



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00175

DATE: June 25, 2019

ADDRESS OF PROPERTY: 609 Berkeley Avenue

TAX PARCEL NUMBER: 12305703

HISTORIC DISTRICT: Dilworth

OWNER/APPLICANT: Jay Thomas and Rebecca Landre


DETAILS OF APPROVED PROJECT: Accessory Structure. The project is the demolition of a dilapidated garage and the construction of a 1.5 story detached garage with living space above in the rear left corner of the property. The building footprint measures approximately 23'-0" x 31'-10". The building measures approximately 22'-7 7/8" in height, however, it sits approximately 2'-7" lower than the ridge of the main house due to site topography. The exterior material will be Hardie Artisan smooth lap siding. The project includes the removal of a tree. A new canopy tree is proposed in the front yard. Post-construction, the rear yard will be 44% impervious coverage. See attached plans.

The project was approved by the HDC May 8, 2019.

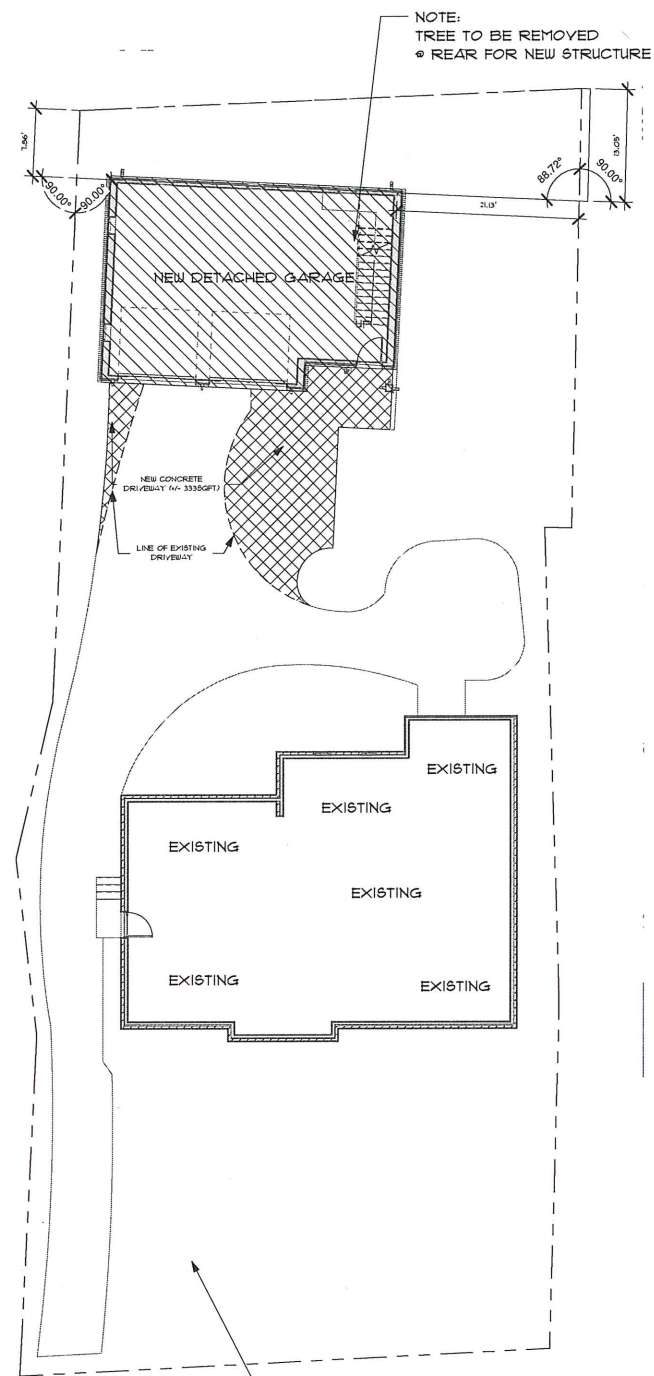
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District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


James Haden, Chairman


Staff



NOTE:
THIS PLAN IS FOR
REFERENCE ONLY,
PLEASE SEE FINAL
SITE PLAN FROM
SURVEYOR

NOTE:
ALL DIMENSIONS
ARE TO EXTERIOR
OF FRAMING

NOTE:

TOTAL REAR YARD SQFT.	= 2315
TOTAL IMPERVIOUS SQFT.	= 1023
TOTAL IMPERVIOUS COVERAGE	= 44%



1 SITE
B2 1" = 10'-0"

PROJECT: **THOMAS GARAGE W/
ABOVE GUEST ROOM
609 BERKELEY AVENUE
IN
CHARLOTTE, NORTH CAROLINA**

SMITH | SLOVİK
residential design group

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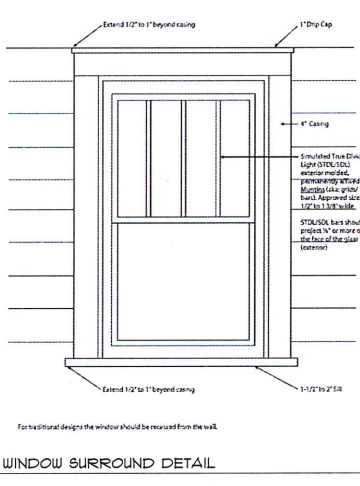
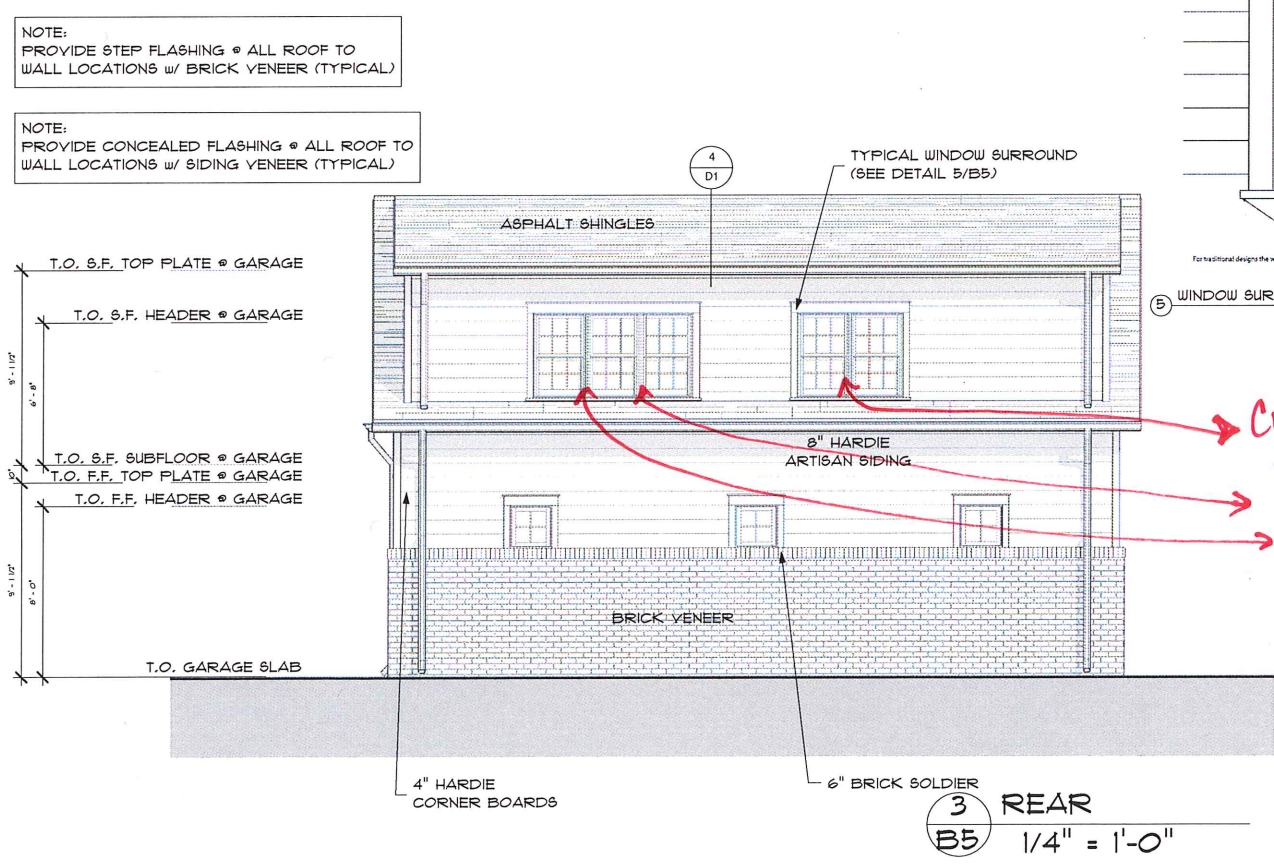
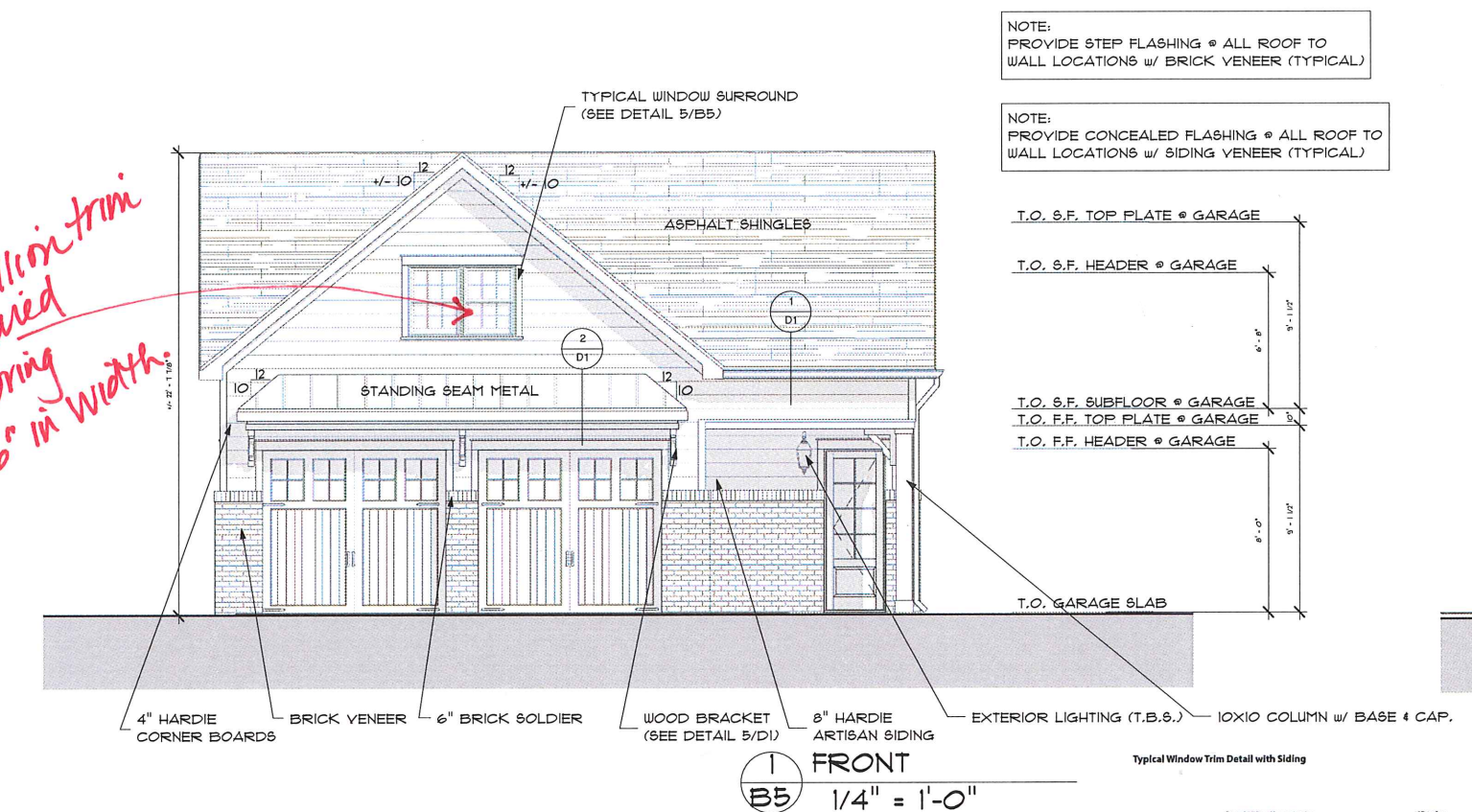
307 W MOREHEAD ST. SUITE 105
CHARLOTTE, NC 28208

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DATE:	FEBRUARY 10, 2019
JOB NUMBER:	808-CLINT-REN
REVISIONS:	APRIL 26, 2019 MAY 6, 2019

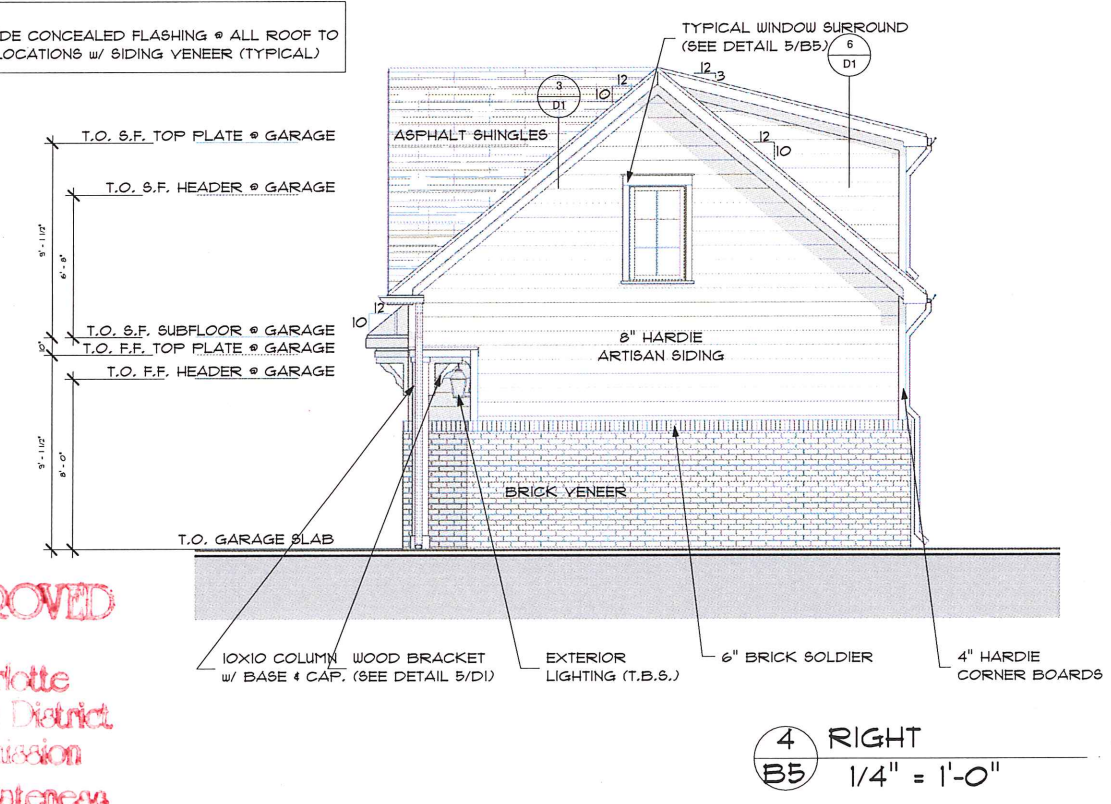
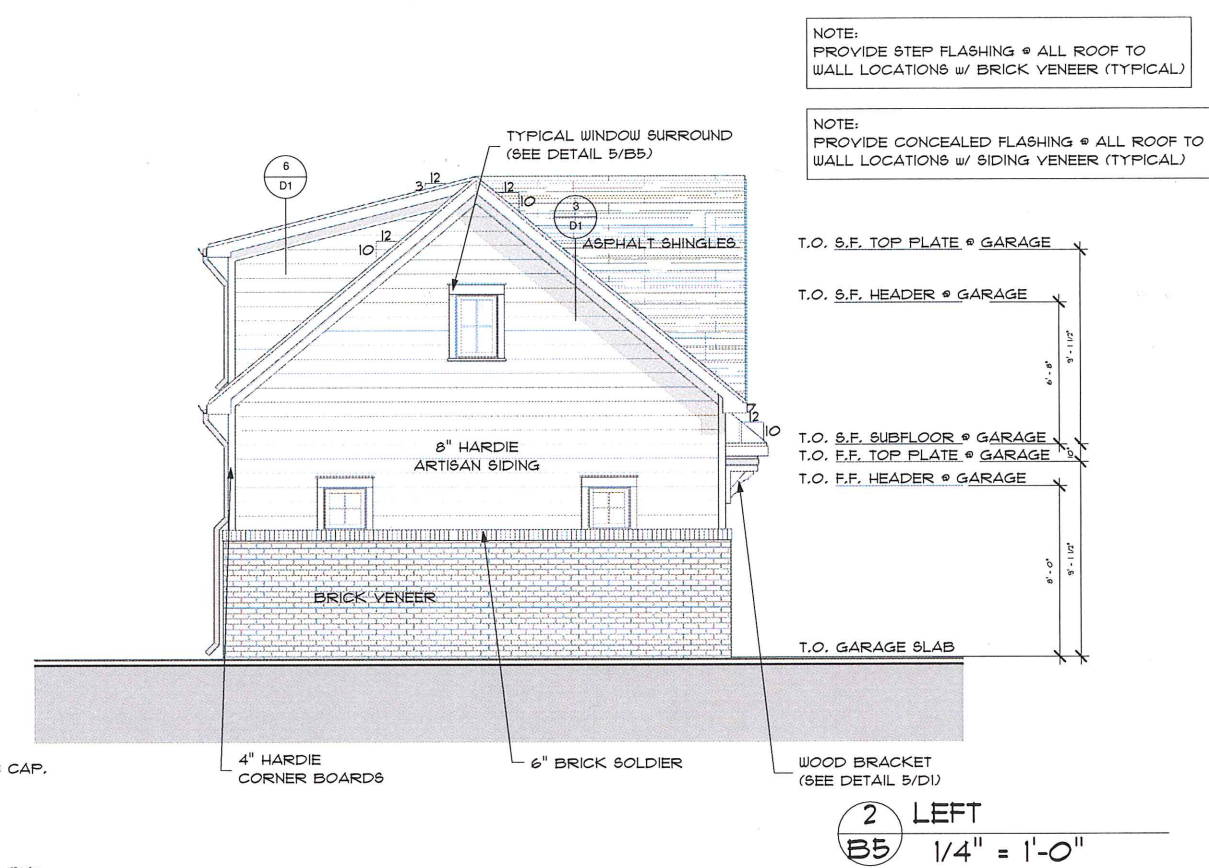
B2

Center mullion trim required measuring 5.5"-6" in width.



Center mullion trim required measuring 5.5"-6" in width

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
HDCRMT-2019-06175

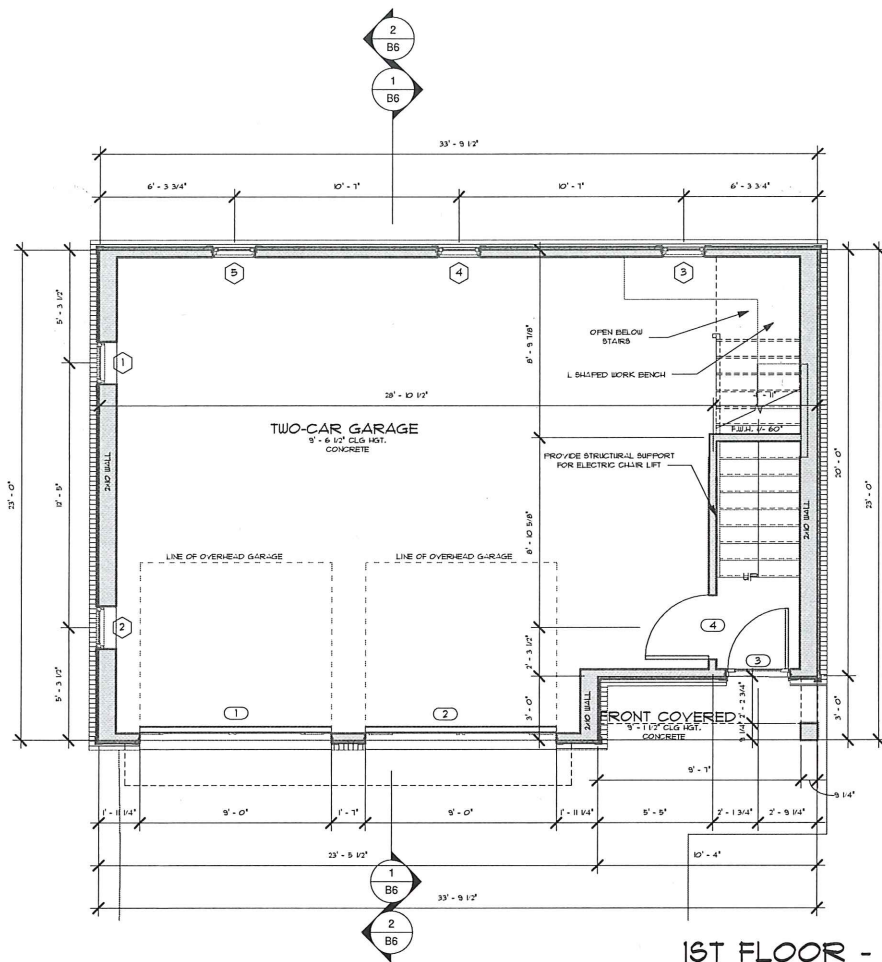


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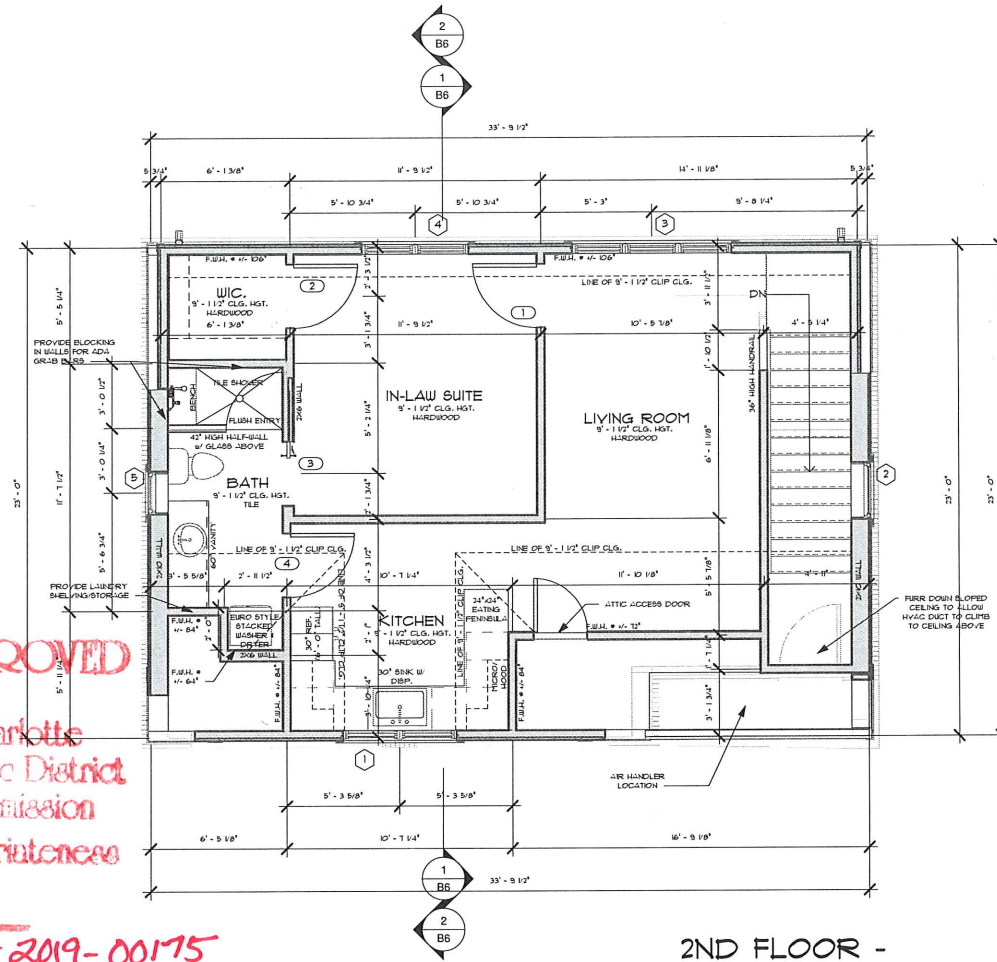
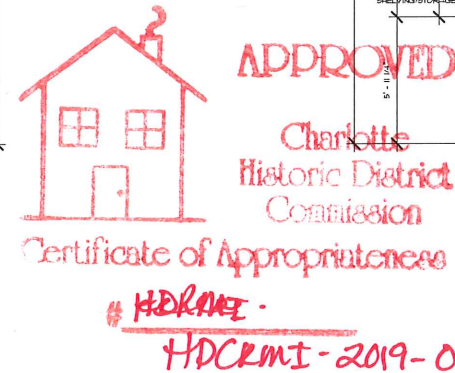
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DATE: FEBRUARY 10, 2019
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MAY 6, 2019

B5

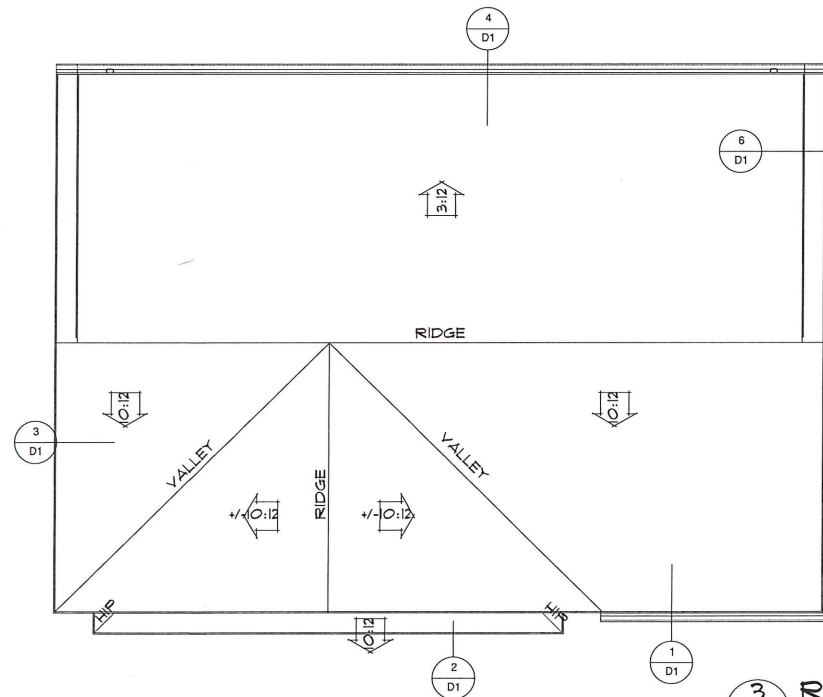


1st Floor - Garage
B4 1/4" = 1'-0"



2nd Floor - Garage
B4 1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
 - ALL HEADERS ARE (2) 2X8 (U.N.O.)
 - PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALLS OF GARAGE & HOUSE. PROVIDE 5/8" TYPE "X" DRYWALL SEPARATION ON CEILING OF GARAGE (TABLE R-302.6)
 - BUILD UP FLOOR AREAS AS REQUIRED TO HAVE FLUSH FLOOR FINISHES AT DIFFERENT MATERIALS - PER PLAN.
 - ALL ANGLES ARE 45 DEGREES (U.N.O.)
 - ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
 - INSTALL DBL JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
 - INSTALL A min. OF (3) 2X4 STUDS UNDER ALL BEAMS, LVL's, OR BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
 - ALL EXTERIOR WALLS TO HAVE 1/16" OSB SHEATHING FASTENED w/ Bd NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD
 - ALL EXTERIOR STUD WALLS TO BE 2x4's @ 16" o.c. (U.N.O.)
 - SEE STRUCTURAL SHEETS FOR ALL POINT LOADS, BEAMS, HEADERS, & JOIST LAYOUTS, (PER STRUCTURAL ENGINEER DRAWINGS)
 - U.N.O. = UNLESS NOTED OTHERWISE



3rd Floor - Roof
B4 1/4" = 1'-0"

ROOF VENT. CALCULATIONS

2" CONTINUOUS SOFFIT VENTS, 10" sq. in./ft. OF VENTED AREA, RIDGE VENT = 12.5 sq. in./ft. OF VENTED AREA. (BUILDER TO CONFIRM THE sq. in./ft. VENT AREA w/ THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THAT THEY WILL COMPLY w/ THE CALCULATED sq. in./ft. OF VENTED AREA REQUIRED.)

CALCULATIONS:

ATTIC - 1,032 sq.ft. x 144 sq.in. x 1/300 = 495 sq.in. VENT REQUIRED.
46 L.F. SOFFIT VENT x 8 sq. in./ft. = 368 sq.in. SOFFIT VENT AREA.
47 L.F. RIDGE VENT x 12.5 sq. in./ft. = 587 sq.in. RIDGE VENT AREA.
TOTAL ACTUAL RIDGE & SOFFIT VENT AREA = 955 sq.in. VENT AREA.
ROOF VENTING REQUIRED = 495 sq.in. VENT AREA.

FIRST FLOOR DOOR SCHEDULE			
	Width	Height	Comments
1	9'-0"	8'-0"	OVER HEAD WOOD GARAGE (T.B.S.)
2	9'-0"	8'-0"	OVER HEAD WOOD GARAGE (T.B.S.)
3	3'-0"	8'-0"	SINGLE - 1/2 GLASS
4	3'-0"	8'-0"	SINGLE - PANELED SOLID CORE FIRE RATED (20 MIN.)

SECOND FLOOR DOOR SCHEDULE			
	Width	Height	Comments
1	3'-0"	6'-8"	SINGLE - PANELED
2	3'-0"	6'-8"	SINGLE - PANELED
3	3'-0"	6'-8"	SINGLE - PANELED POCKETING
4	3'-0"	6'-8"	SINGLE - PANELED

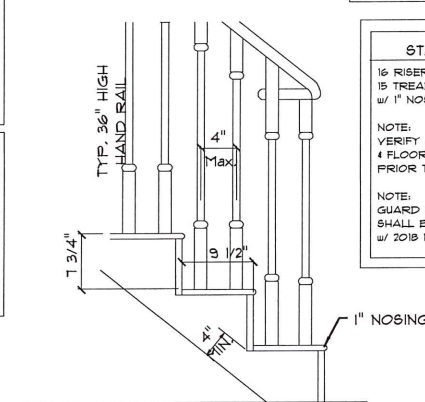
FIRST FLOOR WINDOW SCHEDULE			
	Width	Height	Notes
1	2'-0"	2'-0"	SINGLE - TRANSOM
2	2'-0"	2'-0"	SINGLE - TRANSOM
3	2'-0"	2'-0"	SINGLE - TRANSOM
4	2'-0"	2'-0"	SINGLE - TRANSOM
5	2'-0"	2'-0"	SINGLE - TRANSOM
6	2'-0"	2'-0"	SINGLE - TRANSOM
7	2'-0"	2'-0"	SINGLE - TRANSOM
8	2'-0"	2'-0"	SINGLE - TRANSOM
9	2'-0"	2'-0"	SINGLE - TRANSOM
10	2'-0"	2'-0"	SINGLE - TRANSOM

SECOND FLOOR WINDOW SCHEDULE			
	Width	Height	Notes
1	2'-8"	3'-6"	TWIN - DOUBLE HUNG (32" EACH)
2	2'-8"	4'-6"	SINGLE - FIXED
3	2'-6"	4'-0"	TRIPLE - DOUBLE HUNG (30" EACH)
4	2'-6"	4'-0"	TWIN - DOUBLE HUNG (30" EACH)
5	2'-0"	3'-0"	SINGLE - CASEMENT

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. VERIFY ALL CONDITIONS w/ MANUFACTURER & CODE RESTRICTIONS.

OUTSIDE OF STUDS SQFT.	
GARAGE BONUS HEATED	575
TOTAL HEATED SQ. FT.	575
COVERED FRONT ENTRY	31
TWO CAR GARAGE	633
STAIR HALL	92
TOTAL UNDER ROOF SQ. FT.	1,331



NOTE:

HANDRAILS & BALUSTERS SHOWN MAY NOT REPRESENT THE FINAL PRODUCT. THIS DRAWING IS FOR CODE PURPOSES ONLY.

STAIR SPECS.

16 RISERS @ 7 3/4" EACH
15 TREADS @ 9 1/2" EACH
w/ 1" NOSING

NOTE:

VERIFY ACTUAL CONDITIONS & FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION

NOTE:

GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE w/ 2018 N.C.R.C.



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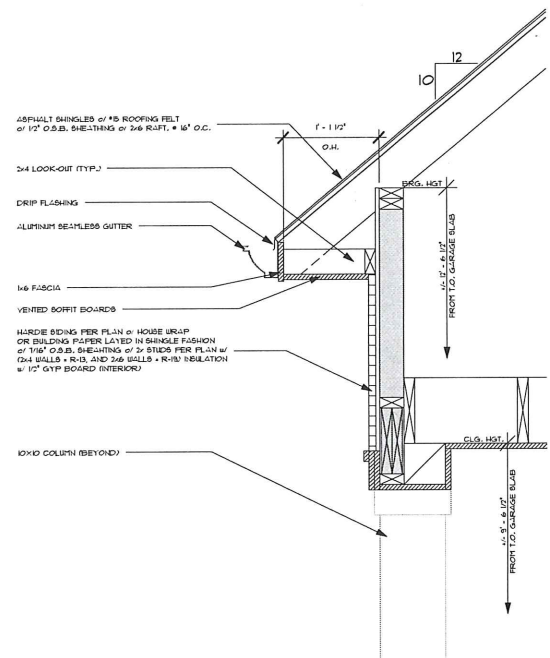
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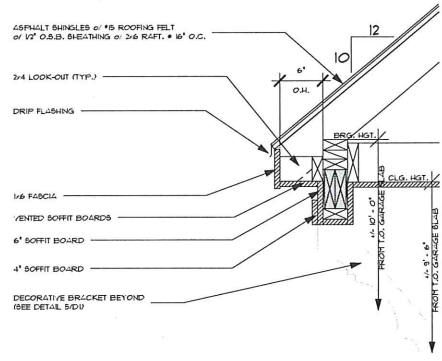
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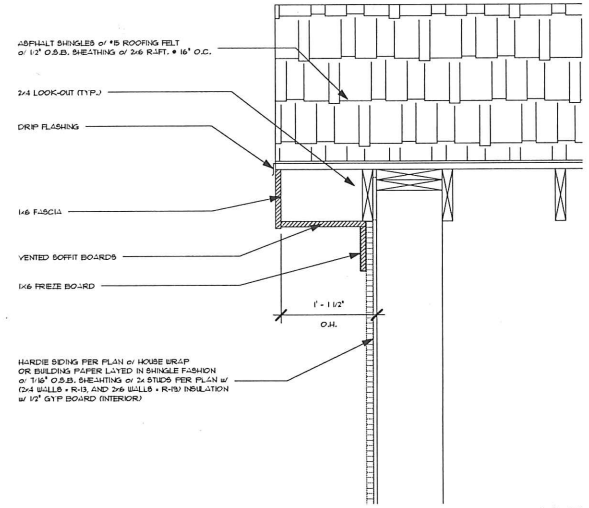
SHEET: B4



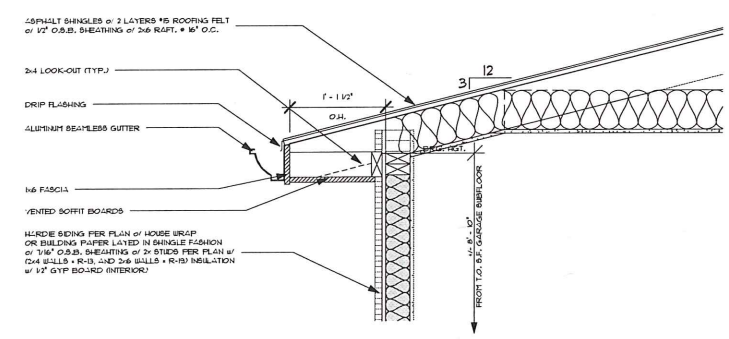
BOXING @
1 FRONT ENTRY
DI 1" = 1'-0"



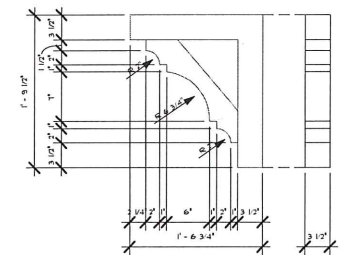
BOXING @
2 GARAGE
DI 1" = 1'-0"



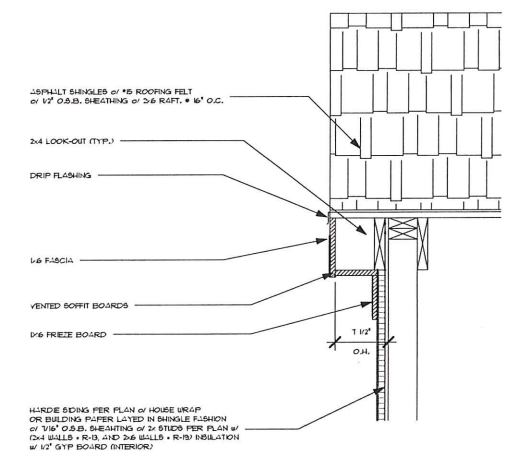
RAKE-END
DETAIL @
3 BATH
DI 1" = 1'-0"



HARDIE
VENEER @
4 LIVING ROOM
DI 1" = 1'-0"



GARAGE
BRACKET
5
DI 1" = 1'-0"



RAKE-END
DETAIL @
6 SHED ROOF
DI 1" = 1'-0"

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OF: