



CERTIFICATE OF APPROPRIATENESS
Minor Works

CERTIFICATE NUMBER: 16-02

DATE ISSUED: 2/1/16

ISSUED TO: James Johnson

NAME OF LANDMARK: Matthews Post Office

ADDRESS OF LANDMARK: 195 N. Trade Street
Matthews, N.C.

TAX PARCEL NUMBER: 19326209

ADDRESS OF APPLICANT: 201 W. Charles Street
Matthews, NC 28105

APPLICANT'S TELEPHONE NUMBER: 704-533-6614

The Historic Landmarks Commission has reviewed the proposed activity and has found the following aspects to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and, therefore, has found them to be appropriate:

Modifications to the interior of the building as shown on the attached plans.

This Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit with a six-month period will be considered as a failure to comply with this Certificate, and the Certificate will become invalid. If a building or demolition permit is not required, the approved activity must be completed within a six-month period from the date of issuance. This Certificate can be renewed by the Historic Landmarks Commission upon written request for the applicant with a valid reason for failure to comply with the six-month deadline. This Certificate in no way removes the responsibility of the owner of a structure in a local historic district to obtain a Certificate of Appropriateness from the Charlotte Historic District Commission.

By: , Preservation Planner, Charlotte-Mecklenburg Landmarks Commission.

RENOVATION NOTES

A. GENERAL

- Information contained on these drawings with regard to existing conditions of construction is provided for the convenience of the General Contractor and Sub Contractors in executing the work. Every attempt has been made to provide complete and accurate representations of such existing conditions. This interpretation has been taken from record sets of "as-built" drawings on file and has been further supplemented by extensive field-measurement and observations. The Architect cannot and does not guarantee the accuracy of any such information and assumes no liability therefore.
- The information contained on these drawings with regard to existing conditions of construction in no way releases the General Contractor and Sub Contractors from the responsibility for verifying completely all field conditions relating to and affecting the execution of the work, as described in these contract documents.
- It is the responsibility of the General Contractor to field verify and document all existing dimensions, elevations and benchmarks, materials and methods of construction that may affect or be affected by new work, and to coordinate such field verification with the contract documents and the execution of the work. Discrepancies and/or conflicts involving anticipated existing conditions shall be brought to the Architect's attention immediately.
- Field-verification of existing conditions related to specific portions of the work shall be undertaken in advance to allow for the timely identification of existing conditions that may affect the scheduled installation of new work as designed and detailed, and to avoid undue and unreasonable delays to the project should such conditions be discovered. Timely identifications of such conditions shall provide for a minimum period of ten (10) working days during which time the Architect & General Contractor will evaluate the conditions and make recommendations for accommodating new work.
- It is the responsibility of the General Contractor to assist the Architect in making their evaluations and recommendations by providing in a timely manner, at no additional cost to the Owner, accurate and complete drawings, sketches, and photographs sufficient to clearly describe discrepancies, conflicts, and concealed or otherwise unanticipated existing conditions affecting new constructions.
- The General Contractor shall further assist the Architect by providing in a timely manner prepared solutions to unanticipated existing conditions.
- The Architect has endeavored to identify as completely as possible in the drawings and specifications existing items of equipment and construction that are required to be removed or otherwise demolished so as to allow the execution of new work. This information is provided for the convenience of the General Contractor, and is in no way intended to mean that demolition is limited only to those items specifically identified. It is the General Contractor's responsibility to execute demolition work as required to allow the execution of new work.
- All items indicating contract limits and lines of demarcation are shown for the convenience of the Sub Contractor, and are not to be taken literally. Actual contract limits are to be determined by the General Contractor prior to bid openings by field verification. The General Contractor is responsible for ensuring proper interface between existing and new work.
- The General Contractor is responsible for identifying any unfinished wall areas that may be exposed as a result of adjoining finished ceiling heights. The Contractor is responsible for finishing these areas to match existing adjacent finished areas and fire-rated assemblies.
- The General Contractor and affected subcontractors shall visit the project site prior to submitting a proposal. The Contractor shall become generally familiar with the project, and with the impact of the new work on the existing conditions. Any areas of concern shall be brought to the attention of the Architect prior to submitting a proposal. No additional charge to the Owner will be approved which is attributable to the Sub Contractor's failure to do this.
- ASBESTOS LOCATION AND ABATEMENT** - These plans and specifications do NOT contain information from which asbestos may be located nor have they been prepared in contemplation of asbestos removal. Before any work is performed under these plans and specifications, the contractor performing the work should become fully aware of the location of asbestos and abatement procedures, if any, for asbestos. The Architect undertakes no responsibility to provide such information or guidance, and the contractor should contact the Owner directly with respect to asbestos location and abatement.

B. BUILDING ACCESS, AND CAPACITY OF EXISTING BUILDING STRUCTURE

- It is the responsibility of the General Contractor to identify points of access to the building and to verify minimum clearances available for use in transporting necessary construction machinery, equipment, materials, and components into the building. Use of such points of access shall be approved by the Owner.
- It is the responsibility of the General Contractor to identify existing components and assemblies within the building that are constructed as fire-rated assemblies and to determine their hourly fire rating. When the execution of new work requires that these assemblies be disturbed, the contractor shall undertake to repair the existing work so that the required fire rating is maintained.

C. EXISTING LIFE SAFETY AND EMERGENCY SYSTEMS

- Existing life safety and emergency systems may not be shown on the drawings.
- The General Contractor is responsible for field-verification of location and extent of these systems (including but not limited to fire sprinkler systems, smoke detection systems, emergency lighting systems) as they may be affected by new work.

GENERAL NOTES

All subs. to familiarize themselves w/ existing structure and are required to remove or modify work as necessary to complete scope of work regardless not mentioned here in.

G.C. and plumber to coordinate on the saw cut and removal of flooring. See plumbing drawings for extent of any new work.

Contractor to prepare all surfaces for new finishes as designated on finish plan and schedule.

Where work involves demolition, patching, or new construction, patch and repair adjacent surfaces as required to match existing.

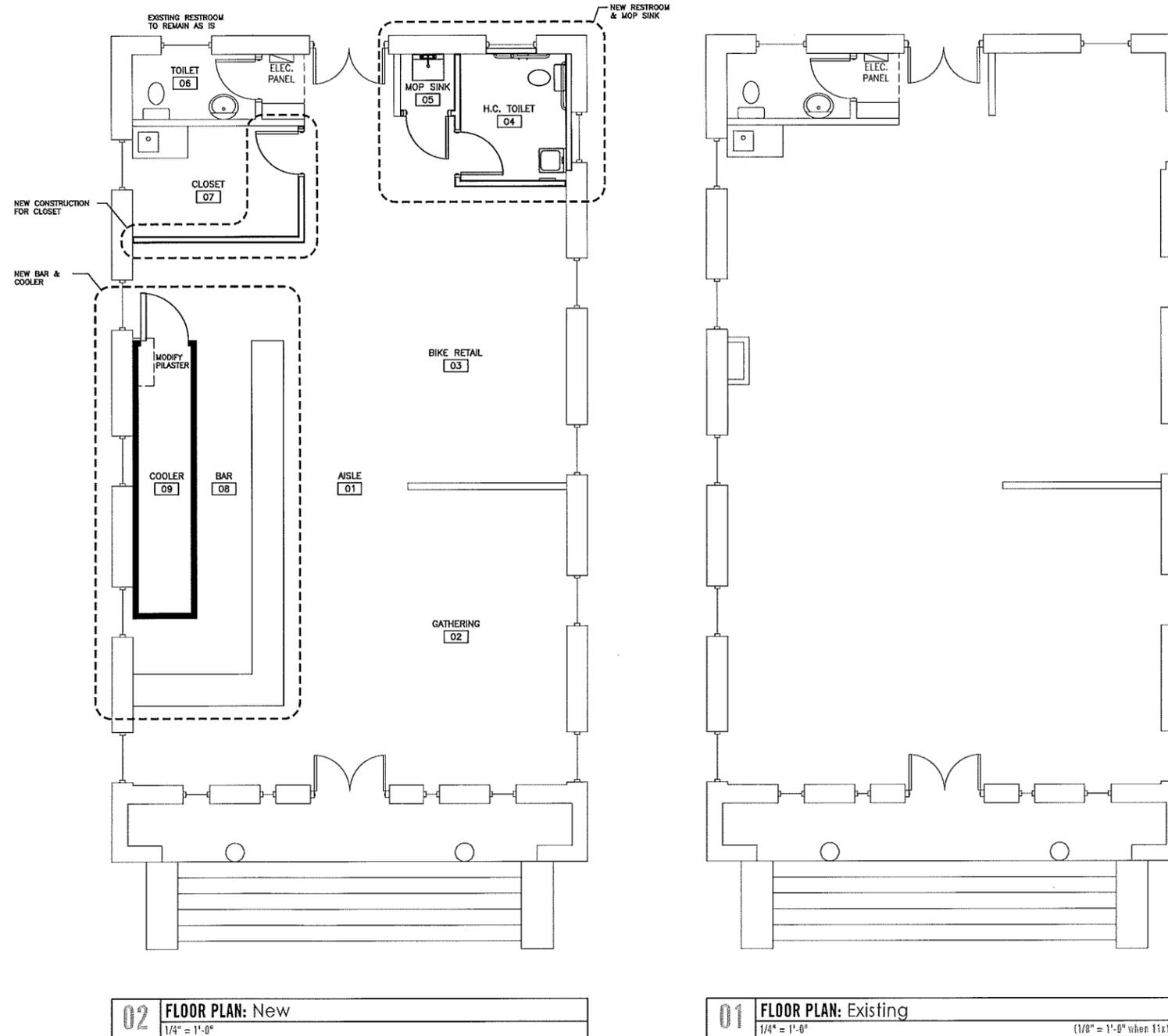
SCOPE OF WORK

IT IS THE INTENTION OF THE OWNER TO MODIFY THE USE OF THE BUILDING FROM STRICTLY RETAIL TO A CRAFT BEER ESTABLISHMENT. WORK TO INCLUDE:

- REMOVE G.W.B. ■ PLASTER UP TO HEIGHT OF PROPOSED COOLER.
- ADD (1) ADA COMPLIANT RESTROOM.
- ADD MOP SINK ROOM.
- ADD CLOSET.
- ADD BAR & COOLER.

NOTES:

- EXISTING RESTROOM TO REMAIN AS IS.
- CONSTRUCTION CONSISTS OF WOOD FRAMED WALLS FINISHED WITH GYPSUM WALLBOARD. WALLS DO NOT EXTEND TO CEILING.
- ALL EXISTING FINISHES TO REMAIN AS IS.
- NEW WALLS AFFIXED TO EITHER THE FLOOR OR WALL ASSEMBLIES WILL BE ATTACHED VIA SCREWS OR OTHER FASTENERS THAT WILL PREVENT/LIMIT DAMAGE TO EXISTING FINISHES.
- NEW RESTROOM FLOOR TO BE WOOD LAMINATE "FLOATING STYLE" FLOOR OVER MANUFACTURER'S RECOMMENDED UNDERLAYMENT THAT ELIMINATES THE NEED TO FASTEN DIRECTLY TO EXISTING FLOOR.
- NO OTHER WORK SHALL BE PERFORMED WITHOUT CONSENT OF THE ARCHITECT & THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION.



02 FLOOR PLAN: New
1/4" = 1'-0"

01 FLOOR PLAN: Existing
1/4" = 1'-0"

(1/8" = 1'-0" when 11x17)



Seals:

195 N Trade St
Matthews, NC 28105

Date: January 28, 2016
Project Number: 2016-06
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FLOOR PLANS

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