



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM 2017-00532

DATE: 9 September 2017

ADDRESS OF PROPERTY: 1601 The Plaza

TAX PARCEL NUMBER: 081.187.07

HISTORIC DISTRICT: Plaza Midwood

APPLICANT/OWNER: Joli Lyon

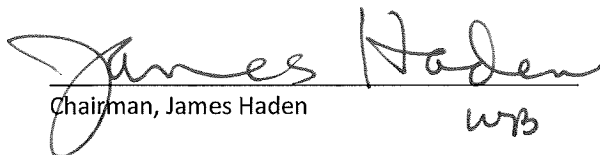
DETAILS OF APPROVED PROJECT: Accessory building demolition and new construction. Existing dilapidated, deteriorated outbuilding will be demolished. New 10'x12' storage building will be located in back yard. See exhibit labeled 'Site Plan Sept. 2017'. Wood siding will have a vertical groove which will be covered with a batten. Details include side-to-side gabled roof, corner boards, trim band, etc. See exhibit labeled 'Accessory Structure Sept. 2017'.

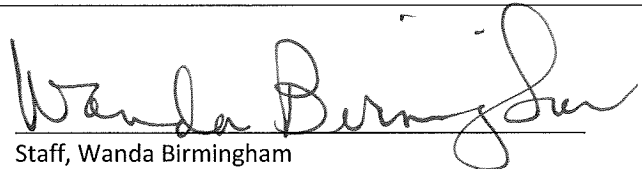
Applicable Charlotte Historic District Guidelines – Accessory Structures

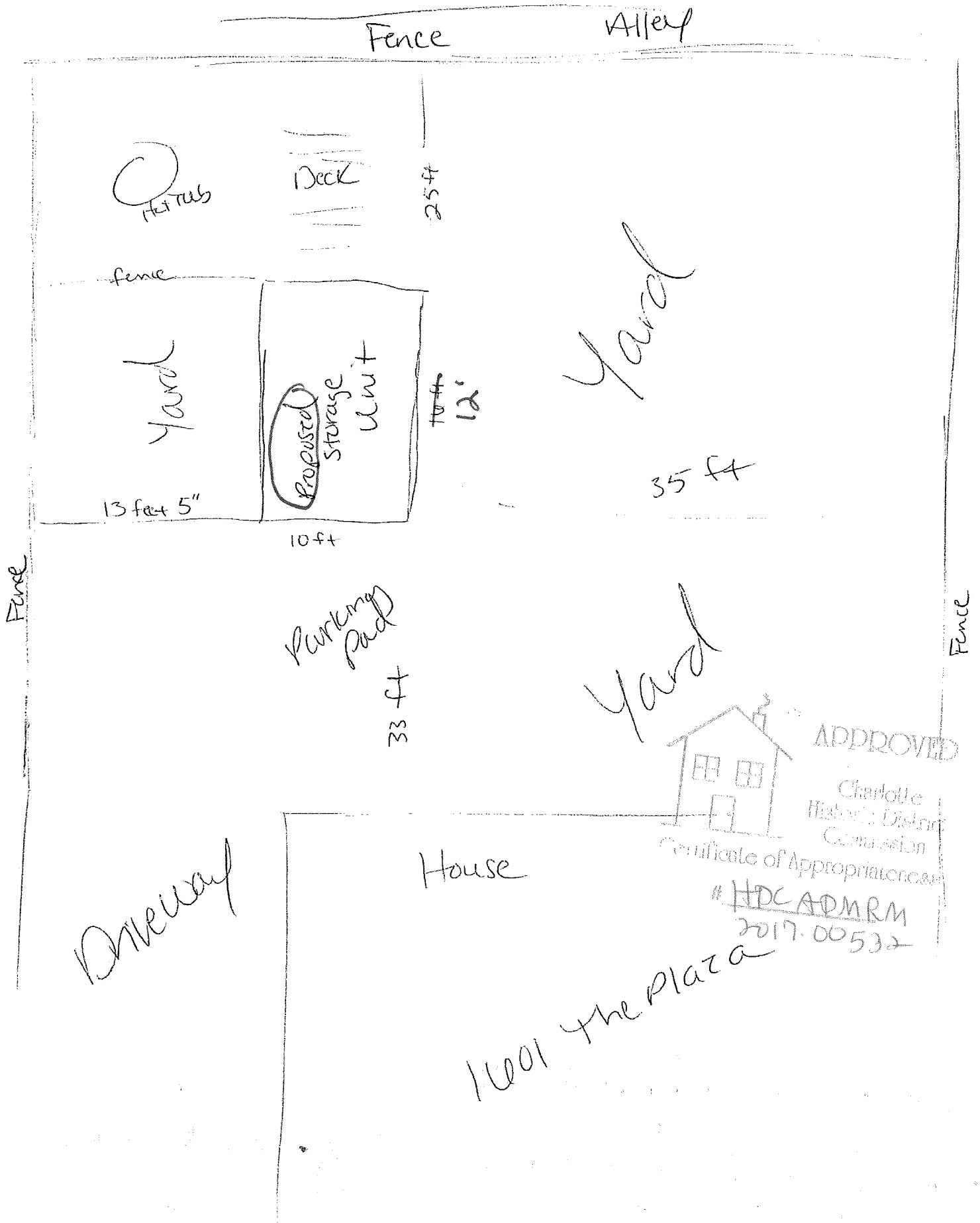
Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.

- 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 .


Chairman, James Haden
wrb


Staff, Wanda Birmingham



Not to Scale

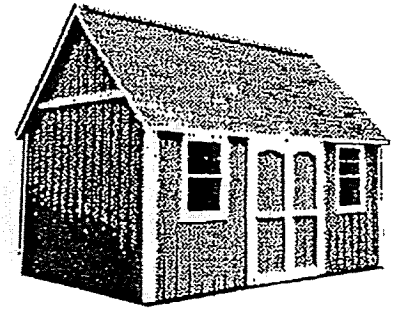
1601 The Plaza
 Site Plan Sept. 2017

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDCADM RM
 2017.00532

The Pinnacle Line

Comes with our Steepest Pitched Roof Lines, 12/12 with offers of the aesthetics found up a luxury estate and maximizes the loft storage

	7' Sidewall	8' Sidewall	7' Sidewall	8' Sidewall
8 x 8	\$ 11509	\$ 1619	12 x 12	\$ 3,189
8 x 10	\$ 1709	\$ 1819	12 x 16	\$ 4,069
8 x 12	\$ 2049	\$ 2149	12 x 20	\$ 5,099
8 x 16	\$ 2689	\$ 2819	12 x 24	\$ 6,089
8 x 20	\$ 3269	\$ 3459		\$ 6,339
			16 x 16	\$ 5,449
10 x 10	\$ 2,129	\$ 2,269	16 x 20	\$ 6,709
10 x 12	\$ 2,479	\$ 2,694	16 x 24	\$ 8,069
10 x 16	\$ 3,399	\$ 3,541		\$ 5,649
10 x 20	\$ 4,219	\$ 4,399		\$ 6,959
10 x 24	\$ 5,109	\$ 5,290		\$ 8,319



CHECK THESE FEATURES

	FAIRWAY		
	Premium	Other	Other
4 x 4 Pressure treated runners	Yes		
2 x 4 Floor joists 12" O.C. Pressure treated 8'	Yes		
2 x 6 Floor joists 12" O.C. Pressure treated 10-12-16' wide	Yes		
2 x 4 Wall studs 16" O.C.	Yes		
5/8" Plywood Flooring: CDX	Yes		
5/8" T1-11 Premium Siding	Yes		
All roof trusses are fastened with strong plywood gussets	Yes		
All doors are trimmed with 2 x 4 for strength.	Yes		
All doors use heavy continuous aluminum piano hinges and fastened w/screws	Yes		
1/2" Plywood Roof Deck	Yes		
1st Quality 25 Year Shingles (Black, White, Brown)	Yes		
Premium Grade Kiln Dried Spruce — #2 or Better (Stamped)	Yes		
Concrete Block for Leveling — No extra charge up to 16"	Yes		
Hand-nailed on site for quality	Yes		
2 Year Warranty (No Charge)	Yes		
5 Year Warranty (If painted within 60 days with photo)	Yes		
Keyed Hasp — No pad lock necessary	Yes		

CUSTOMER'S RESPONSIBILITY

- PAINTING & CAULKING (WITHIN 60 DAYS)
- BUILDING PERMITS (MOST AREAS REQUIRED)

- ALL BUILDINGS ARE C.O.D. UPON COMPLETION
- CHECKS PREFERRED
- VISA, MASTERCARD ARE ACCEPTED UPON APPROVAL
- 100% FINANCING AND 90 DAYS SAME AS CASH AVAILABLE

Our 2 year warranty covers materials and workmanship not up to our standards as seen in comparison with our models on display at dealers or shows. Because we use building materials and methods that insure a quality product for you, we have and will go to great measure to assure your satisfaction. With normal maintenance, your building will easily last a lifetime. In order to achieve this, you must paint, caulk, and keep vegetation from growing around the edges of the building which would cut off ventilation.

Fairway Lawn Buildings, Inc. cannot be held responsible for acts of God, or abuse through neglect or vandalism. Rotting is a direct result of negligence or improper painting and caulking and is not covered under warranty through Fairway. We also reserve the right to replace or repair any part of the building not up to our standards, the 2-year warranty is valid with a copy of your invoice.

5 YEAR WARRANTY

The 5 year warranty (available only on Premium Line Buildings) is exactly the same as our 2 year, except it will be extended 3 additional years by simply mailing a photo of your building verifying that it was indeed painted within 60 days of construction. If you have a problem with achieving this because of poor weather simply notify our office and we will so note this on your invoice. At that time we will extend the 60 day requirement to another set date. All customers who take advantage of this warranty extension will be sent a dated 5 year warranty certificate. Photos sent become the property of Fairway Lawn Building, Inc and cannot be returned. Send photos to: Fairway Lawn Buildings, Inc., 8420 Monroe Road, Charlotte, North Carolina 28212 — or call (704) 531-3232.

Accessory Structure

Sept 2017