



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-022

DATE: 15 February 2016

ADDRESS OF PROPERTY: 324 W. 10th Street

HISTORIC DISTRICT: Fourth Ward

TAX PARCEL NUMBER: 07808136

OWNER(S): Tom Paff

DETAILS OF APPROVED PROJECT: The project is a rear rooftop deck, access stairs and storage shed located behind an existing roof parapet wall. The addition will not be visible from the street. The new pressure treated wood deck measures approximately 236 square feet. The wood deck rail will be comprised of 2x2 pickets that die into a horizontal rail at the top and bottom with an additional 2x6 top cap. The footprint of the new storage shed measures approximately 4'-5 1/2" x 8'-9 1/4". The height of the storage shed as measured from existing roof top to ridge is 10' - 9 3/8". Exterior details of the storage shed are wood lap siding, wood doors, and trim to match existing. If the new doors have muntins, they will be exterior, molded Simulated True Divided Light (STDL). See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-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.
2. This application is in compliance with the Policy & Design Guidelines.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff

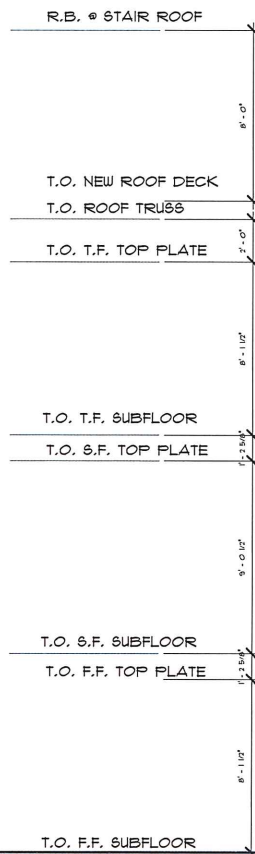
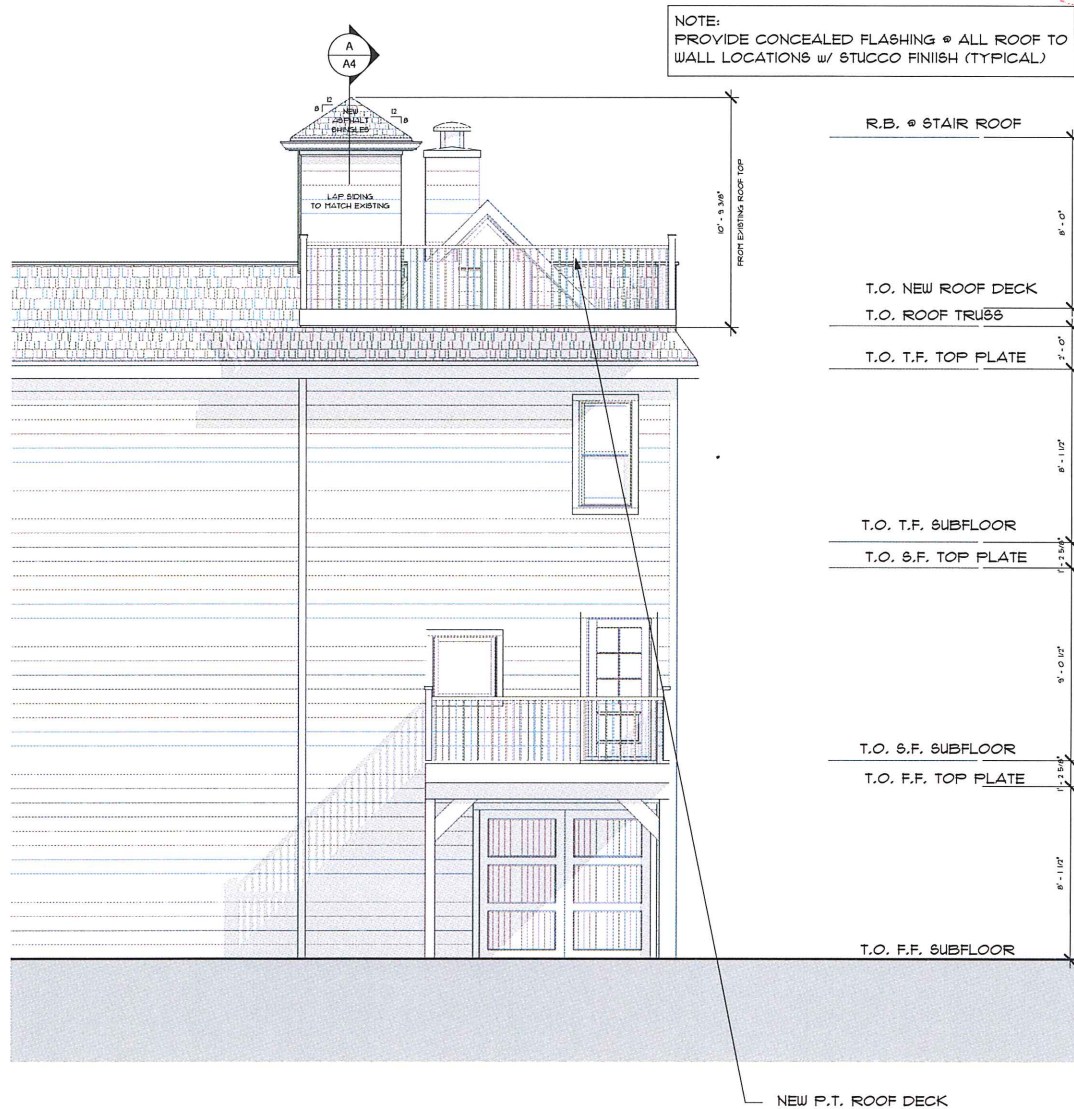
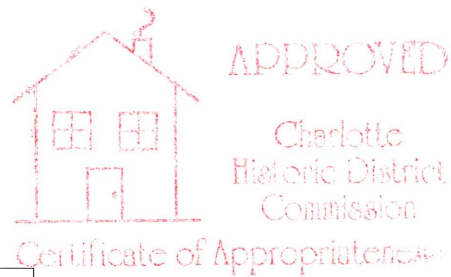
www.charlotteplanning.org

600 East Fourth Street

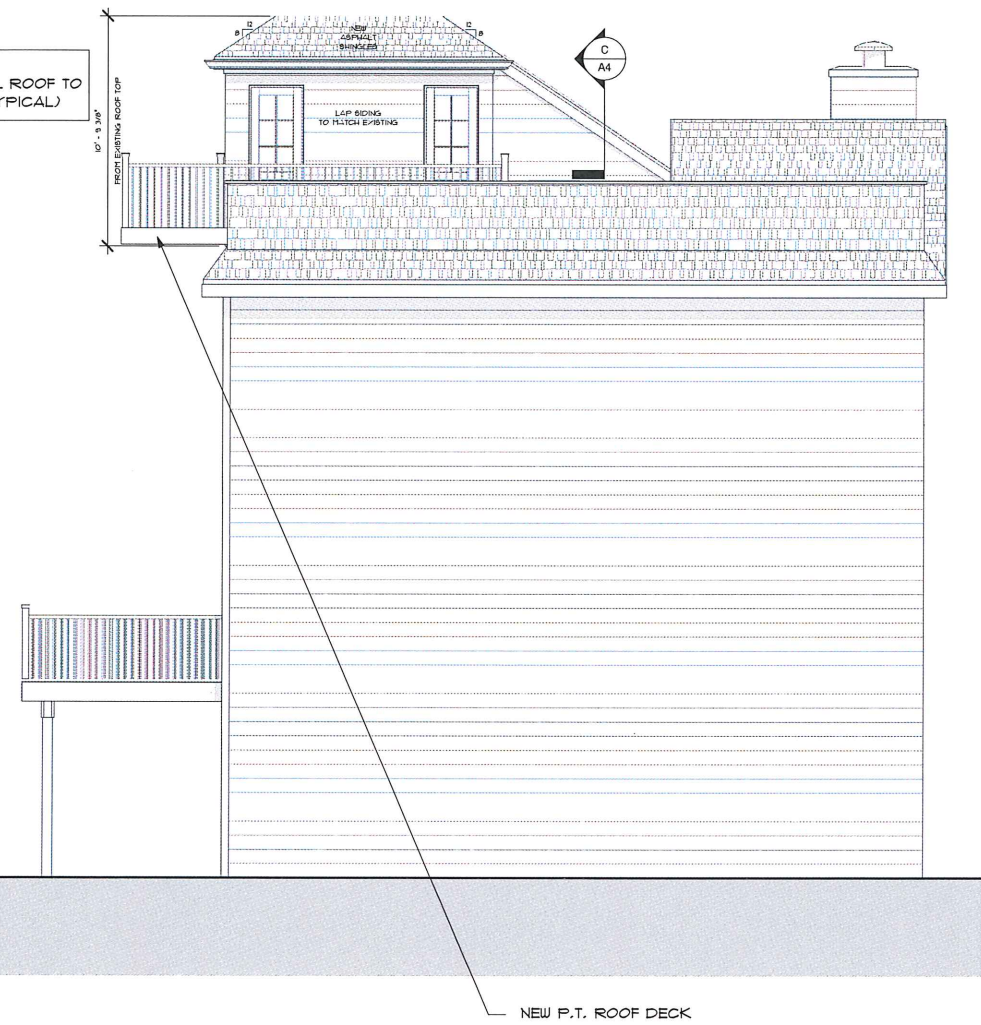
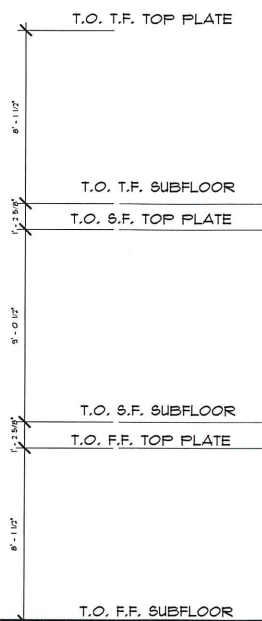
Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

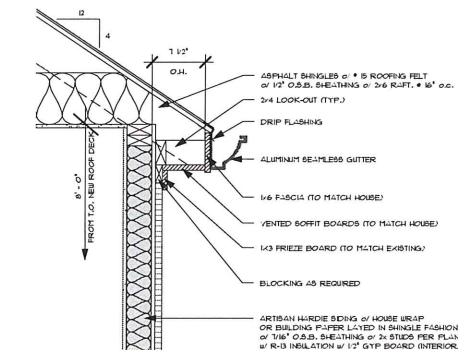


NOTE:
PROVIDE CONCEALED FLASHING @ ALL ROOF TO
WALL LOCATIONS w/ STUCCO FINISH (TYPICAL)

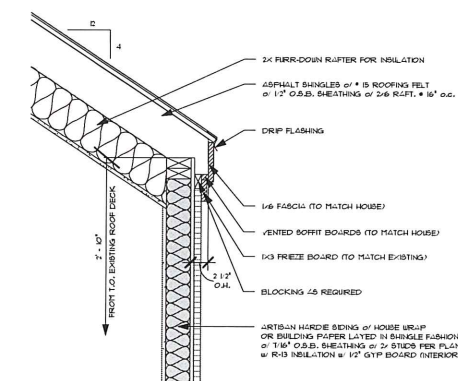


2 LEFT
A4 1/4" = 1'-0"

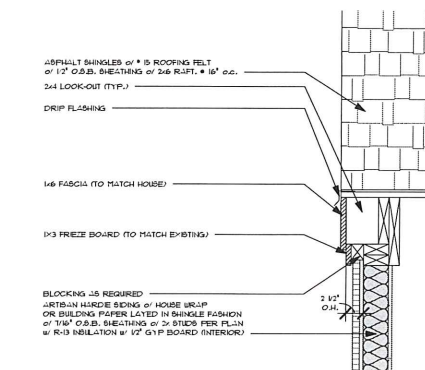
1 REAR
A4 1/4" = 1'-0"



A DETAIL @ STAIRS



B DETAIL 2 @ STAIRS

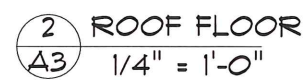
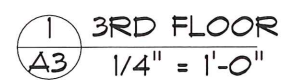


C DETAIL @ RAKE END

PROJECT:
PAFF RESIDENCE
324 W. 10TH STREET
IN
CHARLOTTE, NORTH CAROLINA
NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

SMITH
K-SLOVICK
Residential
DESIGN GROUP
2170 HAWKINS STREET
SUITE C
CHARLOTTE, N.C. 28203
TROY S. SMITH
704.641.2544
DAVE SLOVICK
704.560.9919

DATE:	FEBRUARY 12, 2015
JOB NUMBER:	251 - 2015 - TRP
REVISIONS:	
SHEET:	A4



1. SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
2. ALL HEADERS ARE (2) 2X8 (U.N.O.)
3. PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALLS OR PARTS OF WALLS. PROVIDE 5/8" TYPE "X" DRYWALL SEPARATION ON CEILING OF GARAGE (TABLE R-302.6)
4. BUILD UP FLOOR AREAS AS REQUIRED TO HAVE FLUSH FLOOR FINISHES AT DIFFERENT MATERIALS - PER PLAN.
5. ALL ANGLES ARE 45 DEGREES (U.N.O.)
6. ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
7. INSTALL DBL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
8. INSTALL A MIN. OF (3) 2X4 STUDS UNDER ALL BEAMS, LVL'S, OR SPLIT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
9. ALL EXTERIOR WALLS TO HAVE 1/8" OSB SHEATHING FASTENED W/ 8d NAILS @ 6" o.c. AROUND EDGES @ 12" o.c. IN FIELD
10. ALL EXTERIOR STUD WALLS TO BE 2x4's @ 16" o.c. (U.N.O.)
11. SEE STRUCTURAL SHEETS FOR ALL POINT LOADS, BEAMS, HEADERS, 4 JOIST LAYOUTS, (PER STRUCTURAL ENGINEER DRAWINGS)
12. U.N.O. = UNLESS NOTED OTHERWISE

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REVISIONS:

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OF: