



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00358

DATE: September 23, 2019

ADDRESS OF PROPERTY: 2010 The Plaza, VanLandingham Estate

TAX PARCEL NUMBER: 09506130

HISTORIC DISTRICT: Plaza Midwood

APPLICANT/OWNER: Cluck Design Collaborative/VLE Partners LLC

DETAILS OF APPROVED PROJECT: The project is the construction of a new access ramp and changes to windows and doors. The ramp is located to the rear of the carport and will not be visible from The Plaza. The ramp is reversible and does not impact the historic structure. Materials include masonry and a simple metal handrail. The project also includes repairs, changes to windows and doors on a previous addition to the house. All windows and doors on the original house to remain. The new windows will be Jeld Wen Sitrine Aluminum Clad and the doors La Catina, Aluminum Wood. All other materials and details (siding, trim, etc.) are wood to match existing. A new at-grade patio area measuring approximately 1,550 square feet will either be constructed of sand-set pavers to match existing or permeable artificial turf, SynLawn/SYNRye-200. See attached plans. The project was approved by the HDC July 10, 2019.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District 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 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

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

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DESIGN COLLABORATIVE

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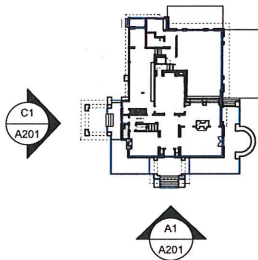


Submitted: 09/09/2019

2010 The Plaza
Charlotte, NC 28205

prepared for: VLE Partners LLC

Mark	Date	Description
01	07/23/2019	Check Set
02	09/09/2019	For Construction



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Project name#: Project Name / 19_xxx
CAD File Name: Project Name.vwx

Exterior Elevations

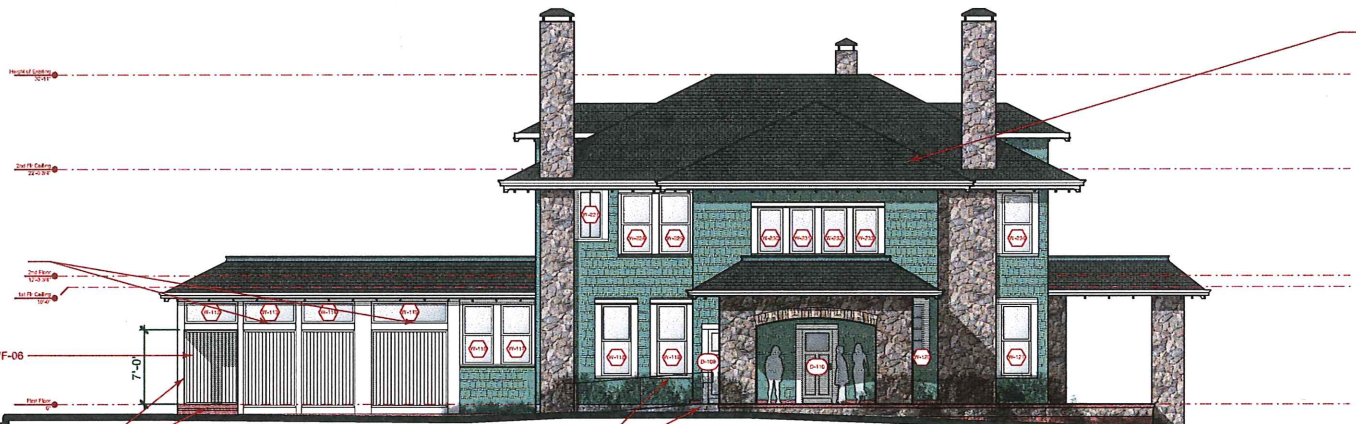
A201

MATERIAL LEGEND

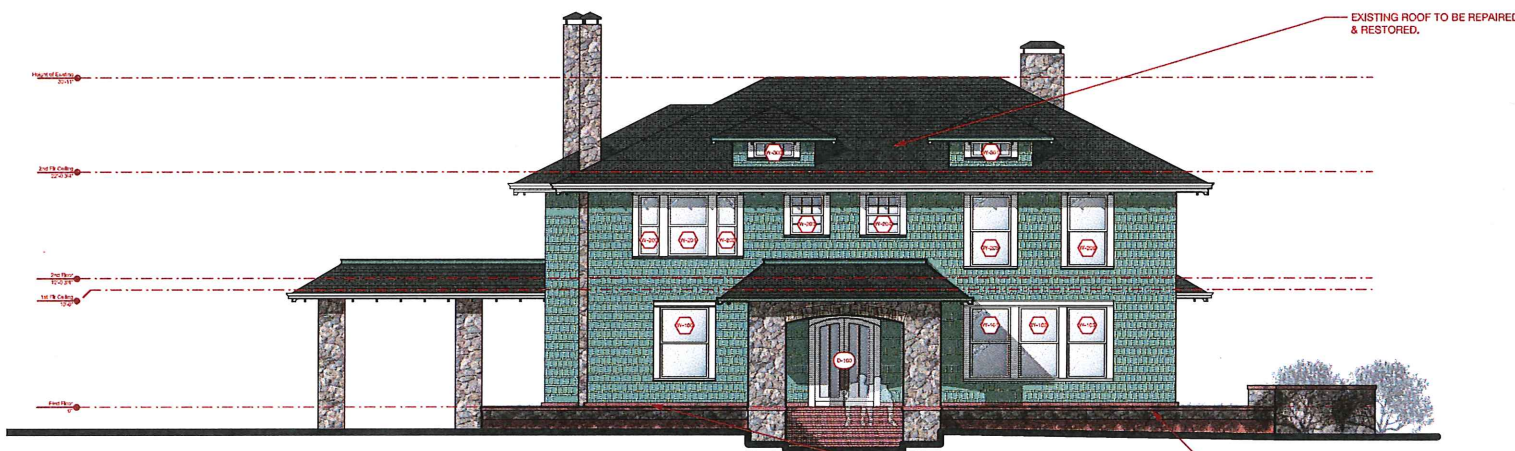
- EXTERIOR FINISH - 01
DRY STACKED STONE VENEER TO MATCH EXISTING
- EXTERIOR FINISH - 02
3 TAB SHINGLE ROOF
CERTAINTED LANDMARK MOIRE BLACK
TO MATCH EXISTING
- EXTERIOR FINISH - 03
CEDAR SHAKE SIDING TO MATCH EXISTING
- EXTERIOR FINISH - 04
EXTERIOR WOOD TRIM TO MATCH EXISTING
- EXTERIOR FINISH - 05
BRICK MASONRY TO MATCH EXISTING

FLASHING NOTES

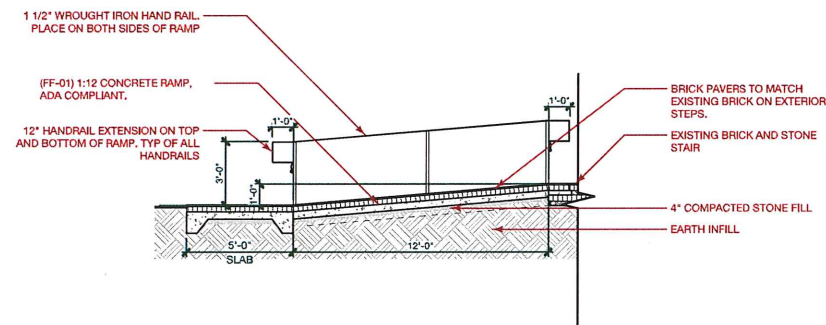
1. PROVIDE COPPER FLASHING TO MATCH EXISTING AT ALL ROOF INTERSECTIONS.
2. PROVIDE COPPER FLASHING TO MATCH EXISTING AT ALL WALL/ROOF INTERSECTIONS.
3. PROVIDE COPPER FLASHING TO MATCH EXISTING AT ALL WINDOW AND DOOR HEADS.
4. PROVIDE COPPER FLASHING TO MATCH EXISTING AT ALL WINDOW SILLS.



C1 Left Elevation
Scale: 1/8" = 1'-0"



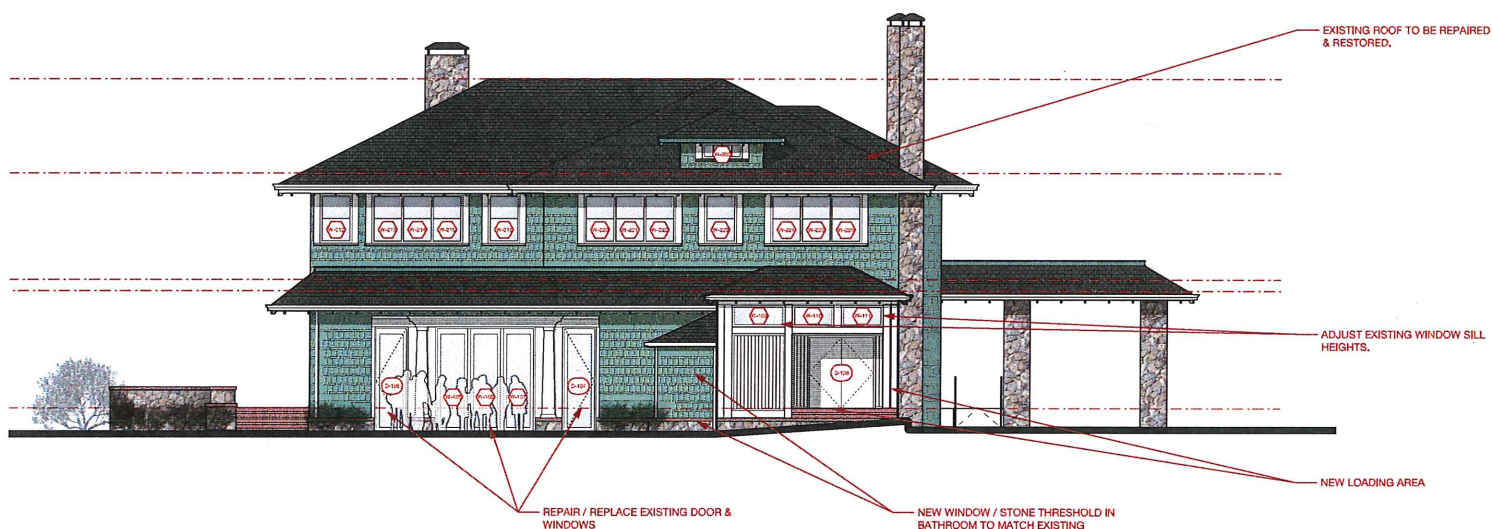
A1 Front Elevation
Scale: 1/8" = 1'-0"



A4 ADA Ramp Section
Scale: 1/4" = 1'-0"



C1 Right Elevation
Scale: 1/8" = 1'-0"



A1 Rear Elevation
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

- EXTERIOR FINISH - 01**
DRY STACKED STONE VENEER TO MATCH EXISTING
- EXTERIOR FINISH - 02**
3 TAB SHINGLE ROOF
CERTAINTED LANDMARK MOIRE BLACK TO MATCH EXISTING
- EXTERIOR FINISH - 03**
CEDAR SHAKE SIDING TO MATCH EXISTING
- EXTERIOR FINISH - 04**
EXTERIOR WOOD TRIM TO MATCH EXISTING
- EXTERIOR FINISH - 05**
BRICK MASONRY TO MATCH EXISTING

FLASHING NOTES

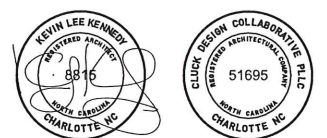
1. PROVIDE COPPER FLASHING TO MATCH EXISTING AT ALL ROOF INTERSECTIONS.
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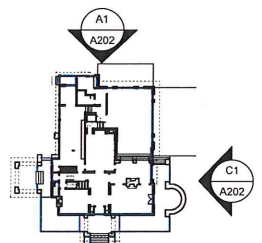


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Project name/#: Project Name / 19_xxx
CAD File Name: Project Name.vwx

Exterior Elevations

A202

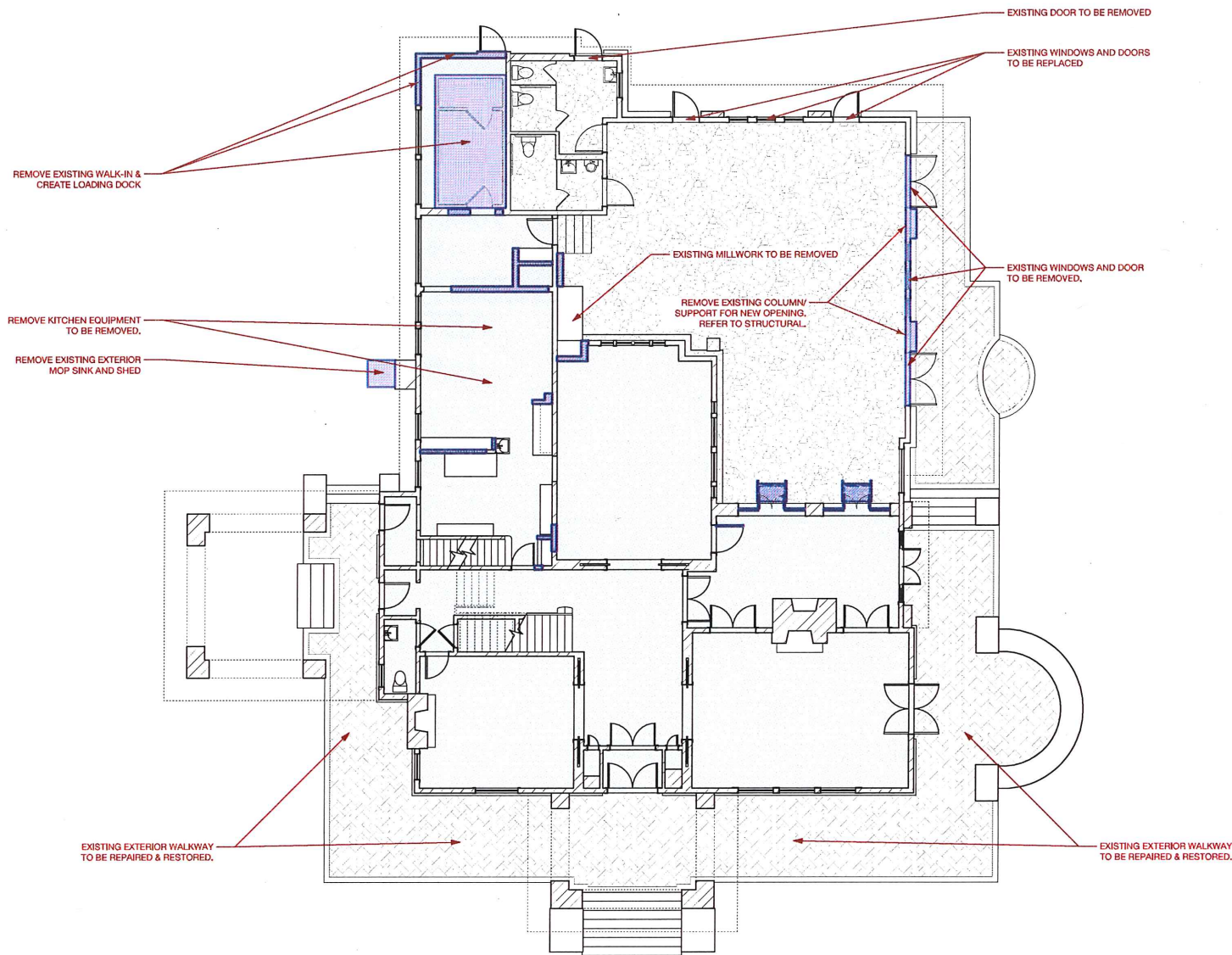
1 2 3 4 5

D

C

B

A



A1 Existing First Floor Plan
Scale: 1/8" = 1'-0"

1 2 3 4 5

EXISTING AREAS

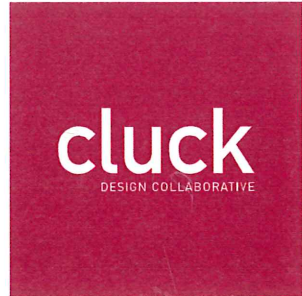
HEATED	
FIRST FLOOR	4,218 SF
SECOND FLOOR	2,295 SF
EXISTING HEATED TOTAL	6,511 SF
UNHEATED	
FIRST FLOOR	2,489 SF
SECOND FLOOR	0 SF
EXISTING UNHEATED TOTAL	2,489 SF

DEMO NOTES

- 1) HATCHED AREA INDICATES EXTENT OF DEMOLITION OR SELECTIVE DEMOLITION OF INTERIOR AND EXTERIOR WALLS. PROPER STRUCTURAL SUPPORT MUST BE PROVIDED TO PROTECT REMAINING STRUCTURE DURING DEMOLITION. SURFACES REMAINING SHALL BE MADE CLEAN AND LEVEL IN PREPARATION FOR NEW CONSTRUCTION.
- 2) REPAIR AND PATCH EXISTING FLOORING TO CREATE SMOOTH AREA FOR NEW FLOORING. GC TO FIELD COORDINATE WITH CLIENT ON EXTENT OF REPAIR.
- 3) ALL EXISTING METAL TO BE SCRAPPED, ALL PROFITS TO GO TOWARDS TOTAL COST OF DEMOLITION.
- 4) THE CONTRACTOR SHALL PHYSICALLY BE FAMILIAR WITH THE SITE TO OBTAIN A SOUND UNDERSTANDING OF EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- 5) VERIFY EXTENT OF REMOVALS & COORDINATE WITH NEW CONSTRUCTION.
- 6) UNLESS INDICATED OTHERWISE, EACH ITEM NOTED TO BE REMOVED SHALL BE HAULED PROPERLY TO WASTE.
- 7) GC TO VERIFY ALL EXISTING CONDITIONS ARE ACCURATE PRIOR TO DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LEGEND

SYMBOL	DESCRIPTION / REFERENCE
	EXISTING WALL
	DEMO



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Existing First Floor
Floor Plan

G101

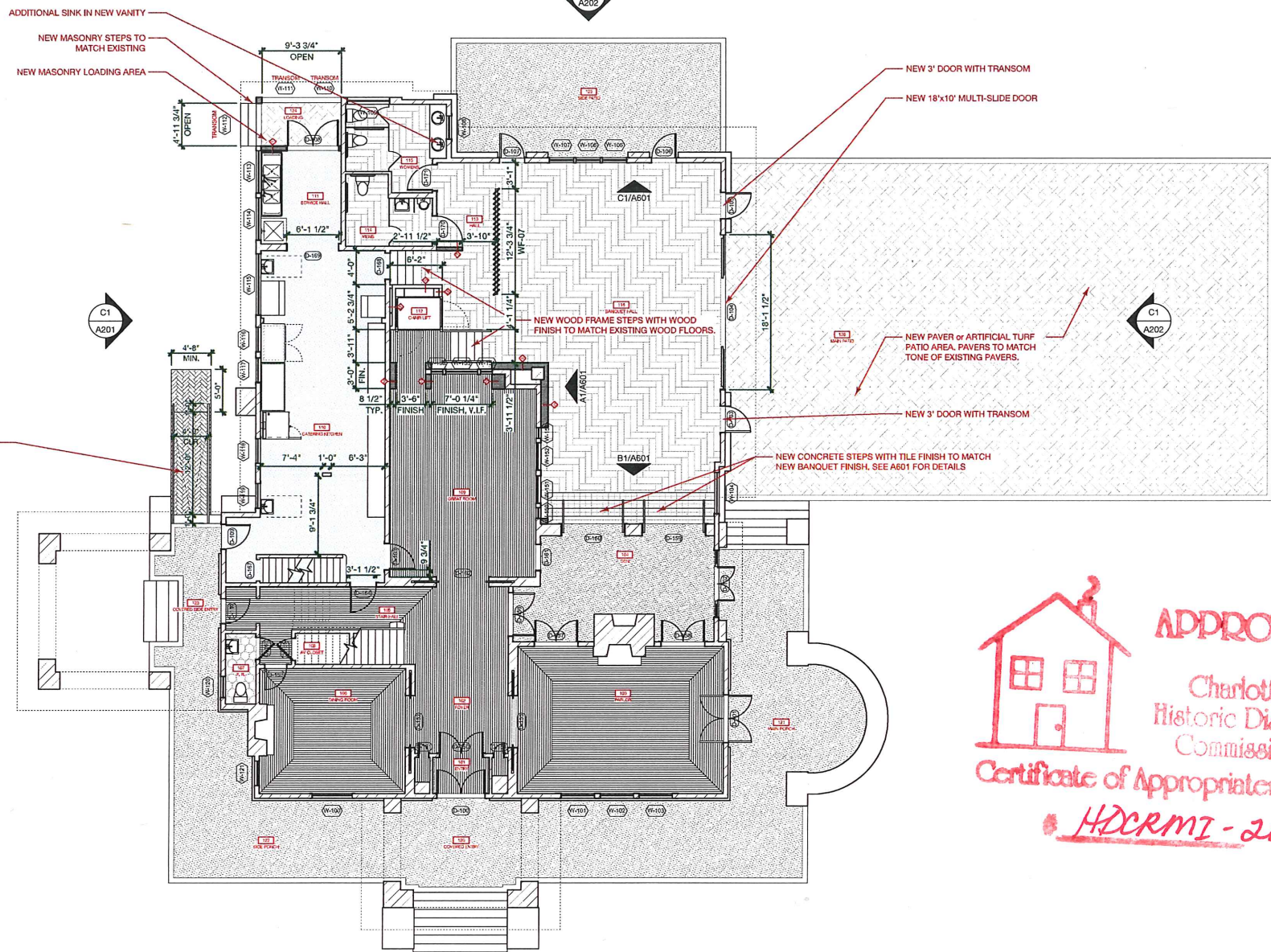
1 2 3 4 5

D

C

B

A



A1 First Floor Plan
Scale: 1/8" = 1'-0"

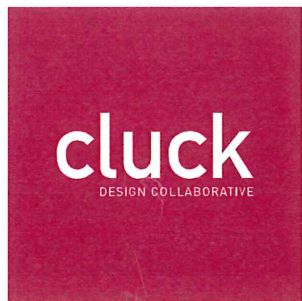
1 2 3 4 5

EXISTING AREAS	
HEATED FIRST FLOOR SECOND FLOOR	4,218 SF 2,295 SF
EXISTING HEATED TOTAL	6,511 SF
UNHEATED FIRST FLOOR SECOND FLOOR	2,489 SF 0 SF
EXISTING UNHEATED TOTAL	2,489 SF

PROPOSED AREAS	
HEATED FIRST FLOOR SECOND FLOOR	4,164 SF 2,295 SF
PROPOSED HEATED TOTAL	6,459 SF
UNHEATED FIRST FLOOR SECOND FLOOR	4,639 SF 0 SF
PROPOSED UNHEATED TOTAL	4,639 SF

LEGEND	
SYMBOL	DESCRIPTION / REFERENCE
101A	DOOR NUMBER, SEE SCHEDULE, SHEET A002
W-XX	WINDOW SIZE, SEE SCHEDULE, SHEET A002
0"	FINISH FLOOR ELEVATION
X	WALL TYPE, SEE WALL TYPES, SHEET A002
EXISTING WALL	EXISTING WALL
PROPOSED WALL, SEE PARTITION TYPES	PROPOSED WALL, SEE PARTITION TYPES
PROPOSED HALF WALL, SEE PARTITION TYPES	PROPOSED HALF WALL, SEE PARTITION TYPES

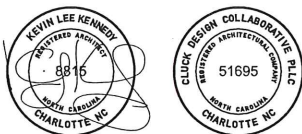
GENERAL NOTES	
1.	ALL EXTERIOR DIMENSIONS TAKEN FROM EXTERIOR FACE OF SHEATHING. SIDING WIDTH AND ARCHITECTURAL FEATURES VARY IN WIDTH. REFER TO A201/A202 EXTERIOR ELEVATIONS FOR SIDING AND ARCHITECTURAL FEATURE DETAILS.
2.	ALL INTERIOR DIMENSIONS TAKE FROM FACE OF STUD, U.N.O.
3.	REFER TO STRUCTURAL FOR PLACEMENT AND SIZING OF ALL STRUCTURAL MEMBERS.
4.	EXTERIOR WALLS - 2X4 WOOD FRAME W/ 1/2" PLYWOOD SHEATHING, U.N.O. BY STRUCTURAL.
5.	INTERIOR WALLS - 2X4 WOOD FRAME W/ 5/8" GWB, U.N.O.
6.	ALL NEW INTERIOR PARTITIONS ARE WALL TYPE 2 U.N.O.
7.	ALL EXTERIOR DOORS 8'-0" HEAD HEIGHT, U.N.O.
8.	ALL INTERIOR DOORS OWNER SELECTED.
9.	ALL WINDOWS JELD-WEN SITELINE, U.N.O.
10.	CHAIR LIFT TO BE GENESIS OPAL 90 DEGREE CONFIGURATION, (U.N.O.)



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First Floor
Floor Plan

A101



WINDOW & DOOR NOTES

- ALIGN WINDOW HEADERS W/ EXTERIOR DOOR HEADERS, U.N.O.
- WINDOW VENDOR TO SUPPLY AND VERIFY ALL ROUGH OPENING SIZES.
- EXTERIOR WINDOWS AND DOORS BY JELD WEN, SITELINE (OR EQUAL ALUMINUM CLAD, WOOD), EXTERIOR AND INTERIOR MATERIAL AND FINISH TO MATCH EXISTING.
- SEE ELEVATIONS FOR HEAD HEIGHTS.
- ALL WINDOWS BELOW 16" AFF MUST BE TEMPERED GLASS.
- INSTALL LIMITERS COMPLYING W/ ASTM F2090 ON ALL WINDOWS W/ SILL HEIGHTS BELOW 36" A.F.F.
- PANIC HARDWARE, WHERE REQUIRED, TO BE ALLEGION VON DUPRIN 55 SERIES IN BRONZE FINISH.
- EXTERIOR SLIDING DOOR BY LA CANTINA, ALUMINUM WOOD (OR EQUAL ALUMINUM CLAD, WOOD), EXTERIOR AND INTERIOR MATERIAL AND FINISH TO MATCH EXISTING.

PRESCRIPTIVE ENERGY REQ.

- WALL - INSTALL R-15 BATT INSULATION IN ALL EXTERIOR WALL STUD CAVITIES. COMPRESS BATT AS LITTLE AS POSSIBLE IN STUD CAVITY TO MAINTAIN AS HIGH AN R-VALUE AS POSSIBLE.
- ROOF - LAY R-38 BATT INSULATION ON TOP OF TOP FLOOR CEILING. COMPRESS THE BATT INSULATION AS LITTLE AS POSSIBLE AT CEILING/ROOF EAVE INTERSECTION.
- IN ROOFS WHERE SUFFICIENT SPACE FOR UNCOMPRESSED R-38 BATT INSULATION IN ATTIC DOES NOT EXIST, R-30 BATT INSULATION MAY BE USED FOR A MAXIMUM OF 500 SF OF THE AREA UNDER THE ROOF. MIN. 1" SPACE REQUIRED BETWEEN BATT INSULATION AND UNDERSIDE OF ROOF SHEATHING FOR PROPER ROOF VENTILATION.
- FLOOR - R-19 BATT INSULATION BETWEEN JOISTS
- ATTIC DOORS OR HATCHES - R-10 RIGID INSULATION APPLIED UNHEATED SIDE OF DOOR OR HATCH. APPLY HIGH DENSITY FOAM TAPE WEATHERSTRIP AROUND DOOR FRAME TO MAINTAIN AIR-TIGHT SEAL.
- SLAB ON GRADE - NO REQUIREMENTS
- WINDOWS - U-FACTOR \leq U-.35 SHGC \leq .30
EXTERIOR GLASS DOORS - U-FACTOR \leq U-.35 SHGC \leq .30

WINDOW SCHEDULE

Nominal Size					
Mark	Width	Height	Sash Operation	Comments	
W-100	4'9"	6'8"	Double Hung		
W-101	3'11 1/4"	6'8"	Double Hung		
W-102	3'11 1/4"	6'8"	Double Hung		
W-103	3'11 1/4"	6'8"	Double Hung		
W-104	4'10 1/2"	10'0"	Fixed Glass	NEW	
W-105	2'10 1/2"	10'0"	Fixed Glass	NEW	
W-106	2'10 1/2"	10'0"	Fixed Glass	NEW	
W-107	2'10 1/2"	10'0"	Fixed Glass	NEW	
W-108	2'9"	1'3"	Fixed Glass	REPLACE	
W-109	5'0"	2'11 1/2"	Fixed Glass	NEW	
W-110	4'0"	2'11 1/2"	Fixed Glass	NEW	
W-111	4'0"	2'11 1/2"	Fixed Glass	NEW	
W-112	5'0"	2'11 1/2"	Fixed Glass	NEW	
W-113	5'0"	2'11 1/2"	Fixed Glass	NEW	
W-114	5'0"	2'11 1/2"	Fixed Glass	NEW	
W-115	7'2 1/4"	2'11 1/2"	Fixed Glass	NEW	
W-116	2'11"	5'8"	Double Hung		
W-117	2'11"	5'8"	Double Hung		
W-118	2'11"	6'8"	Double Hung		
W-119	2'11"	6'8"	Double Hung		
W-120	2'6 1/2"	4'8"	Fixed Glass		
W-121	2'11"	6'8"	Double Hung		
W-150	1'3 3/4"	5'0"	Fixed Glass		
W-151	3'3"	5'0"	Double Hung		
W-152	3'3"	5'0"	Double Hung		
W-153	1'3 3/4"	5'0"	Fixed Glass		
W-154	1'5"	5'0"	Fixed Glass		
W-155	3'8 3/4"	5'0"	Bi-parting Casement		
W-156	1'5"	5'0"	Fixed Glass		
W-200	2'1"	5'8"	Double Hung		
W-201	4'0"	5'8"	Double Hung		
W-202	2'1"	5'8"	Double Hung		
W-203	3'3 1/2"	3'8"	Double Hung		
W-204	3'3 1/2"	3'8"	Double Hung		
W-205	4'0"	6'8"	Double Hung		
W-206	4'0"	6'8"	Double Hung		
W-207	2'9"	5'8"	Double Hung		
W-208	2'9"	5'8"	Double Hung		
W-209	2'8 1/2"	4'7"	Casement	REPLACE	
W-210	2'8 1/2"	4'7"	Casement	REPLACE	
W-211	2'8 1/2"	4'7"	Casement	REPLACE	
W-212	2'8 1/2"	4'7"	Casement	REPLACE	
W-213	2'9 1/2"	4'7"	Casement	REPLACE	
W-214	2'9 1/2"	4'7"	Bi-parting Casement	REPLACE	
W-215	2'9 1/2"	4'7"	Casement	REPLACE	
W-216	2'8 1/2"	4'7"	Casement	REPLACE	
W-217	2'9"	5'8"	Double Hung	REPLACE	
W-218	2'9"	5'8"	Double Hung	REPLACE	
W-219	4'3"	4'0"	Double Hung	REPLACE	
W-220	2'11"	4'7"	Casement	REPLACE	
W-221	2'11"	4'7"	Double Hung	REPLACE	
W-222	2'11"	4'7"	Casement	REPLACE	
W-223	3'0"	4'7"	Double Hung		
W-224	2'9 1/2"	4'7"	Casement	REPLACE	
W-225	2'9 1/2"	4'7"	Casement	REPLACE	
W-226	2'9 1/2"	4'7"	Casement	REPLACE	
W-227	2'2 1/2"	4'7"	Double Hung		
W-228	2'8 1/2"	5'8"	Double Hung		
W-229	2'8 1/2"	5'8"	Double Hung		
W-230	2'4 3/4"	4'4"	Fixed Glass		
W-231	2'4 3/4"	4'4"	Fixed Glass		
W-232	2'4 3/4"	4'4"	Fixed Glass		
W-233	2'4 3/4"	4'4"	Fixed Glass		
W-234	2'11"	5'8"	Double Hung		
W-251	2'4"	4'0"	Fixed Glass		
W-300	3'10"	1'6"	Fixed Glass		
W-301	3'10"	1'6"	Fixed Glass		
W-302	3'10"	1'6"	Fixed Glass		

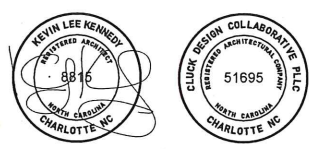
DOOR SCHEDULE

Nominal Size					
Room	Mark	Width	Height	Thickness	Door Operation
D-100	5'6"	6'8"	1'3/4"	Swing Bi-part	
D-101	5'6"	6'8"	1'3/4"	Swing Bi-part	
D-102	4'0"	6'8"	1'3/4"	Swing Bi-part	
D-103	3'0"	10'0"	1'3/4"	Swing Simple	NEW
D-104	18'0"	6'8"	1'3/4"	Slider	NEW
D-105	3'0"	10'0"	1'3/4"	Swing Simple	NEW
D-106	2'10"	6'8"	1'3/4"	Swing Simple	NEW
D-107	2'10"	6'8"	1'3/4"	Swing Simple	NEW
D-108	6'0"	6'8"	1'3/4"	Swing Bi-part	NEW
D-109	2'10"	6'8"	1'3/4"	Swing Simple	
D-110	2'10"	6'8"	1'3/4"	Swing Simple	
D-150	5'0"	6'8"	1'3/4"	Swing Bi-part	
D-151	1'2"	6'8"	1'3/4"	Swing Simple	
D-152	6'0"	6'8"	1'3/4"	Pocket Bi-part	
D-153	2'8"	6'8"	1'3/4"	Swing Simple	
D-154	1'2"	6'8"	1'3/4"	Swing Simple	
D-155	6'0"	6'8"	1'3/4"	Pocket Bi-part	
D-156	5'0"	6'8"	1'3/4"	Swing Bi-part	
D-157	5'0"	6'8"	1'3/4"	Swing Bi-part	
D-158	5'0"	6'8"	1'3/4"	Swing Bi-part	
D-159	7'4"	6'8"	1'3/4"	Cased Opening	
D-160	7'4"	6'8"	1'3/4"	Cased Opening	
D-161	3'0"	6'8"	1'3/4"	Cased Opening	
D-162	6'0"	6'8"	1'3/4"	Pocket Bi-part	
D-163	3'0"	6'8"	1'3/4"	Swing Simple	NEW
D-164	3'0"	6'8"	1'3/4"	Swing Simple	NEW
D-165	2'8"	6'8"	1'3/4"	Swing Simple	
D-166	2'8"	6'8"	1'3/4"	Swing Simple	
D-167	2'8"	6'8"	1'3/4"	Swing Simple	
D-168	3'0"	6'8"	1'3/4"	Cased Opening	
D-169	6'0"	6'8"	1'3/4"	Cased Opening	NEW
D-170	3'0"	6'8"	1'3/4"	Swing Simple	
D-171	3'0"	6'8"	1'3/4"	Swing Simple	
D-250	2'10"	6'8"	1'3/4"	Swing Simple	
D-251	2'8"	6'8"	1'3/4"	Swing Simple	
D-252	3'0"	6'8"	1'3/4"	Swing Simple	NEW
D-253	3'0"	6'8"	1'3/4"	Swing Simple	NEW
D-254	3'0"	6'8"	1'3/4"	Pocket Simple	NEW
D-255	2'10"	6'8"	1'3/4"	Swing Simple	
D-256	6'0"	6'8"	1'3/4"	Pocket Bi-part	NEW
D-257	6'8"	6'8"	1'3/4"	Swing Bi-part	
D-258	3'0"	6'8"	1'3/4"	Swing Simple	NEW
D-259	11'0"	6'8"	1'3/4"	Cased Opening	NEW
D-260	2'8"	6'8"	1'3/4"	Swing Simple	
D-261	2'8"	6'8"	1'3/4"	Swing Simple	
D-262	2'10"	6'8"	1'3/4"	Swing Simple	



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01	07/23/2019	Check Set
02	09/09/2019	For Construction

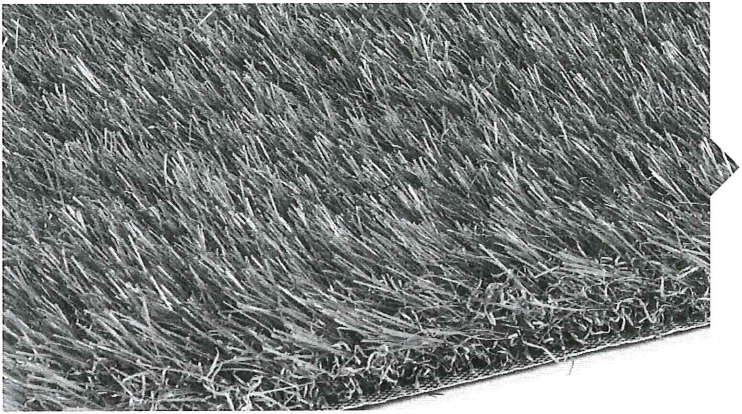
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Project name/ID: Project Name / 19_000
CAD File Name: Project Name.vwx

Window / Door Schedules & Energy Cons. Notes

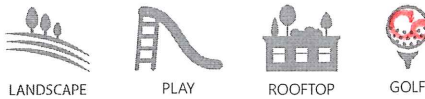
A002



DETAILS


Product SKU:	SR200
Grass Zone Yarn/Color:	Nylon/Field/Lime
Grass Zone Denier:	8400/16
Thatch Zone Yarn/Color:	Nylon/Turf Tan
Thatch Zone Denier:	4200/8
Grass Zone Yarn Shape:	Diamond Mono
Finished Pile Height:	1 5/8"
Finished Pile Weight:	56 oz.
Backing:	15/18 PP 2-part/20oz EnviroLoc™
Tuft Gauge:	3/8"
Total Weight:	82 oz.
Tuff Bind:	>8 lbs.
Fall Rating:	10 feet
Permeability:	>45 inches per /SY
Features:	Enviroloc™, HeatBlock™
Test Data:	Class 1 Fire Rating ASTM 108, ASTM F1292, ASTM F1951, ASTM E648, ASTM E84

APPLICATIONS

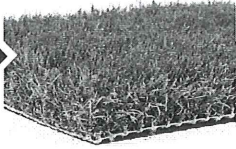


SYNRye 200

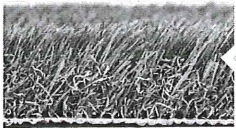
Ideal for high foot traffic areas and the most demanding applications including children's playgrounds and pet training areas. Passes even the most stringent safety tests and is recommended for rooftops, decks, and golf fringe areas.



Coveted E108
Class A Fire Rating




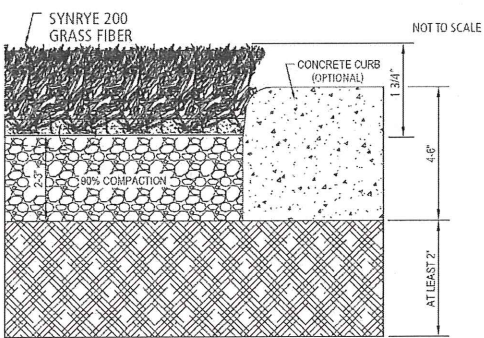
ROLL WIDTH: 15'



LIFETIME WARRANTY

EnviroLoc™ Backing
'locks-in' turf fibers for lasting beauty and longer lifespan.





NOT TO SCALE

CAD drawings available at CADdetails.com

FOOT TRAFFIC SOFTNESS



For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

