Charlotte Historic District Commission ***Application for a Certificate of Appropriateness***
October 10, 2012

ADDRESS OF PROPERTY	***2128 Wilmore Drive, Wilmore Local Historic District***	***HDC 2012-102***
SUMMARY OF REQUEST	***Rebuilding of Front Porch***	
OWNER	***Michael A Smith***	
APPLICANT	***Michael A Smith***	

Details of Proposed Request

- *Demolish Existing Front Stoop*
- *Construct new full front porch connecting to existing screen porch*
- *Details include brick foundation, poured concrete flooring, brick steps with wing wall, and sloped shed roof*
- *Administratively approvable rear addition includes request for use of cementitious fiberboard siding*

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application #	
Date Received	
Received By	
HDC/Staff	

ADDRESS OF PROPERTY: 2128 Wilmore Drive

HISTORIC DISTRICT: ___ Dilworth ___ Fourth Ward ___ Hermitage Court ___ Plaza-Midwood ___ Wesley Heights ✓ Wilmore

TAX PARCEL NUMBER: 11906411

OWNER: Michael A. Smith

ADDRESS: 5273 Hickory Knoll Ln. Mount Holly, NC 28120

DAY PHONE: 980-522-7542

APPLICANT: Michael A. Smith EMAIL: masmith280@gmail.com

MAILING ADDRESS: "

DAY PHONE: " FAX:

DETAILS OF PROPOSED PROJECT: Demo existing front stoop and build new front porch connecting to existing screen porch. Porch will include brick foundation with poured concrete floor, brick steps and wing walls, wood columns, and 2:12 sloped shed roof with shingles. Project will also include master bathroom addition off of the back of the house. Brick foundation with hardie board lap siding.

Attach additional sheets if necessary.

APPLICATION REQUIREMENTS

Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Final Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5:00 PM on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE: **FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.**

The Charlotte Historic District Commission
600 East Fourth Street
Charlotte, NC 28202-2853

Office (704) 336-2302 Fax (704) 336-5964

BUILDING AREA CALCULATION

FIRST FLOOR: NEW HEATED - 188 S.F.
EXISTING HEATED - 1198 S.F.

NEW UNDER ROOF - 359 S.F.
EXISTING UNDER ROOF - 1295 S.F.
TOTAL UNDER ROOF - 1654 S.F.

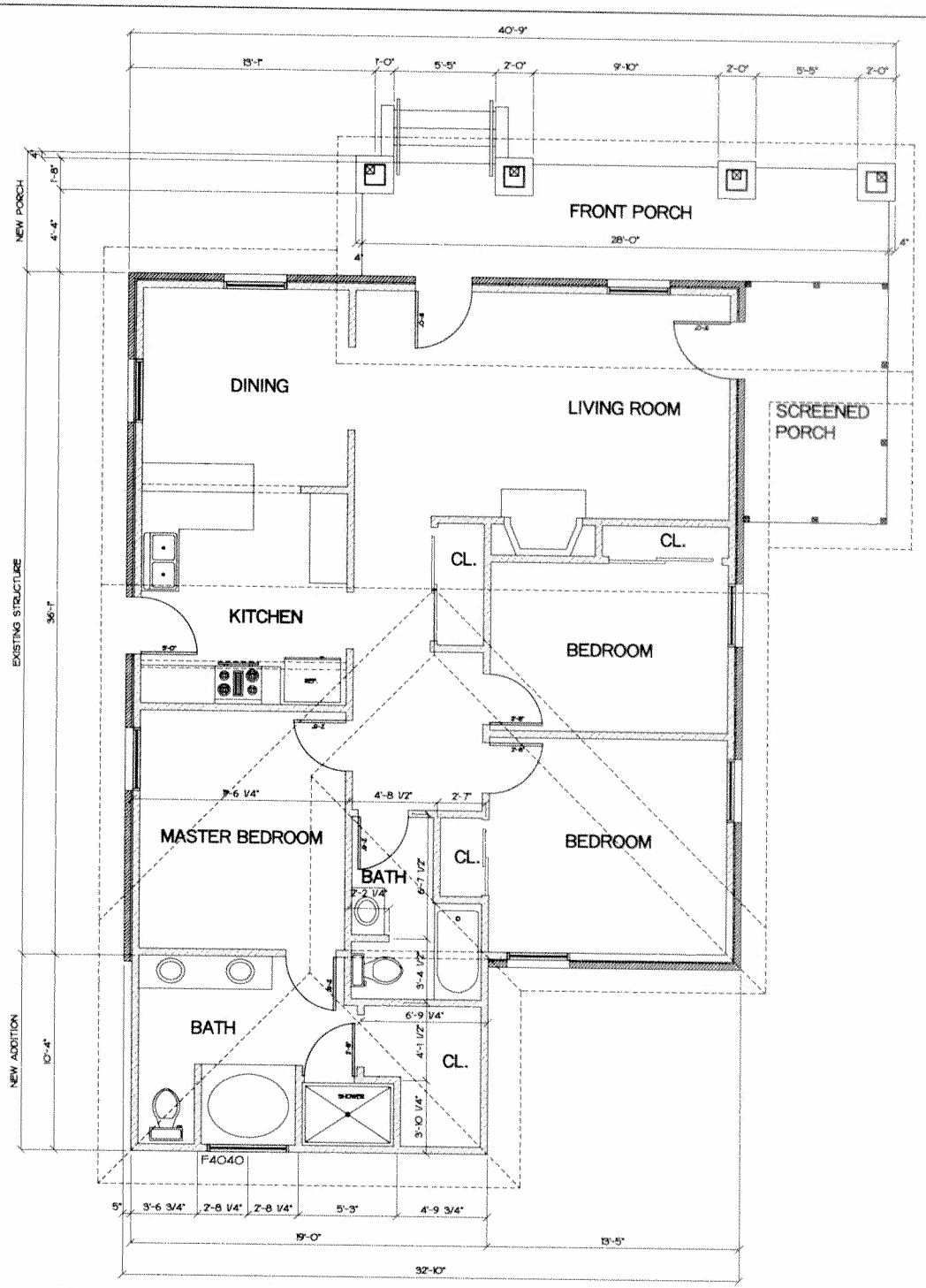
WINDOW DESIGNATION

DH2446 : WINDOW MARK-SEE PLAN

- WINDOW HEIGHT FEET/INCHES
- WINDOW WIDTH FEET/INCHES
- WINDOW TYPE
  - A - AWNING WINDOW
  - DH - DOUBLE HUNG
  - F - FIXED
  - C - CASEMENT
  - (T) - TEMPERED

FENESTRATION AIR LEAKAGE:
WINDOWS, SKYLIGHTS AND SIDING PATIO DOORS - .3 CFM
SIDE HINGED DOORS - .5 CFM

FENESTRATION OPENINGS:
U FACTOR - .35/ SKYLIGHTS - .65 NFRC100
SOLAR HEAT GAIN COEFFICIENT - .3 PER NFRC200



FIRST FLOOR PLAN

1/4"=1'-0"

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0"
2. FOR GENERAL NOTES SEE DRAWING S300.

RUGGLES ENGINEERING
Structural Engineers
1116 Whispering Winds Drive
Concord, NC 28027
Ph. 704-278-5192 Fax 828-476-9119

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 025511 RUGGLES
8/3/12

REVISIONS

NO.	DATE
1	

MICHAEL SMITH RESIDENCE
2128 WILLMORE DRIVE
CHARLOTTE , NC 28203

FIRST FLOOR PLAN

08-03-12

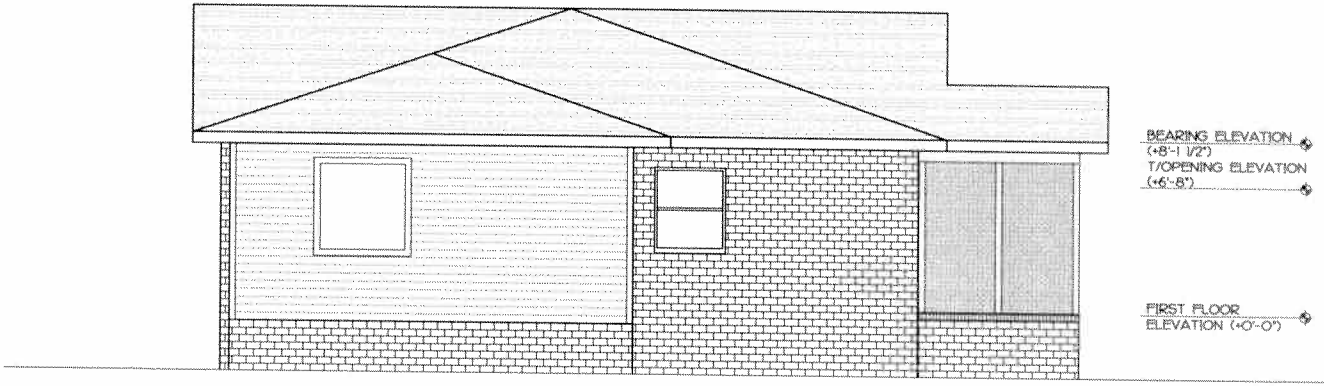
RMR

12.0615

A100

6

1 S200 FRONT ELEVATION
1/4"=1'-0"



2 S200 REAR ELEVATION
1/4"=1'-0"

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1114 Whispering Vine Drive
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026511 RANDY M. RUGGLES
8/13/12

REVISIONS

NO.	DATE
1	

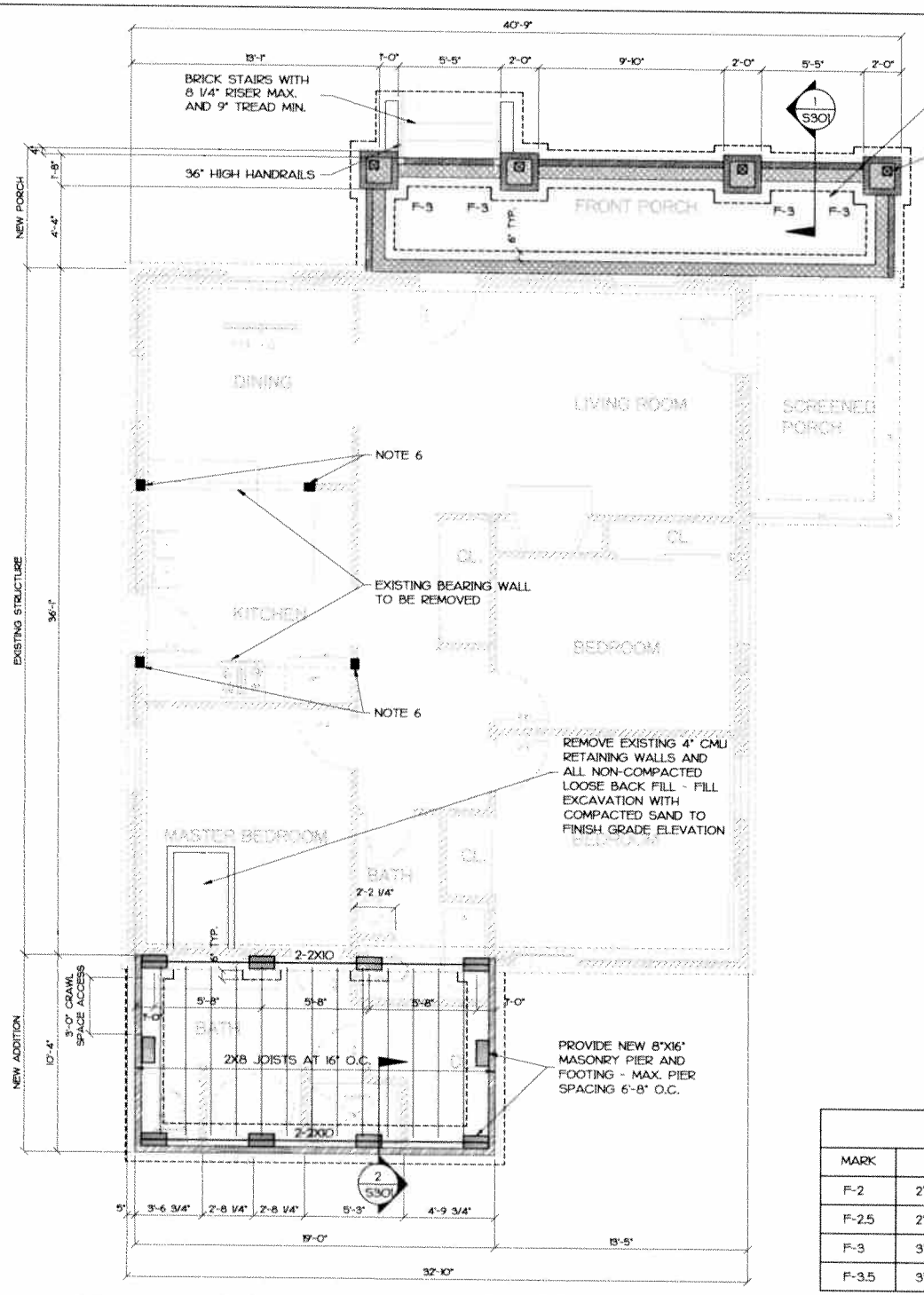
MICHAEL SMITH RESIDENCE
2128 WILMORE DRIVE
CHARLOTTE , NC 28203

FRONT AND REAR BUILDING ELEVATIONS

08-03-12
RMR
12.0615

A200

8



FOUNDATION AND 1ST FLOOR FRAMING PLAN

1/4"=1'-0"

PLAN NOTES:

1. FINISH FLOOR ELEVATION = (+0-0") UNLESS NOTED OTHERWISE.
2. FOR GENERAL NOTES AND TYPICAL DETAILS SEE DRAWING S300.
3. ALL FOUNDATIONS SHALL BEAR IN VIRGIN SOIL. EXTERIOR WALL FOOTING AND PIER FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" BELOW FINISHED GRADE.
4. SILL PLATES SHALL BE ANCHORED TO FOUNDATION WITH 1/2" DIA. BOLTS (OR APPROVED EQUAL) SPACED AT 4'-0" O.C MAX. AND NO MORE THAN 12" FROM CORNERS. BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE OR MASONRY.
5. ALL CONTINUOUS FOOTINGS ARE 2'-0" WIDE BY 10" THICK WITH 2#4 CONTINUOUS.
6. PROVIDE 4-2X4 STUDS AT BEAM BEARING.
7. PROVIDE 6 MIL VAPOR BARRIER OVER CRAWL SPACE SUB-GRADE.
8. PROVIDE TERMITE SOIL TREATMENT UNDER ALL INTERIOR SLABS ON GRADE.
9. PROVIDE 9.25 SQUARE FEET OF FREE SPACE CRAWL SPACE VENTILATION (TOTAL FOR ENTIRE HOUSE). LOCATE VENT A MAXIMUM OF 3'-0" FROM EACH CORNER OF THE BUILDING.

