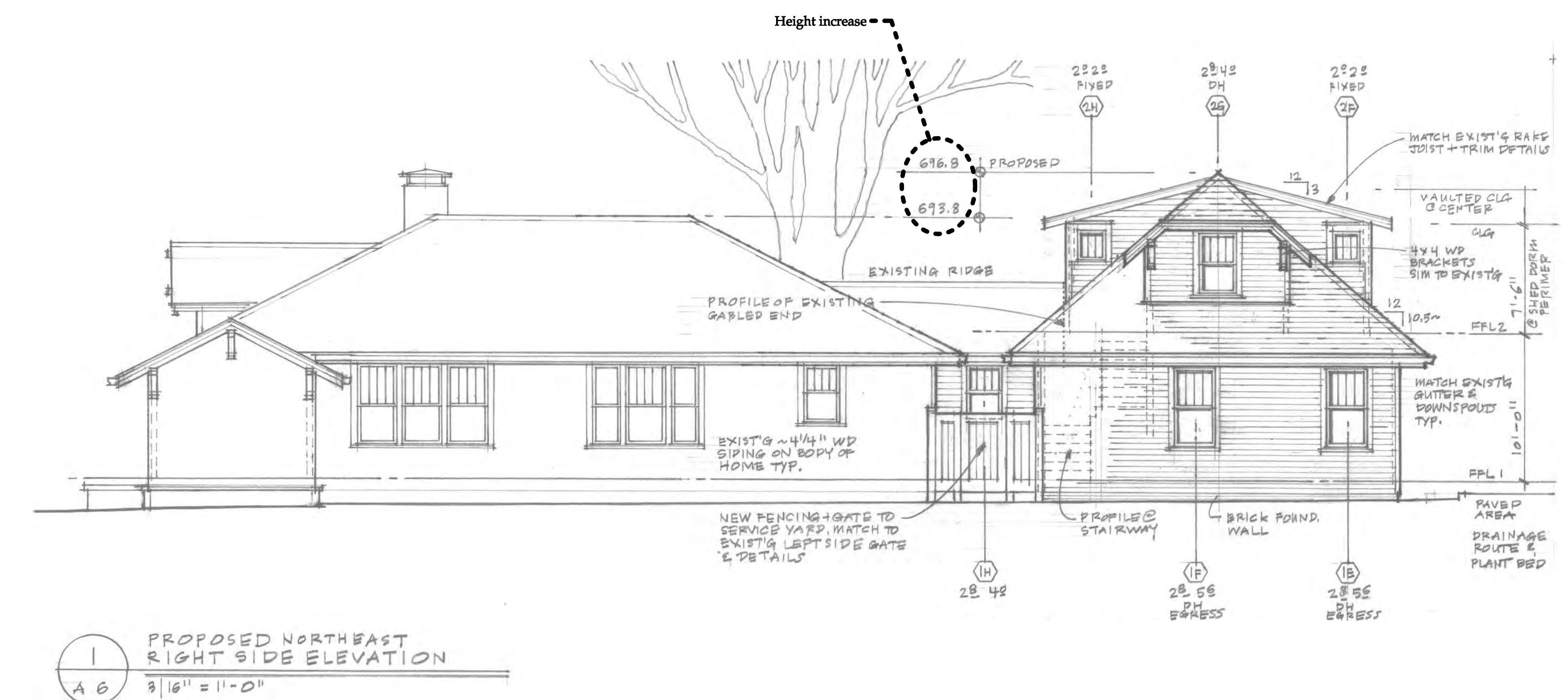
1930 Thomas Ave.

Plaza Midwood Historic District

HDC Review Only



424 S. Summit Ave.
HDCRMA-2020-00490 - Corner Lot Addition
Right increase 3'-0"

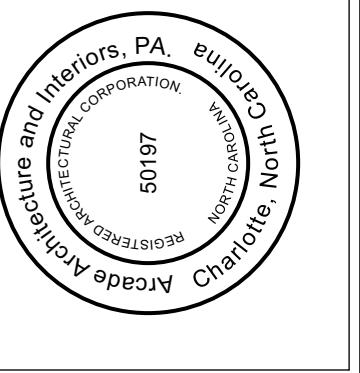


424 S. Summit Ave.
HDCRMA-2020-00490 - Corner Lot Addition
Right increase 3'-0"

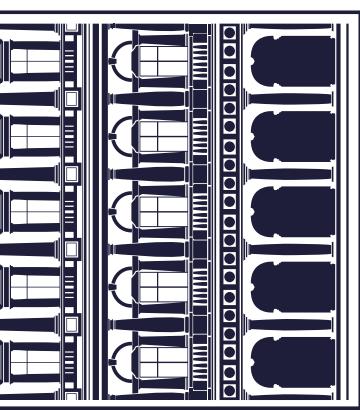
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attention of the Architect for resolution

| Previous Projects: | Revisions: |
|--------------------|------------|
| Issue date: | |
| Drawn by C.A.B | |
| Project Number: | |
| ??? | |

