



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-289

DATE: 18 December 2015

ADDRESS OF PROPERTY: 300 East Tremont Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111504

OWNER(S): Eric Sprouse

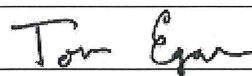
APPLICANT: Mike Standley

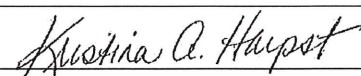
DETAILS OF APPROVED PROJECT: The project is the installation of three new backflow preventer units, see exhibit labeled 'Site Plan – December 2015.' One of the units will be located in an existing patio area behind an existing fence off of the left elevation and will not be visible from the street. Two units will be located within an existing brick planter along the front elevation, see exhibit labeled 'Site Plan – December 2015.' The two front units will be well-screened with landscaping so that they will not be visible from the street. The landscaping will screen the backflow preventer units but will not obscure the main structure. The project also includes interior work, which does not require approval.

- Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Landscape & Site Features.
- The applicable Policy & Design Guidelines for mechanical units (page 55) have been met.

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

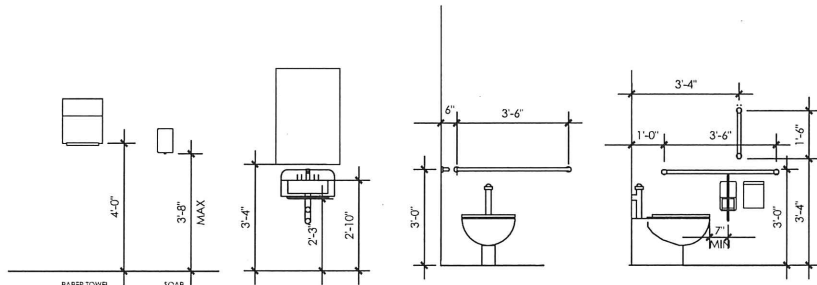
600 East Fourth Street

Charlotte, NC 28202-2853

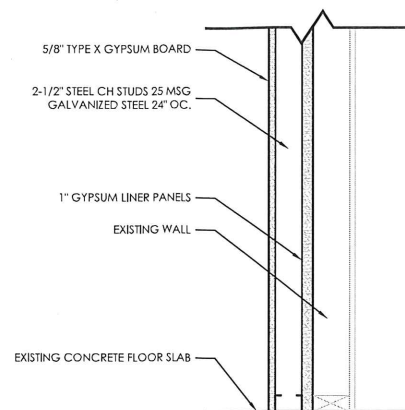
PH: (704)-336-2205

FAX: (704)-336-5123

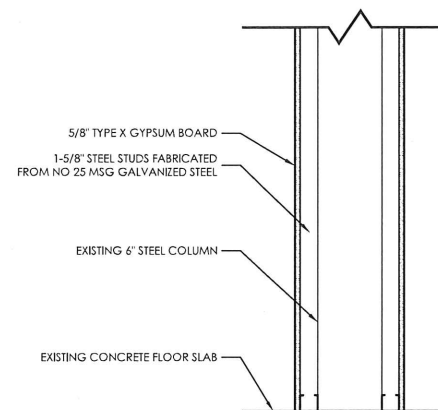
Site Plan - December 2015



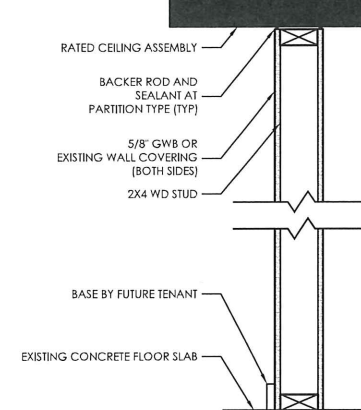
3 RESTROOM TYP MOUNTING HEIGHTS
3/8" = 1'-0"



01
(UL 415)

