



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCRMI-2018-00405

DATE: 16 October 2018
1 March 2019 - AMENDED

ADDRESS OF PROPERTY: 528 South Summit Avenue

TAX PARCEL NUMBER: 07102335

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Aashima Rodkey


APPLICANT: George Hobel

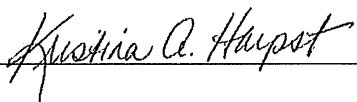
DETAILS OF APPROVED PROJECT: The project is a one-story rear addition that is shorter but slightly wider than the existing house. The addition footprint is approximately 37'-3 1/2" x 24'-10". Materials include wood German lap siding, wood or aluminum clad windows, and parged foundation to match existing. New roof, brackets, and window trim details will match the house. The project also includes the construction of a rear patio measuring 12'-11 1/2" x 12'-11 1/2". Post construction the rear yard will be 81% permeable. See attached plans.

The project was approved by the HDC September 12, 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.


James Haden, Chairman


Staff



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Certificate of Appropriateness

HDCAMI-2018-00405
3/1/19

SUNROOM ADDITION

- FOOTING AND SLAB NOTES:**
1. ALL FOOTINGS ARE CONTINUOUS FOUR - 3000 PSI CONCRETE
 2. MINIMUM THICKNESS FOR THICKENED SLAB FOOTINGS IS 8" BELOW SLAB
 3. MINIMUM DEPTH OF ALL FOOTINGS IS 12" BELOW GRADE
 4. ALL FOOTINGS BASED ON SOIL CAPACITY OF 2000 PSF
 5. MINIMUM WIDTH FOR PERIMETER TURNDOWN FOOTINGS IS 20"
 6. MINIMUM WIDTH FOR THICKENED SLABS IS 16"
 7. USE C & G WELDED WIRE MESH OR FIBER-MESH IN ALL SLABS
 8. PRE-TREAT SLAB AREAS AND CRAWLSPACE FOR TERMITES
 9. INSTALL 6 MIL POLY-VAPOR BARRIER IN CRAWLSPACE, BENEATH CONCRETE SLABS
 10. FILL TOP COURSE OF CMU PIERS AND FOUNDATION WALL SOLID
 11. INSTALL 2" X 10" ANCHOR BOLTS IN FOUNDATION WALL @ 6' O.C.
 12. ANCHOR BOLTS MUST BE WITHIN 12" FROM CORNERS AND AT LEAST TWO BOLTS PER SECTION OF TREATED PLATE
 13. MINIMUM EMBEDMENT IN CONCRETE FOR ANCHOR BOLTS IS 7"
 14. APPLY WATERPROOFING MEMBRANE TO EXTERIOR OF CRAWLSPACE WALLS WHERE EXTERIOR GRADE IS HIGHER THAN INTERIOR GRADE. PROVIDE 4" DRAIN PIPE TO DAYLIGHT
 15. FOR UNBALANCED FILL EXCEEDING 4", FILL CMU BLOCKS SOLID.
 16. PROVIDE CRAWLSPACE ACCESS DOOR, MINIMUM SIZE, 24" X 30"
 17. F.F. = SLUSH PIER

- FIRST FLOOR AND CEILING FRAMING NOTES:**
1. O = # OF JACK STUDS, MATCH WALL THICKNESS
 2. ALL INTERIOR / EXTERIOR LOAD BEARING HEADERS SHALL BE (2) - 2" X 10" #2 SYP WITH (1) JACK AND (1) KING STUD AT EACH END U.I.D.O. (3) 2" X 10" AT 2" X 6" WALLS U.I.D.O.
 3. #RAJEE = # OF JACK STUDS AND # OF KING STUDS AT EACH END OF HEADER
 4. MIN 1" K PER 3' OPENING
 5. 2" X 8" #2 SYP CEILING JOISTS @ 16" O.C.
 6. ROOF TRUSSES PER MANUFACTURER @ 24" O.C.

- CRAWLSPACE VENTILATION:**
1. PROVIDE 8" X 16" CRAWLSPACE VENTS (35 SQ FT OF VENT AREA EACH)
 2. INSTALL ONE VENT WITHIN 3' OF EACH CORNER
 3. INSTALL 6 MIL POLY GROUND COVER OVER 100% OF CRAWLSPACE

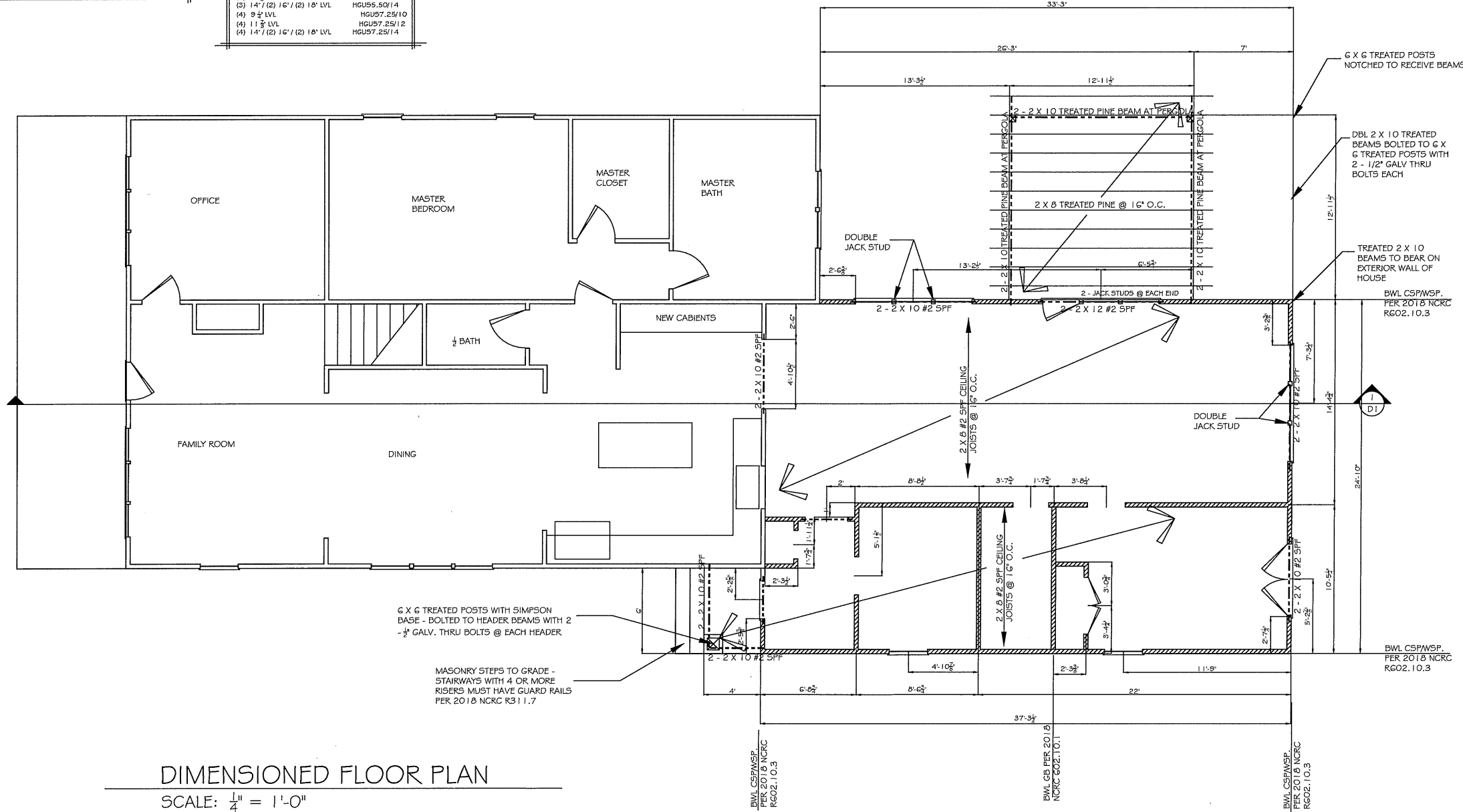
WALL STUD REQUIREMENTS

EXTERIOR WALL HEIGHT	STUD SIZE / SPACING
h < 10'-0"	2 X 4 @ 16" O.C.
10'-0" < h < 11'-0"	2 X 4 @ 12" O.C.
11'-0" < h < 18'-0"	2 X 6 @ 16" O.C.
h > 18'	CONSULT ENGINEER

- FRAMING NOTES:**
1. ALL HEADERS ARE 2" X 10" #2 SYP UNLESS NOTED OTHERWISE
 2. EXTERIOR SHEATHING IS 5/8" OSB CONTINUOUS PER 2018 IBC RC602.10 FOR BRACING
 3. INSTALL PATTERN FOR OSB WALL SHEATHING #60 NAILS @ PERIMETER, AND EVERY 12" FOR FIELD NAILING. FOR OSB - USE #5D COOLER OR #6 SCREWS @ 7" O.C.
 4. PROVIDE TYVEK HOUSE WRAP OR EQUAL
 5. HURRICANE STRAPS AT EACH ROOF RAFTER/TRUSS TO TOP PLATE
 6. USE TREATED SYP WHERE LUMBER IS IN CONTACT WITH CONCRETE
 7. WINDOW AND DOOR HEADERS @ 6'-10" A.F.F.
 8. ALL SUB-FLOOR DECKING IS 5/8" T+G
 9. ALL FRAMING MEMBERS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE
 10. ROOF TRUSSES LAYOUT AND DESIGN ARE PER MANUFACTURERS INSTRUCTIONS
 11. LVL BEAMS ARE PER TRUSS MANUFACTURER

TYPICAL HANGERS

MEMBER	HANGER
2 X 8	LUS20
2 X 10	LUS210
2 X 12	LUS210
(2)X8	HUS28-2
(2)X10	HUS210-2
(2)X12	HUS210-2
(2) 9 1/2" (2) 11 1/2" LVL	HGUS410
(2) 14" (2) 16" (2) 18" LVL	HGUS414
(3) 9 1/2" LVL	HGUS5.5Q/10
(2) 11 1/2" LVL	HGUS5.5Q/12
(3) 14" (2) 16" (2) 18" LVL	HGUS5.5Q/14
(4) 9 1/2" LVL	HGUS7.25/10
(4) 11 1/2" LVL	HGUS7.25/12
(4) 14" (2) 16" (2) 18" LVL	HGUS7.25/14



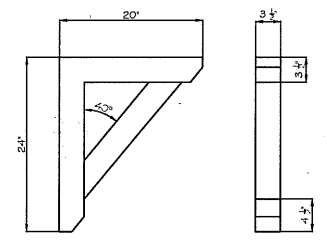
DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

Project Name and Address
DREW AND AASHIMA RODKEY
528 S. SUMMIT AVE
CHARLOTTE, NC

Project Sheet
Date JUNE 2018
Scale A4



NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BRACKET DETAIL
SCALE: 1/4" = 1'-0"

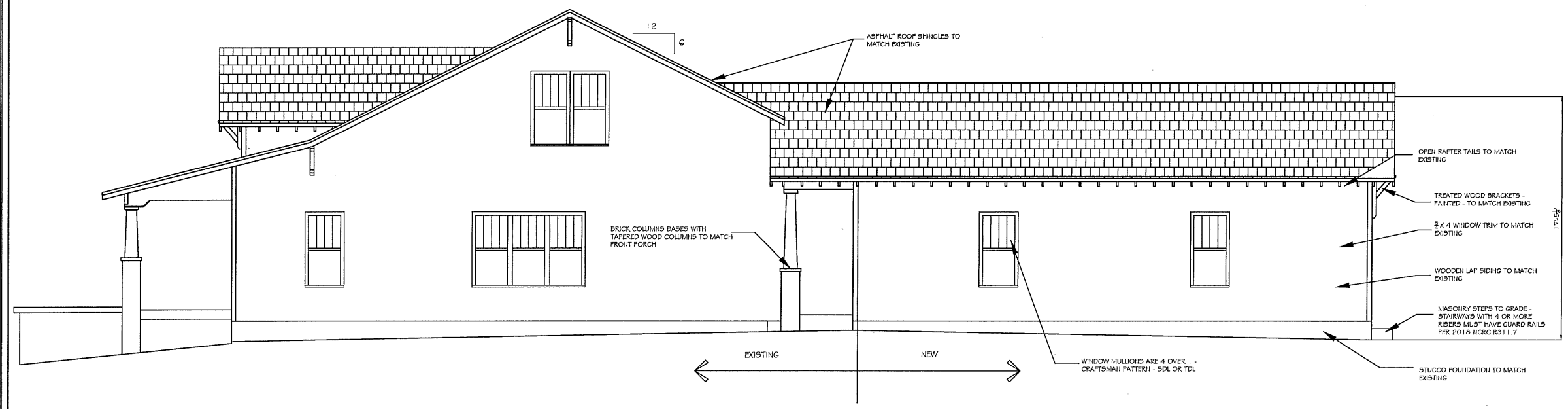


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3/1/19



NEW RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SUNROOM ADDITION

Project Name and Address

DREW AND AASHIMA RODKEY
528 S. SUMMIT AVE
CHARLOTTE, NC

Project

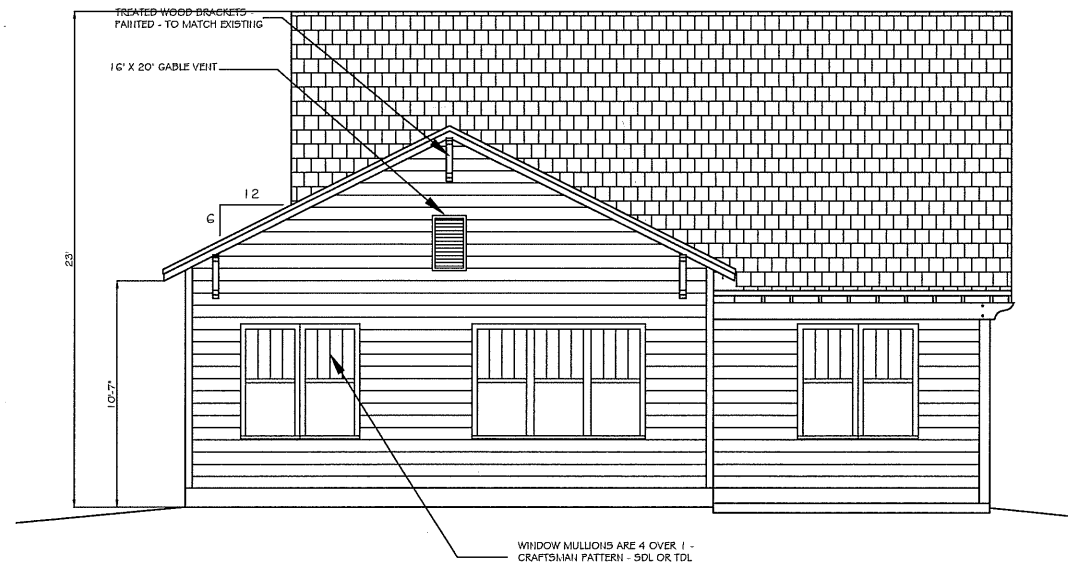
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Date JUNE 2018

Scale

A7

SUNROOM ADDITION

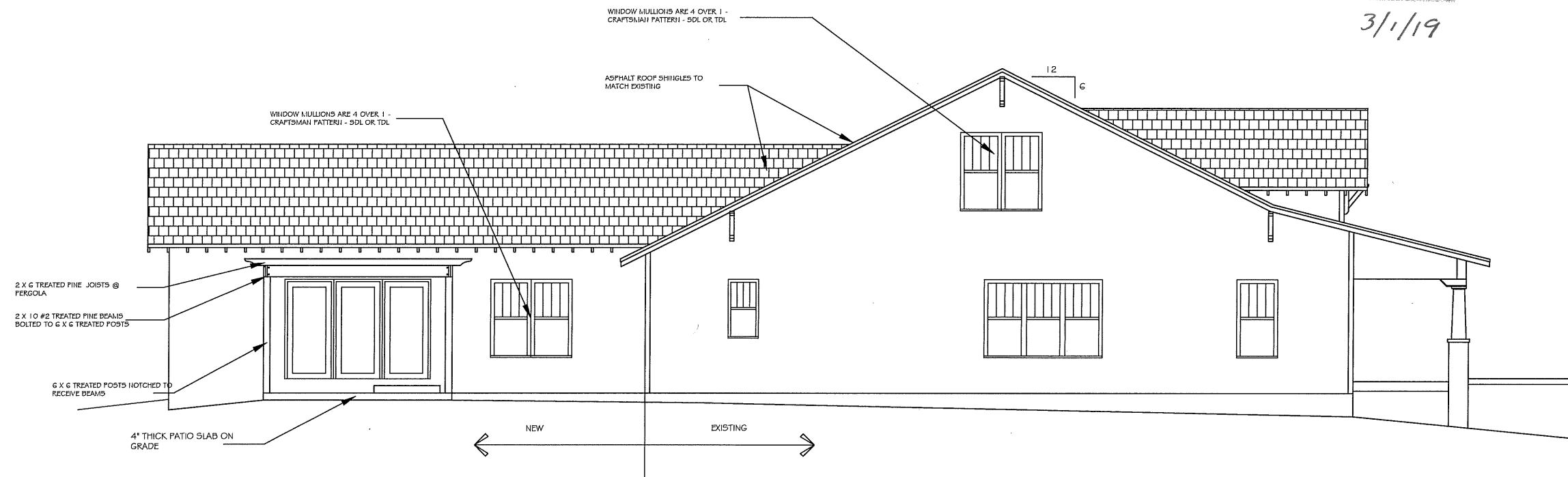


NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



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3/1/19



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Project Name and Address

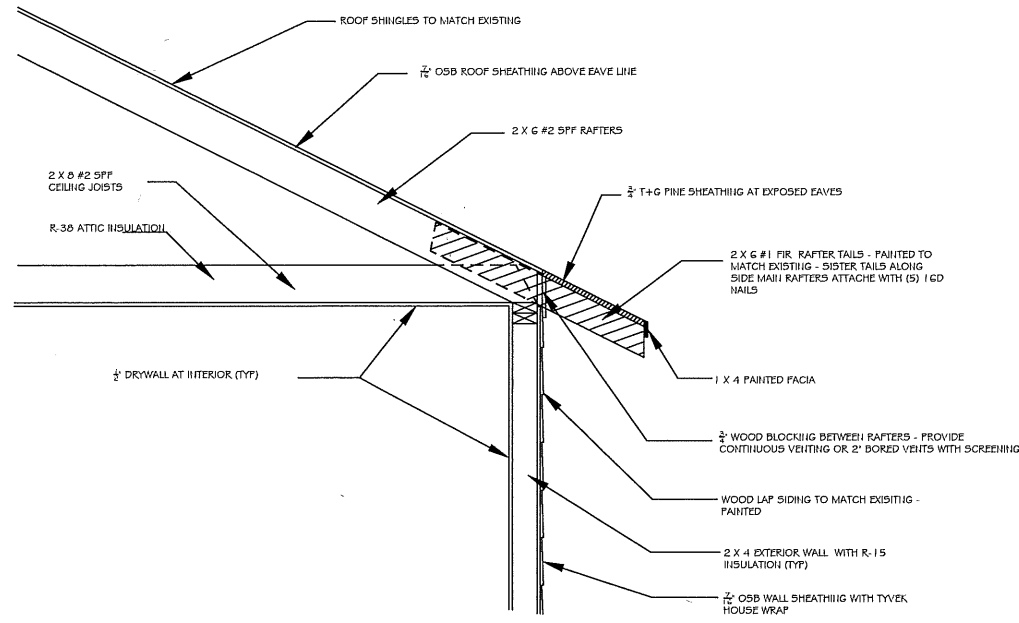
DREW AND AASHIMA RODKEY
525 S. SUMMIT AVE
CHARLOTTE, NC

Project Sheet

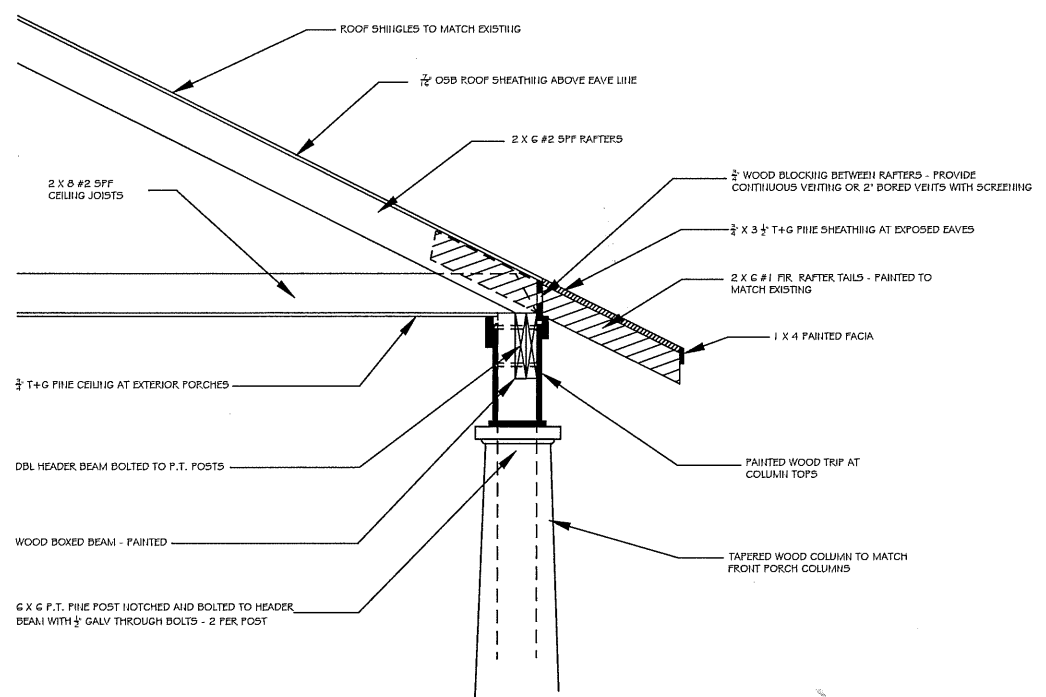
Date JUNE 2018

Scale

A8



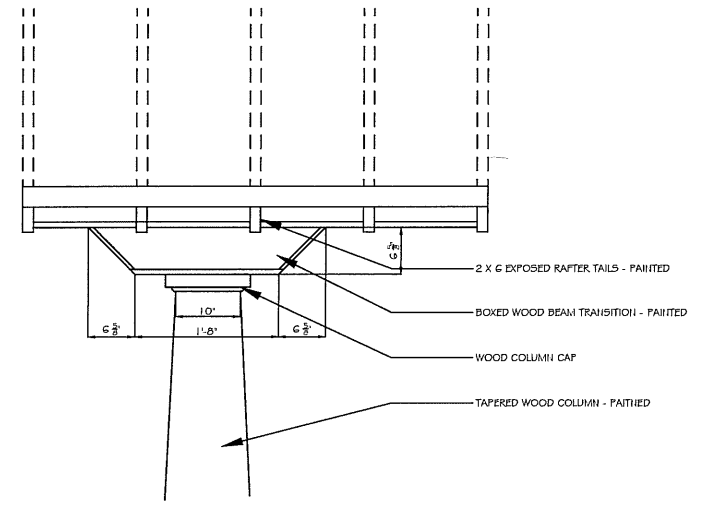
1
D2
EXTERIOR WALL @ TOP PLATE
SCALE: 1/4" = 1'-0"



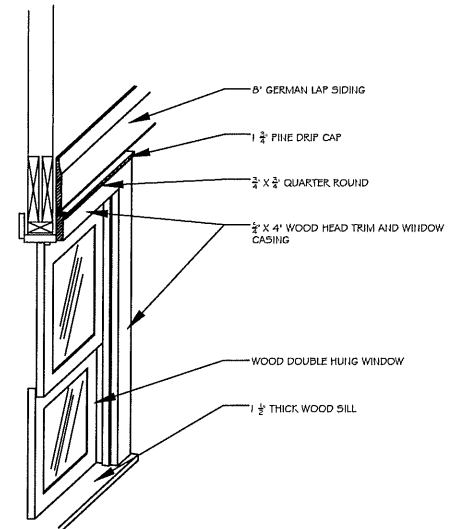
2
D2
FRONT AND REAR PORCH BEAM
SCALE: 1/4" = 1'-0"



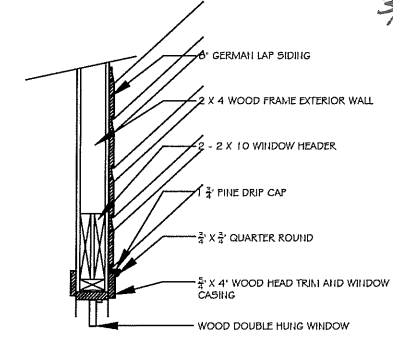
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3/1/19



3
D2
EXISTING BEAM DETAIL
SCALE: 1/4" = 1'-0"



4
D2
SIDING AND WINDOW DETAIL A
SCALE: 1/4" = 1'-0"



5
D2
SIDING AND WINDOW DETAIL B
SCALE: 1/4" = 1'-0"

SUNROOM ADDITION

Project Name and Address
DREW AND AASHIMA RODKEY
528 S. SUMMIT AVE
CHARLOTTE, NC

Project _____ Sheet _____
Date JUNE 2018
Scale _____ D2