**TOWN OF DAVIDSON**
**DESIGN REVIEW BOARD**
**7:00PM: Board Room in Town Hall at 216 S Main St, Davidson, NC**

**May 16, 2018**

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**I. CALL TO ORDER**

**II. SILENT ROLL CALL**

**III. CHANGES TO THE AGENDA**

**IV. REVIEW/APPROVAL OF THE MINUTES**

(a) Minutes 2018April18

**V. CONSENT ITEMS**

(a) Davidson College - Roof Replacement - WITHDRAWN

**VI. OLD BUSINESS**

(a) WestBranch Amenities: Clubhouse and Mail Kiosk

**VII. NEW BUSINESS**

(a) 107 North Main

(b) Pickled Peach - Signs

(c) The Pines FYI

**VIII. OTHER ITEMS**

**IX. ADJOURN**

**Agenda Title:** Minutes 2018April18

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Minutes 2018April18 | 5/9/2018 | Exhibit |

# Meeting Minutes
# Design Review Board
## Town of Davidson, NC
## April 18, 2018

A meeting of the Town of Davidson ***Design Review Board*** was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

**Call to Order:** 7:00 p.m.

**Silent Roll Call and Determination of Quorum:**

Members Present signified by☒:

| | | |
|---|---|---|
| ☒ Bob Lauer, Chair | ☒ Bruce Barteldt | ☒ Brian Bumann |
| ☒ John Burgess | ☒ Tom Goodwin | ☒ Lorraine Degree |
| ☐ Mike Kessler | ☒ Bob Sipp | ☒ EB Dyer |

Town Staff Present: Chad Hall (Senior Planner)

**Changes to the Agenda:** Add discussion of Ice House steps to Other Items.

**Review/Approval of the Minutes**
A motion was made (BS) to approve meeting minutes of March 21, 2018 as written. It was seconded (BBumann) and the motion was approved unanimously.

**Consent Item:** No items.

**Old Business:**

1. **Davidson College Watson Life Science Building**
   Located at 225 Concord Road
   College Campus, Local Historic District
   Proposed replacement of slate roof
   Represented by Ronnie Shirley (Davidson College)

   As a continued project, Chad Hall updated the HPC on the replacement of a slate roof. David Holthouser also provided comments and history of the slate issue. David also provide cost estimates on various approaches from "surgical repair" to alternative materials and replacing in full.

   The HPC still felt there are options yet to be explored, such as synthetic slate. The board was generally in agreement that synthetic slate would meet the purpose of preserving the existing character without a wholesale change in materials.

   After discussion, a motion was made (EBD) to continue the slate roof replacement request to allow time for the applicant to investigate synthetic slate or similar options. It was seconded (LD) and the motion for continuance was approved.

**New Business:**

1. **WestBranch Amenity Buildings**
   Located west of Davidson-Concord Road and north of Robert Walker Drive
   Neighborhood General Planning Area
   Proposed Amenity Buildings
   Represented by Brian Jenest (CJS), and supporting design team(s)

   Chad Hall introduced the project, noting there are two requests:
   - Poolhouse Building
   - Mail Kiosk in Park

   Pool house Building
   Pool house building is to be located at Robert Walker Drive and Caite Ridge Lane. Building is symmetrical with a main body and two wings. Colors are Iron Grey for board-and-batten siding with Cobbelstone trim (cupola as well). Posts/brackets and shutters of a walnut-stained cedar. Brick is to match existing brick used on columns for fencing along Davidson-Concord Road. Roofing is asphalt shingle in Weathered Wood color.

   Access from the front is through a black gate, into a covered pool area. Restrooms can be found on each side of the entrance and there are also two secondary wings. One wing is for pump/mechanical and the other is for mail kiosks, accessed from the fronting streets.

   Brain Jenest and the design team presented additional slides. They were also available to discuss any issues/concerns. The following is a brief list of topics deliberated by the DRB:
   - Post/brackets have issues: Size, number, location (need beam); consider hierarchy of column widths, beam, etc. for building.
   - Shutters should appear functional (sized appropriately to window and with hinges/shutterdogs.
   - Mail Kiosk area should have cementitious board on interior; applicant mentioned turning corner with b-n-b and create case openings into mail area.
   - Brackets not illustrated properly/consistently in drawings.
   - Show gutters and downspouts; will help inform bracket decisions.

   Mail Kiosk
   Mail Kiosk is located in the southern part of the neighborhood park bound by Hudson Place, Claires Creek Lane and Sawyer Glen Lane.

   Kiosk building is 16x16 feet with black metal hip roof. Structure is open to the park, with lattice on the other three sides.

   Column pedestals are to be same brick used on site with posts and brackets matching the pool house. Color for lattice was presented as either black or white.

   Mail Kiosk in Park discussion items:
   - Lattice will need support; break up +/- 10x10 wall of lattice with horizontal band, following soldier course.
   - Similar bracket issues. Also consider relative relationship of this structure to pool house parent structure and sizing of members.

After discussion, a motion was made (BBarteldt) to continue the request for the two amenity buildings to allow time for the applicant to thoroughly advance the design(s). It was seconded (TG) and approved.

**Other Items:** Davidson Ice House added brick to their steps, in an attempt to be in keeping with the original approval. Quality does not match existing, as intended. Board asked staff to listen to recordings and confirm if "match existing" was exact language used and to photograph the existing and the new, to be presented at next meeting.

Bob Lauer also announced that, due to a move to Charlotte, his last meeting will likely be in June.

**Adjourn:** A motion was made to adjourn (BL), seconded (TG), and approved unanimously. The meeting was adjourned at 8:53 pm.

**Approval of Minutes:**

Date: _____ By: _____

**Please note: This is a summary of the meeting and not to be considered a complete transcript.**

**Agenda Title:** Davidson College - Roof Replacement - WITHDRAWN

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Davidson College - Withdrawn Application | 5/9/2018 | Exhibit |

# Town of Davidson, NC
# Design Review Board: Staff Analysis
# Project Manager: Chad Hall
# May 16, 2018

| | |
|---|---|
| **Project:** | Davidson College – Watson Life Science Building: Replace roof |
| **Location:** | 225 Concord Road |
| **Applicant:** | Davidson College |
| **Designer:** | n/a |
| **Planning Area:** | College Campus (Local Historic District) |

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The applicant has withdrawn the application for roof replacement (5/9/18).

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T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180516_DRB Agenda\Dav College continued\20180516_Dav Coll Bldg_Roof replacement-Staff Analysis.doc

**Agenda Title:** WestBranch Amenities: Clubhouse and Mail Kiosk

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Staff Analysis | 5/9/2018 | Presentation |
| 🗋 | Clubhouse | 5/9/2018 | Exhibit |
| 🗋 | Mail Kiosk | 5/9/2018 | Exhibit |

# Town of Davidson, NC
# Design Review Board: Staff Analysis
# Project Manager: Chad Hall
# May 16, 2018

| | |
|---|---|
| **Project:** | WestBranch Amenity Areas |
| **Location:** | 1) Clubhouse/Amenity Building at 13450 Caite Ridge Lane; and<br>2) Mail Kiosk in Park block bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane |
| **Applicant:** | ColeJenest&Stone (Casey Werner) and Lennar (Griffin Query) |
| **Designer:** | Pace Development Group (Scott McIntyre) |
| **Planning Area:** | Neighborhood General |

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Two amenity projects are proposed at WestBranch. The first is a clubhouse and amenity area at 13450 Caite Ridge Lane. The second project is a mail kiosk within the park area bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane. Both of these were presented to the DRB at the April 18, 2018 meeting; the project was continued to advance the designs.

The descriptions below have been updated to incorporate design modifications from the original submittal.

<u>Amenity Building at 13450 Caite Ridge Lane</u>
The proposed amenity building is a single story, symmetrical structure with a brick base, board and batten siding and hipped roofs. There are two wings to the building, with one being for mail kiosks and the other for pool mechanical. The central area of the building is a covered pool pavilion and restrooms.

Changes to the Amenity Building since the April 18 DRB meeting include:

- Reducing columns from double-posts to single 10"x10" posts at corners, while deleting some posts as well;
    - Note: gutters and downspouts are not illustrated.
- Adding beam/weight to the band around the primary body of the building;
- Appropriately sized shutters, though shutterdogs do not appear to be illustrated;
- The building now wraps the right corner and leaves a smaller opening for access to the mail kiosks.

The brick base is to be oversized southport with buff mortar. The board and batten siding is to be Iron Gray; gutters and downspouts are to match. Columns brackets are to be cedar and the shutters will be a special walnut, which will closely match the shutters. Trim is to be Cobblestone; window mullions and trim are to match. The roof is described as "weathered wood" asphalt shingle. Centered on the building is a cupola with black metal roofing; color of cupola is white.

Mail Kiosk in Park

A mail kiosk is proposed within the park bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane, located on the south portion of the park. This is a square 16'x16' structure with three kiosks within it. It is open on the park side; privacy louvers screen the view of the kiosks on the other three sides. The structure has a brick column base with cedar posts; wood brackets are on each column. The structure is capped with a metal roof.

Changes to the Mail Kiosk in the Park since the April 18 DRB meeting include:

- Reduction from double columns to singular 10"x10" posts with brackets, with a reduction in brick base width;
- Adding vertical supports and horizontal privacy boards, previous proposed as lattice.

At the April 18 meeting, DRB asked for brick type and color to match the pool house building. This is shown, and the louvered screen, trim and gutters are indicated as Cobblestone.

## AMENITY BUILDING (13450 CAITE RIDGE LANE)

### DAVIDSON PLANNING ORDINANCE:

***4.3 GENERAL SITE DESIGN STANDARDS***

***Section 4.3.1 Standards***

*B. Building Location and Orientation*

3. *Significant street vistas should terminate in a focal point, such as a distinct building, architectural or natural feature.*

*E. Loading/Service Areas, Mechanical Equipment and Utilities*

2. *Mechanical equipment (except small items such as fans and vents), utility meters, storage areas, solid waste containers (including dumpsters, compactors, recycling containers, and solid waste and recycling handling areas), transformers, generators, HVAC units and similar features, or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure; OR they shall be so located as not to be visible from a primary fronting public street.*

***4.4 GENERAL BUILDING DESIGN STANDARDS***

***Section 4.4.1 Standards***

*B. Form and Massing*

3. *Buildings on a corner or axial termini should be designed with additional height or architectural embellishments to emphasize their location.*

*C. Facade Articulation*

*All building facades visible from a public street or park/open space shall have:*

1. *A recognizable base, distinguished from the body of the building by features such as, but not limited to:*
   a. *Thicker walls, ledges or sills;*
   b. *Visually heavier materials (such as brick, stone, tile or other masonry) than those used on the body of the building; and/or*
   c. *Lighter or darker colored materials, mullions, panels or planters.*
2. *A recognizable top, occupying the highest portion of the building and distinguished from the body of the building by features such as, but not limited to:*

a. *A dimensional cornice capping the top of a building wall;*
b. *Different materials or differently colored materials;*
c. *A roof overhang with brackets; and/or*
d. *Stepped parapets.*

*E. Materials*

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*
3. *All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.*
4. *Building materials and colors shall be:*
   a. *Complementary to the materials already being used in the neighborhood, or*
   b. *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.*

*F. Architectural Details*

1. *Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
2. *Architectural treatments which create the appearance of false entrances facing the street are prohibited. Faux windows and doors are prohibited. Visible false fronts are prohibited.*
4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
6. *The main entry to a building should be emphasized at the street level. Appropriate methods include, but are not limited to:*
   *a. Recessing the door within a larger cased opening.*
   *b. Flanking the door with columns, decorative fixtures or other details.*
   *c. An awning or canopy, providing a sheltered transition to the interior.*

## *4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS*

### *Section 4.5.1 Institutional Buildings*

*Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval.*

A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

**MAIL KIOSK IN PARK**

***4.4 GENERAL BUILDING DESIGN STANDARDS***

***Section 4.4.1 Standards***

*E. Materials*

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*

***4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS***

***Section 4.5.1 Institutional Buildings***

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*A. The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

***Section 6.3.2 Development Prohibitions***

*The following shall be prohibited from all types of development: E. Individual mailboxes.*

***Section 7.4.1 Standards for all Parks***

*F. Minimum Amenities*

3. *Bicycle parking, appropriate to the use, as determined by the planning ordinance, is required. (See Section 8.6 for bicycle parking standards).*

**BOTH STRUCTURES (Courtesy Information – Not for DRB review)**

***8.6 BICYCLE PARKING STANDARDS***

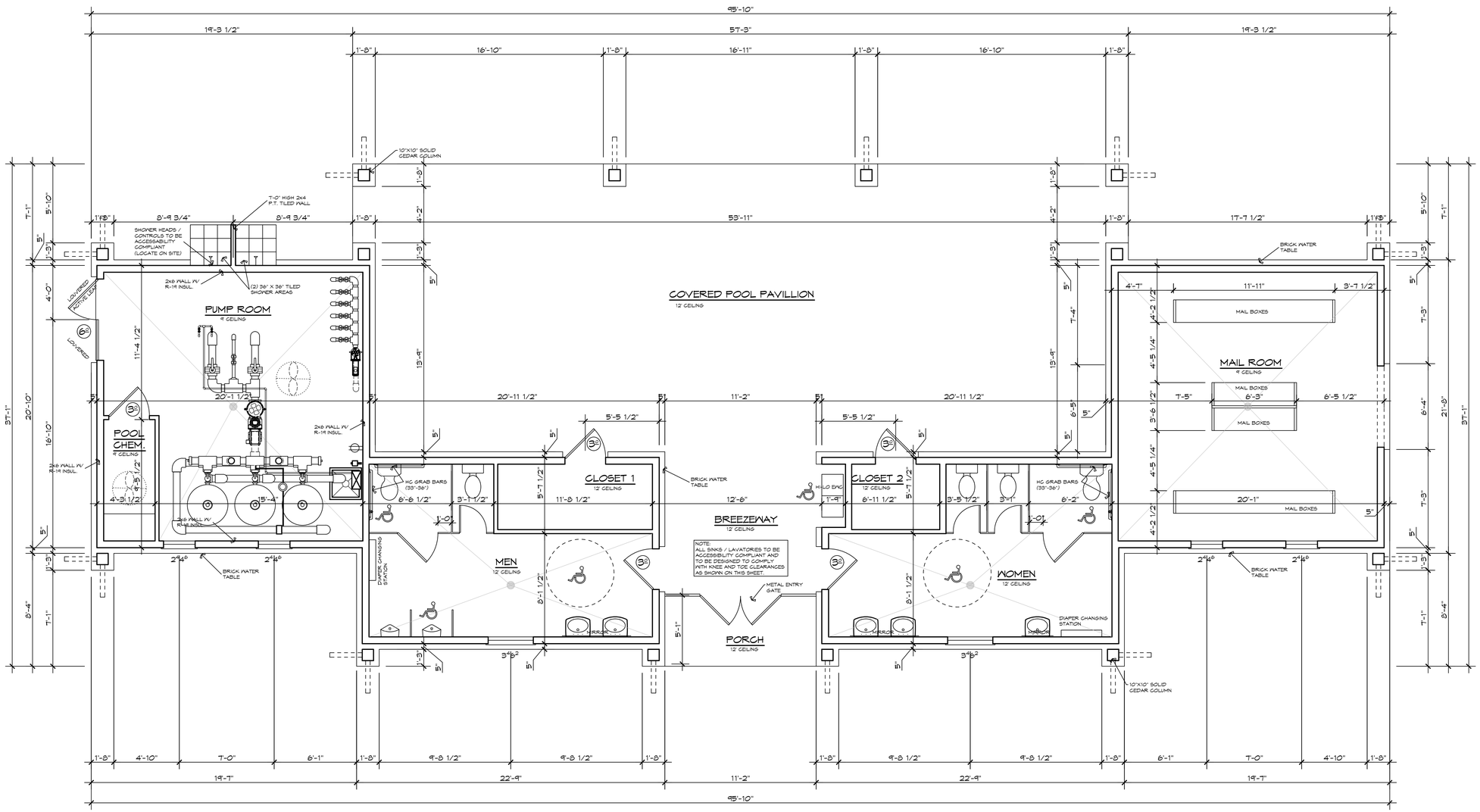
***8.6.1 General Design Principles***

*All non-residential and multi-family residential buildings shall include an area for parking bicycles. Bicycle parking standards are based on the number of users for each building type and the expected time needed to park the bike. All bicycle parking requirements (short- and long-term) should be demonstrated on site plans or final plats for the development.*

*The minimum number of bicycle parking spaces per any multi-family or non-residential use, when required is two or one rack. A single "inverted U" bicycle parking rack will count as two bicycle parking spaces. The maximum required short-term bicycle spaces shall be 20, or 10 racks for any single development. See Section 8.3 for numbers of spaces per type of use.*

***8.6.2 Short-term Bicycle Parking***

*A short term bicycle parking space is defined as a rack to which the frame and at least one wheel can be secured using varying types of bike locks (U-lock, wire cable, etc.). This type of parking is appropriate for short-term parking such as shopping areas, libraries, other places where the typical parking duration is less than two hours.*




# FLOOR PLAN

SCALE: 1/4" = 1'-0"

| INTERIOR FINISH SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| ROOM | FLOOR & FINISH | | WALL & FINISH | | CEILING & FINISH | | REMARKS |
| POOL EQUIPMENT | CONCRETE | SEALED | GYPSUM | PAINT | GYPSUM | PAINT | EPOXY PAINT |
| CHEMICAL STORAGE | CONCRETE | SEALED | GYPSUM | PAINT | GYPSUM | PAINT | |
| MEN'S RESTROOM | CONCRETE | CERAMIC TILE | CERAMIC TILE 48" AFF - GYPSUM ABOVE | PAINT | GYPSUM | PAINT | EPOXY PAINT, PROVIDE MIN 6" HT. COVE TILE BASE |
| WOMEN'S RESTROOM | CONCRETE | CERAMIC TILE | CERAMIC TILE 48" AFF - GYPSUM ABOVE | PAINT | GYPSUM | PAINT | EPOXY PAINT, PROVIDE MIN 6" HT. COVE TILE BASE |
| CLOSET 1 | CONCRETE | SEALED | GYPSUM | PAINT | GYPSUM | PAINT | |
| CLOSET 2 | CONCRETE | SEALED | GYPSUM | PAINT | GYPSUM | PAINT | |
| PORCH / BREEZEWAY | CONCRETE | SEALED | SIDING | PAINT | T&G SOLID BD. | PAINT | |
| COVERED POOL PAVILLION | CONCRETE | SEALED | SIDING | PAINT | T&G SOLID BD. | PAINT | |
| MAIL ROOM | CONCRETE | SEALED | SIDING | PAINT | GYPSUM | PAINT | |

## TOILET ACCESSORIES:

1. TOILET PAPER HOLDER: BOBRICK B264, OR EQUAL.
2. GRAB BARS: BOBRICK OR EQUAL, 42", 36" & 18" LENGTHS.
3. SURFACE MOUNTED SOAP DISPENSER: BOBRICK B-5050, OR EQUAL.
4. PAPER TOWEL DISPENSER: BOBRICK B-264 CLASSIC SERIES, OR EQUAL.
5. ACCESSIBLE MIRROR: BROBRICK B-293, 18"X36".
6. INSTALL HANDICAPPED SIGN ON WALL ADJACENT LATCH SIDE OF TOILET DOOR 60" AFF. TWO SIGNS REQUIRED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GC TO INSTALL WOOD BLOCKING IN DRYWALL FOR SUPPORT OF TOILET ACCESSORIES AND GRAB BARS.
8. VERIFY ALL TOILET ACCESSORIES WITH OWNER.

| AREA SCHEDULE | |
|---|---|
| COVERED POOL PAVILLION | 1205 SQ. FT. |
| MEN | 238 SQ. FT. |
| WOMEN | 255 SQ. FT. |
| BREEZEWAY | 132 SQ. FT. |
| PORCH | 66 SQ. FT. |
| CLOSET 1 | 64 SQ. FT. |
| CLOSET 2 | 37 SQ. FT. |
| MAIL ROOM | 416 SQ. FT. |
| PUMP / CHEMICAL ROOM | 416 SQ. FT. |
| TOTAL AREA | 2828 SQ. FT. |

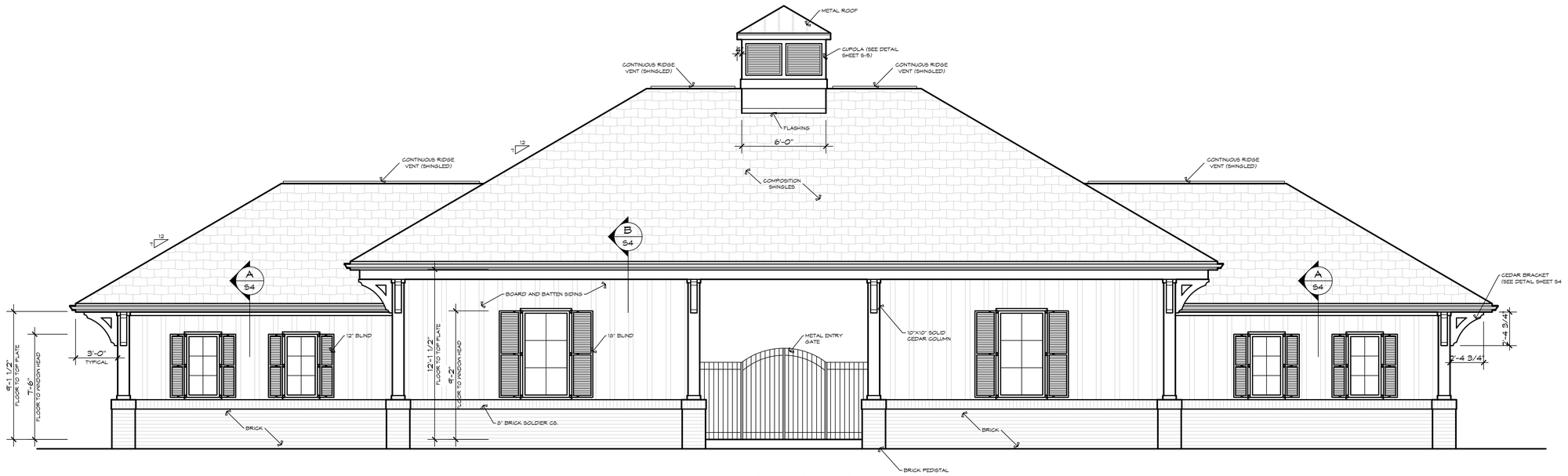
| NO. | DATE: | REVISION: | BY: |
|---|---|---|---|
| | | | |

SCOTT A. McINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5477

WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA

PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO.: PACE
DRAWN BY: DT
CHECKED BY: SAM
DATE: 1/2018
SHEET NO.: A-1



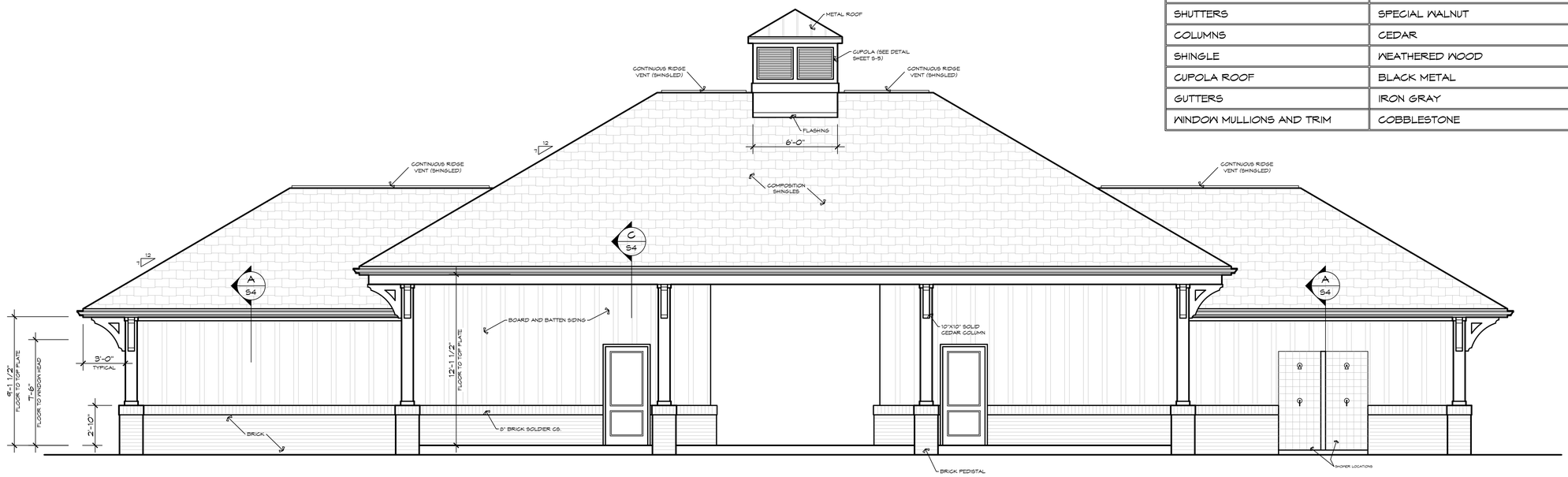

## FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ALL WINDOWS TO BE FROSTED.

NOTE:
GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF SIDING AND ARE TO BE TURNED BEHIND COLUMNS OR HIDDEN.

| COLOR SCHEDULE | |
|---|---|
| MATERIAL | COLOR |
| BRICK | SOUTHPORT OVERSIZED, BUFF MORTAR |
| EXTERIOR | IRON GRAY |
| TRIM | COBBLESTONE |
| SHUTTERS | SPECIAL WALNUT |
| COLUMNS | CEDAR |
| SHINGLE | WEATHERED WOOD |
| CUPOLA ROOF | BLACK METAL |
| GUTTERS | IRON GRAY |
| WINDOW MULLIONS AND TRIM | COBBLESTONE |




## REAR ELEVATION

SCALE: 1/4" = 1'-0"

SCOTT A. McINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5477

| NO. | DATE: | REVISION: | BY: |
|---|---|---|---|
| | | | |

WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA

PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO.: PACE
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DATE: 1/2018
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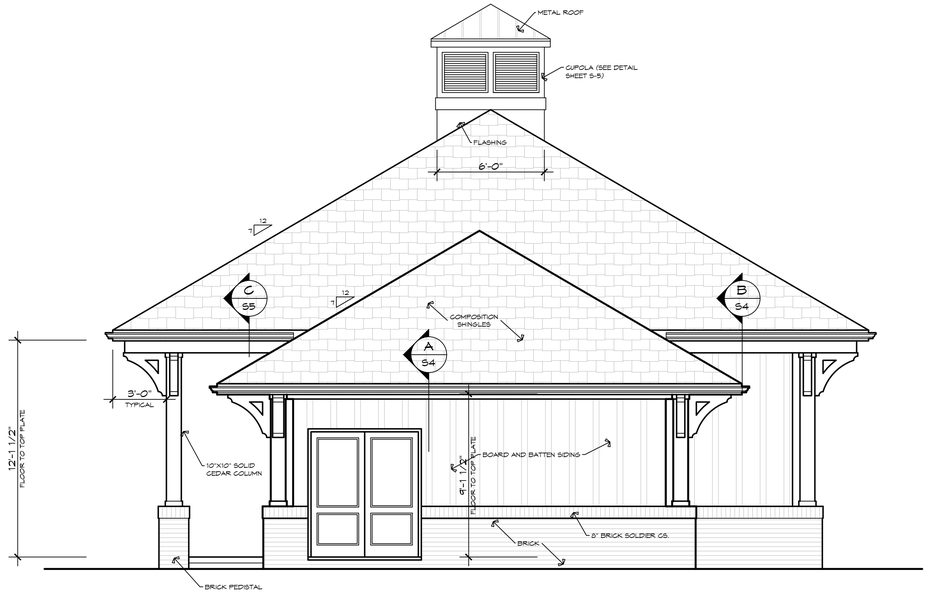


## LEFT SIDE ELEVATION

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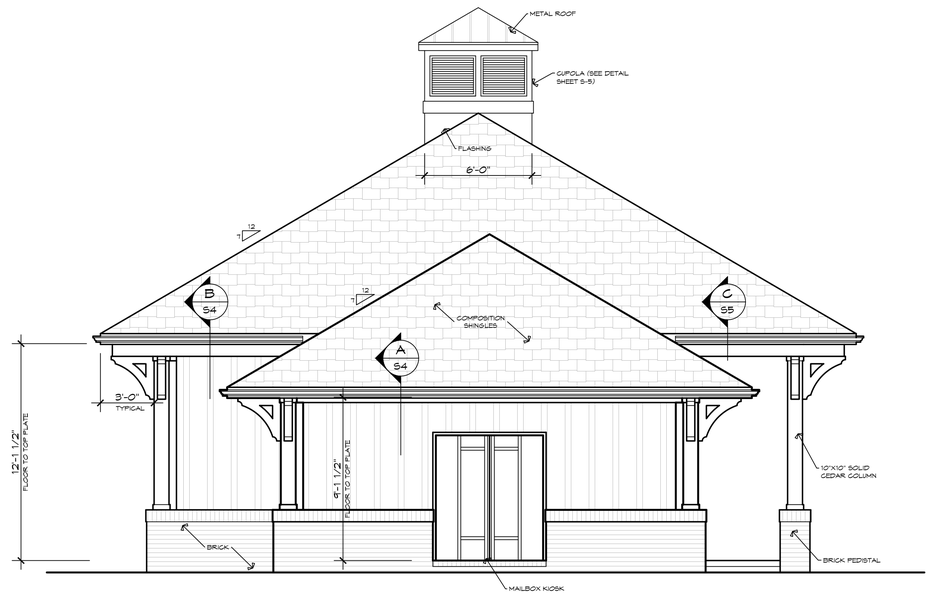


## RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SCOTT A. McINTYRE
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24 SACHA LANE
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PHONE: 828-545-5471

WESTBRANCH AMENITY CENTER
DAVIDSON NORTH CAROLINA

PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

| NO. | DATE: | REVISION: | BY: |
|---|---|---|---|
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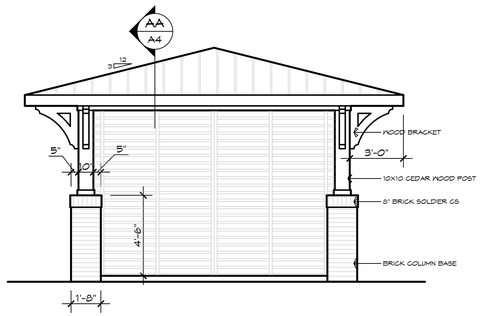
JOB NO.: PACE
DRAWN BY: DT
CHECKED BY: SAM
DATE: 1/2018
SHEET NO.: A-3




## FRONT ELEVATION
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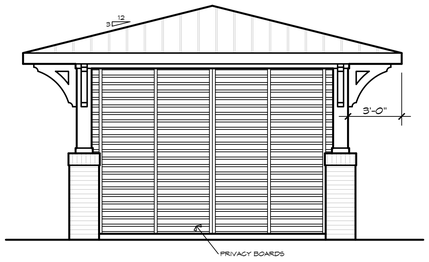


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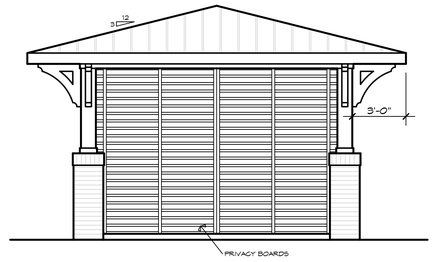


## LEFT SIDE ELEVATION
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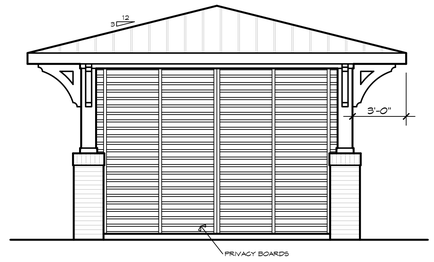


## RIGHT SIDE ELEVATION
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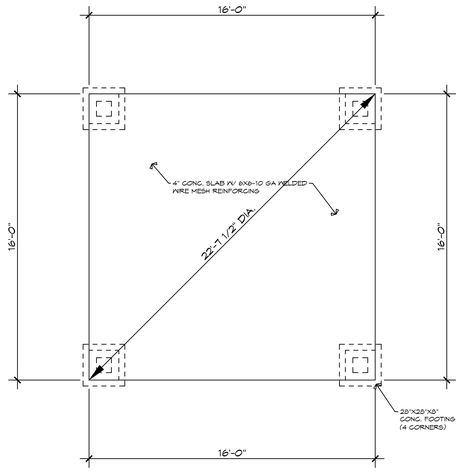
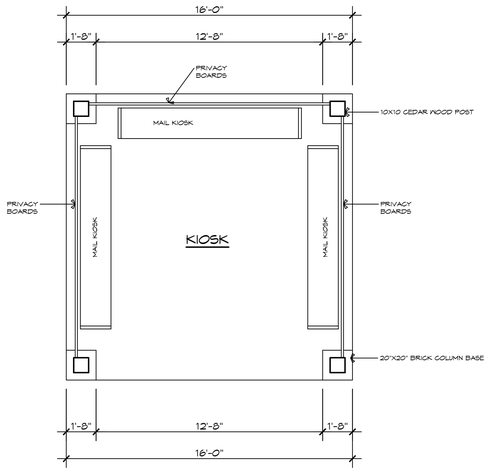
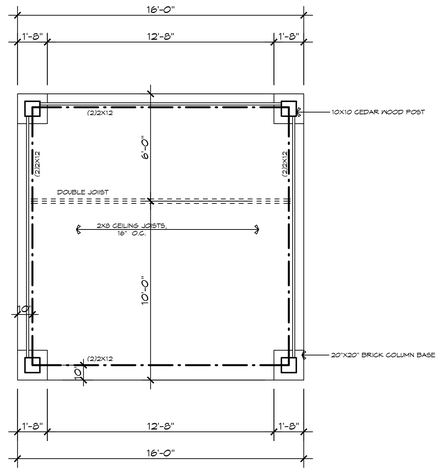


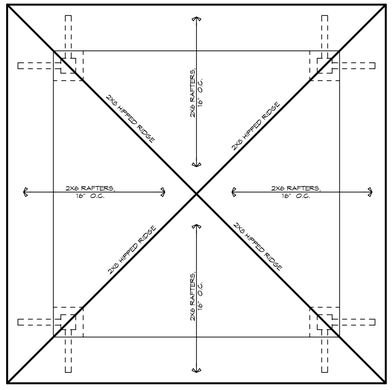

## FOUNDATION PLAN
SCALE: 1/4" = 1'-0"




## FLOOR PLAN
SCALE: 1/4" = 1'-0"




## CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"




## ROOF PLAN
SCALE: 1/4" = 1'-0"

| COLOR SCHEDULE | |
|---|---|
| MATERIAL | COLOR |
| BRICK | SOUTHPORT OVERSIZED, BUFF MORTAR |
| TRIM | COBBLESTONE |
| COLUMNS | CEDAR |
| METAL ROOF | BLACK METAL |
| GUTTERS | COBBLESTONE |
| LOUVERED SCREEN | COBBLESTONE |

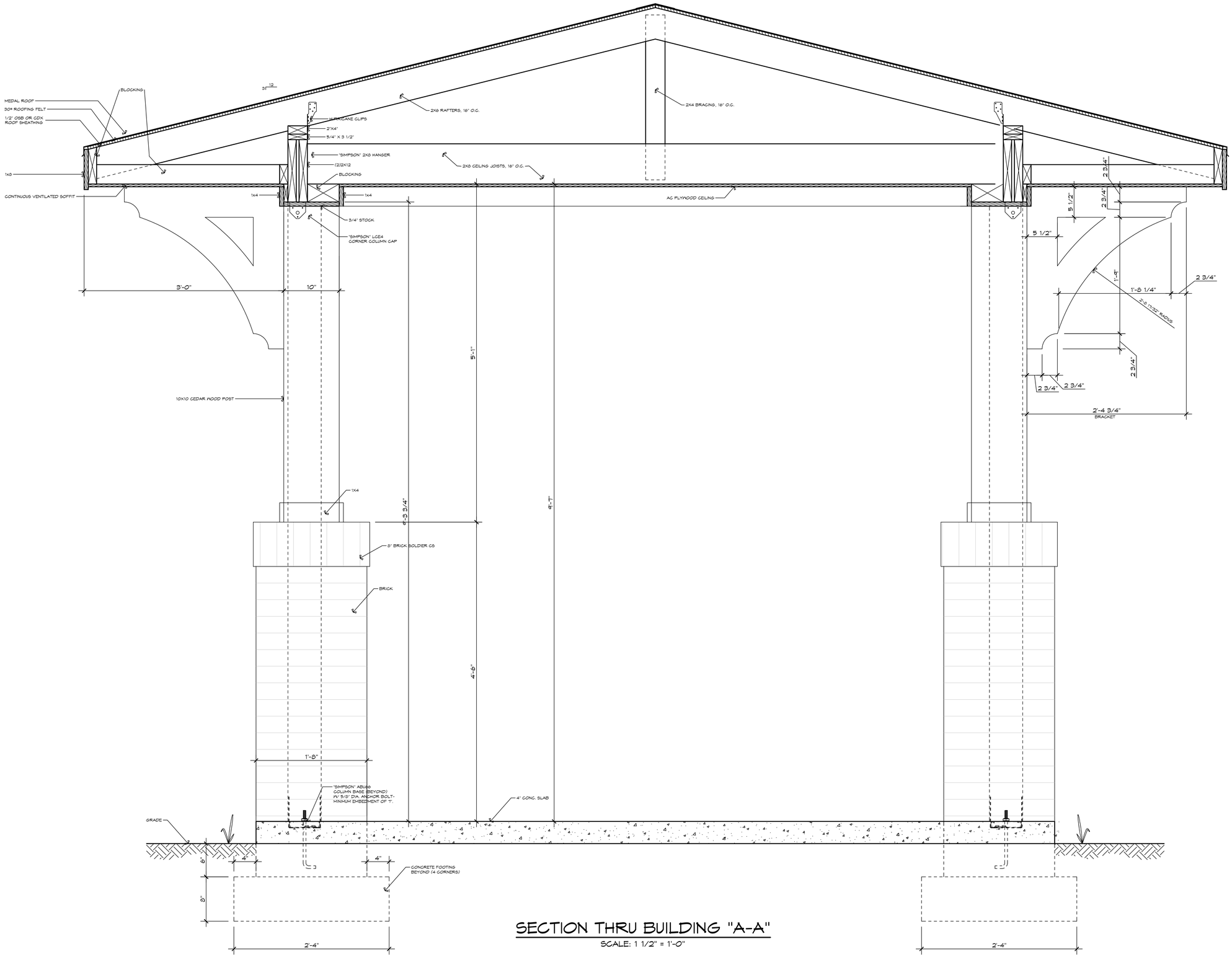
SCOTT A. McINTYRE
ARCHITECT
24 SACHA LANE
TRAVELERS REST, SC 29690
PHONE: 828-545-5477

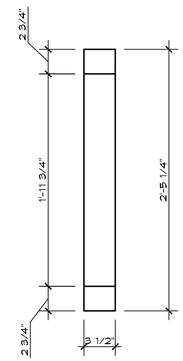
NO. | DATE: | REVISION: | BY:

WESTBRANCH MAIL KIOSK
DAVIDSON NORTH CAROLINA

PACE DEVELOPMENT GROUP, INC.
CHARLOTTE NORTH CAROLINA

JOB NO.: PACE
DRAWN BY: DT
CHECKED BY: SAM
DATE: 1/2018
SHEET NO.: A3




BRACKET SIDE

## SECTION THRU BUILDING "A-A"

SCALE: 1 1/2" = 1'-0"

DT

SAM

11/2017

A4

**Agenda Title:** 107 North Main

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Application | 5/9/2018 | Exhibit |
| 🗋 | Staff Analysis | 5/9/2018 | Presentation |
| 🗋 | Existing Conditions and Patio material | 5/9/2018 | Exhibit |
| 🗋 | Proposed Sign | 5/9/2018 | Exhibit |

# Design Review

The Town of Davidson
College Town. Lake Town. Your Town.

107 N. Main Fence and Arbor Removal
(Name of Project)

## Application Requirements

| Date Received | |
|---|---|
| _____ | ☐ Application Fee per Town of Davidson Fee Schedule |
| _____ | ☐ Contact Information |
| _____ | ☐ General Statement of Intent<br>*(Use, building type, approx. square footage, height, design features)* |
| _____ | ☐ Statement of Compliance with Section 2 |
| _____ | ☐ Master Plan or Conditional Planning Area<br>*(Including all documents, plans, maps, and conditions of approval)* |
| _____ | ☐ Environmental Inventory in accordance with Section 14.15.1<br>*(Including adjacent properties and buildings)* |
| _____ | ☐ General Description<br>*(Including a description and color photographs to existing / adjacent site)* |
| _____ | ☐ Site Schematic Design in accordance with Section 14.15.7 |
| _____ | ☐ Building Schematic Design in accordance with Section 14.15.3<br>*(Including rendered elevations of each façade per 14.15.3 C)* |
| _____ | ☐ Landscape Schematic Design in accordance with Section 14.15.5 |
| _____ | ☐ Building Perspective |
| _____ | ☐ Building Materials/Colors<br>*(Roofing, siding, doors, windows, etc.)* |

*As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.*

DR _____ 4-13-2018

Applicant's Signature — Date

# Design Review

107 N. Main Fence andd Arbor Removal

(Name of Project)

## Contact Information

### Applicant's Information

Name: 107 N. Main, LLC - Robbie and Sandy Carnegie

E-Mail: pdcarnegie@gmail.com

Mailing Address: PO Box 363, Davidson, NC 28036

Business Phone: 704-892-3620 Mobile Phone: 704-507-7791

### Property Owner's Information

*(If Different from Applicant)*

Name: Same as above

E-Mail:

Mailing Address:

Business Phone: Mobile Phone:

### Architect's Information

Name of Firm: N/A

Architect's Name:

E-Mail:

Mailing Address:

Business Phone: Mobile Phone:

# Design Review

107 N. Main Fence and Arbor Removal

(Name of Project)

## Project Description

**Application Date:** April 13, 2018

**Project Location:** 107 N. Main St., Davidson, NC 28036

**Tax Parcel(s):** 003-257-03

**Planning Area:** Village Center

**Overlay District:** Historic

**Master or Cond.Plan**
*(Attach Conditions of Approval)*

**Gen. Statement of Intent:** To remove the plastic white fence and the wooden arbor, both constructed owner in the mid-1980's

**Project Details:**

- Project Type: [X] Individual Bldg. [ ] Master Plan [ ] Conditional Planning Area [ ] Sign
- Building Type: [X] Detached House [ ] Townhouse [ ] Attached House (Tri- or Quadplex) [ ] Institutional [ ] Live/Work [ ] Multi-family (Apts., Condos, Flats) [ ] Workplace [ ] Storefront [ ] Accessory Structure
- Use(s): Offices
- Height & Stories: 2 story, approximately 25'-30' high
- Square Footage: 3300 sq ft
- Building Materials: House is brick and wood

**Architectural Features:** The plastic fence and the arbor provide no historic or relevant architectural features

**Existing Site Conditions:**
*See 14.12.2.D*

Fence and arbor are in dirt ground in front of house

# Design Review

The Town of Davidson
College Town. Lake Town. Your Town.

_____

(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.

_____ [X] **Planning Ordinance** N/A
http://www.townofdavidson.org/1006/Planning-Ordinance
(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)

_____ [X] **Section 2 Planning Areas** N/A

_____ [ ] 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

_____ [X] **Section 4 Design Standards** N/A

_____ [ ] 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)

_____ [X] **Section 8 Parking & Driveways** N/A

_____ [X] **Section 9 Tree Preservation, Landscaping & Screening** N/A

_____ [X] **Section 10 Lighting** N/A

_____ [X] **Section 22 Local Historic District Guidelines** See Attached.

Statement of Compliance – Section 22

The removal of the plastic fence and the wooden arbor were not and are not part of the historical nature of the Deal House. The fence and arbor were added by the previous owner in the mid-1980's. Once the fence and the arbor are removed, the Deal House will have the site appearance it had when built.

# Design Review

107 N. Main Fence and Arbor Removal

(Name of Project)

## Development Process

| Date Completed | Outline of Steps & Checklist |
|---|---|
| _____ | ☐ 1. Initial Meeting |
| _____ | ☐ 2. Application and Fee |
| _____ | ☐ 3. Design Review Board Preliminary Review (Informational) |
| _____ | ☐ 4. Planning Director Site Schematic Design Review |
| _____ | ☐ 5. Design Review Board Approval |
| _____ | ☐ 6. Building Construction Documents |
| _____ | ☐ 7. Site and Landscape Construction Documents |
| _____ | ☐ 8. Architect's Letter of Verification (Construction Documents) |
| _____ | ☐ 9. Building Permit Approval |
| _____ | ☐ 10. CD Submittal with PDF of All Approved Documents<br>*Required within 45 Days of Approval* |
| _____ | ☐ 11. Architect's Letter of Verification (Construction/As-Built) |
| _____ | ☐ 12. Certificate of Occupancy |

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*

# Town of Davidson, NC
# Design Review Board: Staff Analysis
# Project Manager: Chad Hall
# May 16, 2018

| | |
|---|---|
| **Project:** | Pergola and Fence Removal |
| **Location:** | 107 North Main Street |
| **Applicant:** | Sandy Carnegie |
| **Designer:** | n/a |
| **Planning Area:** | Village Center (Local Historic District) |

---

The applicant proposes to remove the wooden white fence and pergola from the frontage at 107 North Main Street. The fence and pergola were constructed in the mid-1980's, according to the application.

If the pergola is removed, existing signage which hangs from the rafters will need to be relocated. As proposed, a freestanding sign is proposed to the left (facing the building) of the access walkway; the sign is proposed to list the multiple businesses. The current freestanding sign is proposed with a sign area of 7.5 square feet.

With the removal of the fence, the applicant wishes to add flagstone to the area between the sidewalk of Main Street and the building to create patios on each side of the entrance walkway. This area will be used for seating with chairs and tables. There is a low "curb line" which holds back an approximate six inch rise of dirt/turf; it is assumed that this flagstone patio area will be raised and the curb will remain.

Of note, a request to remove two crepe myrtle trees, one on each side of the entrance walkway, in the front area between the house and existing fence was approved by the HPC in October 2017.

**HISTORIC DISTRICT DESIGN GUIDELINES:**

***Plantings and Site Features (pages 48-49)***

1. *Retain and preserve plantings and site features that contribute to the overall historic character of a district property or the district as a whole.*
2. *Retain and preserve the historic plantings and site features that relate district buildings to the settings—including site topography, retaining walls, mature trees, street tree canopies, hedges, foundation plantings, pedestrian alleys, and walkways.*

***Signs (pages 54-55)***

2. *Retain and preserve signs that contribute to the overall historic character of a building.*
5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new*

*signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*

7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

***Fences and Walls (pages 56-57)***

1. *Retain and preserve fences and walls that contribute to the overall historic character of district properties.*

## DAVIDSON PLANNING ORDINANCE:

***Section 4.2.1 – Historic District Regulations***

*All changes or improvements made to structures and sites within the Local Historic District must comply with the Historic District Regulations as described in Section 22.*

---

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180516_DRB Agenda\107 N Main\20180516_107 N Main-Trellis Removal_Staff_Analysis.doc

Sweet Shop
Suite 115

Fieldstone for patio (example)

| | |
|---|---|
| Date | 04/26/2018_R1 |
| Designer | MP |
| Salesperson | GD |
| Sign Style: | Directory |
| Additional: | |
| Material | TBD |
| Trim | N/A |
| Face | N/A |
| Mounting | N/A |
| Colors | No PMS |
| ☐ PMS ☐ PMS ☐ PMS ☐ PMS | |

**Job Description**

No further information

**Installation method**

Employee Install

**Approval**

Artisan signs&graphics
Creatively promoting your brand

18335 Old Statesville Rd.
Cornelius, NC 28031
704-655-9100
www.artisansignsandgraphics.com

**Customer** Prosser Carnegie | **Filename** /Retail/Prosser Carnegie/DIR_DealDirectory_DF | **Revision** 1

The drawing and all designs herein are the sole property of Artisan Graphics and may not be reproduced, transferred, published or used in any way without prior written consent.

**Agenda Title:** Pickled Peach - Signs

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Staff Analysis | 5/9/2018 | Presentation |
| 🗋 | Projecting Sign - Main | 5/9/2018 | Exhibit |
| 🗋 | Projecting Sign - Door | 5/9/2018 | Exhibit |
| 🗋 | Door Sign 1 | 5/9/2018 | Exhibit |
| 🗋 | Door Sign 2 | 5/9/2018 | Exhibit |
| 🗋 | Sidewalk Sign | 5/9/2018 | Exhibit |
| 🗋 | Sign Inspirations | 5/9/2018 | Exhibit |

# Town of Davidson, NC
# Design Review Board: Staff Analysis
# Project Manager: Chad Hall
# May 16, 2018

| | |
|---|---|
| **Project:** | Pickled Peach – Signs |
| **Location:** | 202 South Main Street, Suite E |
| **Applicant:** | Town of Davidson |
| **Designer:** | n/a |
| **Planning Area:** | Village Center (Local Historic District) |

---

The Pickled Peach is changing to a new logo; as such, there is a request to replace exiting signage on the property. The change will include replacing two existing projecting signs and changing the logo on doors, as well as adding a sidewalk sign.

There are two projecting signs; one is located along the Main Street frontage and the other along the pedestrian way on the north side of the building (Summit parking lot side). The signs are to be made of wood with raised lettering for the logo and printed lettering for the tagline.

- The sign proposed on Main Street illustrates an arrow, pointing toward the main door for the Pickled Peach. It is not clear if this will be one sign board or two, with the arrow board being connected to the primary sign board with hardware. The overall sign size is 29”x29” (5.8 square feet).
- The sign near the main door measures 36”x36” (9 square feet).

Two doors are located along the pedestrian way. The door signs are proposed to be translucent white vinyl and each new logo will be 17”x11” (1.29 square feet); one will include “The Market” as well, under the logo.

A sidewalk sandwich board sign is also proposed. This will be a darker wood, to closely match the wood of the projecting signs and will be sealed so that the surface can be written upon with a chalkboard marker. Sign measures 24”x36” (6 square feet).

## HISTORIC DISTRICT GUIDELINES:

***Signs (pages 54-55)***

2. *Retain and preserve signs that contribute to the overall historic character of a building.*
5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to*

*introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

## DAVIDSON PLANNING ORDINANCE:

***Section 4.2.1 – Historic District Regulations***

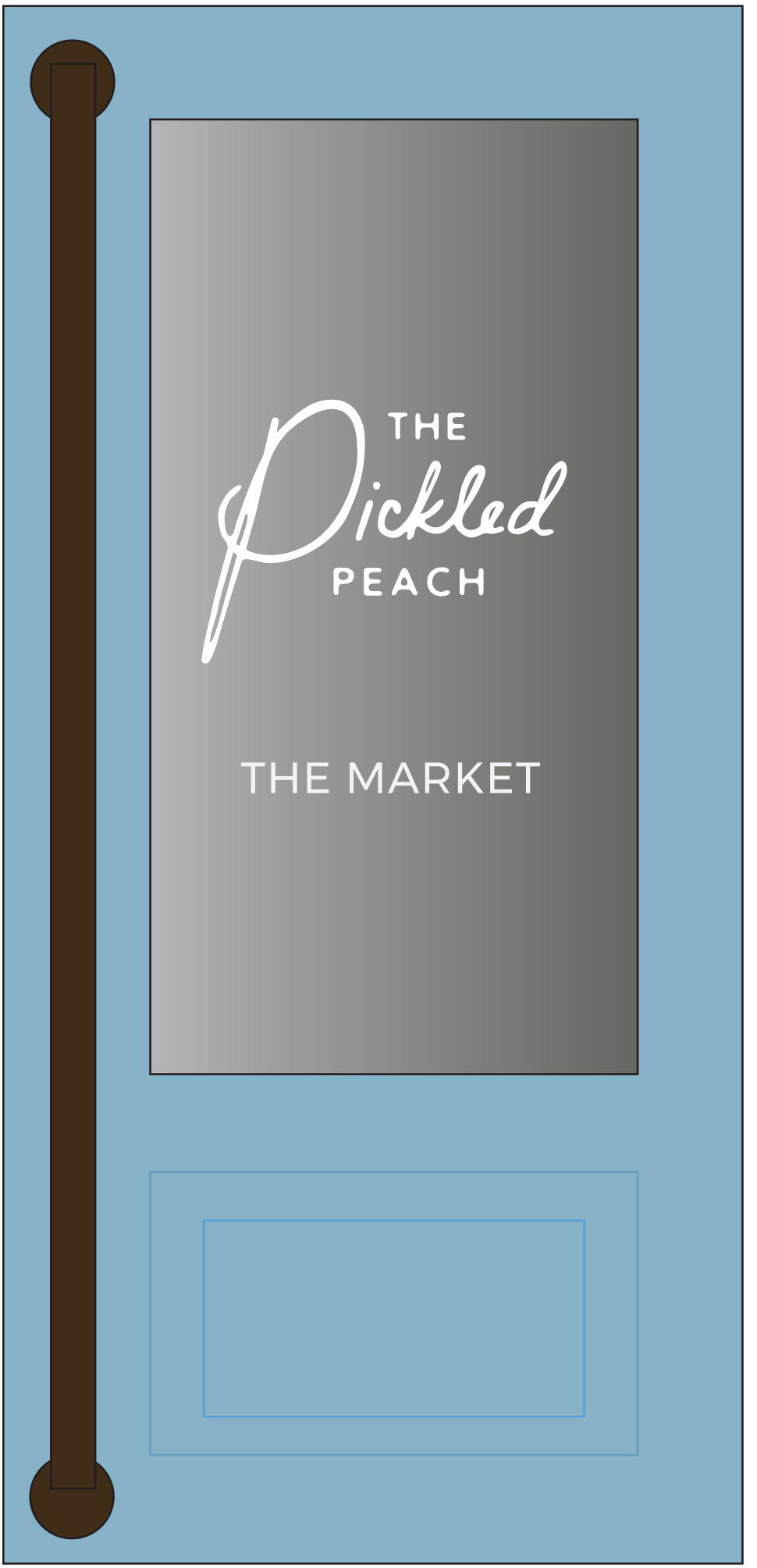
*All changes or improvements made to structures and sites within the Local Historic District must comply with the Historic District Regulations as described in Section 22.*

---

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180516_DRB Agenda\Pickled Peach signs\20180516_Pickled Peach Signs_Staff Analysis.doc

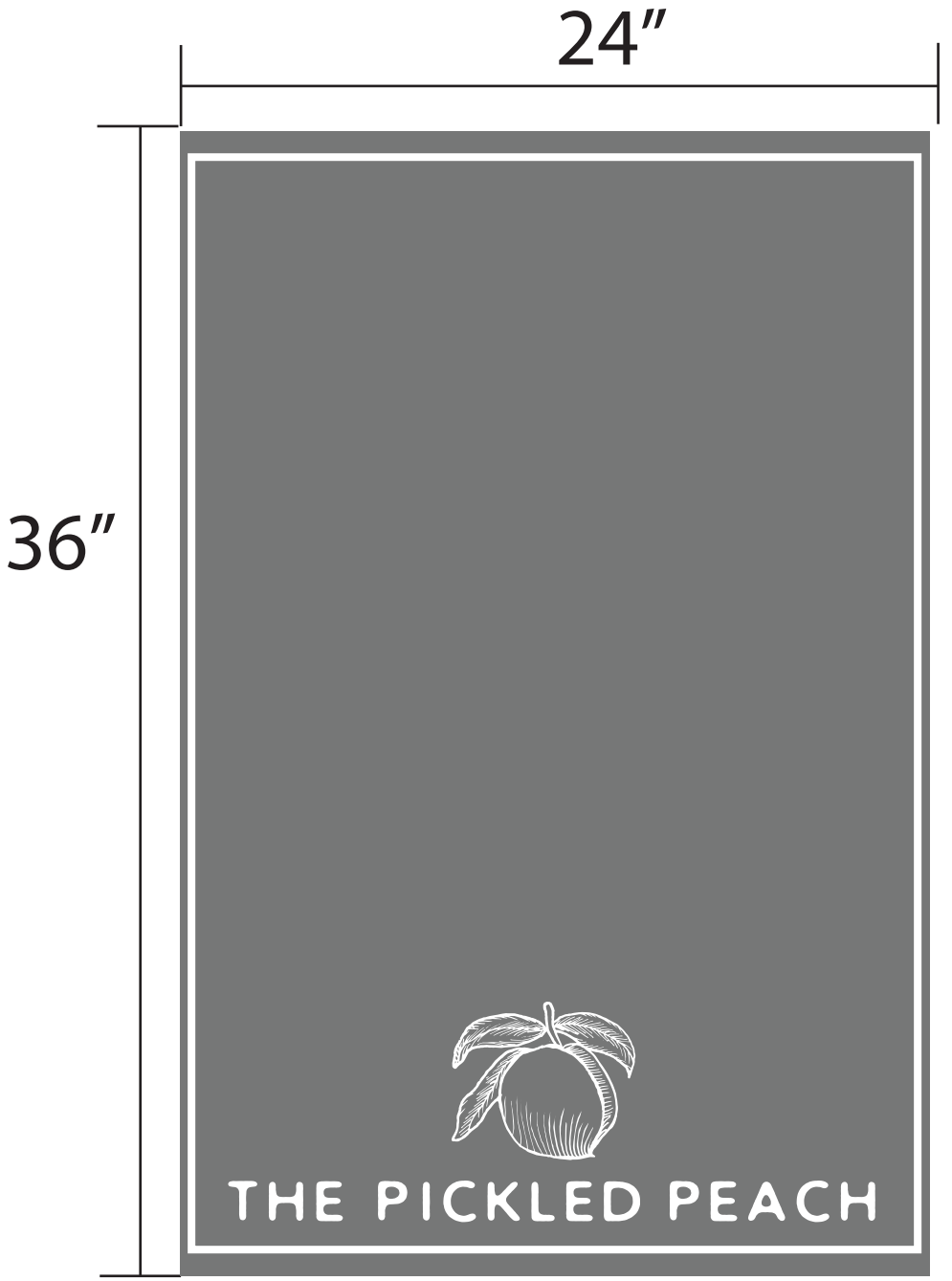
# MAIN STREET PROJECTING SIGN

# FRONT DOOR PROJECTING SIGN


THE
Pickled
PEACH
THE MARKET

THE
Pickled
PEACH

# SIDEWALK SIGN



Pickled Peach - Inspiration for Signage

arthur
&nance
Coffee Caravan
www.arthurandnance.com.au

WILL&CO
SOLD HERE

**Agenda Title:** The Pines FYI

**Summary:**

**ATTACHMENTS:**

| | Description | Upload Date | Type |
|---|---|---|---|
| 🗋 | Staff Analysis | 5/9/2018 | Presentation |
| 🗋 | Application | 5/9/2018 | Exhibit |
| 🗋 | Statement of Compliance | 5/9/2018 | Exhibit |
| 🗋 | Perspectives | 5/9/2018 | Exhibit |
| 🗋 | Health Expansion A5.1 | 5/9/2018 | Exhibit |
| 🗋 | Community Center Additions A5.2 | 5/9/2018 | Exhibit |
| 🗋 | Villas at Poplar Hill | 5/9/2018 | Exhibit |

# Town of Davidson, NC
# Design Review Board: Staff Analysis
# Project Manager: Chad Hall
# May 16, 2018

**Project:** The Pines - Expansion Projects (FYI)

1) Villas at Polar Hill; and
2) Changes to existing buildings:
    a. Health Center Expansion
    b. Community Center Additions
        i. Multipurpose addition
        ii. Fitness Center with rooftop patio
        iii. Other small additions, including a small addition to the front and a small addition on the northeast side of the main building

**Location:** 400 Avinger Lane

**Applicant:** David Rainey c/o The Pines

**Designer:** The RBA Group (Dave Malushizky)

**Planning Area:** Special Use

---

***Staff does not typically prepare a staff analysis for an FYI; this is the beginning of such an analysis, thinking that DRB would benefit from some additional detail about the project.***

Two primary projects are proposed at The Pines. The first is a pair of residential buildings referred to as The Villas at Poplar Hill. The second is a series of additions/expansions, with the largest being a Health Care Expansion. Also, at the Community Center, there are two additions with one being for a fitness center and the other as multipurpose space.

Villas at Poplar Hill 20180418 (see Villa at Poplar Hill - site and exterior Package)
There are two Villa Apartments proposed at 4-story, as measured from the front, and follow the base-middle-cap design approach. These buildings are symmetrical with a hipped roof. To add variety to the facades and to provide a preferred feature, outdoor living spaces are incorporated throughout the design.

Colors are indicated per the illustrative elevations and perspectives. Materials are not listed, but are assumed to be brick veneer and cementitious lap siding to match other buildings on the campus. No lighting is shown as part of this request.

Health Care Expansion (see Sheet A5.1)
The skilled nursing wing is a 2-story expansion occurs to the west of the current health care facility, connected via a short encloses corridor (flat roof). This new wing is to be constructed with brick, cementitious lap siding and architectural shingles. The design is somewhat symmetrical, as seen front the primary front. A porte-cochere is also included on the east side of the existing health care facility.

Materials are indicated as brick veneer Colors are not listed.

Multipurpose at Community Center (see Sheet A5.2)
The multipurpose room is a 2-story volume (but one story internally) locate on the back of the main building. It is characterized with "sawtooth" lighting. This addition is composed of brick with lap siding for the light boxes. Windows are listed as prefinished aluminum.

Fitness Center at Community Center
The fitness center is single-story addition, and includes a rooftop patio on the second level, accessed from the adjacent building. The fitness center is visible in one of the perspective drawings, but elevations have not been provided.

Other additions (see Sheet A5.2)

- The second-story addition to the front can be located as the top image on Sheet 20180418_A5.2. It will include lap siding and an architectural shingle roof.
- The secondary addition near the Multipurpose addition can be seen as the far left colored portion on the bottom image of Sheet 20180418_A5.2, and is brick with a flat roof.

The Town of Davidson
College Town. Lake Town. Your Town.

# Design Review

THE PINES AT DAVIDSON
(Name of Project)

## Project Description

Application Date: APRIL 18, 2013

Project Location: 400 AVINGER LANE, DAVIDSON

Tax Parcel(s):

Planning Area: SPECIAL USE

Overlay District:

Master or Cond.Plan
*(Attach Conditions of Approval)*: YES

Gen. Statement of Intent: ADDITION OF (2) VILLA APARTMENTS (1) SKILLED NURSING ADDITION, MULT-PURPOSE ADDITION & FITNESS ADDITION PER APPROVED MASTER PLAN

Project Details:

- Project Type: ☒ Individual Bldg(s) ☒ 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): SKILLED NURSING / INDEPENDANT SENIOR HOUSING
- Height & Stories: (2) -30' / (4) 55'
- Square Footage:
- Building Materials: BRICK / SIDING

Architectural Features:

Existing Site Conditions:
*See 14.12.2.D*: EXISTING CAMPUS

# Design Review

THE PINES AT DAVIDSON
(Name of Project)

## Contact Information

### Applicant's Information

Name: DAVE MALUSHIZKY

E-Mail: DAVEM@THERBAGROUP.COM

Mailing Address: 122 W BLANK ST. SUITE B
CHARLOTTE NC, 28203

Business Phone: 980 256 7660 Mobile Phone: 704 975 5960

### Property Owner's Information

*(If Different from Applicant)*

Name: DAVID RAINEY C/O THE PINES

E-Mail: DRAINEY@THEPINES@DAVIDSON.ORG

Mailing Address: 400 AVENGER LANE
DAVIDSON NC 28036

Business Phone: 877 432 9951 Mobile Phone: _____

### Architect's Information

Name of Firm: SAME AS APPLICANT

Architect's Name: _____

E-Mail: _____

Mailing Address: _____

_____

Business Phone: _____ Mobile Phone: _____

The Town of Davidson
College Town. Lake Town. *Your Town.*

# Design Review

THE PINES AT DAVIDSON
(Name of Project)

## Development Process

| Date Completed | Outline of Steps & Checklist |
|---|---|
| 2.12.13 | ☒ 1. Initial Meeting |
| 4.12.13 | ☒ 2. Application and Fee |
| 4.18.13 | ☒ 3. Design Review Board Preliminary Review (Informational) |
| 2.13 | ☒ 4. Planning Director Site Schematic Design Review |
| _____ | ☐ 5. Design Review Board Approval |
| _____ | ☐ 6. Building Construction Documents |
| _____ | ☐ 7. Site and Landscape Construction Documents |
| _____ | ☐ 8. Architect's Letter of Verification (Construction Documents) |
| _____ | ☐ 9. Building Permit Approval |
| _____ | ☐ 10. CD Submittal with PDF of All Approved Documents<br>*Required within 45 Days of Approval* |
| _____ | ☐ 11. Architect's Letter of Verification (Construction/As-Built) |
| _____ | ☐ 12. Certificate of Occupancy |

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*

The Town of Davidson
College Town. Lake Town. *Your Town.*

# Design Review

THE PINES AT DAVIDSON
(Name of Project)

## Application Requirements

| Date Received | | |
|---|---|---|
| 4.18.18 | ☒ | Application Fee per Town of Davidson Fee Schedule |
| 2.12.18 | ☒ | Contact Information |
| | ☐ | General Statement of Intent<br>*(Use, building type, approx. square footage, height, design features)* |
| 4.18.18 | ☒ | Statement of Compliance with Section 2 |
| | ☒ | Master Plan or Conditional Planning Area<br>*(Including all documents, plans, maps, and conditions of approval)* |
| | ☐ | Environmental Inventory in accordance with Section 14.15.1<br>*(Including adjacent properties and buildings)* |
| | ☐ | General Description<br>*(Including a description and color photographs to existing / adjacent site)* |
| 4.18.18 | ☒ | Site Schematic Design in accordance with Section 14.15.7 |
| 4.18.18 | ☒ | Building Schematic Design in accordance with Section 14.15.3<br>*(Including rendered elevations of each façade per 14.15.3 C)* |
| | ☐ | Landscape Schematic Design in accordance with Section 14.15.5 |
| 4.18.18 | ☒ | Building Perspective |
| | ☐ | Building Materials/Colors<br>*(Roofing, siding, doors, windows, etc.)* |

*As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.*

Applicant's Signature _____ Date _____

# Design Review

THE PINES AT DAVIDSON

(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**

The following is an outline format narrative addressing the requirement for compliance with each section of the Davidson Planning Ordinance:

- Planning Ordinance:
  - The proposed building(s) will preserve Davidson's character and sense of community with the development of a contextually sensitive design through the use of appropriate materials and scale, appropriate street facing facades, entrances at the street and from on-site parking respecting the vernacular of existing buildings on the campus of the Pines at Davidson. The project will encourage alternative means of active transportation via adjacency to Pines transportation, the installation of pedestrian crosswalks to adjacent existing development. The development is located within existing walkable, campus retirement community. The project ensures that development builds up and not out, supporting economic growth without jeopardizing sense of community and will enhance Davidson's quality of life through design including incremental improvements to the internal vehicular/pedestrian circulation to a more urban village like streetscape and common areas.

- Section 2 – Planning Areas:
  - The project is consistent with every aspect of the Planning Area requirements associated with the Special Use designation of the campus and consistent with the previously approved Master Plan. All proposed buildings and additions/renovations are as included in the most recent approved Master Plan.
- Section 4 – Design Standards
  - General Site requirements: The project is in compliance with all site requirements as follows:
    - Pedestrian and vehicular Access
      - The primary entrance to each building element is as shown on the approved master plan from internal site circulation and from existing and improved on-site parking.
      - In addition, the Apartment Villa buildings front a section of the existing internal loop drive which is proposed to be converted to a median street section with trees and sidewalks consistent with Davidson Street design standards and provides an improved pedestrian/aesthetic condition.
    - Building Location and Orientation
      - The proposed buildings are consistent with the location / orientation of the approved master plan.
    - Building Height(s) are consistent with the approved master plan and existing buildings and as follows:
      - The height of the Villa Buildings are four stories (with a

basement).

- The height of the skilled nursing wing is two stories

- Fencing, as a screening mechanism, is not proposed for this project except as an option for screening mechanical equipment as required by the ordinance.
- Loading/service is not proposed for this project and mechanical equipment will be screened appropriately.
- Public Spaces
  - The location and configuration of the (2) Villa's and the Skilled Nursing wing will provide for aesthetically pleasing and useful outdoor amenity areas for residents and their guests.

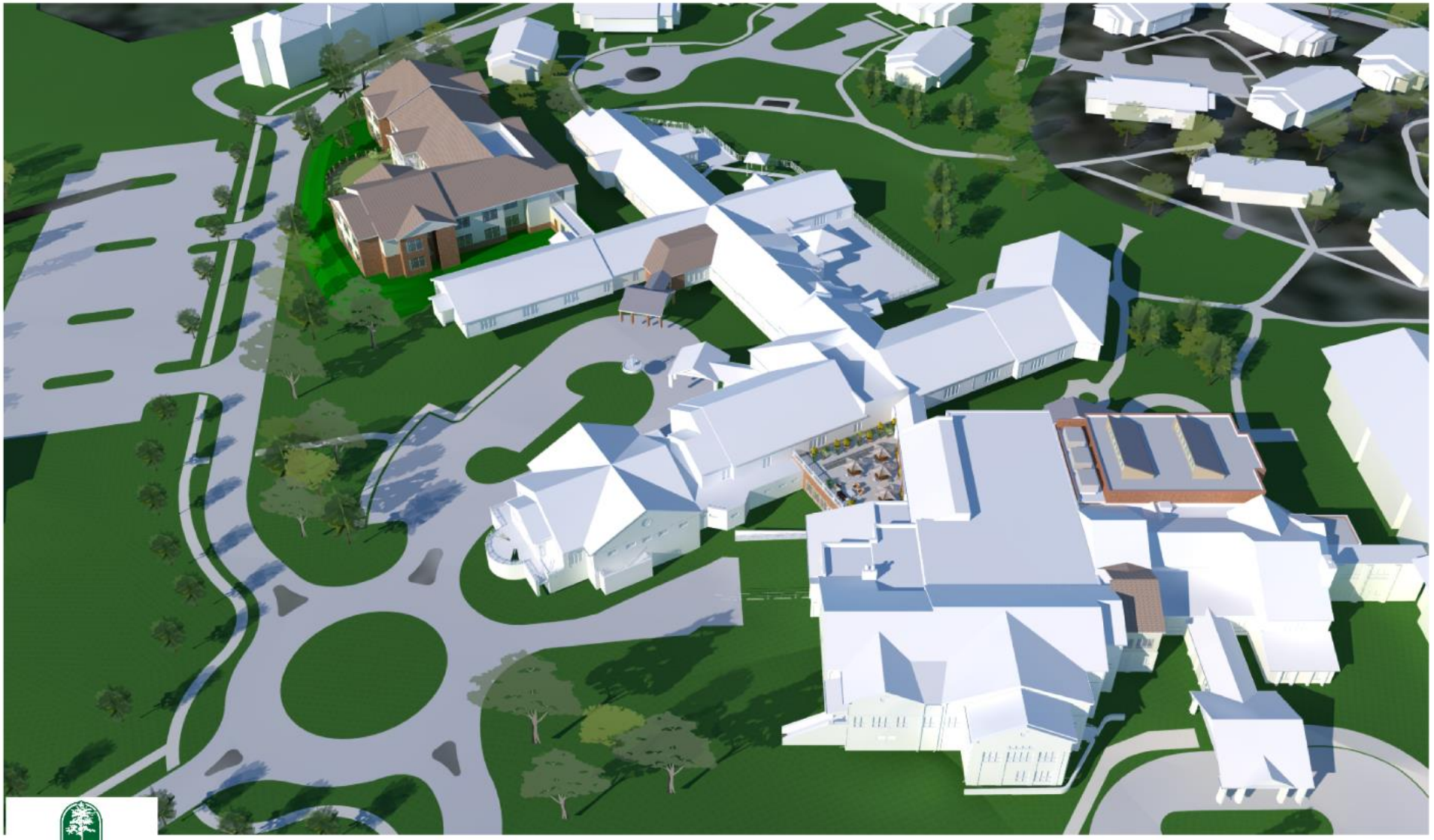
- Existing Buildings as In-fill Development
  - Existing Streetscapes and frontage of infill buildings compliment the existing campus and are in accordance with the approved master plan
  - Building form an massing take ques from existing building typology and respect/repeat the scale massing and building vernacular of existing campus development.
  - Building density is as specifically laid out in the approved master plan
- General Building Design Requirements
  - The project includes building elements as follows:
    - (2) four story Villa buildings
    - (1) two story Skilled Nursing wing
    - (1) one story addition for a fitness room with a roof top patio at the second level accessed form the adjacent main building.
    - (1) one story (two story volume) multipurpose addition at the rear of the main building
  - The massing and facade articulation is broken down with varying materials and colors consistent with the existing design aesthetic of the campus. The designs follow the urban design philosophy of "Base, Middle & Cap" referring to an accentuated base with an articulated cap, freeze or parapet.
  - Materials will be brick and lap siding to match existing campus vernacular.
- Specific Building Design Requirements
  - Multi-family building:
    - The proposed designs depart from the specific building design requirements for the floor to floor height of the main level. As with previous multifamily buildings on campus, all levels of apartment units are the same for consistency in the sale/conveyance of units.
    - Outdoor entrances are limited to the front entrance (from the street) and a rear entrance at the basement from parking. For security reasons, entrances to the ground floor units are to available from the street. However, porches or sunrooms provide

a transient for more private living spaces as outlined in the ordinance.

- Main entrances for both buildings are oriented to the improved street scape and provide an appropriately scaled entry feature including a covered porch and lounge space which engages the front porch

- Institutional Building:
  - The skilled nursing facility (wing addition) complies with scale and sophistication as the existing campus buildings.
  - Designed as a multiple building campus, the new wing fits within an appropriate orientation to other campus buildings for similar function and in compliance with the master plan.

- Section 8 Parking and Driveways
  - The proposed design is in compliance with established parking strategies as identified in the approved master plan.
- Section 9 Tree Preservation, Landscaping & Screening
  - The approved masterplan outlines areas for tree canopy preservation and the proposed designs work to respect the intent of the approved masterplan.
  - Additional tree plantings are included.
- Section 22 Local Historic District
  - Not Applicable



THE PINES
AT • DAVIDSON

**OVERALL AERIAL**

SFCS
17120.00 04.05.2018

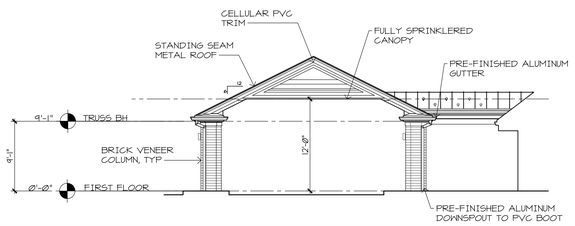
THE PINES
AT • DAVIDSON
EXTERIOR HEALTH CARE BUILDING
SFCS
17120.00
04.05.2018

## EXTERIOR ELEVATIONS - HEALTH CARE

1/8" = 1'-0" | 4

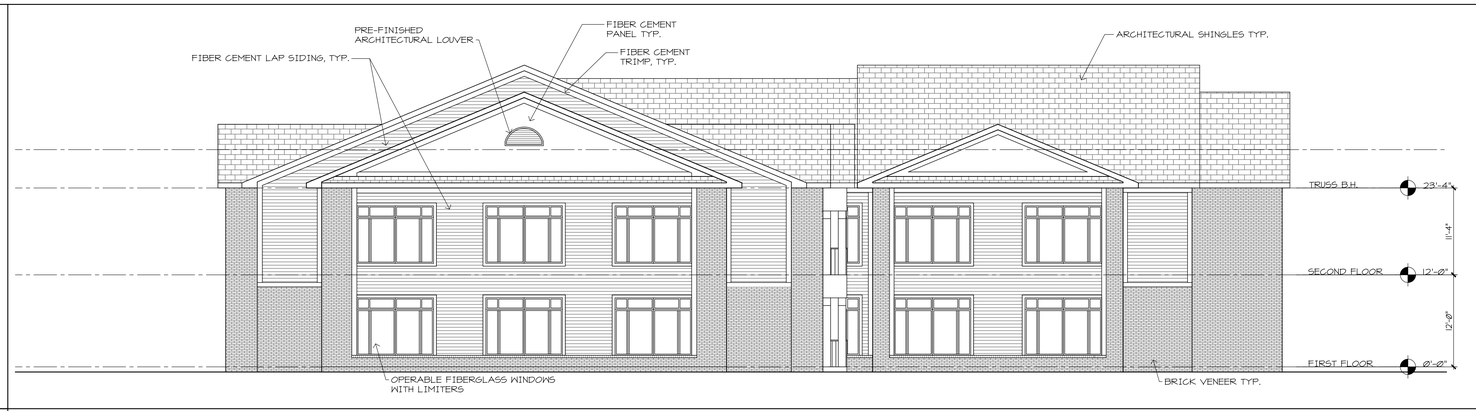
## EXTERIOR ELEVATIONS - HEALTH CARE

1/8" = 1'-0" | 3



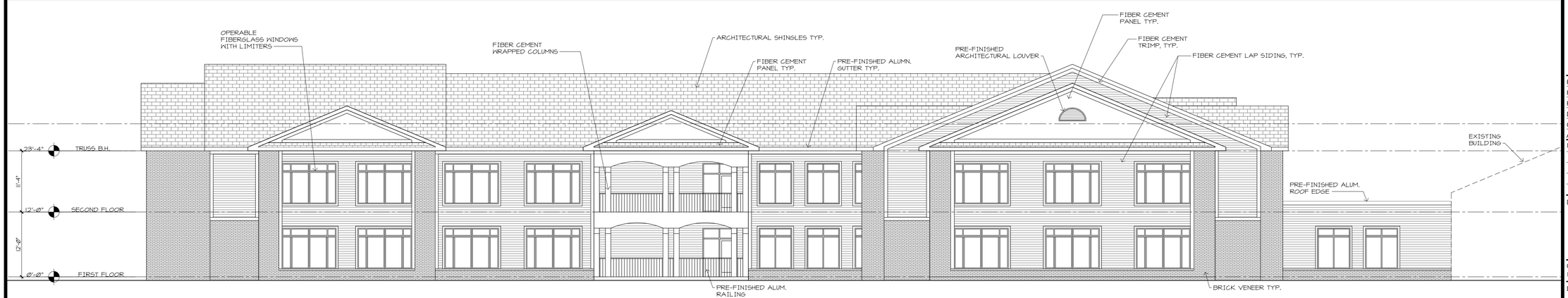

## EXTERIOR ELEVATIONS - PORTE COCHERE

1/8" = 1'-0" | 5




## EXTERIOR ELEVATIONS - HEALTH CARE

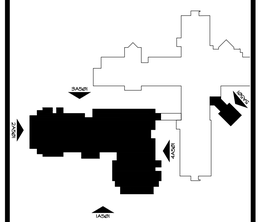
1/8" = 1'-0" | 2




## EXTERIOR ELEVATIONS - HEALTH CARE

1/8" = 1'-0" |

KEY PLAN




GENERAL NOTES

1. WINDOWS IN COMMON AREAS SHALL BE FIXED FIBERGLASS WINDOWS
2. RESIDENT ROOM WINDOWS SHALL BE 2-5' X 6' SLIDING FIBER GLASS WINDOWS WITH A FIXED TRANSOM ABOVE.
3. REFER TO ROOF PLAN FOR DOWNSPOUTS, DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM WITH CASTIRON BOOT

SCHEMATIC DESIGN SUBMITTAL

PROJECT TITLE

THE PINES AT • DAVIDSON

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

| | |
|---|---|
| PROJECT DESIGNER | : |
| PROJECT ARCHITECT | : |
| PROJECT ENGINEER | : |
| DRAWN BY | : |
| CHECKED BY | : |
| APPROVED BY | : |

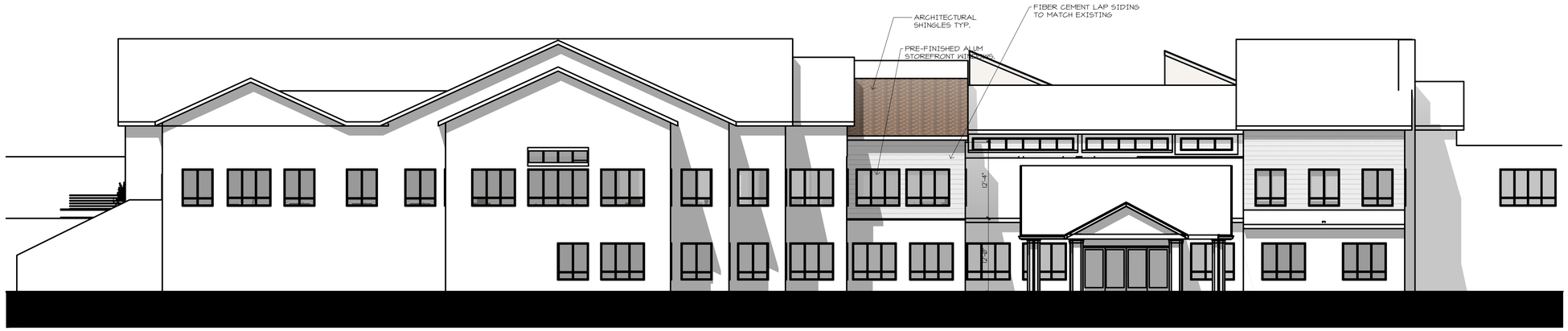
| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| | | |

DRAWING TITLE

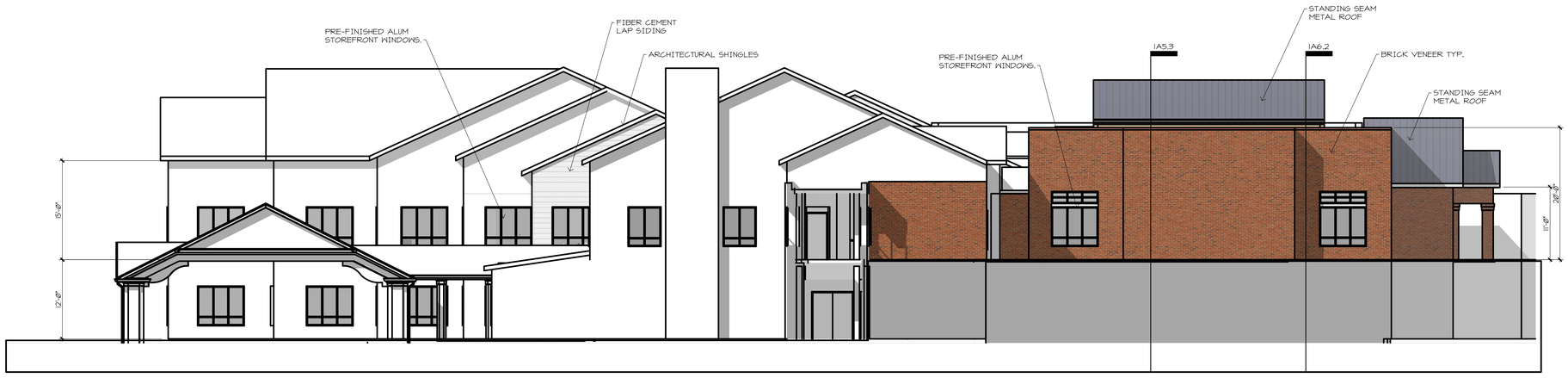
EXTERIOR ELEVATIONS -HEALTH CARE

| | |
|---|---|
| COMM. NO. 17120.00 | DATE January 19, 2018 |
| DRAWING A5.1 | SHEET _____ OF _____ |

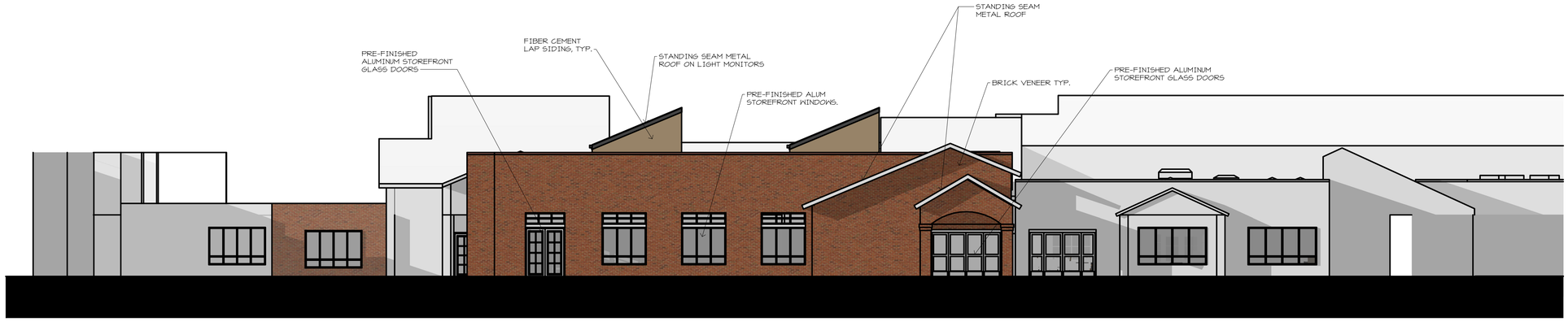
| | |
|---|---|
| CADD VERSION | |
| PLOT SCALE | ACAD2002 |
| PLOT DATE | 1:1 |
| SAVE DATE | |
| COMM NO. | ------.-- |
| DRAWING NO. | BASE DWG? |




EXTERIOR ELEVATIONS COMMUNITY CENTER — 1/8" = 1'-0" — 3

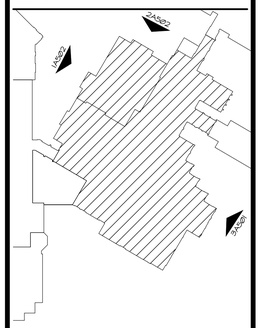



EXTERIOR ELEVATIONS COMMUNITY CENTER — 1/8" = 1'-0" — 2




EXTERIOR ELEVATIONS COMMUNITY CENTER — 1/8" = 1'-0"

KEY PLAN




SCHEMATIC DESIGN SUBMITTAL

PROJECT TITLE

THE PINES AT • DAVIDSON

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

| | |
|---|---|
| PROJECT DESIGNER | : |
| PROJECT ARCHITECT | : |
| PROJECT ENGINEER | : |
| DRAWN BY | : |
| CHECKED BY | : |
| APPROVED BY | : |

| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| | | |

DRAWING TITLE

EXTERIOR ELEVATIONS -COMMUNITY CENTER

| COMM. NO. | DATE |
|---|---|
| 17120.00 | January 19, 2018 |
| DRAWING A5.2 | SHEET _____ OF _____ |

| | |
|---|---|
| CADD VERSION | |
| PLOT SCALE | ACAD2002 |
| PLOT DATE | 1:1 |
| SAVE DATE | |
| COMM NO. | -----_-- |
| DRAWING NO. | BASE DWG? |

THE VILLAS OF POPLAR HILL
AT THE PINES
RBAGROUP
ARCHITECTURE
INTERIORS

PROPOSED COTTAGES

DAVIDSON ROOM EXPANSION

FITNESS CENTER

HEALTH CARE EXPANSION

VILLAS AT POPLAR HILL

1

2

COMMUNITY GARDEN

EMPLOYEE PARKING

KIMBROUGH CIRCLE

KIMBROUGH CIRCLE

ENTRY DRIVE

ENTRY DRIVE

AVINGER LANE

ALTERNATE INTERSECTION

N

W

E

S

SCALE: 1" = 60'

# THE PINES AT DAVIDSON

ColeJenest & Stone

## SITE PLAN

DAVIDSON, NC

4/3/2018

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

THE PINES AT • DAVIDSON

# THE PINES AT DAVIDSON

## SITE PLAN

DAVIDSON, NC

4/3/2018

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ColeJenest & Stone

THE PINES AT • DAVIDSON

THE PINES AT • DAVIDSON

# BUILDING ELEVATION - North

3/16" = 1'-0"

RBAGROUP ARCHITECTURE INTERIORS

THE PINES AT • DAVIDSON

# BUILDING ELEVATION - East

3/16" = 1'-0"

RBAGROUP ARCHITECTURE INTERIORS

THE PINES AT • DAVIDSON

# BUILDING ELEVATION - South

3/16" = 1'-0"

RBAGROUP
ARCHITECTURE
INTERIORS

THE PINES AT • DAVIDSON

# BUILDING ELEVATION - West

3/16" = 1'-0"

RBAGROUP ARCHITECTURE INTERIORS