



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

November 28, 2018

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF THE MINUTES

- (a) Minutes 2018 October 17

V. OLD BUSINESS

- (a) Davidson Farmers Market Shed

VI. NEW BUSINESS

- (a) 108 South Main St. Skylight
- (b) 106 South Main St. Signage and Paint
- (c) 715 Davidson Run Ln Pool House
- (d) 543 Pine Rd Garage
- (e) 21800 Shearer Rd Garage

VII. OTHER ITEMS

- (a) Certified Local Government Draft Ordinance Language

VIII. ADJOURN



Agenda Title: Minutes 2018 October 17

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes 2018 October 17	11/21/2018	Cover Memo

Meeting Minutes

Design Review Board

Town of Davidson, NC
October 17, 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 ☒:

☒ Bruce Barteldt, Chair
☒ Tom Goodwin
☐ Mike Kessler

☒ John Burgess
☒ Brian Bumann
☒ Bob Sipp

☐ EB Dyer
☐ Lorraine Degree

Town Staff Present: Jason Burdette (Planning Director) and Lindsay Laird (Planning Technician)

Changes to the Agenda: Mine by Sandy Signage (New Business) shall be removed from the agenda. Additionally, the Main Street Grant Discussion (Other Items) shall be moved to the end of the agenda.

Review/Approval of the Minutes

Three revisions were requested (TG) to the September 19 meeting minutes. Tom Goodwin should be labeled as “Acting Chair” for the meeting. Additionally, items one and two under New Business should be noted that they were reviewed by the HPC for COA approval. A motion was made (BBumann) to approve meeting minutes of September 19, 2018 with the requested revisions. It was seconded (JB) and the motion was approved unanimously.

Consent Item: None.

Old Business: None

New Business:

1. Mine by Sandy Signage (Pulled)

Located at 106 S. Main Street
Village Center (Local Historic District)
Proposed projecting sign located in the Local Historic District

Other Items:

1. Historic Preservation Consultant Update

Jason Burdette gave a brief update to the board on Local Historic District (LHD) expansion. A consultant was selected, Mary Ruffin Hanbury of Hanbury Preservation

Consulting.

Staff outlined the proposed timeline for LHD expansion provided by the consultant. Phase one will be completed by the end of the year and will include a windshield survey of various areas of town including North Main Street, Concord Road, and West Davidson. Phase one will also include a public meeting/workshop and potentially an online survey to gauge citizen interest.

Phase two will be complete by the end of the first quarter of next year. Phase two will include documentation, a survey of properties, and determination of LHD boundaries. Jason indicated that a potential LHD expansion will be handled as a rezoning (map amendment) because it is considered an overlay district on the zoning map.

2. Historic Landmarks Meeting

Jason Burdette made an announcement to the board about an upcoming historic landmarks meeting scheduled for Monday, October 22 at 6:00 p.m. at Town Hall. The purpose of this meeting is for Davidson property owners to meet with town and Charlotte-Mecklenburg Historic Landmarks Commission staff to learn about the historic landmark designation process. Letters were mailed to all owners of properties that could be eligible for landmark status.

3. Certified Local Government Draft Ordinance

Jason Burdette gave a brief overview of the Certified Local Government (CLG) model ordinance to the board. Revisions must be adopted in accordance with the model CLG ordinance. The draft ordinance was provided to the board. Staff requested that the board review the draft ordinance and provide feedback at their November meeting.

4. Main Street Grant Discussion

Kim Fleming gave an overview of the Davidson Main Street Grant Program and requested input from the DRB/HPC on possible allocation of funds. For this application period, there is \$15,000 available in grant funding. Eligible projects include permanent improvements to buildings (interior and exterior) located in the Local Historic District. Example projects include paint, HVAC replacement, windows and doors, floors, etc. Past winners include Kindred, Main Street Books, Upper Crust, Elizabeth Rose, and Mandolinos.

The town received three applications for the current grant application period: Davidson Wine Company, Summit Coffee, and Moxie Mercantile. Kim discussed each project and the amount of funding requested.

The board requested additional time to review each application before voting on grant allocations. It was noted that this should be discussed outside of the regular DRB/HPC meeting when funding is awarded. It was also noted that this is an annual grant program that will likely be discussed in October or November each year.

Adjourn: A motion was made to adjourn (TG), seconded (JB), and approved unanimously. The meeting was adjourned at 7:54 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 Farmers Market Shed

Summary:

ATTACHMENTS:

Description	Upload Date	Type
▣ DFM Shed - Application	11/20/2018	Exhibit
▣ DFM Shed - Staff Analysis	11/20/2018	Exhibit
▣ DFM Shed - Existing Conditions	11/20/2018	Exhibit
▣ DFM Shed - Proposed Plans	11/20/2018	Exhibit



Design Review

Davidson Farmers Market Shed Upgrade
(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☐ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)
- ☐ General Description
(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
(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
(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

5/8/2018
Date



Design Review

Davidson Farmers Market Shed Upgrade
(Name of Project)

Contact Information

Applicant's Information

Name: Davidson Farmers Market / Abby Wyatt
E-Mail: manager@davidsonfarmersmarket.org
Mailing Address: PO Box 2534
Davidson, NC 28036
Business Phone: 980-253-1864 Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name: Town of Davidson
E-Mail: _____
Mailing Address: _____

Business Phone: _____ Mobile Phone: _____

Architect's Information

Name of Firm: TBD
Architect's Name: _____
E-Mail: _____
Mailing Address: _____

Business Phone: _____ Mobile Phone: _____



Design Review

Davidson Farmers Market Shed Upgrade
(Name of Project)

Project Description

Application Date: 5/8/2018

Project Location: Common area between Summit Coffee & Knox Building

Tax Parcel(s): _____

Planning Area: _____

Overlay District: _____

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

Gen. Statement of Intent: We would like to make improvements to our storage shed to benefit the market and also the community space.

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): _____
- Height & Stories: _____
- Square Footage: _____
- Building Materials: _____

Architectural Features:

Existing Site Conditions:

See 14.12.2.D



Design Review

Davidson Farmers Market Shed Upgrade
(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

**Town of Davidson, NC
Historic Preservation Commission: Staff Analysis
November 28, 2018**

Project: Farmers Market Shed
Location: Town-owned land between Summit Coffee and the Knox Building
Applicant: Abby Wyatt (Davidson Farmers Market)
Designer: Notions
Planning Area: Village Center (Local Historic District)

The Davidson Farmers Market would like to make improvements to the storage shed located on town-owned land behind Summit Coffee, next to the Knox building. The proposed upfit will make the space more functional for the farmers market.

At the September meeting, the HPC requested additional information from the applicant on the interior wall of the structure, outside lighting, elevations including materials used, existing conditions on site, and consideration of a gutter system.

As proposed, the upfit of the storage shed will utilize the existing structural walls and envelope of the shed. The existing fenced partition (interior to the structure) will be replaced with a new 2 x 4 wall with Hardie siding. A new standing seam metal roof will replace the existing roof. Existing brick lattice will remain to allow for natural air flow within the structure, but will be covered with new wood louvered vents.

On the south elevation or the front of the structure, new doors with decorative wood planks will replace existing metal doors. Wood bracket details are shown at the extended roof overhang at four locations on the south elevation. Additionally, wood plasters will be installed at four locations on the south elevation.

There is no lighting or gutter system shown on the updated plans.

HISTORIC DISTRICT GUIDELINES:

Roofs (page 11)

- 1. Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features.***
- 2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building.***
- 3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material.***
- 4. Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider***

- installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind.*
- 5. If a roof detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Exterior Walls and Trim (page 13)

- 1. Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.*
- 2. Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.*
- 4. Replace in kind any portion of an exterior wall that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, texture, pattern, detail, and color. Limit replacement to the damaged area if possible. Consider substituting compatible exterior wall materials for historic wall materials only if it is not technically feasible to replace in kind.*

Garages and Accessory Buildings (page 19)

- 1. Retain and preserve garages and accessory buildings that contribute to the overall historic character and form of a district property including their functional or decorative features.*
- 2. Retain and preserve materials that contribute to the overall historic character of garages and accessory buildings.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of garages and accessory buildings using repair techniques appropriate to the specific material.*
- 4. Replace in kind any portion of a garage or accessory building that is damaged or deteriorated beyond repair. Match distinctive historic storefront materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute materials only if it is not technically feasible to replace the damaged storefront materials in kind.*
- 5. If a garage or accessory building detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Materials: Masonry (page 27)

- 1. Retain and preserve masonry features and surfaces that contribute to the overall historic character and form of a building or site including terraces, walkways, steps, foundations, walls, chimneys, roofing materials, and cornices.*
- 2. Retain and preserve masonry materials that contribute to the overall historic character of a building and site.*

- 3. *Maintain, protect, and repair the features, material surfaces, and details of historic brick, stone, stucco or concrete elements using repair techniques appropriate to the specific masonry material.***
-

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20181128_DRB-Agenda\Farmers Market Shed

Davidson Farmers Market Shed – Existing Conditions

1. Interior Fence Wall



2. Front Façade



3. Interior Roof



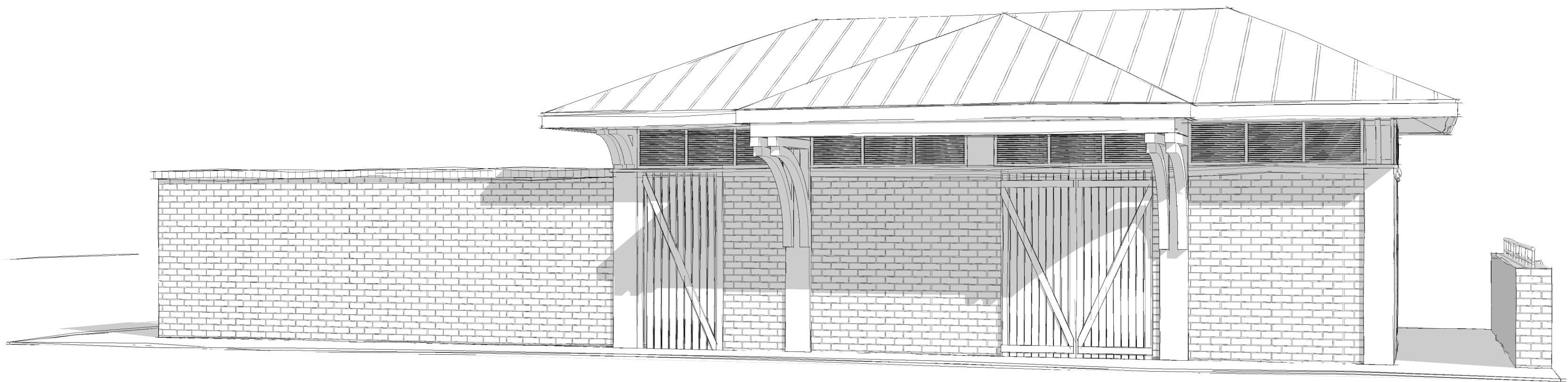
4. Interior Storage



5. Interior Gate



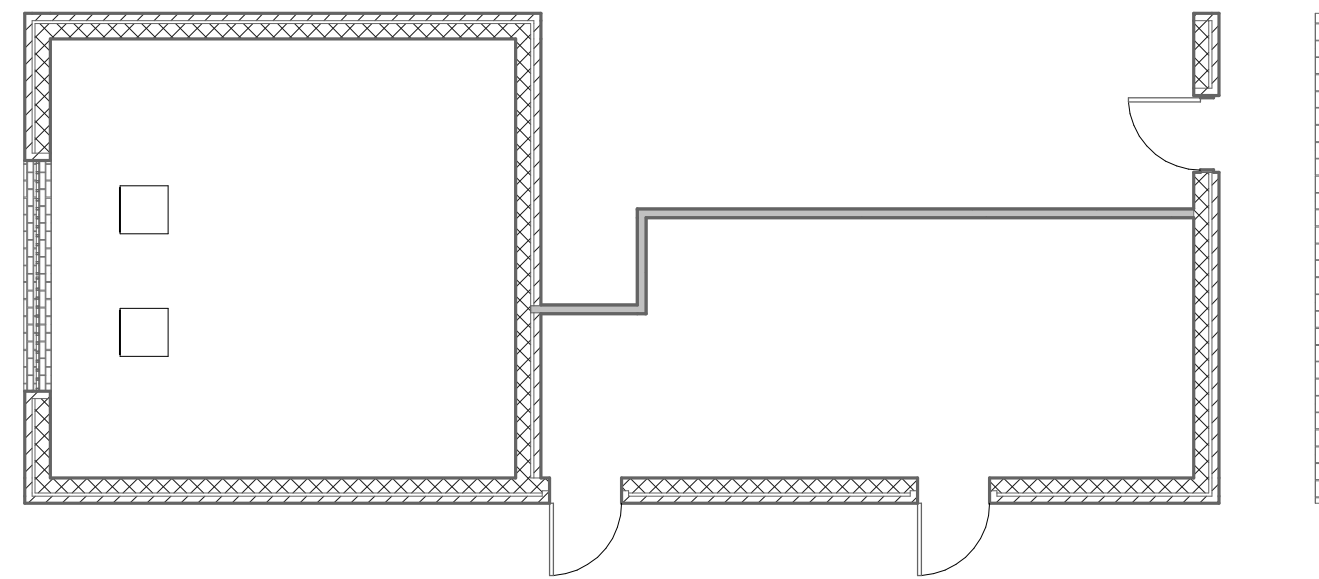
DRAWING SCHEDULE	
COVER PAGE	B1
1ST FLOOR PLAN	B2
ROOF PLAN	B3
ELEVATIONS	B4
ELEVATIONS	B5
3D VIEWS	B6



DAVIDSON FARMERS MARKET



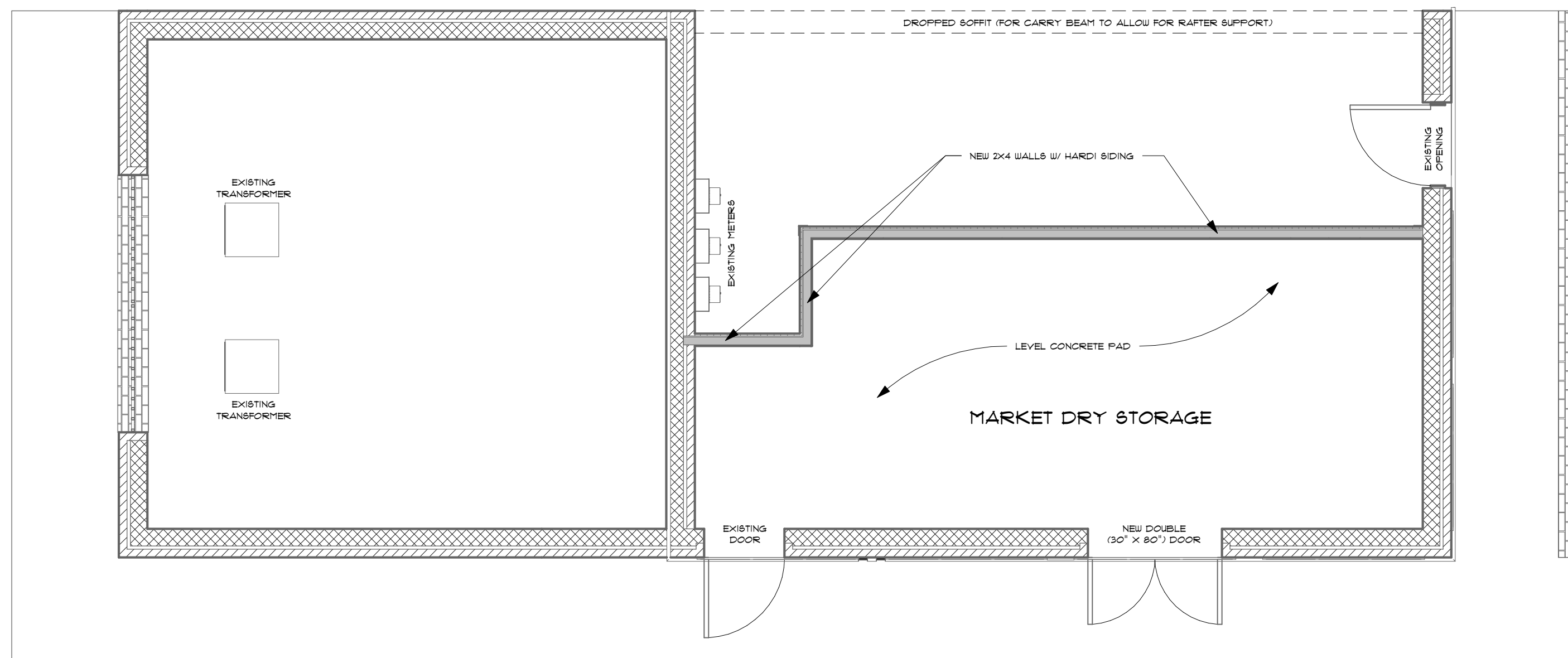
B1



2 1ST FLOOR EXISTING
B2 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

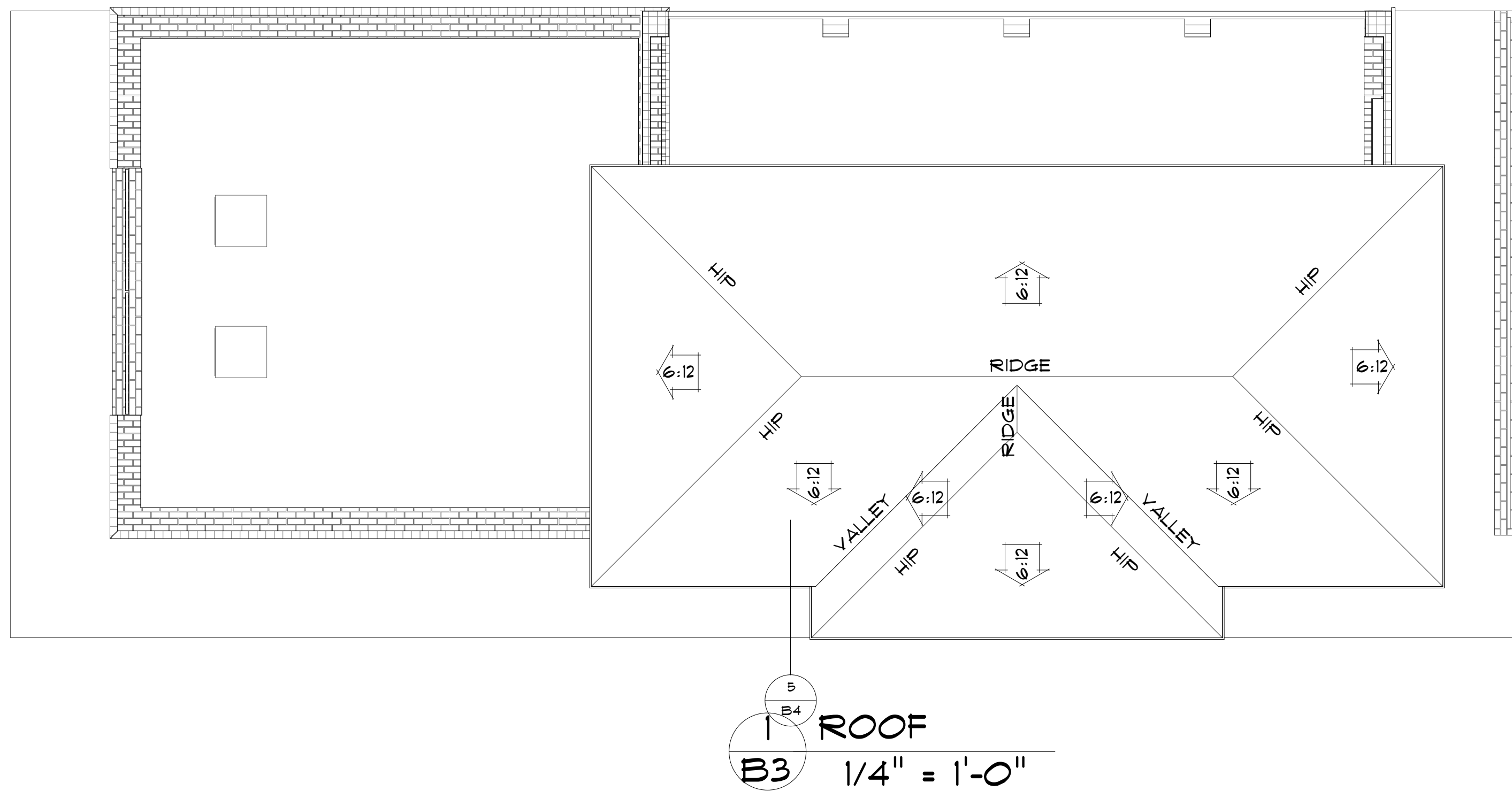
1. SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
2. ALL HEADERS ARE (2) 2X8 (U.N.O.)
3. PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALLS OF GARAGE & HOUSE. PROVIDE 5/8" TYPE "X" DRYWALL SEPARATION ON CEILING OF GARAGE (TABLE R-302.6)
4. BUILD UP FLOOR AREAS AS REQUIRED TO HAVE FLUSH FLOOR FINISHES AT DIFFERENT MATERIALS - PER PLAN.
5. ALL ANGLES ARE 45 DEGREES (U.N.O.)
6. ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
7. INSTALL DBL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
8. INSTALL A min. OF (3) 2X4 STUDS UNDER ALL BEAMS, LVL's, OR BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
9. ALL EXTERIOR WALLS TO HAVE 7/16" OSB SHEATHING FASTENED w/ 8d NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD
10. ALL EXTERIOR STUD WALLS TO BE 2x4's @ 16" o.c. (U.N.O.)
11. SEE STRUCTURAL SHEETS FOR ALL POINT LOADS, BEAMS, HEADERS, & JOIST LAYOUTS, (PER STRUCTURAL ENGINEER DRAWINGS)
12. U.N.O. = UNLESS NOTED OTHERWISE



1 1ST FLOOR
B2 1/4" = 1'-0"



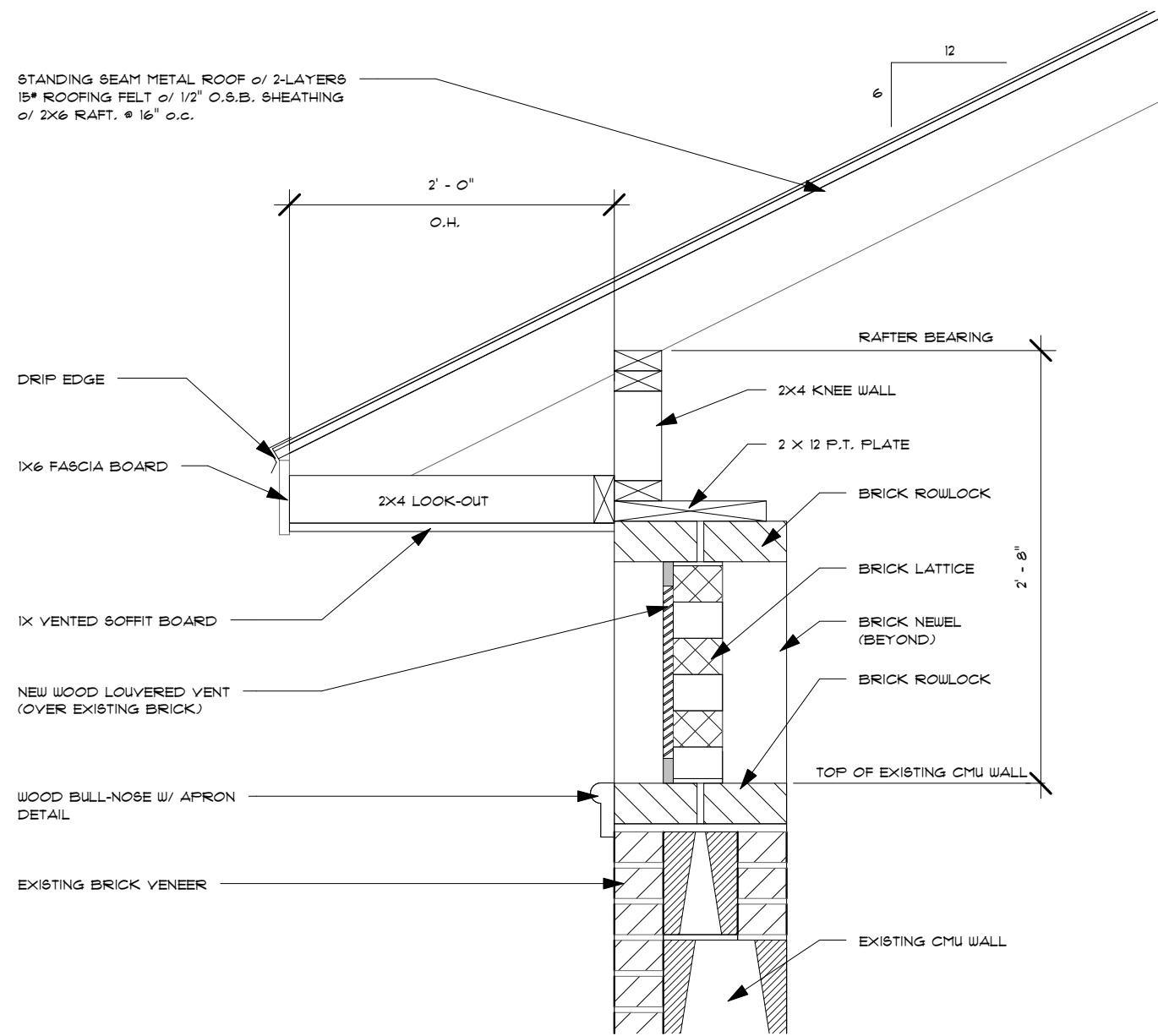
B2



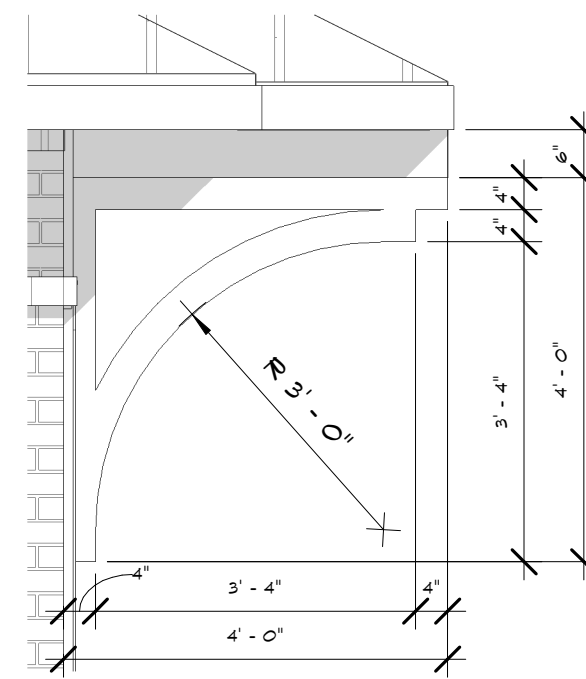
SEE STRUCTURAL DRAWINGS



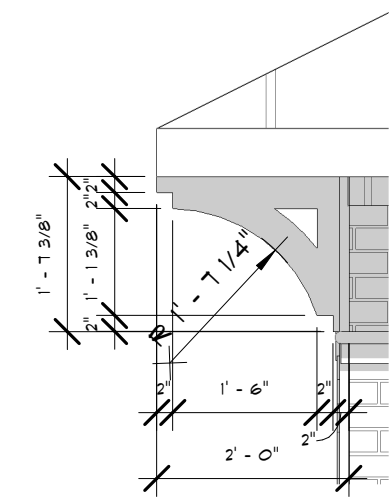
B3



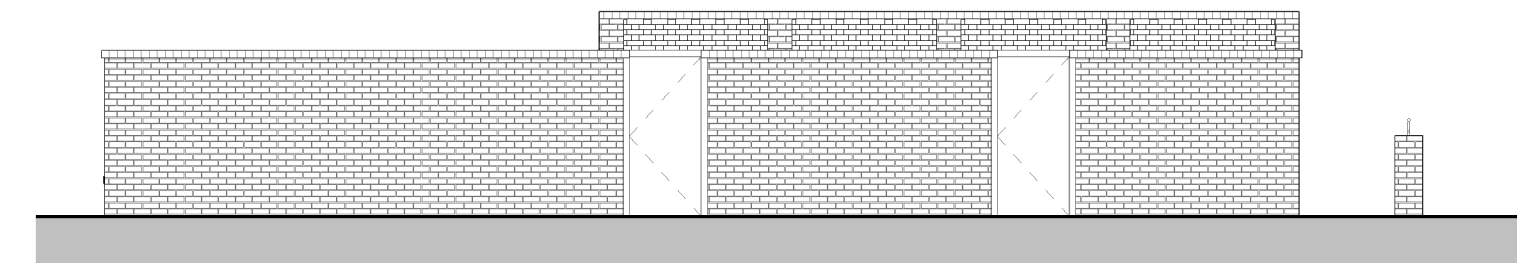
5 BOXING DETAIL
B4 1" = 1'-0"



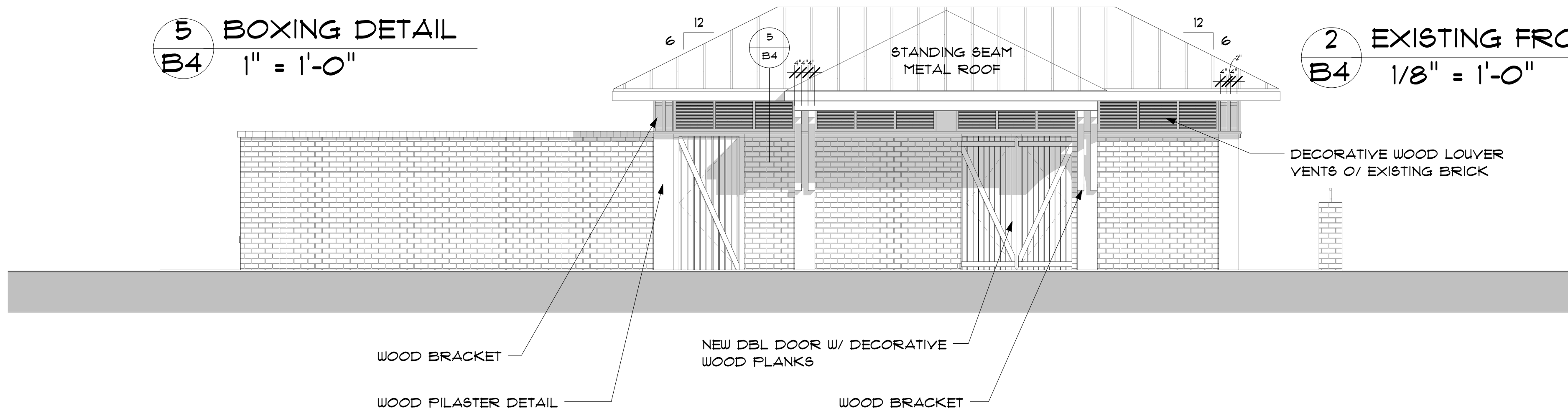
6 BRACKET DETAIL @ DBL. DOORS
B4 1/2" = 1'-0"



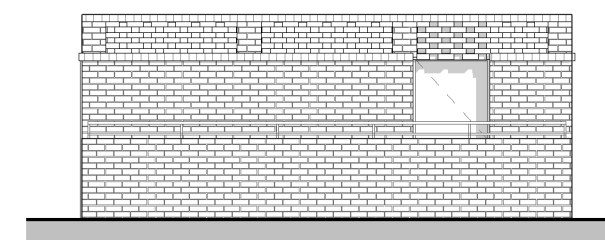
7 BRACKET DETAIL @ BOXING
B4 1/2" = 1'-0"



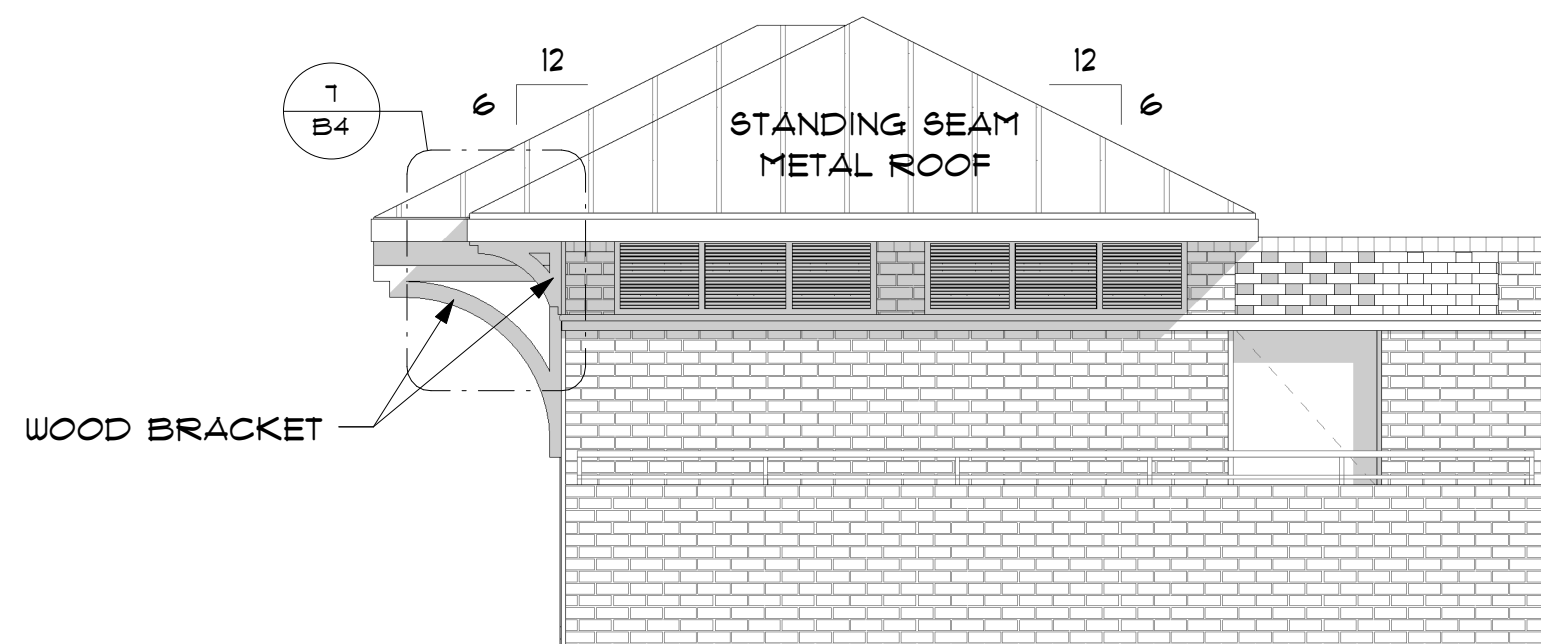
2 EXISTING FRONT
B4 1/8" = 1'-0"



3 FRONT
B4 1/4" = 1'-0"



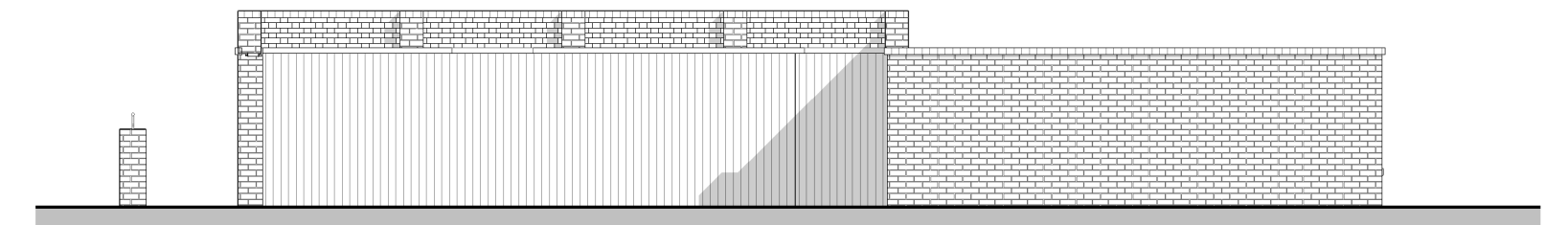
1 EXISTING RIGHT
B4 1/8" = 1'-0"



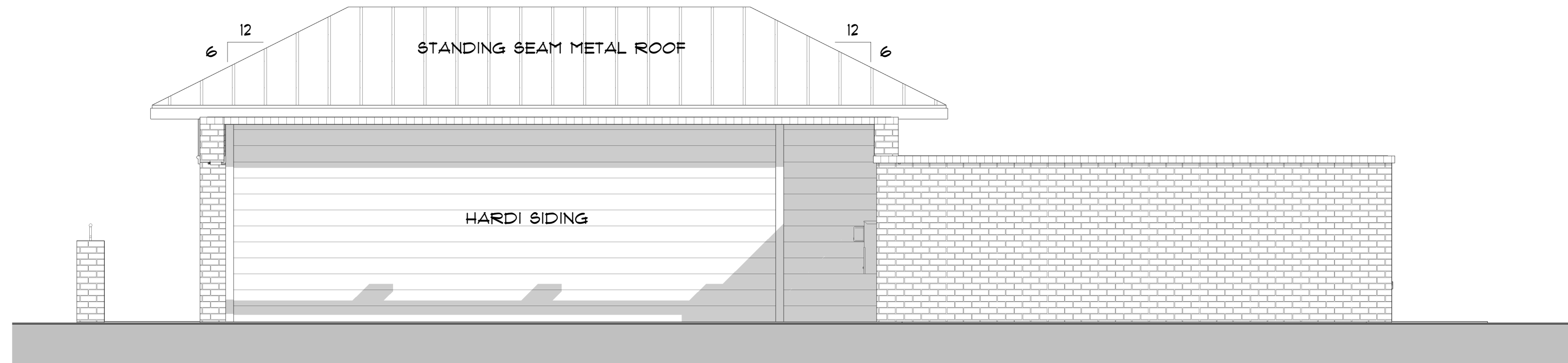
4 RIGHT
B4 1/4" = 1'-0"



B4

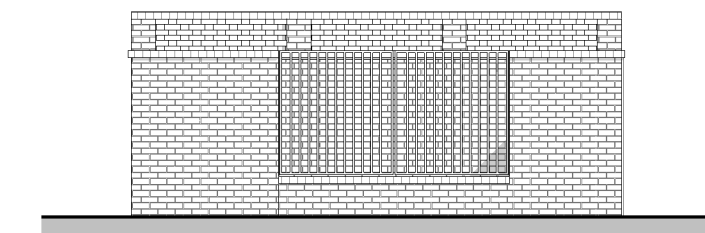


2 EXISTING REAR
B5 1/8" = 1'-0"

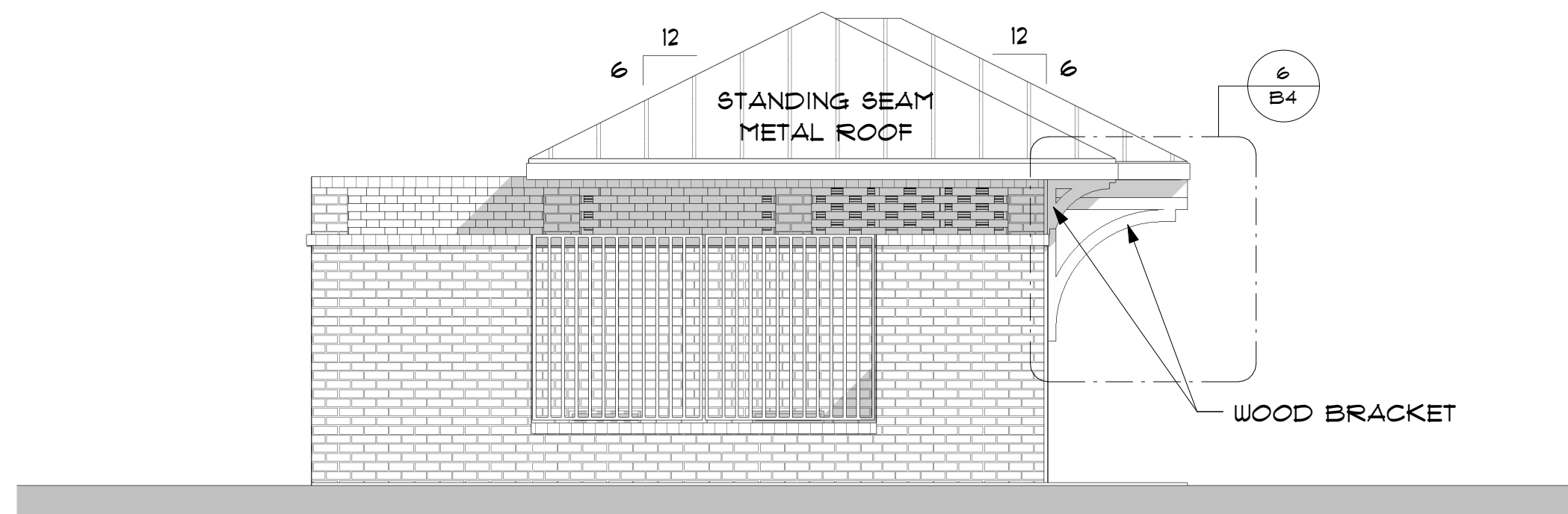


1X CORNER BOARDS

3 REAR
B5 1/4" = 1'-0"



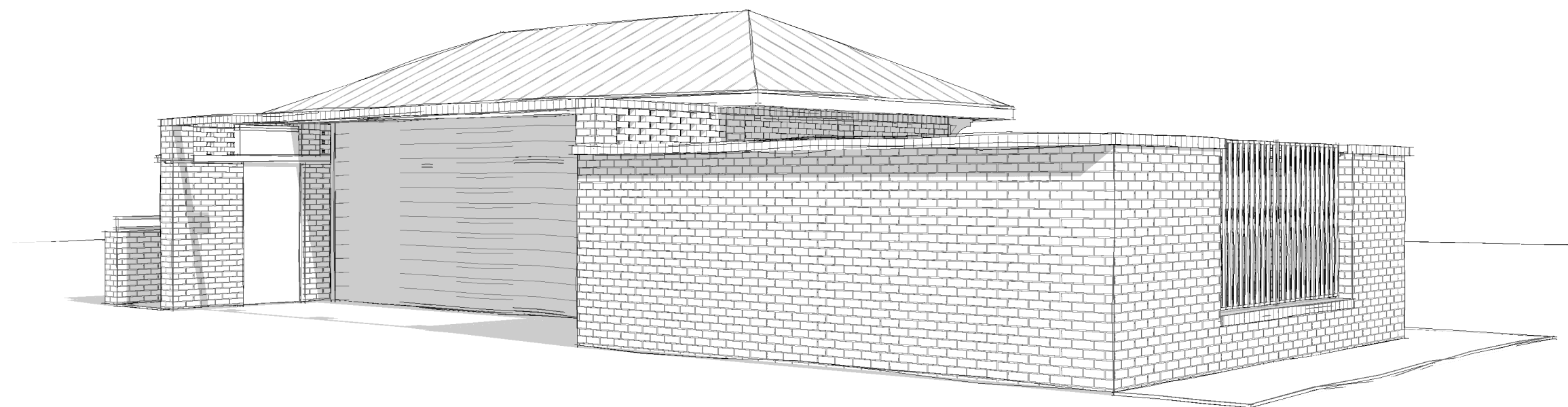
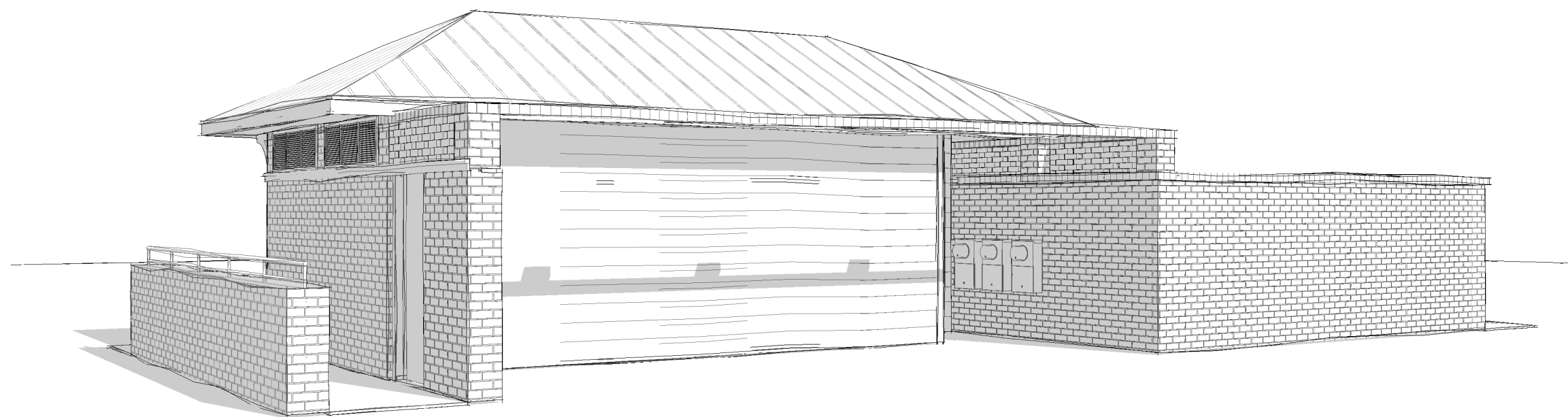
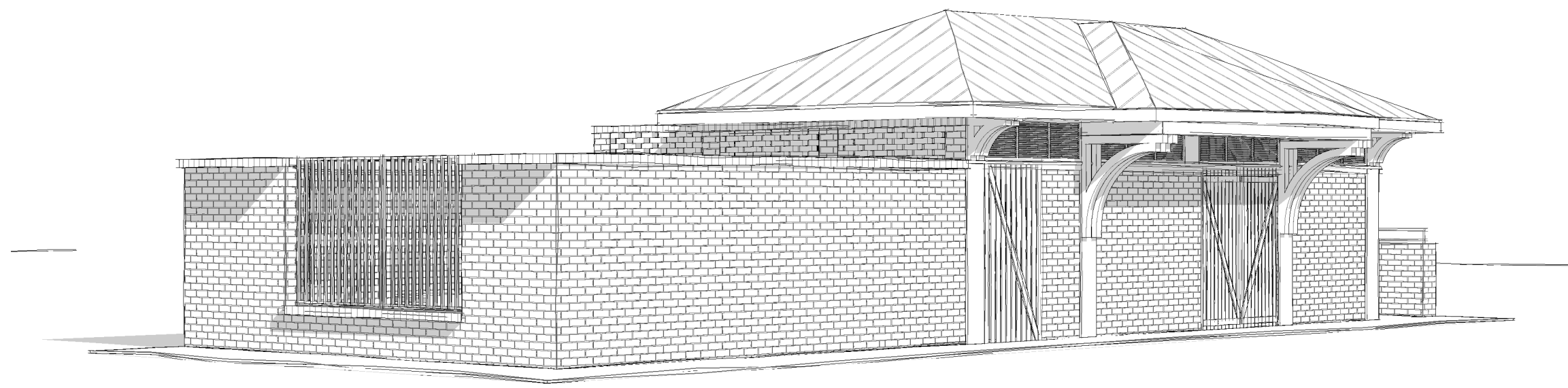
1 EXISTING LEFT
B5 1/8" = 1'-0"



4 LEFT
B5 1/4" = 1'-0"



B5



B6



Agenda Title: 108 South Main St. Skylight

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ 108 S Main St - Application	11/20/2018	Exhibit
❑ 108 S Main St - Staff Analysis	11/20/2018	Exhibit
❑ 108 S Main St - Proposed Plans	11/20/2018	Exhibit



Certificate of Appropriateness

108 S Main St, Suite B Skylight

(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ Project Description
(including General Statement of Intent)
- ☐ Statement of Compliance with Section 9 and Section 22
- ☐ Master Plan or Conditional Planning Area
(including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 8.2
(including adjacent properties and buildings)
- ☐ Color Photos
(including existing and adjacent sites and building(s) taken from the perspective of the public streets adjacent to the site)
- ☐ Site Schematic Design in accordance with Section 8.8
- ☐ Building Schematic Design in accordance with Section 8.4
- ☐ Landscape Schematic Design in accordance with Section 8.6
- ☐ Building Perspective in accordance with Section 8.4 D
- ☐ Building Materials/Colors
- ☐ 4-Sided Building Elevations and Color Front Elevations

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.

DAW DeLoach

Applicant's Signature

Date



Certificate of Appropriateness

108 S Main St, Suite B Skylight

(Name of Project)

Contact Information

Applicant's Information

Name: Vision Capital

E-Mail: kimberly@visioncapitalmgt.com

Mailing Address: PO Box 1750
Davidson, NC 28036

Business Phone: 704-894-9639 Mobile Phone: 704-608-0821

Property Owner's Information

(If Different from Applicant)

Name: Eric Vogen, Vogen Properties

E-Mail: mail@visioncapitalmgt.com

Mailing Address: PO Box 1733
Davidson, NC 28036

Business Phone: 704-894-9639 Mobile Phone: _____

Architect's Information

Name of Firm: J P Ross & Co., Inc

Architect's Name: Skip Ross

E-Mail: Skip@JPROSS.NET

Mailing Address: 2333 LUCENA ST
CHARLOTTE, NC 28206

Business Phone: 704.375.1697 Mobile Phone: 704.400.1976



Certificate of Appropriateness

108 S Main St, Suite B Skylight

(Name of Project)

Project Description

Application Date:

11/1/18

Project Location:

108 S Main Street, Suite B, Davidson, NC 28036

(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

Legal Description L2 M3-658 Parcel ID 00325813

Planning Area:

Roof

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

Insert 5'x5' Skylight in the West end of Suite B

Project Details:

Project Type:



new structure



addition



exterior alteration



sign



vendor cart



demolition

Building Type:

(2) Story Brick Bldg.

Building Materials:

Aluminum Skylight

Colors:

Architectural Features:

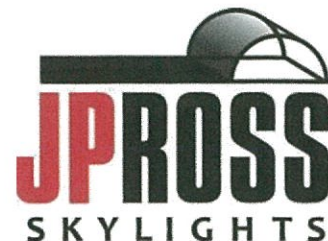
pyramid skylight

Existing Site Conditions:

(include significant physical, environmental, and cultural features; significant and heritage trees, existing structures; and infrastructure and street layout)

INSERT Skylight to EPDM Roof System

JP Ross & Co., Inc.
2333 Lucena
Charlotte NC 28206
Phone 704-37-1697
Fax 704-375-2860



To: Brackett Maintenance Contractors

Attention: David Brackett

Date: 3/28/18 REVISED 4/04/18 rev 6/6/18

PROPOSAL

Page 1 of 1

Project : Davidson Office Bldg
108 South Main Street
Davidson, NC

Scope of Work

- **1 EACH Wasco Classic Pyramid . MODEL CPY.....** Clear Insulated Glass. Mill finished alum frame. 5/12 pitch CPY 6565 OCD 65" x 65" (ICD 57" x 57" opening in roof deck)
Black Standard Painted Alum Finish.
EXTRA ALUM RAFTERS TO SUPPORT CHANDELIER
AND THE mounting plate for chandelier.
- **PREFAB ROOF CURB FOR Glass skylight** 18 gauge galv. Double wall. 4" thick. 12" high
Insulated. Wood nailer on top. White painted inner metal liner. Tapered ¼" per foot
Tapered ¼" per foot inside curb dimension 58" x 58"
Includes 2 EACH STRUCTURAL STEEL FRAMING SUPPORTS TO SUPPPORT ROOF DECK
- **Installation of the 5 x 5 GLASS pyramid skylight with roof curb with JP Ross Co Crew**
 - a. To include
 - i. Delivery of skylight to jobsite
 - ii. Craning or lifting skylight to the roof
 - iii. Cutting out the roof deck
 - iv. Fastening skylight and roof curb to the roof deck

MATERIALS AND INSTALLATION.....
Freight and sales tax included

Exclusions:

1. Structural steel supports under and around roof deck opening. EXCEPT....(WE ARE SUPPLYING 2 EACH STEEL CROSS SUPPORTS TO CONNECT TO EXISTING STEEL FRAME SUPPORTS)
2. Location of the roof opening
3. Drilling a hole in each corner of the roof deck where opening is located
4. Roofing work
5. Roof flashing work
6. Any interior work, trim, sheetrock, wood, finishing (inside skylight opening)

Submitted by:

Skip Ross
JP Ross & Co Inc

980/321-9221 direct line

David Brackett 6/25/18

accepted
Brackett Maintenance Services
David Brackett

date



Vision Capital & Management
108 S. Main Street
Davidson, NC 28036

April 13, 2018

Attention: Eric Vogen

Reference: Revised Skylight Installation Proposal
108 S. Main Street
Davidson, NC

Dear Mr. Vogen,

Thank you for allowing us to submit a revised skylight installation proposal for the above-mentioned facility. The following is the scope of work we propose to perform the work. The proposal includes structural support for the Chandelier, Low e Solarban 100 glass and for the painted finish. The proposal also includes all labor, materials, equipment and insurance to complete the work. Please review the proposal, and if you have any questions, please feel free to contact me. Thank you.

Scope of Work: (5'x 5' Glass Pyramid Skylight)

1. Remove existing EPDM roof system down to the structural metal deck.
2. Remove area of metal deck where skylight is to be installed.
3. Furnish equipment to lift skylight into place and materials to attach it to the structural metal deck.
4. Furnish and install pre-fabricated skylight curb with white painted inner liner.
5. Furnish and install a WASCO Model CPY 6666 Classic Insulated Glass Pyramid Skylight at a 7/12 Pitch (Black finish).
6. Furnish and install structural supports for Chandelier.
7. Furnish and install new EPDM flashings to make skylight watertight.
8. Furnish and install new white protective roof coating to match existing.
9. Furnish Owner with a Contractor's standard (2) two-year labor and material warranty.

If you have any questions pertaining to this proposal, please feel free to contact me.

Respectively submitted,
David Brackett
President
Brackett Maintenance Service, LLC

**Town of Davidson, NC
Historic Preservation Commission: Staff Analysis
November 28, 2018**

Project: 108 S Main St - Skylight
Location: 108 S. Main Street
Applicant: Vision Capital
Designer: JP Ross & Co., Inc
Planning Area: Village Center (Local Historic District)

The property owner of 108 S. Main Street, Eric Vogen of Vogen Properties LLC, would like to install a 5' by 5' clear glass pyramid skylight on the existing roof of the two-story building. The roof is an EPDM (rubber) material. The proposed glass skylight will be mill finished aluminum with a painted black finish. The skylight will be 12 inches high.

Because this property is located within the Local Historic District, exterior alterations to the building must be reviewed by the DRB/HPC per Davidson Planning Ordinance Section 22: The Design Review Process.

HISTORIC DISTRICT GUIDELINES:

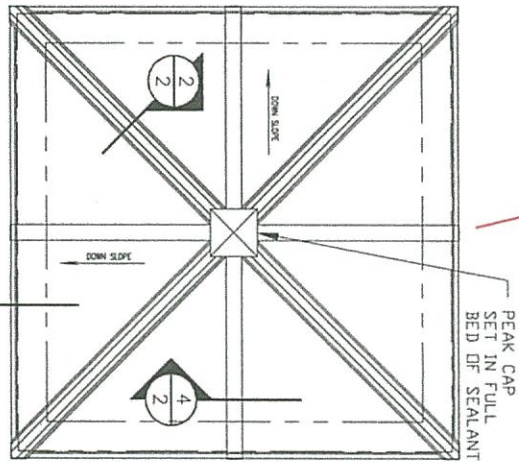
Roofs (page 10)

Because prominent roof planes are highly visible from the street it is always important to maintain their original pitch and form. For the same reason, they are not appropriate locations for introducing new mechanical or communication equipment that compromises the architectural integrity of the building and also may damage historic roof materials or features. Instead, new mechanical units, solar panels, satellite dishes, communication equipment, skylights and ventilators should be located on roof slopes that are not visible from the street or in other locations that do not compromise or damage historic roofs.

Roofs (page 11)

- 1. Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang and any functional or decorative features.*
- 8. Introduce thoughtfully integrated energy conservation features such as solar collectors unobtrusively. It is not appropriate to install solar collectors, ventilators, skylights, satellite dishes, and mechanical or communication equipment on roof slopes that are visible from the street.*

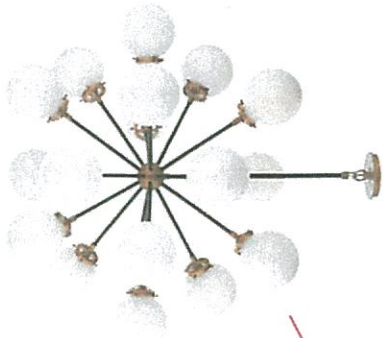
CENTER RAFTERS INCLUDED



PLAN A

Chandelier (BY OTHERS) .. To be hung from interior center apex of skylight. plate at the apex to be provided by Wasco Skylights for the chandelier and the chandelier junction box to be mounted. WEIGHT OF CHANDELIER : 57 LBS

NOTE: PLEASE PROVIDE DIMENSIONS FOR STEEL PLATE, SO YOUR CHANDELIER WILL BE ABLE TO MOUNT TO IT. **NEED DIMENSIONS**



DATE: 2/2014

CUSTOMER VERIFICATION REQUIRED

REVIEWED STAMPS ARE NOT ACCEPTED

UNITS) DETAILED ARE AS REQUESTED IN THE BD INVITATION. THESE DETAILS ACCURATELY REFLECT THE FIELD DIMENSIONS AND CONDITIONS AND ARE RELEASED FOR FABRICATION.

☐ APPROVED: ☐ REJECTED: ☐ APPROVED AS NOTED (PER REVIEW BY WASCO):

BY: _____ DATE: _____

PLEASE INITIAL SUBSEQUENT SHEETS

GENERAL NOTES: Date: 7/12/18

- 1) UNITS ARE AVAILABLE IN 5:12, 7:12 AND 12:12 PITCHES ONLY.
- 2) MAXIMUM AVAILABLE O.D. CURB DIMENSION IS 8'-0".
- 3) SYSTEM DESIGNED FOR 1 1/2" OR 1 3/4" INSULATING GLASS ONLY.
- 4) SKYLIGHTS ARE DESIGNED TO SUPPORT A MINIMUM 40 psf POSITIVE LOAD PLUS ALL DEAD LOADS WITH MAXIMUM DEFLECTION OF L/175.
- 5) UNITS ARE SHIPPED ASSEMBLED AND UNGLAZED UNLESS QUOTED OTHERWISE.
- 6) SUPPORTING CURB CONSTRUCTION MUST BE CAPABLE OF SUPPORTING ALL HORIZONTAL AND VERTICAL LOADS IMPOSED BY THE SKYLIGHT ONTO THE CURB.
- 7) INSTALLATION OF SKYLIGHTS IS BY OTHERS.
- 8) OFF-LOADING OF SKYLIGHTS IS THE RESPONSIBILITY OF THE CUSTOMER.
- 9) ALL UNITS OVER 6'-6" REQUIRE THE CENTER RAFTER.

MODEL	OD CURB (96" MAX)	PITCH	QUANTITY	PLAN
C-PY	65" x 65"	5:12	1	A WITH CENTER RAFTER (STANDARD)
C-PY		7:12		<input type="checkbox"/> B NO CENTER RAFTER
C-PY		12:12		

INSULATED GLASS SPECIFICATION

OUTER LAYER	Solarban 100
1/2" SPACE FILL	<input checked="" type="checkbox"/> AIR <input type="checkbox"/> ARGON
INNER LAYER	clear laminated glass

METAL FINISH

☐ MILL ☐ LIGHT BRZ ANODIZED **SELECT COLOR**

☐ CLEAR ANODIZE ☐ KYNAR ☐ COLOR

☐ DARK BRZ ANODIZE ☒ BAKED ENAMEL COLOR Black or Bronze

☐ MED BRZ ANODIZE

Quaker

CLASSIC PYRAMID

SALES ORDER #: JP Ross Sales Order 6217 Purchase Order 8766

PROJECT NAME: Vision Capital Office

LOCATION: Davidson NC

CUSTOMER: Brackett Maintenance Service LLC

WASCO REP: JP Ross & Co Inc Charlotte NC

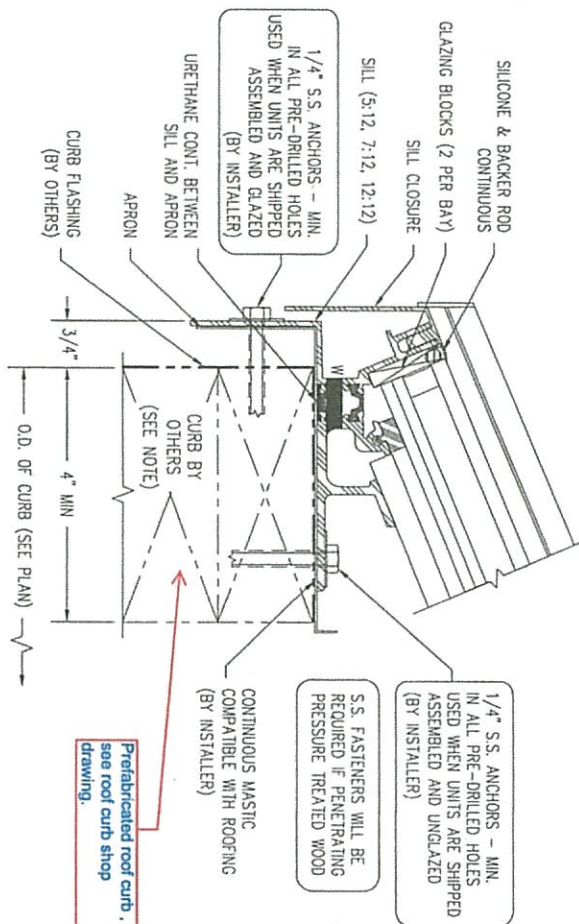
NOTE: THESE DRAWINGS AND THE DESIGNS DEPICTED IN THEM ARE THE PROPERTY OF WASCO PRODUCTS, INCORPORATED AND CANNOT BE COPIED OR TRANSMITTED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF WASCO.

Wasco Products, Inc
 85 SPENCER DRIVE - UNIT A
 PO BOX 309 - WELLS, ME - 04090
 (207) 216-4500 - FAX: 800-933-0593



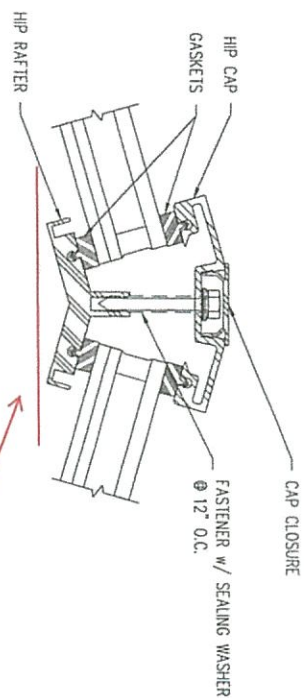
SAFETY CONSIDERATIONS: WASCO SKYLIGHTS ARE DESIGNED TO WITHSTAND NORMAL ELEMENTS OF THE WEATHER. THEY ARE NOT DESIGNED TO WITHSTAND HUMAN IMPACT OR FALLING OBJECTS. THESE SKYLIGHTS SHOULD NOT BE WALKED UPON UNDER ANY CIRCUMSTANCES. THE OWNER OR DESIGNER SHOULD RESTRICT ACCESS ONLY TO AUTHORIZED PERSONNEL WHO HAVE BEEN ADEQUATELY CAUTIONED AS TO THE LOCATION OF THE SKYLIGHT AND INFORMED OF THE WARNING ABOVE OR SAID OWNER SHOULD PROVIDE PROTECTIVE GUARDRAILS OR SCREENS AROUND THE SKYLIGHT.

DATE: 2/2014



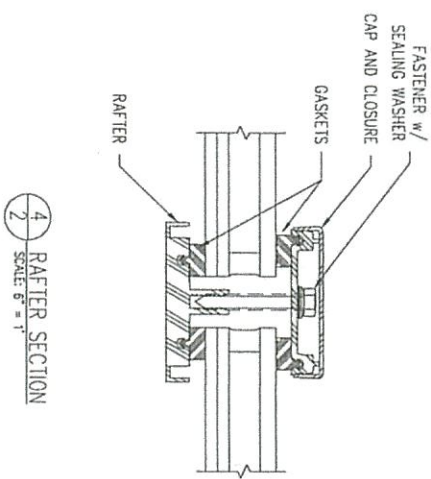
1 SILL SECTION
SCALE: 5\"/>

David Bachoff



2 HIP SECTION
SCALE: 5\"/>

Plate (BY WASCO SKYLIGHTS) for mounting of Chandelier and Chandelier junction box Located at interior top peak at center of pyramid



4 RAFTER SECTION
SCALE: 5\"/>

GENERAL CURB/RAFTER NOTE: CURBS/RAFTERS SHOWN ARE GENERIC. DESIGN AND FABRICATION OF CURBS/RAFTERS IS NOT THE RESPONSIBILITY OF WASCO PRODUCTS. THEY MUST BE ADEQUATE TO RESIST ALL VERTICAL AND HORIZONTAL FORCES THAT MAY BE IMPOSED ON THEM BY THE SKYLIGHT SYSTEM.

CUSTOMER		CLASSIC PYRAMID	
MODEL			
<p>Wasco Products, Inc.</p> <p>AS SHOWN HERE - UNIT A</p> <p>7500 135th Ave. S.E. - Unit A</p> <p>(207) 541-0550 • FAX: (207) 541-0555</p>			
ORDER #	REV	REV	REV
	0	2	2

Curbs Plus, Inc.

1200 Carline Road
Rossville, GA. 30741
PH (706) 858-1188 / FAX (706) 866-2339

Date: 7/12/18

APPROVED BY: *David Brink*

DATE APPROVED: 7/14/18

CPC-3 (Insulated) Conventional Roof Curb

STANDARD FEATURES

1. 18 Ga. Prime Galvanized Steel Construction
2. Fully Welded Watertight One-piece Construction
3. Primed Painted after Fabrication
4. Pressure Treated 2 x 2 Wood Nailor
5. 1-1/2" Thick 3# Density Fiberglass Insulation
6. Internal Angle Reinforcement

OPTIONS:

1. white painted inner liner
2. 2 layers wood nailer
3. 2 each cross supports
- 4.

PROJECT NAME: Vision Capital Office

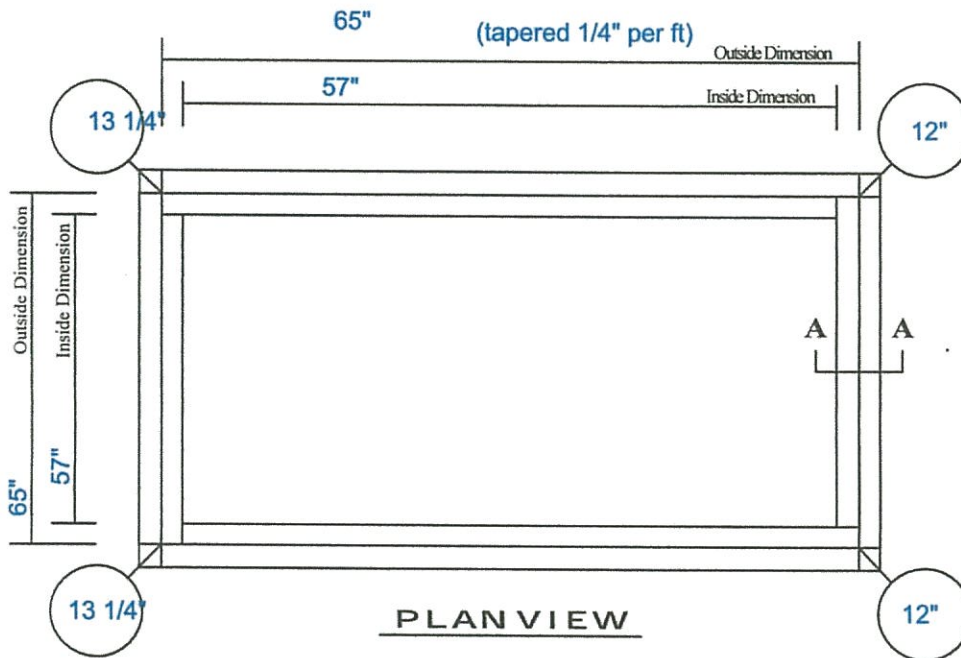
CITY, STATE: Davidson NC

CUSTOMER: Brackett Maintenance Service LLC

Davidson NC

DISTRIBUTOR: JP Ross & Co Inc Charlotte NC

JOB NUMBER: JP Ross Co: Sales Order 6217 : Purchase order 8765

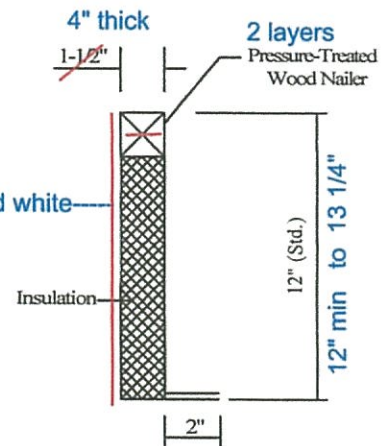


Note: roof deck slopes 1/4" per ft. Prefab roof curb slopes 1/4" per ft to reverse slope and make top of curb level

Interior metal liner painted white

2 each steel structural cross supports

ELEVATION



steel cross support

QUANTITY	INSIDE DIMENSION	OUTSIDE DIMENSION	HEIGHT	TAG
1	65" x 65"	57" x 57"	12" min	tapered 1/4" per foot (12" to 13 1/4")
				Includes 2 each structural steel cross supports

A Classic Never Goes out of Style



Our light-framed, economical Classic System can ship preassembled and preglazed.¹ The fully thermalized Wasco Classic structural system offers architects unlimited options for dramatic, cost-effective designs.

Wasco's Classic Series skylight is fully tested for Air Infiltration and Water Penetration per ASTM E-283 and ASTM E-331. The dry glazed, OSHA compliant, fully guttered and weeped system is used with high performance glass or multiwall polycarbonate.

- Components are prefabricated for easy installation on site
- Designed for pyramids up to 8' wide and double pitch or extended pyramid up to 5' or 6' wide by unlimited length²
- Versatile curb-mount design using site-built curbs for both pitched and flat roof applications
- Standard pitches available include 5:12, 7:12 and 12:12
- Concealed fasteners and narrow framing members for clean, aesthetically pleasing appearance
- Integral condensation gutters drain water to the exterior for full moisture control
- Urethane thermal break incorporated around perimeter to minimize condensation on aluminum components
- One of the industry's first light-framed skylighting systems capable of utilizing today's high performance glazings

Sizes

Configuration	Supports Spans Up To ²	Aluminum Rafter Tube Depth
Square or Octagonal Pyramid	8' Wide	0.375"
Extended Pyramid	6' Wide Unlimited Length	0.375"
Double Pitch	5' Wide Unlimited Length	0.375"

¹ Maximum structure size for assembled and glazed is 6'6".

² Approximate span widths depending on configuration and load. Contact your local sales representative for more information.

Glazing Options

Glass – Typical glazing is insulated glass comprised of a tempered outboard lite and an annealed or heat strengthened laminated safety glass inboard lite. Custom configuration available. Wasco's Classic square pyramid is available in a Florida Product Approved/Non-Impact (WBDR)/Non HVHZ model. Using insulating glass made of heat strengthened low-E lites permanently bonded with one or more layers of durable Sentry Glas® Plus glazing, model CPY-FBC has a maximum design pressure of ±80.0psf up to 82"x82" in size.

Advanced Glazing Series:³

- Electronically Tintable SageGlass
- BIPV
- Translucent Insulated Glass
- Translucent Insulated Glass with Lumira® Aerogel

SageGlass



Polycarbonate – Standard glazing of 25mm multiwall polycarbonate panels in Opal, Opal IR, Clear or Bronze. Lumira® aerogel filled panels are available for greater thermal performance. Other colors and panel thicknesses are available, contact your local sales representative for more information.

Finish Options

Wasco skylight structures are available in a broad range of colors and finishes:

- Mill (Standard) or Copper Clad
- Paint: Kynar and Baked Enamel (Standard Colors Below)
- Anodized: Clear, Bronze, Black⁴



³ Dynamic glazing availability dependent on size and quantity. Contact your local sales representative for more information.

⁴ Maximum structure size for anodize finish is 4'8".



**PLOT PLAN FOR PERMIT APPLICATION
ONE/TWO FAMILY, MODULAR, MOBILE HOME OR ZONING USE**

LOCATION

STREET # (N,S,E,W) 108 S MAIN STREET NAME (AV, RD, ST, etc) St

SUITE/UNIT(S): B

TAX JURISDICTION:
(Check One)

☐ 0-Mecklenburg
☐ 4-Pineville

☐ 1-Charlotte
☐ 5-Matthews

☒ 2-Davidson
☐ 6-Huntersville

☐ 3-Cornelius
☐ 7-Mint Hill

PERMIT #

TAX PARCEL #

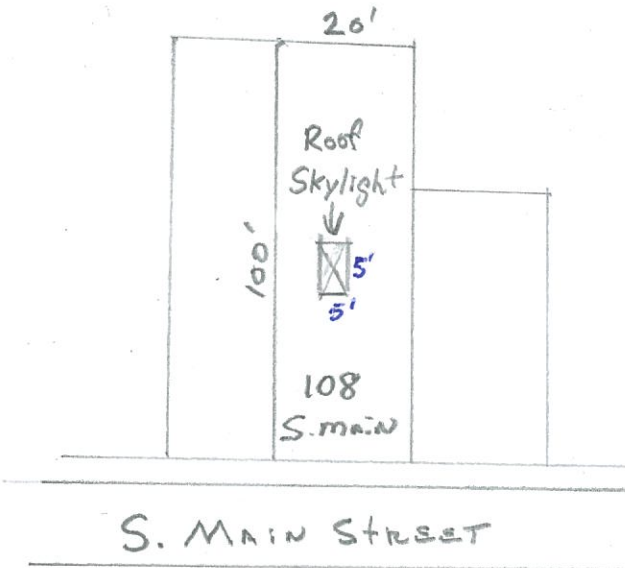
JOB #

- INSTRUCTIONS -

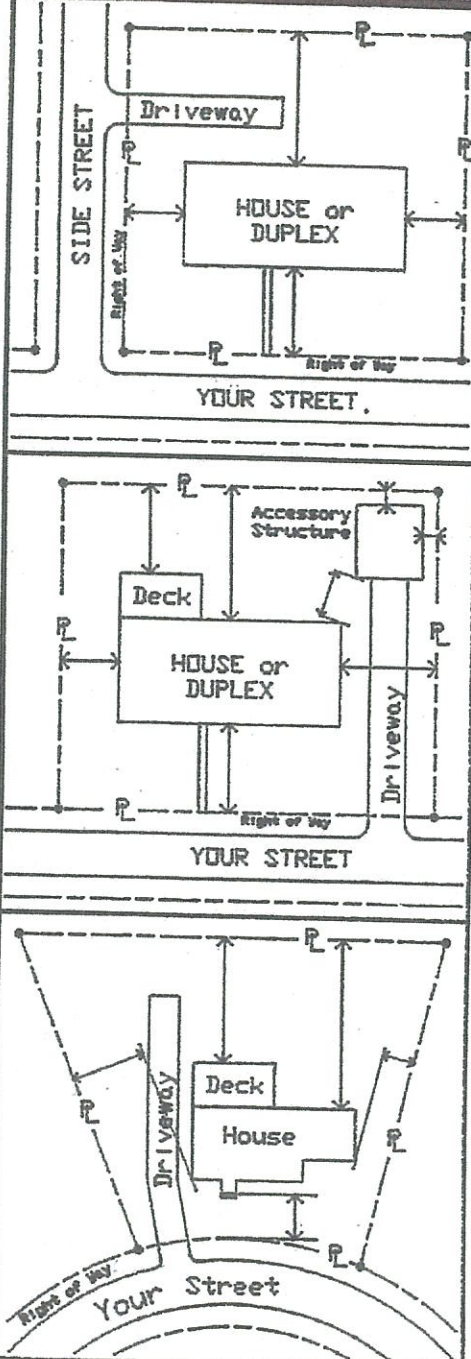
In the space provided below, draw plot plan as neatly and accurately as possible, from survey if available.

1. Draw street(s) and right-of-way(s).
2. Draw property lines with dimensions.
3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc...
4. Show distances of buildings from property lines or other structures.
5. Separate application and plot plan required for each building.

- PLOT PLAN -



EXAMPLES / PLOT PLAN



ALL EXISTING AND PROPOSED BUILDING(S) ON LOT ARE SHOWN WITH MEASUREMENTS INDICATED

APPLICANT'S SIGNATURE David Brackett

DATE 11/1/18

PRINT APPLICANT'S NAME DAVID BRACKETT

APPROVED BY

CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT
P.O. BOX 31097 • CHARLOTTE, NC 28231-1097 • 704/336-2831

B-83

ORIGINAL



Agenda Title: 106 South Main St. Signage and Paint

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ 106 S Main St Signage - Application	11/20/2018	Exhibit
❑ 106 S Main St Paint Change - Application	11/20/2018	Exhibit
❑ 106 S Main St - Staff Analysis	11/20/2018	Exhibit
❑ 106 S Main St - Existing Conditions	11/20/2018	Exhibit
❑ 106 S Main St - Existing Paint Color	11/20/2018	Exhibit
❑ 106 S Main St - Proposed Signage	11/20/2018	Exhibit
❑ 106 S Main St - Proposed Paint Color	11/20/2018	Exhibit



Design Review

MINE by Sandy
(Name of Project)

Contact Information

Applicant's Information

Name:

Sandy Bowers

E-Mail:

sbowers1973@gmail.com

Mailing Address:

106 S. MAIN ST

DAVIDSON NC 28036

Business Phone:

Mobile Phone: 704-453-9231

Property Owner's Information

(If Different from Applicant)

Name:

EXODUS Capital

E-Mail:

Mailing Address:

5887 Tweed Court NW

CONCORD NC 28027

Business Phone:

949-315-5507 Mobile Phone:

Architect's Information

Name of Firm:

ARTISAN SIGNS & GRAPHICS

Architect's Name:

PETRO KUMVAKARIS

E-Mail:

PETRO@ARTISANSIGNSandGRAPHICS.COM

Mailing Address:

18335 OLD STATESVILLE RD

CORNELIUS NC 28031

Business Phone:

704-655-9100 Mobile Phone: 607-341-1248



Design Review

MINE by Sandy
(Name of Project)

Sign - Project Description

Application Date:

Sept. 28, 2018

Project Location:

106 S. MAIN ST. DAVIDSON
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

Planning Area:

Planning Area Overlay District:

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

REMOVE old building sign
and INSTALL NEW
ARM SIGN

Project Details:

Project Type:

☐

individual sign

☐

multi-tenant building

☐

sign plan development

Sign Type:

☐

wall sign

☒

projecting sign

☐

hanging sign

☐

freestanding sign

☐

canopy/awning sign

☐

window/door sign

☐

building name

☐

sidewalk sign

☐

temporary sign

Other sign type:

Dimensions:

36" X 16"

Square Footage:

4

Height from grade:

8FT to bottom of sign

Sign materials:

HDL - FOAM

Lighting:

N/A

Existing Signs, include signs to remain and signs to be removed:

REMOVE old Building Sign

Town of Davidson

Post Office Box 579
Davidson, NC 28036
(704) 892-7591

20472

DATE 9/27 2018
RECEIVED FROM Artison Signs & Graphics
Fifty + 00/ DOLLARS
Sign Permit + CHK. # 22465
Account Total \$ 50.00
Amount Paid \$ 50.00
Balance Due \$ 0 Alan



Certificate of Appropriateness

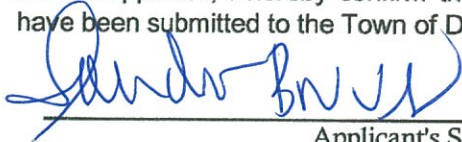
Paint change 106B South Main St. Door/Window.
(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ Project Description
(including General Statement of Intent)
- ☐ Statement of Compliance with Section 9 and Section 22
- ☐ Master Plan or Conditional Planning Area
(including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 8.2
(including adjacent properties and buildings)
- ☐ Color Photos
(including existing and adjacent sites and building(s) taken from the perspective of the public streets adjacent to the site)
- ☐ Site Schematic Design in accordance with Section 8.8
- ☐ Building Schematic Design in accordance with Section 8.4
- ☐ Landscape Schematic Design in accordance with Section 8.6
- ☐ Building Perspective in accordance with Section 8.4 D
- ☐ Building Materials/Colors
- ☐ 4-Sided Building Elevations and Color Front Elevations

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

11/4/2018
Date



Certificate of Appropriateness

Paint change 106 B South Main St.
(Name of Project)

Door/
Window

Contact Information

Applicant's Information

Name: Sandy Bowers
E-Mail: sbowers1973@gmail.com
Mailing Address: 605 A Jetton St.
Davidson, NC 28036
Business Phone: 704.453.9231 Mobile Phone: →

store #: 704.896.7279

Property Owner's Information

(If Different from Applicant)

Name: Exodus Capital
E-Mail: 5887 Tweed Ct. NW
Mailing Address: Concord, NC 28027
pe@mail
Business Phone: 949.315.5507 Mobile Phone: _____

Architect's Information

Name of Firm: — 0 —
Architect's Name: _____
E-Mail: _____
Mailing Address: _____
Business Phone: _____ Mobile Phone: _____



Certificate of Appropriateness

Paint Change
106 B South Main St.

(Name of Project)

Project Description

Application Date:

11/16/2018

Project Location:

106 B South Main St.

(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

Historic Downtown

Planning Area:

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

change paint color due to
re-branding

Project Details:

Project Type:

☐

new structure

☐

addition

☒

exterior alteration

☐

sign

☐

vendor cart

☐

demolition

Building Type:

Building Materials:

Brick

Colors:

White paint

Architectural Features:

Front door, awning, white paint
brick, window

Existing Site Conditions:

(include significant physical, environmental, and cultural features;
significant and heritage trees, existing structures; and infrastructure
and street layout)

street facing



CERTIFICATE OF APPROPRIATENESS

The Design Review Board hereby certifies that the application

Sandy Bowers

Name of Applicant

106 B South Main St Paint Change Door/Window

Name of Project

106 B South Main St.

Address

Davidson, NC 28036

is approved for:

☐ new structure ☐ addition or expansion ☐ exterior alteration or reconstruction ☐ relocation
☐ demolition ☐ sign(s) ☐ vendor cart ☐ exterior lighting ☐ exterior paint color(s)
☐ other

The following conditions are attached to this approval:

This certificate is not a permit. This certificate does not relieve any party of the responsibility of filing for and obtaining all required permits or of following all other applicable codes, ordinances, and regulations. This certificate does not negate any protective covenants or deed restrictions on the property. Any change in the applicant's plans requires the filing of a revised application with the Town of Davidson, NC.

Chair, Historic Preservation Commission

Date

**Town of Davidson, NC
Historic Preservation Commission: Staff Analysis
November 28, 2018**

Project: 106 South Main St – Existing Monkees Building
1) Signage
2) Paint Change

Location: 106 S. Main Street

Applicant: Sandy Bowers

Designer: Signage - Artisan Signs and Graphics
Paint Change – N/A

Planning Area: Village Center (Local Historic District)

Signage Change

Monkees, located at 106 S. Main Street, is rebranding; as such, there is a request to replace the existing signage on the property. The change includes replacing the existing wall sign with a new projecting sign on the front façade of the building. Because the sign will be affixed to a structure in the Local Historic District, HPC approval is required.

The DPO restricts projecting signs to a maximum area of 12 square feet. The proposed projecting sign is 36 inches by 16 inches, or four square feet.

The projecting sign will be made of routed HDU (foam) material. Letters will be raised and painted. The border will be painted brass. The mounting bracket will be painted to match the sign border. The sign will not be illuminated.

Paint Change

The applicant also requests a paint color change to the street-facing façade of the building. The applicant would like to repaint the existing yellow door and window frame to a light pink color. Exterior changes to structures located in the Local Historic District require HPC review and approval.

DAVIDSON PLANNING ORDINANCE:

Section 11.2.2.B

All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design Review Board to determine that the signage meets the provisions of this section and any historic district requirements.

Section 11.4.1.7 Projecting Sign

A sign directly attached and not parallel to a building façade or dependent upon a building for its support.

1. Permitted Location

- *Building facades that face the right of way, pedestrian passageways, and/or parking associated with the establishment.*
2. *Area & Dimensions*
 - *12 square feet maximum per side.*
 - *Three feet maximum width.*
 - *Four feet maximum projection from building.*
 3. *Height*
 - *18 feet maximum.*
 - *A minimum of seven feet of clearance must be maintained between the bottom of the sign and the grade.*
 4. *Additional Requirements*
 - *Must be perpendicular to the building façade.*
 - *Internally illuminated signs are not permitted*
 - *Any external illumination may not be attached to the sign.*

HISTORIC DISTRICT GUIDELINES:

Signs (pages 54-55)

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.*

Materials: Paint & Exterior Color (pages 30-31)

3. *When repainting, select colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.*





Monkee's
You might need a bigger closet!





Date09/27/2018_10:11	
DesignerJF	CP
SalespersonP4	8
Sign Style:Hanging Sign	
Additional:	
Material	HDU
Trim	N/A
Face	N/A
Mounting	N/A
Colors	No PMS
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Job Description	
36" x 16" Routed HDU. Letters are Raised and Painted. Border will be painted brass. Mounting Bracket will be painted to match border of sign.	
Installation method	
Approval	
CustomerMine By Sandy	
FilenameRetail/MineBySandy/DGP_ExteriorHangingSign_DF	
Revision1	

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Artisan signs&graphics
Creatively promoting your brand

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







ROSE GARDEN



Rose Garden

1353



GOES WITH



SHADES



SIMILAR

Rose Garden

LRV: 70.41



A clean, crisp pink, this enchanting shade has the historical appeal of a formal ornamental rose garden. Elegant with a just-picked freshness, it has a beguiling charm.



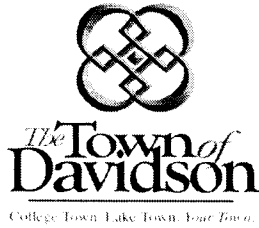


Agenda Title: 715 Davidson Run Ln Pool House

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	715 Dav. Run Ln Pool House - Application	11/20/2018	Exhibit
□	715 Dav. Run Ln Pool House - Staff Analysis	11/20/2018	Exhibit
□	715 Dav. Run Ln Pool House - Existing Conditions	11/20/2018	Exhibit
□	715 Dav. Run Ln Pool House - Proposed Plans	11/20/2018	Exhibit



Design Review

D.I.I. Residence

(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☐ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)
- ☐ General Description
(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
(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
(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.

[Signature]
Applicant's Signature

10/1/2018
Date



Design Review

D.I.I. Residence

(Name of Project)

Contact Information

Applicant's Information

Name: Lloyd Hartwell
E-Mail: lhartwe1142@outlook.com
Mailing Address: 2332 Vernon Drive
Charlotte, NC 28211
Business Phone: _____ Mobile Phone: 704-363-5727

Property Owner's Information

(If Different from Applicant)

Name: Scott & Amy D.I.I.
E-Mail: sdill@goqplus.com
Mailing Address: 715 Davidson Run Lane
Davidson NC 28036
Business Phone: _____ Mobile Phone: 704-506-1228

Architect's Information

Name of Firm: Andrew Steever Architecture
Architect's Name: Andrew Steever
E-Mail: asteever@mi-connection.com
Mailing Address: P.O. Box 87 Davidson NC 28036
Business Phone: 704-846-8888 Mobile Phone: _____



Design Review

D.I.I. Residence

(Name of Project)

Project Description

Application Date: 10/11/2018

Project Location: 715 Davidson Run Lane

Tax Parcel(s): 00743110

Planning Area: Davidson

Overlay District: Davidson

Master or Cond. Plan
(Attach Conditions of Approval)

Gen. Statement of Intent: Build a pool house

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): Pool house

• Height & Stories: 22'

• Square Footage: 1004

• Building Materials: stone / brick, stone to match existing home.

Architectural

Features: Arched roof, copper finish, cedar gable trusses
Lincoln window - dark brown, stone - light brown, Lincoln doors - dark brown, roof - GAF Timberline Ultra - weatherwood.

Existing Site Conditions: Residential single family home

See 14.12.2.D

**Town of Davidson, NC
Design Review Board: Staff Analysis
November 28, 2018**

Project: Accessory Structure (over 650 square feet)
Location: 715 Davidson Run Ln (3.6 acres)
Applicant: Lloyd Hartsell for Scott and Amy Dill
Designer: Lloyd Hartsell Custom Homes
Planning Area: Rural

The applicant would like to construct a pool house in the rear yard at 715 Davidson Run Ln. There is currently a single-family residence and an in-ground pool under construction on site. The footprint of the proposed pool house is in excess of 650 square feet (1,004 square feet). Per DPO Section 4.5.8.B.2., any accessory structure over 650 square feet of first floor area shall be reviewed by the Design Review Board.

The proposed pool house footprint will have a footprint of 1,004 square feet. This is below the maximum size permitted in the Rural Planning Area of 1,200 square feet.

The proposed pool house will be constructed of stucco/brick and stone to match the home currently under construction. The roof will also be constructed of materials (shingles; copper finials; cedar gables) to match the home. A stone chimney will be constructed on the east (side) elevation of the pool house.

DAVIDSON PLANNING ORDINANCE:

Section 4.5.8 Accessory Structures

B. Size of Accessory Structure

1. *In the Rural Reserve and Rural Planning Areas, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the footprint of an accessory structure shall not exceed 1,200 square feet.*
2. *Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

Section 4.4.1 General Building Design Standards

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*
4. *Building materials and colors shall be:*
 - a. *Complementary to the materials already being used in 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.*
 4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
-

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20181128_DRB-Agenda\4. 715 Davidson Run Ln - Accessory Structure

715 Davidson Run Ln – Existing Conditions

1. Existing Home (Primary Structure): Rear View

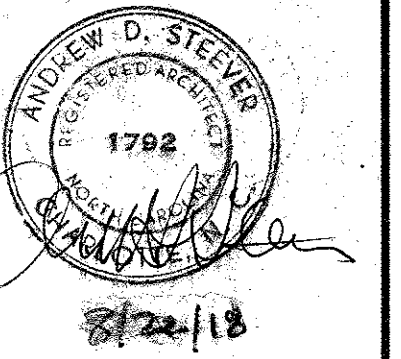


2. Existing Home: Side View



3. Existing Home: Front View



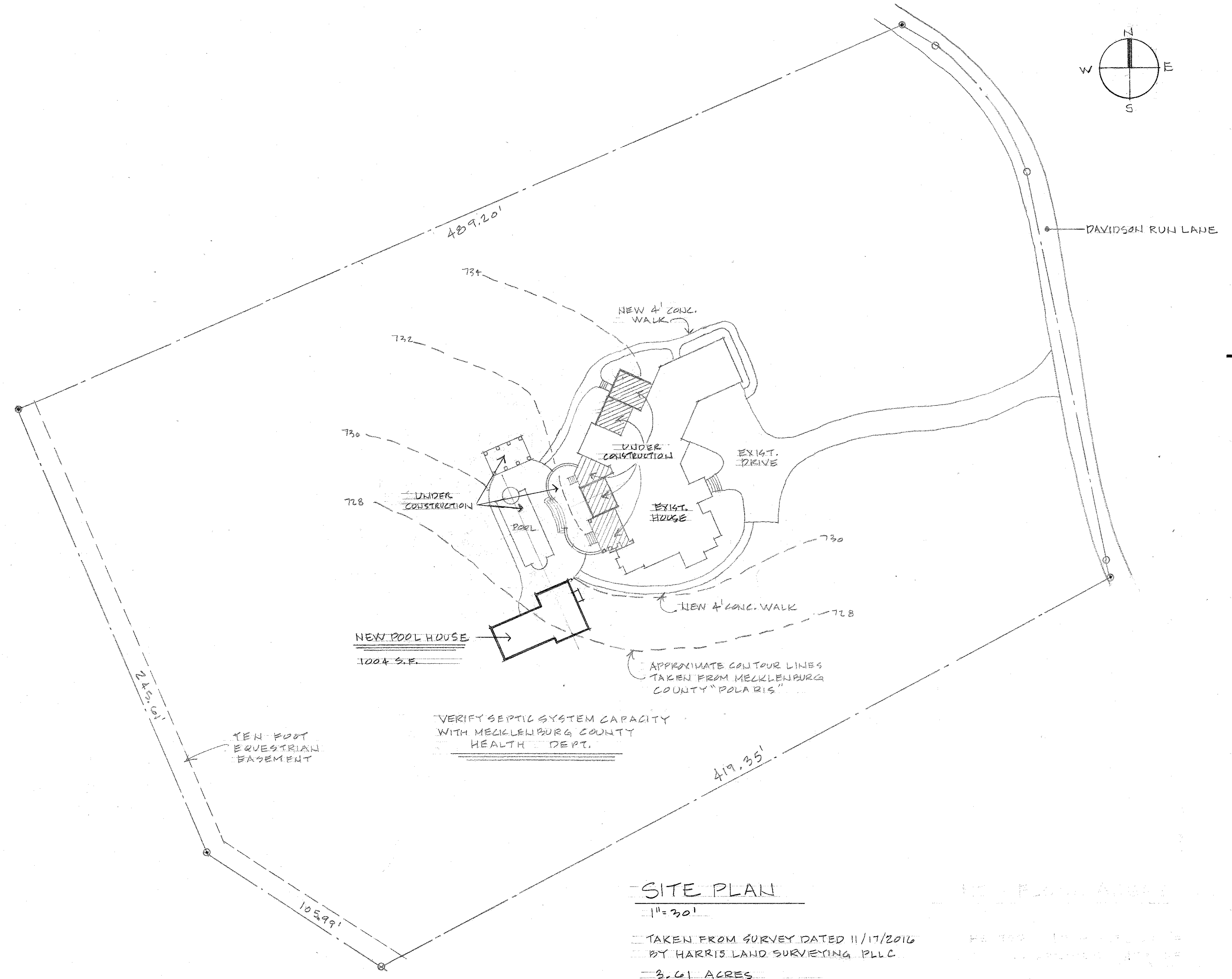


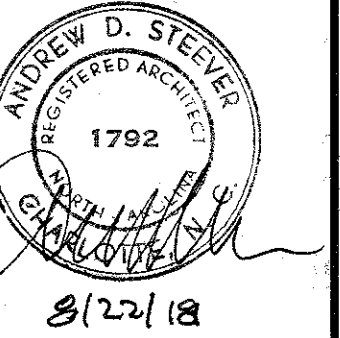
Dill
Residence

Project
Drawn AS
Checked AS
Date 8/22/18

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5-1

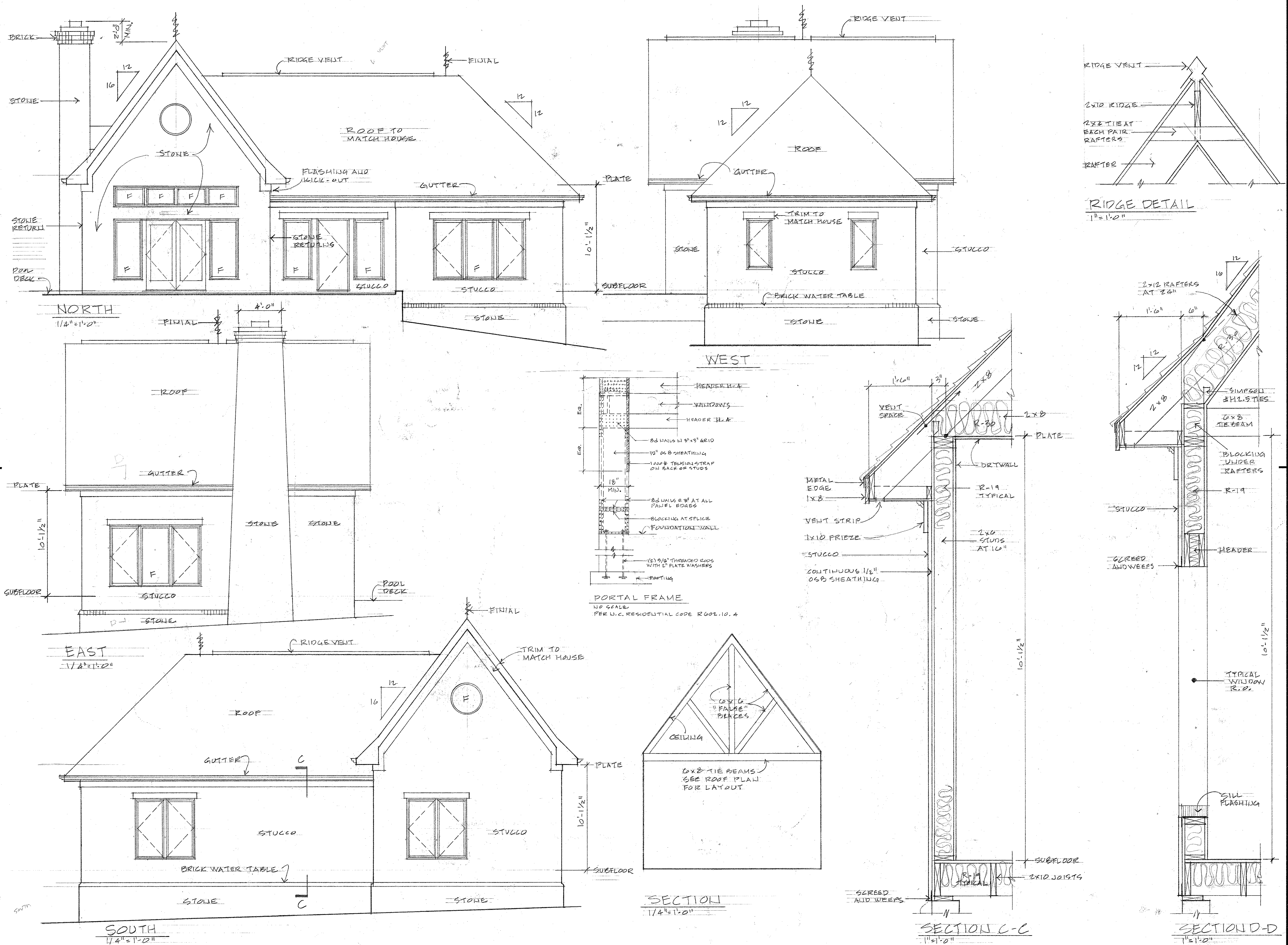




Dill Residence

Project
Drawn AS
Checked AS
Date 8/22/18

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Agenda Title: 543 Pine Rd Garage

Summary:

ATTACHMENTS:

Description		Upload Date	Type
❑	543 Pine Rd Garage - Application	11/20/2018	Exhibit
❑	543 Pine Rd Garage - Staff Analysis	11/20/2018	Exhibit
❑	543 Pine Rd - Existing Conditions	11/20/2018	Exhibit
❑	543 Pine Rd Garage - Home Renovation Plans	11/20/2018	Exhibit
❑	543 Pine Rd Garage - Proposed Garage Plans	11/20/2018	Exhibit



Design Review

MOORE GARAGE

(Name of Project)

Development Process

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



Design Review

MOORE GARAGE

(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☐ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)
- ☐ General Description
(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
(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
(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

10/30/18

Date



Design Review

MOORE GARAGE

(Name of Project)

Contact Information

Applicant's Information

Name:

MATT JOHNSON

E-Mail:

MATT@JOHNSONBUILDINGINC.COM

Mailing Address:

PO BOX 221 MT MOURNE NC 28123

Business Phone:

704 896-6511

Mobile Phone:

704-309-5484

Property Owner's Information

(If Different from Applicant)

Name:

GEORGE + PAULA MOORE

E-Mail:

MOOREPGTKZ@AOL.COM

Mailing Address:

543 PINE RD DAVIDSON

Business Phone:

Mobile Phone:

704-408-9760

Architect's Information

Name of Firm:

TAG DRAFTING + DESIGN

Architect's Name:

ROBERT AUSTIN

E-Mail:

RAUS78@gmail.com

Mailing Address:

CHARLOTTE NC 28269

Business Phone:

704-727-3434

Mobile Phone:

704-614-7964



Design Review

MOORE GARAGE

(Name of Project)

Project Description

Application Date:

Project Location:

543 PINE RD DAVIDSON

Tax Parcel(s):

Planning Area:

Overlay District:

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of Intent:

NEW GARAGE

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):

• Height & Stories:

• Square Footage:

• Building Materials:

24' TALL 1-1/2 STORIES

862 # GARAGE 298 # FUTURE OFFICE. TOTAL - 1,160 #

BRICK FOUNDATION, FIBER-CEMENT BOARD & BATTEN SIDING
ARCHITECTURAL SHINGLES

Architectural

Features:

MATERIAL TO MATCH HOUSE

Existing Site

Conditions:

ALL NEW - NO GARAGE

See 14.12.2.D



Design Review

MOORE GARAGE

(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

Town of Davidson

Post Office Box 579
Davidson, NC 28036
(704) 892-7591

14643

DATE Oct. 30 2018

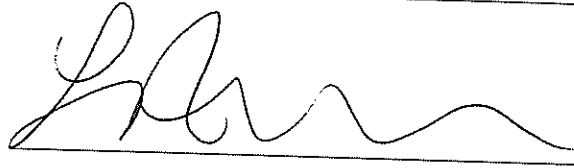
RECEIVED FROM JM Johnson Construction
Four Hundred & 00/100 DOLLARS
Design Review Board

Account Total \$ 400.00

Amount Paid \$ 400.00

Balance Due \$ 0

☒ Visa ☐ Mastercard



**Town of Davidson, NC
Design Review Board: Staff Analysis
November 28, 2018**

Project: Accessory Structure (over 650 square feet)
Location: 543 Pine Rd
Applicant: Matt Johnson for George and Paula Moore
Designer: TAG Drafting and Design
Planning Area: Village Infill

The applicant would like to construct a detached garage in the rear yard at 543 Pine Rd. There is an existing single-family residence on site that is currently being renovated.

The footprint of the proposed detached garage is in excess of 650 square feet (862 square feet). Per DPO Section 4.5.8.B.2., any accessory structure over 650 square feet of first floor area shall be reviewed by the Design Review Board.

The proposed garage will have a footprint of 862 square feet. This is less than 30% of the footprint of the principal building, as required per DPO Section 4.5.8.B.1. The footprint of the principal building is 2,922 square feet (30% of this footprint is 877 square feet).

The proposed garage will be constructed with materials to match the renovated home. The foundation will be brick and siding will be fiber-cement board & batten siding. The roof will be architectural shingles. A metal canopy will be added to the front elevation of the garage

DAVIDSON PLANNING ORDINANCE:

Section 4.5.8 Accessory Structures

B. Size of Accessory Structure

- 1. In the Rural Reserve and Rural Planning Areas, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the footprint of an accessory structure shall not exceed 1,200 square feet. In all planning areas, except the Rural Reserve and Rural Planning Areas, the footprint of an accessory structure must not exceed 650 square feet or 30% of the footprint of the principal building (up to a maximum of 900 square feet), whichever is greater.*
- 2. Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

Section 4.4.1 General Building Design Standards

E. Materials

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

4. *Building materials and colors shall be:*
 - a. *Complementary to the materials already being used in 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.*
 4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
-

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20181128_DRB-Agenda\5. 543 Pine Rd - Accessory Structure

543 Pine Rd (Moore Garage) – Existing Conditions

1. Existing Home: Street View



2. Existing Home: Front



3. Existing Home: Proposed Garage Location



4. Existing Home: Side



5. Existing Home: Rear





Hand Crafted For

The Moore Family

Date 10/9/18

SQUARE FOOTAGE	
HEATED SQ. FOOTAGE	
FIRST FLOOR ADDITION	1005 SQ. FT.
TOTAL HEATED	1005 SQ. FT.
SCREENED PORCH	
296 SQ. FT.	
COVERED ENTRY	
175 SQ. FT.	
TOTAL UNDER ROOF	
1475 SQ. FT.	
COURTYARD	
298 SQ. FT.	
EXISTING SQUARE FOOTAGE	
FIRST FLOOR EXIST.	1446 SQ. FT.
UPPER FLOOR EXIST.	825 SQ. FT.
TOTAL UNDER ROOF	
3747 SQ. FT.	

WINDOW SCHEDULE		
	SIZE	DESCRIPTION
A	3° x 7°	FIXED
B	3° x 3°	FIXED
C	2° x 3°	CASEMENT
D	3-2° x 3°	CASEMENT
E	2° x 3°	CASEMENT
F	2° x 5°	CASEMENT
G	2° x 3°	FIXED
H	3-3° x 5°	CASEMENT
J	3° x 5°	FIXED
K	3° x 5°	FIXED
L	4-2° x 5°	CASEMENT
M	2-2° x 5°	CASEMENT
N	3° x 5°	CASEMENT

DOOR SCHEDULE		
	SIZE	DESCRIPTION
1	2-2° x 8°	HALF GLASS
2	1-3° x 8°	CASED OPENING
3	2° x 6°	SOLID PANEL
4	3° x 6°	CASED OPENING
5	2° x 6°	FRENCH
6	1-5° x 6°	5 PANEL FRENCH FOLDING DOOR
7	2° x 8°	SOLID PANEL
8	2° x 8°	CASED OPENING
9	2° x 8°	SOLID PANEL
10	2°	TEMPERED GLASS
11	2° x 8°	SCREEN DOOR
12	2° x 8°	CASED OPENING
13	2° x 8°	HALF LIGHT
14	2° x 6°	SOLID PANEL
15	2-2° x 8°	SOLID PANEL EXTERIOR
16	2-1° x 6°	SOLID PANEL

DRAWING SCHEDULE

- COVER
- R-1) RENDERINGS
- S-1) SITE PLAN
- AB-1) EXISTING FLOOR PLANS
- AB-2) EXISTING ELEVATIONS
- S-1) DEMO PLANS
- S-2) FOUNDATION PLAN
- S-3) MAIN LEVEL FRAMING PLAN
- A-1) MAIN LEVEL FLOOR PLAN
- S-4) UPPER LEVEL FRAMING PLAN
- A-2) UPPER LEVEL FLOOR PLAN
- S-5) CEILING FRAMING PLAN
- S-6) ROOF PLAN
- A-3) FRONT / REAR ELEVATION
- A-4) RIGHT / LEFT ELEVATION
- A-5) ELEVATION DETAILS
- D-1) DETAILS
- D-2) DETAILS
- D-3) DETAILS



DISCLAIMER:

THIS SET OF DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE. WE ASSUME NO RESPONSIBILITY FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE HAND CRAFTED WHICH LEAVES THEM SUSCEPTIBLE TO ERRORS. THE AUSTIN GROUP HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR "FLAWLESS" JUDGMENT



A Custom Remodel For The Moore Family

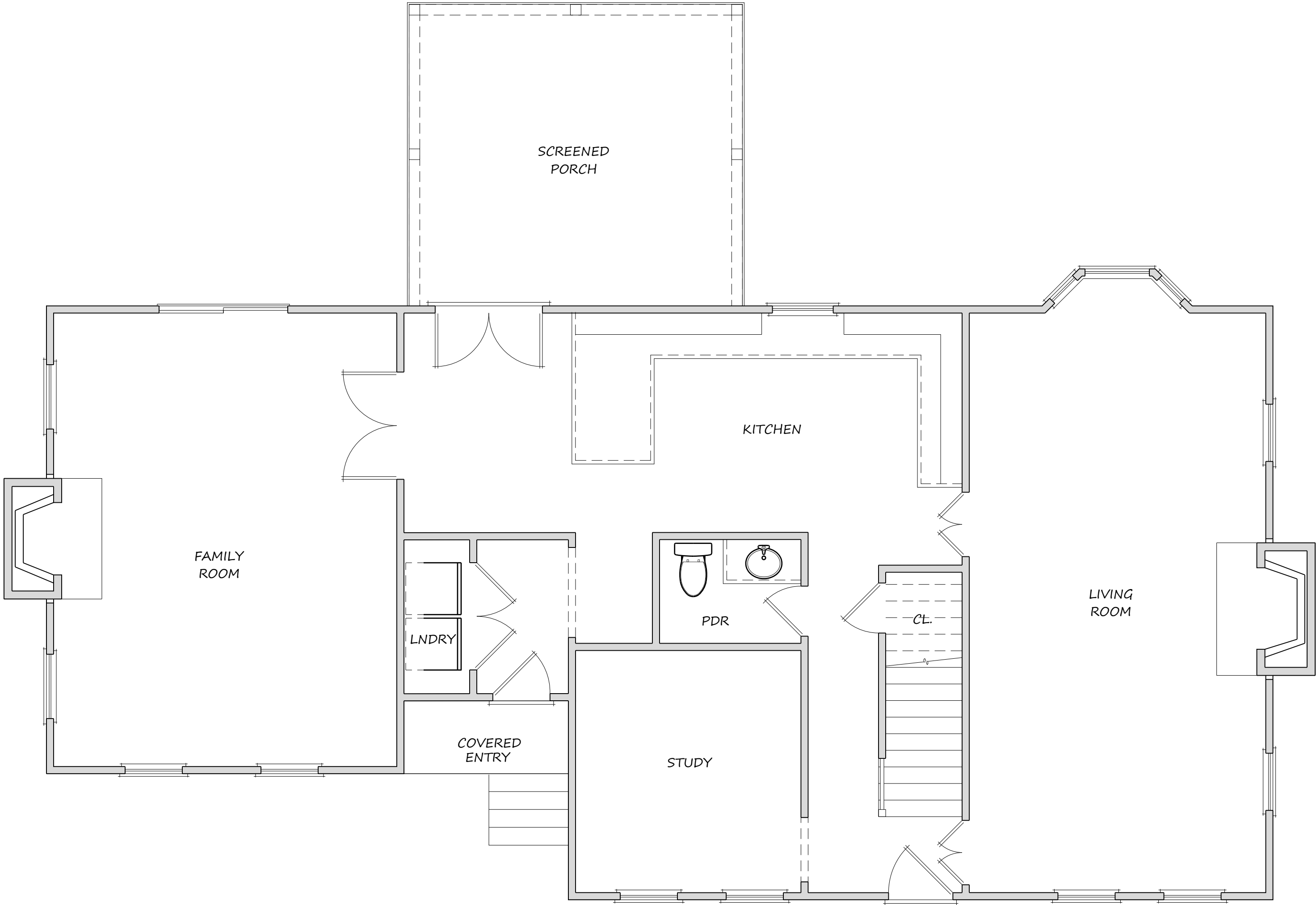
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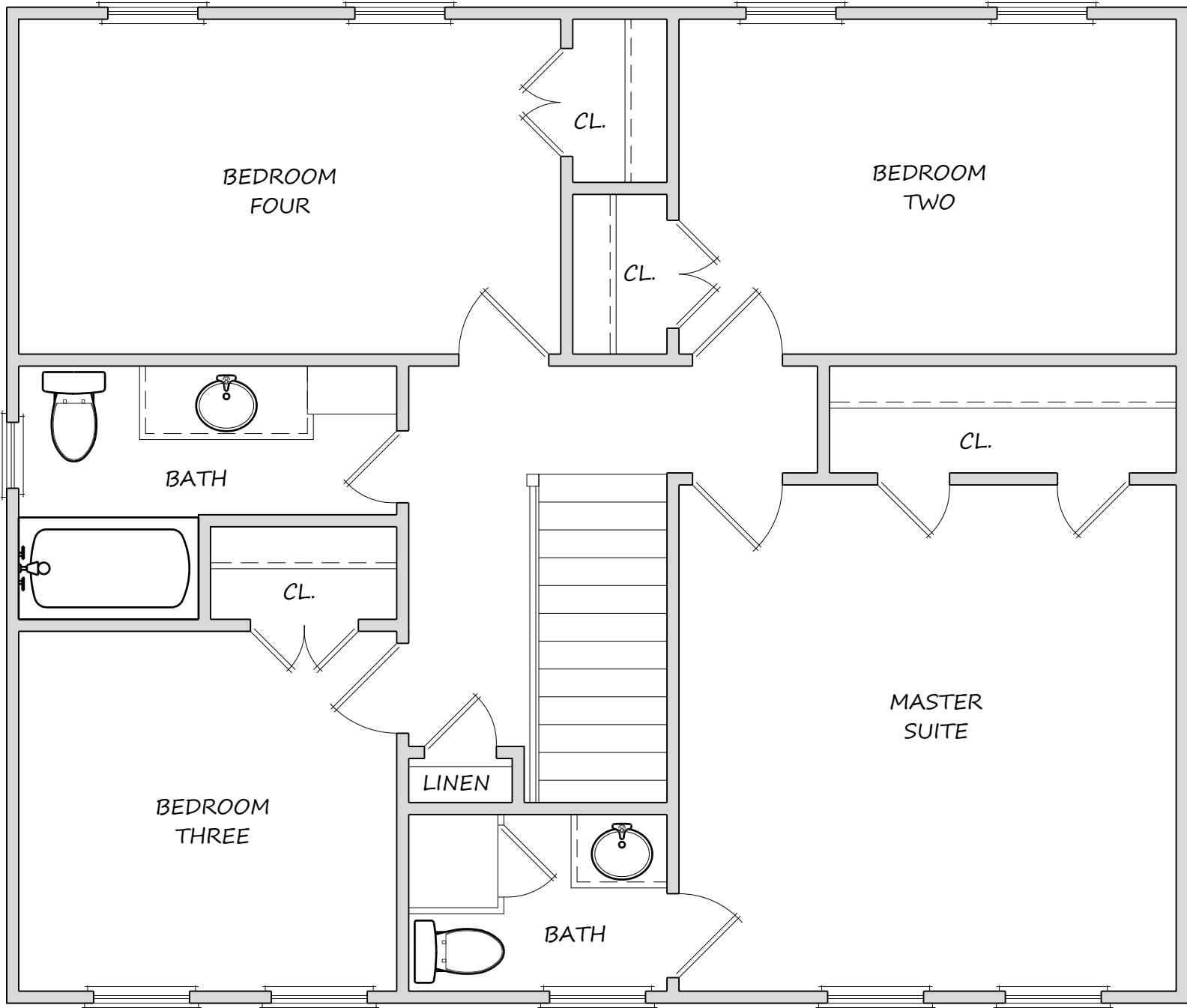
R-1



<p>DISCLAIMER: THIS SET OF DRAWINGS SHALL BE USED FOR THE PROJECT DESCRIBED HEREIN ONLY. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE AUSTIN GROUP HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARING THESE PLANS. WE DO NOT GUARANTEE PERFECT DOCUMENTS OR FLAWLESS JUDGMENT.</p>	
<h1>A Custom Remodel For The Moore Family</h1>	
<p>Seal</p>	
<p>Date 10/9/18</p>	
<p>Sheet</p>	
<h1>SITE</h1>	



MAIN LEVEL
FLOOR PLAN



UPPER LEVEL
FLOOR PLAN

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



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A Custom Remodel
For The Moore Family

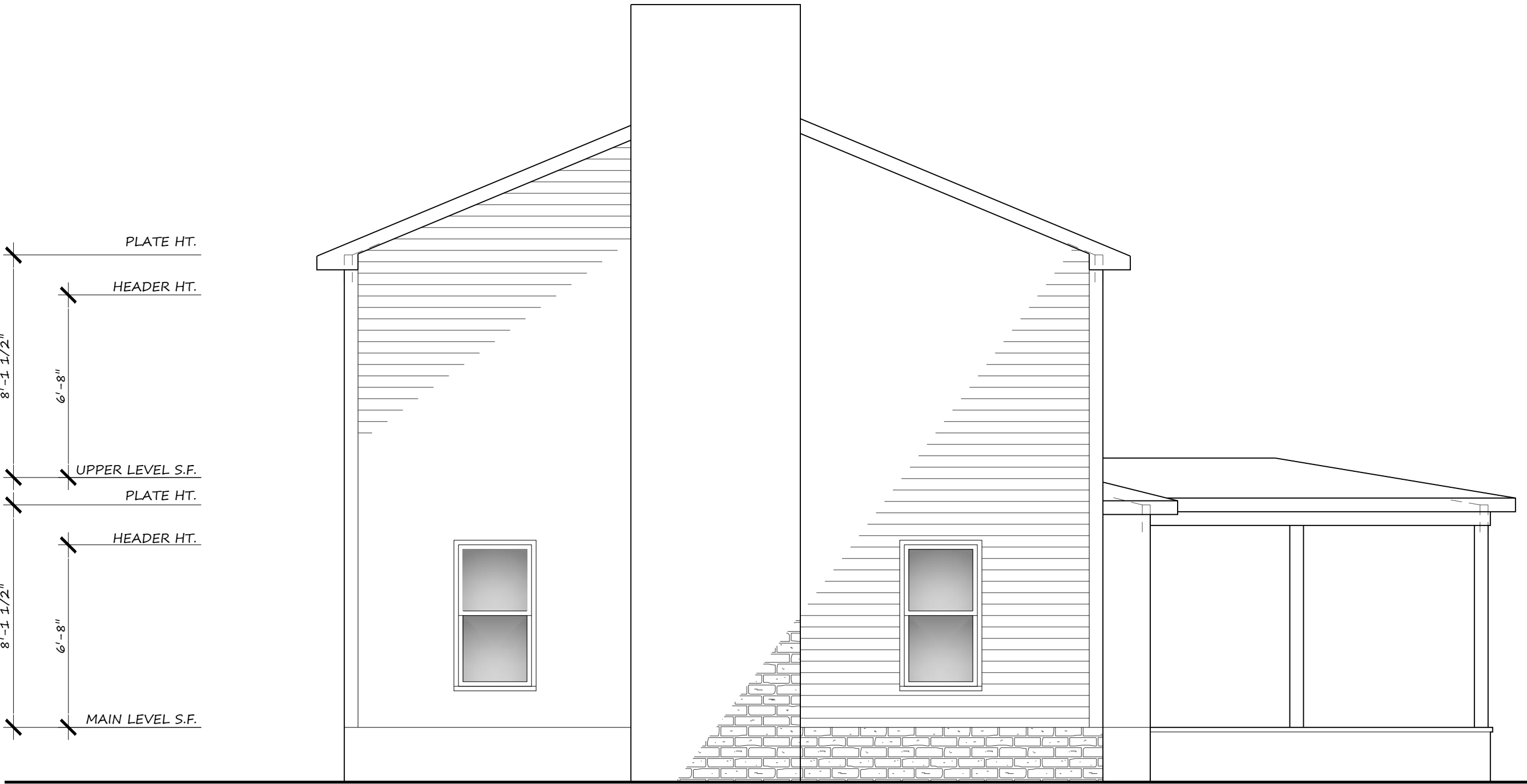
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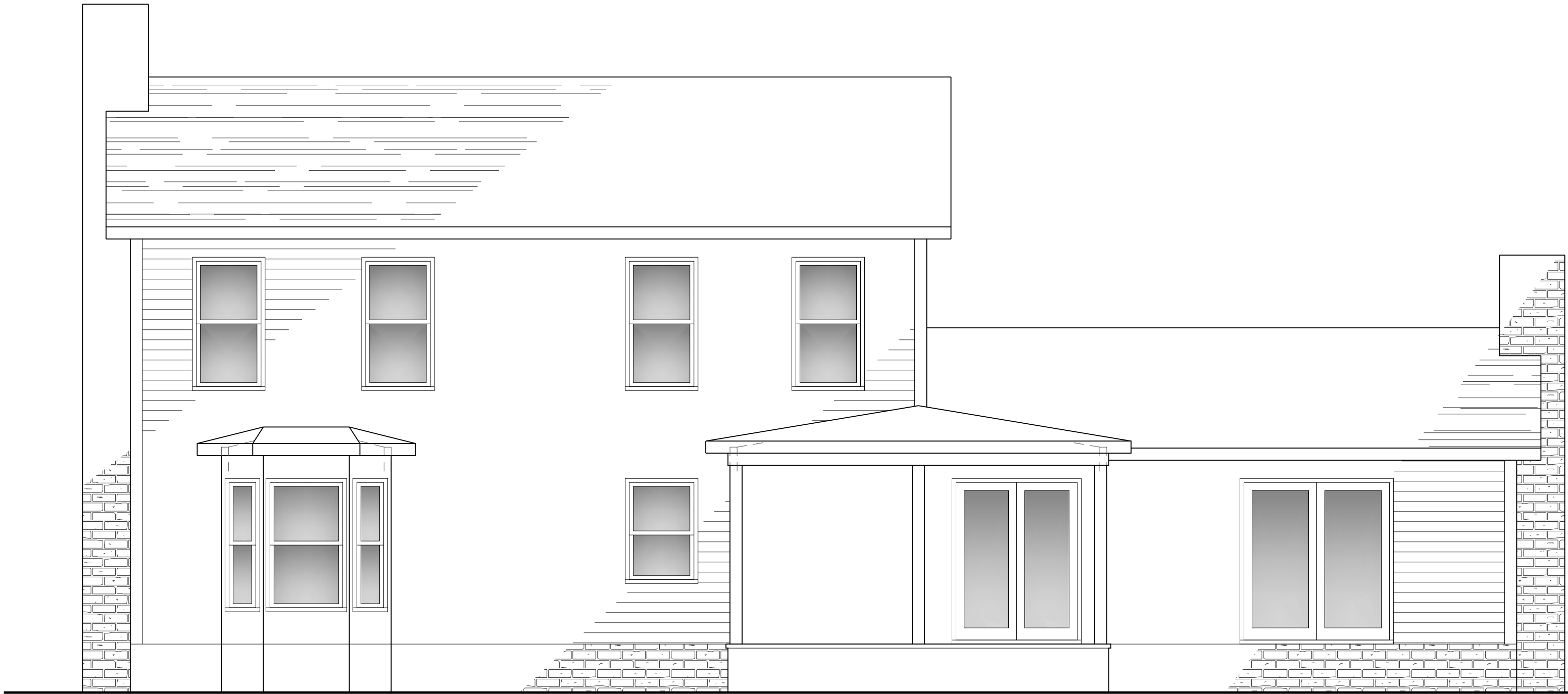
AB-1



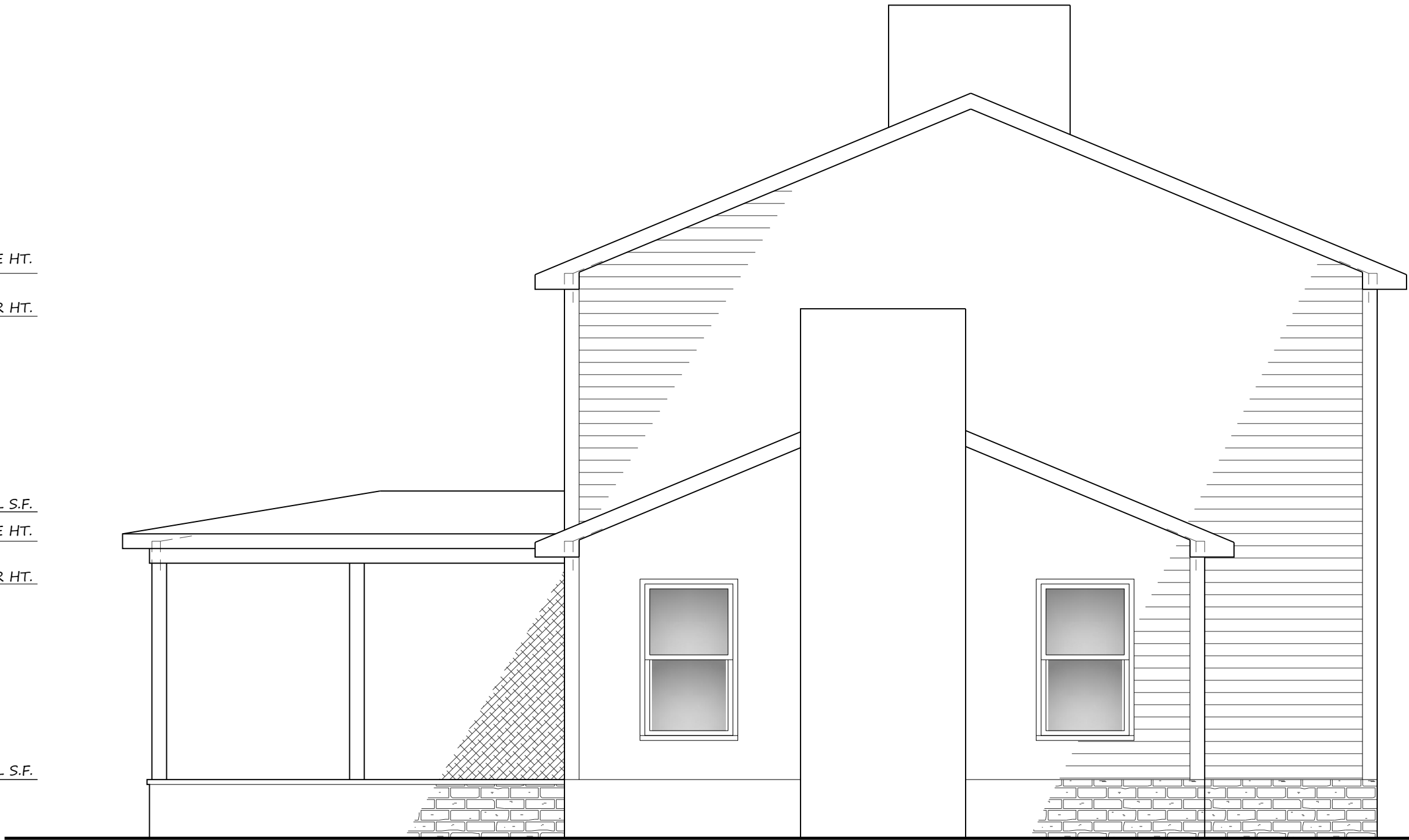
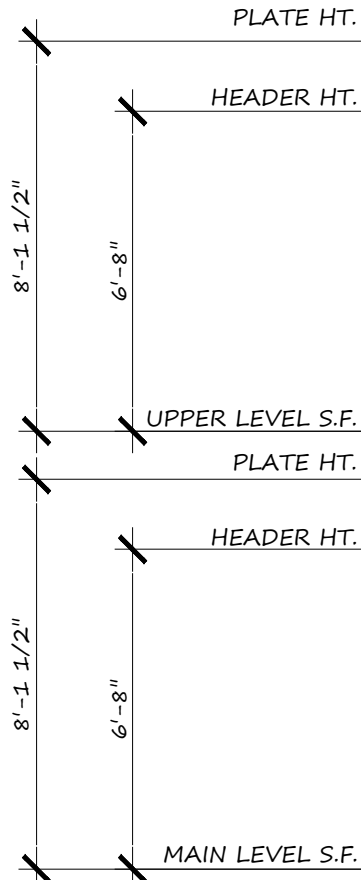
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



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



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



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



DISCLAIMER:
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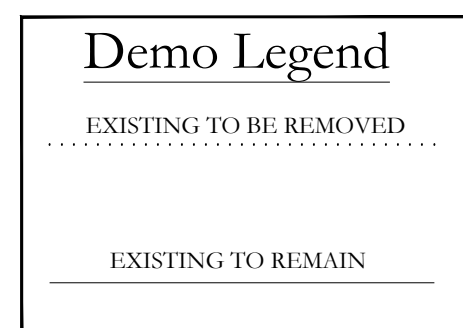
A Custom Remodel
For The Moore Family

Seal

Date
10/9/18
Sheet

AB-2

ELEVATIONS
AS-BUILT
SCALE : 1/4" = 1'-0"



DISCLAIMER: THIS SET OF DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE, THE ASSUMING NO RESPONSIBILITY FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE HAND CRAFTED WHICH LEAVES THEM SUSCEPTIBLE TO ERRORS. THE AUSTIN GROUP HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR "FLAWLESS JUDGMENT."

A Custom Remodel For The Moore Family

Seal

Date
10/9/18

Sheet

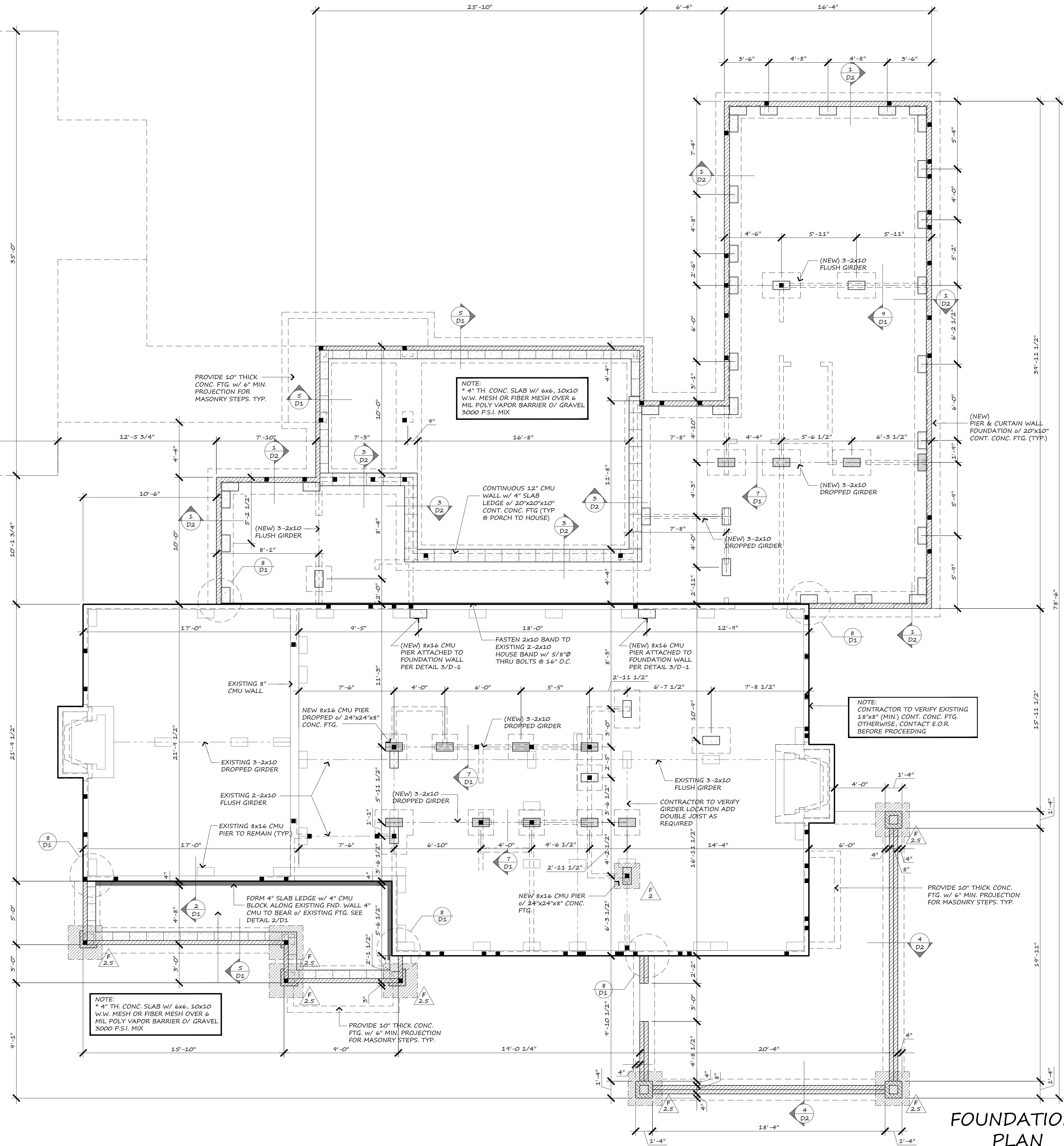
S-1

CRAWL FOUNDATION NOTES:

1. ALL PERIMETER WALL FOOTINGS SHALL BE CONTINUOUS 20"x10" MINIMUM WITH (2) # 4 REBAR, 3000 PSI CONCRETE U.N.O.
2. ALL INTERIOR THICKENED SLABS SHALL BE 10'DX18"W.
3. BEARING CAPACITY OF SOIL IS ASSUMED TO BE 2000 PSF.
4. ALL INTERIOR PIERS ARE 8"x16" CMU WITH 24"x24"x10" FOOTINGS U.N.O. FULLY GROUT PIERS >32" TALL, UNLESS OTHERWISE NOTED.
5. "SLAB ON GRADE" SHALL CONSIST OF 4" THICK, 3000 PSI CONCRETE WITH FIBERMESH REINFORCEMENT OR 6x6 W1-4XW5.4 WWF OVER 6 MIL VAPOR BARRIER OVER 4" CLEAN STONE OVER COMPACTED FILL. IN GARAGES AND DRIVEWAYS INSTALL TOOTHED CONTROL JOINTS NO GREATER THAN 15 FEET IN EACH DIRECTION.
6. ALL SOILS AND FILL UNDER FLOORS WITHIN AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
7. SHIMS USED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHALL CONSIST OF EITHER SOLID WOOD OR A MINIMUM OF TWO STACKS OF STEEL SHIMS EQUAL IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 6" THE LENGTH OF THE PIER.

FOOTING SCHEDULE:

F1.5:	18"x18"x8"
F2:	24"x24"x8"
F2.5:	30"x30"x12"
F3:	36"x36"x12" WITH 4 #4 BARS EACH WAY
F3.5:	42"x42"x12" WITH 5 #4 BARS EACH WAY
F4:	48"x48"x12" WITH 7 #4 BARS EACH WAY



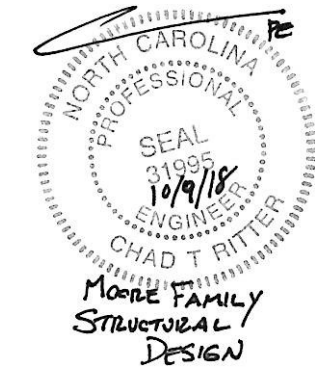
FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



DISCLAIMER:
THIS SET OF DRAWINGS SHALL BE USED FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE AUSTIN GROUP HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARING AND ISSUING THESE DRAWINGS. THE DESIGNER DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR "FLAWLESS" JUDGMENT.

A Custom Remodel For The Moore Family

Seal



Date
10/9/18
Sheet

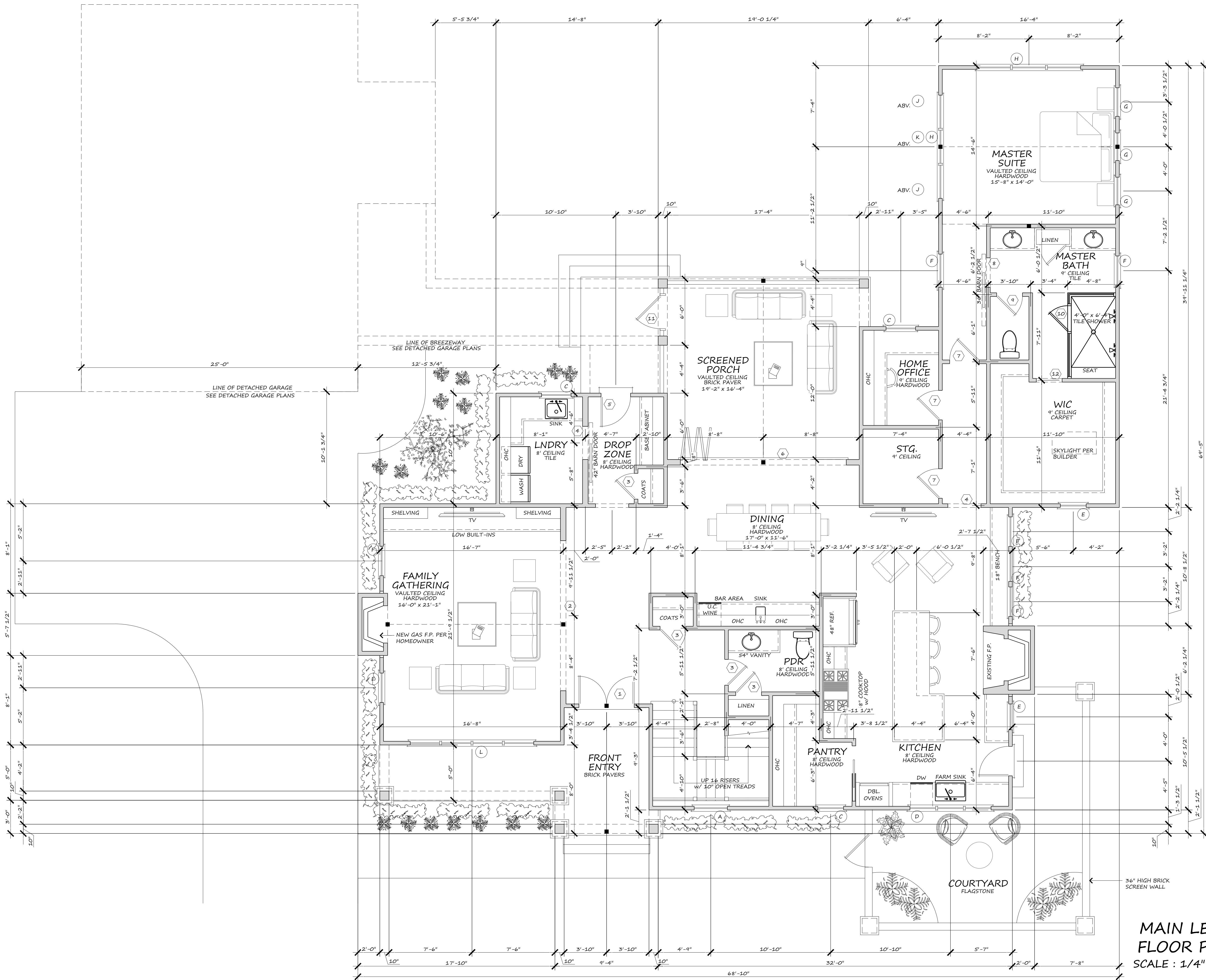
S-2



3-2X10 SPF#2 DROPPED GIRDER

3-2X10 SPF#2 FLUSH GIRDER

S-3



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

SQUARE FOOTAGE	
HEATED SQ. FOOTAGE	
FIRST FLOOR ADDITION	1005 SQ. FT.
TOTAL HEATED	1005 SQ. FT.
SCREENED PORCH	296 SQ. FT.
COVERED ENTRY	175 SQ. FT.
TOTAL UNDER ROOF	1475 SQ. FT.
COURTYARD	298 SQ. FT.
EXISTING SQUARE FOOTAGE	
FIRST FLOOR EXIST.	1446 SQ. FT.
UPPER FLOOR EXIST.	825 SQ. FT.
TOTAL UNDER ROOF	3747 SQ. FT.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A 3'-0" X 7'-0"	FIXED
B 3'-0" X 3'-0"	FIXED
C 2'-8" X 3'-0"	CASEMENT
D 3'-2" X 3'-0"	CASEMENT
E 2'-8" X 3'-0"	CASEMENT
F 2'-8" X 5'-0"	CASEMENT
G 2'-8" X 3'-0"	FIXED
H 3'-3" X 5'-0"	CASEMENT
J 3'-0" X 3'-0"	FIXED
K 3'-0" X 5'-0"	FIXED
L 4'-2" X 5'-0"	CASEMENT
M 2'-2" X 5'-0"	CASEMENT
N 3'-0" X 5'-0"	CASEMENT

DOOR SCHEDULE	
SIZE	DESCRIPTION
1 2'-2" X 8'-0"	HALF GLASS
2 1'-3" X 8'-0"	CASED OPENING
3 2'-8" X 6'-0"	SOLID PANEL
4 3'-0" X 8'-0"	CASED OPENING
5 2'-8" X 6'-0"	FRENCH
6 1'-5" X 6'-0"	5" PANEL FRENCH FOLDING DOOR
7 2'-8" X 8'-0"	SOLID PANEL
8 2'-8" X 8'-0"	CASED OPENING
9 2'-8" X 8'-0"	SOLID PANEL
10 2'-8"	TEMPERED GLASS
11 2'-8" X 8'-0"	SCREEN DOOR
12 2'-8" X 8'-0"	CASED OPENING
13 2'-8" X 8'-0"	HALF LIGHT
14 2'-8" X 6'-0"	SOLID PANEL
15 2'-2" X 8'-0"	SOLID PANEL EXTERIOR
16 2'-1" X 6'-0"	SOLID PANEL



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Date
10/9/18
Sheet

A-1

2X FRAMING NOTES:

BRACED WALL LINE NOTE:
THIS STRUCTURE HAS BEEN ANALYZED FOR LATERAL LOADING USING CONTINUOUSLY SHEATHED 5/8" OSB WALL SHEATHING USING 8d (0.131"x2.5") NAILS AT 6" o.c. ALONG EDGES AND 12" o.c. AT INTERMEDIATE FRAMING. BLOCK AND NAIL ALL PANEL EDGES.
WHERE BRACED WALLS DO NOT MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTION R602.10 OF THE CODE, IT HAS BEEN ANALYZED BY ENGINEERING ANALYSIS INCORPORATING ENGINEERED LATERAL BRACING ELEMENTS WHERE NEEDED TO MEET THE INTENT OF THE CODE. SEE PLANS FOR ALL NOTES AND DETAILS.

- "DBL" INDICATES DOUBLE JOIST
- RIM BOARDS AND BANDS PARALLEL TO FLOOR FRAMING TO BE DOUBLED.
- SUPPORT NON-LOAD BEARING PARALLEL PARTITION WALLS WITH DBL JOIST OR 2x4 LADDER BLOCKING @24"o.c. WITH SIMPSON Z28 CLIPS.
- ALL LOAD- BEARING HEADERS SHALL BE (2)2X8 SPF#2 UNLESS OTHERWISE NOTED ON THE PLAN.
- WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.
- ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS OTHERWISE NOTED OR DIMENSIONALLY SHOWN ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(4) OF THE CODE OR AS NOTED ON THE PLAN.
- WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

MEMBER SIZE	SIMPSON HANGERS
(2) 2X8	LUS 28-2
(2) 2X10	LUS 210-2
(2) 2X12	LUS 210-2
(2) 3 1/2" X 9 1/2" LVL	HUS 410
(2) 1 3/4" X 11 1/4" LVL	HUS 412
(2) 1 3/4" X 14" LVL	HUS 412
(2) 1 3/4" X 16" LVL	HUS 416
ALL TRIPLE LVLS	HHUS 550/10

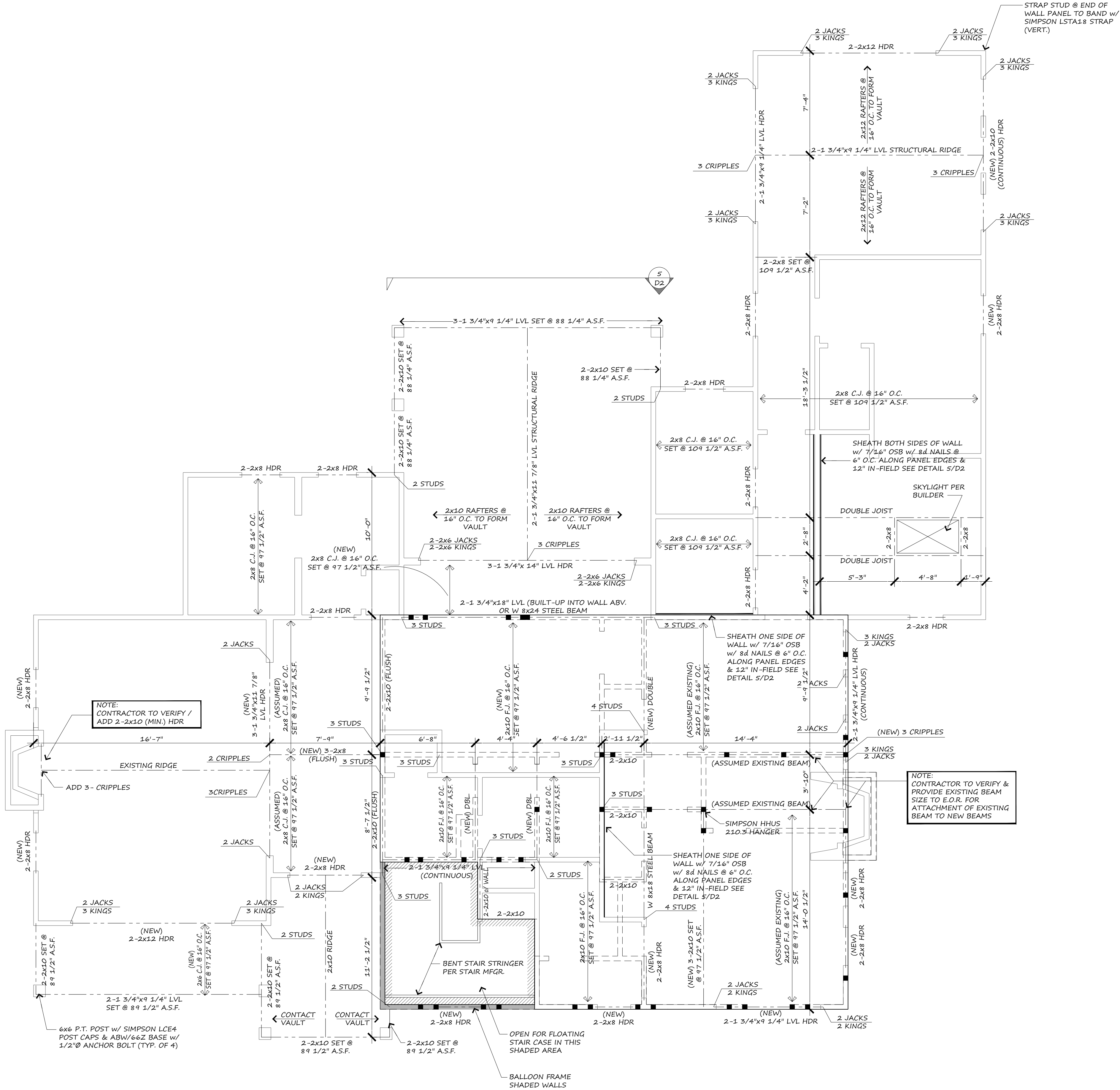
- NOTE: FILL ALL OF THE HOLES IN BEAM HANGERS WITH 16d x 3 1/2" COMMON NAILS (3 3/8" O.162") OR 16d x2 1/2" (2 3/8" O.162") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10dX 1 1/2" "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 1 1/2" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
- "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.
- ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION. INSTALL 2X4 SQUASH BLOCKS (S.B.) OF EQUAL NUMBER TO COLUMN ABOVE BETWEEN SUBFLOOR AND FOUNDATION WALL OR LOWER PLATE. RIM BOARDS AND I-JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER CONCENTRATE POINT LOADS FROM LVL AND STEEL BEAMS OR WHERE "S.B" IS INDICATED ON THE PLAN.
- FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 16" O.C. AND FOUR PLY LVLS WITH TWO ROWS OF 6 3/4" TRUSSLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.

MASONRY LINTELS

- FOR SPANS UP TO 6 FT. USE L3"x3"x1/4" STEEL LINTEL
- FOR SPANS UP TO 10 FT. USE L5"x3 1/2"x1/4" STEEL LINTEL
- FOR SPANS GREATER THAN 10' (OR WHERE SHOWN ON PLANS) FASTEN L4"x4"x1/4" STEEL ANGLE TO WOOD HEADER WITH 1/8"x4" LAG SCREWS @ 16" O.C. EXTEND ALL ANGLES 6" PAST OPENING TO BEAR ON MASONRY VENEER AT ENDS.

SUPPORT ALL BRICK CLIMBS PER DETAIL ON PLANS OR FIGURE R703.7.2.1

- FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16D (3 3/8"X0.162") IN EACH PLY.
- (1) JACK STUD "J" AND (1) KING "K" STUD TO BE INSTALLED AT EACH END OF OPENING UNLESS NOTED OTHERWISE ON PLAN.
- SEE ARCHITECTURAL PLAN FOR ALL DIMENSIONS.



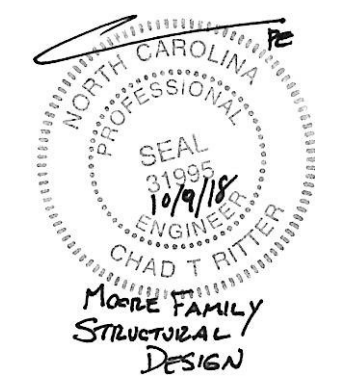
UPPER LEVEL
FRAMING PLAN
SCALE : 1/4" = 1'-0"



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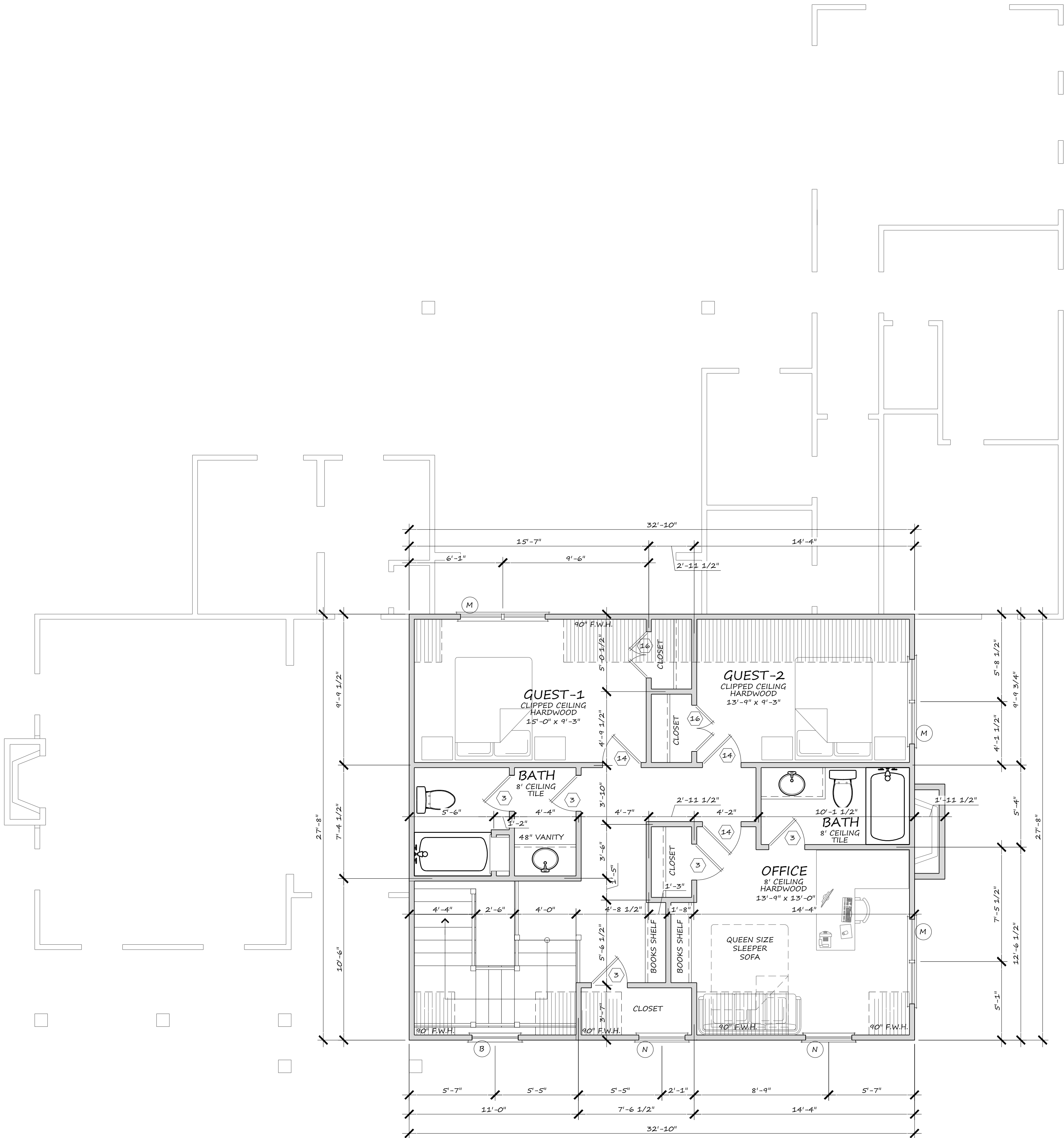
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Date
10/9/18
Sheet

S-4



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

SQUARE FOOTAGE	
HEATED SQ. FOOTAGE	
FIRST FLOOR ADDITION	1005 SQ. FT.
TOTAL HEATED	1005 SQ. FT.
SCREENED PORCH	296 SQ. FT.
COVERED ENTRY	175 SQ. FT.
TOTAL UNDER ROOF	1475 SQ. FT.
COURTYARD	298 SQ. FT.
EXISTING SQUARE FOOTAGE	
FIRST FLOOR EXIST.	1446 SQ. FT.
UPPER FLOOR EXIST.	825 SQ. FT.
TOTAL UNDER ROOF	3747 SQ. FT.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A 3'0" x 7'0"	FIXED
B 3'0" x 3'6"	FIXED
C 2'8" x 3'6"	CASEMENT
D 3'-2" x 3'6"	CASEMENT
E 2'8" x 3'6"	CASEMENT
F 2'8" x 5'0"	CASEMENT
G 2'8" x 3'0"	FIXED
H 3'-3'0" x 5'6"	CASEMENT
J 3'0" x 3'0"	FIXED
K 3'0" x 5'0"	FIXED
L 4'-2" x 5'6"	CASEMENT
M 2'-2" x 5'6"	CASEMENT
N 3'0" x 5'0"	CASEMENT

DOOR SCHEDULE	
SIZE	DESCRIPTION
1 2'-2" x 8'0"	HALF GLASS
2 1'3" x 8'0"	CASED OPENING
3 2' x 6'8"	SOLID PANEL
4 3'0" x 6'8"	CASED OPENING
5 2'8" x 6'8"	FRENCH
6 1'5" x 6'8"	5 PANEL FRENCH FOLDING DOOR
7 2' x 8'0"	SOLID PANEL
8 2' x 8'0"	CASED OPENING
9 2' x 8'0"	SOLID PANEL
10 2' x 8'0"	TEMPERED GLASS
11 2' x 8'0"	SCREEN DOOR
12 2' x 8'0"	CASED OPENING
13 2' x 8'0"	HALF LIGHT
14 2' x 6'8"	SOLID PANEL
15 2'-2" x 8'0"	SOLID PANEL EXTERIOR
16 2'-3" x 6'8"	SOLID PANEL

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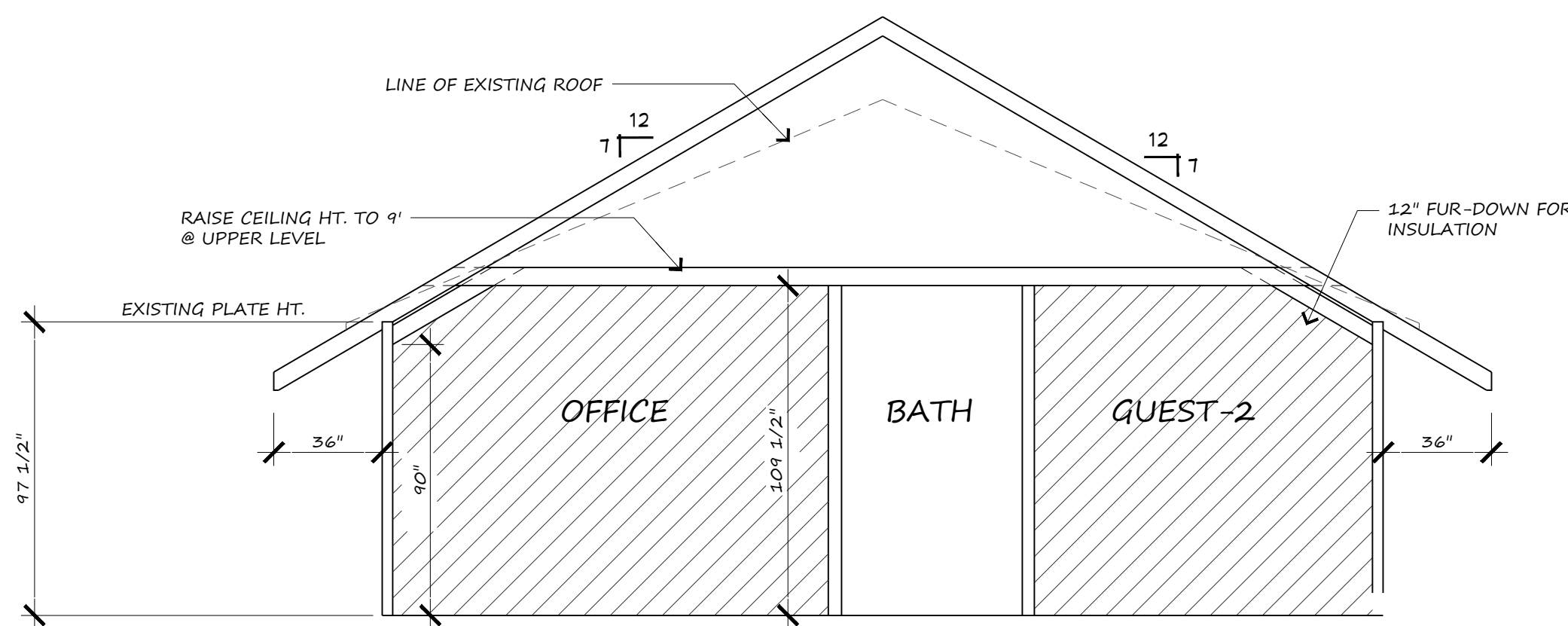
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A-2



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SECOND FLOOR
PARTIAL SECTION
SCALE : 1/4" = 1'-0"

UPPER LEVEL FRAMING NOTES:

BRACED WALL LINE NOTE:

THIS STRUCTURE HAS BEEN ANALYZED FOR LATERAL LOADING USING CONTINUOUSLY SHEATHED 3/8" OSB WALL SHEATHING USING 8d (0.131"x2.5") NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. AT INTERMEDIATE FRAMING. BLOCK AND NAIL ALL PANEL EDGES.

WHERE BRACED WALLS DO NOT MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTION R602.10 OF THE CODE, IT HAS BEEN ANALYZED BY ENGINEERING ANALYSIS INCORPORATING ENGINEERED LATERAL BRACING ELEMENTS WHERE NEEDED TO MEET THE INTENT OF THE CODE. SEE PLANS FOR ALL NOTES AND DETAILS.

- "T.T.R" INDICATES "TIE (CEILING JOIST) TO RAFTER WITH FOUR 3"x0.131" NAILS)
- ALL LOAD- BEARING HEADERS SHALL BE (2)2X8 SPF#2 UNLESS OTHERWISE NOTED ON THE PLAN.
- WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.
- ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(4) OF THE CODE OR AS NOTED ON THE PLAN.
- WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

MEMBER SIZE	SIMPSON HANGERS
(2) 2X8	LUS 218 -2
(2) 2X10	LUS 210-2
(2) 2X12	LUS 210-2
(2) 1 3/4" X 9 3/4" LVL	HUS 410
(2) 1 3/4" X 11 3/4" LVL	HUS 412
(2) 1 3/4" X 14" LVL	HUS 412
ALL TRIPLE LVLS	HHUS 550/10

- NOTE: FILL ALL OF THE HOLES IN BEAM HANGERS WITH 16d x 3 1/2" COMMON NAILS (3 1/2" x 0.162") OR 16d x 2 3/4" (2 3/4" x 0.162") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10dX 2 1/2" "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 1 1/2" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
- "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.
- ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION. INSTALL 2X4 SQUASH BLOCKS (S.B.) OF EQUAL NUMBER TO COLUMN ABOVE BETWEEN SUBFLOOR AND FOUNDATION WALL OR LOWER PLATE. RIM BOARDS AND I-JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER CONCENTRATE POINT LOADS FROM LVL AND STEEL BEAMS OR WHERE "S.B" IS INDICATED ON THE PLAN.
- FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 16" O.C. AND FOUR PLY LVLS WITH TWO ROWS OF 6 1/2" TRUSSLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.

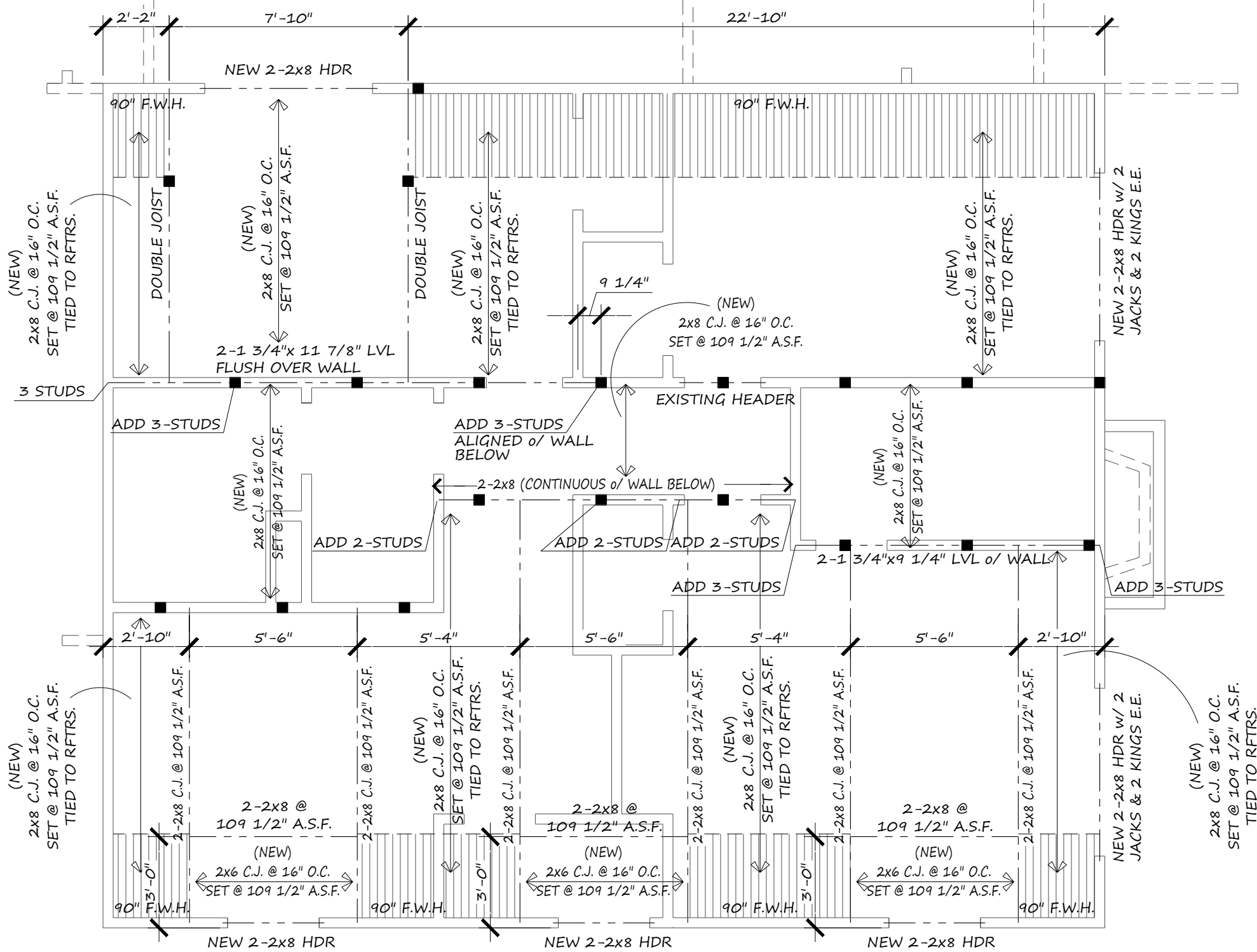
MASONRY LINTELS

- FOR SPANS UP TO 6 FT. USE L3"x3"x3/4" STEEL LINTEL
- FOR SPANS UP TO 10 FT. USE L5X3 1/2"x3/4" STEEL LINTEL
- FOR SPANS GREATER THAN 10' (OR WHERE SHOWN ON PLANS) FASTEN L4"x4"x3/4" STEEL ANGLE TO WOOD HEADER WITH 3/8"x4" LAG SCREWS @ 16" O.C. EXTEND ALL ANGLES 6" PAST OPENING TO BEAR ON MASONRY VENEER AT ENDS.

SUPPORT ALL BRICK CLIMBS PER DETAIL ON PLANS OR FIGURE

R703.7.2.1

- FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16D (3/8"x0.162") IN EACH PLY.
- (1) JACK STUD "J" AND (1) KING "K" STUD TO BE INSTALLED AT EACH END OF OPENING UNLESS NOTED OTHERWISE ON PLAN.
- CONTRACTOR TO PROVIDE 22"x30" ACCESS TO ATTIC.
- SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS.



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

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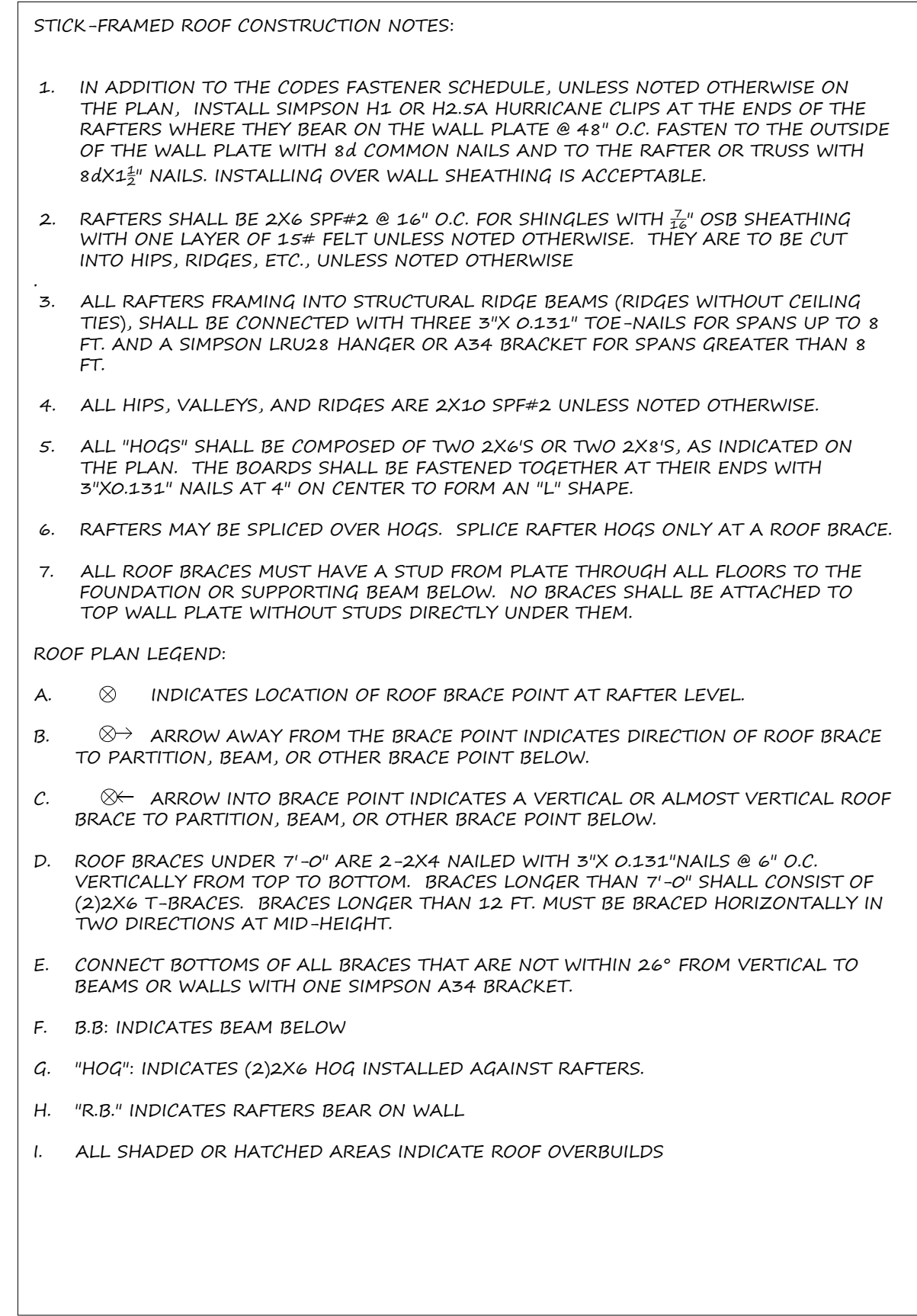
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Date
10/9/18
Sheet

S-5



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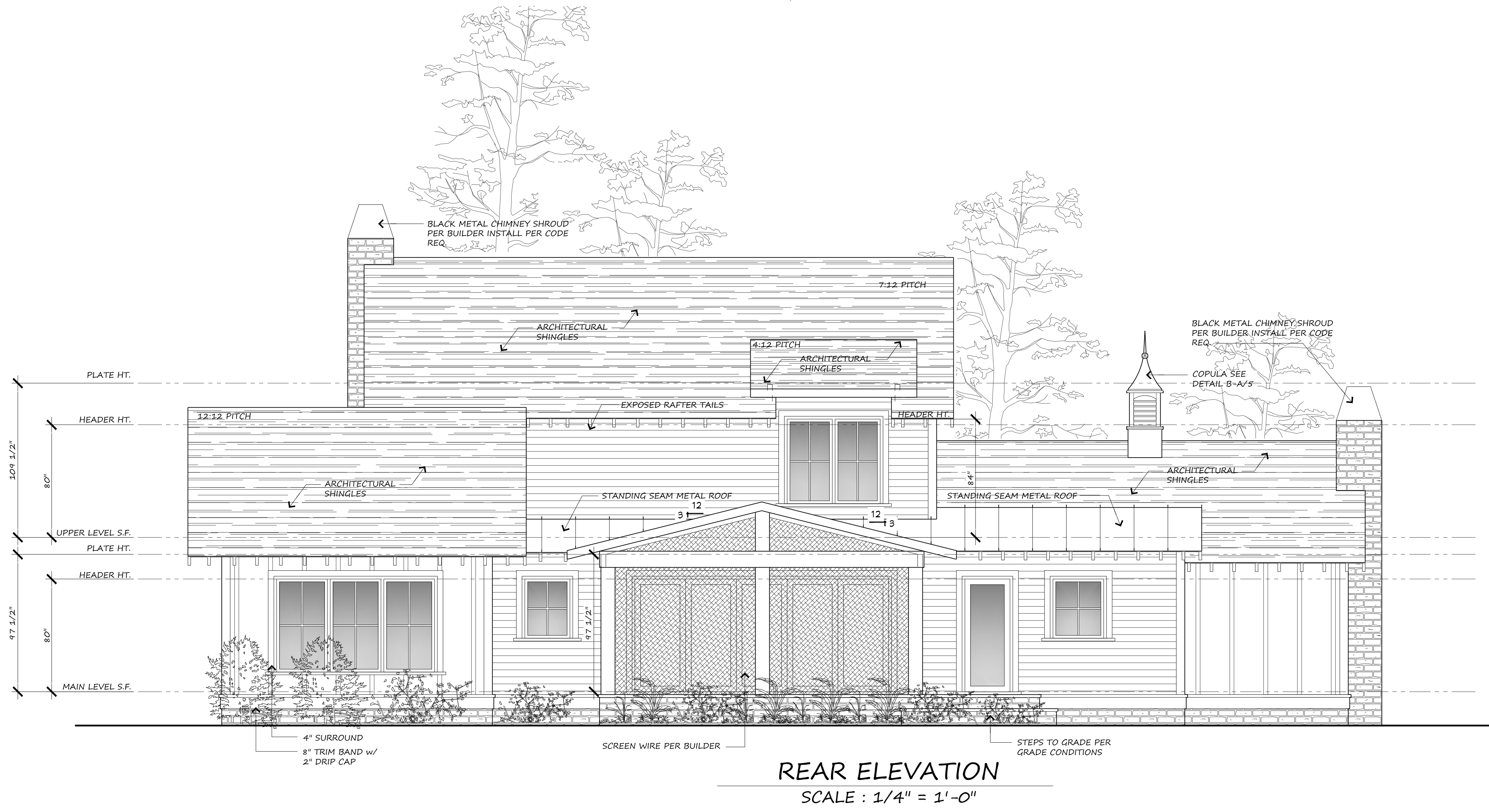


IDE
INTELLIGENT DESIGN
— ENGINEERING —
1945 J N PEASE PLACE, SUITE #204
CHARLOTTE, NC 28262
CORPORATE LICENSE #: C-3118
PHONE: 704-335-7200

Date
10/9/18

Sheet

S-6



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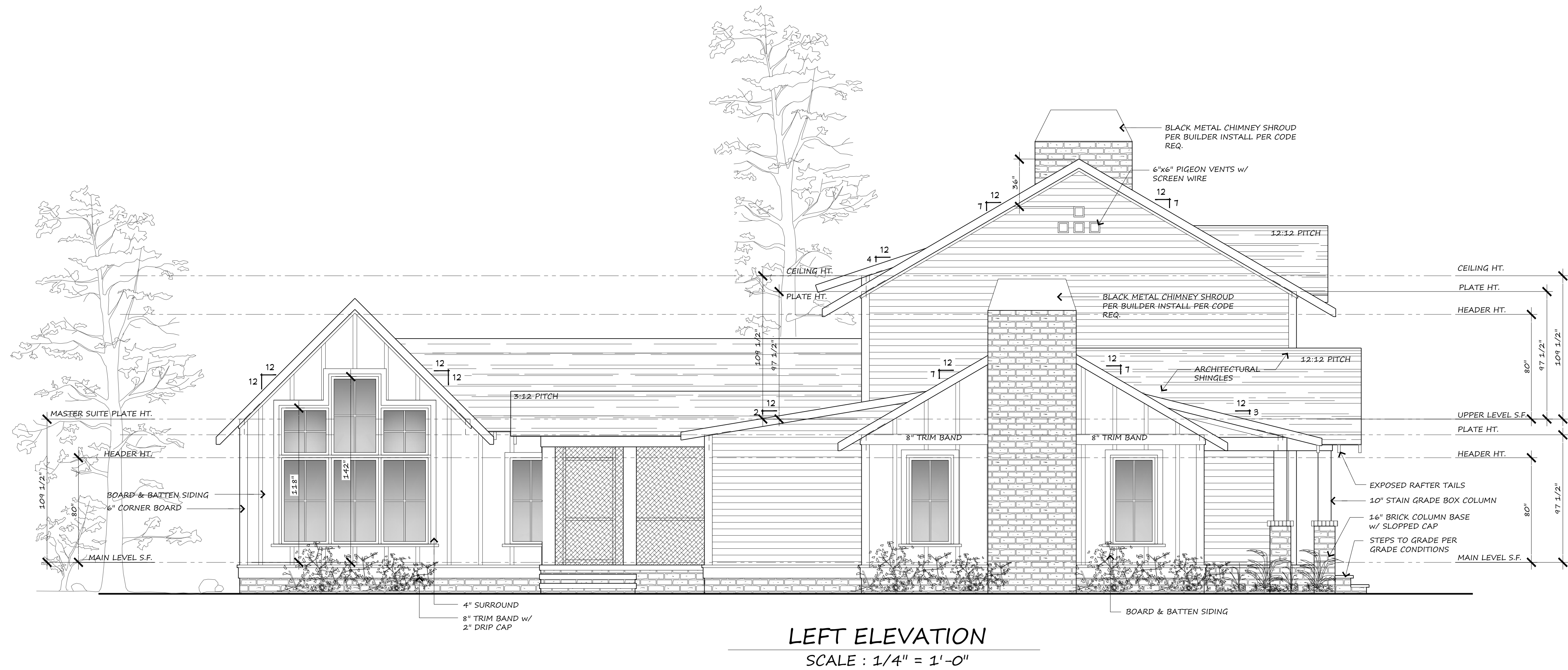
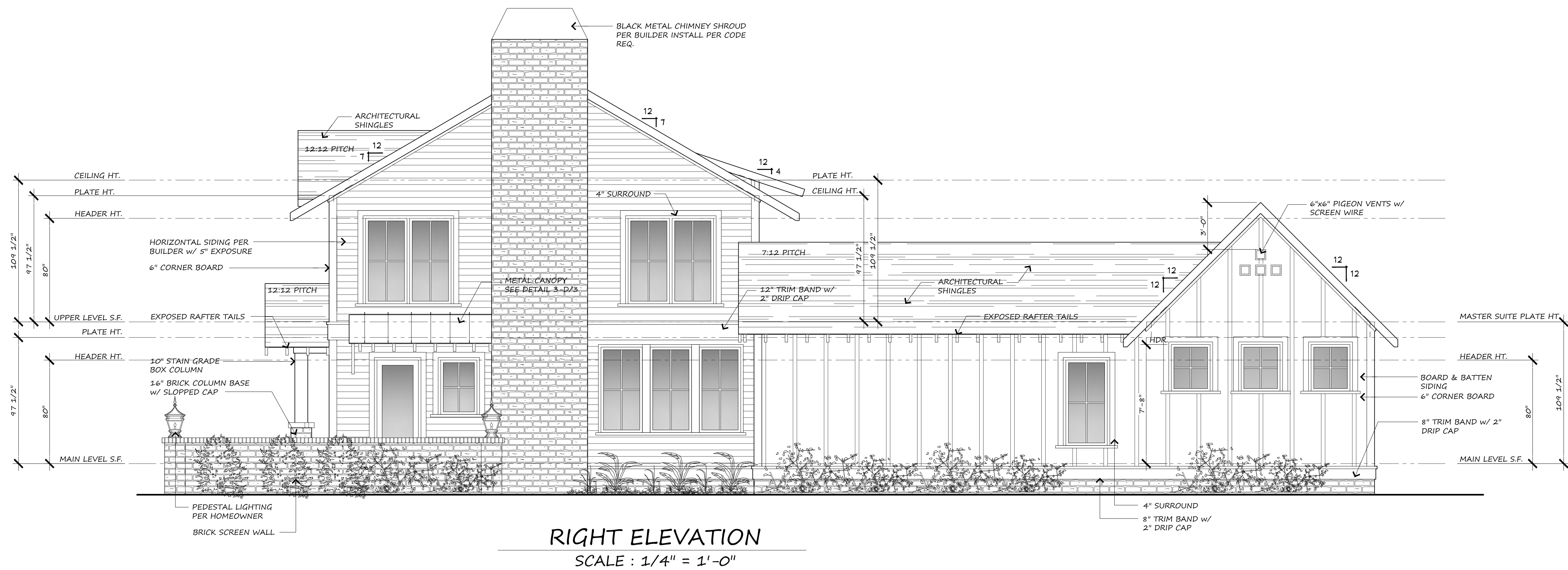
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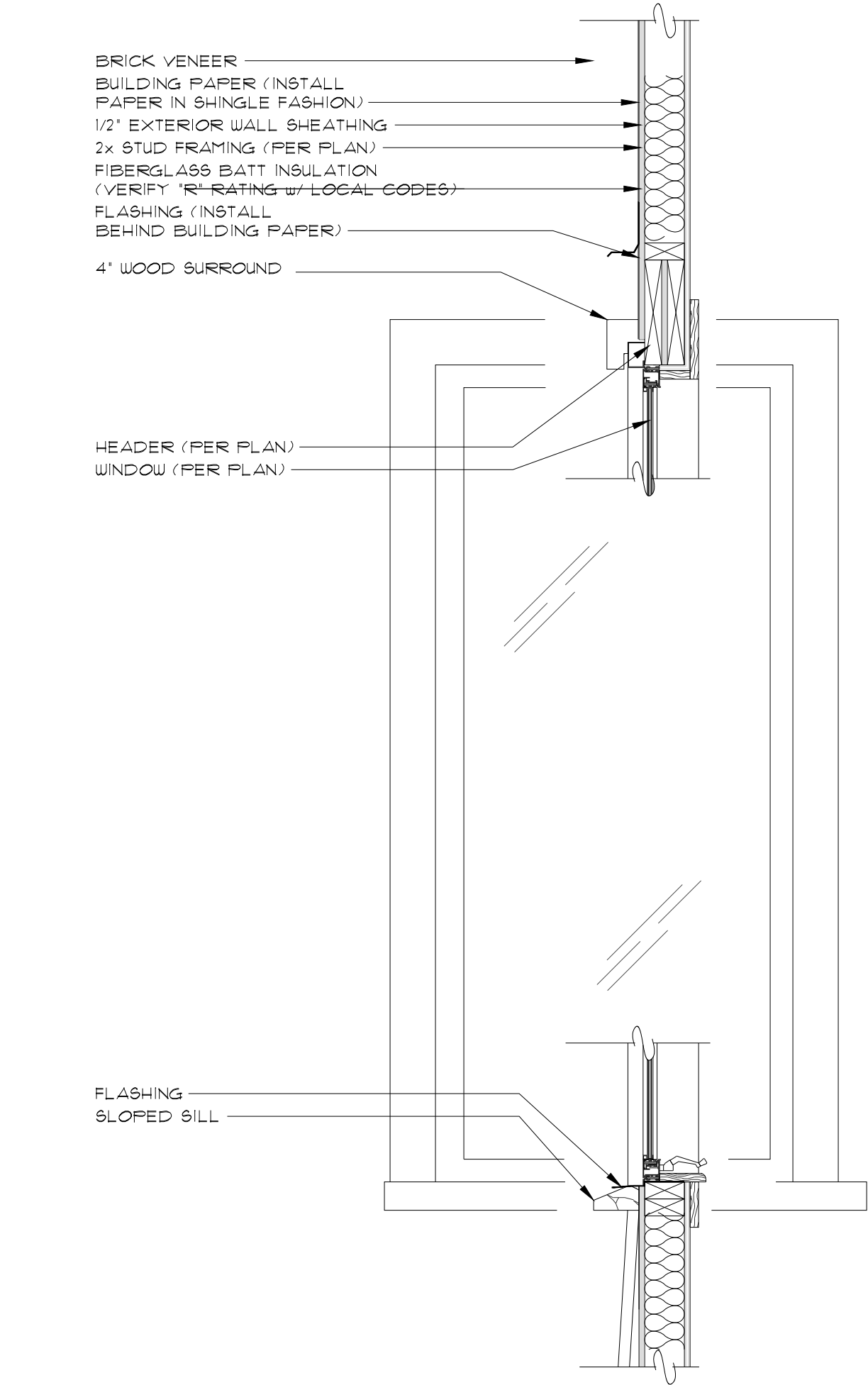
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Date
10/9/18

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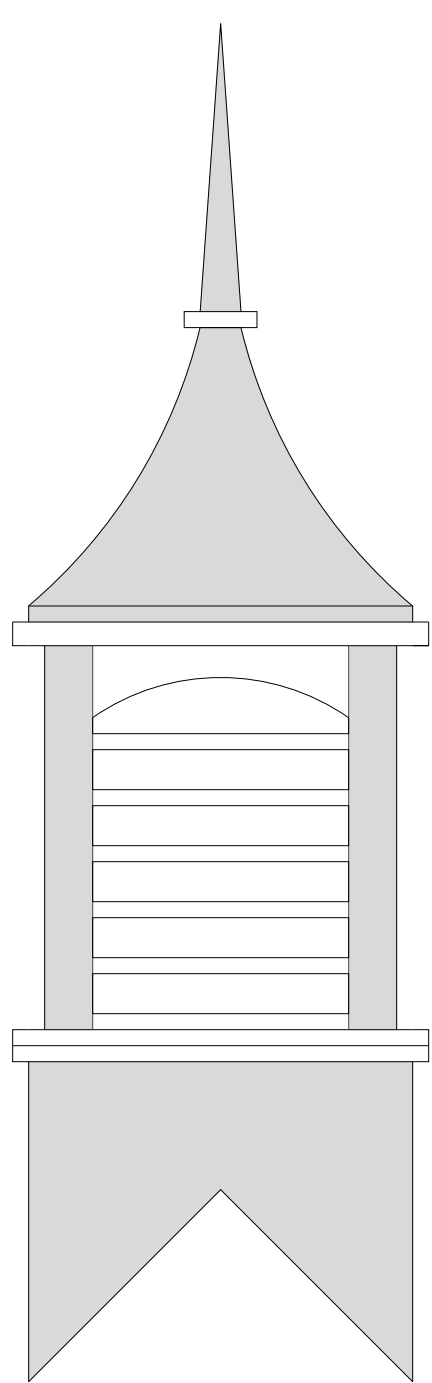
A-3





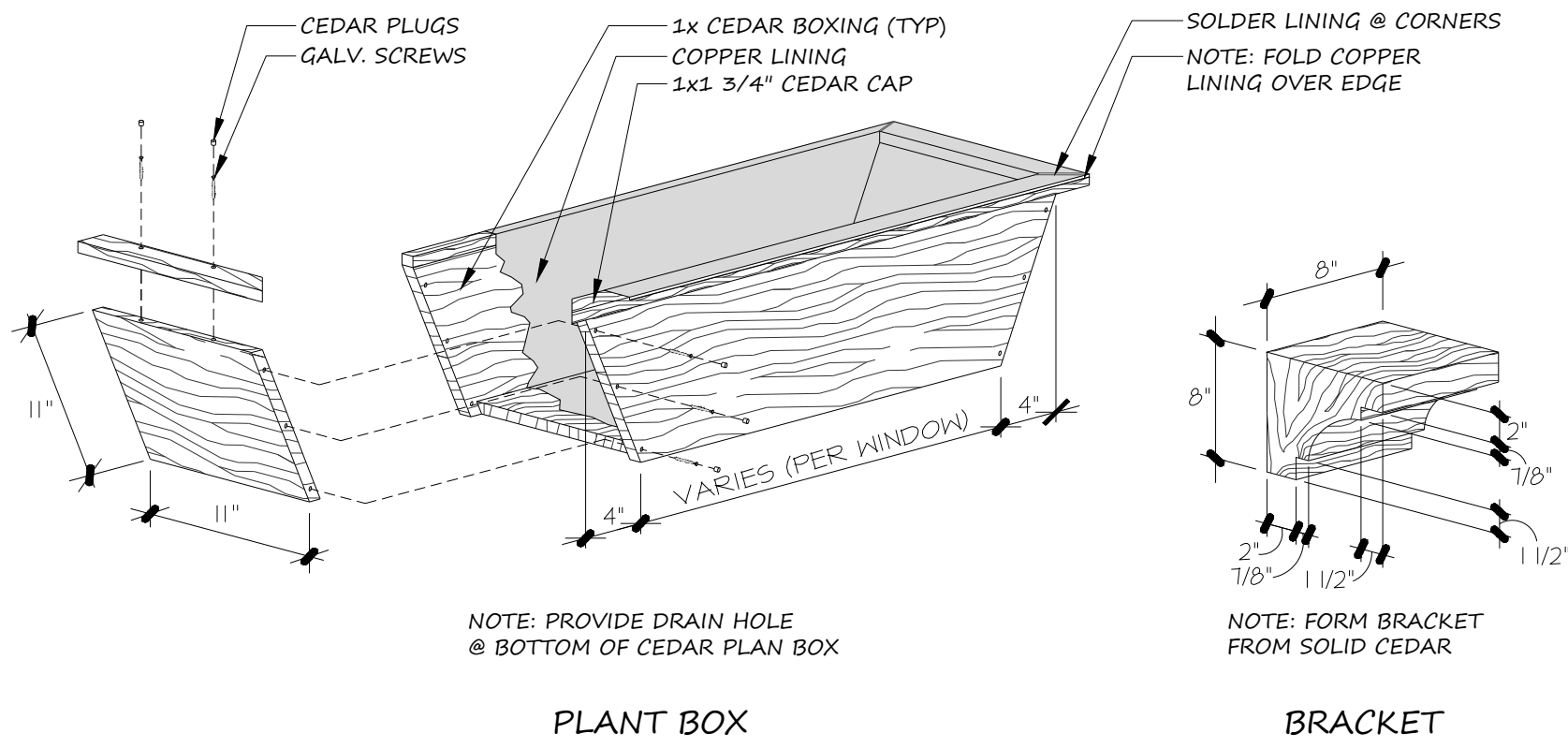
WINDOW TRIM DETAIL
SCALE: 1" = 1'-0"

A



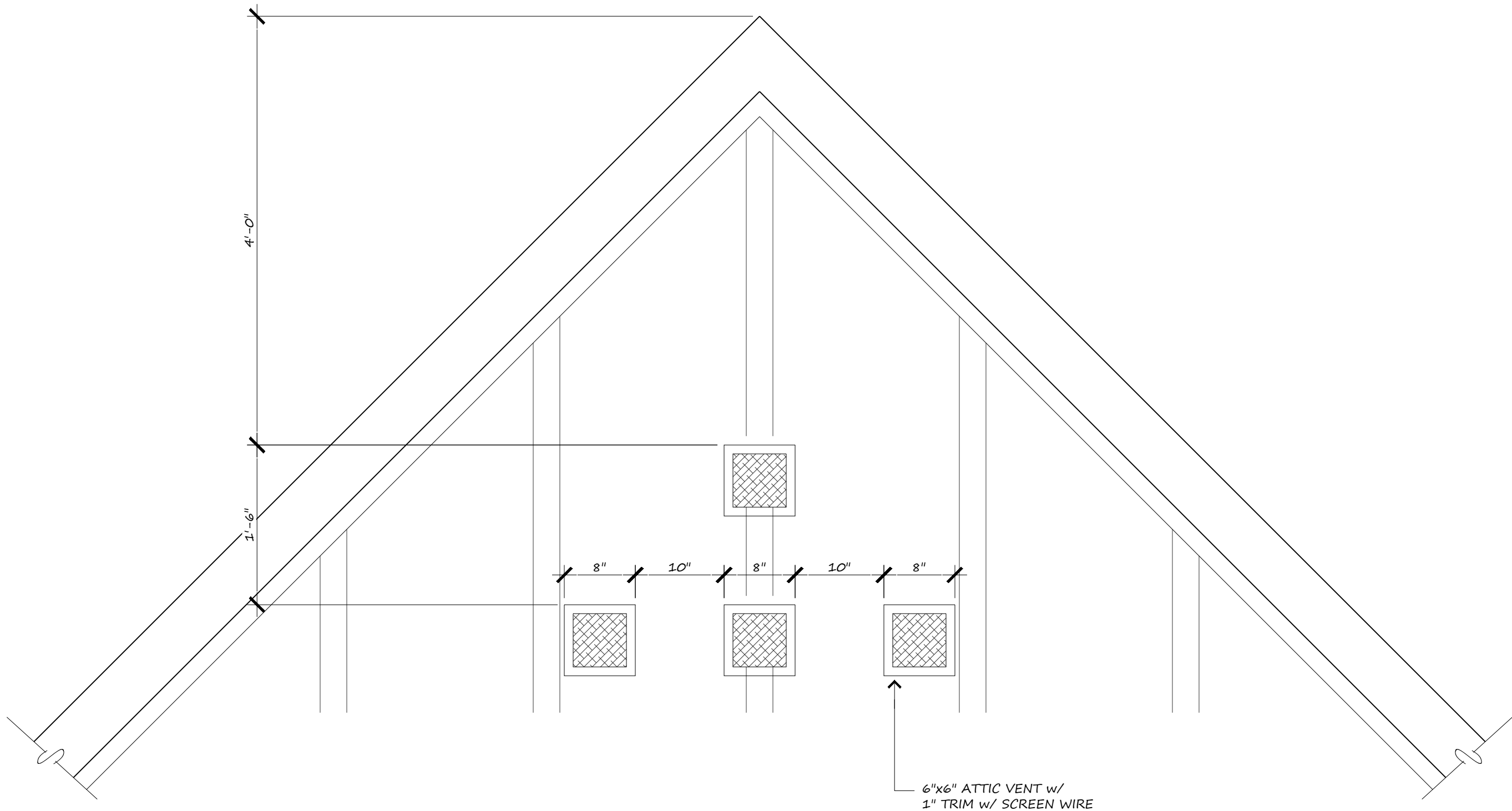
CUSTOM CUPULA DETAIL
SCALE: 1" = 1'-0"

B



WINDOW PLANTER BOX & BRACKET DETAIL
SCALE: 1" = 1'-0"

C



6" PIGEON VENT DETAIL
SCALE: 1" = 1'-0"

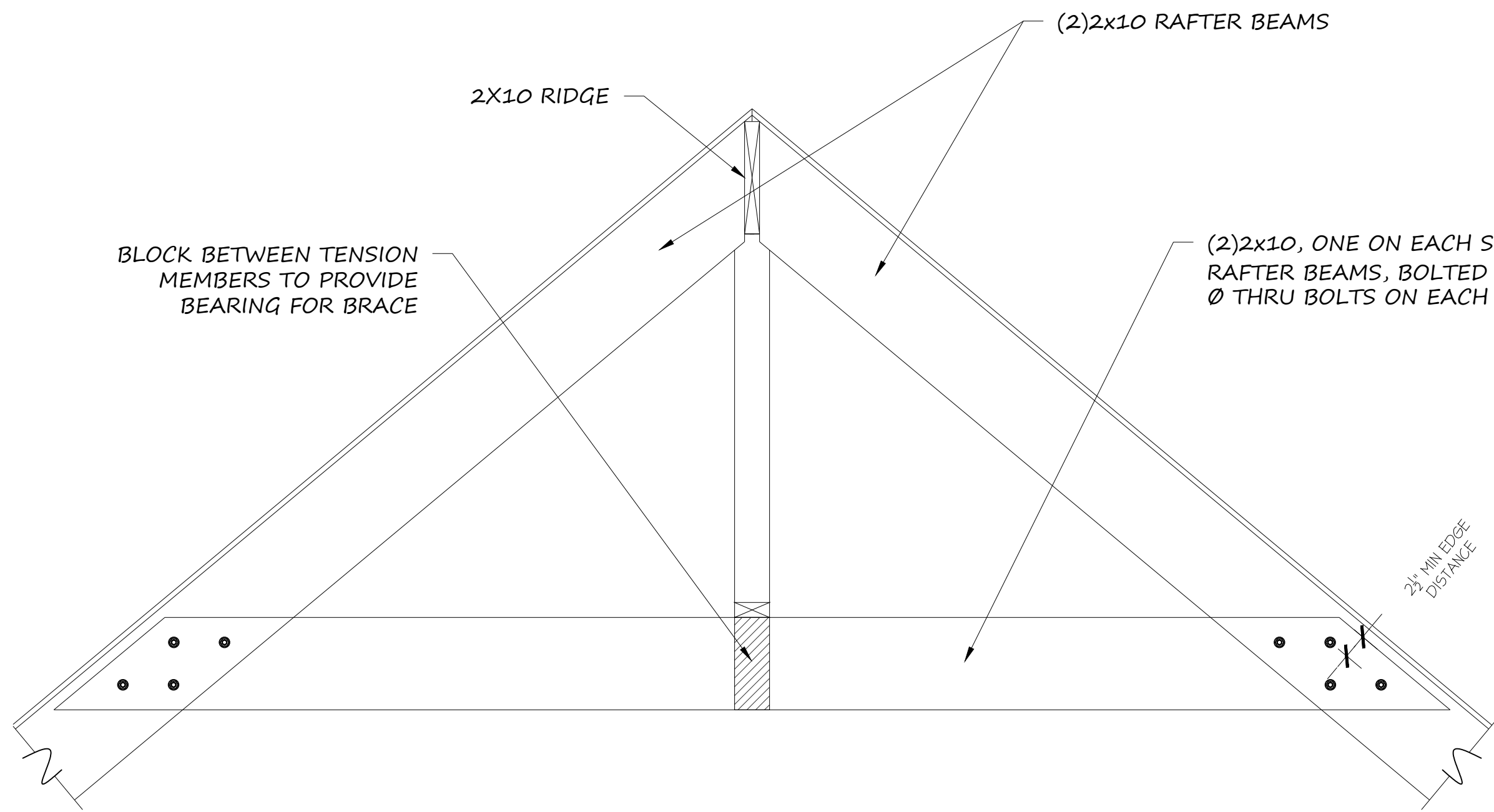
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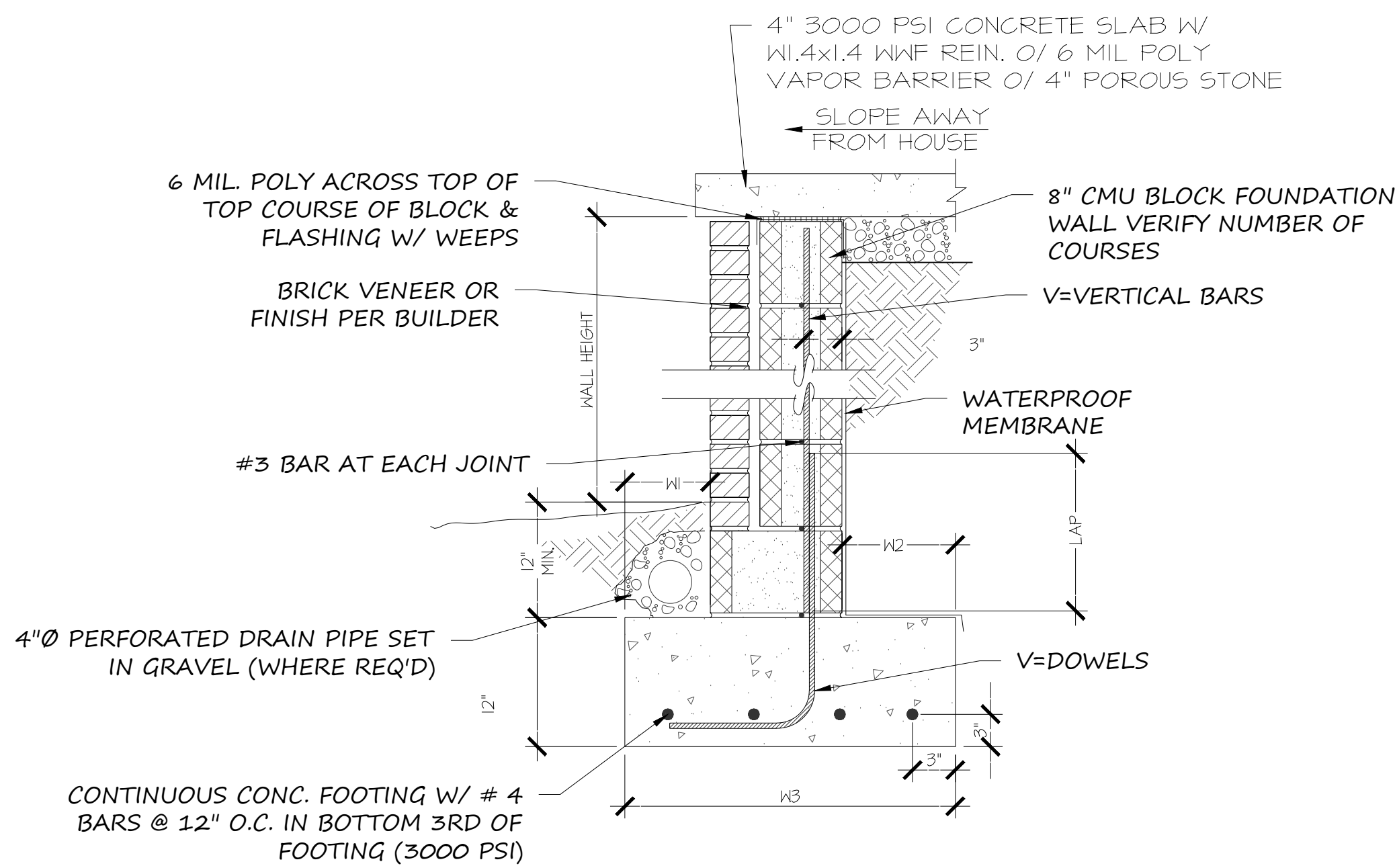
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A-5

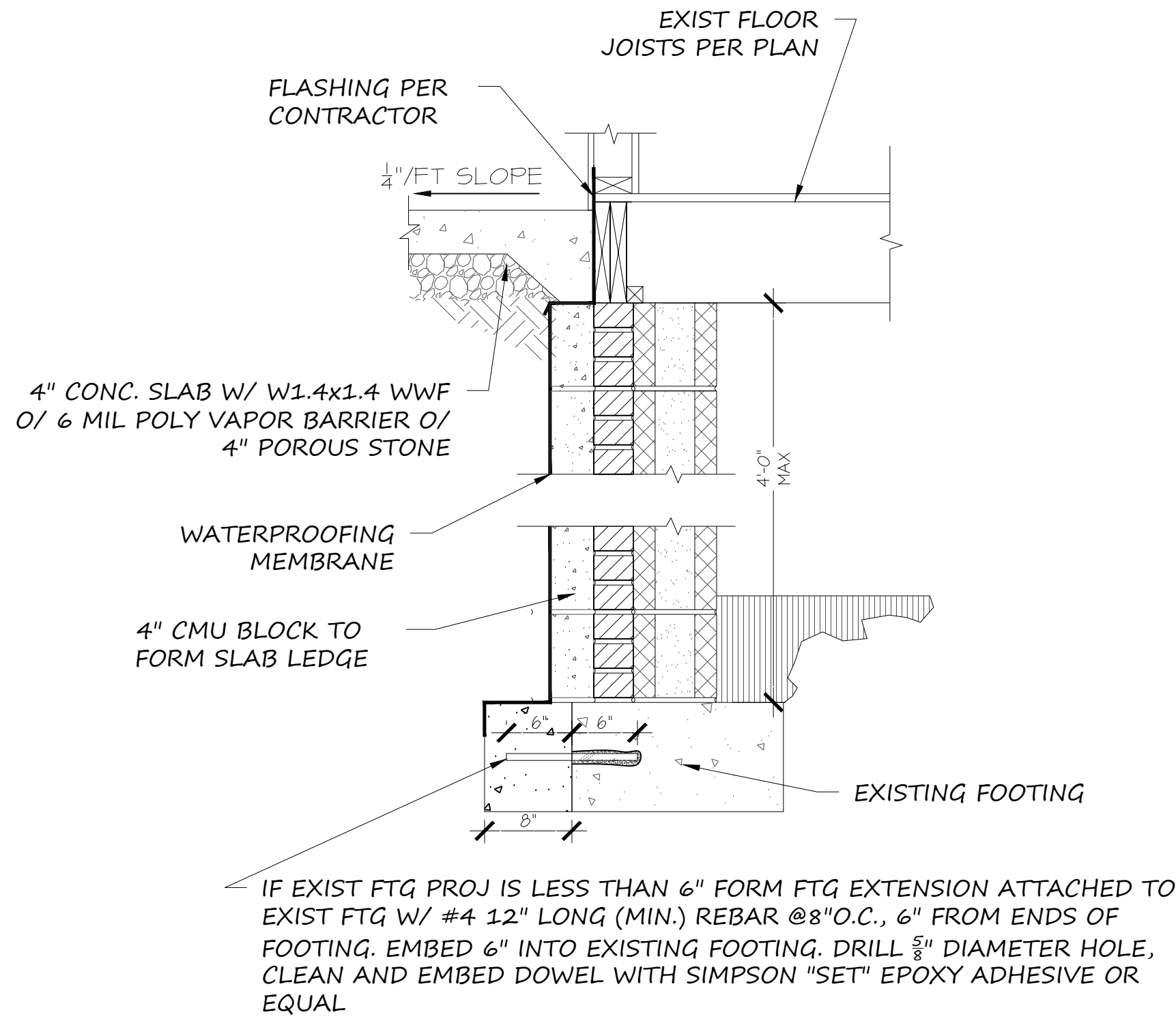


1 2-2X10 A-FRAME (4-5/8" Ø BOLTS)

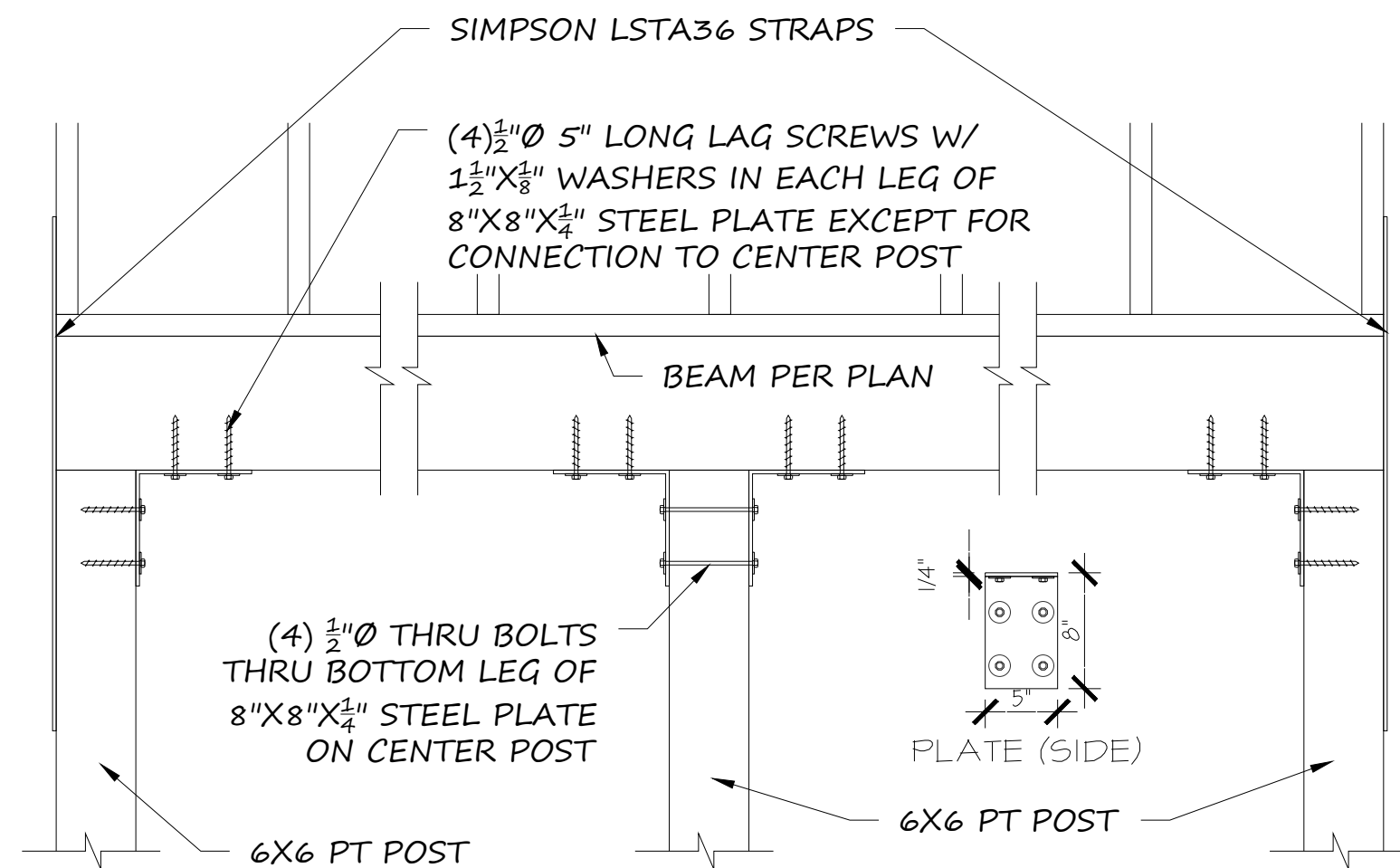
WALL HEIGHT UNBALANCED FILL	FOOTING			V = VERTICAL BARS & DOWELS	H = HORIZONTAL TOP FOOTING BARS	LAP
	W1	W2	W3			
0' TO 2'	6"	6"	24"	SOLID GROUTED	N/A	N/A
2' TO 4'	6"	6"	24"	# 4 @ 16" O.C.	N/A	24"



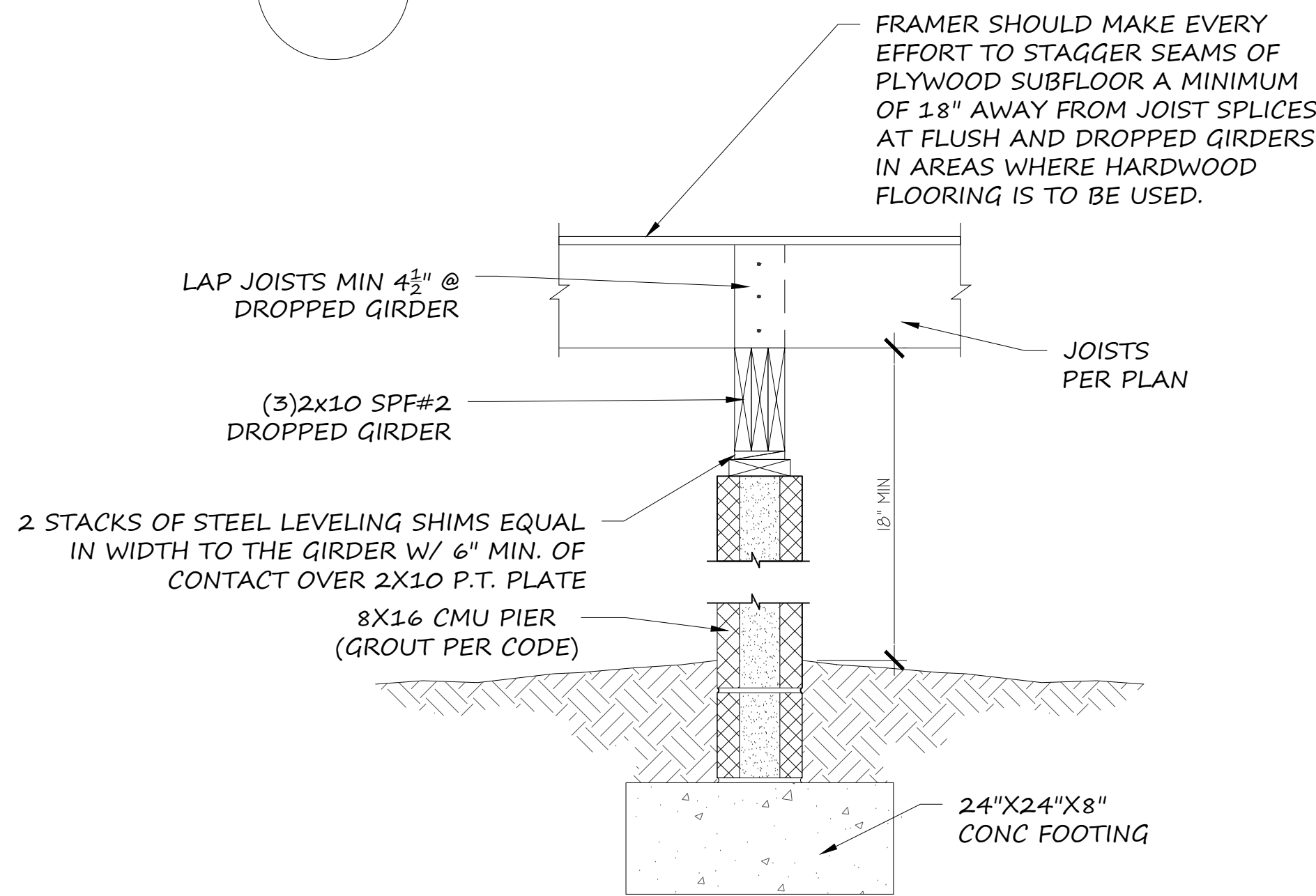
5 END OF TERRACE (BRICK)



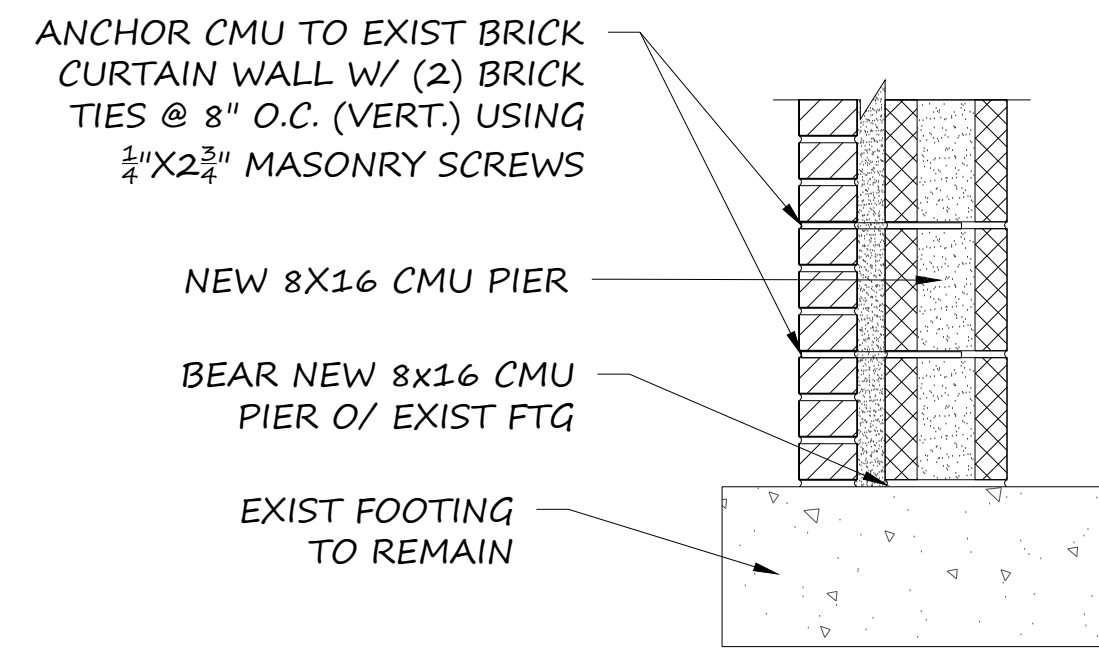
2 4" SLAB LEDGE @ EXIST. HOUSE



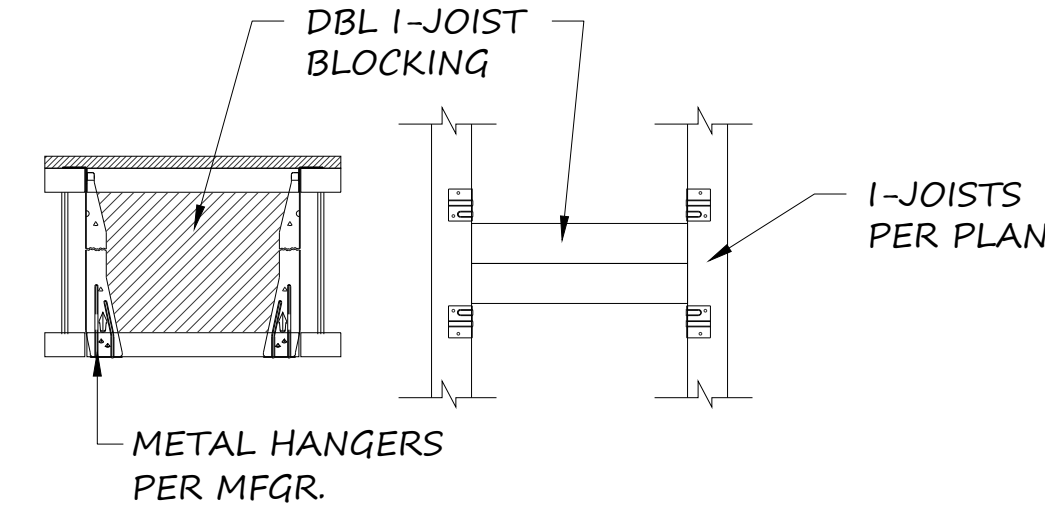
6 POST-BEAM CONNECTION



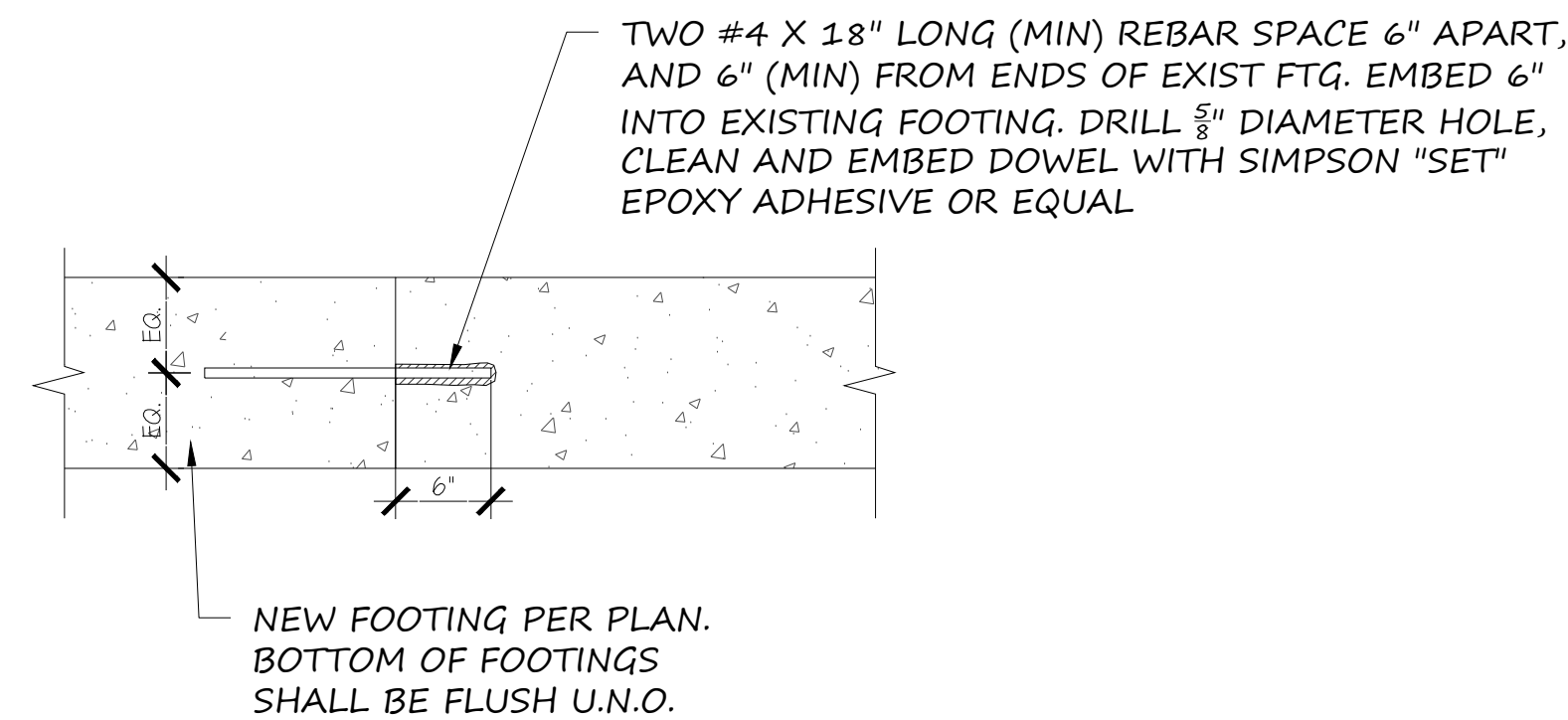
7 3-2X10 DROPPED GIRDER



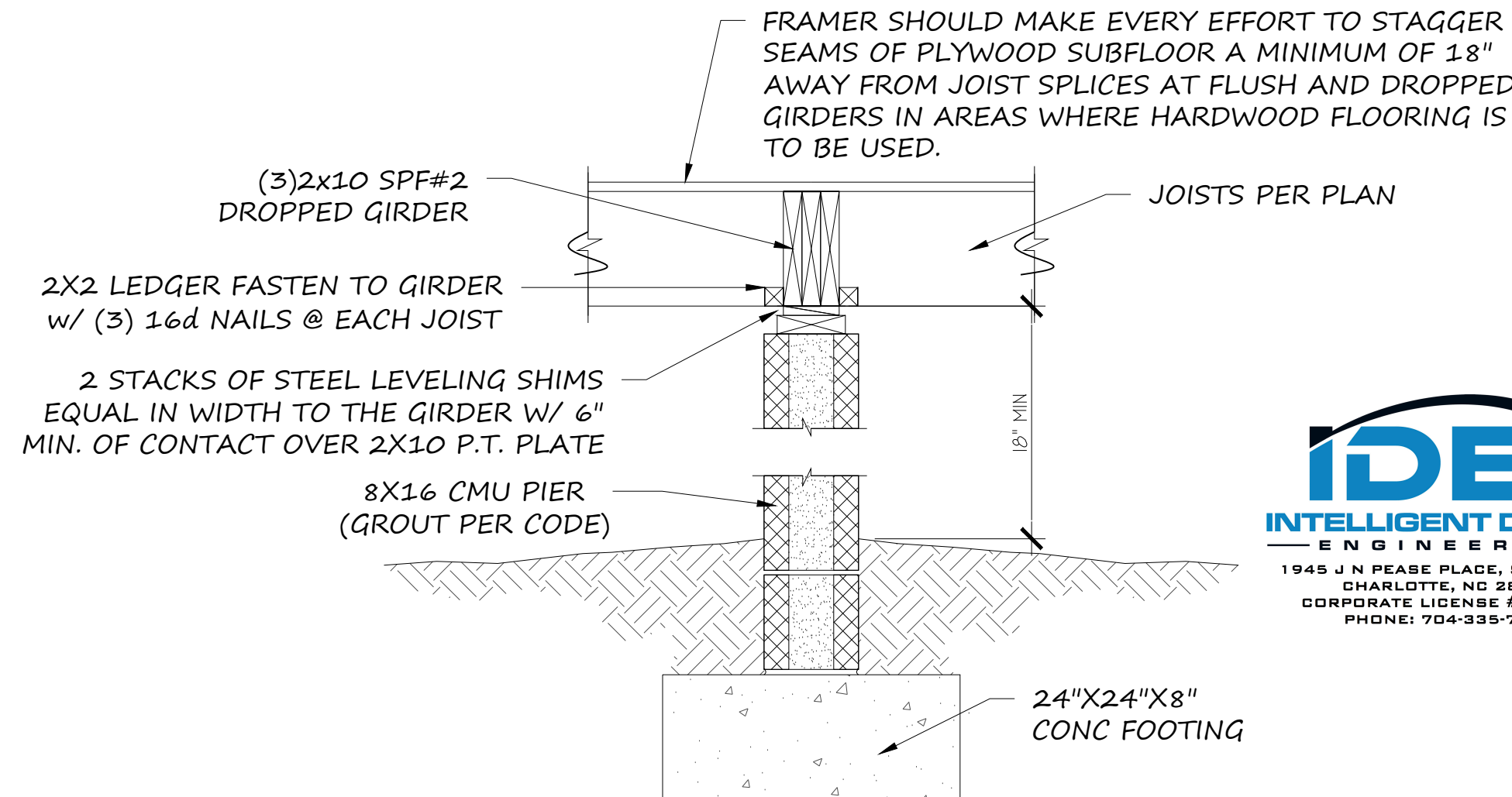
3 NEW PIER TO EXIST FDN WALL



4 DBL BLOCKING BETWEEN I-JOISTS



8 NEW TO EXISTING FTG (PERP.)



9 3-2X10 FLUSH GIRDER O/ 8X16

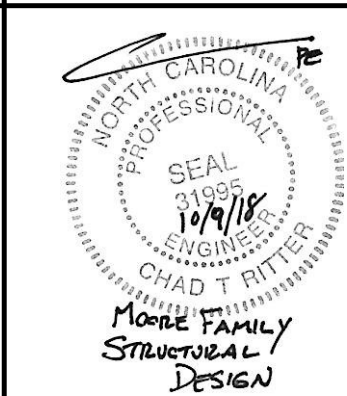
CONSTRUCTION
DETAILS
SCALE : 1" = 1'-0"



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For The Moore Family

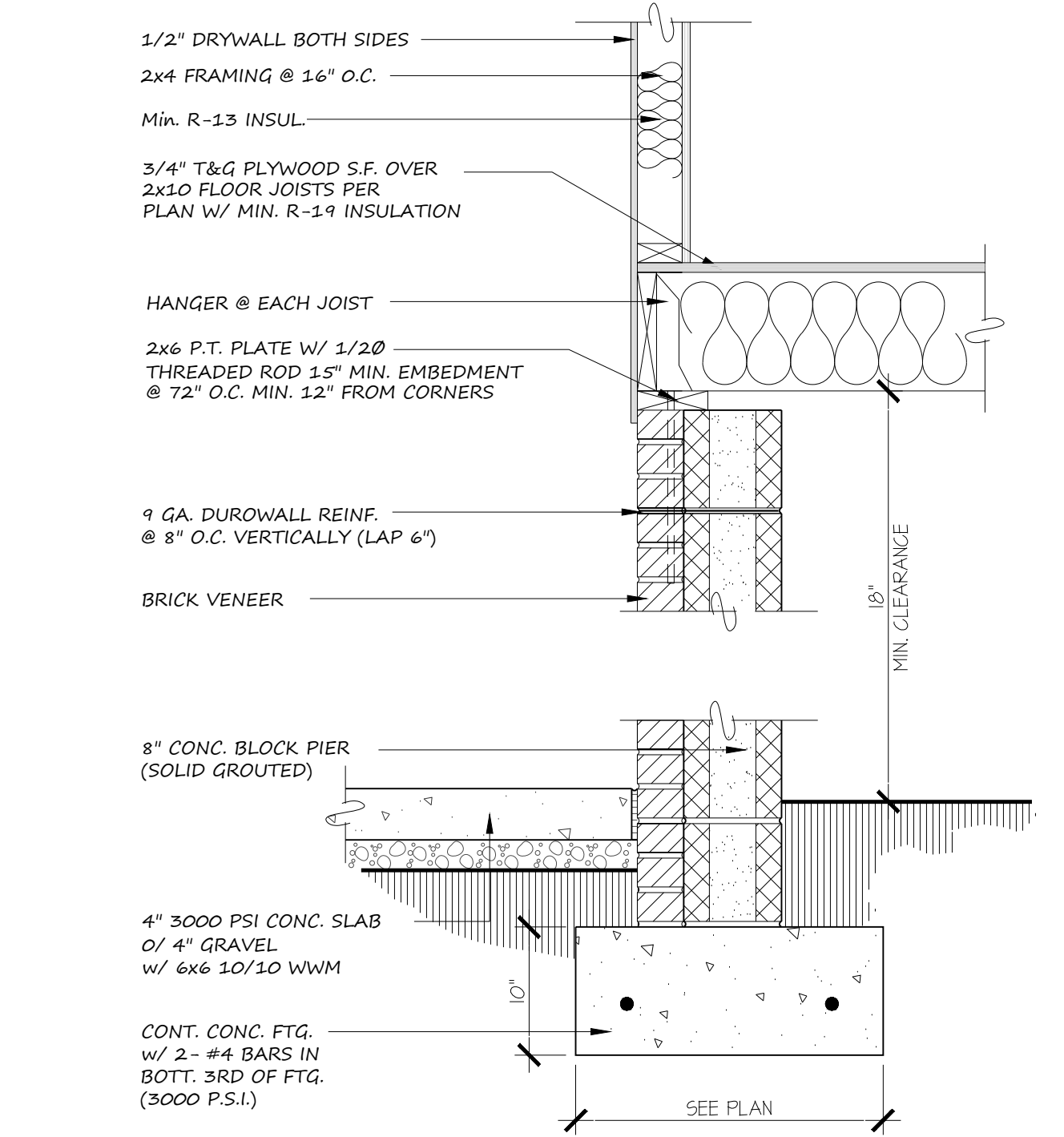
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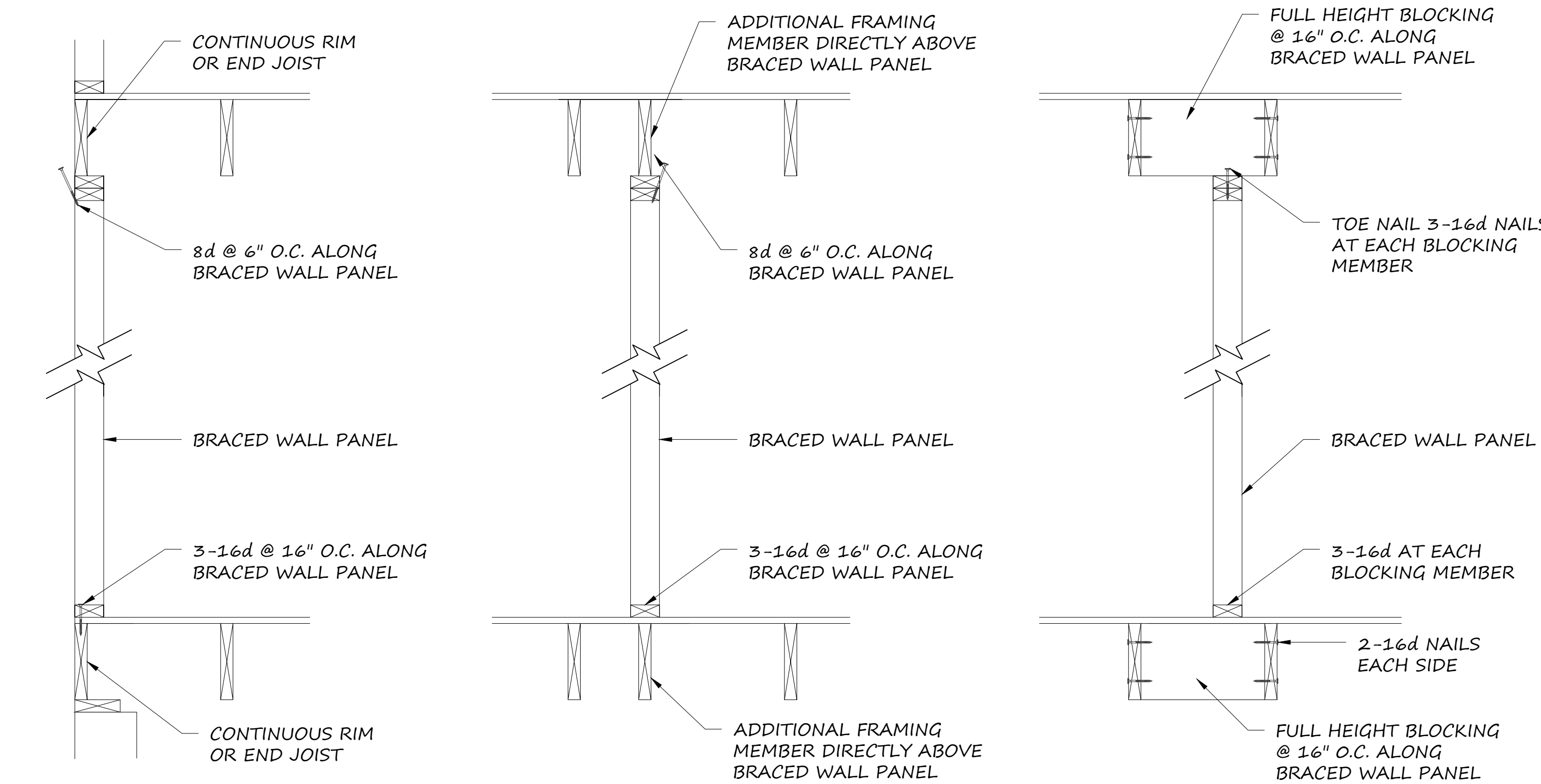
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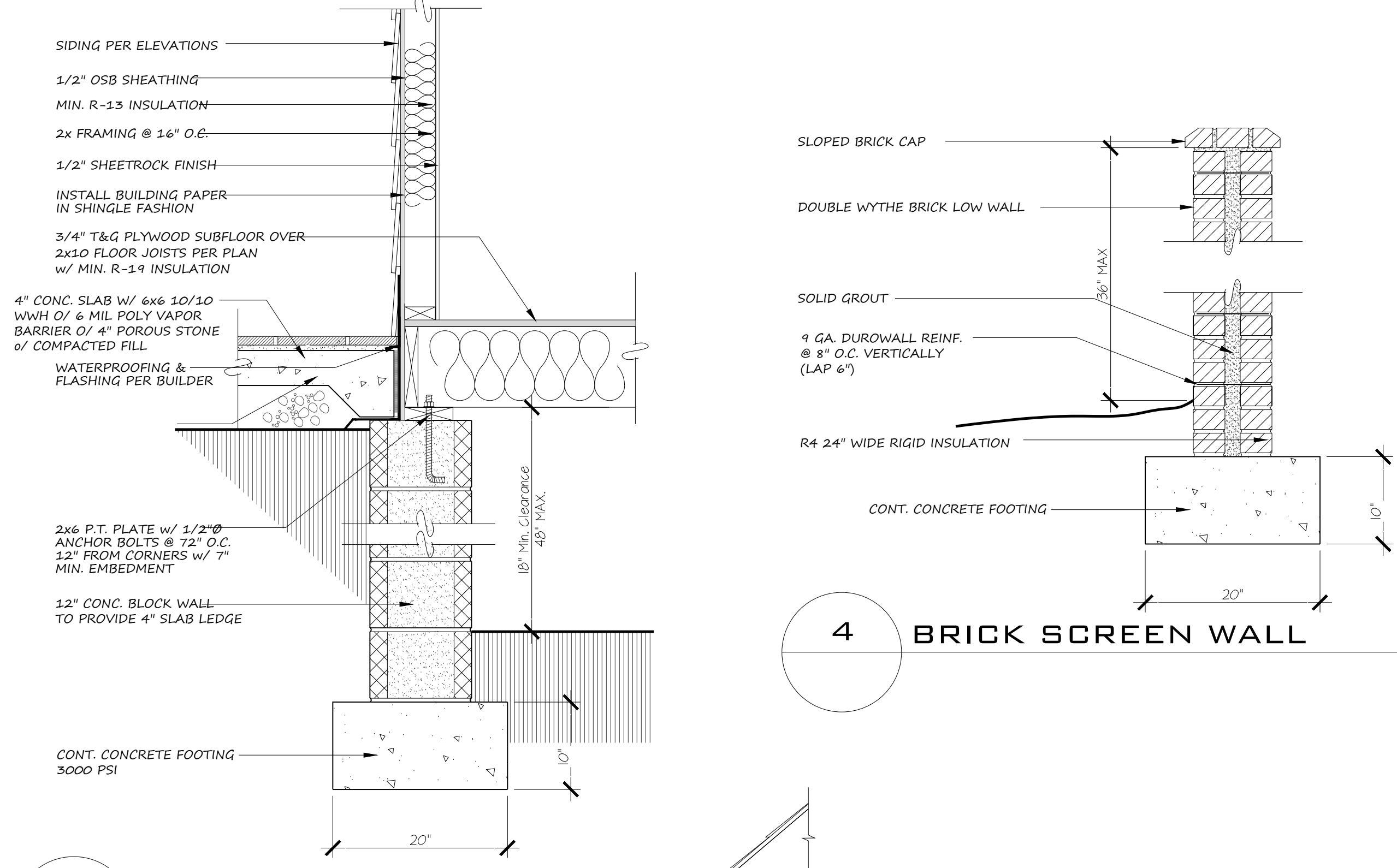
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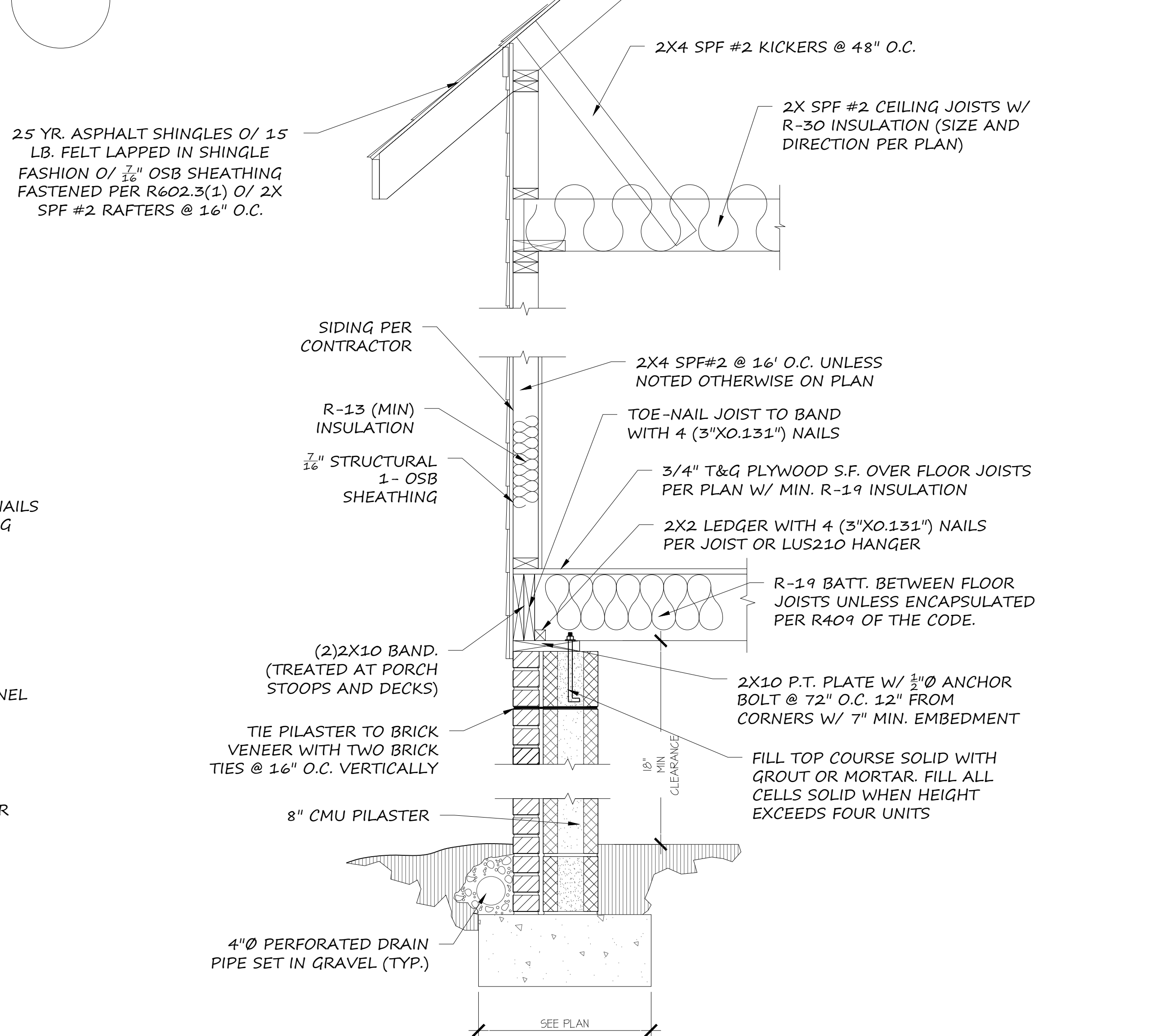
1 TYPICAL PIER & CURTAIN @ NEW CONSTRUCTION



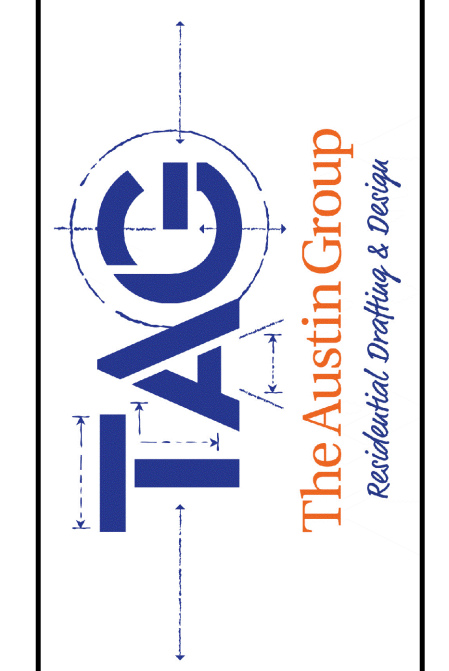
5 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



3 TYP. HOUSE TO PORCH

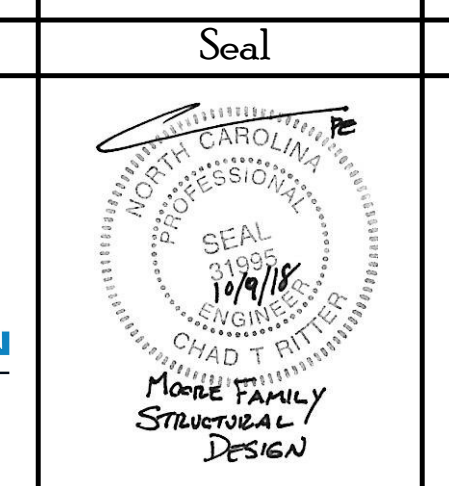
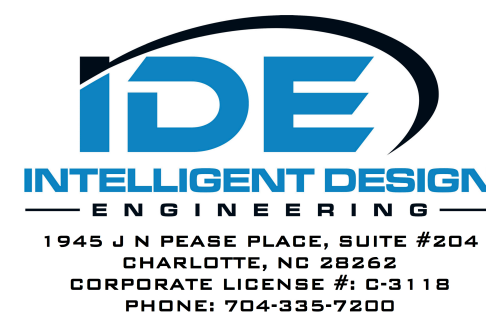


6 NEW TO EXISTING FTG (PERP.)



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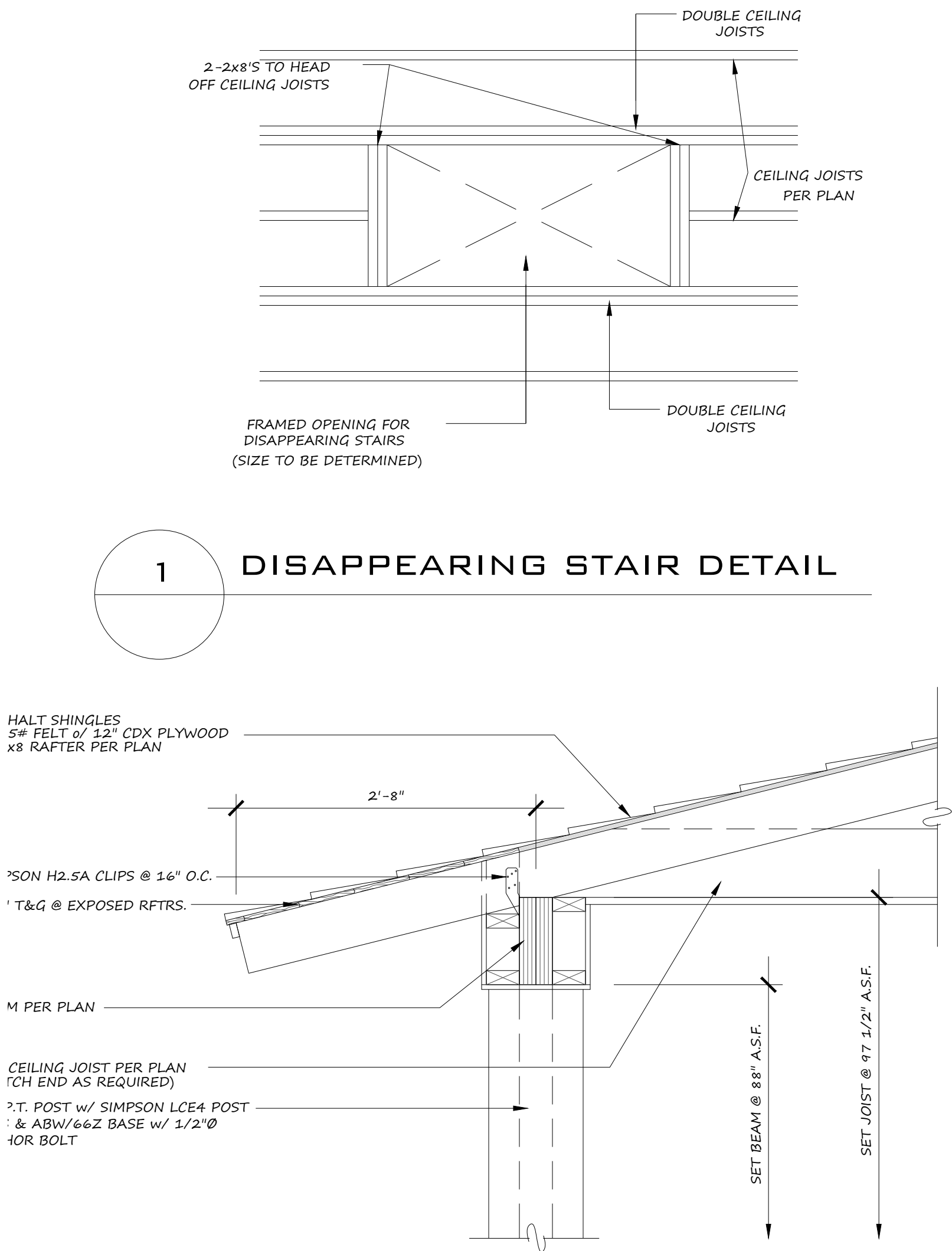


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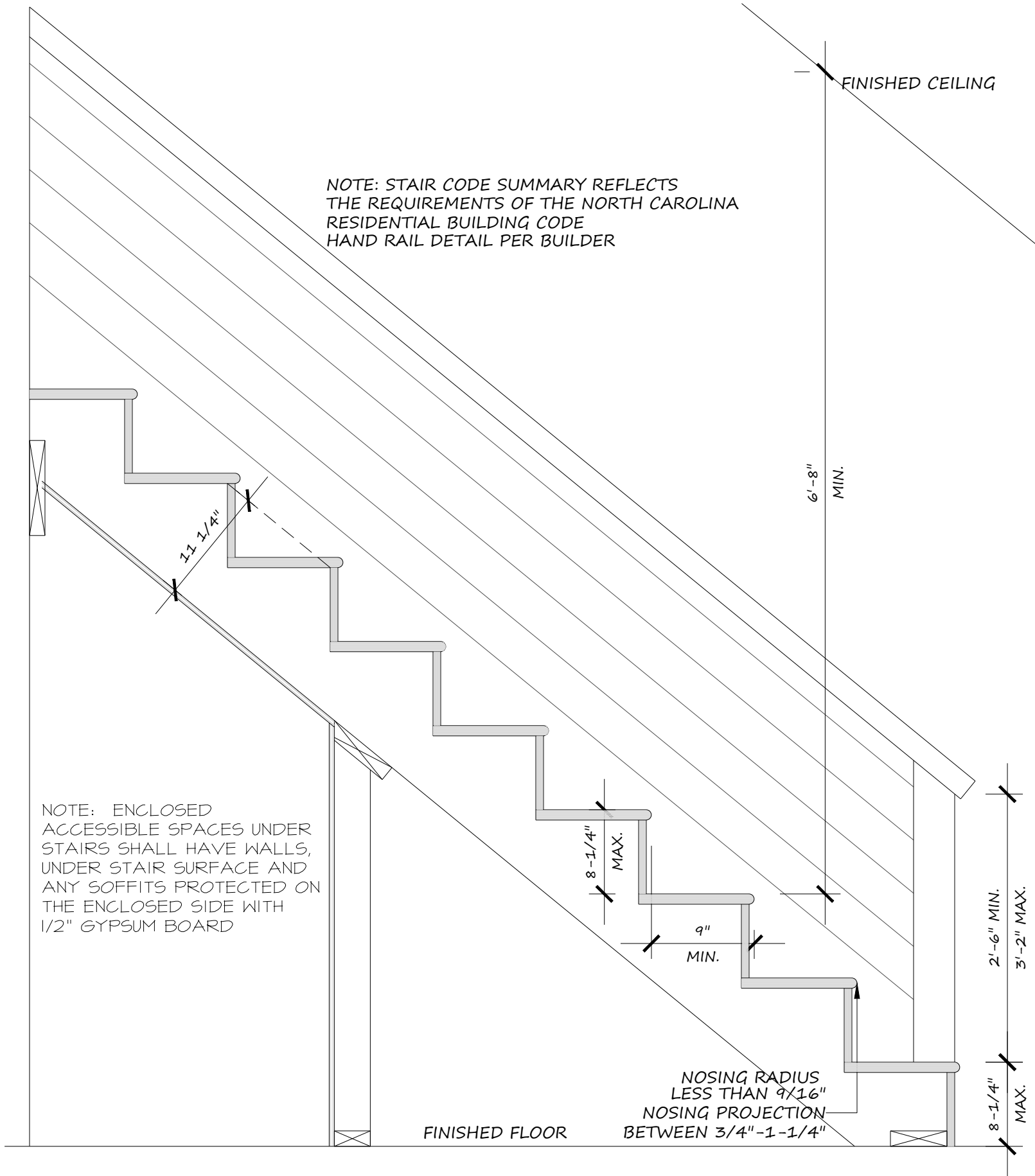
CONSTRUCTION
DETAILS
SCALE : 1" = 1'-0"

D-2

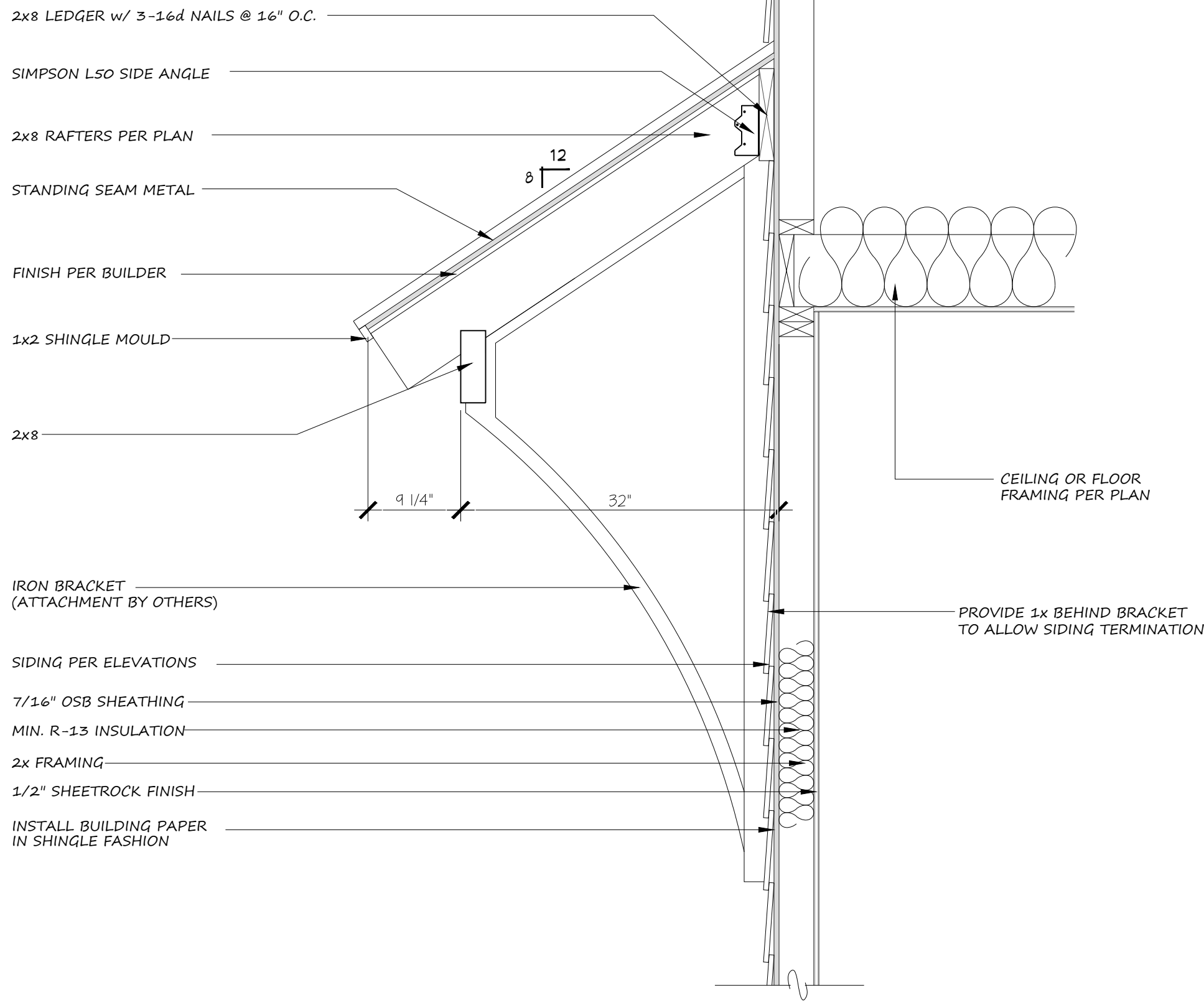
1 DISAPPEARING STAIR DETAIL



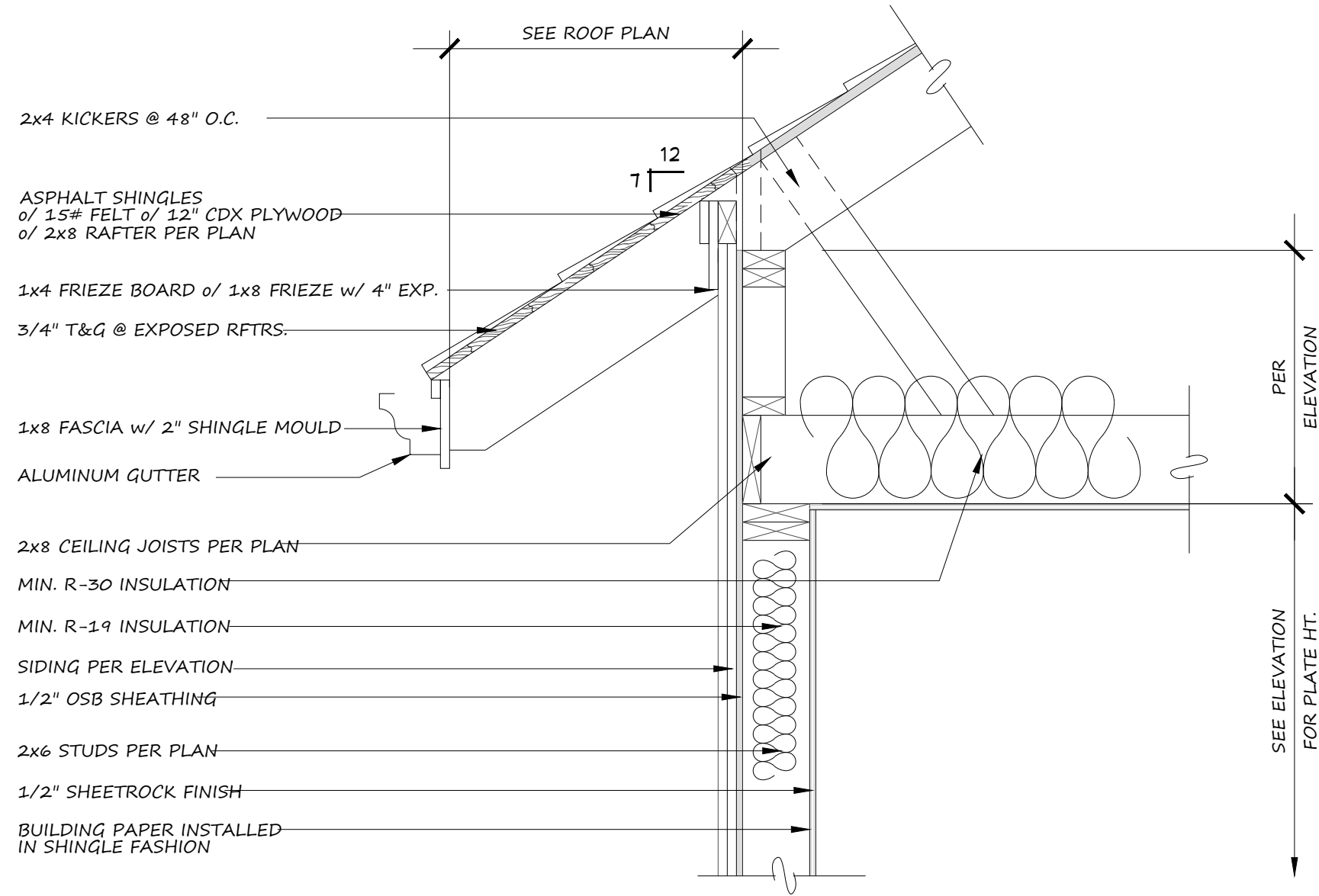
2 STAIR CODES SUMMARY



3 CANOPY DETAIL

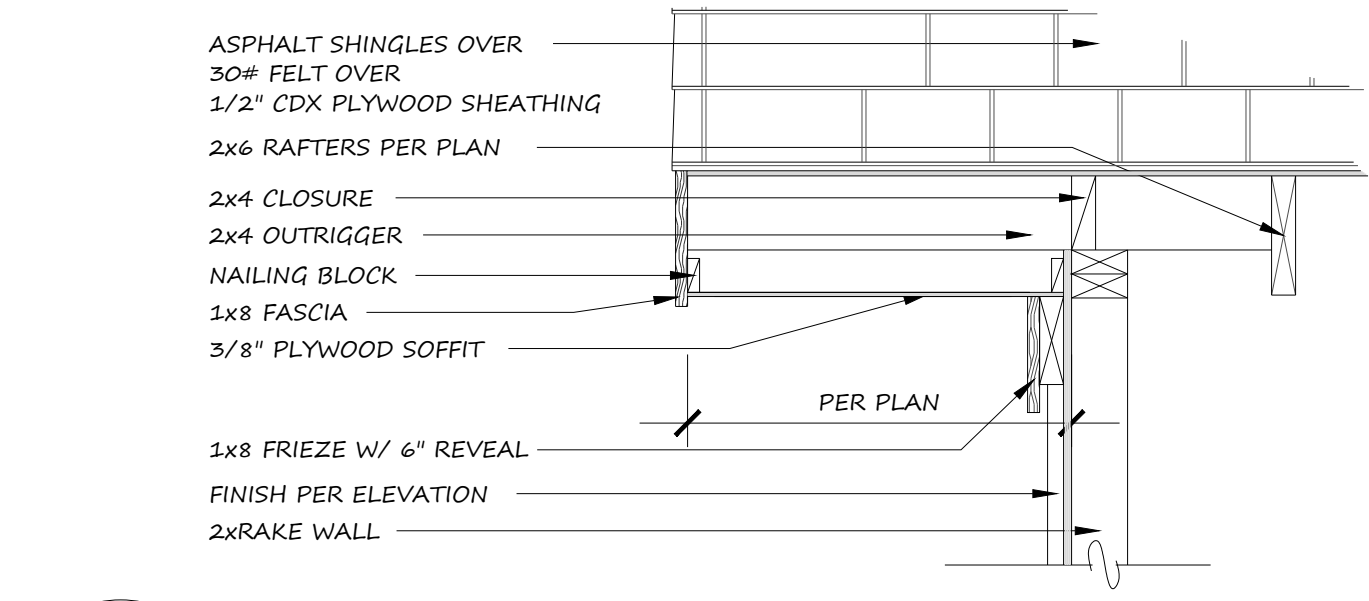


2 CORNICE DETAIL @ PORCH

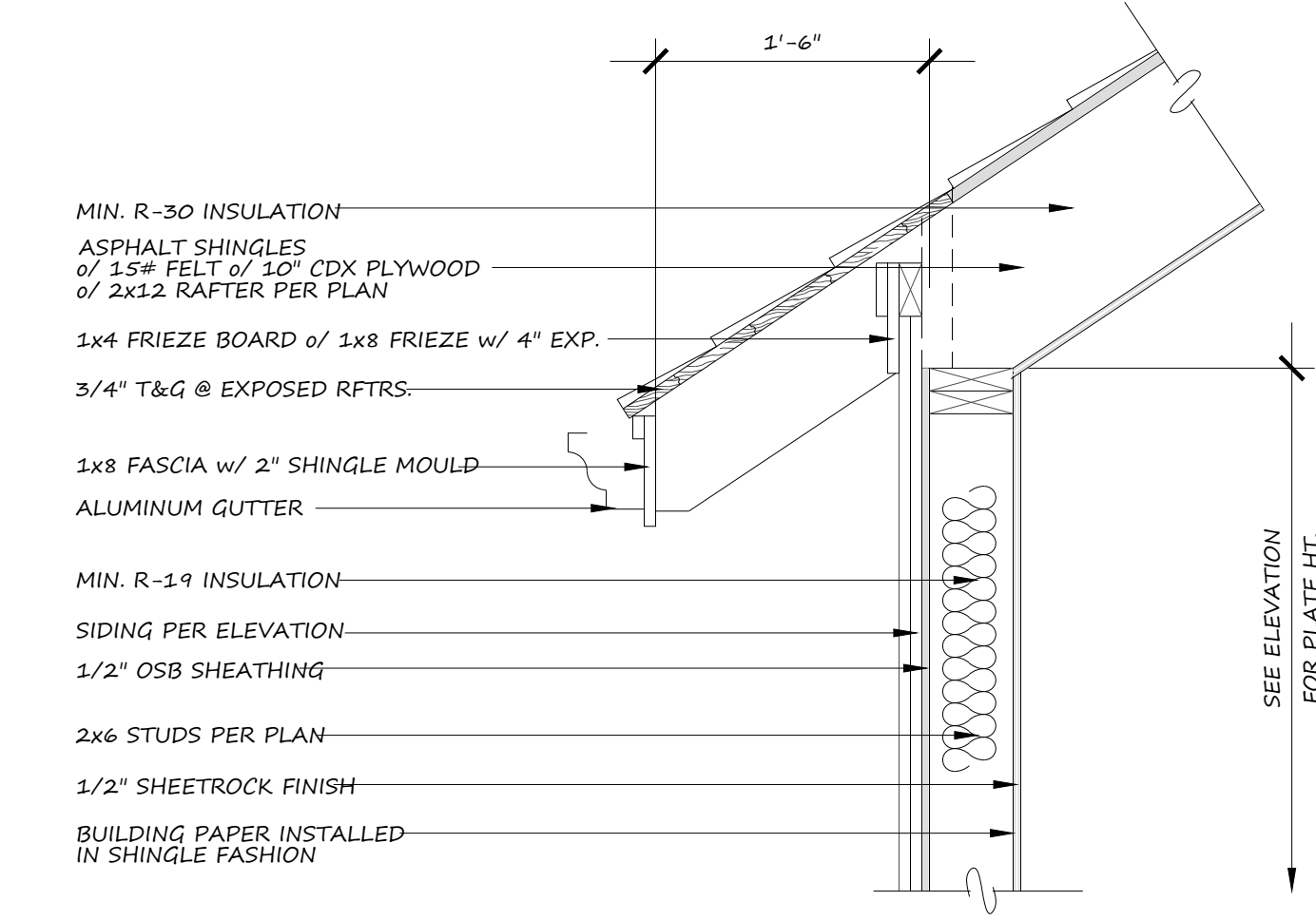


4 TYP. CORNICE DETAIL

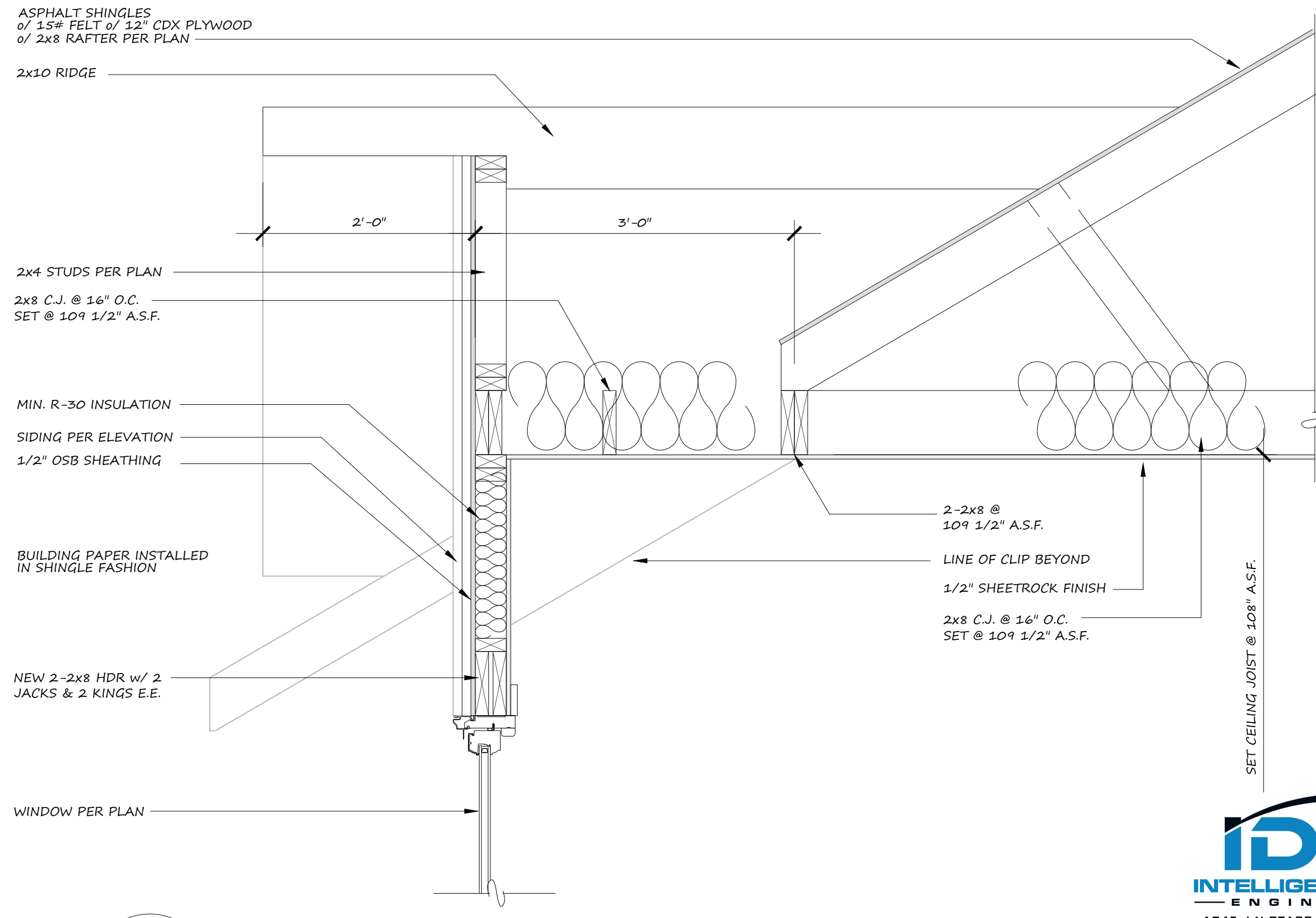
5 RAKE DETAIL



6 TYP. CORNICE DETAIL @ VAULT

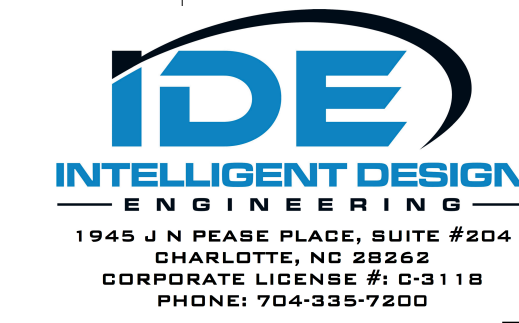
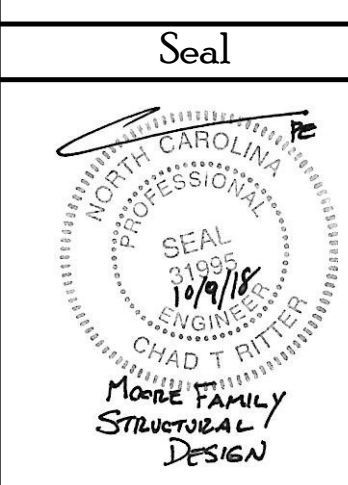


7 PARTIAL SECTION @ DORMERS



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CONSTRUCTION DETAILS
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D-3

DESIGN LOADS AND GENERAL :

- DESIGN LOADS ARE ALL DEAD LOADS PLUS:
 - SLEEPING ROOMS 30 PSF
 - ALL OTHER FLOORS 40 PSF
 - BALCONIES 40 PSF
 - ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:
 - AREA ACCESSIBLE BY STAIRS 30 PSF
 - ROOF SLOPES > 3:12 20 PSF
 - ROOF SLOPES < 3:12 20 PSF
 - ROOF LIVE LOAD 20 PSF OR AS REQUIRED BY CODE
 - WIND LOAD 40 MPH, EXPOSURE B (ASCE7-05)
- ALL DESIGNS ARE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION AND IRC 2012. REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES OR THE DESIGNS.
- ENGINEERING DESIGN IS FOR STRUCTURAL INFORMATION ONLY. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR DIMENSION ERRORS, ARCHITECTURAL ERRORS, DETAILING OF WATERPROOFING, PLUMBING, ELECTRICAL, MECHANICAL INFORMATION, OR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.
- THE CONTRACTOR SHALL COMPILE THE STRUCTURAL DRAWINGS AND OTHER CONTRACT DRAWINGS AND REPORT ANY DISCREPANCIES WITH THE PROJECT ENGINEER AND ARCHITECT PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
- THE GENERAL CONTRACTOR IS REQUIRED FOR PROVIDING ALL REQUIRED BRACING AND SHORING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE STRUCTURE IS TIED TOGETHER AND COMPLETE.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW, APPROVE, AND SIGN EACH SHEET PRIOR TO SUBMISSION. THE STRUCTURAL ENGINEER'S REVIEW SHALL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK, AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSION. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.
- WHERE CONFLICTS OCCUR BETWEEN GENERAL NOTES AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADS USED FOR THE STRUCTURE ARE INDICATED IN THE GENERAL NOTES. THE ENGINEER DOES NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY INSTALLED AND ALL TEMPORARY BRACING IS IN PLACE.
- WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.

FOUNDATIONS:

- SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE.
- ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557). OTHERWISE USE SELF-COMPACTING CLEAN WASHED #57 STONE.
- ALL SOILS AND FILL UNDER FLOORS WITHIN AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
- ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLAB WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
- ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
- ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. (STEPPED FOOTING) DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A GARAGE OR GARAGE EXCAVATION IS NEXT TO A BASEMENT WALL FOOTING.
- SHIMS USED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHALL CONSIST OF EITHER SOLID WOOD OR MULTIPLE STEEL SHIMS EQUAL IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 6" OF THE LENGTH OF THE PIER.

SPECIAL FOUNDATION CONSIDERATIONS:

- FOR UNRESTRAINED RETAINING WALLS SEE SPECIAL DESIGNS ON DRAWINGS.
- ANCHOR BOLTS SHALL BE INSTALLED AS REQUIRED BY CODE UNLESS OTHERWISE NOTED ON THE PLANS. DO NOT USE FOUNDATION STRAPS IN BRICK VENEER. STRAPS ARE ONLY ACCEPTABLE IN CONCRETE OR GROUT FILLED CMU AND MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE STANDARD ANCHOR BOLTS OR STRAPS ARE MISSED OR NOT INSTALLED PROPERLY, A RETROFIT BOLT SUCH AS A SIMPSON 5" DIAMETER TITEN HD BOLT OR EPOXY BOLT MAY BE USED IN ITS PLACE IN A MANNER APPROVED BY THE MANUFACTURER.
- ALL REINFORCING STEEL WHEN SPECIFIED, SHALL BE LAPPED AT LEAST 24" AT SPLICES

FRAMING CONSTRUCTION - OTHER THAN ROOF:

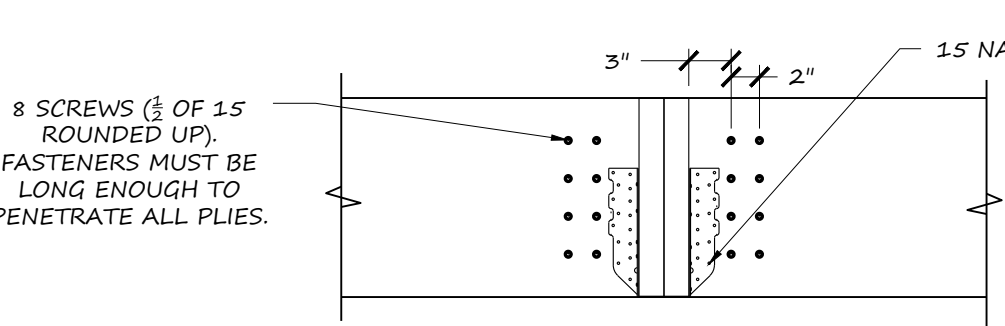
- SEE SECTION R602.3 (1) OF THE CODE FOR A GENERAL FASTENER SCHEDULE FOR STRUCTURAL MEMBERS. ALL LIGHT GAUGE METAL CONNECTORS SPECIFIED ON THE PLAN ARE DESIGNATIONS BY SIMPSON STRONG TIE. REFER TO SIMPSON'S PRODUCT MANUAL FOR SIZES, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS. OTHER BRANDS MAY BE USED PROVIDED THE CONNECTION IS EQUAL TO OR STRONGER THAN THAT SPECIFIED.
- WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

MEMBER SIZE	SIMPSON HANGERS
(2) 2X8	LUS 28-2
(2) 2X10	LUS 210-2
(2) 2X12	LUS 210-2
(2) 1½" X 9½" LVL	HUS 410
(2) 1½" X 11½" LVL	HUS 412
(2) 1½" X 14" LVL	HUS 412
ALL TRIPLE LVLS	HHUS 5.50/10

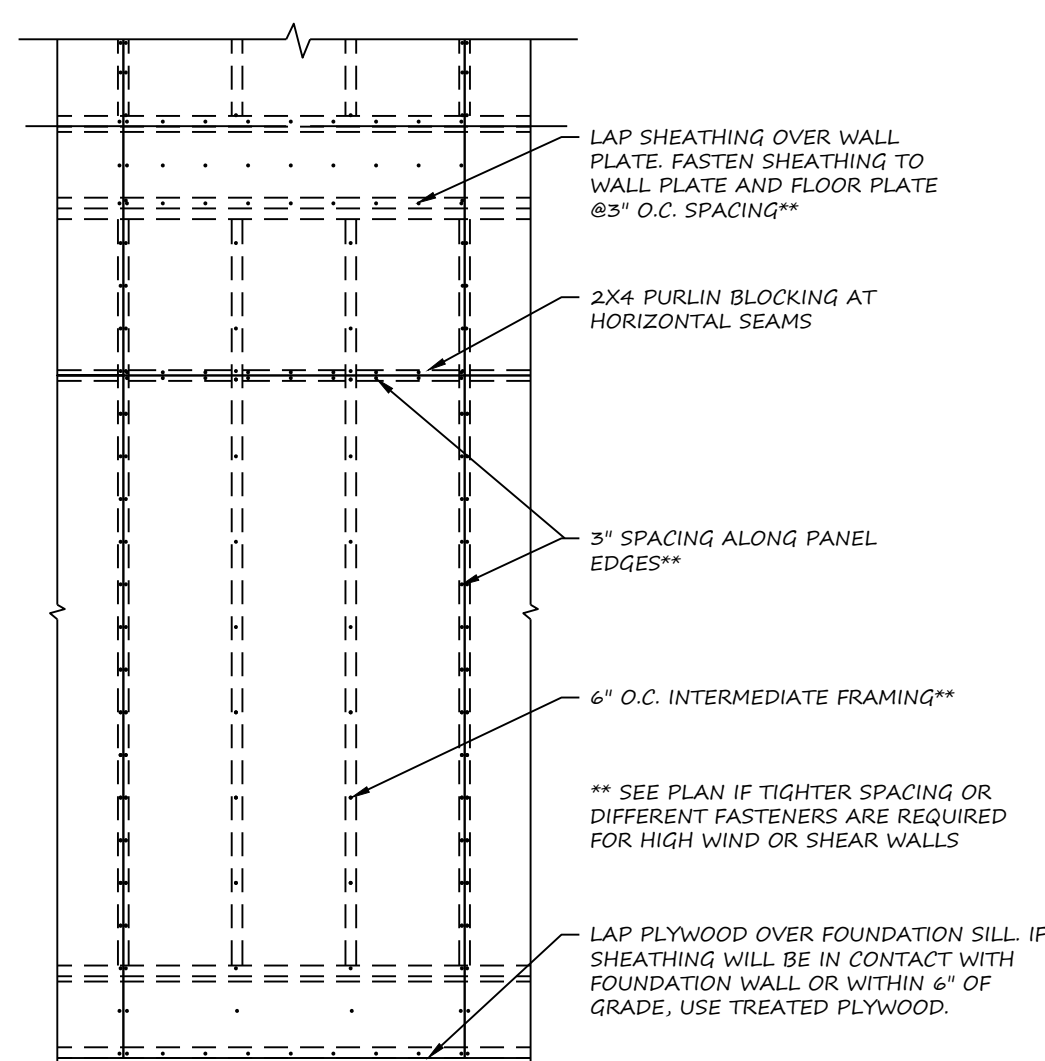
- NOTE: FILL ALL OF THE HOLES IN HANGERS WITH 16d x 3½" COMMON NAILS (3½" x 0.162") OR 16d x3½" (2½" x 0.162") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR GROUT FILLER AND USE INAPPROPRIATE FASTENERS. DO NOT USE 10dX 1½" HANGER NAILS UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 1½" OF BEND OF WOOD IS PROVIDED TO NAIL INTO.

- ALL FRAMING LUMBER MAY BE SPRUCE #2 OR BETTER UNLESS NOTED OTHERWISE.
- ALL WALLS UP TO 10 FT. TALL SHALL BE 2X6 SPP#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(4) OF THE CODE OR AS NOTED ON THE PLAN.
- TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, CONNECT THE JOISTS SECURELY TO THE GIRDERS USING THE NAILING PATTERN PRESCRIBED IN THE CODE SECTION R602.3(4) AT ALL JOIST JOINTS WHERE THE JOISTS CHANGE DIRECTION. INSTALL BRIDGING AT 6 FT. C/P FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDER.
- LUMBER BEAMS TO HAVE SAME NUMBER OF SUPPORTS STUDS AS THE NUMBER OF PLIES UNLESS NOTED OTHERWISE.
- ONE-HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACED IMMEDIATELY OUTSIDE THE GABLE STUDS ON EACH SIDE OF THE OPENING AS KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLID PLATE TO TOP PLATE OF THE WALL. LUMBER HEADERS TO HAVE AT LEAST TWO (2) STUDS UNDER EACH END UNLESS NOTED OTHERWISE.
- STEEL BEAMS MUST HAVE (3)-2X4 OR (4)-2X6 STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
- "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (4)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.
- ALL BUILT-UP COLUMNS SHALL HAVE EACH PLY NAILED TO THE OTHER WITH TWO ROWS OF 3"X0.131" NAILS SPACED AT 4" ON CENTER OR HEADLOK SCREWS @ 4" O.C. THAT CAN PENETRATE ALL PLIES. NAIL THE EXTERIOR SHEATHING OR INTERIOR OYSUM TO EACH PLY WITH FASTENERS SPACED AT 4" O.C.
- WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 12" O.C. AND FOUR PLY LVLS WITH TWO ROWS OF 3" TRUSSLOK SCREWS @ 12" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.
- WHERE LVL BEAM HANGERS CONNECT TO A THREE OR FOUR PLY LVL MEMBER, THERE SHALL BE AT LEAST ONE-HALF THE AMOUNT OF TRUSSLOK SCREWS ON EACH SIDE OF THE HANGER AS THERE ARE NAIL HOLES IN THE HANGER SILLING. SEE THE DETAIL BELOW. SCREWS SHALL BE KEPT TO A 2" GRID SPACING PATTERN WITH A MINIMUM 2" EDGE DISTANCE. TO AVOID USING SCREW FASTENERS, A SOLID "PSL" BEAM OF EQUAL DIMENSIONS AND STRENGTH TO THE BUILT-UP LVL BEAM MAY BE USED INSTEAD.
- AT ALL EXTERIOR DIAGONAL WALL PANELS (I.E. BAY WINDOWS), EACH PANEL SHALL BE SCREWED TOGETHER WHERE THE STUDS ADJOIN WITH 3½" MIN. HEADLOK SCREWS @ 9" O.C. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO WOOD SHRINKAGE.
- AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF TWO (5"X 0.131") NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.
- ALL SELF-SUPPORTING STAIRS MUST BE CONNECTED TO ADEQUATE FRAMING TO SUPPORT THE LOAD OF THE STAIR CASE. IT IS THE STAIR MANUFACTURER'S RESPONSIBILITY TO PROVIDE THE E.O.R. WITH ALL POINT LOADS PRIOR TO CONSTRUCTION. ALL STAIRS SHALL BE DESIGNED BY THE MANUFACTURER.

- WHERE NON-LOAD BEARING PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2X4 LADDERS @ 24" O/C MUST BE PLACED PERPENDICULAR TO THE JOISTS TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH A SIMPSON "Z" CLIP OR SIMILAR DEVICE. A DOUBLE JOIST CAN ALSO BE USED AND IS ALLOWED TO BE SEPARATED 4" MAX TO ALLOW FOR PLUMBING AND WIRING. WHERE THERE ARE NO OBSTRUCTIONS TO THE WALL.
- ALL WOOD I-JOISTS AND OPEN WEB FLOOR TRUSSES MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR. TRUSSES AND PLYWOOD CANNOT CARRY CONCENTRATED POINT LOADS. I-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND BEARING.
- ALL STEEL COLUMNS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY. BEAMS THAT BEAR ON TOP OF STEEL COLUMNS SHALL BE WELDED TO THE COLUMN.
- ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH THE AWPAC UC3B CATEGORY. SEE SECTION R13.7.3.1 OF THE CODE FOR APPROVED FASTENERS IN TREATED LUMBER.
- ALL POINT LOADS FROM ROOF LOADS, ROOF STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
- ALL WALL SHEATHING SHALL BE STRUCTURAL 1, 2" OSB OR 1½" PLYWOOD. FASTEN SHEATHING WITH 16 GA-3½" STAPLES @ 3" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. OTHER FASTENERS APPROVED PER TABLE R602.3 (162) OF THE CODE MAY BE USED. WALL SHEATHING SHALL LAP AND CONNECT TO FOUNDATION SILL PLATE AND LAP PAST WALL PLATES TO CONNECT TO SECOND STORY FLOOR BAND WHERE APPLICABLE. WHERE SHEATHED WALL PANELS ARE AT LEAST 32" WIDE, PROVIDE 2X4 BLOCKING AT ALL HORIZONTAL SEAMS TO PROVIDE EDGE NAILING FOR PLYWOOD. SEE DETAIL BELOW.



MULTI-PLY LVL @ HANGER CONNX. EXAMPLE DETAIL



TYPICAL WALL SHEATHING ATTACHEMENT

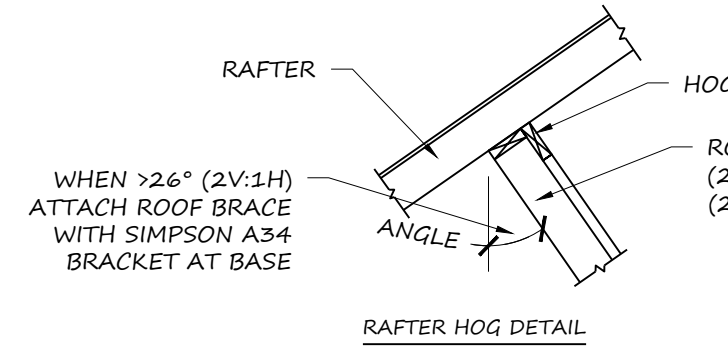
HEADERS AND LINTELS

MASONRY LINTELS

- FOR SPANS UP TO 6 FT. USE 1½"X3"X½" STEEL LINTEL FOR SPANS UP TO 10 FT. USE 1½"X3½"X½" STEEL LINTEL FOR SPANS GREATER THAN 10". FASTEN 1½"X4"X½" STEEL ANGLE TO WOOD HEADER WITH ½"X8"X4" LAG SCREWS @ 16" O.C. EXTEND ALL ANGLES 6" PAST OPENING TO BEAR ON MASONRY VENEER AT ENDS.
- WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
- ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE FASTENED TO AN ADJACENT STUD WALL IN ACCORDANCE WITH SECTION R703.7.2.1 OF THE CODE OR THE DETAIL ON THE PLAN, WITH STEEL BRACKS STOPS TO PREVENT SLIDING OF BRICK.
- FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16d COMMON NAILS (3½"X0.162") IN EACH PLY.
- ALL LOAD-BEARING HEADERS ARE (2)2X6 SPP#2 UNLESS OTHERWISE NOTED ON THE PLAN.

HEADERS AND LINTELS

- ALL ROOF TRUSSES MUST BE INSTALLED IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. TRUSS DESIGNS AND LAYOUT SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL. CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR. WHEN NO CONNECTIONS ARE REQUIRED BY THE MANUFACTURER INSTALL SIMPSON H1 OR H2.5A CONNECTORS AT EACH END OF THE TRUSS AS A MINIMUM.
- IN ADDITION TO THE CODE'S FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, INSTALL SIMPSON H2 OR H2.5A HURRICANE CLIPS AT THE ENDS OF THE RAFTERS WHERE THEY BEAR ON THE WALL PLATE @ 16" O.C. FASTEN TO THE OUTSIDE OF THE WALL PLATE WITH 6d COMMON NAILS AND TO THE RAFTER OR TRUSS WITH 8dX3½" NAILS. INSTALLING OVER WALL SHEATHING IS ACCEPTABLE.
- RAFTERS SHALL BE 2X6 SPP#2 @ 16" O/C FOR SHINGLES WITH ½" OSB SHEATHING W/ ONE LAYER OF 15# FELT UNLESS NOTED OTHERWISE. THEY ARE TO BE CUT INTO HIPPS, RIDGES, ETC., UNLESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2X8 SPP#2 @ 14" O.C. W/ 3" MINIMUM SHEATHING WITH 2 LAYERS OF 15# FELT OR AS RECOMMENDED BY THE ROOF COVERING MANUFACTURER.
- ALL RAFTERS FRAMING INTO STRUCTURAL RIDGE BEAMS (RIDGES WITHOUT CEILING TIES), SHALL BE CONNECTED WITH THREE 3"X 0.131" COLLAR TIES OR TWO 2X6S OR TWO 2X8S, AS INDICATED ON THE PLAN. THE ENDS OF TIE BE R602.5.1 IN THE CODE UNLESS OTHERWISE DETAILED ON THE PLAN.
- ALL HIPPS, VALLEYS, AND RIDGES ARE 2X10 SPP#2 UNLESS NOTED OTHERWISE.
- ALL "HOGS" SHALL BE COMPOSED OF TWO 2X6S OR TWO 2X8S, AS INDICATED ON THE PLAN. THE BOARDS SHALL BE FASTENED TOGETHER AT THEIR ENDS WITH 3"X0.131" NAILS AT 4" ON CENTER TO FORM AN "L" SHAPE.
- RAFTERS MAY BE SPLICED OVER HOGS. SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.
- GABLE END WALLS WHERE GREATER THAN 6 FT. TALL MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2X6 DIAGONAL BRACES @ 6 FT. O.C. ALONG THE GABLE WALL TO INTERIOR CEILING JOISTS. BRACES TO BEAR ON 2X6 HOGS AND TO THE GABLE WALL AT APPROXIMATELY MID-HEIGHT.
- WHERE CEILING JOISTS RUN PARALLEL TO GABLE WALLS, INSTALL 2X4X6FT LONG STRONGBACKS FLATWISE SPACED AT 6 FT. ON CENTER TYING TO THE TOPS OF EACH CROSSING JOIST WITH 3-10d NAILS AND TO THE GABLE WALL.
- ALL ROOF BRACES MUST HAVE A STUD FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.



ROOF PLAN LEGEND:

- INDICATES LOCATION OF ROOF BRACE POINT AT RAFTER LEVEL.
- ARROW AWAY FROM THE BRACE POINT INDICATES DIRECTION OF ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
- ARROW INTO BRACE POINT INDICATES A VERTICAL, OR ALMOST VERTICAL ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
- ROOF BRACES LONGER THAN 7'-0" SHALL CONSIST OF (2)2X6 T-BRACES. BRACES LONGER THAN 12 FT. MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.
- CONNECT BOTTOMS OF ALL BRACES THAT ARE NOT WITHIN 24" FROM VERTICAL TO BEAMS OR WALLS WITH ONE SIMPSON A34 BRACKET.

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

- EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 3,000 PSI FOR WALLS, BEAMS AND COLUMNS, UNLESS NOTED OTHERWISE.
- BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C14 REQUIREMENTS. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
- SLAB ON GRADE SHALL BE REINFORCED WITH 4X6, W1.4XW1.4 WELDED WIRE FABRIC OR FIBERMESH SYNTHETIC FIBERS - FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C 1114, TYPE III, 3/4" LONG MAXIMUM, UNIFORMLY DISPERSED IN CONCRETE MIX AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.5 lb/cubic yard.
- CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 308. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GROUND JOINTS SHALL BE LOCATED IN THE CENTER EACH WAY. JOINTS SHALL BE SAWS A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.
- CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50° F AND NOT ABOVE 90° F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.
- FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
 - PONDING OR CONTINUOUS SPRINKLING.
 - ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
 - WATERPROOF PAPER CONFORMING TO ASTM C171.
 - APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
- THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50° F HAS TOTALLED SEVEN DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.
- REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE". THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED OVER REINFORCING BARS:
 - EXPOSED TO EARTH 3"
 - EXPOSED TO WEATHER 1½"
 - SLABS NOT EXPOSED TO WEATHER 1"
 - BEAMS AND COLUMNS 1½"

MASONRY GENERAL NOTES:

- MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.
- HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-1 UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-1 OR S-1 UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR PARTITIONS.
- CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-1 OR S-1 EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-1.
- MORTAR: ASTM C270-15, TYPE S PREPACAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ONE PART MIX.
- REINFORCING STEEL: ASTM A615 GRADE 60 STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O/C TO MAINTAIN THE BARS LOCATION IN THE CELL. THE SPACING FOR SPACING OF VERTICAL BARS IS 12 INCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR SHALL NOT EXCEED ±3/4".
- MORTAR PROTRUSION SHALL BE LESS THAN 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING.
- HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A593). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1483" IN DIAMETER AT A MAXIMUM OF 16" O/C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHIMS. IT SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12".
- EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES PRESCRIBED IN ACI 530-18, SECTION 2.3.5.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TIGHTENING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
- THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C474-11, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SLUMP RANGE OF 8" TO 11". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH REINFORCED CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM 4" LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF THE GROUT. RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST. RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE.

LUMBER GENERAL NOTES:

- ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 14% MOISTURE CONTENT:

MATERIAL	#2 SOUTHERN PINE	#2 SPRUCE
Fk(ps)	800	875
Ft (ps)	475	450
Fc PERP (ps)	565	625
E(k)	1400	1400
- ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

	GIRDERS AND BEAMS (LVL, PSL)	COLUMNS (LSL) & RIMBOARDS
Fk(ps)	2600	1700
Ft (ps)	250	1400
Fc PERP (ps)	750	400
E(k)	1400	1300
- ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

	GIRDERS & BEAMS	COLUMNS
Fk(ps)	2400	1600
Ft (ps)	1700	1300
Fc PERP (ps)	740	560
E(k)	1800	1500

STEEL GENERAL NOTES:

- ALL W-SHAPE STRUCTURAL STEEL SHALL BE ASTM A992. SQUARE OR RECTANGULAR HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B. ROUND HSS SHAPES SHALL CONFORM TO ASTM A-500; GRADE B. STRUCTURAL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-501 OR A-503, TYPE E OR S. GRADE B. ALL OTHER STRUCTURAL SHAPES SHALL BE ASTM A-36. DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC CODE AND DETAILING MANUAL. NO STRUCTURAL MEMBERS SHALL BE SPLICED EXCEPT AS SHOWN ON APPROVED SHOP DRAWINGS.
- UNLESS OTHERWISE NOTED, ALL WELDS SHALL BE FILLET TYPE WITH A MINIMUM 3/4" LEG. WELDING ELECTRODES SHALL BE E70XX TYPE HAVING A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI. WELDING WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY WELDING CODE (AWS D.1).
- BOLTED CONNECTIONS SHALL INCLUDE HIGH STRENGTH BOLTS CONFORMING TO ASTM A325. FOUNDATION ANCHOR BOLTS OR TIE RODS SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF 36,000 PSI.
- THE WEBS OF STEEL BEAMS THAT HAVE MEMBERS FRAMING INTO THEM MUST BE PACKED OUT WITH 2X MEMBERS CUT TO FIT SECURELY BETWEEN THE FLANGES. THE BLOCKING IS TO BE SECURED TO THE STEEL BEAM WITH 3/4" DIA. BOLTS AT 24" ON CENTER STAGGERED. MEMBERS FRAMING INTO THE STEEL BEAMS MUST BE SECURED WITH PROPER FASTENERS. 2X2 LEDGERS ARE ACCEPTABLE ONLY FOR ATTIC JOISTS.
- UNLESS OTHERWISE NOTED ON THE PLAN, ALL STEEL COLUMNS THAT BEAR ON MASONRY OR CONCRETE SHALL BE CENTERED ON A SQUARE 3" THICK BASE PLATE LARGE ENOUGH TO CONTAIN FOUR 3/4" DIAMETER BOLTS WITH A 1½" EDGE DISTANCE FROM THE CENTER OF THE BOLT TO THE EDGE OF THE PLATE AND FROM THE CENTER OF THE BOLT TO THE EDGE OF THE COLUMN. EMBED BOLTS 7" MINIMUM.
- ALL W-SHAPE STRUCTURAL STEEL SHALL BE ASTM A992. ALL OTHER STRUCTURAL SHAPES SHALL BE ASTM A-36. SQUARE OR RECTANGULAR HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B. ROUND HSS SHAPES SHALL CONFORM TO ASTM A-500; GRADE B. STRUCTURAL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-501 OR ASTM A-503, TYPE E OR S. GRADE B. DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC CODE AND DETAILING MANUAL. NO STRUCTURAL MEMBERS SHALL BE SPLICED EXCEPT AS SHOWN ON APPROVED SHOP DRAWINGS.
- FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS. GENERALLY CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW THE RELATIONSHIP OF THE MEMBERS. CONNECTIONS SHALL BE DESIGNED FOR ONE HALF (1/2) THE ALLOWABLE LOAD ON THE MEMBER. THE ALLOWABLE LOAD IS "ALLOWABLE UNIFORM LOAD TABLES" WITH GIVEN BEAM SPAN, OR FOR THE REACTIONS SHOWN ON THE CONTRACT STRUCTURAL DRAWINGS OR A MINIMUM OF 10 KIIPS, WHICHEVER IS GREATEST. MEMBER FORCES AND REACTIONS HAVE BEEN REDUCED IN CONFORMANCE WITH THE PROVISIONS RELATED TO COMBINATIONS OF LOADINGS THAT INCLUDE WIND AND SEISMIC FORCES. NO FURTHER REDUCTIONS IN FORCES OR INCREASE IN ALLOWABLE STRESSES IS PERMITTED. CONNECTIONS MAY BE BOLTED OR WELDED UNLESS NOTED OTHERWISE.
- ALL SHOP AND FIELD WELDING SHALL BE BY A CERTIFIED WELDER AND SHALL CONFORM TO AWS STANDARDS.



GENERAL NOTES

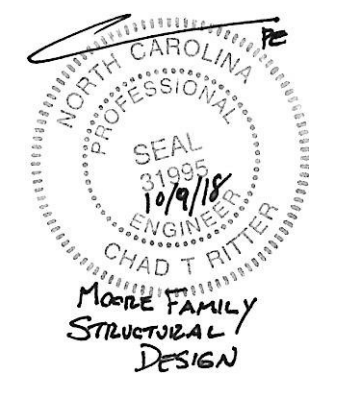
SCALE : 1/4" = 1'-0"



DISCLAIMER:
THIS SET OF DRAWINGS SHALL BE USED FOR THE PROJECT ONLY. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT. WE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ENGINEER OF RECORD HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARING THESE DRAWINGS. WE DO NOT GUARANTEE "PERFECT" DOCUMENTS OR "FLAWLESS" JUDGMENT.

A Custom Remodel For The Moore Family

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DESIGN LOADS AND GENERAL:

1. DESIGN LOADS ARE ALL DEAD LOADS PLUS:
 - A) SLEEPING ROOMS 30 PSF.
 - B) ALL OTHER FLOORS 40 PSF.
 - C) BALCONIES 40 PSF.
 - D) ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:
 - I) AREA ACCESSIBLE BY STAIRS 30 PSF.
 - II) ROOF SLOPES > 3:12 20 PSF.
 - III) ROOF SLOPES < 3:12 10 PSF.
 - E) ROOF LIVE LOAD 20 PSF OR AS REQUIRED BY CODE.
 - F) WIND LOAD 40 MPH EXPOSURE B (ASCE7-05)
 - G) SNOW LOAD 10 PSF
2. ALL DESIGNS ARE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION AND IRC 2012. REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION COVERED IN THESE NOTES OR THE DESIGNS.
3. ENGINEERING DESIGN IS FOR STRUCTURAL INFORMATION ONLY. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR DIMENSION ERRORS, ARCHITECTURAL ERRORS, DETAILING OF WATERPROOFING, PLUMBING, ELECTRICAL, MECHANICAL INFORMATION, OR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.
4. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS AND OTHER CONTRACT DRAWINGS AND REPORT ANY DISCREPANCIES WITH THE PROJECT ENGINEER AND ARCHITECT PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
5. THE GENERAL CONTRACTOR IS REQUIRED FOR PROVIDING ALL REQUIRED BRACING AND SHORING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE STRUCTURE IS TIED TOGETHER AND COMPLETE.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW, APPROVE, AND SIGN EACH SHEET PRIOR TO SUBMISSION. THE STRUCTURAL ENGINEER'S REVIEW SHALL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK, AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSION. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.
7. WHERE CONFLICTS OCCUR BETWEEN GENERAL NOTES AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
9. LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADS USED FOR THE DESIGN OF THE STRUCTURE ARE INDICATED IN THE GENERAL NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY INSTALLED AND ALL TEMPORARY BRACING IS IN PLACE.
10. WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.

FOUNDATIONS:

1. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE.
2. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557), OTHERWISE USE SELF-COMPACTING CLEAN WASHED #57 STONE.
3. ALL SOILS AND FILL UNDER AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLAB WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
5. ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
6. ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. (STEEPED FOOTING) DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A CRAWLSPACE OR GARAGE FOOTING IS NEXT TO A BASEMENT WALL FOOTING.
7. SHIMS USED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHALL CONSIST OF EITHER SOLID WOOD OR MULTIPLE STEEL SHIMS EQUAL IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 6" THE LENGTH OF THE PIER.

SPECIAL FOUNDATION CONSIDERATIONS:

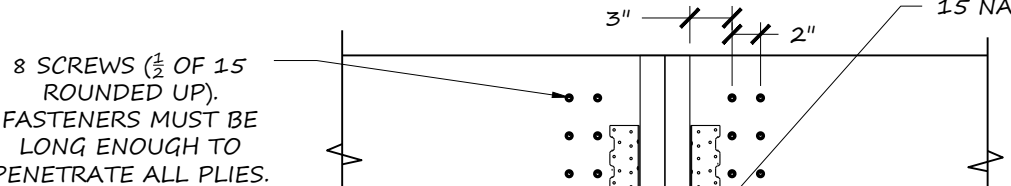
8. FOR UNRESTRAINED RETAINING WALLS SEE SPECIAL DESIGNS ON DRAWINGS.
9. ANCHOR BOLTS SHALL BE INSTALLED AS REQUIRED BY CODE UNLESS OTHERWISE NOTED ON THE PLANS. DO NOT USE FOUNDATION STRAPS IN BRICK VENEER. STRAPS ARE ONLY ACCEPTABLE IN CONCRETE OR GROUT FILLED CMU AND MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE STANDARD ANCHOR BOLTS OR STRAPS ARE MISSED OR NOT INSTALLED PROPERLY, A RETROFIT BOLT SUCH AS A SIMPSON 3" DIAMETER TITEN HD BOLT OR EPOXY BOLT MAY BE USED IN ITS PLACE IN A MANNER APPROVED BY THE MANUFACTURER.
10. ALL REINFORCING STEEL WHEN SPECIFIED, SHALL BE LAPPED AT LEAST 24" AT SPICES

FRAMING CONSTRUCTION - OTHER THAN ROOF:

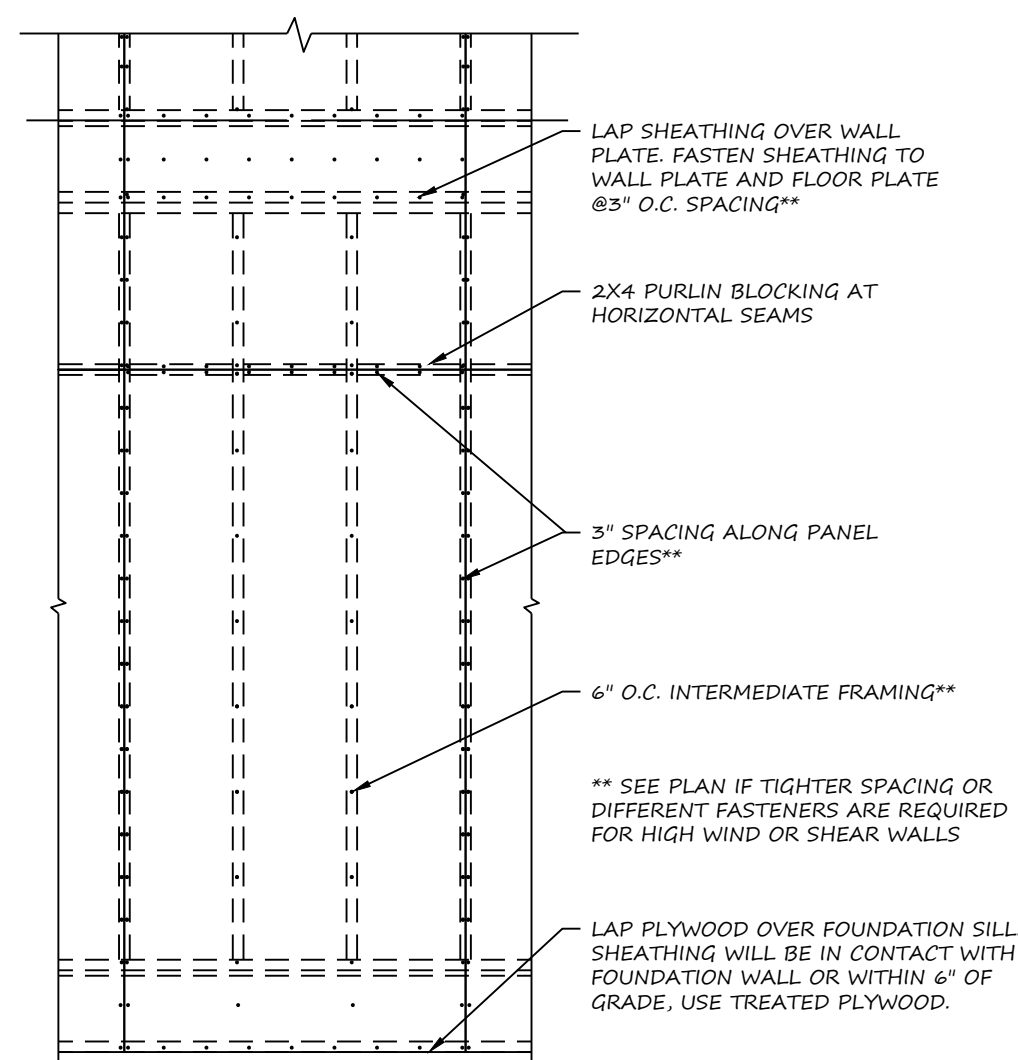
1. SEE SECTION R602.3 (3) OF THE CODE FOR A GENERAL FASTENER SCHEDULE FOR STRUCTURAL MEMBERS. ALL LIGHT GAUGE METAL CONNECTIONS SPECIFIED ON THE PLAN ARE DESIGNATIONS BY SIMPSON STRONG IRON. REFER TO SIMPSON'S PRODUCT MANUAL FOR SIZES, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS. OTHER BRANDS MAY BE USED PROVIDED THE CONNECTION IS EQUAL TO OR STRONGER THAN THAT SPECIFIED.
2. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

MEMBER SIZE	SIMPSON	HANGERS
(2) 2X8	LUS 2X8-2	
(2) 2X10	LUS 210-2	
(2) 2X12	LUS 210-2	
(2) 3 1/2" X 4 1/2" LVL	HUS 410	
(2) 2 1/2" X 2 1/2" LVL	HUS 412	
(2) 2 1/2" X 2 1/2" LVL	HUS 412	
ALL TRIPLE LVLS	HHUS 5.50/120	
3. NOTE: FILL ALL OF THE HOLES IN HANGERS WITH 16d x 3 1/2" COMMON NAILS (3 1/2" O.D. 16d) OR 16d x 2 1/2" (2 1/2" O.D. 16d) NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10dX 1 1/2" HANGER NAILS UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 1 1/2" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
4. ALL FRAMING LUMBER MAY BE SPRUCE #2 OR BETTER UNLESS NOTED OTHERWISE.
5. ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(4) OF THE CODE OR AS NOTED ON THE PLAN.
6. TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, CONNECT THE JOISTS SECURELY TO THE GIRDER USING THE NAILING PATTERN PRESCRIBED IN THE CODE SECTION R602.3(1). AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6 FT. O.C. FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDER.
7. LUMBER BEAMS TO HAVE SAME NUMBER OF SUPPORTS STUDS AS THE NUMBER OF PILES UNLESS NOTED OTHERWISE.
8. ONE-HALL OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACED IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS TO RESIST WIND LOADS. KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP PLATE OF THE WALL. LUMBER HEADERS TO HAVE AT LEAST (1) JACK STUD UNLESS NOTED OTHERWISE.
9. STEEL BEAMS MUST HAVE (1)-2X4 OR (1)-2X6 STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
10. "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.

11. ALL BUILT UP COLUMNS SHALL HAVE EACH PLY NAILED TO THE OTHER WITH TWO ROWS OF 3"X10-133" NAILS SPACED AT 9" ON CENTER OR HEADLOK SCREWS @ 4" O.C. THAT CAN PENETRATE ALL PLIES. NAIL THE EXTERIOR SHEATHING OR INTERIOR GYPSUM TO EACH PLY WITH FASTENERS SPACED AT 6" O.C.
12. WHERE THREE OR FOUR PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 12" O.C. AND FOUR PLY LVLS WITH TWO ROWS OF 6 1/4" TRUSSLOK SCREWS @ 12" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 5" FROM THE TOP OR BOTTOM OF THE BEAM.
13. WHERE LVL BEAM HANGERS CONNECT TO A THREE OR FOUR PLY LVL MEMBER, THERE SHALL BE AT LEAST ONE-HALF THE AMOUNT OF TRUSSLOK SCREWS ON EACH SIDE OF THE HANGER AS THERE ARE NAIL HOLES IN THE HANGER FLANGE. SEE THE DETAIL BELOW. SCREWS SHALL BE KEPT TO A 2" GRID SPACING PATTERN WITH A MINIMUM 2" EDGE DISTANCE. TO AVOID USING SCREW FASTENERS, A SOLID "PSL" BEAM OF EQUAL DIMENSIONS AND STRENGTH TO THE BUILT-UP LVL BEAM MAY BE USED INSTEAD.
14. AT ALL EXTERIOR DIAGONAL WALL PANELS (I.E. BAY WINDOWS), EACH PANEL SHALL BE SCREWED TOGETHER WHERE THE STUDS ALIGN WITH 3 1/2" MIN. HEADLOK SCREWS @ 9" O.C. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO WOOD SHRINKAGE.
15. AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF TWO (3"x0.133") NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.
16. ALL "SELF SUPPORTING STAIRS" MUST BE CONNECTED TO ADEQUATE FRAMING TO SUPPORT THE LOAD OF THE STAIR CASE. IT IS THE STAIR MANUFACTURER'S RESPONSIBILITY TO PROVIDE THE E.O.R. WITH ALL POINT LOADS PRIOR TO CONSTRUCTION. ALL STAIRS SHALL BE DESIGNED BY THE MANUFACTURER.
17. WHERE NON-LOAD BEARING PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2X4 LADDERS @ 24" O.C. MUST BE PLACED PERPENDICULAR TO THE JOISTS TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH A SIMPSON 3" CLIP OR SIMILAR DEVICE. A DOUBLE JOIST CAN ALSO BE USED AND IS ALLOWED TO BE SEPARATED 4" MAX TO ALLOW FOR PLUMBING AND WIRING. WHERE THERE ARE NO OBSTRUCTIONS A SINGLE JOIST CAN BE INSTALLED UNDER THE WALL.
18. ALL WOOD JOISTS AND OPEN WEB FLOOR TRUSSES MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE BLOCK STOPPED THROUGH FLOOR. TRUSSES AND PLYWOOD CANNOT CARRY CONCENTRATED POINT LOADS. 1-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS.
19. ALL STEEL COLUMNS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY. BEAMS THAT BEAR ON TOP OF STEEL COLUMNS SHALL BE WELDED TO THE COLUMN.
20. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH THE AWPCA U308 CATEGORY. SEE SECTION R317.3.1 OF THE CODE FOR APPROVED FASTENERS IN TREATED LUMBER.
21. ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
22. ALL WALL SHEATHING SHALL BE STRUCTURAL 1, 1 1/2" OSB OR 3/4" PLYWOOD. FASTEN SHEATHING WITH 16 GA. 1 1/2" STAPLES @ 3" O.C. ALONG PANEL EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING. OTHER FASTENERS APPROVED PER TABLE R602.3 (1-162) OF THE CODE MAY BE USED. WALL SHEATHING SHALL LAP AND CONNECT TO FOUNDATION SILL PLATE AND LAP PAST WALL PLATES TO CONNECT TO SECOND STORY FLOOR BAND WHERE APPLICABLE. WHERE SHEATHED WALL PANELS ARE AT LEAST 32" WIDE, PROVIDE 2X4 BLOCKING AT ALL HORIZONTAL SEAMS TO PROVIDE EDGE NAILING FOR PLYWOOD. SEE DETAIL BELOW.



MULTI-PLY LVL @ HANGER CONNX. EXAMPLE DETAIL



TYPICAL WALL SHEATHING ATTACHMENT

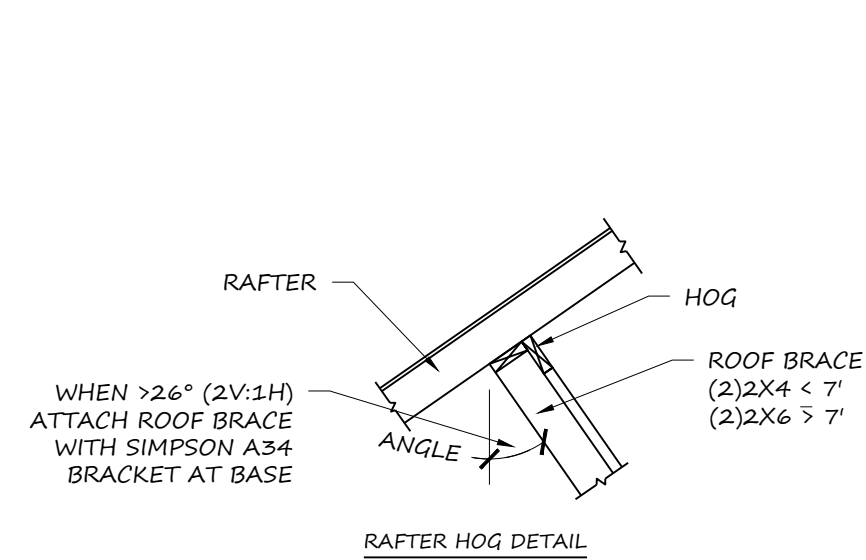
HEADERS AND LINTELS

MASONRY LINTELS

1. FOR SPANS UP TO 6 FT. USE L3"X3"X1/2" STEEL LINTEL. FOR SPANS UP TO 10 FT. USE L5"X3"X1/2" STEEL LINTEL FOR SPANS GREATER THAN 10' FASTEN WITH 1/2"X4" LAG SCREWS @ 16" O.C. EXTEND ALL ANGLES 6" PAST OPENING TO BEAR ON MASONRY VENEER AT ENDS.
2. WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
3. ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE FASTENED TO AN ADJACENT STUD WALL IN ACCORDANCE WITH SECTION R703.7.2.1 OF THE CODE OR THE DETAIL ON THE PLAN, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
4. FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16D COMMON NAILS (3 1/2"X0.162") IN EACH PLY.
5. ALL LOAD-BEARING HEADERS ARE (2)2X6 SPF#2 UNLESS OTHERWISE NOTED ON THE PLAN.

HEADERS AND LINTELS

1. ALL ROOF TRUSSES MUST BE INSTALLED IN ACCORDANCE WITH TRUSS MANUFACTURER'S REQUIREMENTS. TRUSS DESIGNS AND LAYOUT SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL. CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR. WHEN NO CONNECTIONS ARE REQUIRED BY THE MANUFACTURER, INSTALL SIMPSON H1 OR H2.5A CONNECTORS AT EACH END OF THE TRUSS AS A MINIMUM.
2. IN ADDITION TO THE CODE'S FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, INSTALL SIMPSON H1 OR H2.5A HURRICANE CLIPS AT THE ENDS OF THE RAFTERS WHERE THEY BEAR ON THE WALL PLATE @ 16" O.C. FASTEN TO THE OUTSIDE OF THE WALL PLATE WITH 8d COMMON NAILS AND TO THE RAFTER OR TRUSS WITH 16dX1 1/2" NAILS. INSTALLING OVER WALL SHEATHING IS ACCEPTABLE.
3. RAFTERS SHALL BE 2X4 SPF#2 @ 16" O.C. FOR SHINGLES WITH 1 1/2" OSB SHEATHING W/ ONE LAYER OF 15# FELT UNLESS NOTED OTHERWISE. THEY ARE TO BE CUT INTO HIP, RIDGES, ETC., UNLESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2X4 SPF#2 @ 16" O.C. W/ 3" MINIMUM SHEATHING WITH (2) LAYERS OF 15# FELT OR AS RECOMMENDED BY THE ROOF COVERING MANUFACTURER.
4. ALL RAFTERS FRAMING INTO STRUCTURAL RIDGE BEAMS (RIDGES WITHOUT CEILING TIES), SHALL BE CONNECTED WITH THREE 3"x0.133" TOE-NAILS FOR SPANS UP TO 8 FT. AND A SIMPSON LRU28 HANGER OR L50 BRACKET FOR SPANS GREATER THAN 8 FT.
5. COLLAR TIES SHALL BE 2X6 @ 48" O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A NOMINAL 3" BELOW THE RIDGE. VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIES OR A RIDGE BEAM. SEE THE END OF TABLE R802.5.1 IN THE CODE UNLESS OTHERWISE DETAILED ON THE PLAN.
6. ALL HIP, VALLEYS, AND RIDGES ARE 2X10 SPF#2 UNLESS NOTED OTHERWISE.
7. ALL "HOGS" SHALL BE COMPOSED OF TWO 2X6'S OR TWO 2X8'S, AS INDICATED ON THE PLAN. THE BOARDS SHALL BE FASTENED TOGETHER AT THEIR ENDS WITH 3"X0.133" NAILS AT 4" ON CENTER TO FORM AN "L" SHAPE.
8. RAFTERS MAY BE SPICED OVER HOGS. SPICE RAFTER HOGS ONLY AT A ROOF BRACE.
9. GABLE END WALLS WHERE GREATER THAN 6 FT. TALL MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2X6 DIAGONAL BRACES @ 6 FT. O.C. ALONG THE GABLE WALL TO INTERIOR CEILING JOISTS. BRACES TO BEAR ON 2X6 HOGS AND TO THE GABLE WALL.
10. WHERE CEILING JOISTS RUN PARALLEL TO GABLE WALLS, INSTALL 2X4X6FT. LONG STRONGBACKS FLATWISE SPACED AT 6 FT. ON CENTER TYING TO THE TOPS OF EACH CROSSING CEILING JOIST WITH 3-10d NAILS AND TO THE GABLE WALL.
11. ALL ROOF BRACES MUST HAVE A STUD FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.



ROOF PLAN LEGEND:

- A. INDICATES LOCATION OF ROOF BRACE POINT AT RAFTER LEVEL.
- B. ARROW AWAY FROM THE BRACE POINT INDICATES DIRECTION OF ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
- C. ARROW INTO BRACE POINT INDICATES A VERTICAL, OR ALMOST VERTICAL, ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
- D. ROOF BRACES UNDER 7'-0" ARE 2-2X4 NAILED WITH 3"x0.133" NAILS @ 6" O.C. VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER THAN 7'-0" SHALL CONSIST OF (2)2X6 T-BRACES. BRACES LONGER THAN 12 FT. MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.
- E. CONNECT BOTTOMS OF ALL BRACES THAT ARE NOT WITHIN 26" FROM VERTICAL TO BEAMS OR WALLS WITH ONE SIMPSON A34 BRACKET

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

1. EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 3,000 PSI FOR WALLS, BEAMS AND COLUMNS, UNLESS NOTED OTHERWISE.
2. BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 REQUIREMENTS. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION. CONCRETE SHALL NOT BE PLACED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE A FEW OF SETTLEMENT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
3. SLAB ON GRADE SHALL BE REINFORCED WITH 6X6, W12-XW14.4 WELDED WIRE FABRIC OR FIBERMESH SYNTHETIC FIBERS - FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C 1114, TYPE III, 3/4" LONG MAXIMUM, UNIFORMLY DISPERSED IN CONCRETE. AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.5 LB/CUBIC YARD.
4. CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 308. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 15' FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS WHIPPENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.
5. CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50° F AND NOT ABOVE 100° F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 308 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 309 FOR HOT WEATHER CONCRETING.
6. FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
 - PONDING OR CONTINUOUS SPRINKLING.
 - ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
 - WATERPROOF PAPER CONFORMING TO ASTM C171.
 - APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
7. THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50° F HAS TOTALLED SEVEN. DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.
8. REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A385 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI 'MANUAL OF STANDARD PRACTICE' THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
 - EXPOSED TO WEATHER 3"
 - EXPOSED TO WEATHER 1 1/2"
 - SLABS NOT EXPOSED TO WEATHER 3/4"
 - BEAMS AND COLUMNS 1 1/2"

MASONRY GENERAL NOTES:

9. MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 330.
10. HOLLOW LOAD BEARING UNITS: ASTM C40 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-1 UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-1 OR S-1 UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR PARTITIONS.
11. CONCRETE BUILDING BLOCK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-1 OR S-1 EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-1.
12. MORTAR: ASTM C270-15, TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ONE PART MIX.
13. REINFORCING STEEL: ASTM A615 GRADE 60 STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O/C TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS 1/2 INCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR SHALL NOT EXCEED 1/4".
14. MORTAR PROTRUSION SHALL BE LESS THAN 1/4". A PROTRUSION OF 1/4" OR GREATER MUST BE REMOVED BEFORE GROUTING.
15. HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A153). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1443" IN DIAMETER AT A MAXIMUM OF 14" O/C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12".
16. EXECUTION: MASONRY SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1-88, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT OUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIALLY APPROVED. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
17. THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C474-11, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 2,000 PSI AND SLUMP RANGE OF 8 TO 12 INCHES. THE BLOCK OF THE BOTTOM BLOCK OF EACH REINFORCED CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM 5' LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE VOIDING. THE GROUT RECONSOLIDATE EACH FT. OF THE GROUT. SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST. RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE.

LUMBER GENERAL NOTES:

MOISTURE CONTENT:			
MATERIAL	#2 SOUTHERN PINE	#2 SPRUCE	
F(k psi)	800	875	
Ft (psi)	475	450	
Fc PERP (psi)	565	425	
E(k si)	1400	1400	

19. ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

	GIRDERS AND BEAMS (LVL, PSL)	COLUMNS (LSL) & RIMBOARDS
F(k psi)	2600	1700
Ft (psi)	2510	1400
Fc PERP (psi)	750	400
E(k si)	1900	1300

20. ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

	GIRDERS & BEAMS	COLUMNS
F(k psi)	2400	1600
Ft (psi)	1700	1550
Fc PERP (psi)	740	560
E(k si)	1800	1500

STEEL GENERAL NOTES:

21. ALL W-SHAPE STRUCTURAL STEEL SHALL BE ASTM A992. SQUARE OR RECTANGULAR HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B, ROUND HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B. STRUCTURAL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-501 OR ASTM A-53; TYPE E OR S, GRADE B. ALL OTHER STRUCTURAL SHAPES SHALL BE ASTM A-36. DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC CODE AND DETAILING MANUAL. NO STRUCTURAL MEMBERS SHALL BE SPICED EXCEPT AS SHOWN ON APPROVED SHOP DRAWINGS.
22. UNLESS OTHERWISE NOTED, ALL WELDS SHALL BE FILLET TYPE WITH A MINIMUM 3/16" LEG. WELDING ELECTRODES SHALL BE E70XX TYPE HAVING A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI. WELDING WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY WELDING CODE (AWS D.1).
23. BOLTED CONNECTIONS SHALL INCLUDE HIGH STRENGTH BOLTS CONFORMING TO ASTM A325. FOUNDATION ANCHOR BOLTS OR THE RODS SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF 50,000 PSI.
24. THE WEBS OF STEEL BEAMS THAT HAVE MEMBERS FRAMING INTO THEM MUST BE PACKED OUT WITH 2X MEMBERS CUT TO FIT SECURELY BETWEEN THE FLANGES. THE BLOCKING IS TO BE SECURED TO THE STEEL BEAM WITH 1/4" DIA. BOLTS AT 24" ON CENTER STAGGERED. MEMBERS FRAMING INTO THE STEEL BEAMS MUST BE SECURED WITH PROPER HANGERS. 2X4 LEDGERS ARE ACCEPTABLE ONLY FOR ATTIC JOISTS.
25. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STEEL COLUMNS THAT BEAR ON MASONRY OR CONCRETE SHALL BE CENTERED ON A SQUARE 3/4" THICK BASE PLATE LARGE ENOUGH TO CONTAIN FOUR 3/4" DIAMETER BOLTS WITH A 1 1/2" EDGE DISTANCE FROM THE CENTER OF THE BOLT TO THE EDGE OF THE PLATE AND FROM THE CENTER OF THE BOLT TO THE EDGE OF THE COLUMN. EMBED BOLTS 7" MINIMUM.
26. ALL W-SHAPE STRUCTURAL STEEL SHALL BE ASTM A992. ALL OTHER STRUCTURAL SHAPES SHALL BE ASTM A-36. SQUARE OR RECTANGULAR HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B, ROUND HSS SHAPES SHALL CONFORM TO ASTM A-500. GRADE B. STRUCTURAL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-501 OR ASTM A-53; TYPE E OR S, GRADE B. DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC CODE AND DETAILING MANUAL. NO STRUCTURAL MEMBERS SHALL BE SPICED EXCEPT AS SHOWN ON APPROVED SHOP DRAWINGS.
27. FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS. GENERALLY CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE "SCHEMATIC" AND ARE INTENDED TO SHOW THE RELATIONSHIP OF THE MEMBERS. CONNECTIONS SHALL BE DESIGNED FOR ONE HALF (1/2) THE ALLOWABLE LOAD ON THE MEMBER, USING THE AISC "ALLOWABLE UNIFORM STRESS" TO SUPPORT THE MEMBER. THE MEMBER SHALL BE SHOWN ON THE CONTRAST STRUCTURAL DRAWINGS OR A MINIMUM OF 10 KIPS, WHICHEVER IS GREATEST. MEMBER FORCES AND REACTIONS HAVE BEEN REDUCED IN CONFORMANCE TO CODE PROVISIONS RELATED TO COMBINATIONS OF LOADINGS THAT INCLUDE WIND AND SEISMIC FORCES. NO FURTHER REDUCTIONS IN FORCES OR IN ALLOWABLE STRESSES IS PERMITTED. CONNECTIONS MAY BE BOLTED OR WELDED UNLESS NOTED OTHERWISE.
28. ALL SHOP AND FIELD WELDING SHALL BE BY A CERTIFIED WELDER AND SHALL CONFORM TO AWS STANDARDS.



SQUARE FOOTAGE	
TWO CAR GARAGE	862 SQ. FT.
FUTURE OFFICE	298 SQ. FT.
BREEZEWAY	170 SQ. FT.
TOTAL UNDER ROOF	1330 SQ. FT.

WINDOW SCHEDULE

SIZE	DESCRIPTION
A 2'-2" x 5'	CASEMENT
B 2' x 5'	CASEMENT
C 2' x 3'	FIXED

DOOR SCHEDULE

SIZE	DESCRIPTION
1 2' x 6'	SOLID PANEL
2 2' x 8'	HALF LIGHT
3 2'-2" x 8'	SOLID PANEL EXTERIOR

Date 10/9/18

DRAWING SCHEDULE

- COVER/GENERAL NOTES
- SITE) SITE PLAN
- A-1) GARAGE FLOOR PLANS
- S-1) FOUNDATION & UPPER LEVEL FRAMING PLANS
- S-2) CEILING FRAMING & ROOF PLANS
- A-2) ELEVATIONS



DISCLAIMER:

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GENERAL NOTES

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



DISCLAIMER:

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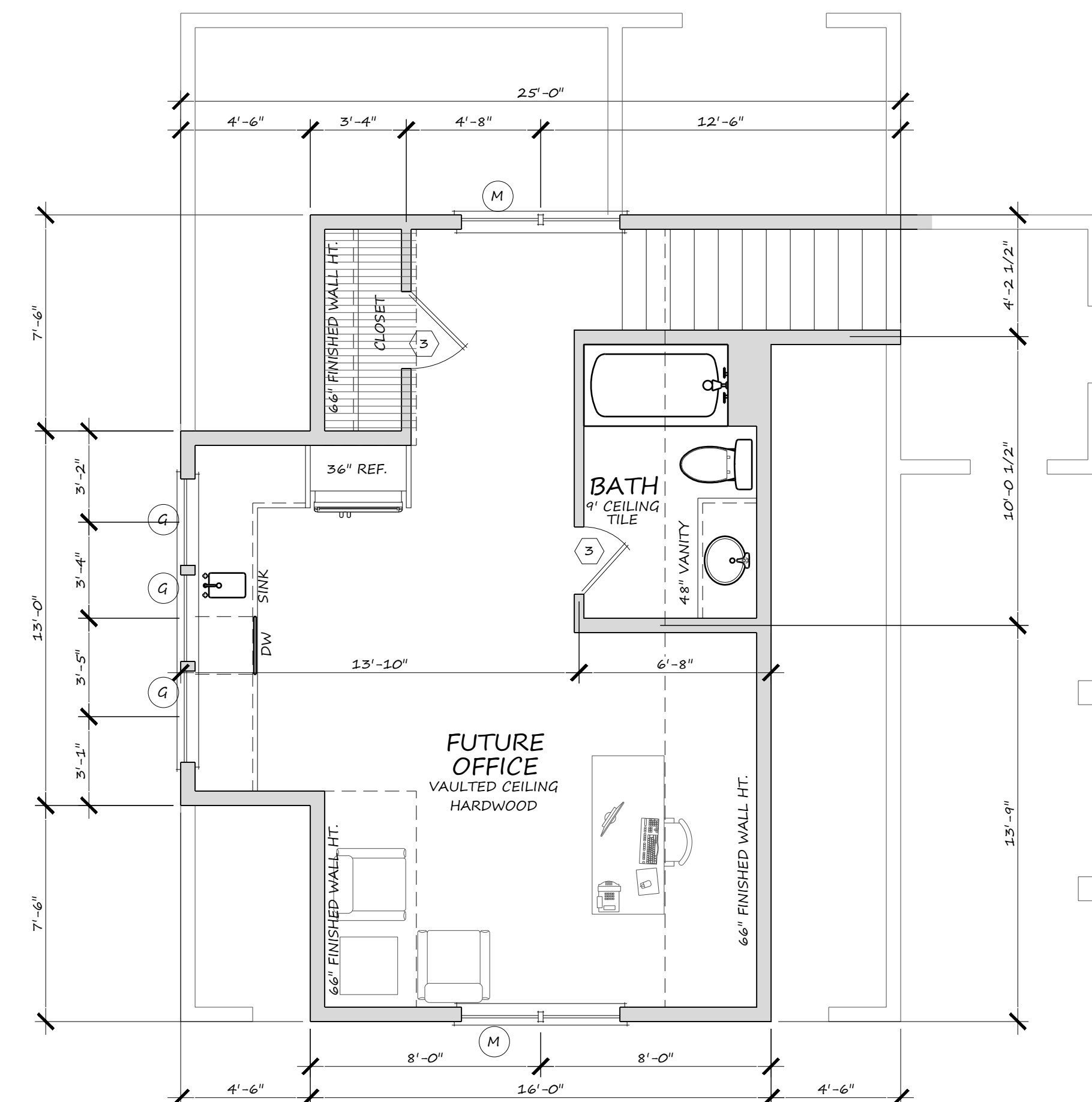
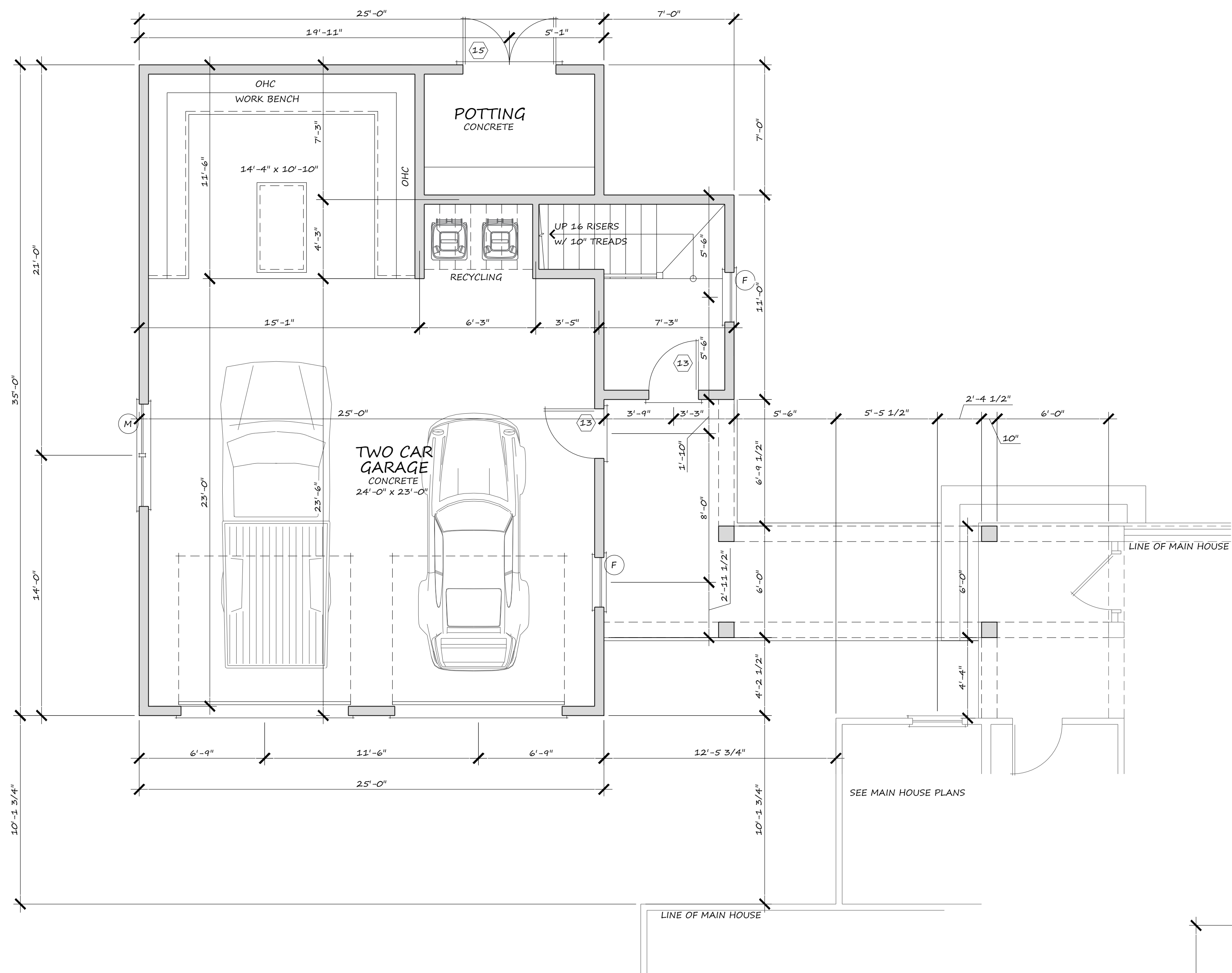
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SITE

A New Garage For
The Moore Family




SQUARE FOOTAGE	
TWO CAR GARAGE	862 SQ. FT.
FUTURE OFFICE	298 SQ. FT.
BREEZEWAY	170 SQ. FT.
TOTAL UNDER ROOF	1330 SQ. FT.

WINDOW SCHEDULE

○	SIZE	DESCRIPTION
A	2'-2" x 5'	CASEMENT
B	2" x 5'	CASEMENT
C	2' x 3'	FIXED

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	2' x 6'	SOLID PANEL
2	2' x 8'	HALF LIGHT
3	2-2' x 8'	SOLID PANEL EXTERIOR



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Residential Drafting & Design

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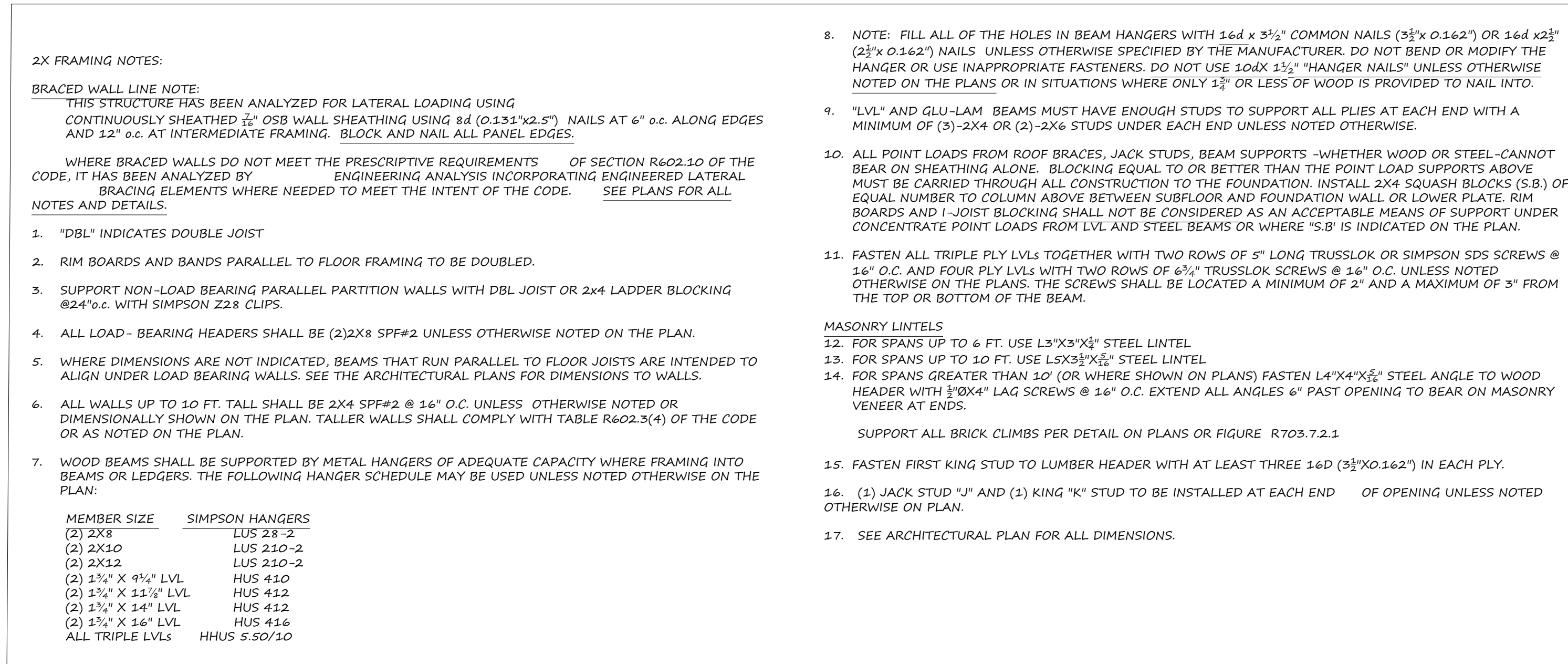
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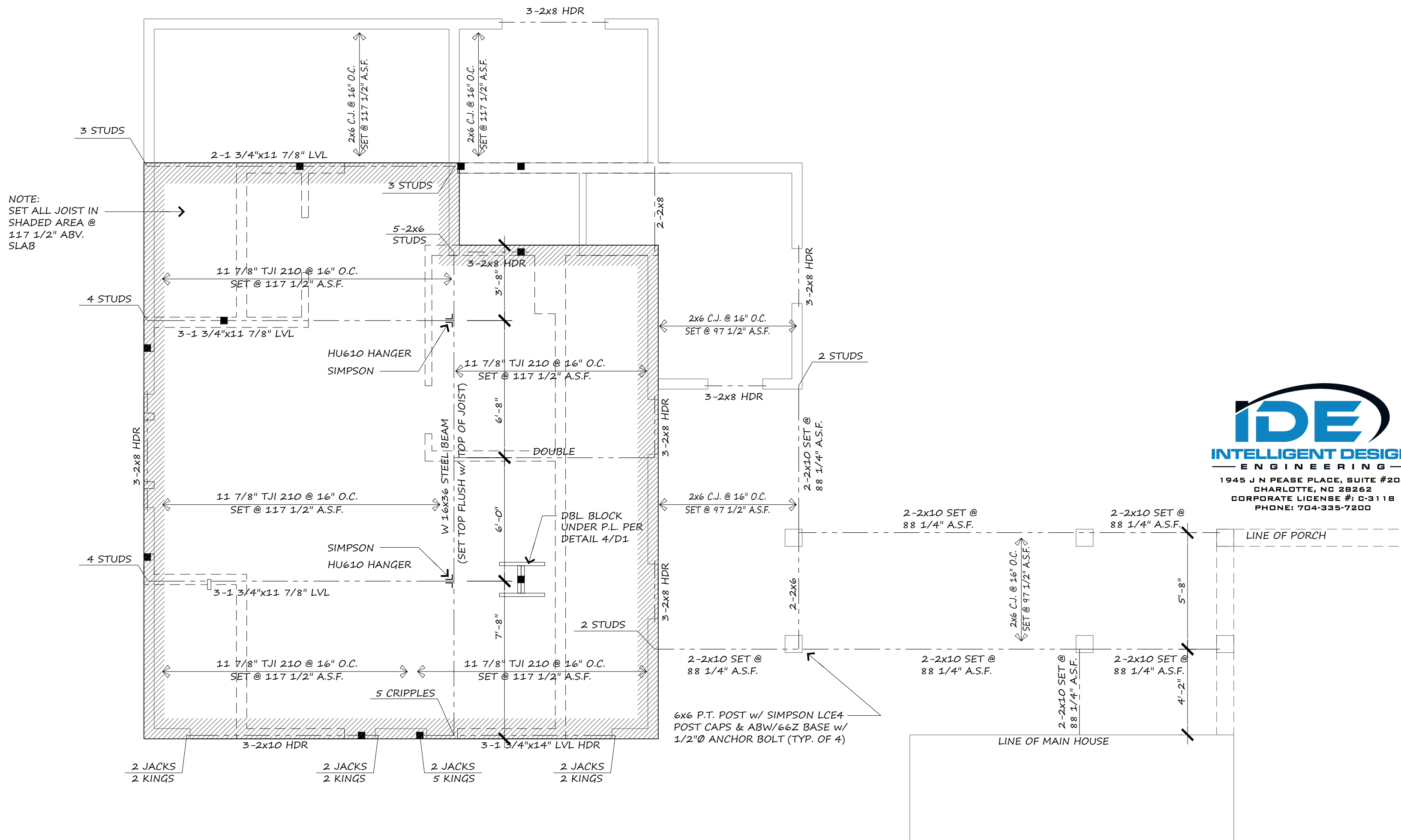


CRAWL FOUNDATION NOTES:

1. ALL PERIMETER WALL FOOTINGS SHALL BE CONTINUOUS 20"x10" MINIMUM WITH (2) # 4 REBAR, 3000 PSI CONCRETE U.N.O.
2. ALL INTERIOR THICKENED SLABS SHALL BE 10"DX18" W.
3. BEARING CAPACITY OF SOIL IS ASSUMED TO BE 2000 PSF.
4. ALL INTERIOR PIERS ARE 8"x16" CMU WITH 24"x24"x10" FOOTINGS U.N.O. FULLY GROUT PIERS >32" TALL. UNLESS OTHERWISE NOTED.
5. "SLAB ON GRADE" SHALL CONSIST OF 4" THICK, 3000 PSI CONCRETE WITH FIBERMESH REINFORCEMENT OR 6x6 W1.4XW1.4 W/V. OVER 6 MIL VAPOR BARRIER OVER 4" CLEAN STONE OR/AND CONTRACTED FILL IN GARAGES AND DRIVEWAYS INSTALL TOOTHED CONTROL JOINTS NO GREATER THAN 15 FEET IN EACH DIRECTION.
6. ALL SOILS AND FILL UNDER FLOORS WITHIN AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
7. SHIMS USED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHALL CONSIST OF EITHER SOLID WOOD OR A MINIMUM OF TWO STACKS OF STEEL SHIMS EQUAL IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 6" THE LENGTH OF THE PIER.

FOOTING SCHEDULE:

F1.S:	18"x18"x8"
F2:	24"x24"x8"
F2.S:	30"x30"x12"
F3:	36"x36"x12" WITH 4 #4 BARS EACH WAY
F3.S:	42"x42"x12" WITH 5 #4 BARS EACH WAY
F4:	48"x48"x12" WITH 7 #4 BARS EACH WAY.




UPPER LEVEL FRAMING PLAN

DISCLAIMER: THIS SET OF DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE. WE ASSUME NO RESPONSIBILITY FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE HAND CRAFTED WHICH LEAVES THEM SUSCEPTIBLE TO ERRORS. THE AUSTIN GROUP HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR FLAWLESS JUDGMENT.

A New Garage For The Moore Family

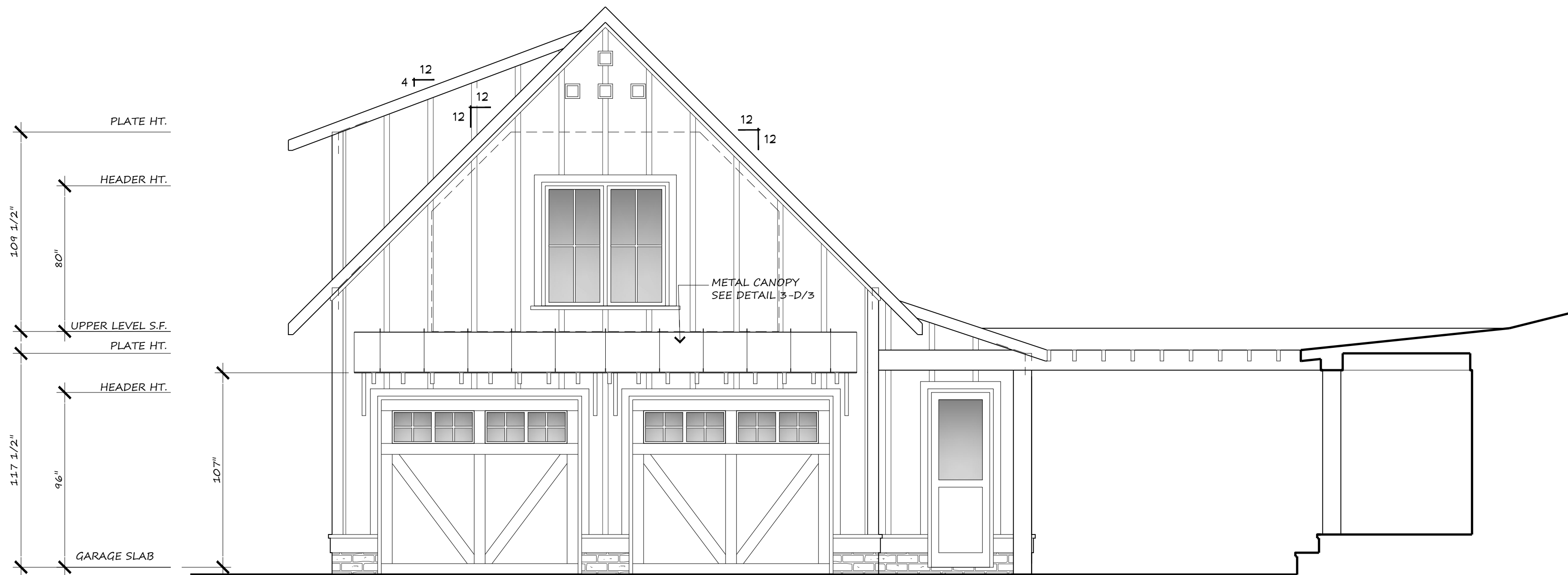
Seal



The seal is circular with a double-lined border. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the word "SEAL" is at the top, "31995" is in the center, and "10/9/18" is below it. The name "CHAD T RITTER" is written in a curved path at the bottom of the inner circle. A signature is written across the top of the seal.

