



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00215

DATE: June 28, 2018

ADDRESS OF PROPERTY: 1505 Mimosa Avenue

TAX PARCEL NUMBER: 08119134

HISTORIC DISTRICT: Plaza Midwood

APPLICANT/OWNER(S): Allen Brooks, ALB Architecture/Jeremy Sorzano

DETAILS OF APPROVED PROJECT: The project is an addition, porch redesign and front yard landscaping. The proposed front porch design replaces the tapered columns with 10" squared wood columns on the ends, two piers in the center and new metal handrails. The ridge height is approximately 3'-6" taller than original. Materials include brick and wood trim. Boxing and eave details will match existing. The right side porch extends approximately 10" into the right side yard.

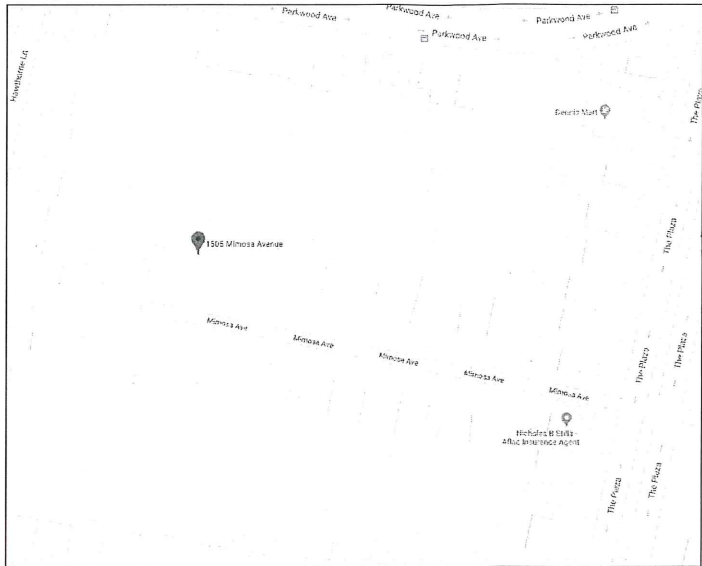
The project was approved by the HDC May 9, 2018.

- 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.

Jim Haden, Chairman

Staff



VICINITY MAP



INDEX OF DRAWINGS

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- A-1.0 EXISTING AND PROPOSED SITE PLAN
- A-2.0 EXISTING FOUNDATION AND FIRST FLOOR PLAN
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- A-2.2 EXISTING ACCESSORY STRUCTURE
- A-3.0 EXISTING FRONT ELEVATION AND RIGHT SIDE ELEVATION
- A-3.1 EXISTING REAR AND LEFT SIDE ELEVATION
- A-4.0 PROPOSED FOUNDATION PLAN
- A-4.1 PROPOSED FIRST FLOOR PLAN
- A-4.2 PROPOSED ROOF PLAN
- A-5.0 PROPOSED FRONT AND RIGHT SIDE ELEVATION
- A-5.1 PROPOSED REAR AND LEFT SIDE ELEVATION
- A-5.2 SECTIONS AND DETAILS

ZONING INFORMATION

JURISDICTION	MECKLEMBERG COUNTY
ZONED	R5
BUILDING LIMITS	
FRONT SETBACK	20'-0"
SIDE SETBACK	5'-0"
REAR SETBACK	35'-0"
MAXIMUM IMPERVIOUS	80%

AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	1433
TOTAL PROPOSED HEATED AREA	414
PROPOSED UNHEATED	
SCREENED PORCH	123
TOTAL	123
REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)	
REAR YARD AREA	6676
HOUSE ADDITION	414
SCREENED PORCH	123
EXISTING GARAGE	555
EXISTING CONCRETE PAD	268
TOTAL	1360
TOTAL PERMEABLE AREA	20%
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)	
TOTAL AREA OF SITE	11040
FOOTPRINT OF HOUSE	2196
EXISTING GARAGE	671
EXISTING CONCRETE PAD	268
TOTAL AREA	2867
PERCENTAGE OF OPENSACE	74%

NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.



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Designed Exclusively For the:
SORZANO RESIDENCE
1505 Mimosa Avenue, Charlotte, NC 28205

PROJECT #: 18010
ISSUED: 25 JUNE 2018
REVISIONS:

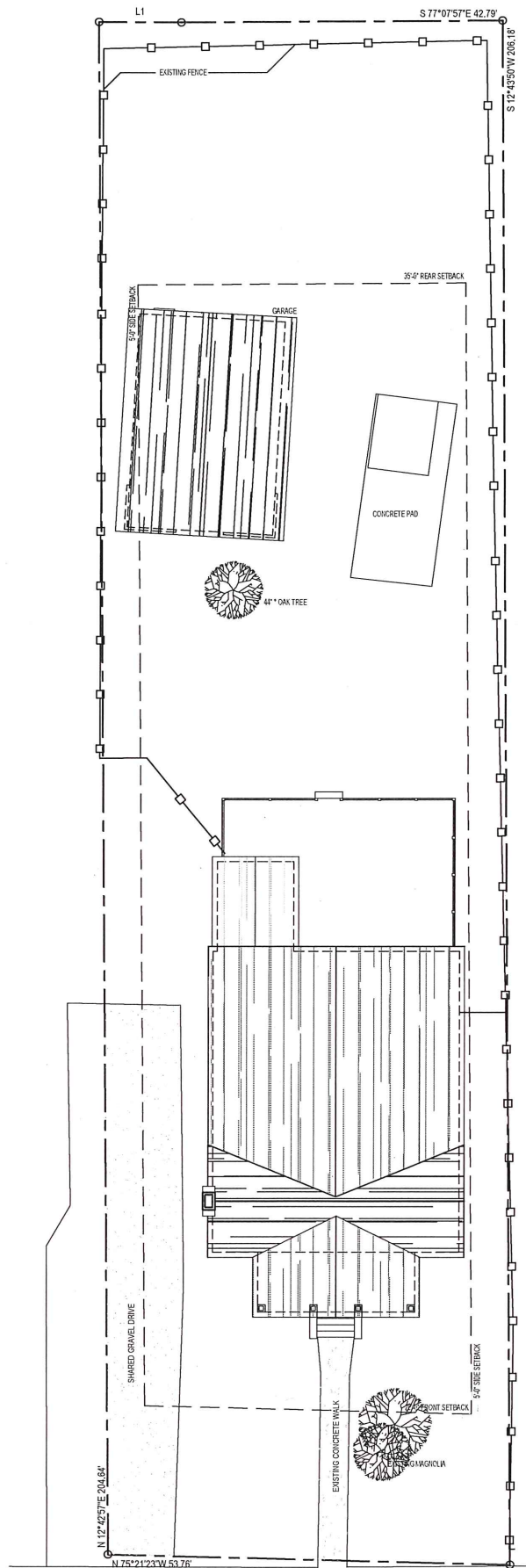
COVER SHEET

A-0

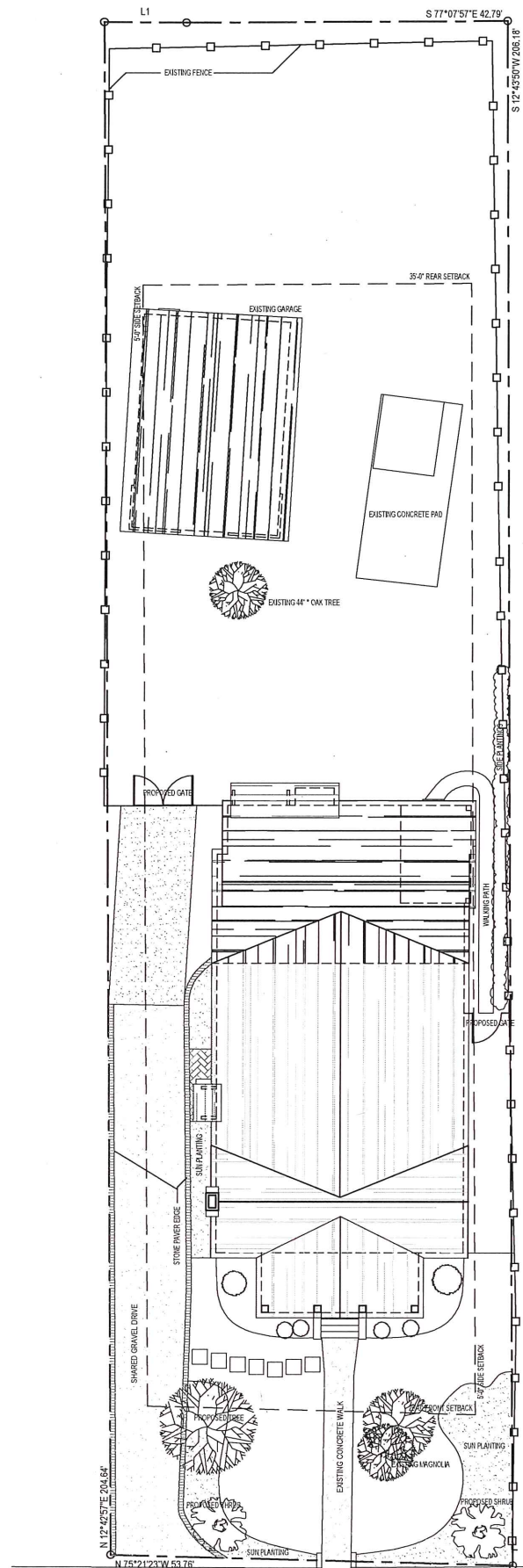
OF: THIRTEEN



2018-215



2 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
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STAIRS, RAILING & GUARD NOTES:

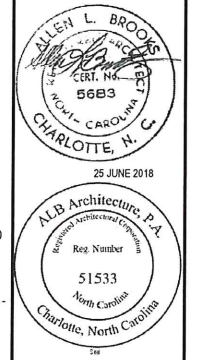
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- LEGEND:
- BOUNDARY LINE
 - OVERHEAD UTILITIES
 - FENCE (TYPE NOTED)
 - UTILITY POLE
 - R/W: RIGHT OF WAY
 - E.P.: EDGE OF PAVEMENT
 - C.L.: CENTERLINE



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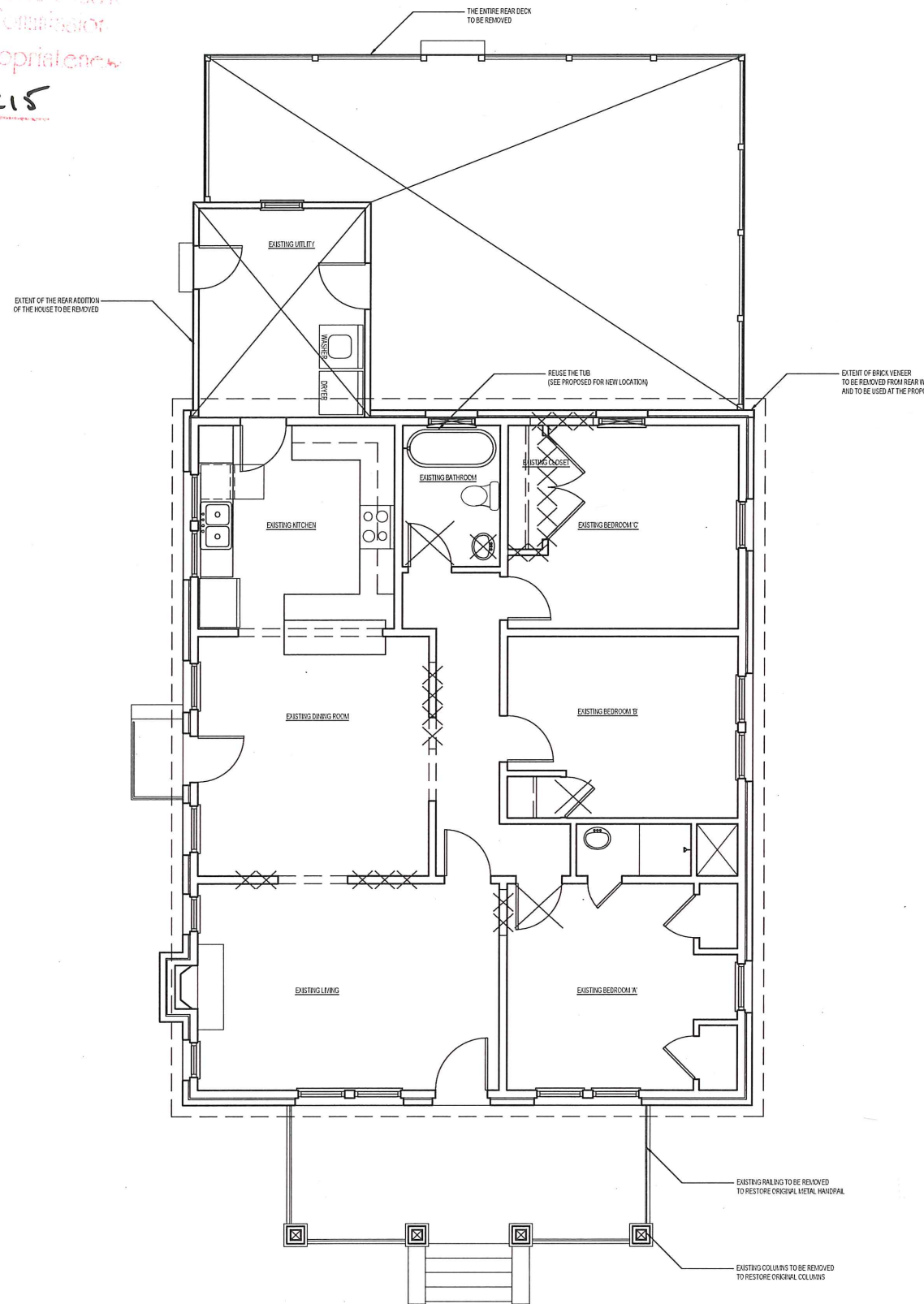
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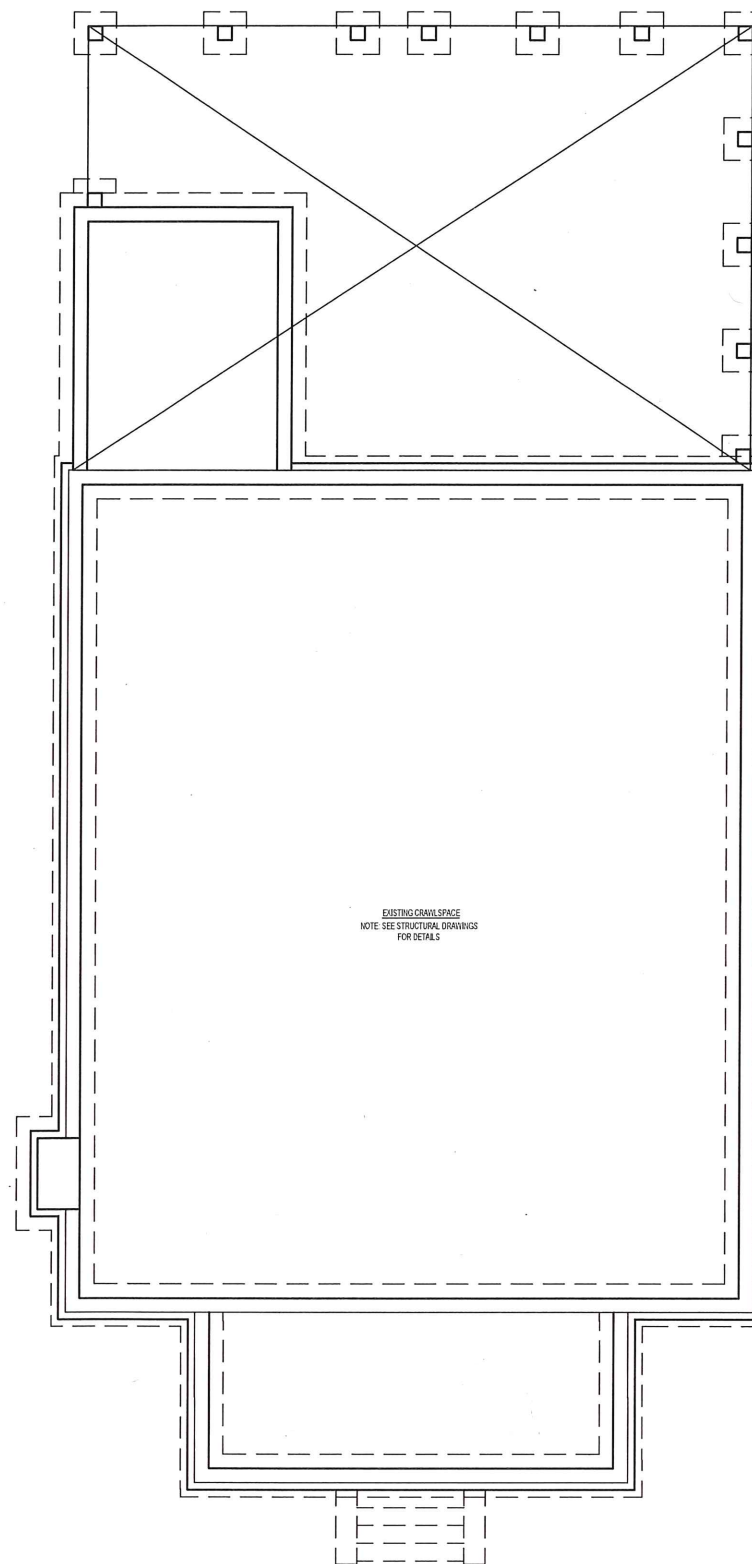
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Certificate of Appropriateness
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1/4" = 1'-0"



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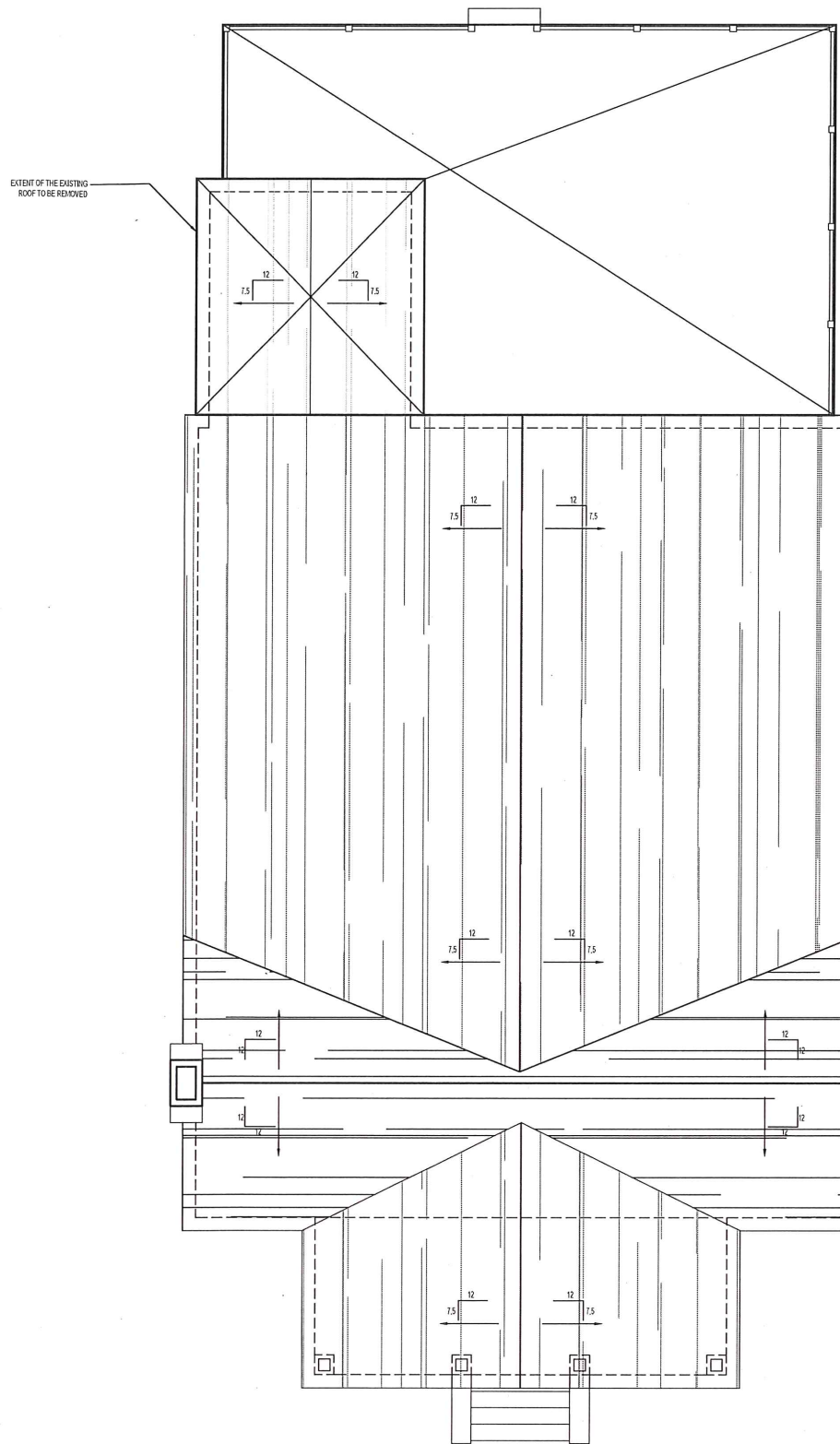
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EXISTING FOUNDATION AND
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A-2.0

OF: THIRTEEN



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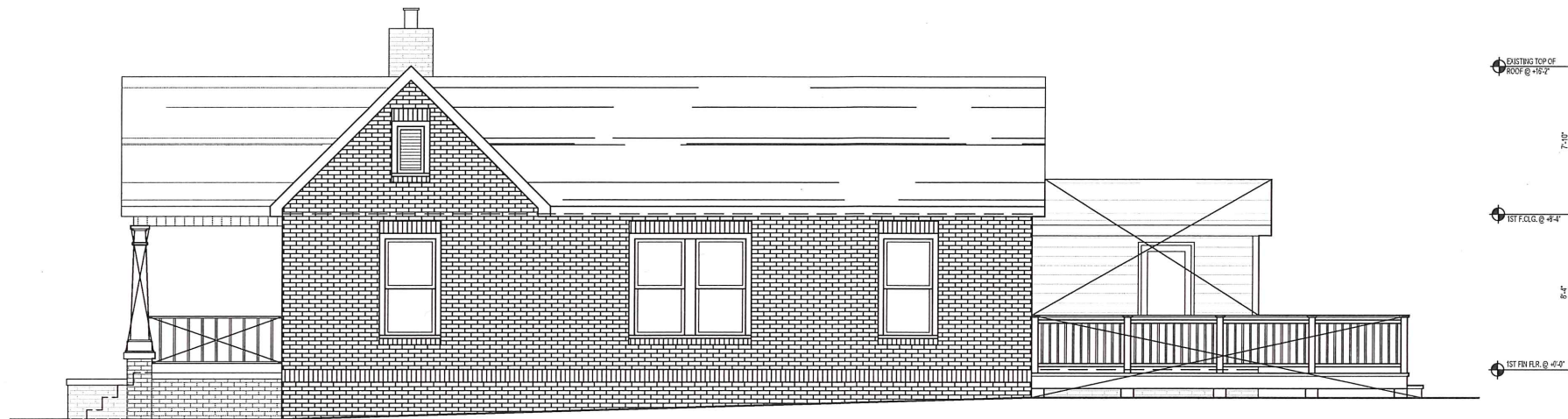
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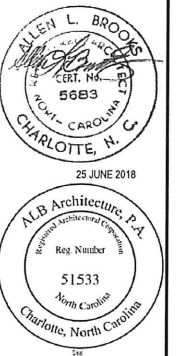
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6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
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12. RAILS TO BE 30" IN HEIGHT.
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14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
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- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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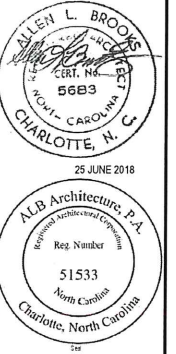
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KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



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1200 E. Morehead St.
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Phone: 704.503.9595

E-mail:
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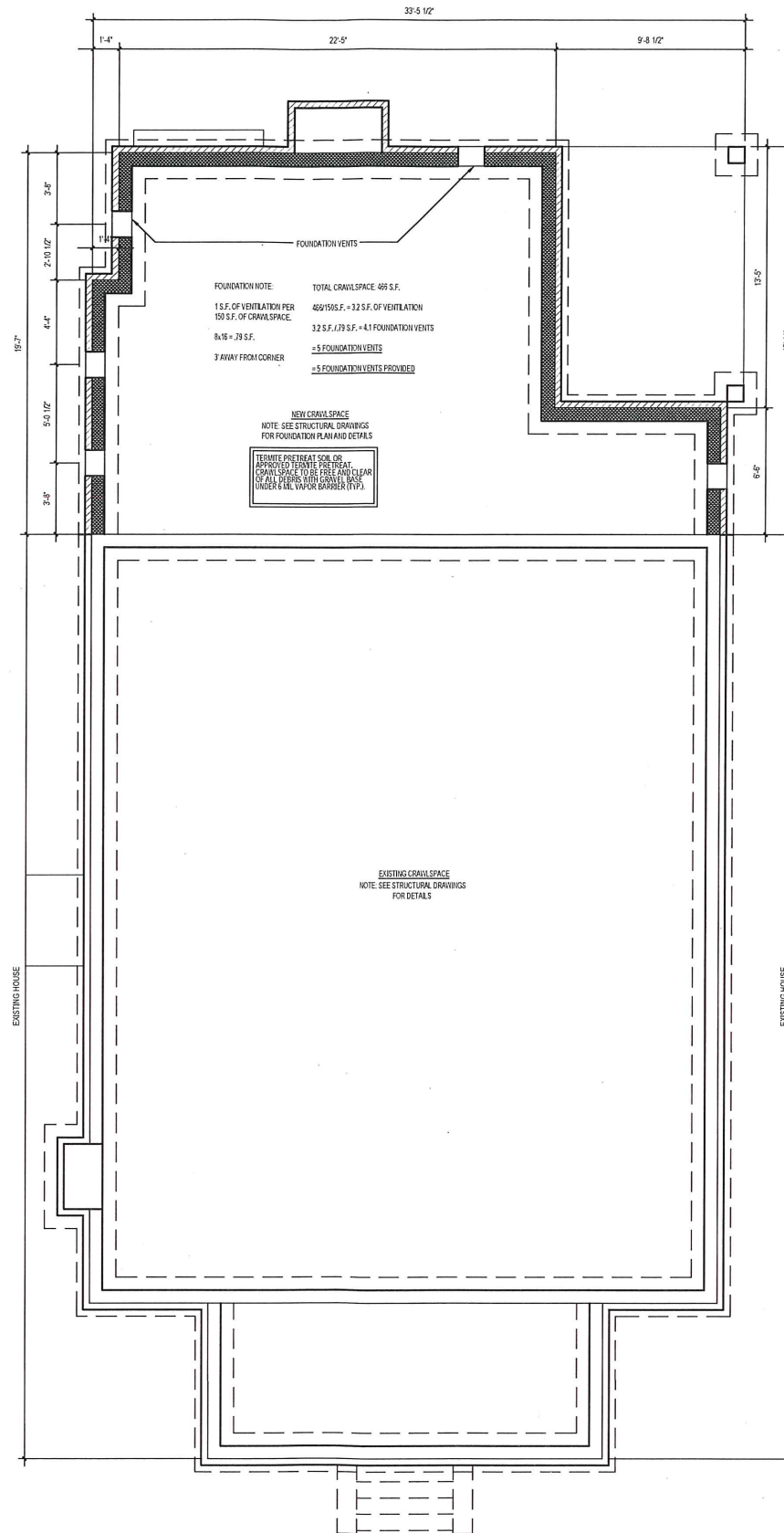
Designed Exclusively For the:
SORZANO RESIDENCE
1505 Mimosa Avenue, Charlotte, NC 28205

PROJECT #: 18010
ISSUED: 25 JUNE 2018
REVISIONS:

EXISTING REAR AND LEFT
ELEVATION

A-3.1

OF: THIRTEEN



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

NOTE:
EXISTING WALL
BRICK VENEER
NEW STUD WALL
C.M.U.



GENERAL NOTES:

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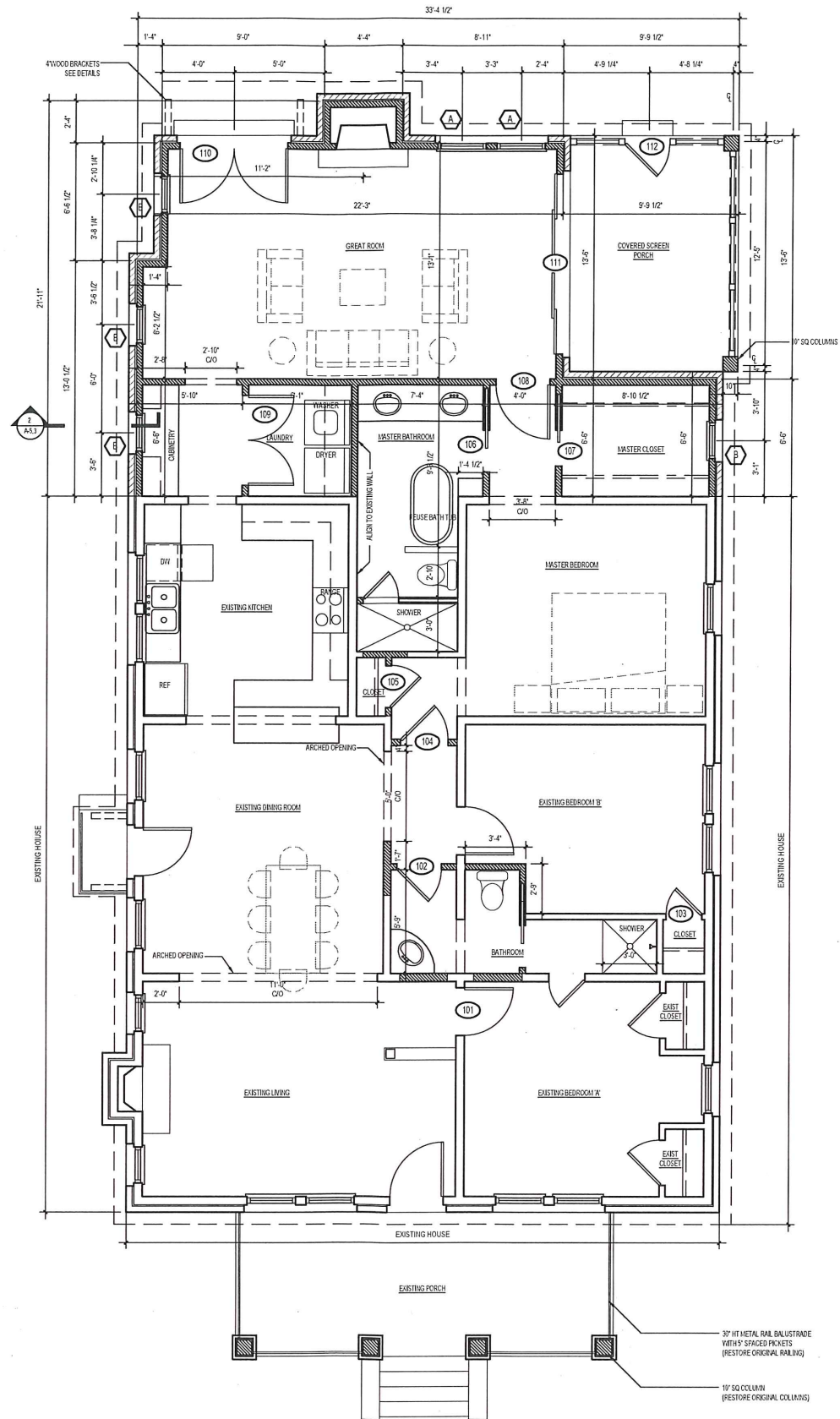
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PROJECT # 18010
ISSUED: 25 JUNE 2018
REVISIONS:

PROPOSED FOUNDATION
PLAN
A-4.0
OF: THIRTEEN



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
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 - 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	2'-8" x 6'-8"	EXISTING BEDROOM 'A'
102	2'-8" x 6'-8"	BATHROOM (EXISTING BEDROOM 'B')
103	2'-8" x 6'-8"	CLOSET (EXISTING BEDROOM 'B')
104	2'-8" x 6'-8"	MASTER BEDROOM
105	2'-4" x 6'-8"	CLOSET (MASTER BEDROOM)
106	2'-4" x 6'-8"	MASTER BATHROOM
107	2'-4" x 6'-8"	MASTER CLOSET
108	3'-0" x 6'-8"	MASTER BEDROOM TO GREAT ROOM
109	PR 6'-0" x 6'-8"	LAUNDRY
110	PR 6'-0" x 6'-8"	GREAT ROOM/EXTERIOR
111	10'-0" x 6'-8"	GREAT ROOM/ COVERED SCREENED PORCH
112	2'-8" x 6'-8"	COVERED SCREENED PORCH

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- NOTE:
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 - BRICK VENEER
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 - C.M.U.



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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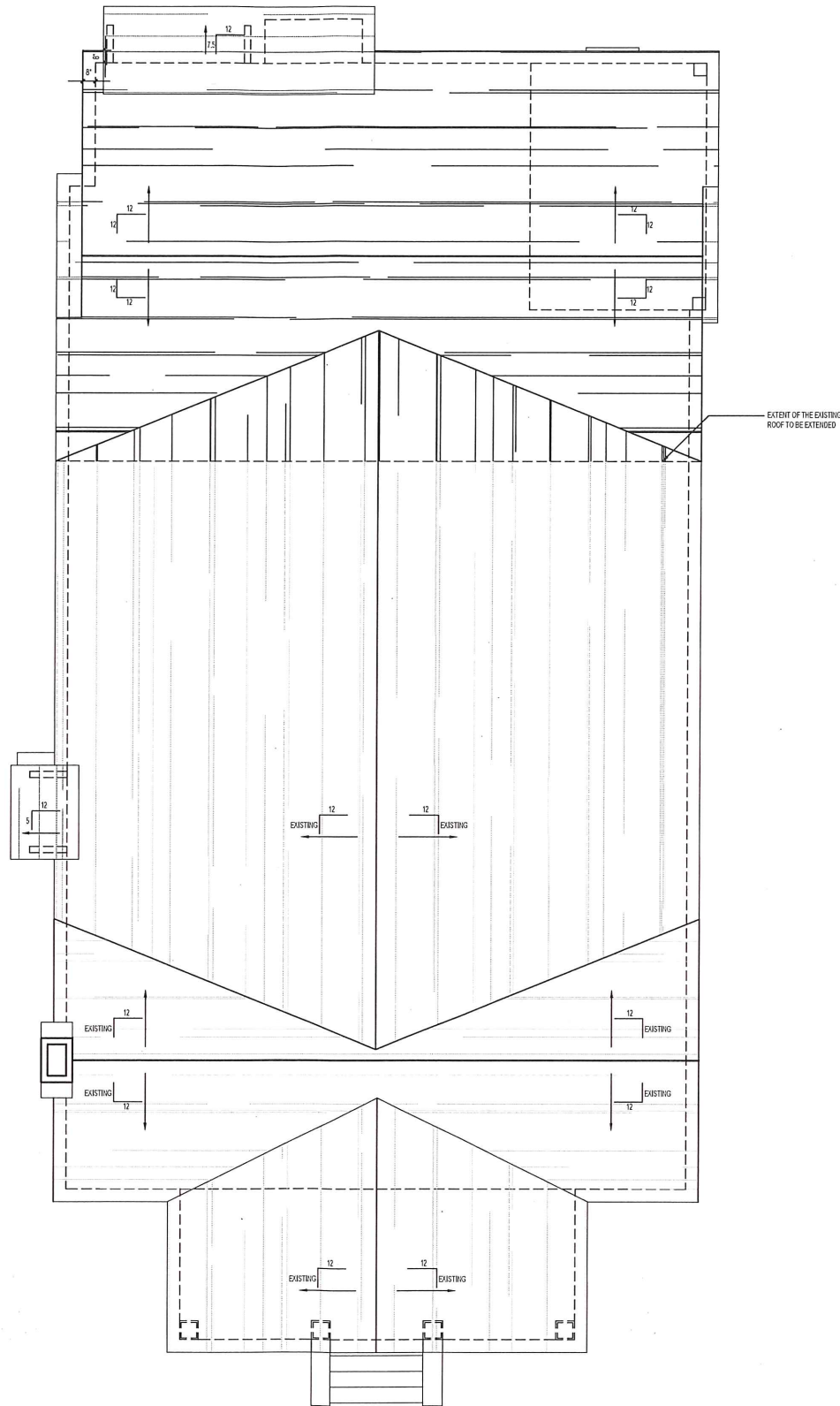


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PROJECT #: 18010
ISSUED: 25 JUNE 2018
REVISIONS:

PROPOSED FIRST FLOOR
PLAN
A-4.1
OF: THIRTEEN



1 PROPOSED ROOF PLAN
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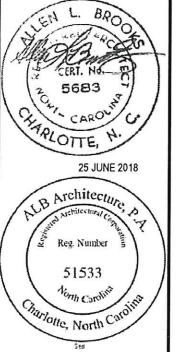
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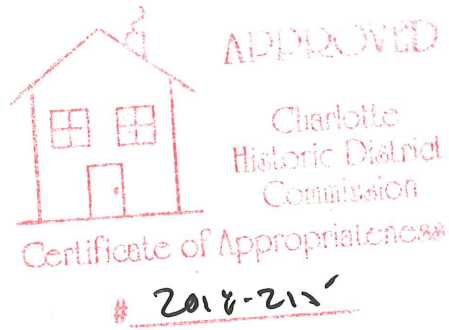
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 - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A $\frac{4}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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 2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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Designed Exclusively For the:
SORZANO RESIDENCE
1505 Mimosa Avenue, Charlotte, NC 28205

PROJECT #: 18010
ISSUED: 25 JUNE 2018
REVISIONS:

PROPOSED FRONT AND
RIGHT ELEVATION

A-5.1

OF: THIRTEEN



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 8 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIZING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. M.E. = MATCH EXISTING.
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/8".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH EXISTING DOOR HEIGHT. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 30" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 20" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO BE 8" (MATCH EXISTING) U.N.O.
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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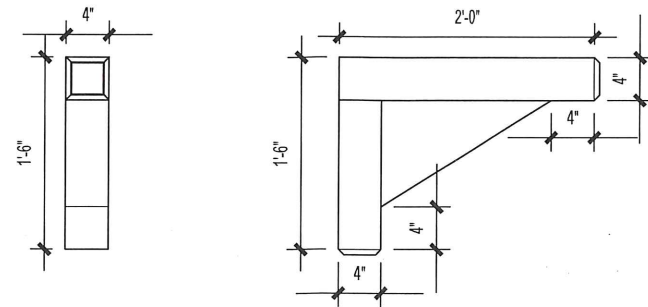
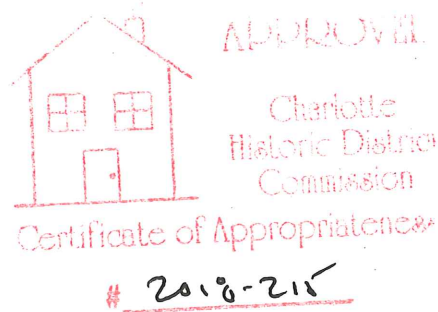


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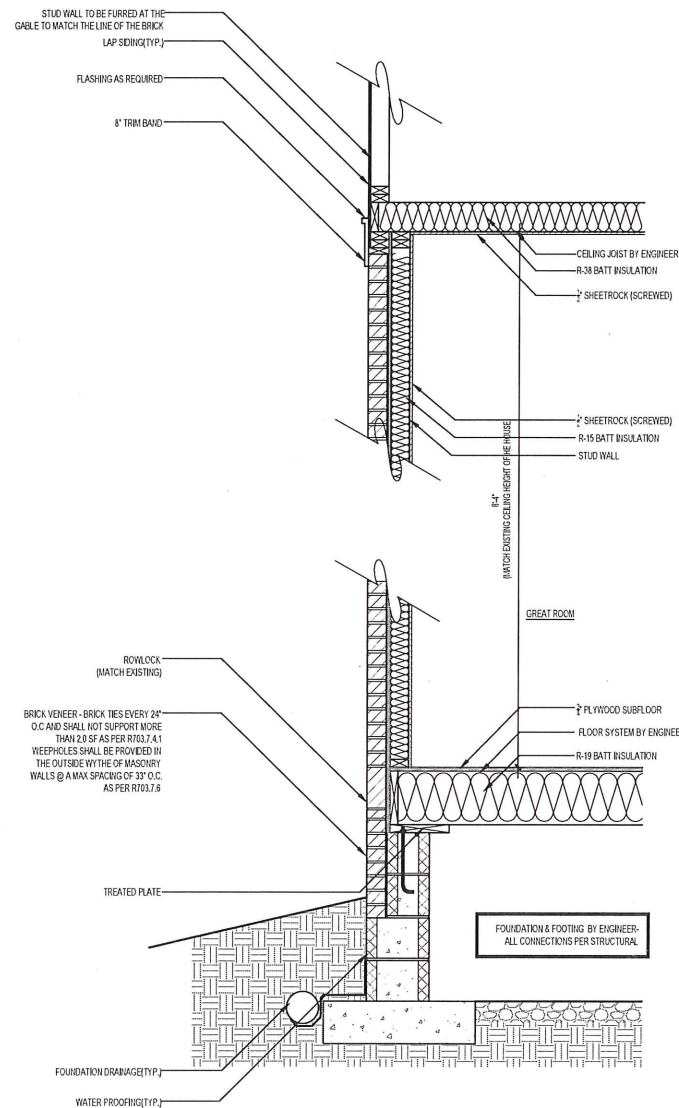
Designed Exclusively For the:
SORZANO RESIDENCE
1505 Mimosa Avenue, Charlotte, NC 28205

PROJECT # 18010
ISSUED: 25 JUNE 2018
REVISIONS:

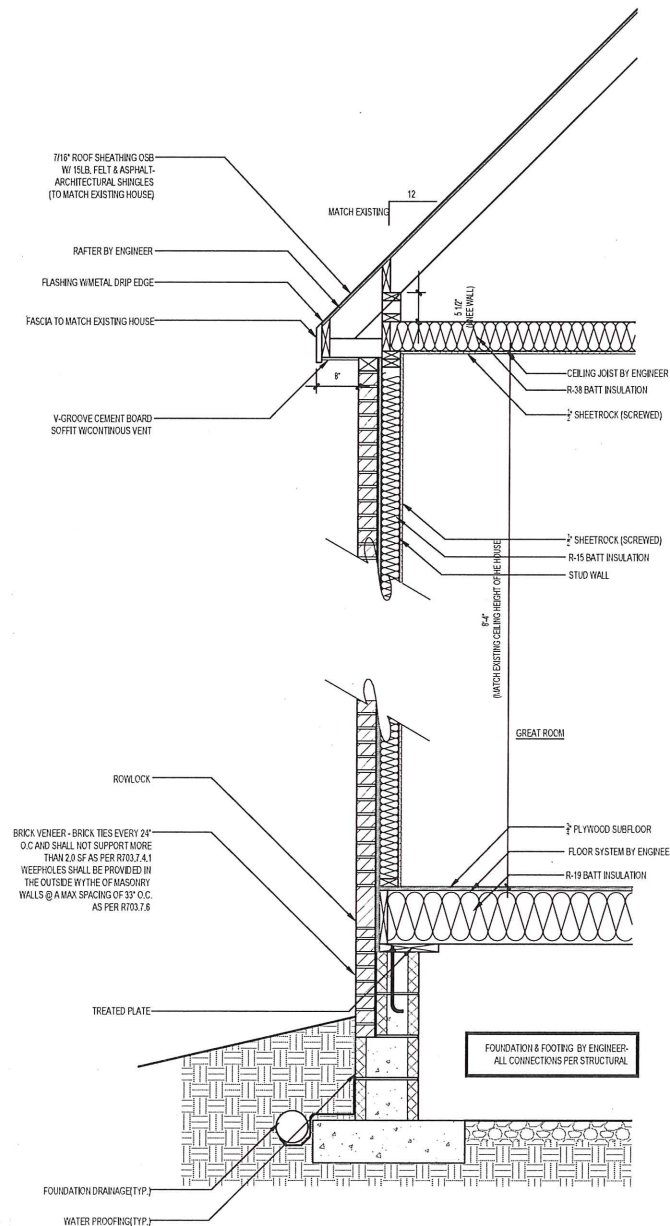
PROPOSED REAR AND LEFT ELEVATION
A-5.2
OF: THIRTEEN



③ BRACKET DETAILS 1 1/2" = 1'-0"



② TYPICAL SECTION @ THE GABLE END 3/4" = 1'-0"



① TYPICAL WALL SECTION 3/4" = 1'-0"

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PROPOSED REAR AND LEFT
ELEVATION

A-5.2

OF: THIRTEEN