CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00167 **DATE:** March 21, 2018

ADDRESS OF PROPERTY: 1700 Heathcliff Street **TAX PARCEL NUMBER:** 07101117

HISTORIC DISTRICT: Wesley Heights **APPLICANT/OWNER(S):** Daimean Fludd

DETAILS OF APPROVED PROJECT: The project is the construction of a new two story single family house. The front setback is 32' from ROW. New landscaping and tree removal are noted on the site plan, mechanical units are located in the rear yard. Primary exterior materials are wood siding, brick and a standing seam metal roof on the front elevation. Front porch deck material is tongue and groove wood. Deck boards installed perpendicular to the front wall. Windows are wood or metal clad over wood. The height from grade is approximately 30'-8".

The project was approved by the HDC May 10, 2017.

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

James Haden, Chairman

Staff

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

#2 southern yellow pine

floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	14'-2" 18'-0"	12'-10" 16'-1"	11'-0" 13'-2"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	15'-7" 19'-10"	14'-2" 18'-0"	12'-4" 14'-8"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	15'-6" 20'-1" 24'-0"	13'-6" 17'-5" 20'-9"	11'-0" 14'-2" 17'-0"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	17'-0" 22'-5"	15'-2" 19'-8"	12'-5" 16'-1"
30 psf live load 7 psf dead load	2x6 2x8	14'-10" 19'-5"	13'-0" 16'-10"	10'-7" 13'-9"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	13'-4" 17'-3"	11'-6" 14'-11"	9'-5" 12'-2"

#2 S-P-F (spruce-pine-fir)

floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	13'-6" 17'-3"	12'-3" 15'-5"	10'-3" 12'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	14'-11" 19'-0"	13'-6" 17'-2"	11'-6" 14'-1"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	14'-9" 18'-9" 22'-11"	12'-10" 16'-3" 19'-10"	10'-6" 13'-3" 16'-3"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	16'-3" 21'-3"	14'-6" 18'-5"	11'-10" 15'-0"
30 psf live load 7 psf dead load	2x6 2x8	14'-3" 18'-2"	12'-5" 15'-8"	10'-1" 12'-10"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	12'-8" 16'-1"	11'-0" 13'-11"	9'-0" 11'-5"

abbreviations

cj	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ew.	each way
fj	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foor
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
W.H.	water heater
WWM	welded wire mesh
w/	with
yp	yellow pine

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2014 International Residential Code for One and Two Family Dwellings. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer is recommended.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.

- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..

- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions. Verify design with local engineer.

- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.

- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.

- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.

- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.

- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.

- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.

- Insulate all hot water pipes.

- Install wrap kit on water heater.

Builder's Guide from EEBA.org

This one book, available from The Energy and Environmental Building Association, if followed, will do more to insure a well built home than any material I know of. It is very clearly written and contains many useful details to build an energy efficient home. Phone 952-881-1092 or order online at eeba.org. There are 4 different versions based on a climate zone map.

Index to Drawings

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Charlotte Historic District Commission
Certificate of Appropriateness
2017-00167

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Plan 1209A

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P O Box 160
Lake Junaluska, NC 28745
828-734-2553

original print date
11/5/14

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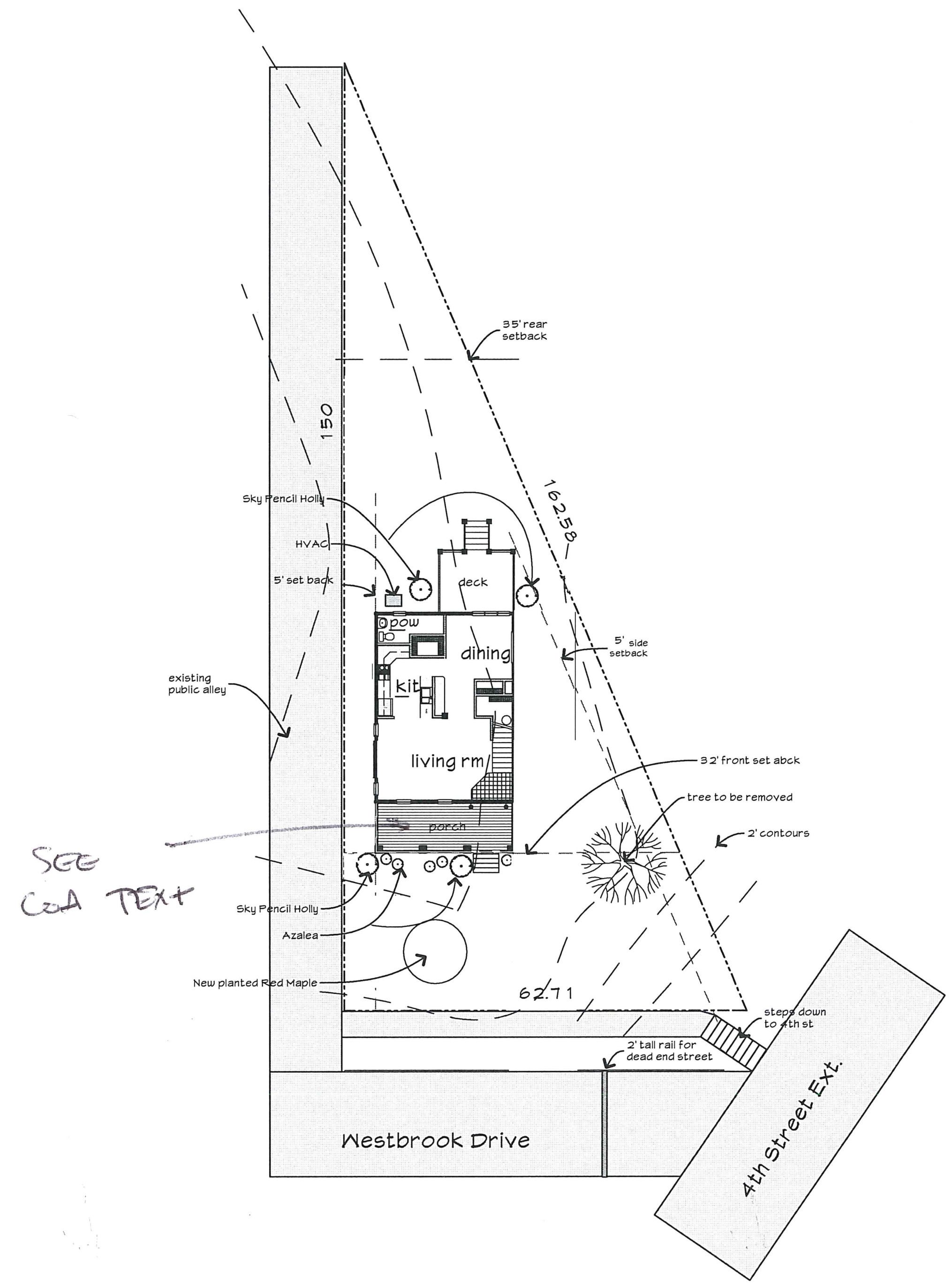

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plan # 1209A

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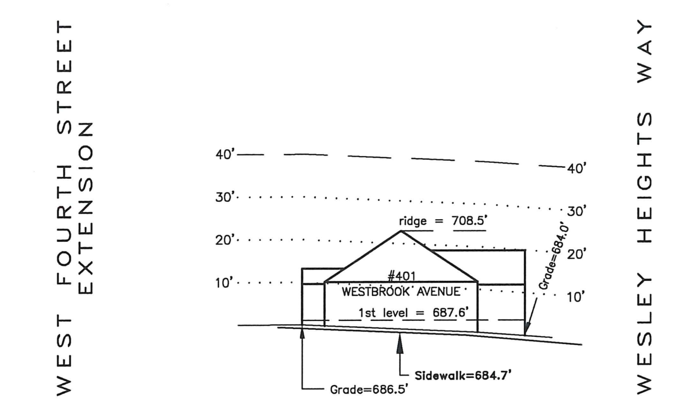
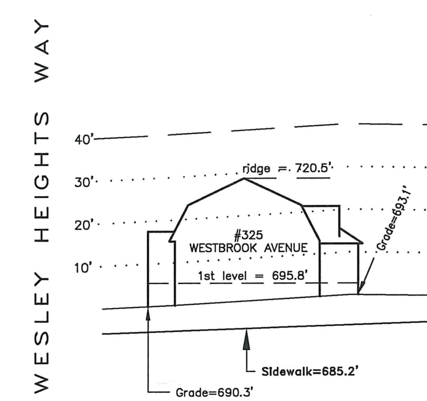
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of ____________, 2014.

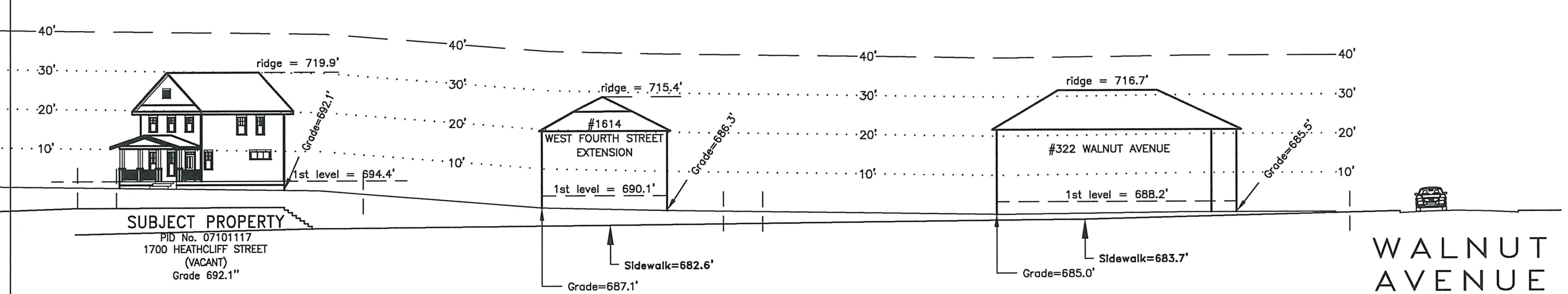
NON-CERTIFIED
REFER TO PDF DATED MAY 16, 2014
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



WESTBROOK DRIVE
VIEW FACING EAST



WESTBROOK DRIVE
VIEW FACING WEST



WEST FOURTH STREET
VIEW FACING NORTHEAST

A.G. ZOUTEWELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Building Heights Sketch of
WESTBROOK DRIVE & WEST FOURTH STREET at HEATHCLIFF STREET
FACING MULTIPLE DIRECTIONS AS NOTED
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 07, 2014

Scale 1" = 20'
0' 20' 40' 60' 80'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Z:\2014DWGS\ZAC\WESTBROOK AT HEATHCLIFF BLOCK\DWG\WESTBROOK AT HEATHCLIFF BLOCK

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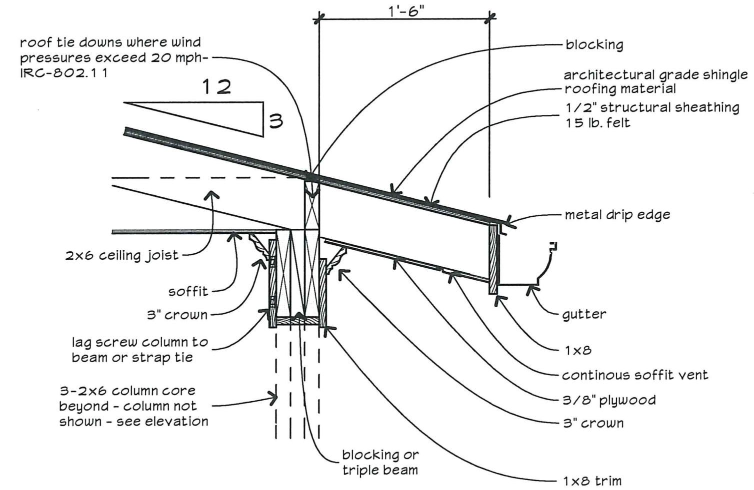
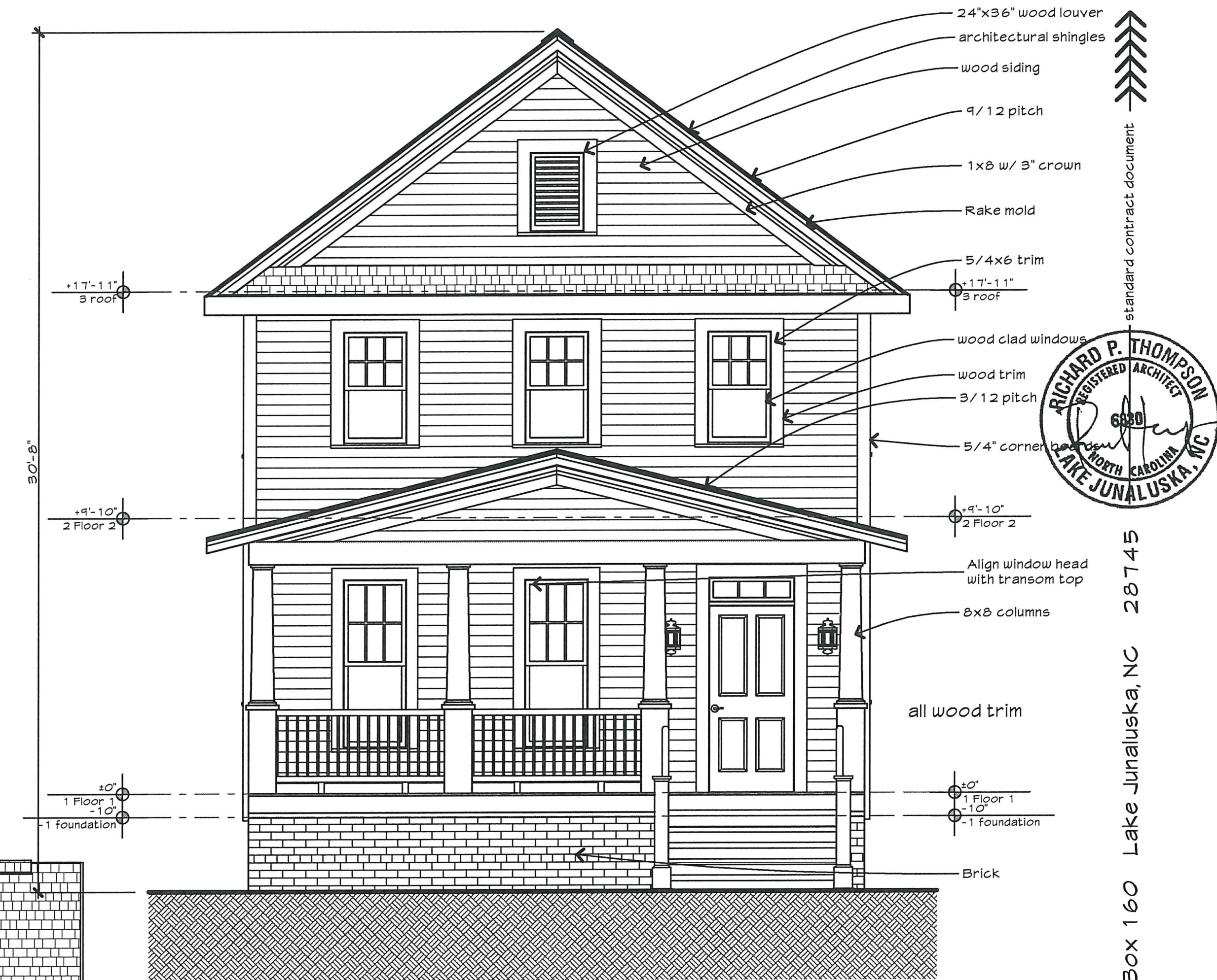
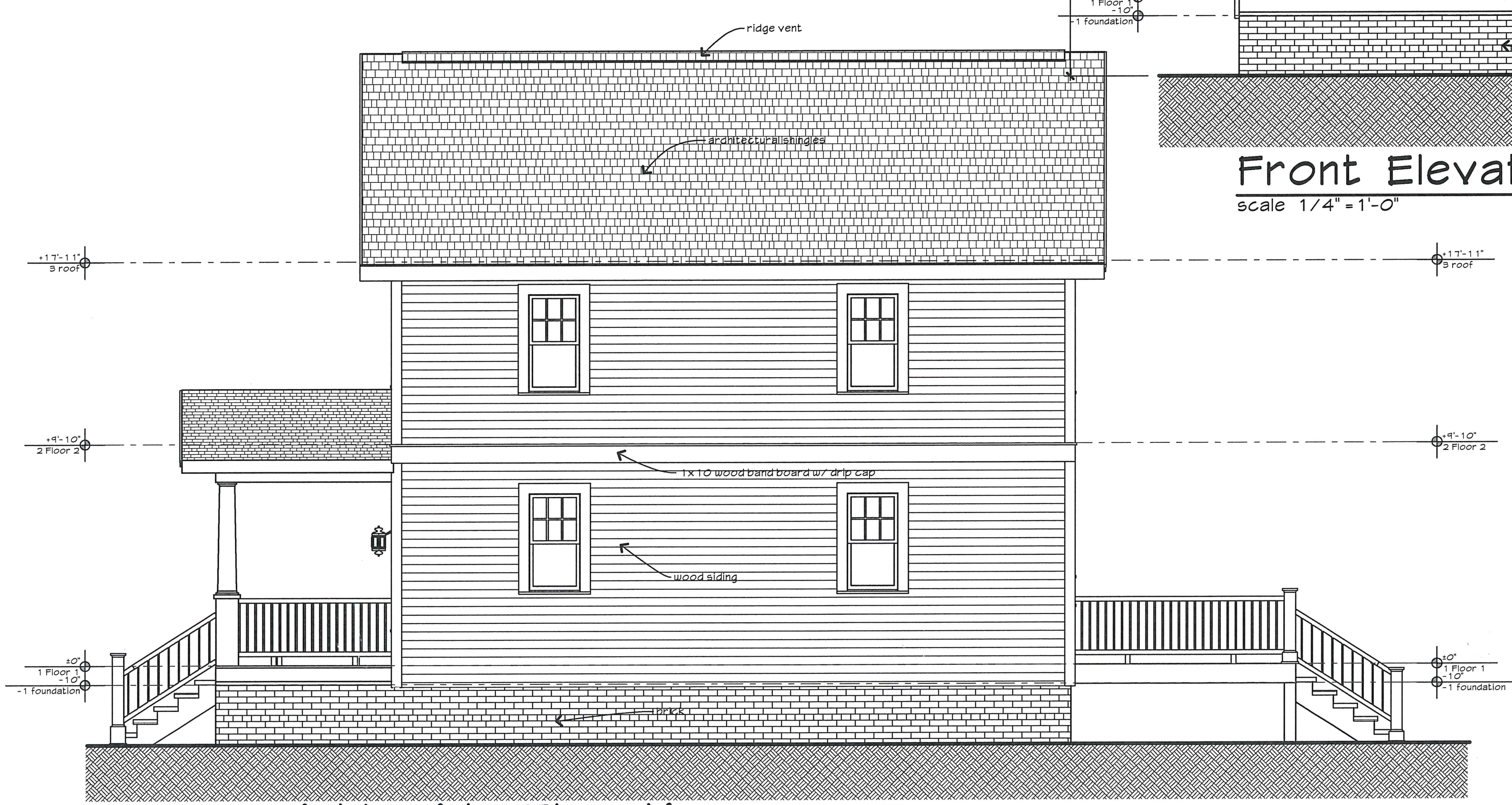
2015-0167



PE2 Typical Porch Boxed Eave
scale 1"=1'-0"



Front Elevation
scale 1/4"=1'-0"



Right Side Elevation
scale 1/4" = 1'-0"

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plan # 1209A

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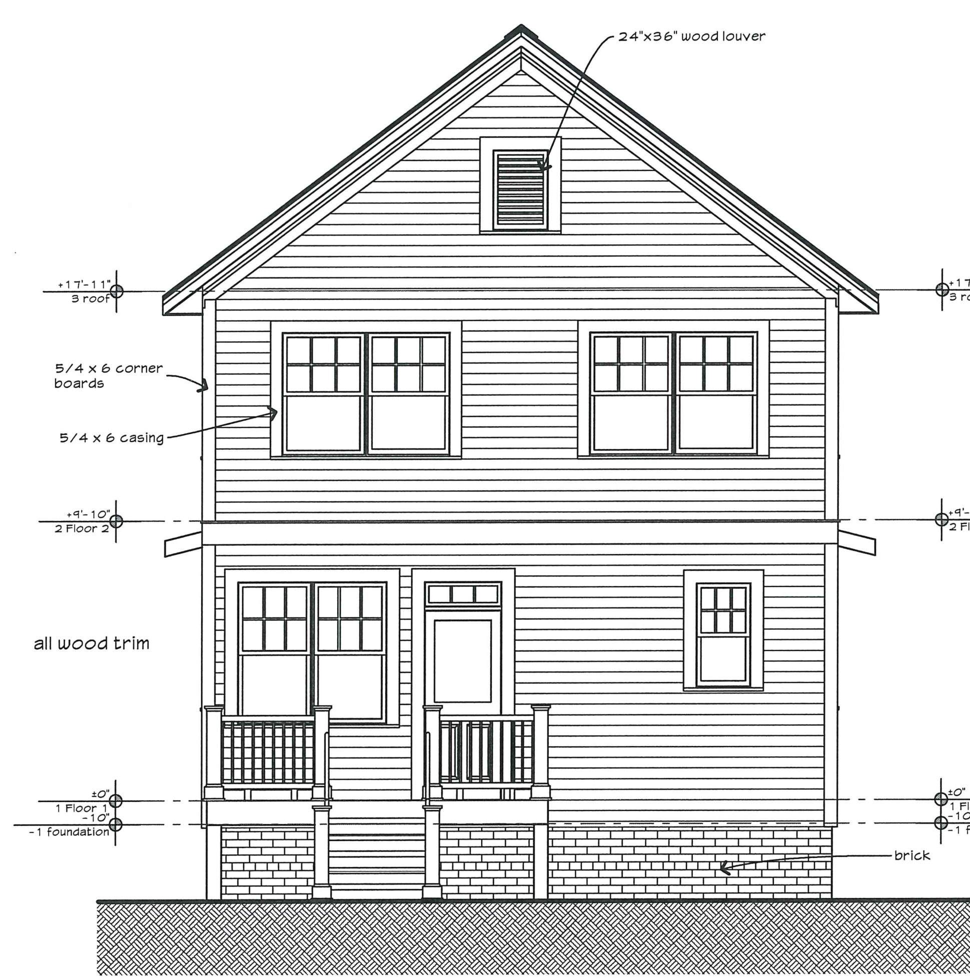
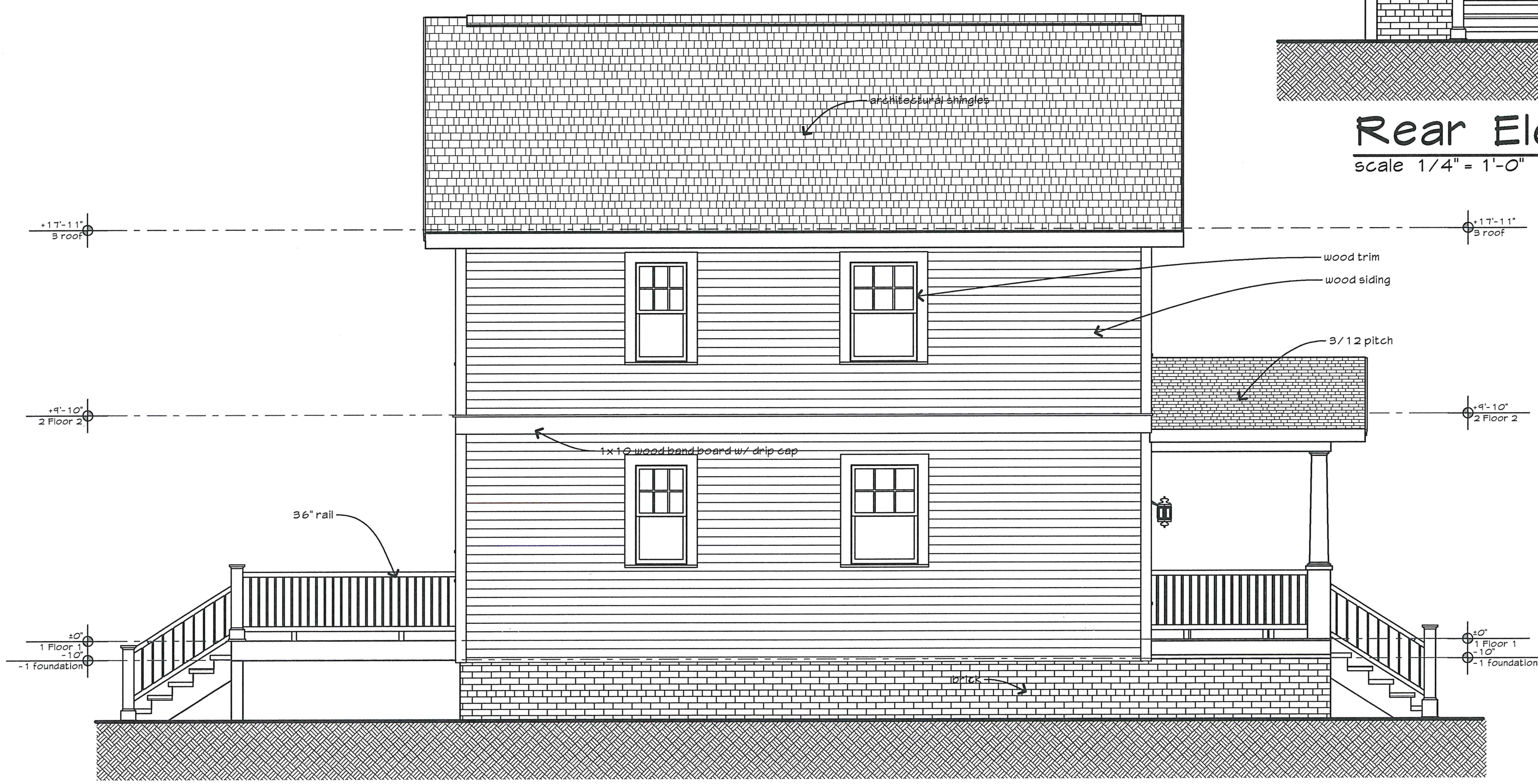


Rear Elevation

scale 1/4" = 1'-0"



Left Side Elevation

scale 1/4" = 1'-0"

standard contract document

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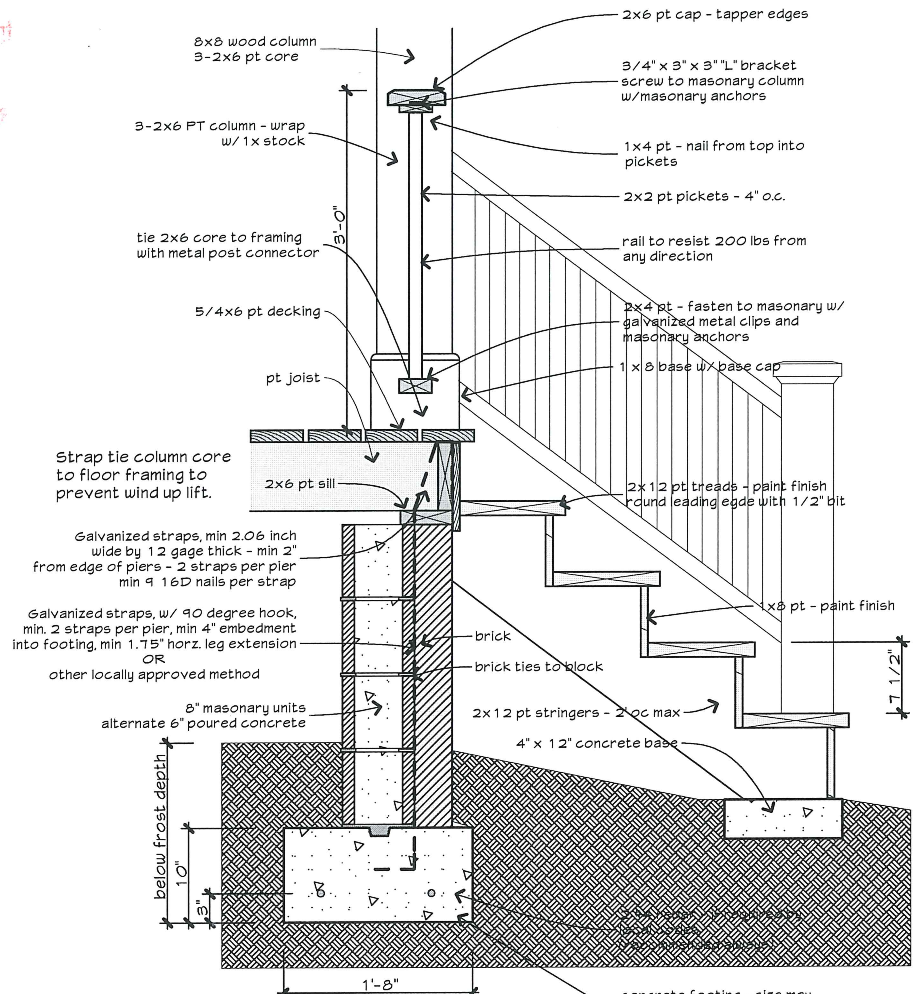
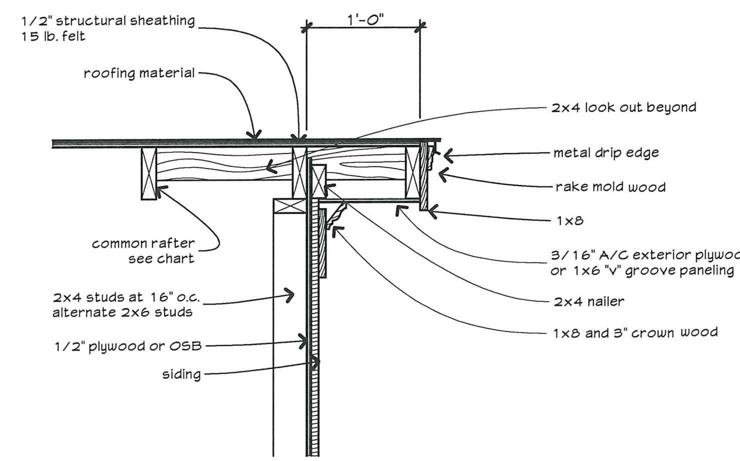


F6 Porch Detail

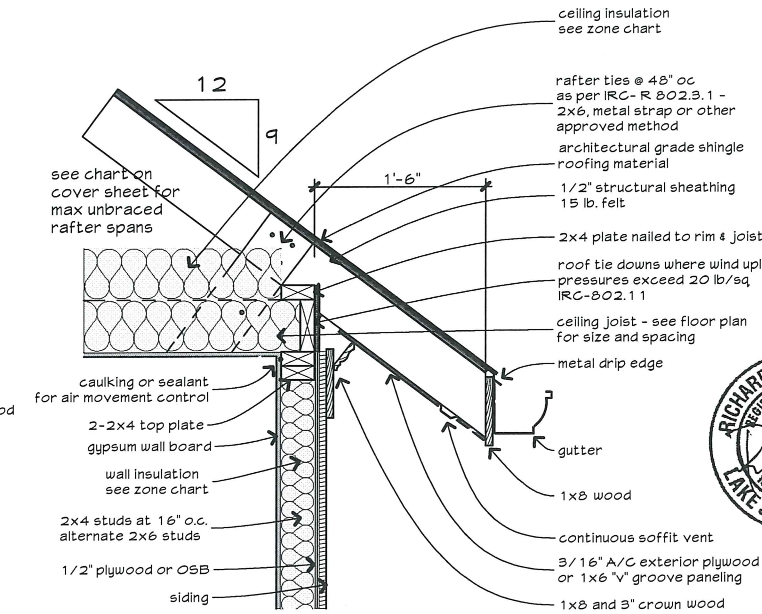
scale 1"=1'-0"



E4 Typical Rake - boxed soffit

scale 1"=1'-0"

All wood siding and trim



Alternate roof trusses to be raised chord trusses

E1 Typical Boxed Eave - rafters on joist

scale 1"=1'-0"

All wood siding and trim

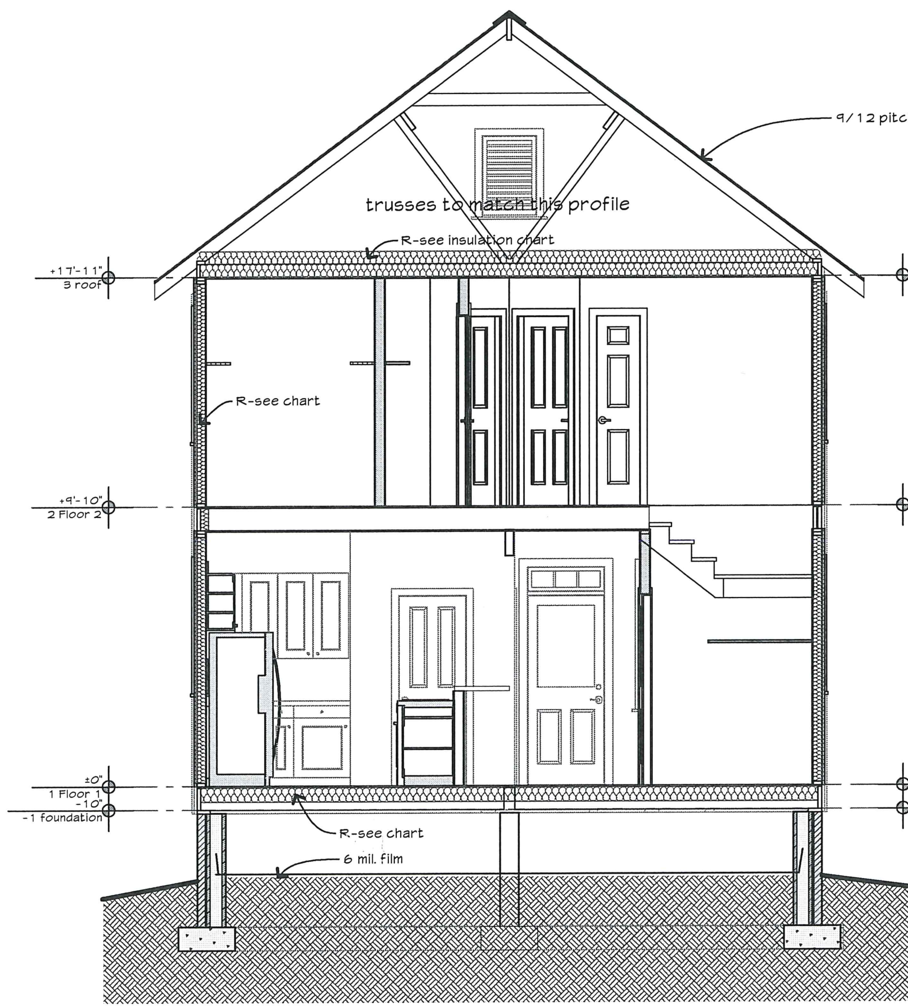
Minimum Insulation Chart

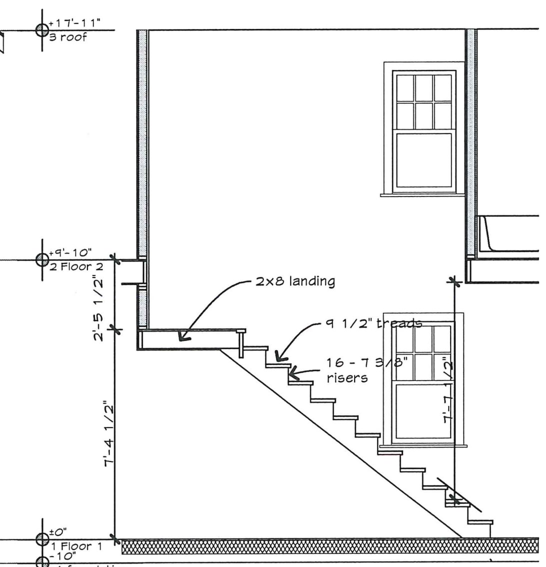
Table N1102.1 - International Residential Code 2009
Insulation and fenestration requirements by components [a]

Check appropriate climate zone as determined by local building dept.

	Climate Zone	Glazing U-factor	Glazes fenestration SHGC[b,e]	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement[c] walls R-value	Slab[d] perimeter R value and depth	Crawl space[c] wall R-value
☐	1	1.2	.30	30	13	13	0	0	0
☐	2	.65[j]	.30	30	13	13	0	0	0
☐	3	.50[j]	.30[e]	30	13	19	5/13[f]	0	5/13
☐	4 except Marine	.35	NR	38	13	19	10/13	10, 2'	10/13
☐	5 & Marine	.35	NR	38	20 or 13+5[h]	30[g]	10/13	10, 2'	10/13
☐	6	.35	NR	49	20 or 13+5[h]	30[g]	15/19	10, 2'	10/13
☐	7	.35	NR	49	21	38[g]	15/19	10, 4'	10/13
☐	8	.35	NR	49	21	38[g]	15/19	10, 4'	10/13

a - R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
b - The fenestration U-factor column excludes skylights. The SGHC column applies to all glazed fenestration.
c - "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
e - There are no solar heat gain coefficient (SGHC) requirements in the Marine Zone.
f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.





Partial section @ stairs

Building section

scale 1/4" = 1'-0"

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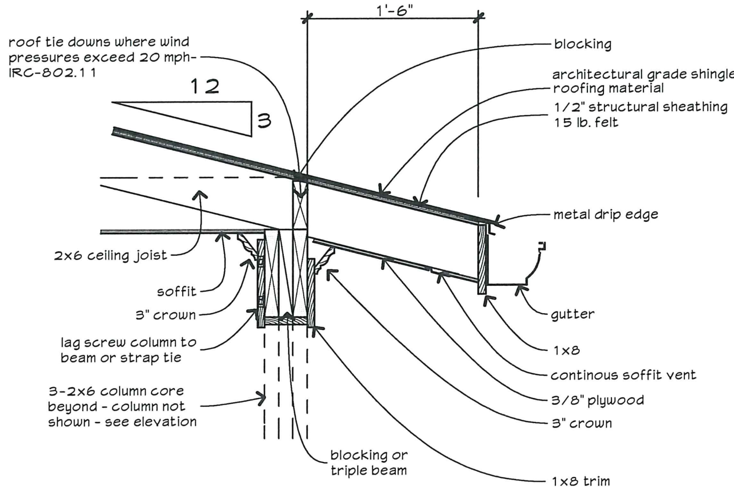
OCTOBER 2014



PE2 Typical Porch Boxed Eave

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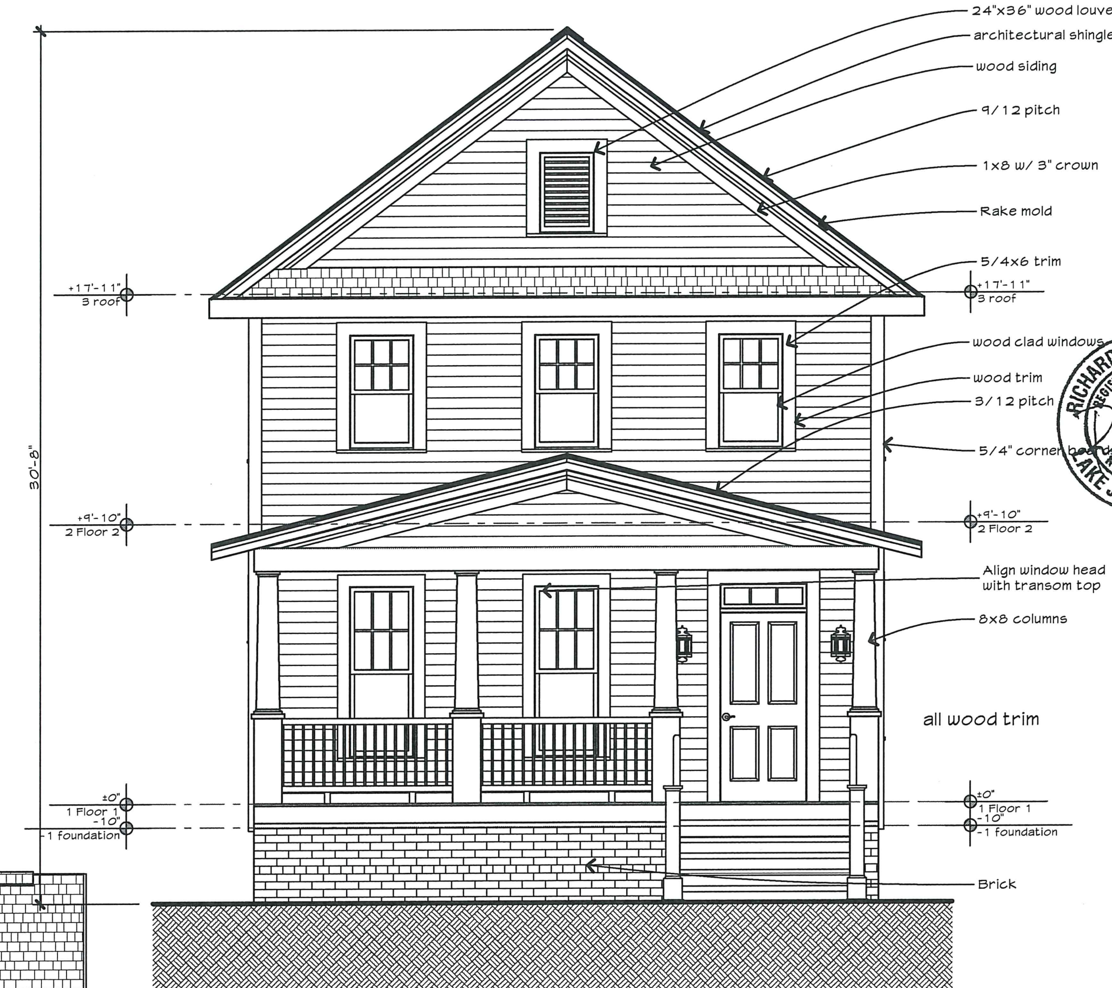
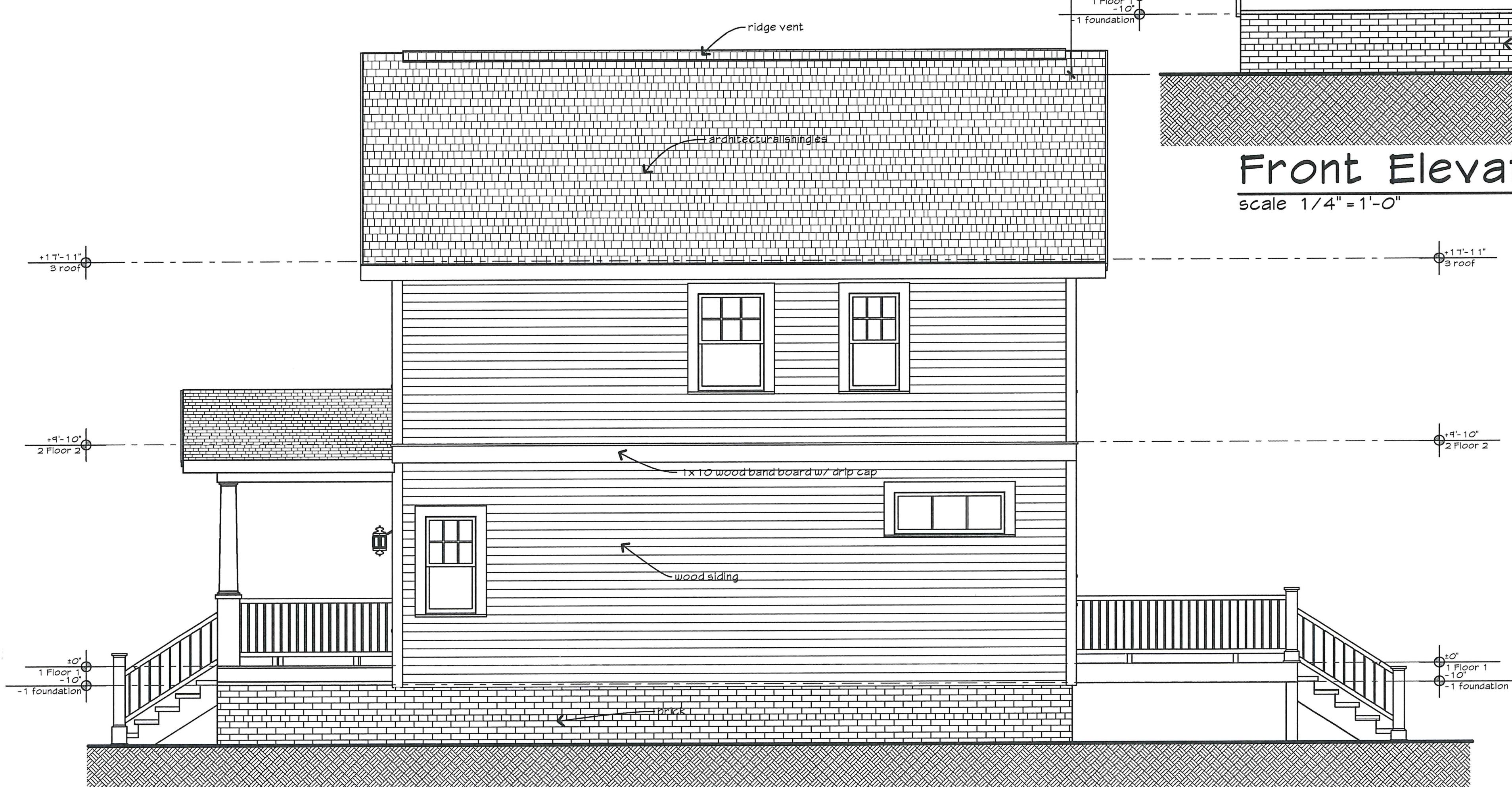


Front Elevation

scale 1/4"=1'-0"



Right Side Elevation

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General crawl notes

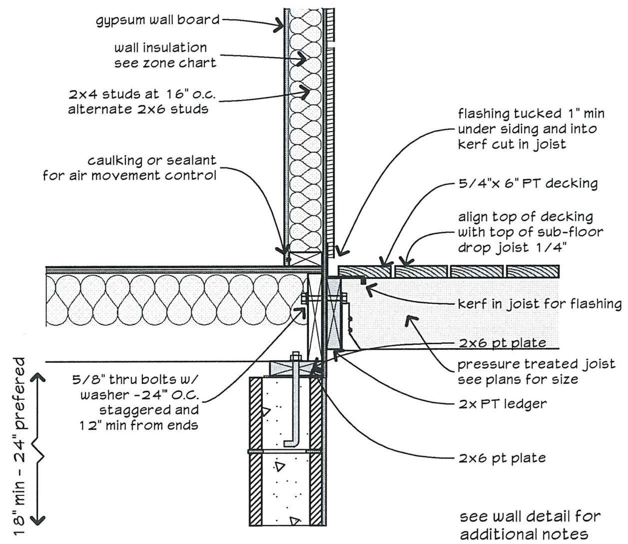
Provide 18"x24" min. access door.
Location as per field conditions - side prefered.

Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1
or
Unvented where exposed earth is covered and and air supplied as per IRC - R408.3

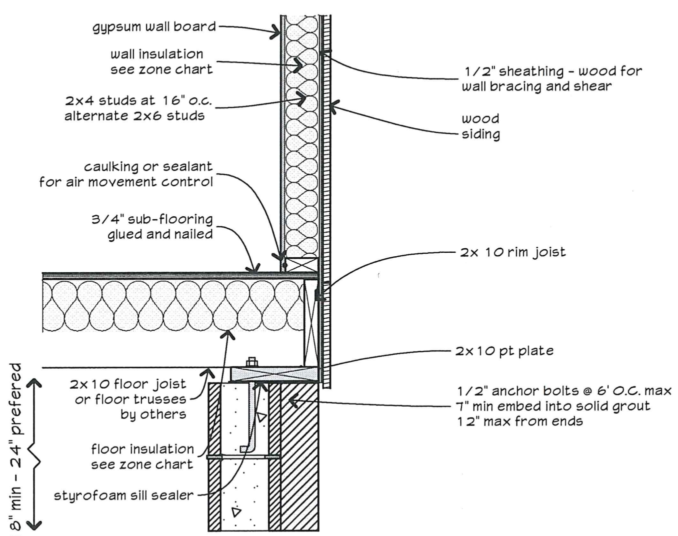
Fill piers solid with grout. Pier block size shown is minimum. May vary as per foundation height.

Pier spacing may vary dependant on local snow loads, soil bearing capacity and the use of roof trusses.

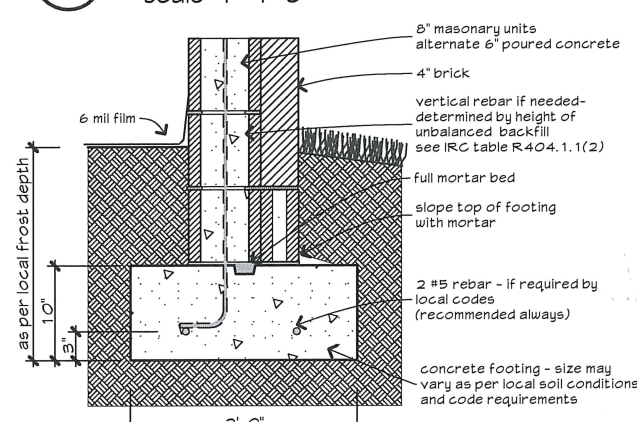
Footing sizes and reinforcment are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.



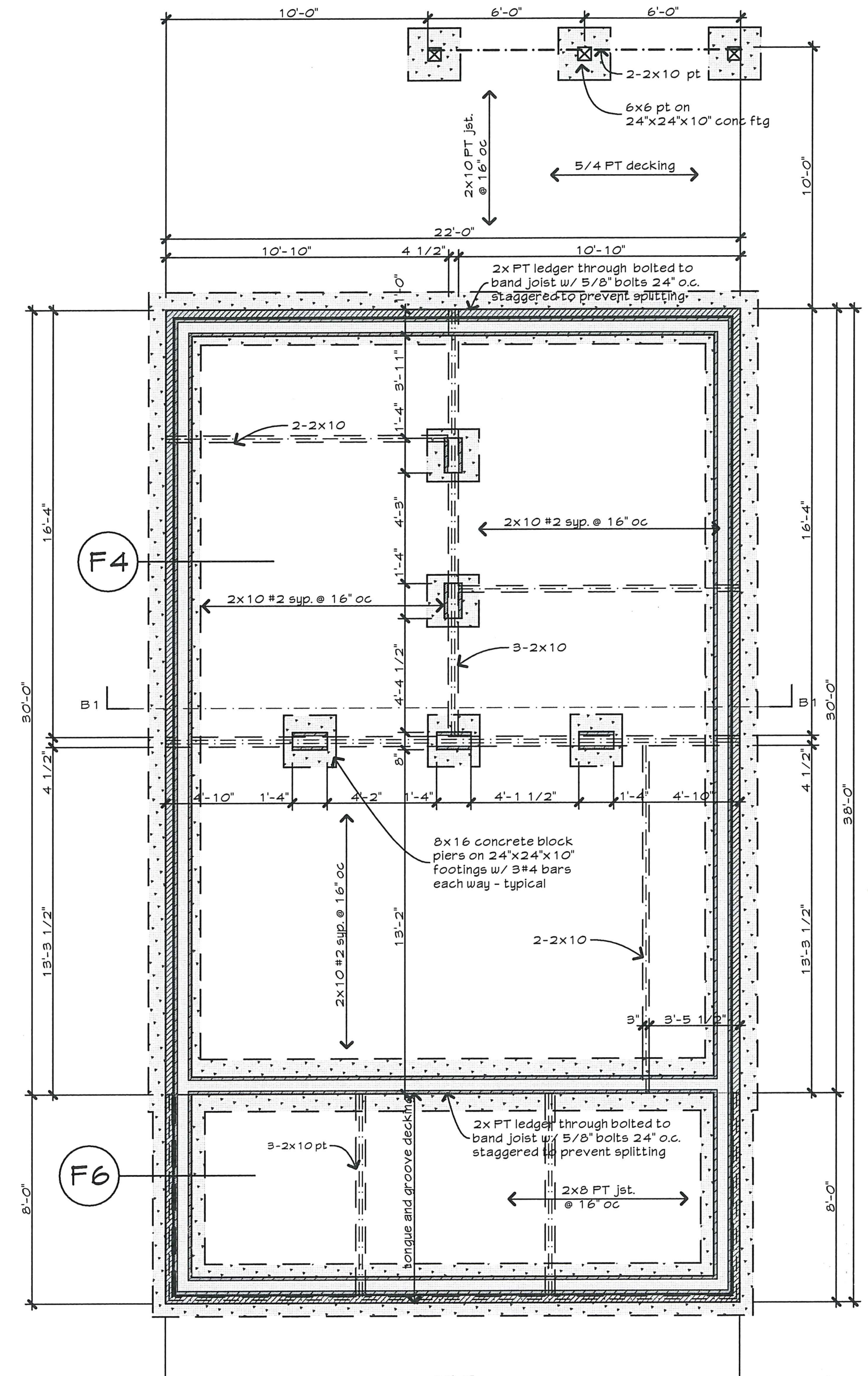
W5 Porch/ Deck Detail
scale 1"=1'-0"



W1 Wall detail Fl 1
scale 1"=1'-0"



F4 Foundation - brick face
scale 1"=1'-0"



Crawl Foundation Plan

scale 1/4"=1'-0"

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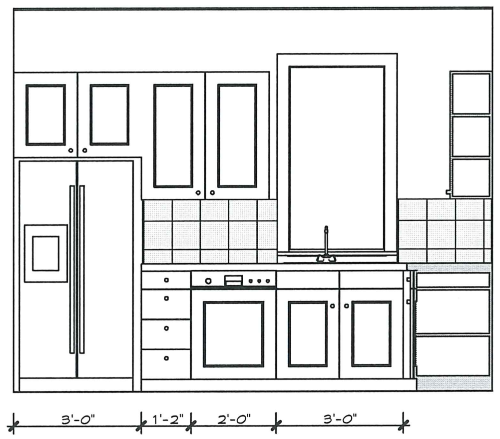
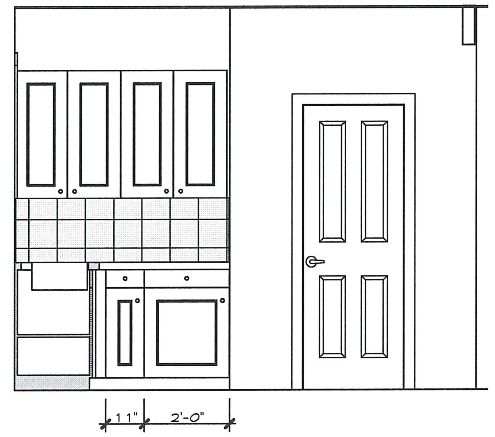


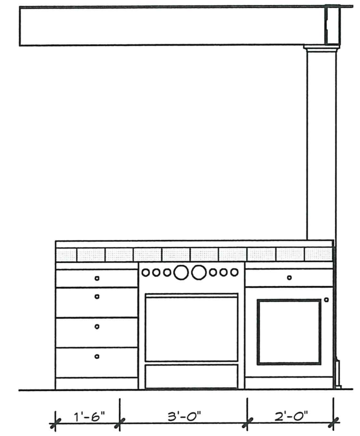
1 - Kitchen Caabinet

Scale 3/8" = 1'-0"



2 - Kitchen Cabinet

Scale 3/8" = 1'-0"



3- Kitchen Cabinet

Scale 3/8" = 1'-0"

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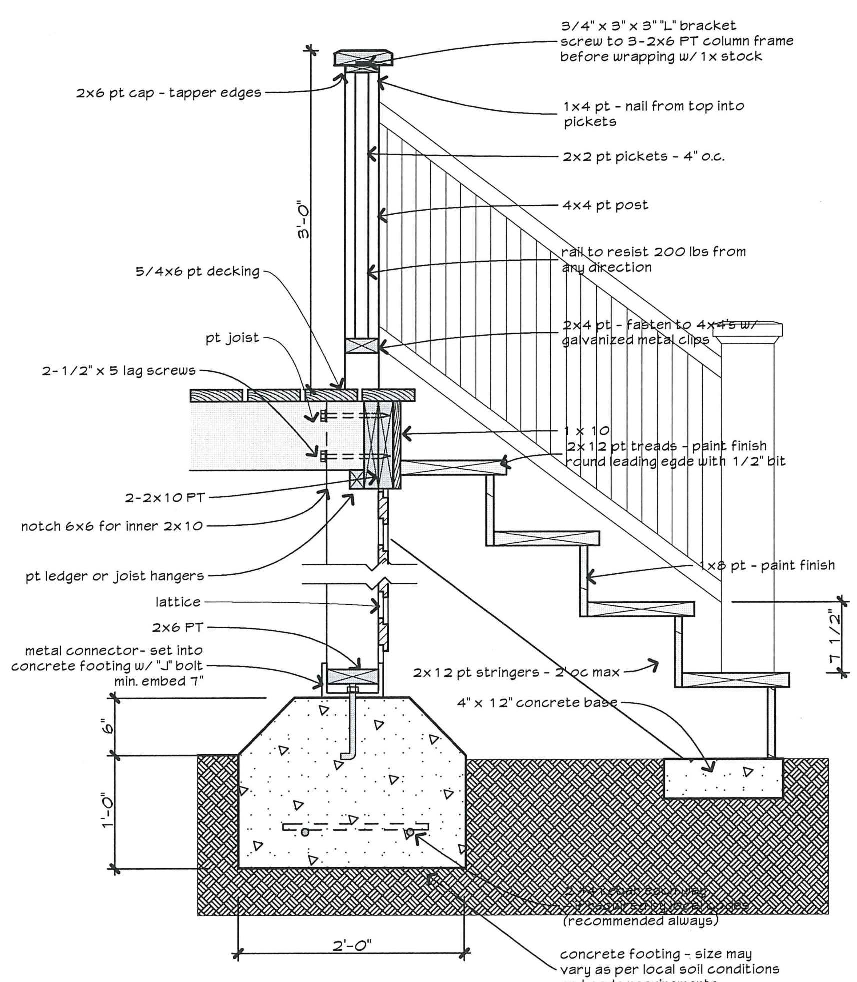
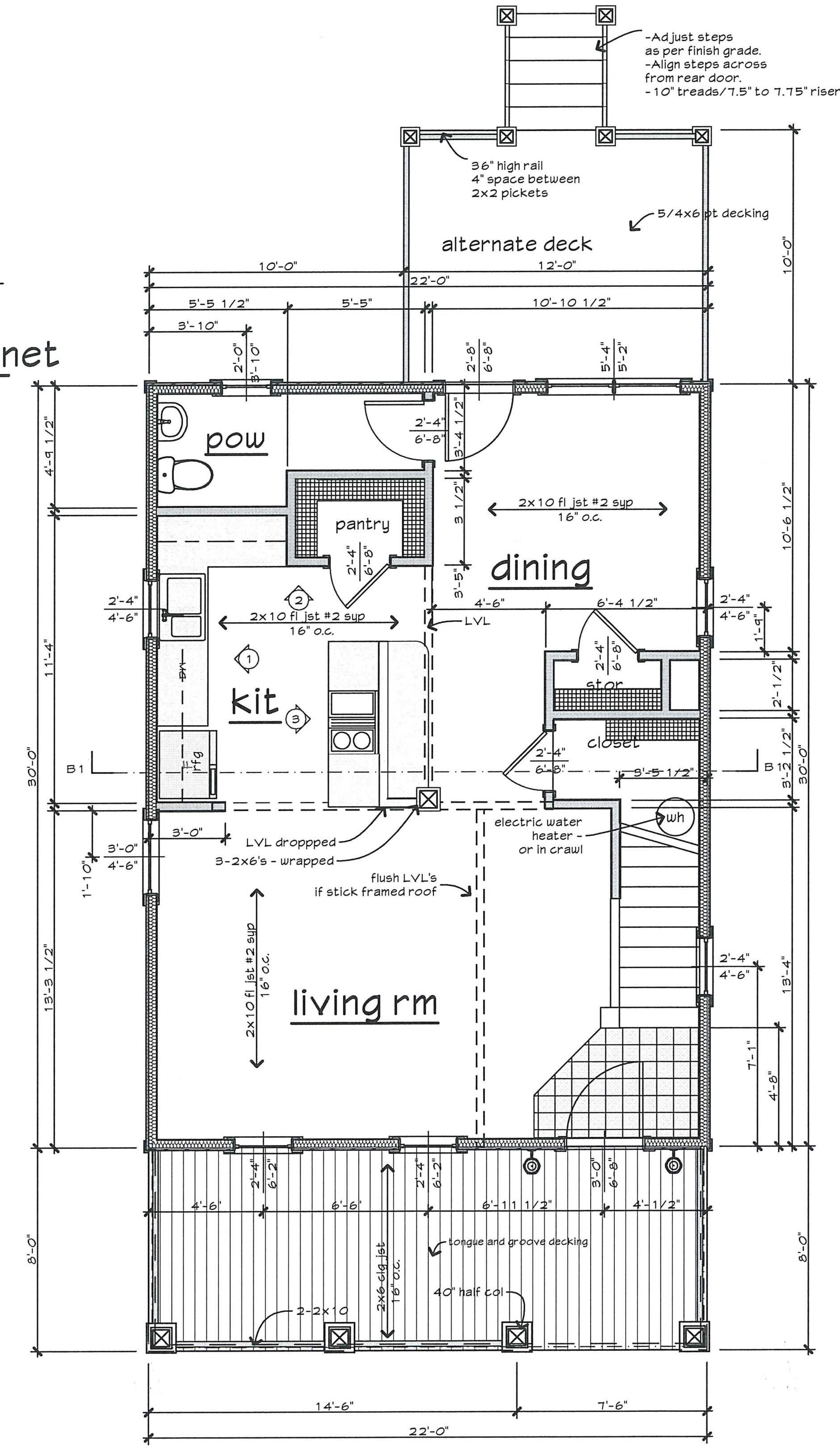


F7

Deck Detail

scale 1"=1'-0"



Floor 1 plan

scale 1/4"=1'-0"

Floor 1 plan	660 sq.ft.
Floor 2 plan	617 sq.ft.
total	1277 sq.ft.

Lot size = 4356 sf
building coverage = 836 sf

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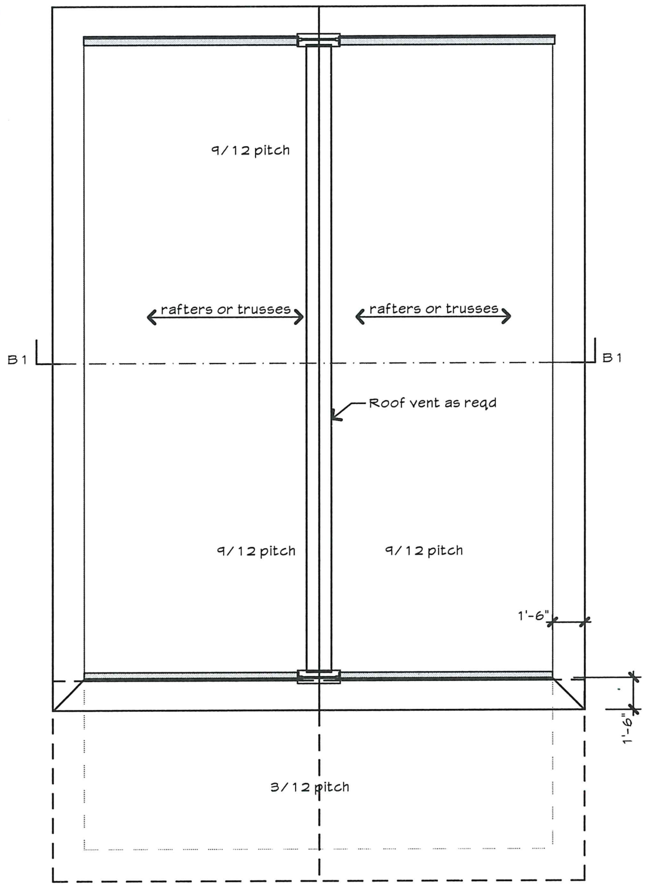
APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2017-00167



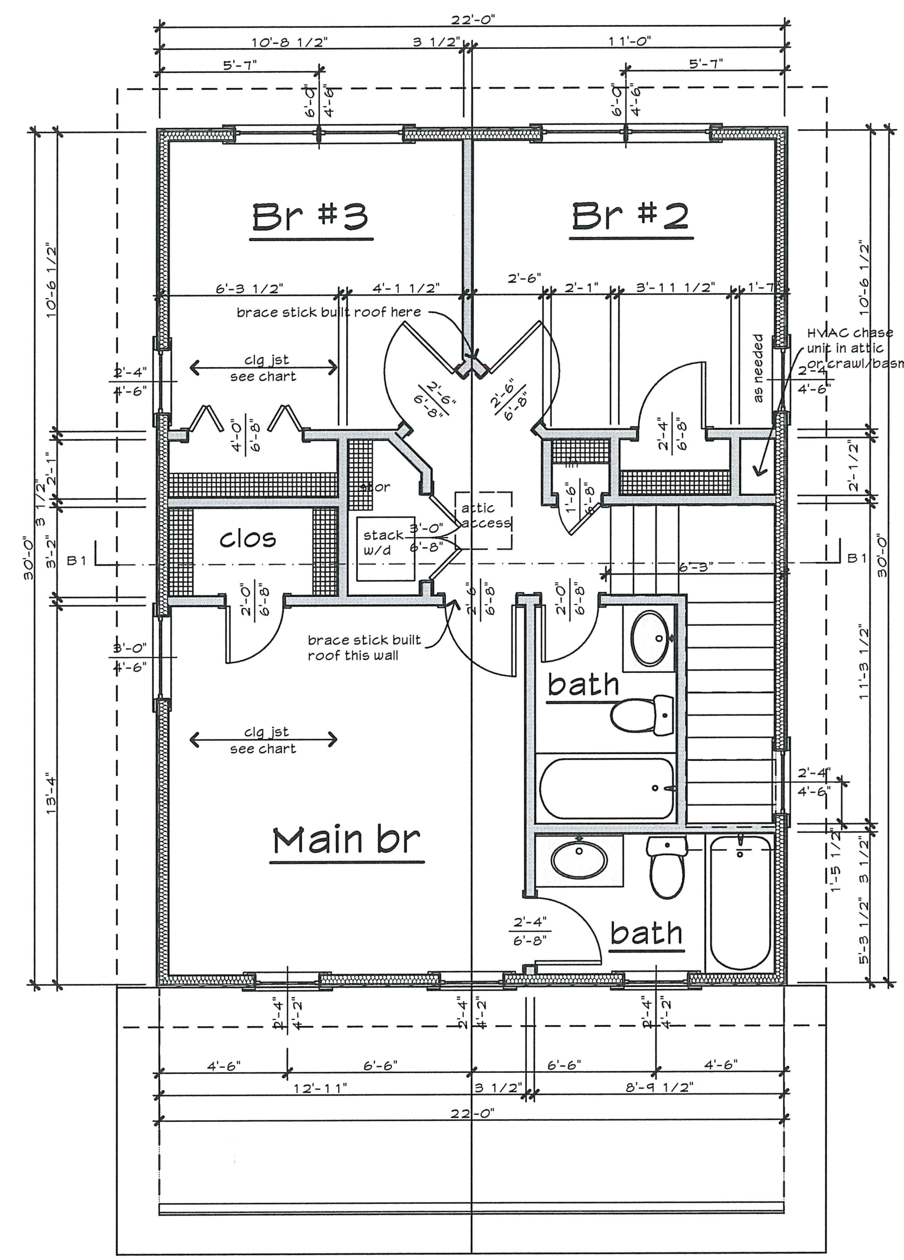
Roof plan

scale 3/16"=1'-0"

Door List				
Quantity	Width	Height	Type	Name
1	1'-6"	6'-8"	Interior	RD02 Swing
1	2'-8"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Interior	RD02 Swing
1	4'-0"	6'-8"	Interior	RD05 Bifold
2	2'-0"	6'-8"	Interior	RD02 Swing
3	2'-6"	6'-8"	Interior	RD02 Swing
6	2'-4"	6'-8"	Interior	RD02 Swing
16				

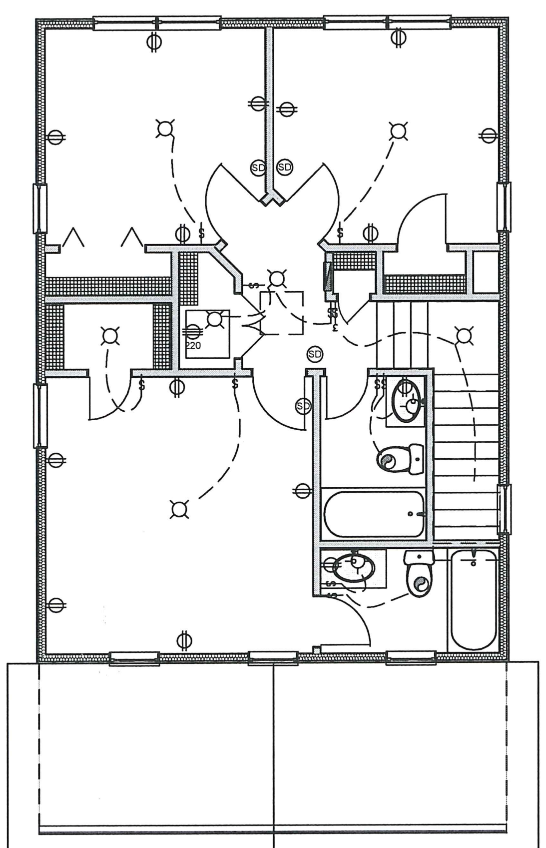
Window List			
Quantity	W x H Size	Units	Wood Clad
1	2'-0"x3'-10"	Single	RW1-4 Doublehung
1	5'-4"x5'-2"	Triple	RW1-4 Doublehung
2	2'-0"x3'-0"	Louver	RW1-1 Stationary
2	2'-4"x4'-6"	Twin	RW1-4 Doublehung
2	2'-4"x6'-2"	Single	RW1-4 Doublehung
2	3'-0"x4'-6"	Single	RW1-4 Doublehung
2	6'-0"x4'-6"	Twin	RW1-4 Doublehung
3	2'-4"x4'-2"	Single	RW1-4 Doublehung
4	2'-4"x4'-6"	Single	RW1-4 Doublehung
19			

All windows to be wood windows



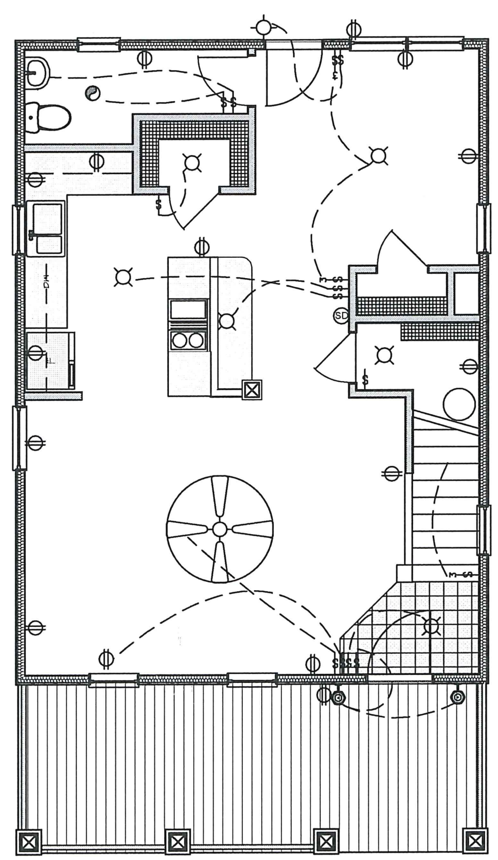
Floor 2 plan

scale 1/4"=1'-0"



Electrical - Floor 2 Plan

scale 3/16" = 1'-0"



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"

standard contract document

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original print date
11/5/14

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All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

plan # 1209A