



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-059

DATE: 12 August 2015

ADDRESS OF PROPERTY: 1733 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118607

OWNER(S): Laura Gurrad

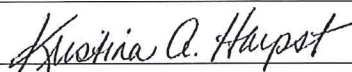
DETAILS OF APPROVED PROJECT: Rear Addition. The project is a rear addition of a screen porch to an existing deck footprint. Exterior details of the addition are cedar shake siding, painted wood handrail, railings and posts; stained wood screen door; stained wood stairs and landing; stained cedar crawl space enclosure and architectural shingle roof to match existing. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23. Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines, Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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.


Chairman


Staff

GURRAD RESIDENCE

Screen Porch Addition

1733 The Plaza, Charlotte NC

GOVERNING CODE:
2012 North Carolina Residential Code As Amended

Property Information:

Owner: Laura Gurrad
GIS ID#: 0811807
Legal Desc: LE B3 M20-162 & 163
Land Area: 1 LT (0.254 GIS Acres)
Fire District: City of Charlotte
Zoning: R
Soil Types: CUB Group B, M&B Group C

Existing Parcel Critical Information:
Total Impervious surface area: 5,083 sq ft
Walkway: 418 sq ft
Driveway: 1,462 sq ft
Building Foots: 3,210 sq ft

Existing Building Data
Square Feet Heated
Exst 1st Floor: 1606 sq ft
Exst 2nd Floor: N/A
Total Heated: 1,606 sq ft

Square Feet Unheated
Porch/Deck: 551 sq ft
Garage: 1,183 sq ft
Total Unheated: 1,744 sq ft

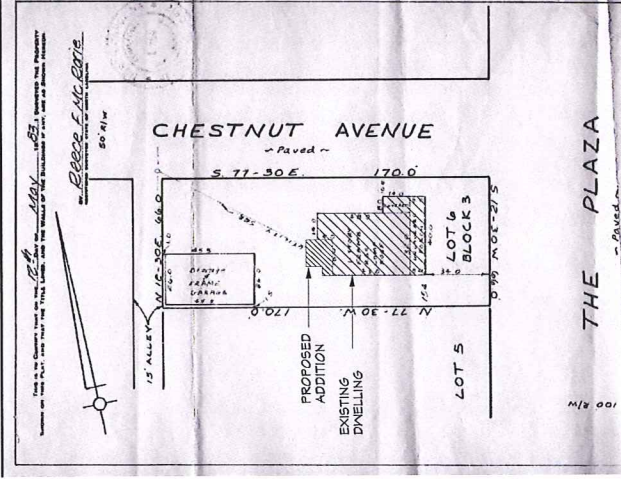
Proposed Parcel Critical Information:
Total Impervious surface area: 3,394 sq ft
Walkway: 418 sq ft
Driveway: 1,462 sq ft
Building Foots: 3,511 sq ft

Proposed Building Data
Square Feet Heated
Exst 1st Floor: 1606 sq ft
Exst 2nd Floor: N/A
Total Heated: 1,606 sq ft

Square Feet Unheated
Porches: 882 sq ft
Garage: 1,183 sq ft
Total Unheated: 1,885 sq ft

GENERAL NOTES:

1. All wood exposed to the elements or in contact with concrete and masonry shall be pressure treated Southern Yellow Pine No. 2 or better.
2. All wood framing lumber (rafters, joists, headers and posts) shall be Southern Yellow Pine No. 2 or better UNO.
3. All screws, bolts and nails used in pressure treated wood shall be hot-dipped zinc-coated galvanized steel. Fasteners shall meet the requirements of ASTM A 153, Standard Specification for Zinc Coating.
4. Verify existing underground utility locations before commencing excavation.
5. Contractor shall field verify all dimensions. Discrepancies between field dimensions and or contract documents shall be brought to the attention of the Owner for clarification before commencing with the work.
6. Alterations, changes or substitutions to the contract documents performed without the Owners written approval shall be corrected at the Contractors expense.

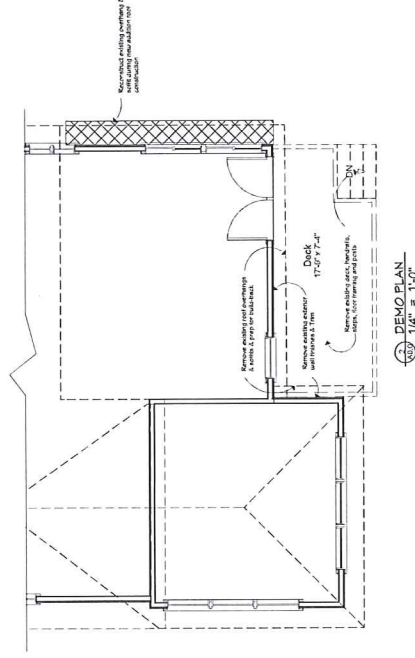


North Carolina "One Call" 1-800-662-6349
www.onecall.org

August 2015



SHT #	TITLE
A-0.0	Cover, Site & Demo
A-0.1	General Notes
A-1.0	Addition Floor Plan & Notes
A-2.0	Elevations & Notes
A-3.0	Elevation Imagery



Project Information
Screen Porch Addition
Gurrad Residence
1733 The Plaza
Charlotte, NC

Drawings Prepared by:
Denise Lott
8315 Pine Hill Rd, Mint Hill, NC 28227
denise.lott@lottedesign.com

DATE:
8/3/2015
SHEET TITLE:

Cover, Site
& Demo
Plan

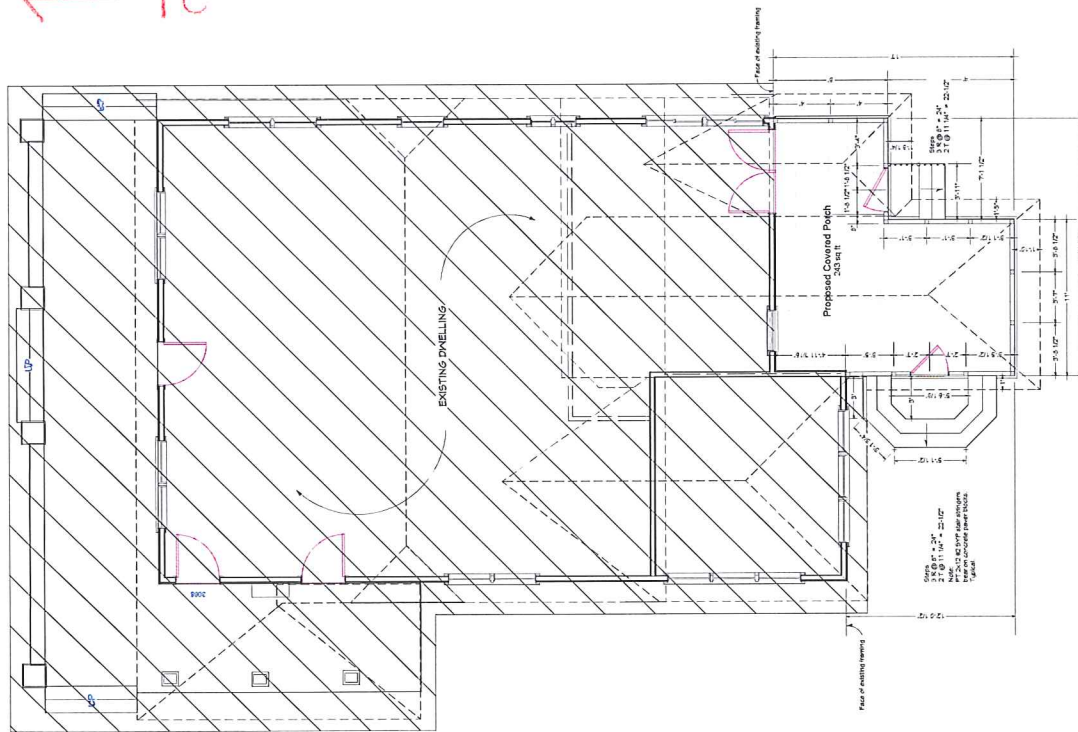
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A
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APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2015-159



1st Floor Plan
1/4" = 1'0"

SHEET #: **A**
1.0

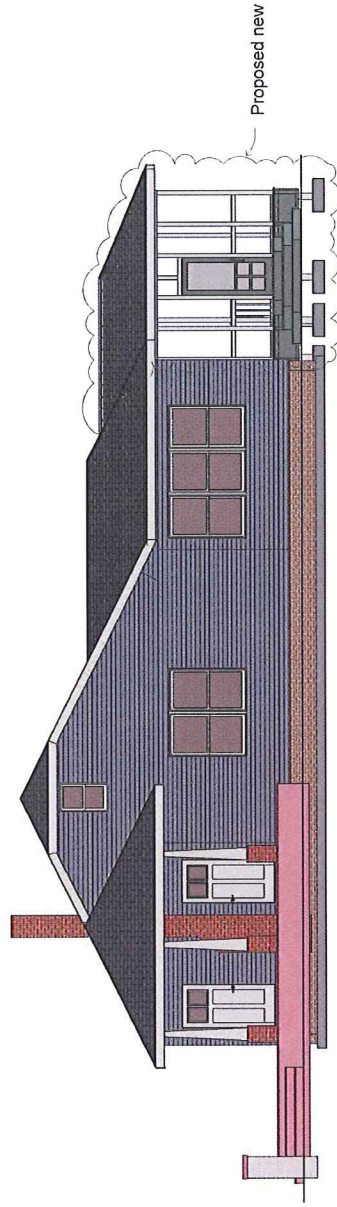
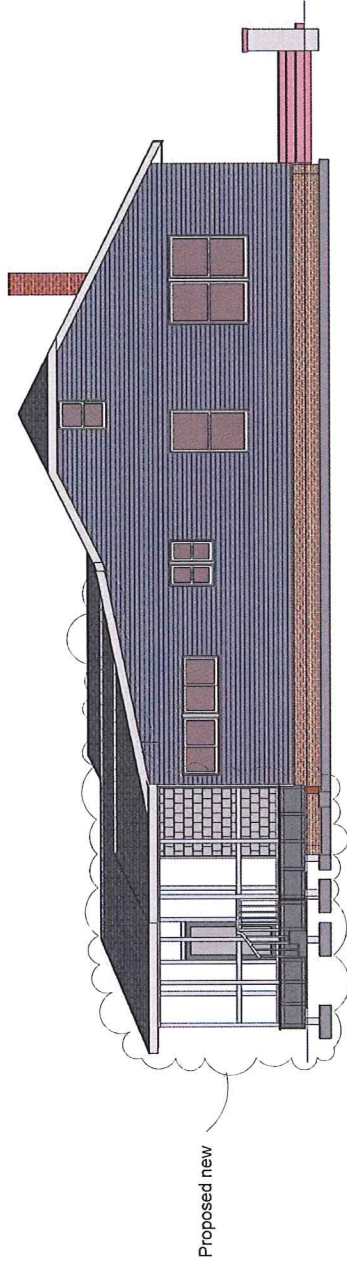
Addition
Floor Plan

DATE: 8/3/2015
SHEET TITLE:

Drawings Prepared by:
DNL Design, LLC
8315 Pine Hill Rd, Mint Hill, NC 28227
704-491-2924
denise.lott@lottedesign.com

Screen Porch Addition
Gurad Residence
1733 The Plaza
Charlotte, NC

NO.	DATE	BY	DESCRIPTION



APPROVED
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 Certificate of Appropriateness
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