CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00054 **DATE:** 20 February 2019

ADDRESS OF PROPERTY: 1717 Thomas Ave

HISTORIC DISTRICT: Plaza-Midwood **TAX PARCEL NUMBER:** 08118511

Applicant: Bradley Massey, Tuff Shed

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new detached accessory building in the rear yard. The new shed has a footprint of approximately 12'-0" x 16'-0" and approximate height of 12'-8". Building materials are wood including corner boards and trim, and T-111 wood siding with a vertical wood batten applied over each groove of the siding. See attached exhibits labeled 'Site Plan – February 2019,' 'Shed Design – February 2019' and 'Example February 2019'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.

2. The applicable Policy & Design Guidelines for Accessory Buildings (page 53) have been met.

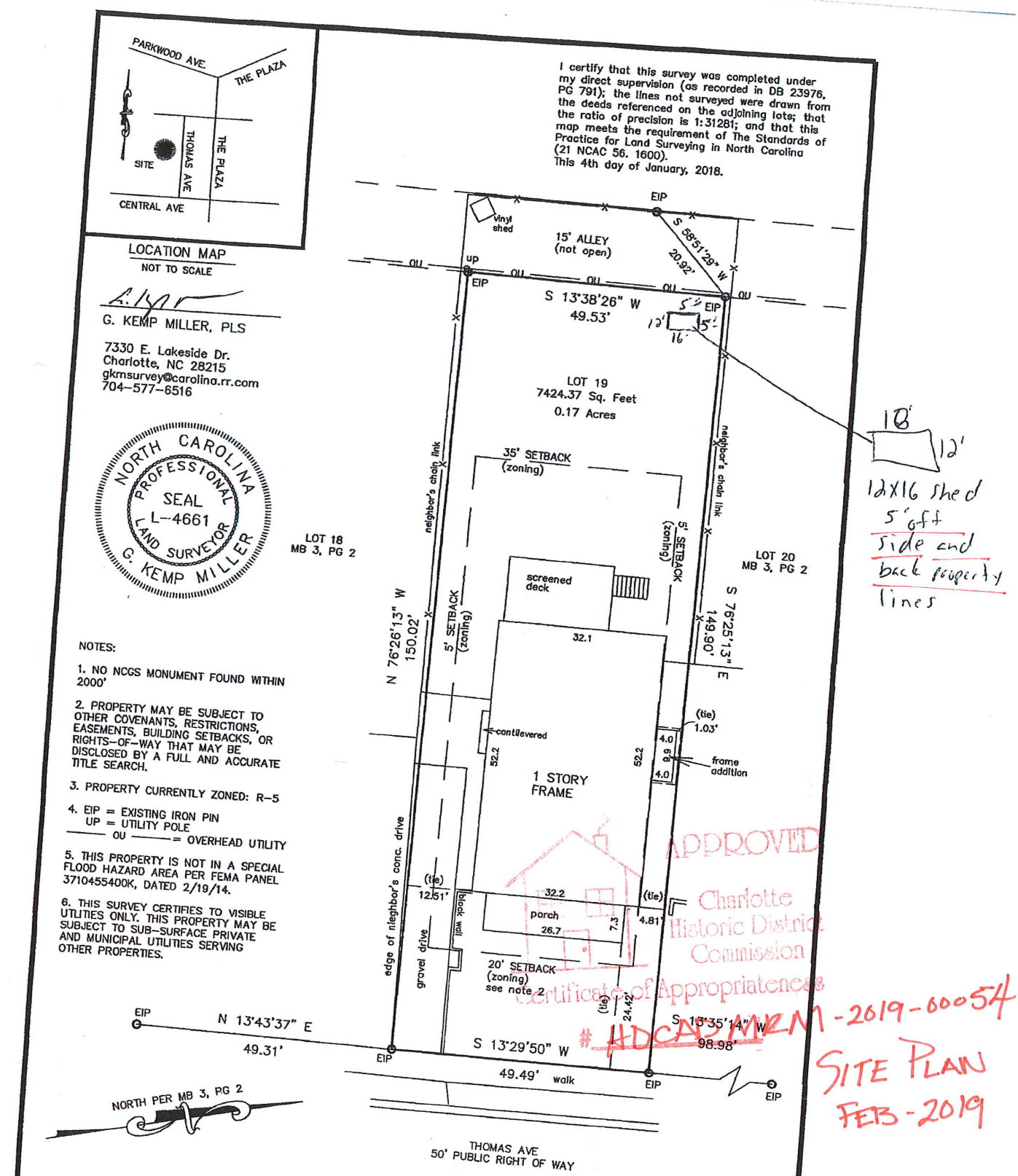
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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 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

RG PLANNING DEPARTMENT www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



PHYSICAL SURVEY OF
LOT 19, BLOCK 44 of OAKHURST LAND CO.

PROPERTY OF WILLIAM JOSEPH NEMESI

SCALE: 1"=20' CHARLOTTE, MECKLENBURG CO., NC

AS RECORDED IN: MB 3, PG 2

DATE: 1/4/2018

PID# 081-185-11

FILE # 03088_Nemesi

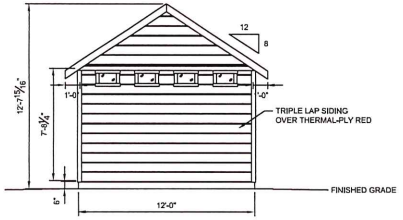
1717 THOMAS AVE.

EOC >=1:10,000

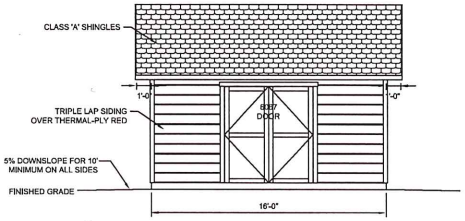
ACCESSORY BUILDING
12' X 16' = 192 SQ FT

DRAWING INDEX

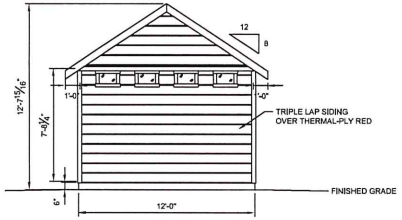
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS



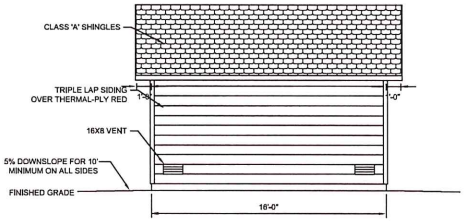
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCADMRM
2019-00054

SHED DESIGN
FEB 2019

PROJECT NOTES

DESIGN REQUIREMENTS

1. GOVERNING CODES: 2012 IRC
   OCCUPANCY REQUIREMENTS: GROUP U
   CONSTRUCTION TYPE: V-B
2. DESIGN SCHEDULE
   A. BUILDING SIZE
      WIDTH: 12'-0"
      LENGTH: 16'-0"
      SIDE WALL HEIGHT: 7'-8 1/4"
      TOTAL HEIGHT: 12'-8"
   B. BUILDING LOADS
      ROOF LIVE LOAD: 30 PSF
      ROOF DEAD LOAD: 10 PSF
   C. DESIGN WIND
      3 SECOND GUST, V=: 110 MPH
      WIND EXPOSURE: C
   D. SEISMIC DESIGN CATEGORY: B
   E. SITE CLASS: D
   F. ROOF PITCH: 8/12
3. ROOFING SCHEDULE
   A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING. STAGGER LAYOUT PER APA CONDITION 1.
   B. PI #24/16 MIN UNBLOCKED.
   C. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
   D. LIFETIME DIMENSIONAL SHINGLES (CLASS A) (U.N.O.).
   E. 15 LB. ROOFING FELT.
   F. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
   G. TRUSSES SHALL BE SPACED @ 24" OC.
   H. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
   I. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
   J. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
   K. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
   L. TRUSS MANUFACTURER: TUFF SHED, INC.
4. WOOD FRAMING
   A. ALL WALL FRAMING MEMBERS SHALL BE SPRUCE PINE FIR(SPF) STUD GRADE OR BETTER.
   B. STUDS SHALL BE SPACED @ 16" OC.
   C. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
   D. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS PER R602.10.1.
   E. SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
   F. SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
5. SOIL
   A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.
   B. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
   C. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
   D. IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
6. PERMIT
   A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.
   B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

GENERAL NOTES

1. GENERAL:
   A. ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
   B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
   C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
   D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
2. PLYWOOD DIAPHRAGMS
   15/32" CDX PLYWOOD OR 7/16" OSB.
3. MATERIAL EVALUATION REPORT IDENTIFICATION
   A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
   B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
   C. HARDIEPANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
   D. HARDIEPLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
   E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
   F. CLASS A SHINGLES BY OWENS CORNING ROOFING PER UL REPORT #ER2453-02.
   G. HDU PRE-DEFLECTED HOLDOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
   H. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

PRELIMINARY - NOT FOR CONSTRUCTION

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, CO 80210
(303) 753-TUFF

PO No.
Customer: RUSSELL NEWTON
Inv No. 1313908

Description: ACCESSORY BUILDING
12' X 16' = 192 SQ FT
Site Address:
1717 THOMAS AVE
CHARLOTTE, NC 28205

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
4048 AIRPORT BLVD.
MOBILE, AL 36609
STORE 618

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Drawn By: JS
Date: 02/07/2019
Checked By:
Date:
Revised:
Revised:

Title:
PROJECT NOTES
ELEVATIONS
Scale: 1/4" = 1'-0"

Sheet:
S1
Sheet 1 of 3

Wood Batten Applied

APPROVED

Charlotte Historic District Commission

Certificate of Appropriateness

"EXAMPLE"
FEB - 2019

HDCADMRM-2019-00054