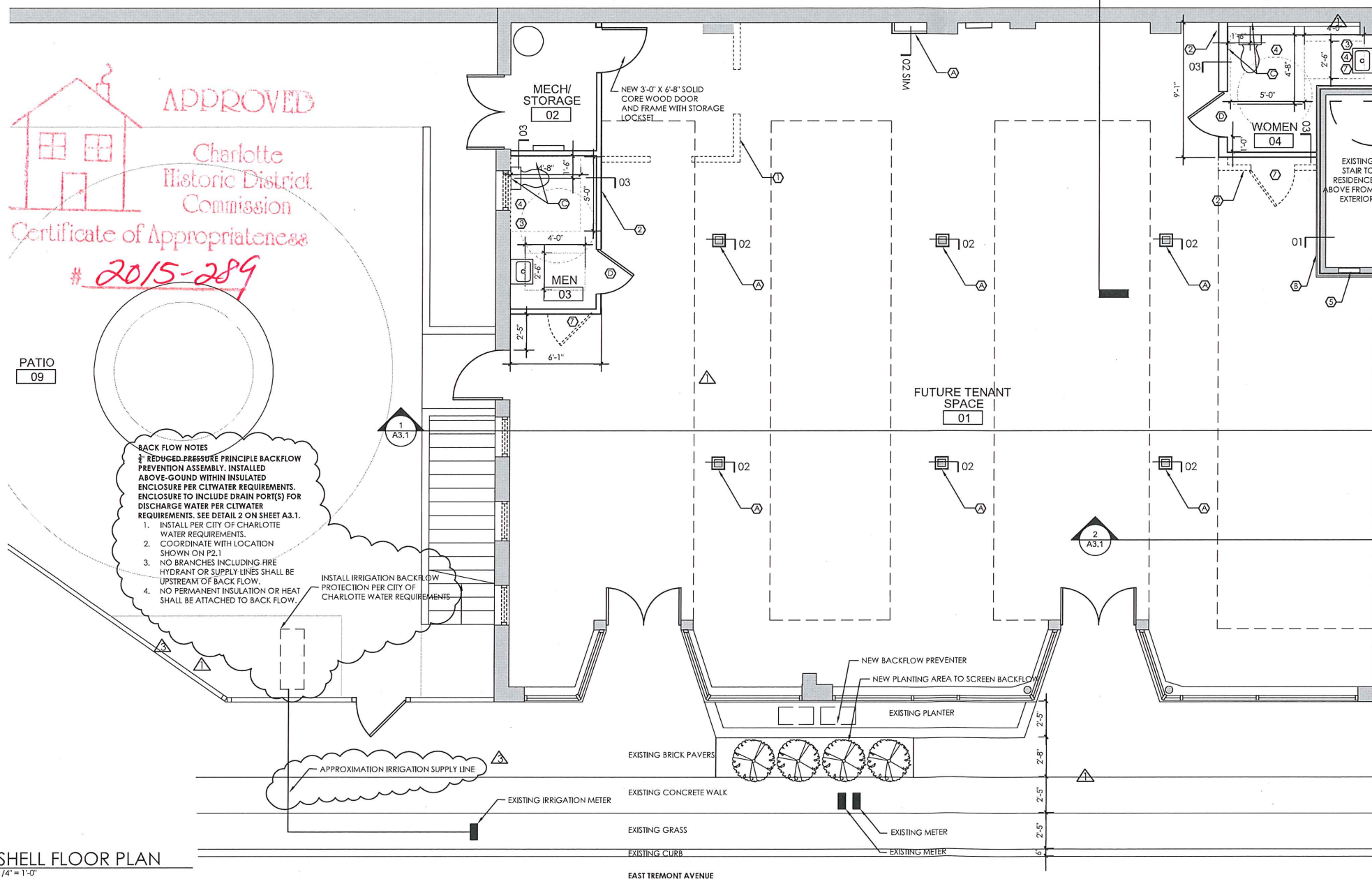


02
(UL X528)



03
(NON RATED)

2 WALL TYPES
1-1/2" = 1'-0"



1 SHELL FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

- 1-HOUR COLUMN WRAP, SEE WALL TYPE 02
- 1-HOUR SHAFT WALL AROUND STAIRS, SEE WALL TYPE 01
- PROVIDE ACCESSIBLE GRAB BARS, SEE DETAIL 3 ON A1.1 FOR TYPICAL MOUNTING
- EXISTING DOOR IN NEW LOCATION

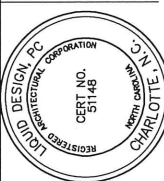
DEMOLITION NOTES

- DEMOLISH EXISTING WALL.
- DEMOLISH EXISTING WALL.
- REMOVE EXISTING TOILET/URINAL, CAP PLUMBING
- REMOVE EXISTING TOILET PARTITION.
- REMOVE EXISTING UNDER STAIR STORAGE ACCESS
- RELOCATE SINK LOCATION
- SAVE DOOR TO BE USED IN NEW LOCATION

NOTES - SAFEGUARDS DURING CONSTRUCTION

- EXISTING BUILDING DOES NOT HAVE REQUIRED FIRE SEPARATION BETWEEN FLOORS. THE SCOPE OF THIS PROJECT IS TO BRING THE FACILITY INTO CODE COMPLIANCE WITH REGARDS TO FIRE SEPARATION BETWEEN FLOORS. THEREFORE CONSTRUCTION ACTIVITIES WILL NOT DEGRADE ANY EXISTING FIRE SEPARATIONS THAT WOULD TYPICALLY NEED TO BE MAINTAINED.
- EXITS SHALL BE MAINTAINED WITH A CLEAR PATH AND LINE OF SIGHT AT ALL TIMES.
- ALTERATION WORK IS LIMITED TO THE INTERIOR AT PUBLIC WALKS, THEREFORE NO EXTERIOR PEDESTRIAN PROTECTION IS NECESSARY.
- SANITARY FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER SIZED FOR NOT LESS THAN ORDINARY HAZARD DURING CONSTRUCTION.

Liquid DESIGN
1430 south mint street suite 105 charlotte 28202



No.	Description	Date
1	Cycle 1 Comments	11.13.15
2	INTERACTIVE	11.23.15

300 EAST TREMONT SHELL RENOVATION
300 EAST TREMONT AVENUE
CHARLOTTE, NC 28203

PROJECT # 15-035

DATE: OCTOBER 5, 2015

FLOOR PLAN

A1.1