



Design Review

DAVIDSON MILL EXTENSION IMPROVEMENTS
(Name of Project)

Contact Information

Applicant's Information

Name: JOHN MANG
E-Mail: JMANG@INTECGROUP.NET
Mailing Address: 214 W. TREMONT AVE SUITE 301
CHARLOTTE, NC 28203
Business Phone: 704-372-7910 Mobile Phone: 704-507-9427

Property Owner's Information

(If Different from Applicant)

Name: BOB MCINTOSH
E-Mail: BOB@MCINTOSH-LAWFIRM.COM
Mailing Address: THE MCINTOSH LAW FIRM
PO BOX 2270 DAVIDSON NC 28036
Business Phone: 704-892-1699 Mobile Phone: _____

Architect's Information

Name of Firm: INTER GROUP INC
Architect's Name: JOHN MANG
E-Mail: JMANG@INTECGROUP.NET
Mailing Address: 214 W. TREMONT AVE SUITE 301
CHARLOTTE, NC 28203
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Design Review

DAVIDSON MILL EXTERIOR IMPROVEMENTS
(Name of Project)

Project Description

Application Date:

9/29/17

Project Location:

209 DELBURG STREET

Tax Parcel(s):

020326108

Planning Area:

VE

Overlay District:

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of Intent:

ADDITION OF ELEVATOR & MINOR EXTERIOR IMPROVEMENTS

Project Details:

• Project Type:



Individual Bldg.



Master Plan



Conditional Planning Area



Sign

• Building Type:



Detached House



Townhouse



Attached House (Tri- or Quadplex)



Institutional



Live/Work



Multi-family (Apts., Condos, Flats)



Workplace



Storefront



Accessory Structure

• Use(s):

BUSINESS

• Height & Stories:

30'-0" +/- 2 STORIES

• Square Footage:

5210 +/-

• Building Materials:

BRICK

Architectural

Features:

Existing Site

Conditions:

See 14.12.2.D



Design Review

Davidson Mill Exterior Improvements

(Name of Project)

Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



Section 8 Parking & Driveways



Section 9 Tree Preservation, Landscaping & Screening



Section 10 Lighting



Section 22 Local Historic District Guidelines



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STATEMENT OF COMPLIANCE

Date:	September 29, 2017		
From:	John Mang, AIA	Permit No:	TBD
Project Name:	The McIntosh Law Office	Project No:	#1232-01
Discipline/Reviewer:	Town of Davidson	Dated:	TBD

SECTION 2: 209 Delburg St. falls into the Village Edge Planning Area. The new additions to the south-side of the building will not affect the building's current use or type. The additions will also meet the setback criteria, open space criteria and density criteria set forth by the planning area.

SECTION 4: The new additions to the south-side of the building are designed to accommodate the design standards set forth in section 4 of the planning ordinance, especially 4.7: Renovation of Existing Structures. Less than 50% of the building façade will be affected.

SECTION 8: The new additions to the south-side of the building will cause the need to re-stripe a few parking spaces on site (see A101 for new striping pattern in the covered parking area). The Village Edge planning area requires the site to have approximately 60 parking spaces (dependent on occupancy type, which will not change in this project). The site currently holds 172 parking spaces with an additional 10 on-street spaces. The new building features will reduce the total off-street parking by 2 spaces (170 spaces).

SECTION 9: The new additions to the south-side of the building will not affect tree planting, landscaping or screening.

SECTION 10: The new additions to the south-side of the building will not affect lighting on site.

SECTION 22: 209 Delburg St. is located outside of the Town's historical overlay district; however, all new building features will be designed in a similar manner to match the existing building. Materials include brick, painted (white) wood frame structure and green metal roof/rails.

Response by: Josh Kieb, Assoc. AIA

Date: September 29, 2017

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Friday, September 29, 2017 1:15pm | G:\Data\12200 209 Delburg Street\12201 - The McIntosh Law Firm\01 CURRENT\1224-01_G001_Cover_Sheet.dwg

THE MCINTOSH LAW FIRM

CORPORATE HEADQUARTERS RENOVATION
209 DELBURG STREET, DAVIDSON, NC 28036

NOT FOR CONSTRUCTION

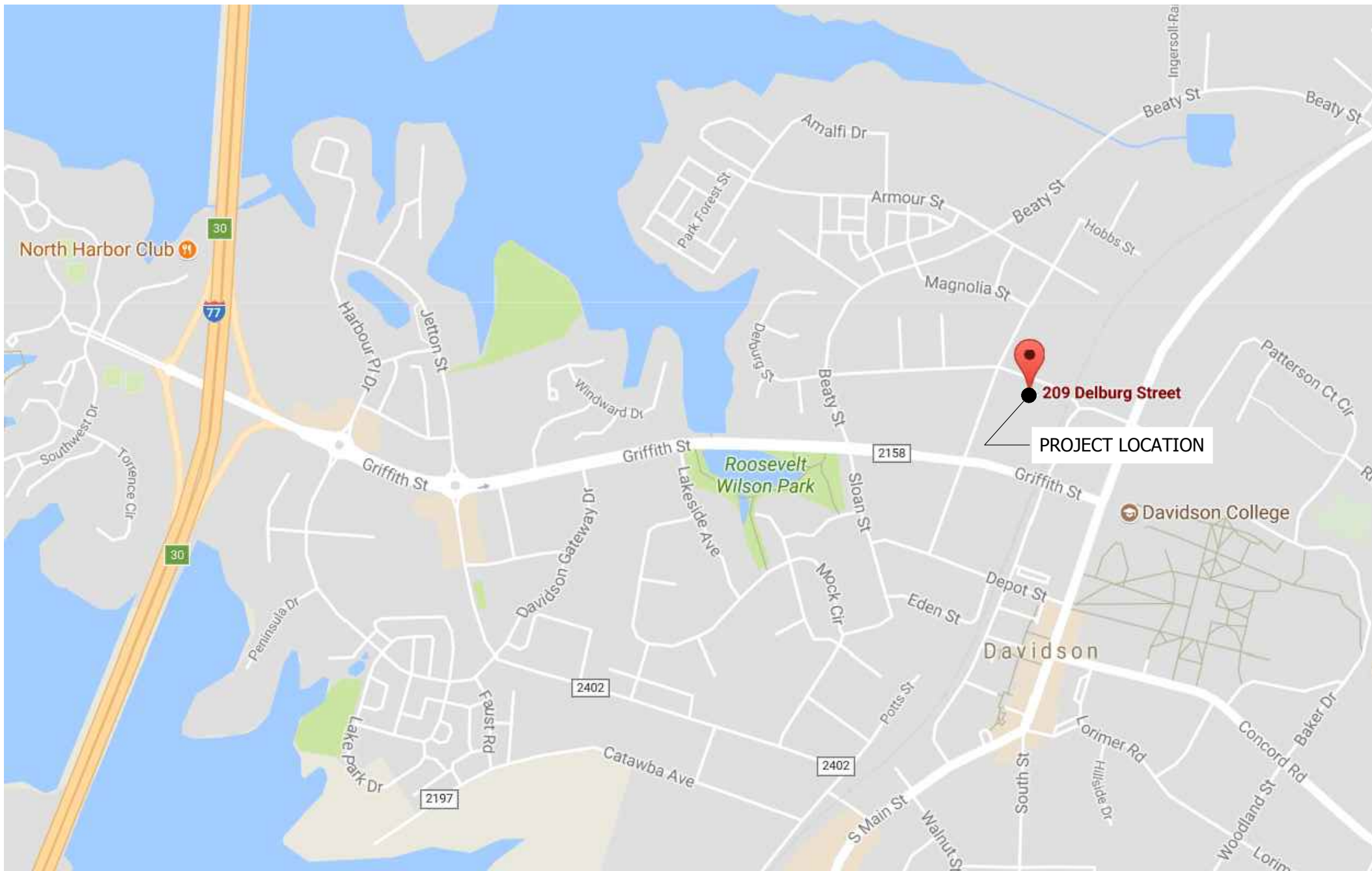
ARCHITECT

INTEC GROUP, INC.
214 W. TREMONT AVE.
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CHARLOTTE, NC 28203
(704) 372-7910

OWNER/AGENT

THE MCINTOSH LAW FIRM
209 DELBURG ST., SUITE 203
DAVIDSON, NC 28036

LOCATION MAP



EXISTING SITE - SCOPE OF WORK



DRAWING INDEX

PAGE	SHEET NAME
G001	COVER SHEET
A101	PICTURES & SITE PLAN
A102	PLANS, ELEVATIONS & SECTIONS

INTEC

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PROJECT

THE MCINTOSH LAW FIRM
CORP. HEADQUARTERS RENOVATION
209 DELBURG STREET, DAVIDSON, NC
CANOPY ADDITIONS

STAMP

DRAWING LOG

SHEET INFORMATION

DATE OF DRAWING: 09/27/2017
DRAWN BY: JK
JOB NUMBER: 1232.01

COVER SHEET

G001

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Friday, September 29, 2017 | 1:58pm | C:\Data\12320-209 Delburg Street\123201 - The McIntosh Law Firm\03. CURRENT\1232-01_A101_Site.dwg



FIG. 1: EXISTING BRICK COLUMN INTEGRATED WITH WHITE PLYWOOD AND GREEN-PAINTED METAL.



FIG. 2: EXISTING BUILT FORM CONTAINING METAL-PAN STAIRS AND SECOND-FLOOR PLATFORM.



FIG. 3: EXISTING GUARDRAIL MOTIF TO BE MAINTAINED IN NEW WORK.



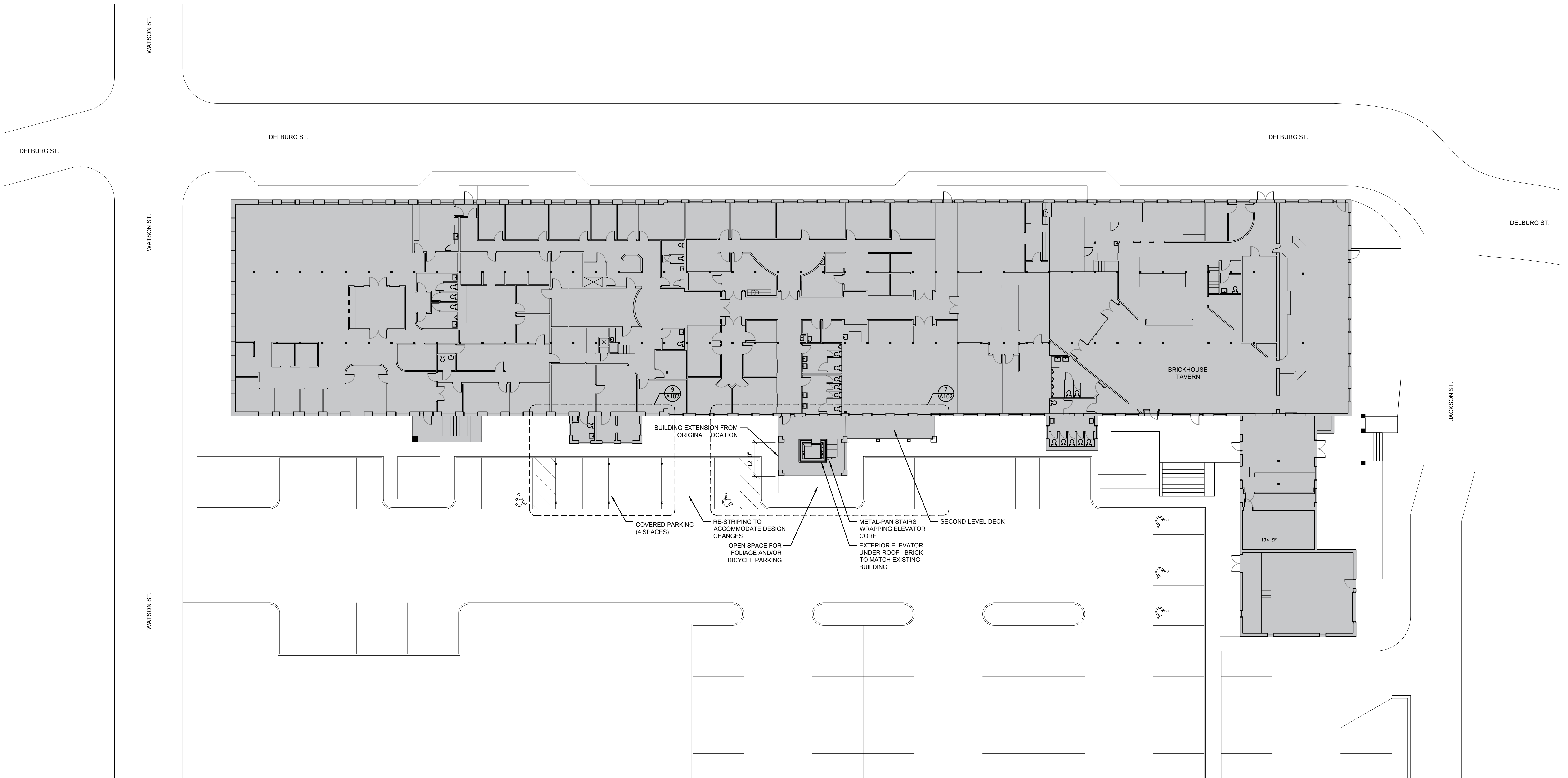
FIG. 4: EXISTING WOOD ROOF. NEW WORK TO REPLICATE ROOF STRUCTURE.



FIG. 5: EXISTING SIDEWALK IS VERY STEEP AND NARROW. NEW SIDEWALK WILL WIDEN THE WALK AND ALLOW THE SLOPE TO BECOME MORE SHALLOW.



FIG. 6: EXISTING ELEVATION AT THE POINT OF ELEVATOR ADDITION TO BE MAINTAINED.



PROJECT

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DATE OF DRAWING: 09/27/2017
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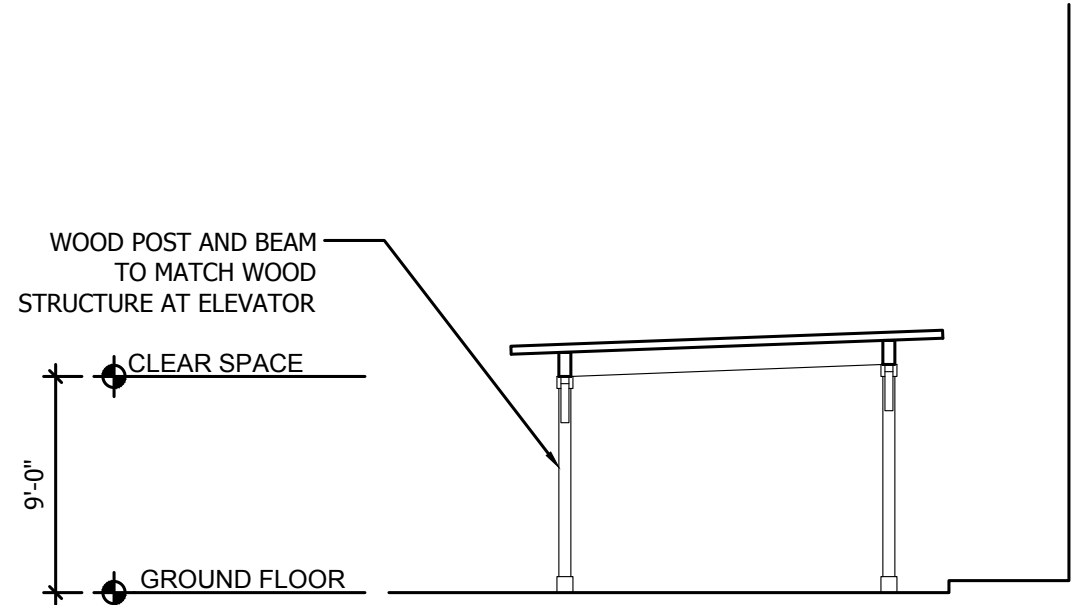
PICTURES & SITE PLAN

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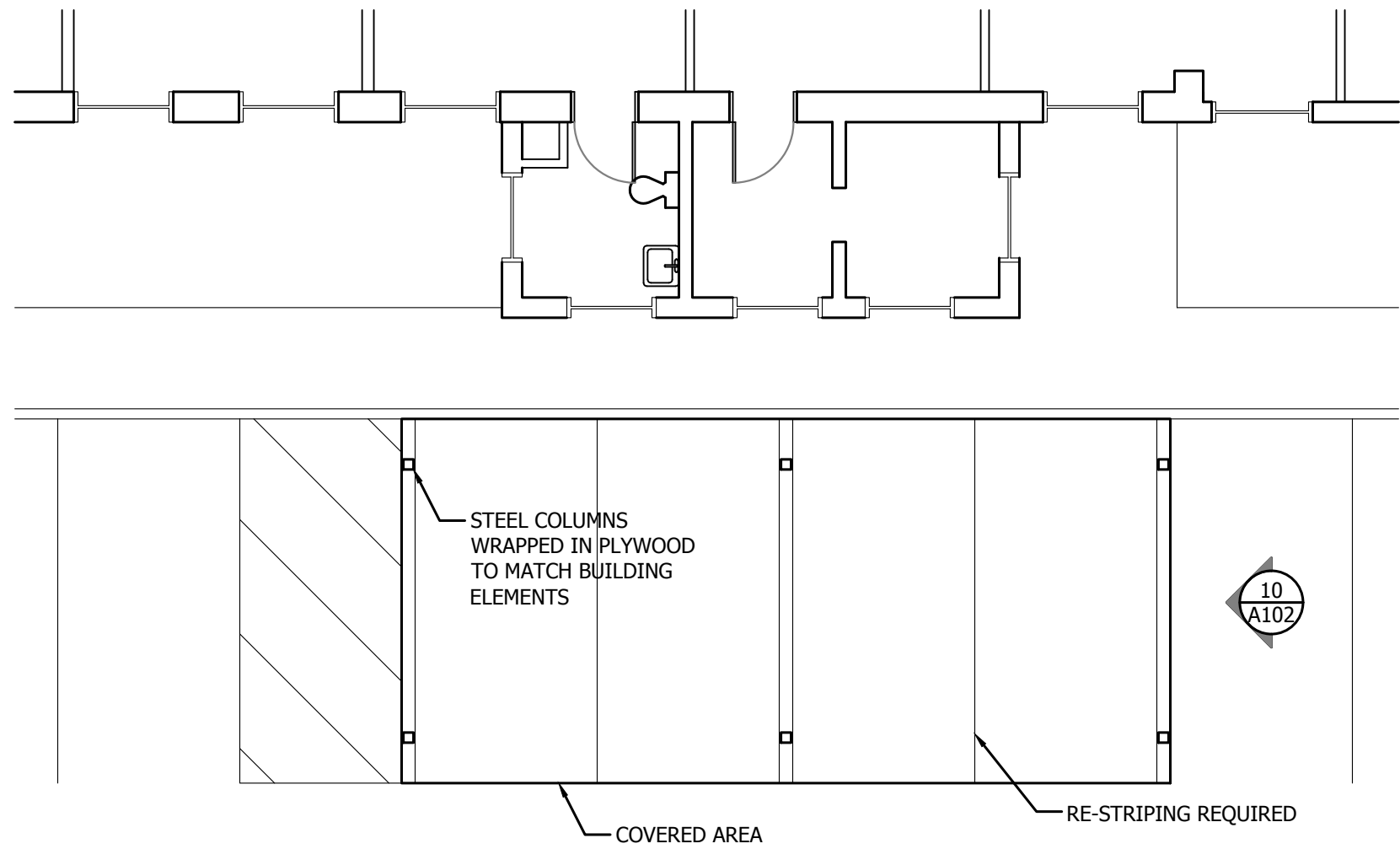
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INTEC

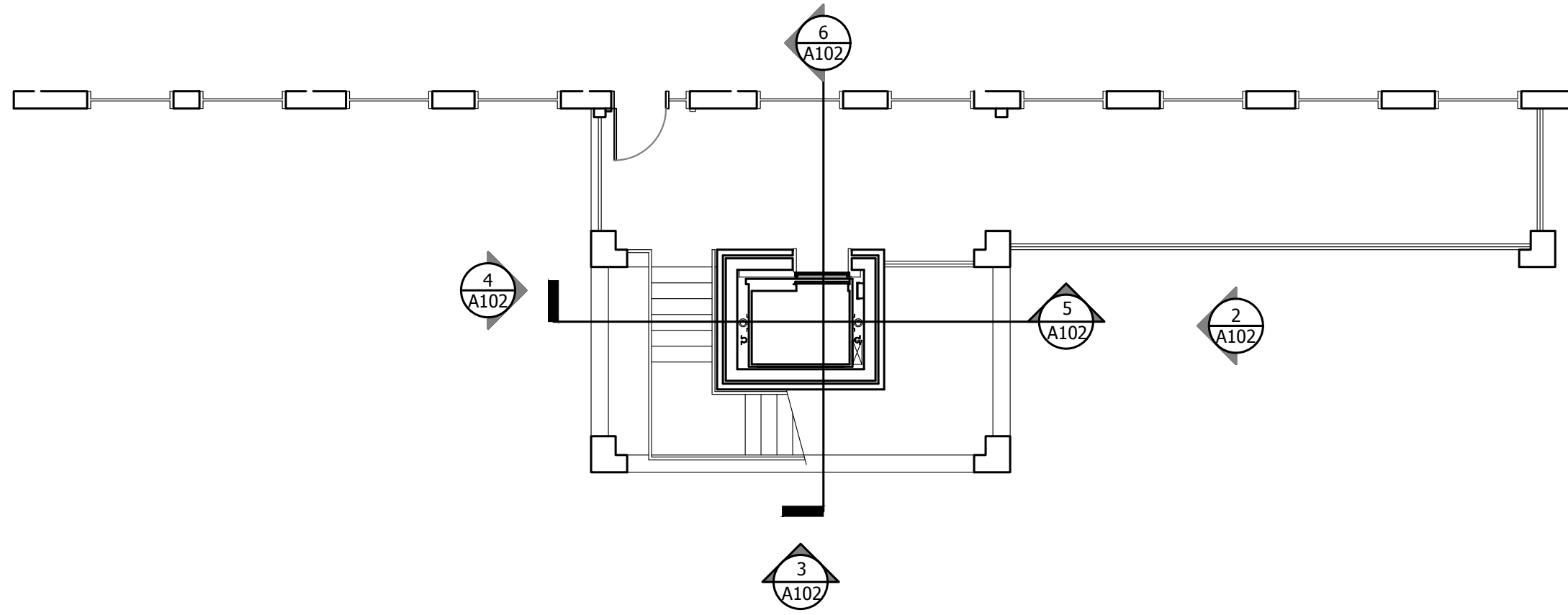
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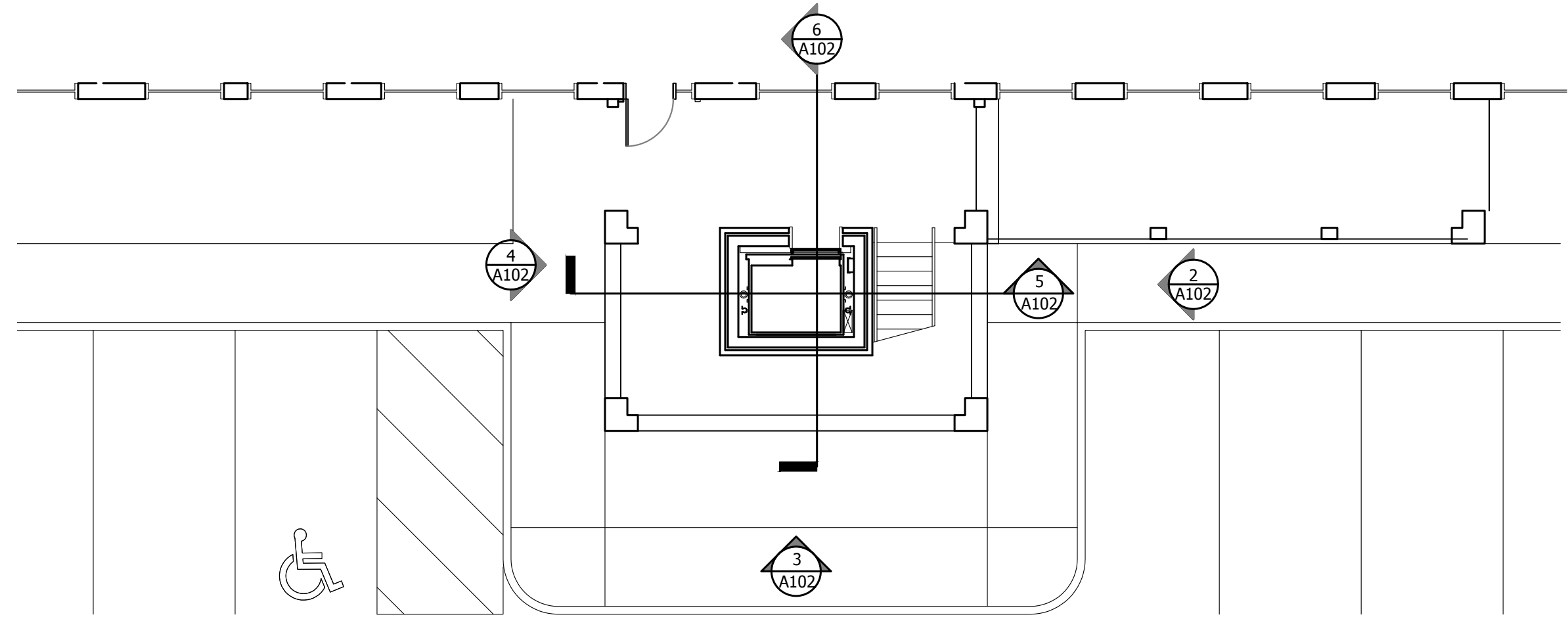
10 COVERED PARKING SECTION
SCALE: 1/8" = 1'-0"



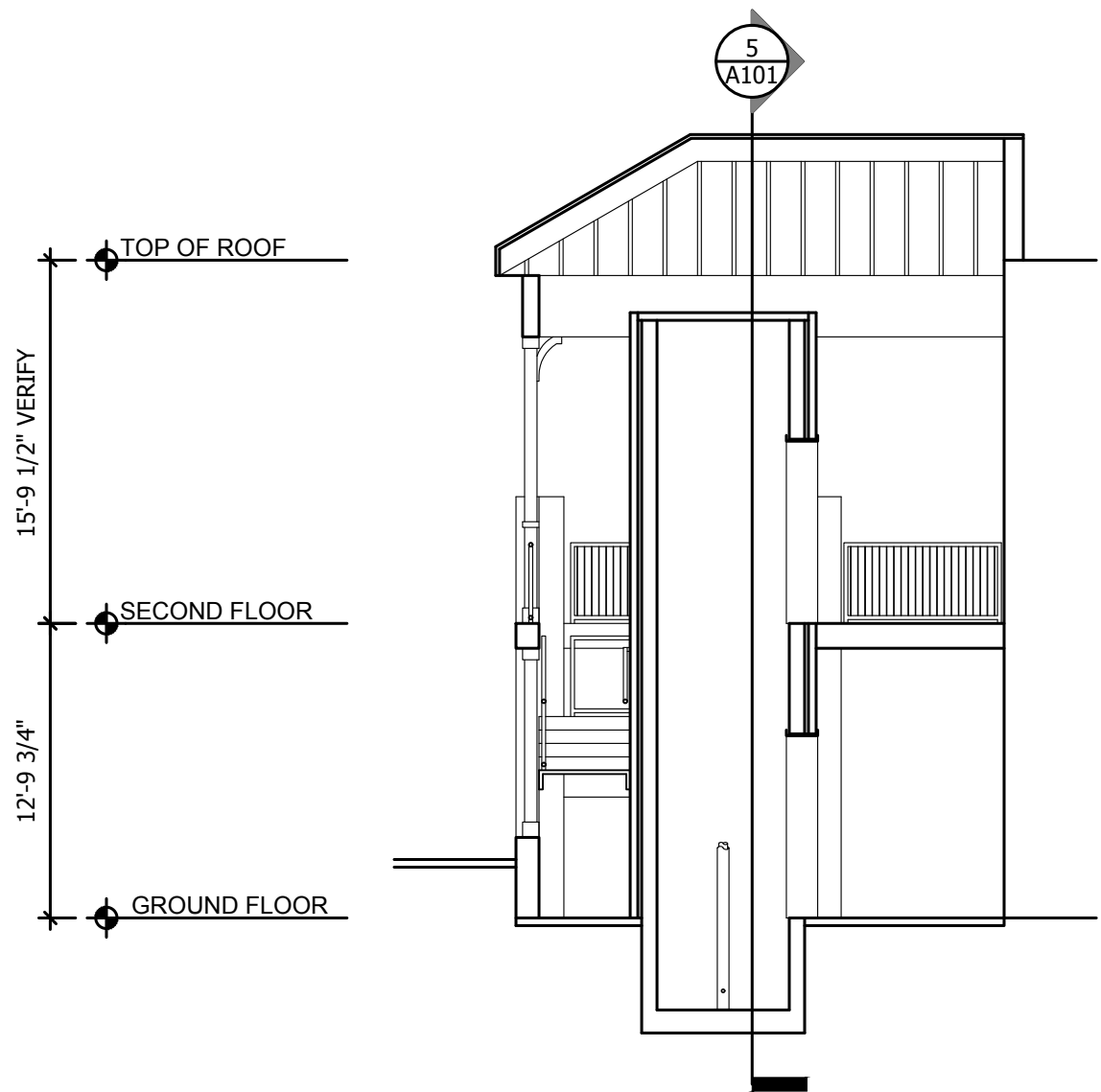
9 COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"



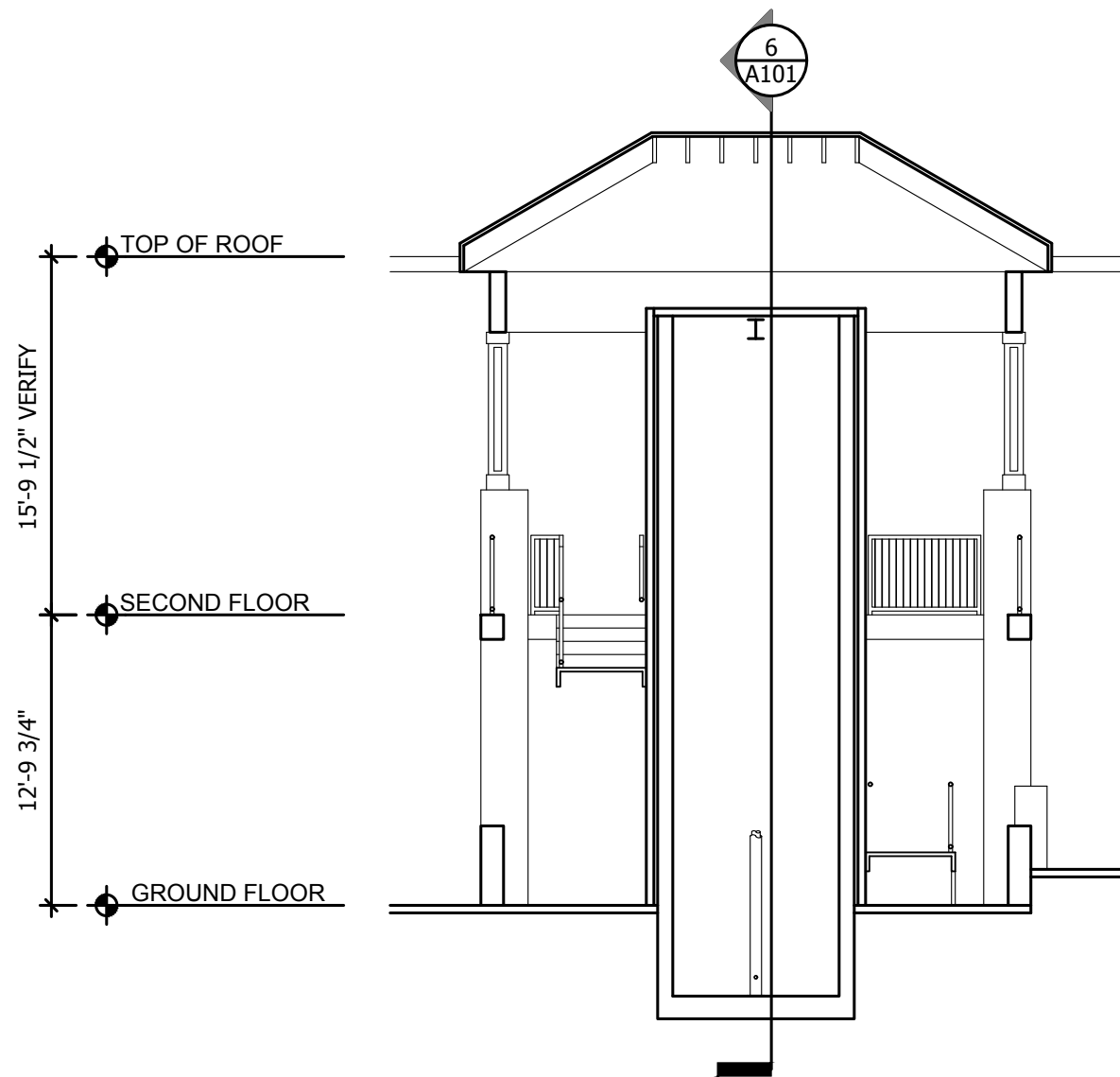
8 ENTRANCE SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



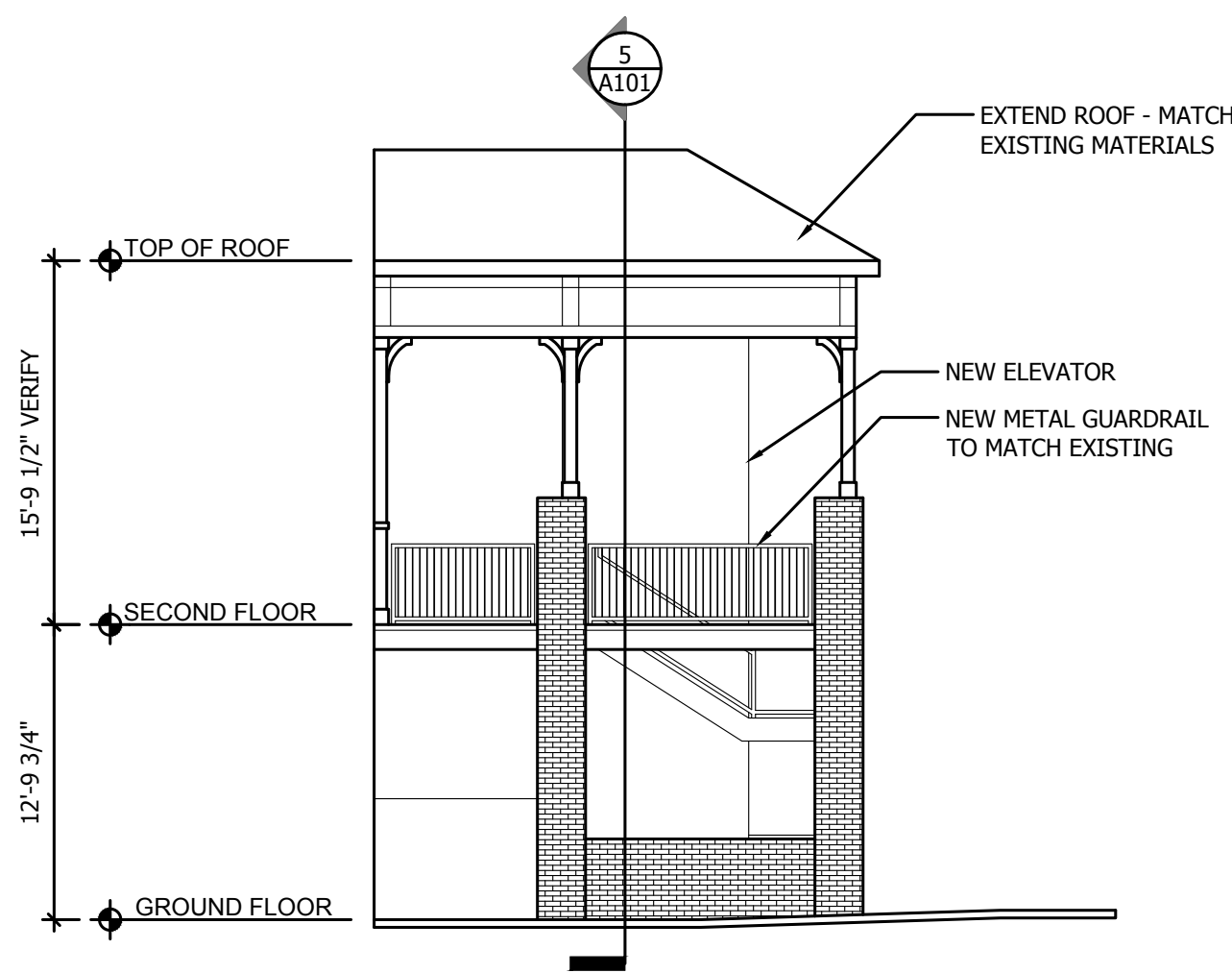
7 ENTRANCE GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



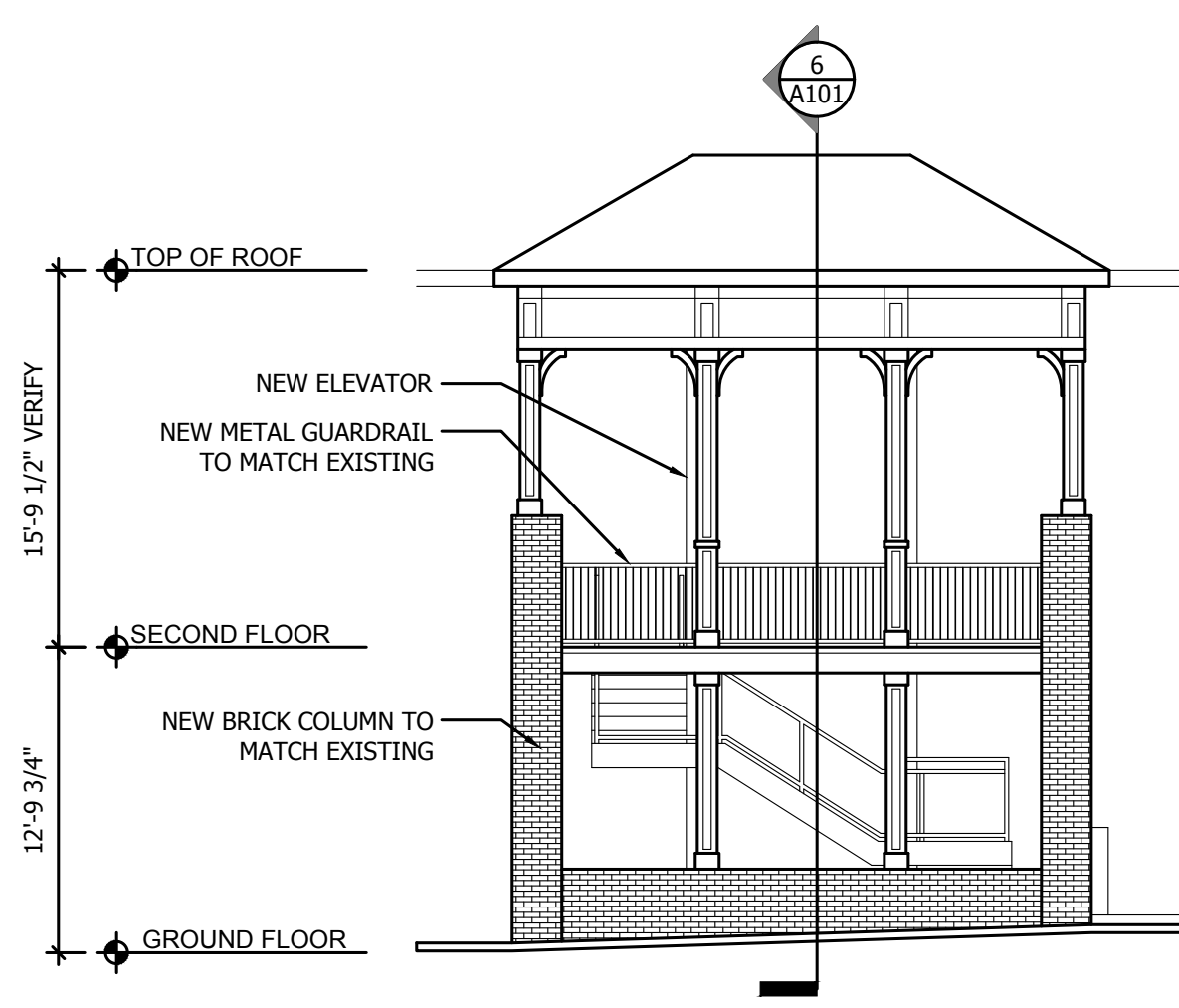
6 ENTRANCE SECTION
SCALE: 1/8" = 1'-0"



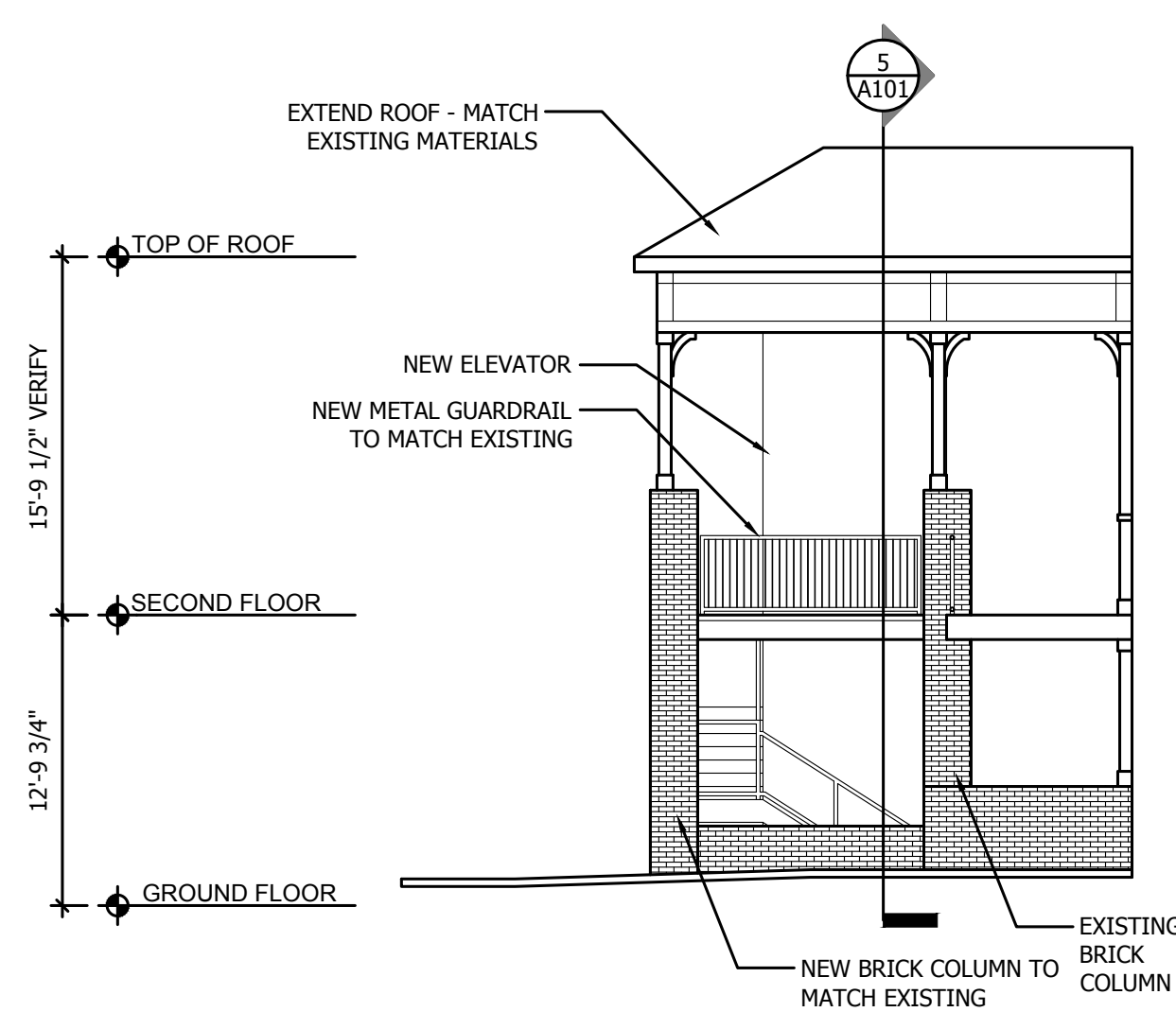
5 ENTRANCE SECTION
SCALE: 1/8" = 1'-0"



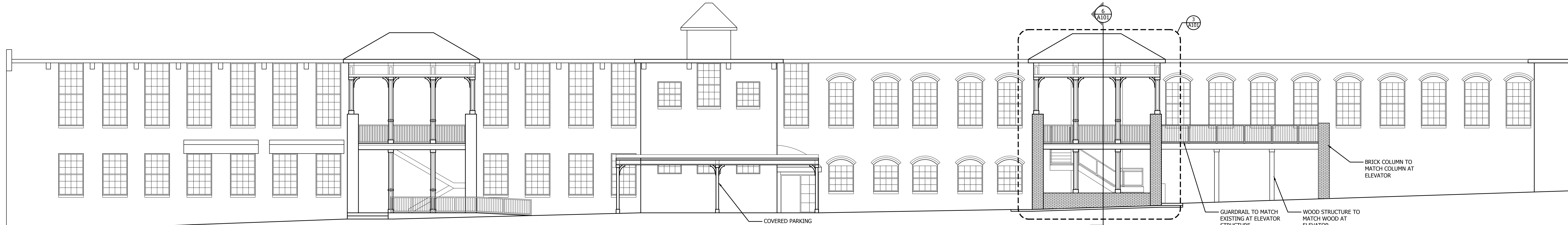
4 WEST ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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PLANS, ELEVATIONS &
SECTIONS

A102