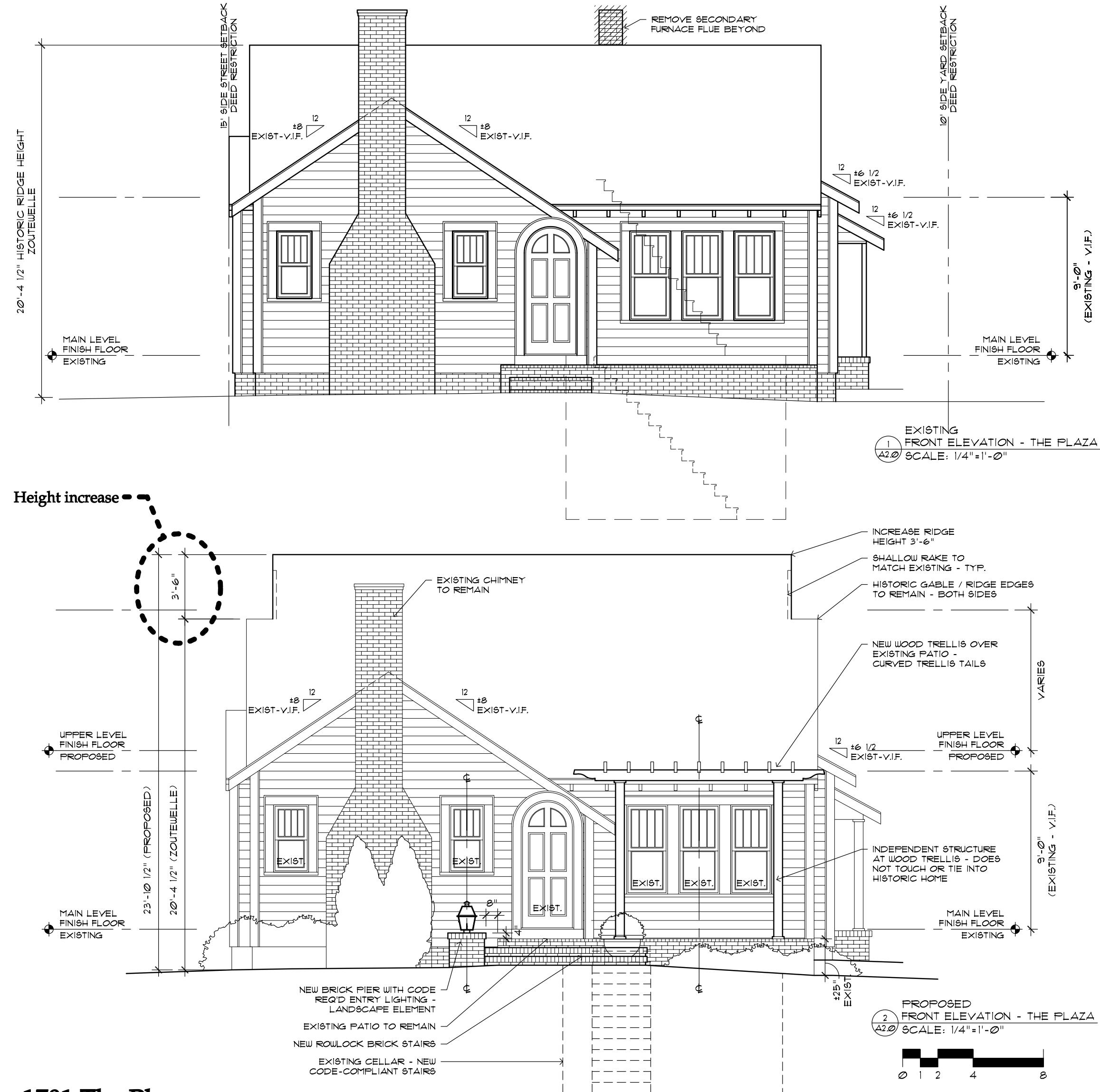
HDC-14



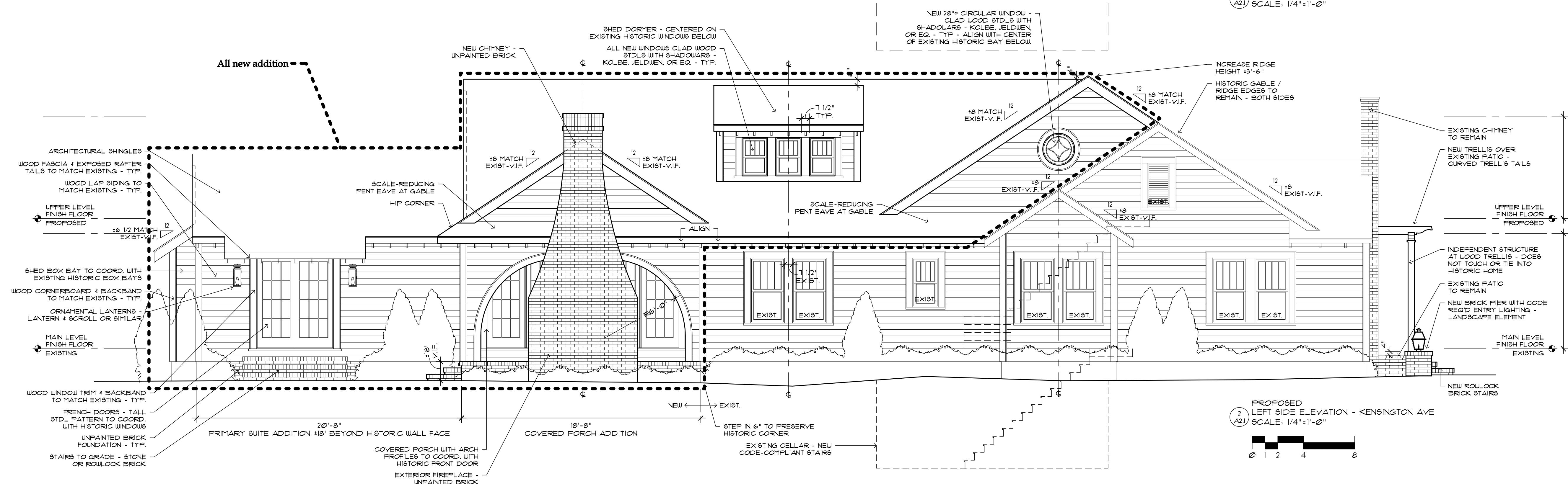
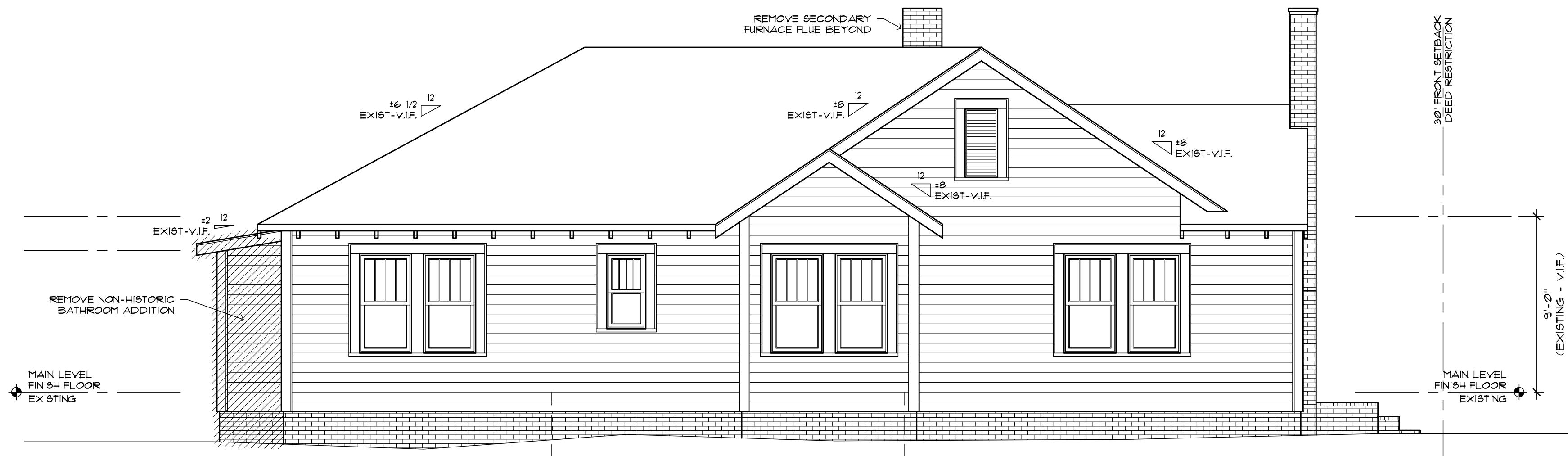
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Stiles Residence
1930 Thomas Ave.
Plaza Midwood Historic District
HDC Review Only



1701 The Plaza
HDCRMA-2023-00076 - Corner Lot Addition
Height increase 3'-6"



1701 The Plaza
HDCRMA-2023-00076 - Corner Lot Addition
Height increase 3'-6"

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| Precedent Projects | Rewards |
|--------------------|----------------|
| Issue date: | Drawings/CB |
| Revisions | Project Number |
| ??? | ??? |

HDC-15

16. 2011, 2015, 2019, 2023, & 2027 Thurmond PI
(PID 09506145, 09506146, 09506147, 09506148,
& 09506149)

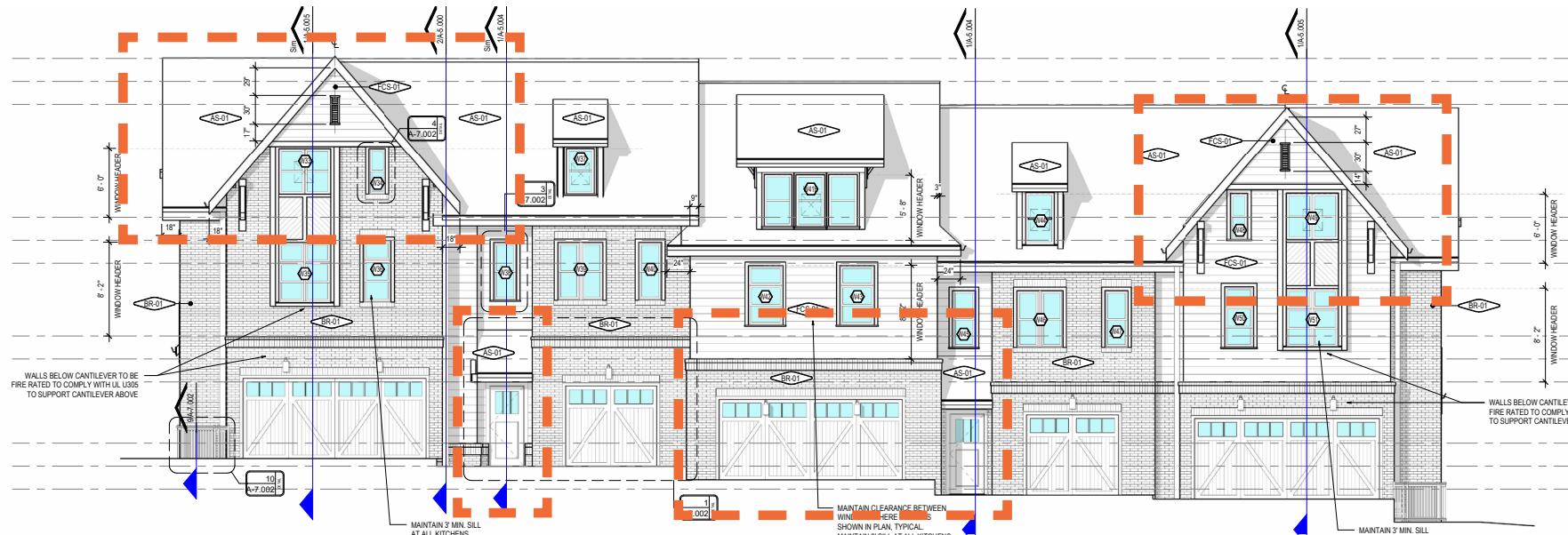
HDCMFA-2025-00649

Plaza Midwood
Panchali Sau & John Mang,
Applicants

Supplemental Information



INTEC Group, Inc.
2459 WILKINSON BLVD
SUITE 120 - C
CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net



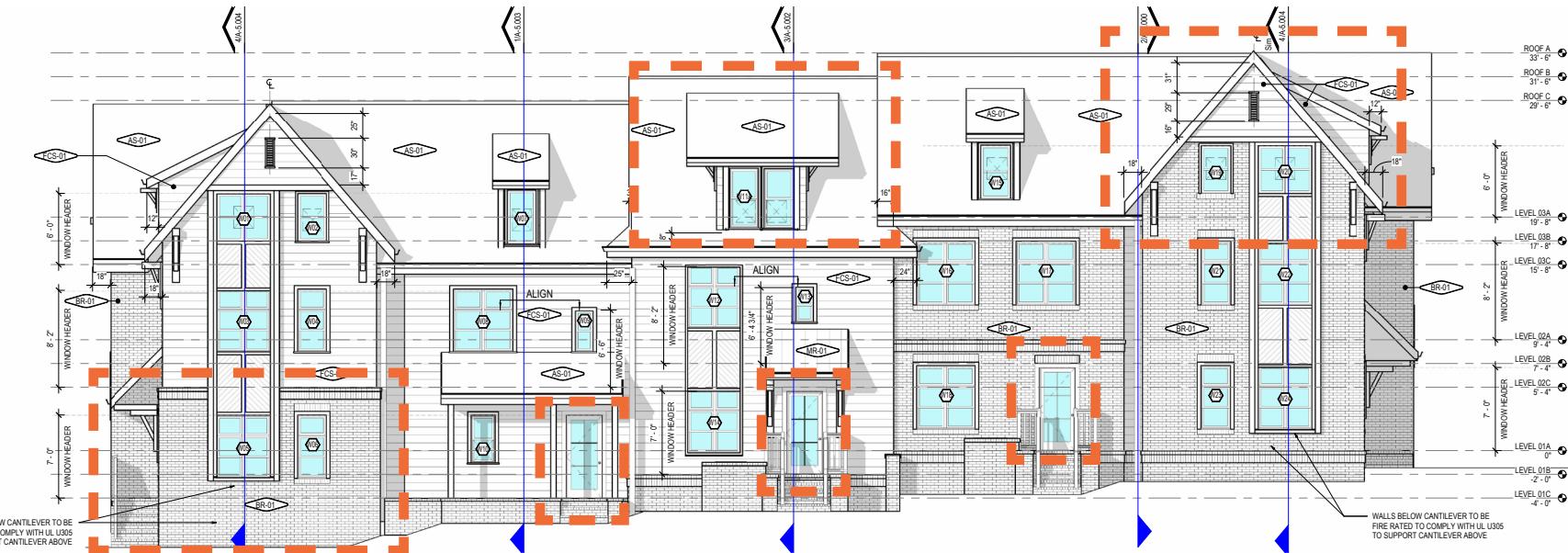
RESIDENCES AT VAN LANDINGHAM
Charlotte, NC 28205

Supplemental Information

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CHARLOTTE, NC 28208
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www.intecgroup.net

RESIDENCES AT VAN LANDINGHAM
Charlotte, NC 28205



COA APPROVED ELEVATION - SOUTH



AS BUILT CONDITION - SOUTH

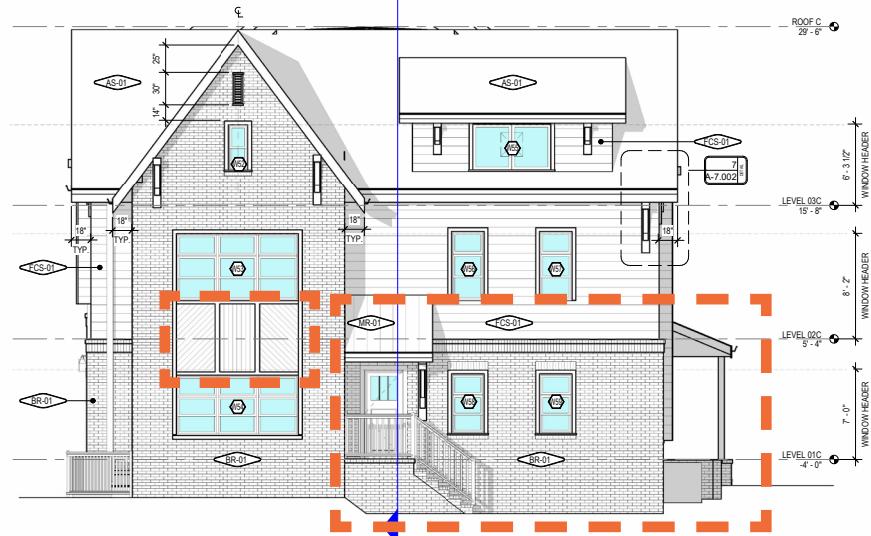


PROPOSED ELEVATION - SOUTH

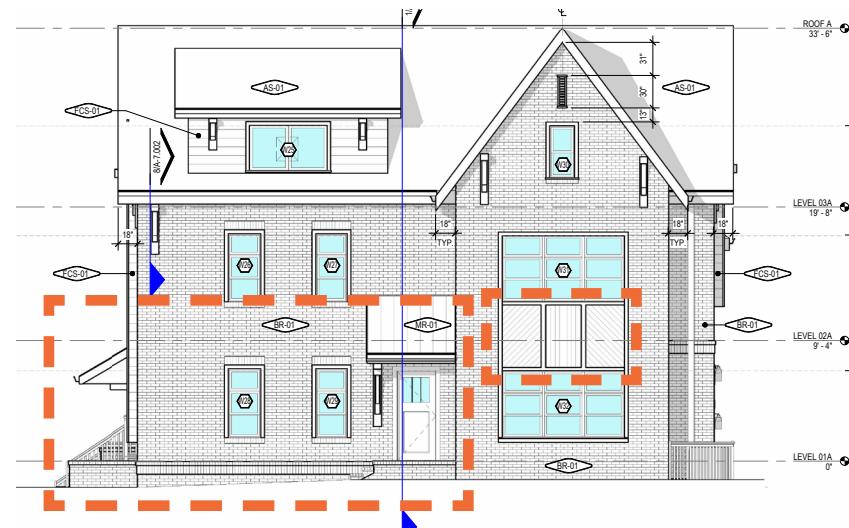
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CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net



COA APPROVED ELEVATION - WEST



COA APPROVED ELEVATION - EAST



AS BUILT CONDITION - WEST



AS BUILT CONDITION - WEST - EAST

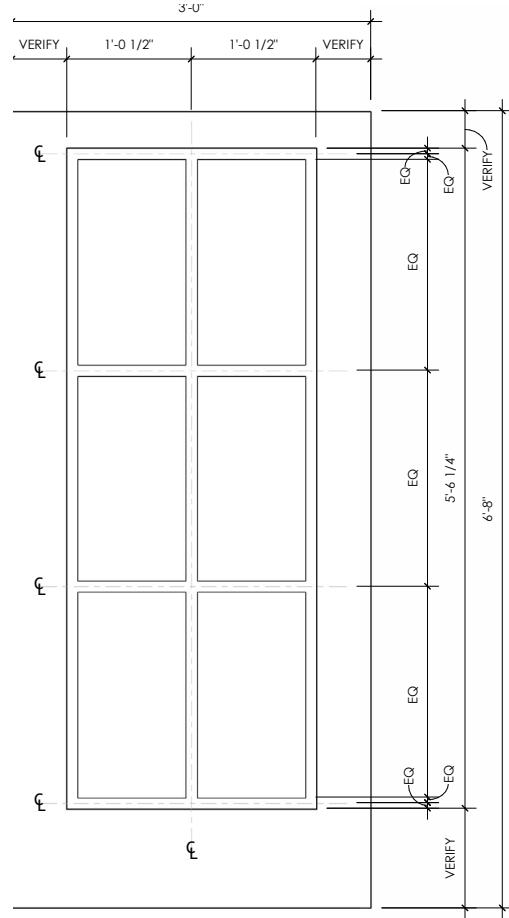


PROPOSED ELEVATION - WEST



PROPOSED ELEVATION - EAST

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Charlotte, NC 28205



PROPOSED 6 LITE MUNTIN SPACING



JELD-WEN

SITELINE[©] CLAD-WOOD
INSWING PATIO DOOR

January 2025

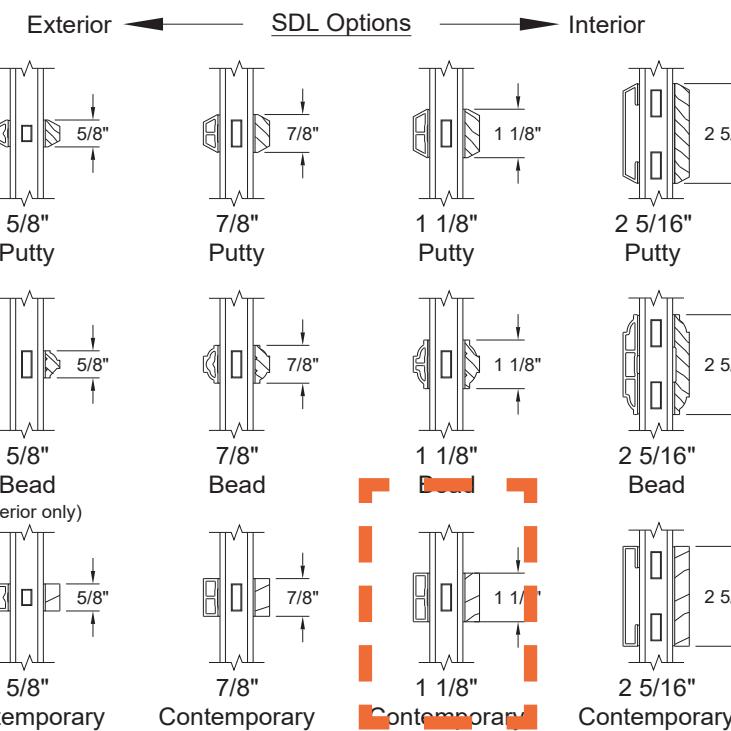
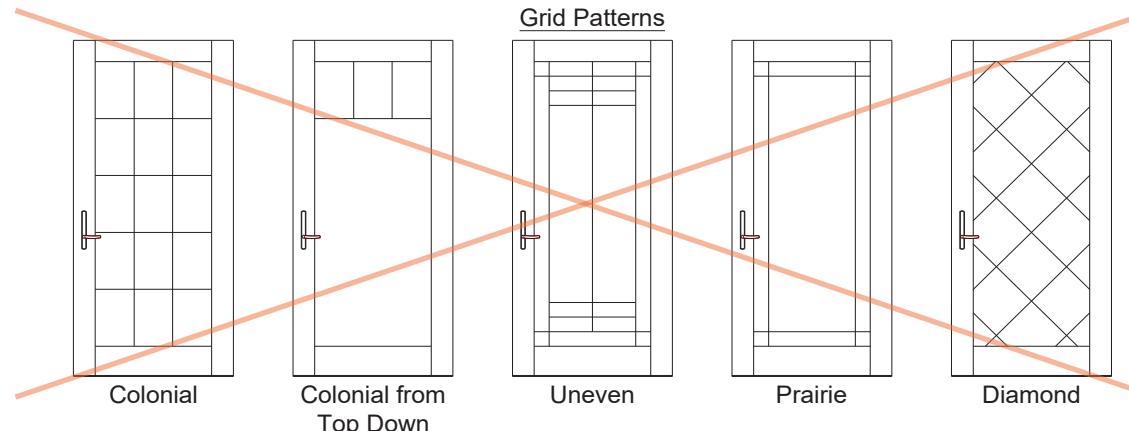
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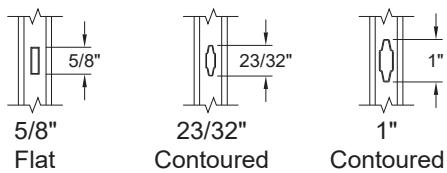
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Charlotte, NC 28205

GRID & GLASS STOP OPTIONS

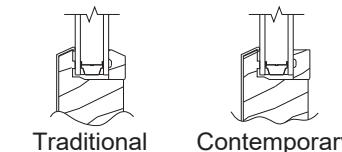


Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



Glass Stop Options



Note: Triple Glazed Windows do not have Shadow Bars between SDL Bars.

Scale: 3" = 1'-0"

Product specifications may change without notice.

Architectural Design Manual 4

PROPOSED ONE LITE DOOR

PROPOSED DIVIDED LITE / MUNTIN PROFILE

**RESIDENCE AT VAN
LANDINGHAM | BLG 3**

CHARLOTTE, NC 28205

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

STAMP:-

ENTER PROFESSIONAL CERTIFICATION TEXT

SHEET INFORMATION:
DRAWN BY: _____ Author: _____
PROJECT NUMBER: 000000

BUILDING ELEVATIONS

A-201



2 WEST ELEVATION - (AS BUILT)
3/16" = 1'-0"



1 EAST ELEVATION - PRIVATE DR. - (AS BUILT)
3/16" = 1'-0"



2 NORTH ELEVATION - (AS BUILT)
3/16 = 1'-0"



1 SOUTH ELEVATION - THURMOND PL. - (AS BUILT)
3/16 = 1'-0"

**RESIDENCE AT VAN
LANDINGHAM | BLG 3**

CHARLOTTE, NC 28205

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

STAMP: _____

ENTER PROFESSIONAL CERTIFICATION TEXT

SHEET INFORMATION:
DRAWN BY: _____ Author _____
PROJECT NUMBER: 000000

BUILDING ELEVATIONS

**RESIDENCE AT VAN
LANDINGHAM | BLG 3**

CHARLOTTE, NC 28205



2 WEST ELEVATION - PROPOSED REVISIONS
3/16" = 1'-0"



1 EAST ELEVATION - PRIVATE DR. - PROPOSED REVISIONS
3/16" = 1'-0"

SHEET INFORMATION:
DRAWN BY: _____
PROJECT NUMBER: 000000

BUILDING ELEVATIONS

RESIDENCE AT VAN LANDINGHAM | BLG 3

CHARLOTTE, NC 28205



2 NORTH ELEVATION - PROPOSED REVISION
3/16" = 1'-0"



1 SOUTH ELEVATION - THURMOND PL. - PROPOSED REVISION
3/16" = 1'-0"

AMP:

ITEP PROFESSIONAL CERTIFICATION TEXT

HEET INFORMATION:

DRAWN BY: Author

PROJECT NUMBER: 000000

BUILDING ELEVATIONS