COLUMN FOOTING SCHEDULE

2000 PSF BEARING

MARK	SIZE	DEPTH	REINFORCING (EACH WAY BOTTOM)	SERVICE LOAD CAP.	REMARKS
F-2	2'-0"x2'-0"	6"	3#4	8K	
F-2.5	2'-6"x2'-6"	8"	4#4	12.5K	
F-3	3'-0"x3'-0"	10"	4#4	18K	
F-3.5	3'-6"x3'-6"	10"	4#4	24.5K	

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029512 RANDALL M. RUGGLES 8/9/12

REVISIONS

NO.	DATE
1	

MICHAEL SMITH RESIDENCE
2128 WILMORE DRIVE
CHARLOTTE, NC 28203

FOUNDATION/SLAB AND FLOOR FRAMING PLAN

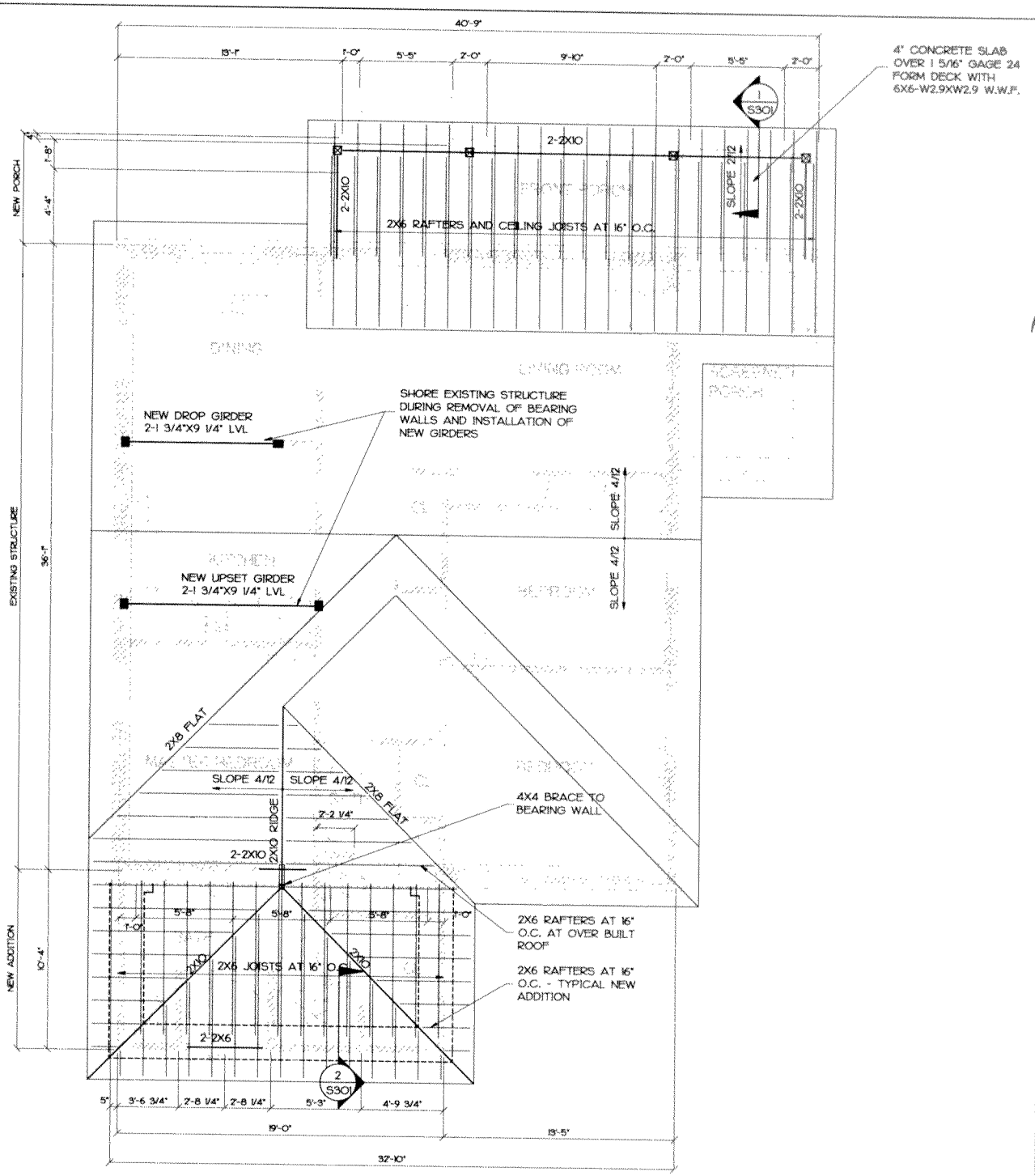
08-03-12

RMR

12.0615

S100

6



ROOF FRAMING

1/4"=1'-0"

PLAN NOTES:

1. TRUSS BEARING ELEVATION = (+8'-1 1/2").
2. FOR GENERAL NOTES SEE DRAWING S300.
3. ROOF SHEATHING SHALL BE 7/16 O.S.B. - NAIL AT 6" O.C. AT EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d NAILS.
4. ALL ROOF SLOPE 4/12 TO MATCH EXISTING UNLESS NOTED OTHERWISE.

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NORTH CAROLINA PROFESSIONAL SEAL 037657 ENGINEER RANDY M. RUGGLES

6/7/12

REVISIONS	
NO.	DATE
1	

MICHAEL SMITH RESIDENCE
2128 WILMORE DRIVE
CHARLOTTE, NC 28203

ROOF FRAMING PLAN

06-03-12

RMR

12.0615

S101

6

GENERAL NOTES

1. GENERAL

A. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

B. THE CONTRACTOR WILL BE SOLEY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHIQUES, SEQUENCES AND PROCEDURES AND SHALL AT ALL TIMED TAKE ALL REASONABLE PRECAUIATIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND MUNICIPAL SAFETY LAWS AND BUILDING CODES.

C. FOUNDATIONS ARE DESIGNED BASED ON A PRESUMED BEARING CAPACITY OF 2000 PSF. BEARING CAPACITY TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO POURING FOUNDATIONS.

D. IF EXISTING CONDITIONS MAKE IT NECESSARY TO REVISE STRUCTURAL DETAILS. ADVISE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY CHANGE.

2. DESIGN CRITERIA:

A. BUILDING DESIGNED IN ACCORDANCE WITH THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE.

B. STRUCTURE WAS DESIGNED FOR THE WIND AND SEISMIC LOADING REQUIRED BY THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE AND ASCE/SEI 7-05. PRESCRIPTIVE DESIGN WAS NOT USED.

C. FLOOR LIVE LOADS:

1. IST FLOOR	40 PSF
D. ROOF LIVE LOAD	20 PSF
E. GROUND SNOW LOAD	10 PSF

E. WIND LOADS DESIGNED IN ACCORDANCE WITH 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE AND ANSI/ASCE 7-05. BASIC WIND SPEED (3-SECOND GUST) = 90 MPH.

F. EARTHQUAKE DESIGN DATA - DESIGN CATEGORY C

3. CONCRETE

A. REINFORCING STEEL ASTM A615 GRADE 60
WELDED WIRE FABRIC ASTM A185 MESH

B. UNLESS OTHERWISE NOTED ON THE DRAWINGS. LAP SPLICES SHALL BE A CLASS B SPLICE.

C. CONCRETE LOCATION — 28 DAY STRENGTH
FOOTINGS, SLABS, MISC. 3000 PSI NORMAL WEIGHT (MAX. W/C RATIO = .50)
CONCRETE EXPOSED TO FREEZE THAW 4500 PSI NORMAL WEIGHT (MAX W/C RATIO = .45)
BLOCK FILL 3000 PSI NORMAL WEIGHT PEA-GRAVEL ASTM C476

D. PROVIDE 6 MIL VAPOR RETARDER UNDER ALL INTERIOR SLABS ON GRADE.

4. STRUCTURAL STEEL

A. ALL WIDE FLANGE AND STRUCTURAL TEES SHALL BE ASTM A992 (Fy=50 KSI). ALL OTHER STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. TUBE STEEL SHALL CONFORM TO ASTM A500, GRADE B (Fy=46 KSI) PIPE STEEL SHALL BE ASTM A53 GRADE B, OR ASTM 501 (Fy=36 KSI) ALL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC LATEST EDITION. ALL BOLTED CONNECTIONS ARE TO BE WITH A325 HIGH STRENGTH BOLTS. CONNECTIONS ARE TO DEVELOP THE REACTIONS SHOWN IN THE ALLOWABLE UNIFORM LOAD TABLES OF THE AISC MANUAL OR 6 KIPS WHICHEVER IS GREATER. FIELD WELDS SHALL ONLY BE MADE BY OPERATORS CERTIFIED BY TEST DESCRIBED IN AWS D1.1, SEE SPECIFICATIONS.

B. FABRICATORS SHOP DRAWINGS SHALL SHOW AND NOTE ALL MATERIAL REQUIRED WITH RELATIVE LOCATIONS AND SUFFICIENT DETAILS FOR PROPER FABRICATION AND ERECTION IN ACCORDANCE WITH ALL CONTRACT DRAWINGS AND DOCUMENTS. SEPIAS OF STRUCTURAL DRAWINGS SHALL NOT BE USED IN PREPARATION OF SHOP DRAWINGS.

C. ALL EXTERIOR EXPOSED STEEL LINTELS, BEAMS, STUDS AND PLATES SHALL BE HOT DIPPED GALVANIZED.

D. EPOXY ANCHORS SHALL BE ONE OF THE FOLLOWING OR APPROVED EQUAL:
a. HILTI HIT ADHESIVE ANCHORS
b. ITW RAMSET/REDHEAD: EPCON ADHESIVE ANCHORS
c. RAWL POWER FAST ADHESIVE ANCHORS

5. MASONRY

A. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY : f'm 1500 psi MASONRY MORTAR TO BE TYPE S. PROVIDE STANDARD (9 GAGE) HORIZONTAL JOINT REINFORCING AT 16" O.C. AT ALL BLOCK WALLS. JOINT REINFORCEMENT AT EXTERIOR WALLS SHALL BE HOT DIPPED GALVANIZED AS PER SPECIFICATIONS. PROVIDE 1 # 4 BAR WITH CELL GROUTED SOLID AT ENDS, INTERSECTIONS, AND OPENINGS OF CMU WALLS. PROVIDE #4 VERTICALS AT 10'-0" O.C. MAX. AT ALL MASONRY WALLS UNLESS NOTED OTHERWISE. PROVIDE 8" BOND BEAM WITH 2#4 ABOVE AND BELOW ALL CMU OPENINGS UNLESS NOTED OTHERWISE (EXTEND REINFORCING 2'-0" BEYOND OPENING.)

B. GROUT FOR HOLLOW UNIT SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL CONFORM TO ASTM C476 FOR COARSE GROUT. SLUMP SHALL BE 10" PLUS OR MINUS 1".

C. LAP SPLICES FOR REBAR IN MASONRY WALS
#4 - 36"
#5 - 45"

D. MASONRY CONTROL JOINTS SHALL NOT EXCEED 30 FEET ON CENTER.

E. ALL BRICK VENEER SHALL HAVE 1/4" GALVANIZED WIRE TIES SPACED AT 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY.

F. BRICK VENEER SHALL HAVE WEEPS INSTALLED AT 24" O.C. ABOVE THRU WALL FLASHING .

G. EPOXY ADHES. SHALL BE ONE OF THE FOLLOWING OR APPROVED EQUAL:
a. HILTI - HVA ADHESIVE SYSTEM
b. ITW RAMSET/REDHEAD - EPCON SYSTEM
c. RAWL - POWER FAST SYSTEM

6. WOOD

A. ALL WOOD FRAMING AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" AND THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE.

B. STRUCTURAL WOOD MEMBERS SHALL CONFORM TO THE FOLLOWING TABLE FOR SPECIES AND GRADE.

1. STUDS, WALL FRMG, & MISC	#2 SPRUCE PINE FIR (KILN DRY)
2. SILLS AND EXTERIOR FRAMING	#2 SYP TREATED APA RETENTION = .40
3. JOISTS, RAFTERS, CEILING JOISTS HEADERS	#2 SOUTHERN YELLOW PINE(KILN DRY)

C. PROVIDE JOIST HANGERS CAPABLE OF SUPPORTING THE SERVICE LOADS INDICATED.

D. MICRO-LAM BEAMS SHALL HAVE 4-2X4 JACK STUDS EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.

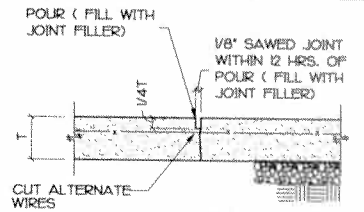
E. LOAD BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR TO CARRY LOADS TO SUPPORTING MEMBER OF FOUNDATION.

F. WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS BEAR ON STUD WALL, PROVIDE RAFTER TIES AT 4'-0" O.C. AT TOP OF CEILING JOISTS.

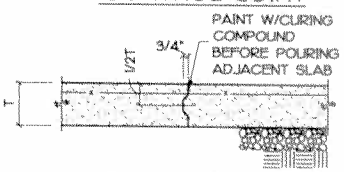
G. ALL RAFTER BRACES MUST HAVE 2-2X4 FROM PLATE TO BRACE POINT. MAXIMUM LENGTH OF BRACE SHALL BE 10'-0". BRACES LONGER THAN 10'-0" SHALL BE BRACED AT MID HEIGHT IN BOTH

REFERENCE DRAWINGS

A100 FIRST FLOOR PLAN
A200 FRONT AND REAR BUILDING ELEVATIONS
S100 FOUNDATION AND FIRST FLOOR FRAMING PLAN
S101 ROOF FRAMING PLAN
S300 GENERAL NOTES, TYPICAL SECTIONS AND DETAILS
S301 SECTIONS AND DETAILS

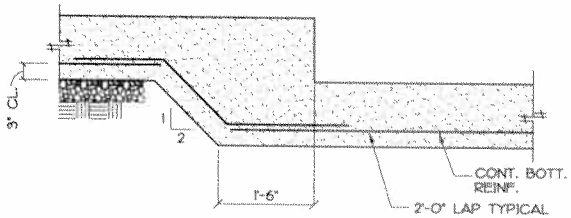


CONTROL JOINT



CONSTRUCTION JOINT

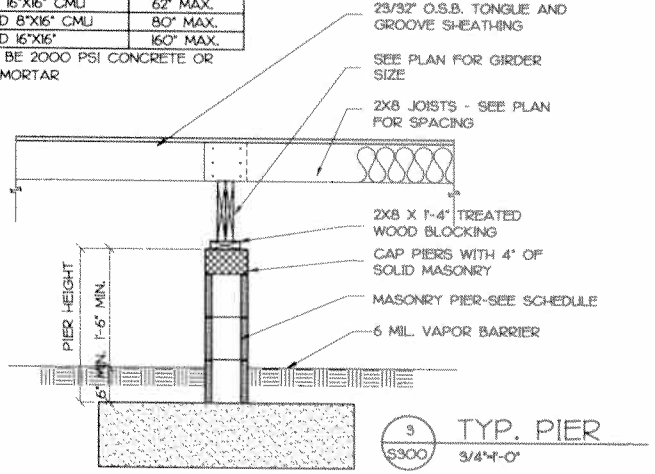
1 / S300 TYP. SLAB JOINTS
3/4"=1'-0"



2 / S300 TYPICAL STEP FOOTING
3/4"=1'-0"

PIER HEIGHT SCHEDULE	
PIER CONSTRUCTION	HEIGHT
HOLLOW 8"X16" CMU	32" MAX.
HOLLOW 16"X16" CMU	62" MAX.
GROUTED 8"X16" CMU	80" MAX.
GROUTED 16"X16"	160" MAX.

*GROUT BE 2000 PSI CONCRETE OR TYPE S MORTAR



9 / S300 TYP. PIER
3/4"=1'-0"

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026812 RANDY M. RUGGLES
8/3/12

REVISIONS	
NO.	DATE
1	

MICHAEL SMITH RESIDENCE
2128 WILMORE DRIVE
CHARLOTTE, NC 28203

GENERAL NOTES, TYPICAL SECTIONS AND DETAILS

08-03-12
RMR
12.0615

S300

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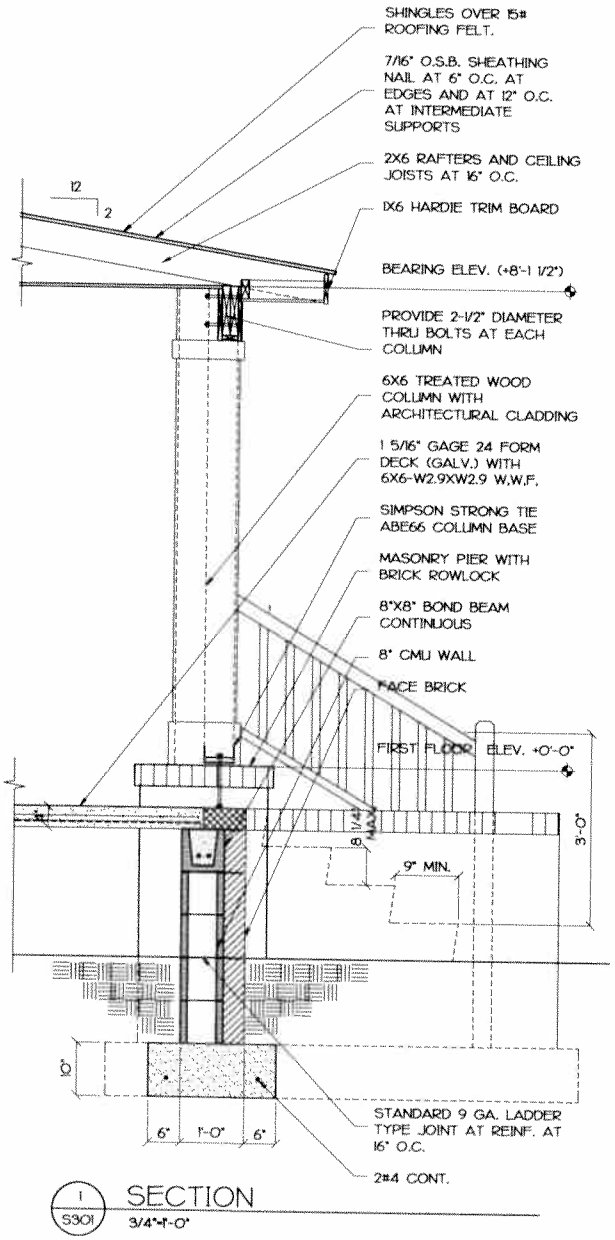

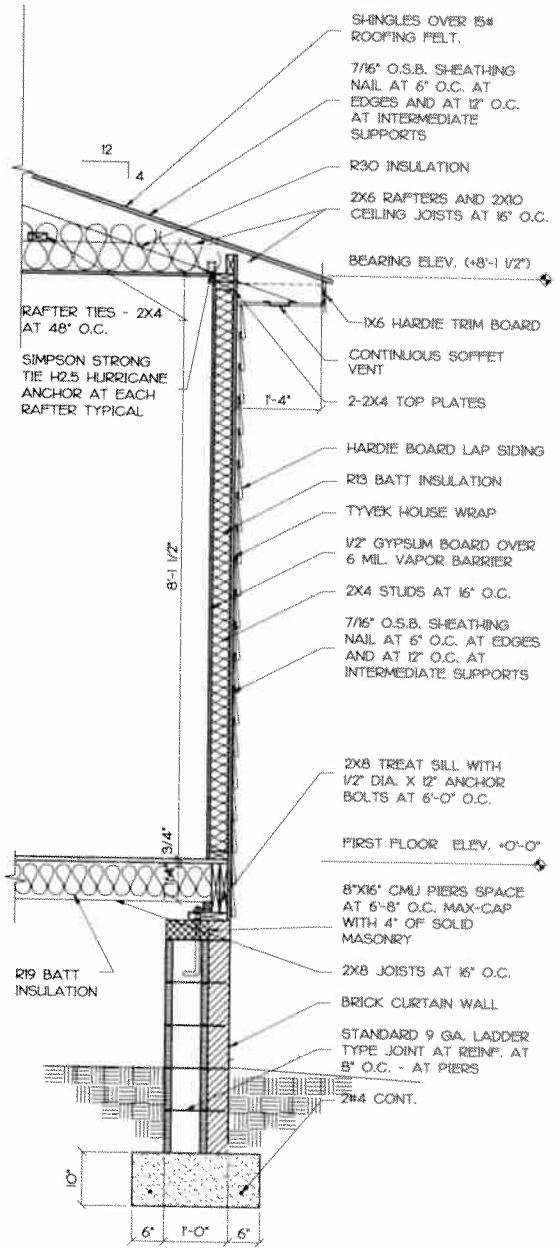

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NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
026651
RICHARD M. RUGGLES
8/7/12

REVISIONS	
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MICHAEL SMITH RESIDENCE
2128 WILMORE DRIVE
CHARLOTTE, NC 28203

SECTIONS & DEETIALS

08-03-12

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12.0615

S301

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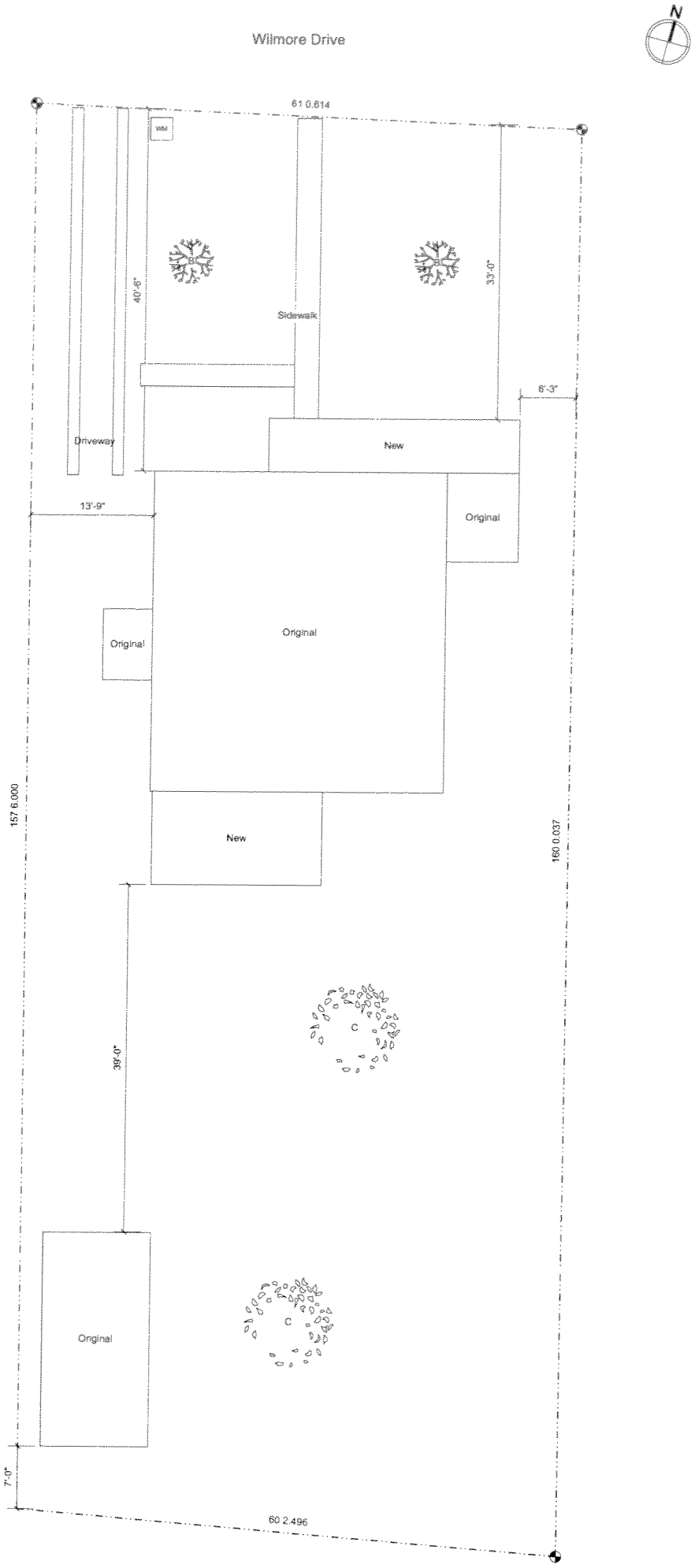
Wilmore Drive
N
61 0.614
40'-6"
Sidewalk
33'-0"
6'-3"
Driveway
New
13'-9"
Original
Original
Original
New
157 6.000
160 0.037
39'-0"
C
C
Original
7'-0"
60 2.496

Charlotte Historic District Commission - Case 2012-102