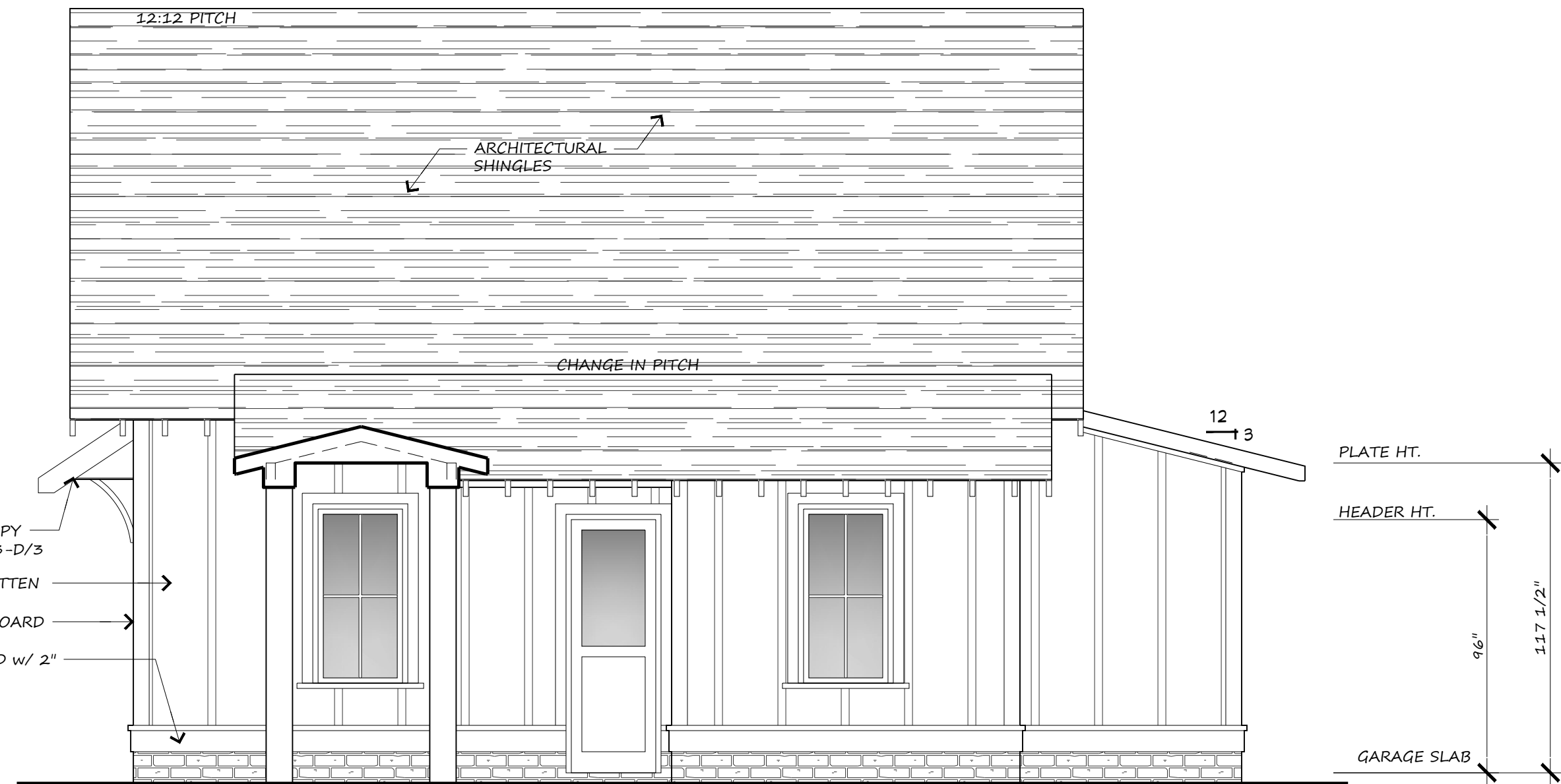
Date
10/9/18
Sheet

S-1



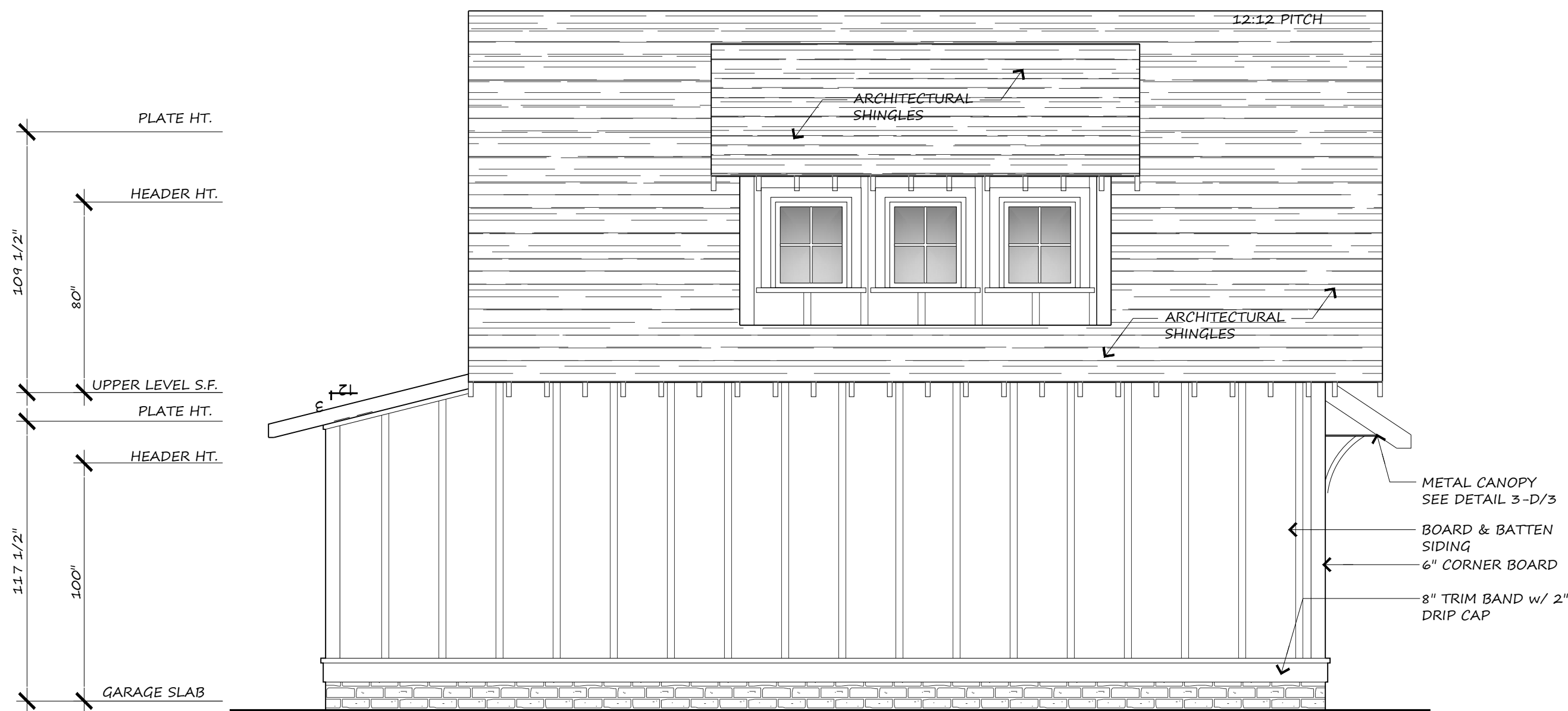
FRONT ELEVATION

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



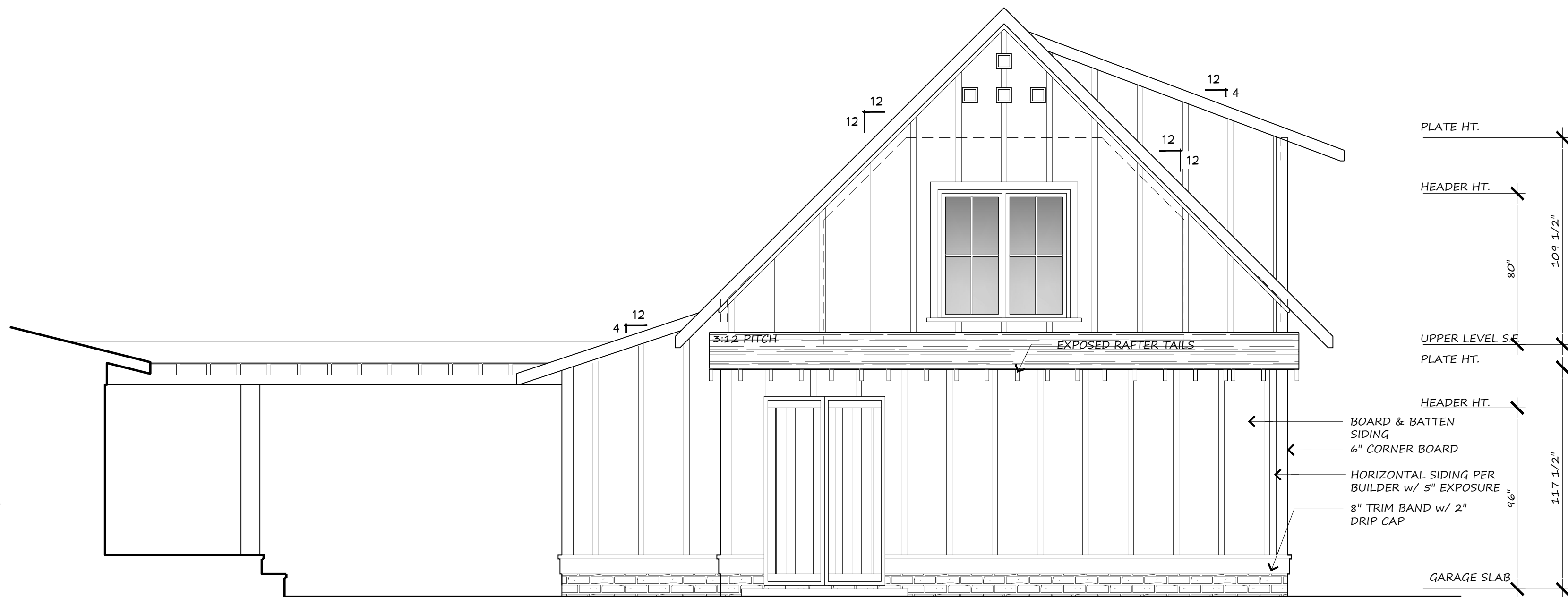
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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



DISCLAIMER:
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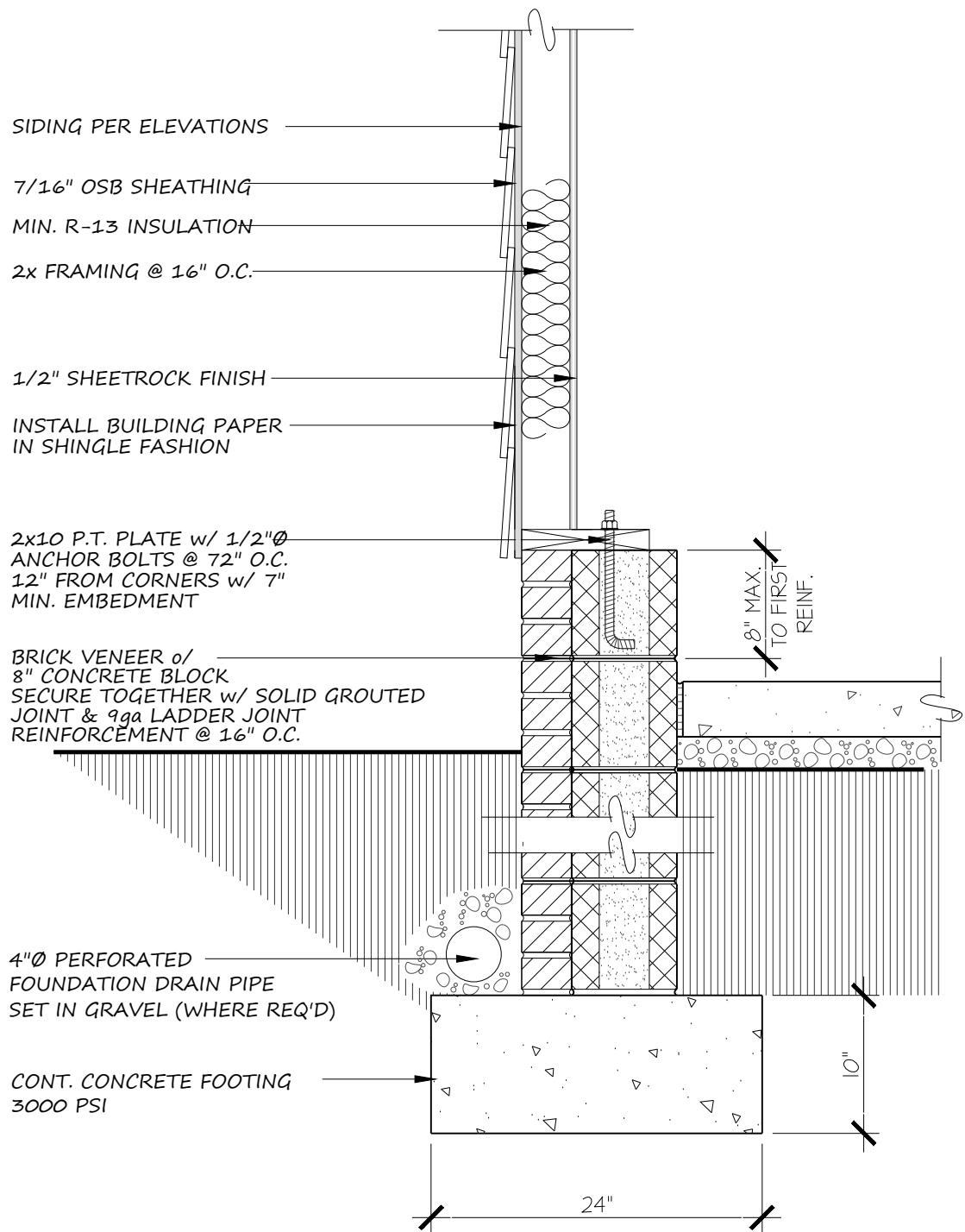
A New Garage For
The Moore Family

Seal

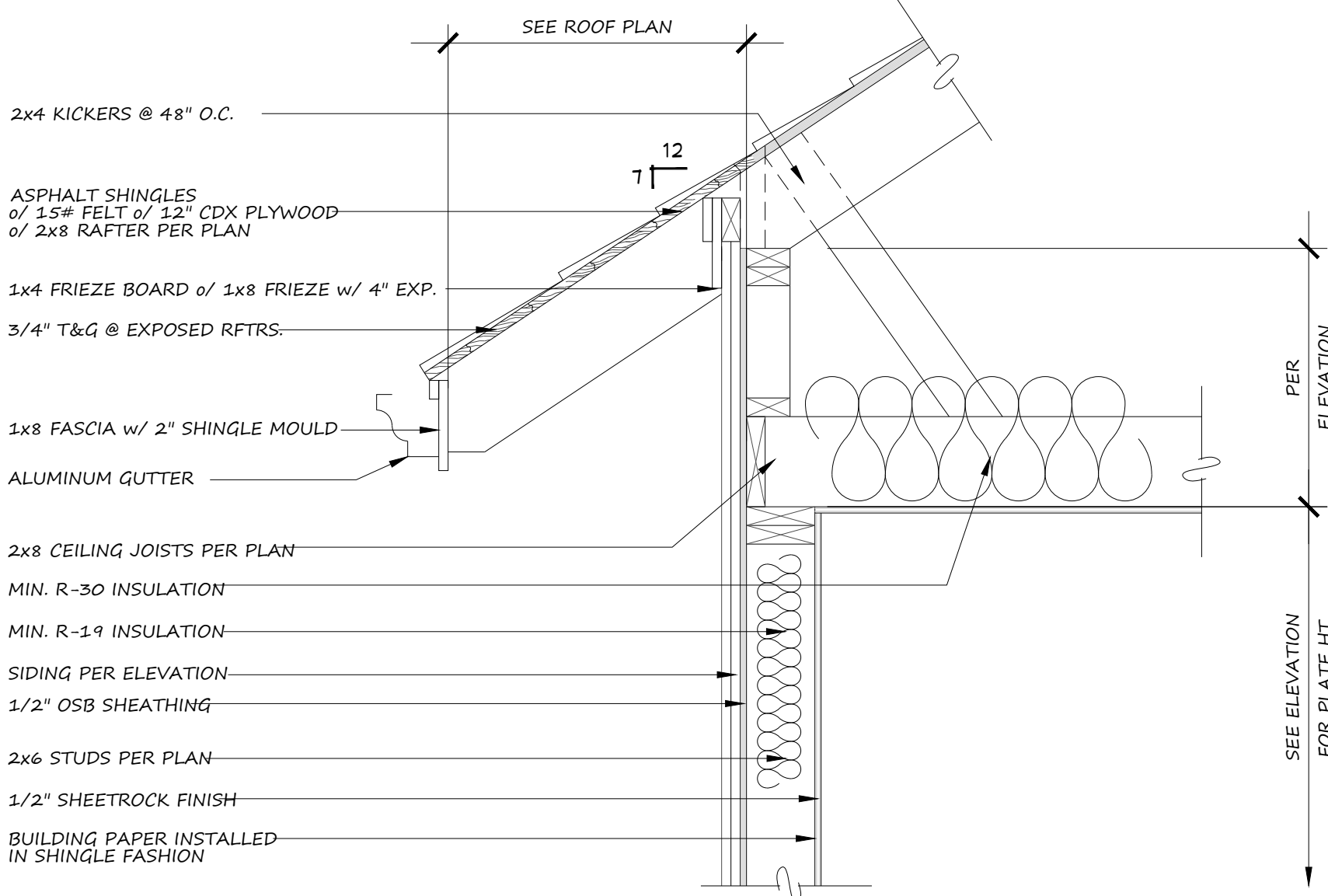
Date
10/9/18

Sheet

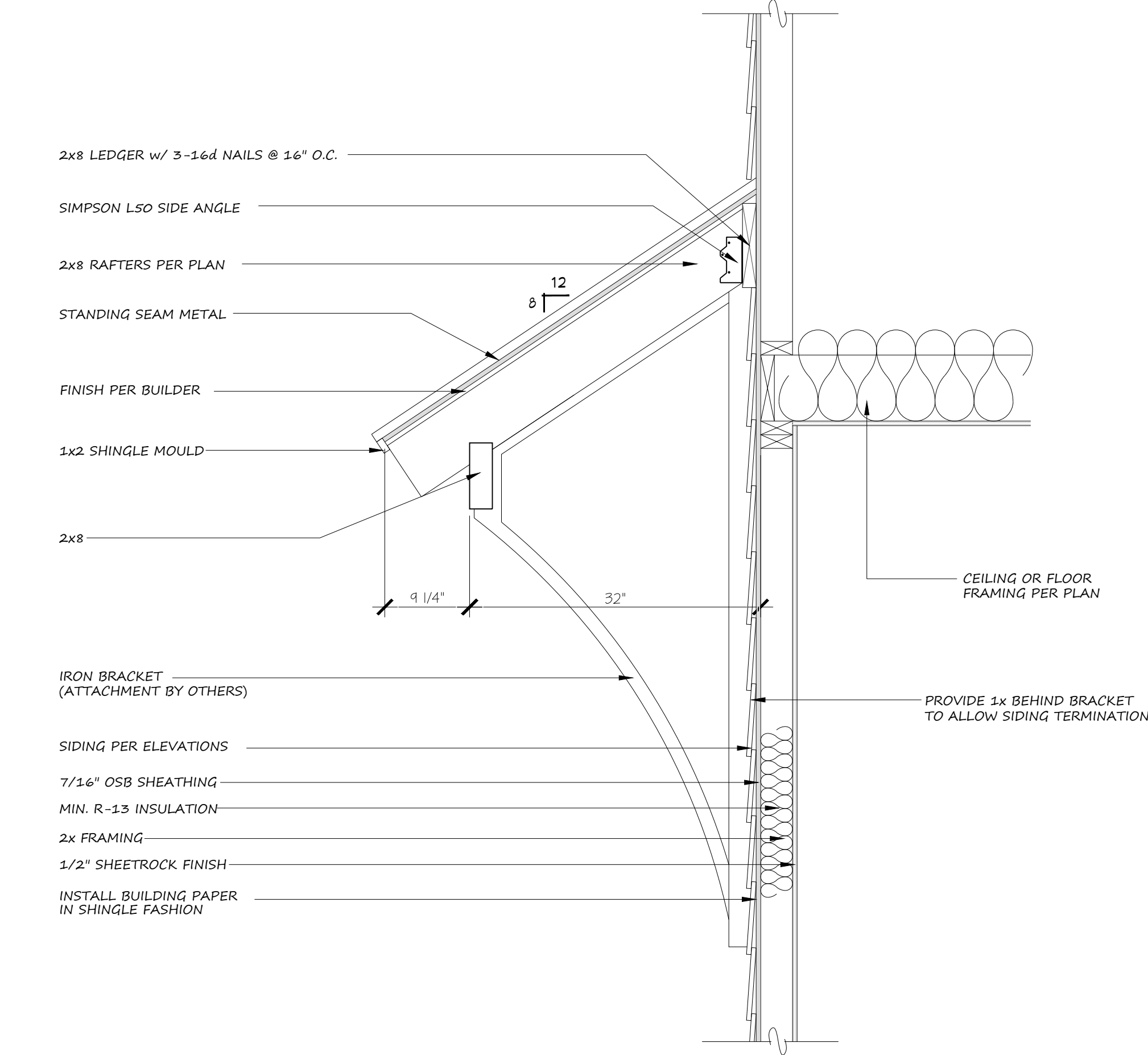
A-2



A TYPICAL GARAGE DETAIL



B TYP. CORNICE DETAIL



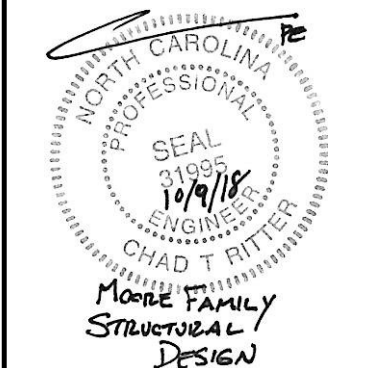
C CANOPY DETAIL



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A New Garage For The Moore Family

Seal



Date
10/9/18

Sheet

D-1



Agenda Title: 21800 Shearer Rd Garage

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ 21800 Shearer Rd Garage - Application	11/21/2018	Exhibit
❑ 21800 Shearer Rd Garage - Staff Analysis	11/21/2018	Exhibit
❑ 21800 Shearer Rd - Existing Conditions	11/21/2018	Exhibit
❑ 21800 Shearer Rd - Proposed Site Plan	11/21/2018	Exhibit
❑ 21800 Shearer Rd - Proposed Garage Plans	11/21/2018	Exhibit
❑ 21800 Shearer Rd - New Home Plans	11/21/2018	Exhibit



Design Review

21800 Shearer Road Re-Purpose

(Name of Project)

Development Process

Date Completed	Outline of Steps & Checklist
_____	<input type="checkbox"/> 1. Initial Meeting
<u>10/8/18</u>	<input checked="" type="checkbox"/> 2. Application and Fee
_____	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
_____	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
_____	<input type="checkbox"/> 5. Design Review Board Approval
_____	<input type="checkbox"/> 6. Building Construction Documents
_____	<input type="checkbox"/> 7. Site and Landscape Construction Documents
_____	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
_____	<input type="checkbox"/> 9. Building Permit Approval
_____	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
_____	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
_____	<input type="checkbox"/> 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.*



Design Review

21800 Shearer Road Re-Purpose

(Name of Project)

Application Requirements

Date Received

11-9-18

11-9-18

11-9-18

10-8-18

10-8-18

11-12-18



Application Fee per Town of Davidson Fee Schedule



Contact Information



General Statement of Intent

(Use, building type, approx. square footage, height, design features)



Statement of Compliance with Section 2



Master Plan or Conditional Planning Area

(Including all documents, plans, maps, and conditions of approval)



Environmental Inventory in accordance with Section 14.15.1

(Including adjacent properties and buildings)



General Description

(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

(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

(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.

[Handwritten Signature]

Applicant's Signature

11-9-18

Date



Design Review

21800 Shearer Road - Re-purpose

(Name of Project)

Contact Information

Applicant's Information

Name: Michael McMillan Sr.

E-Mail: Mike@McMillanBuilders.com

Mailing Address: 428-B S. Main Street
Davidson, NC 28036

Business Phone: _____ Mobile Phone: 704-280-2650

Property Owner's Information

(If Different from Applicant)

Name: _____

E-Mail: _____

Mailing Address: _____

Business Phone: _____ Mobile Phone: _____

Architect's Information

Name of Firm: KDH

Architect's Name: Kelly Wilson/ Kevin Holdridge

E-Mail: kelly@kdhdesign.com

Mailing Address: 8712 Lindholm Drive
Suite 208
Huntersville, NC 28078

Business Phone: 704-728-0505 Mobile Phone: _____



Design Review

21800 Shearer Road - Re-purpose

(Name of Project)

Project Description

Application Date:

10-8-18

Project Location:

21800 Shearer Rd, Davidson NC 28036

Tax Parcel(s):

003-061-12

Planning Area:

Rural Scenic Byway

Overlay District:

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of
Intent:

Move and re-purposing of an existing small home which is set close to Shearer Rd. Relocating and turning the lower level space into a 2 car garage-detached. Location is within set backs and will be placed at the rear of the property behind newly constructed residence which will be set back off the front boundary 250'.

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):

Detached garage and storage

• Height & Stories:

Existing structure 25' 1 Story and Half

• Square Footage:

Lower level 1000 sq ft/ upper 400

• Building Materials:

Phase in the detached garage to match new residence - Metal Roof and painted hardboard lap siding

Architectural

Features:

Existing Site

Conditions:

See 14.12.2.D

Instead of demolishing the existing home filling up a landfill, we are requesting approval to relocate the structure behind proposed new home in keeping with a traditional farm home site plan.



Design Review

21800 Shearer Road Re-PurposeX

(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.

11-9-18



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

**Town of Davidson, NC
Design Review Board: Staff Analysis
November 28, 2018**

Project: Accessory Structure (over 650 square feet)
Location: 21800 Shearer Rd
Applicant: Michael McMillan Sr.
Designer: KDH Design
Planning Area: Rural (Scenic Byway Overlay)

The applicant would like to relocate and repurpose the existing home at 21800 Shearer Rd. into a detached garage. The approximately 24' by 42' structure will be relocated to the rear yard of a new residence to be constructed on site. The lower level of the existing home will be converted to a two-car garage.

The footprint of the proposed detached garage is in excess of 650 square feet. Per DPO Section 4.5.8.B.2., any accessory structure over 650 square feet of first floor area shall be reviewed by the Design Review Board. The proposed garage will have a footprint of 1,008 square feet. This is below the maximum size permitted in the Rural Planning Area of 1,200 square feet.

The proposed garage will be renovated with materials to match the newly constructed home. The structure will have a metal roof and painted hardboard lap siding.

DAVIDSON PLANNING ORDINANCE:

Section 4.5.8 Accessory Structures

B. Size of Accessory Structure

- 1. In the Rural Reserve and Rural Planning Areas, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the footprint of an accessory structure shall not exceed 1,200 square feet.*
- 2. Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

Section 4.4.1 General Building Design Standards

E. Materials

- 1. Materials shall be selected for suitability to the type of building and design for which they are used.*
- 4. Building materials and colors shall be:*
 - a. Complementary to the materials already being used in 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.*
 4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
-

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20181128_DRB-Agenda\6. 21800 Shearer Rd - Accessory Structure

21800 Shearer Rd (McMillan Garage) – Existing Conditions

1. Existing Home: Front (Street View)



2. Existing Home: Rear

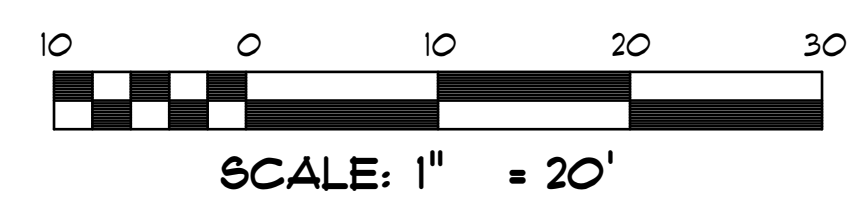
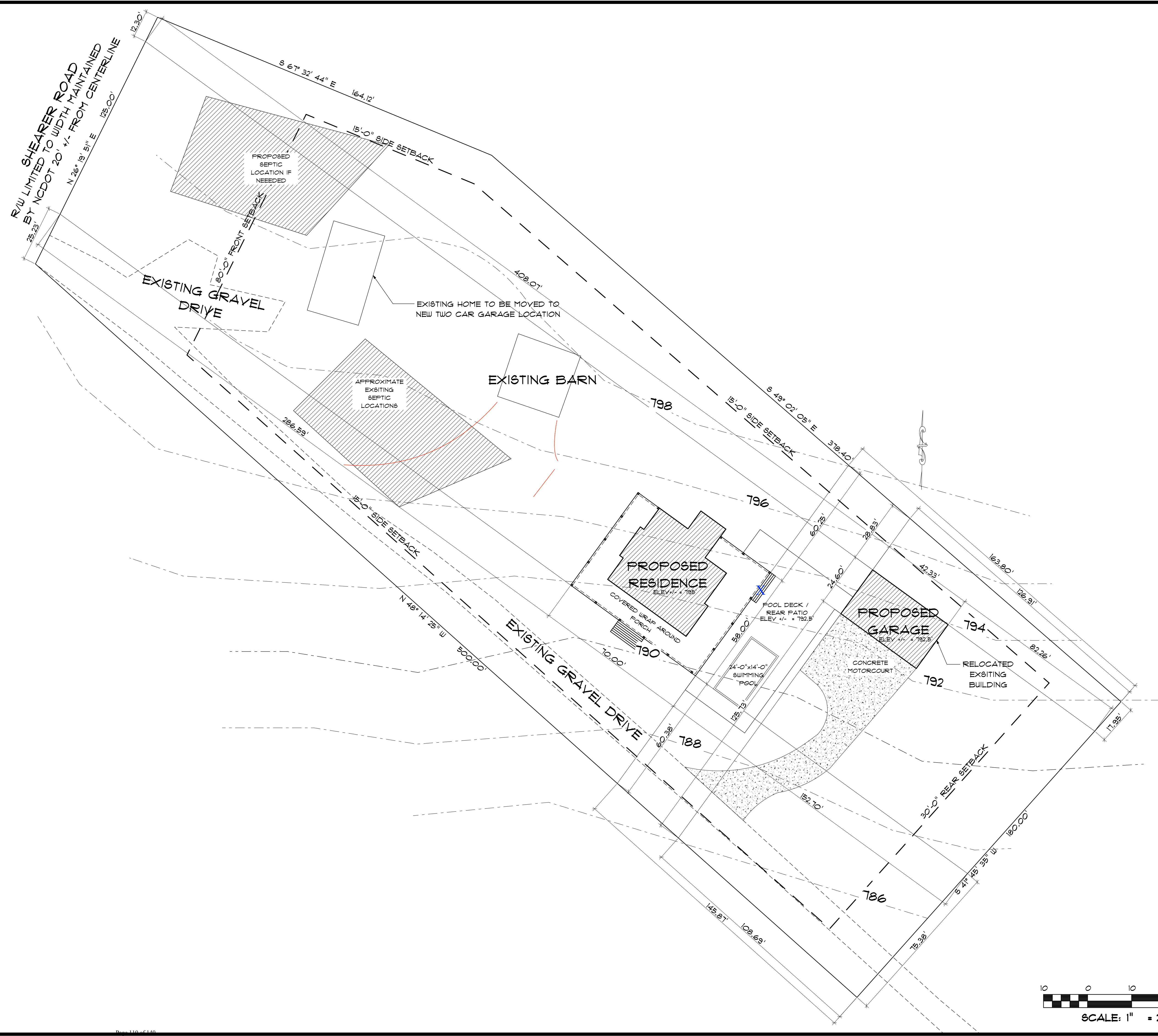


3. Existing Property: Southern Boundary



4. Existing Property: Aerial View





K&H RESIDENTIAL DESIGNS
 K&H RESIDENTIAL DESIGNS.COM
 704-728-0505

N.C.B.D.C.
 NATIONAL COUNCIL OF BUILDING DESIGN PROFESSIONALS
 Kevin D. Hodge
 CERTIFICATION NO. 34-102

ENGINEER

IDE INTELLIGENT DESIGN ENGINEERING
 1945 J.N. REASE PLACE, SUITE #204
 CHARLOTTE, NC 28268
 CORPORATE LICENSE # 6-3118
 PHONE: 704-335-7500

THE MCMILLAN RESIDENCE
 21800 SHEARER ROAD
 DAVIDSON, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD - NOTIFY DESIGNER OF ANY DISCREPANCIES IMMEDIATELY

Home Builders Association of Charlotte
BBB ACCREDITED BUSINESS
CERTIFIED GREEN PROFESSIONAL
MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

PROJECT NO: 2018-875
 DATE: 9/21/2018
 REVISIONS:

DRAWN BY: C. QUINN
 COPYRIGHT
 K&H RESIDENTIAL DESIGNS
 AUTHORIZES THIS PLAN TO BE BUILT
 ONE TIME BY THE ORIGINAL
 PURCHASER - MODIFICATIONS OR
 REUSE OF THIS PLAN IS PROHIBITED

SHEET TITLE
 SITE PLAN

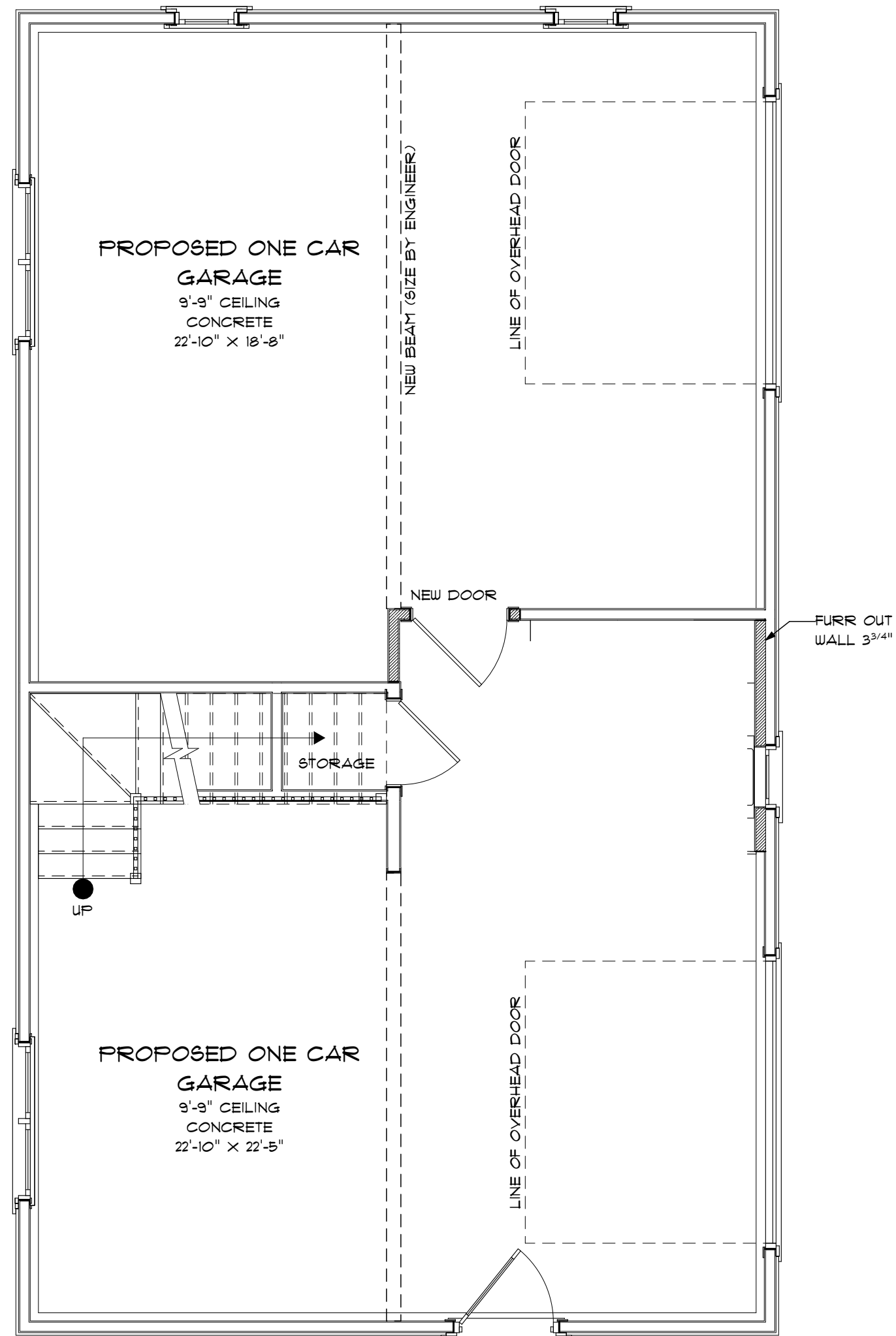
02
 SHEET 02 OF 10



PROPOSED FRONT LEFT PERSPECTIVE

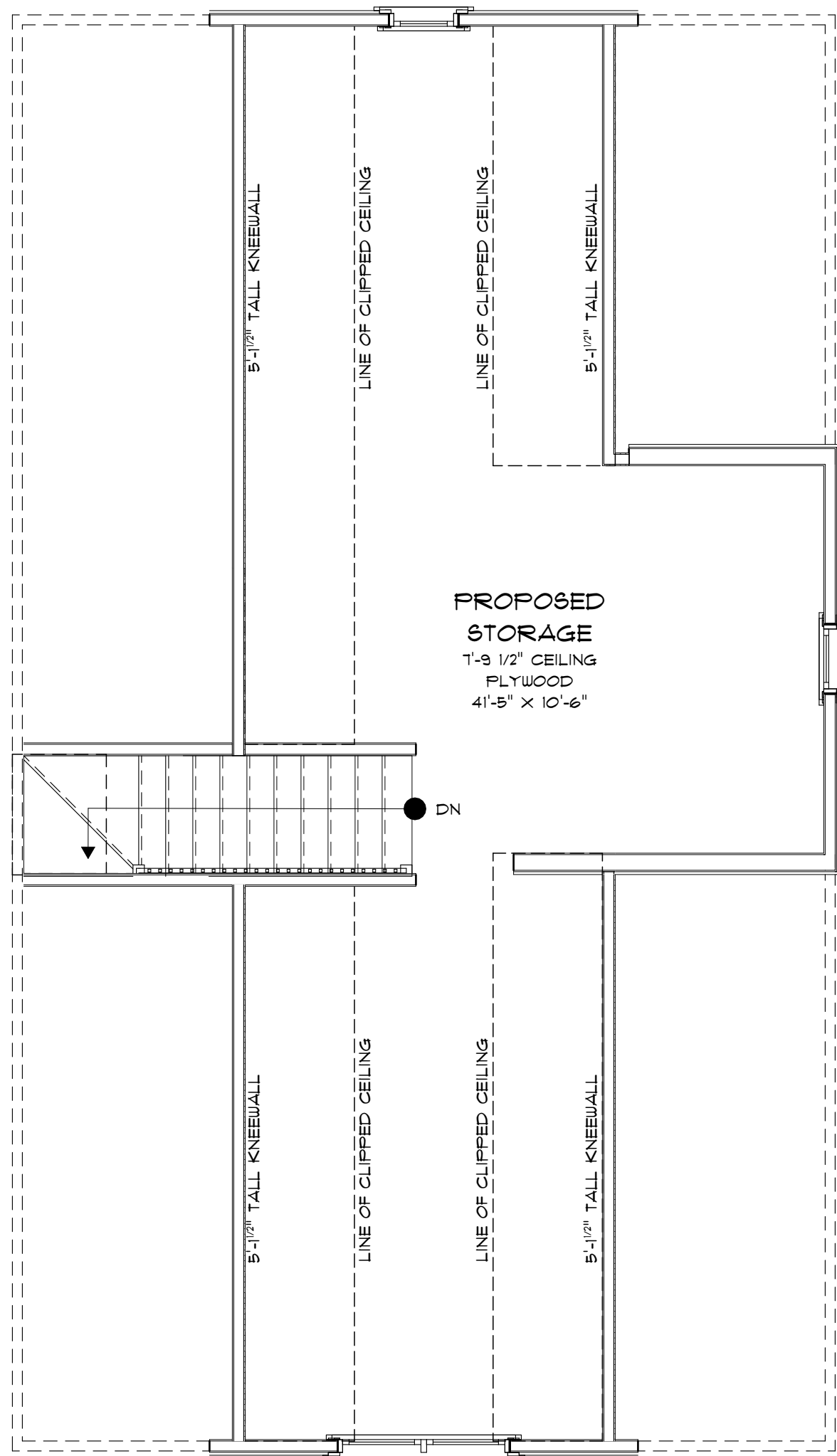


PROPOSED BACK RIGHT PERSPECTIVE



PROPOSED FIRST FLOOR PLAN

SQUARE FOOTAGE	
ALL FOOTAGE CALCULATED TO STUD	
1. FIRST FLOOR HEATED	1,018
2. SECOND FLOOR HEATED	532
TOTAL HEATED	1,550

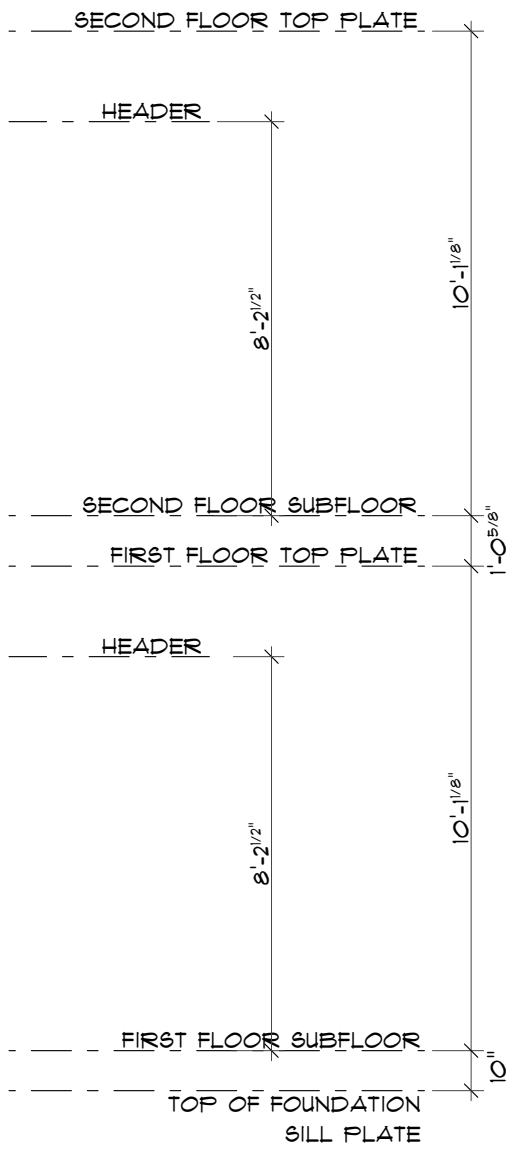


PROPOSED SECOND FLOOR PLAN

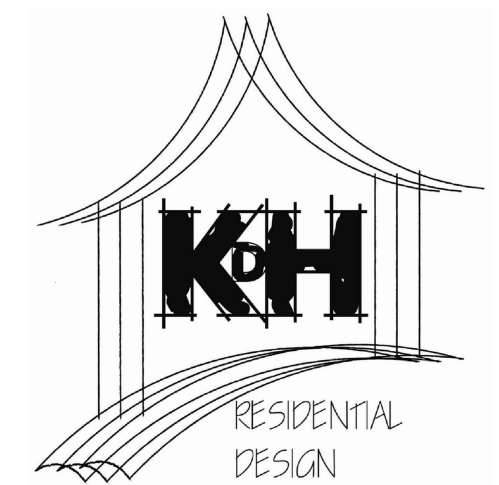
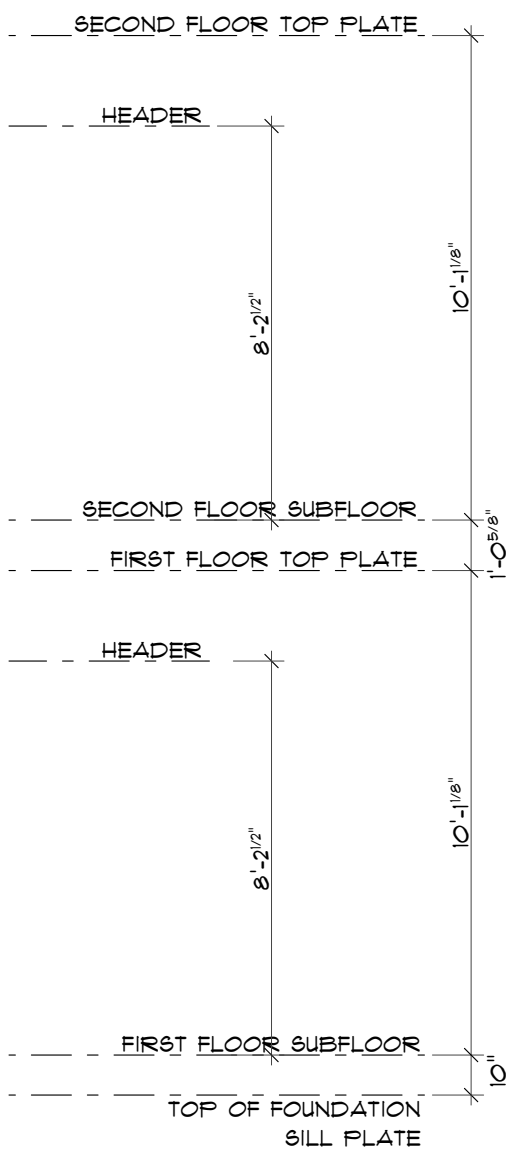
SCALE: 1/4" = 1'-0"



FRONT ELEVATION



LEFT SIDE ELEVATION



K&H RESIDENTIAL
DESIGNS.COM
704-728-0505



ENGINEER:



THE MCMILLAN
RESIDENCE
21800 SHEPHERD ROAD
DAVIDSON, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES
IN FIELD - NOTIFY DESIGNER OF ANY DISCREPANCIES IMMEDIATELY



PROJECT NO: 2018-875
DATE: 9/21/2018
REVISIONS:

DRAWN BY: C. QUINN

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PURCHASER - MODIFICATIONS OR
REUSE OF THIS PLAN IS PROHIBITED

SHEET TITLE
FRONT AND LEFT
ELEVATIONS

07

SHEET 07 OF 10

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



Agenda Title: Certified Local Government Draft Ordinance Language

Summary: Ordinance revisions must be adopted in accordance with the model Certified Local Government (CLG) preservation ordinance for the town to remain compliant with CLG requirements. The purpose of this discussion item is to hear feedback from the DRB/HPC regarding the draft model ordinance provided to the board at their October meeting.

ATTACHMENTS:

	Description	Upload Date	Type
□	CLG Model Preservation Ordinance	11/21/2018	Ordinance
□	Davidson Specific CLG Preservation Ordinance	11/21/2018	Ordinance

HISTORIC PRESERVATION ORDINANCE

SECTION 1 TITLE

The title of this ordinance shall be the city/county name Historic Preservation Ordinance.

SECTION 2 PURPOSE

Whereas the historical heritage of city/county name is a valued and important part of the general welfare; and whereas the conservation and preservation of that heritage, through the documentation and regulation of historic districts or landmarks, or through the acquisition of historic properties, stabilizes and increases property values, and pursuant to North Carolina General Statute (NCGS 160A-400.1 to 400.14) this ordinance is enacted in order to

- a. safeguard the heritage of city/county name by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- b. promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of city/county name and of the State as a whole.

SECTION 3 HISTORIC PRESERVATION COMMISSION

3.1 Creation and Appointment

There is hereby created, pursuant to general statute 160A-400.7, a historic preservation commission, hereinafter referred to as the "Commission." The Commission shall consist of seven (7) members¹ who shall be appointed by the local legislative body. Initially appointed terms shall be staggered so that one member serves a one-year term, two members serve a two-year term, two members serve a three-year term, and two members serve a four-year term. Thereafter, the local legislative body shall appoint members to terms of four (4) years², with not more than two (2) terms expiring annually. Commissioners shall serve until their successors are appointed. A commissioner may serve two (2) consecutive terms, after which he or she shall be ineligible for reappointment for four (4) calendar years, elapsed from the date of termination of the second term. All commissioners shall reside within the territorial jurisdiction of the city or county, depending on which legislative body creates the commission.

¹ The minimum number required by state law is three (3). The minimum number required by the Certified Local Government (CLG) Program is five (5). Although there is no maximum, it is recommended that the number not exceed nine (9) and that it be an odd number of voting members.

² Four years is the longest allowable term length; two years is the minimum.

3.2 Qualification of Members

Members of the commission shall have demonstrated education, experience, special interest, or a combination thereof, in historic preservation, history, architecture, architectural history, archaeology, cultural anthropology, planning, or related field.¹

3.3 Rules of Procedure

a. The Commission shall adopt rules of procedure necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. The rules of procedure shall provide for at least the following:

- (1) selection of Commission officers
- (2) time and place of regular meetings, and calling of special meetings
- (3) procedures for conduct of public hearings
- (4) keeping of minutes and Commission records
- (5) conduct of voting
- (6) conflicts of interest policy
- (7) attendance policy
- (8) forms to be used in applying for Certificates of Appropriateness
- (9) sufficient project information to make sound determinations regarding applications for Certificates of Appropriateness
- (10) list of minor works for which Commission staff may issue Certificates of Appropriateness

b. The Commission shall meet at least quarterly. All meetings shall be conducted in accordance with the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C (NCGS 143-318.9 to 318.18).

c. The Commission shall annually present to the local legislative body a report of its activities, budget, findings, recommendations, and actions, which shall be made available to the public.

3.4 Powers and Duties

The Commission is hereby empowered to undertake such actions as may be reasonably necessary to the discharge and conduct of its duties and responsibilities as set forth in this ordinance and in the North Carolina General Statutes, including, but not limited to²

¹ It is assumed that professionals from these and similar disciplines will be appointed to the extent they are available within the community. However, the real requirement is not that the commission be composed entirely of professionals, but that the local government make – and be able to document – a “good faith effort” to seek out such professionals. It is still possible to have a legitimate commission without an architect, for instance. Professionals in these disciplines help enhance the commission’s credibility, but local governments are also encouraged to appoint members from other professions as well.

² Items a – h are required by state law and the Commission must be empowered with them; the ordinance may further authorize the Commission with any or all of the items i – t.

- a. organizing itself and conducting its business;
- b. receiving and spending funds appropriated by the local governing body for operating and performing its duties;
- c. conducting an inventory of properties of historical, archaeological, architectural, and/or cultural interest;
- d. recommending to the local governing body that individual buildings, structures, sites, areas, or objects within its zoning jurisdiction be designated as “historic landmarks” and that areas within its zoning jurisdiction be designated as “historic districts;”
- e. recommending to the local governing body that designation of any area as a historic district, or part thereof, or of any building, structure, site, area, or object as a historic landmark, be revoked or removed for cause;
- f. reviewing and acting on proposals for
 - (1) exterior alteration, relocation, or demolition of designated historic landmarks;
 - (2) exterior alteration, relocation, demolition, or new construction of properties within designated historic districts;
- g. negotiating with property owners who propose to demolish or relocate a designated landmark, or a building, structure, site, area, or object within a designated district, in an effort to find a means of preserving such properties, including consulting with private civic groups, interested private citizens, and other public boards or agencies;
- h. instituting action, through the office of the local government agency responsible for enforcing zoning and/or codes violations¹, to prevent, restrain, correct, or otherwise abate violations of this ordinance or of ordinances designating historic landmarks or districts;
- i. entering, at reasonable times and with the consent of the owner or occupant, upon private lands to make examinations, conduct surveys and

¹ The local government is legally obligated to enforce historic designation and zoning ordinances, just as it is obligated to enforce violations of fire code or local speed limits. The Commission is responsible for seeing that such ordinances are enforced by having commissioners who are attentive to all ongoing activities at a landmark or within a district and by notifying the proper enforcement official: the actual enforcement, such as a “stop work” order, is usually accomplished through the Building Inspector or Codes Official, according to whatever mechanism is commonly used in the local community.

inventories, or other purposes in performance of its official duties. However, no member, employee, or agent of the Commission shall enter any private building or structure without the express consent¹ of the owner or occupant thereof;

j. reviewing and acting on proposals for alterations of interior features of designated historic landmarks, as specified, and for which owner consent was given, in the ordinance establishing designation;

k. appointing advisory bodies or committees as appropriate;

l. negotiating with property owners for the acquisition or protection of significant historic properties;

m. acquiring by any lawful means, the purchase fee, or any lesser included interest, including options to purchase, properties designated as landmarks, properties located within designated districts, or land to which historic buildings or structures may be moved; holding, managing, preserving, and restoring such a property and improving the interest; and exchanging or disposing of the interest through public or private sale, lease, or other lawful means, provided the property shall be subject to covenants or other legally binding restrictions which shall secure appropriate rights of public access and the preservation of the property. All lands, buildings, structures, sites, areas, or objects acquired by funds appropriated by the local governing body shall be acquired in the name of city/county name unless otherwise provided by that body;

n. accepting grants of funds from private individuals or organizations for preservation purposes;

o. conducting educational programs pertaining to historic landmarks or historic districts within its jurisdiction;

p. publishing or otherwise informing the public about any matter related to its purview², duties, responsibilities, organization, procedures, functions, or requirements;

q. advising property owners about appropriate treatment(s) for characteristics of historic properties;

r. cooperating with the State of North Carolina, the United States of America, local governments, public or private organizations, or their agencies, in pursuing

¹ “Express consent” is consent can be given either verbally or in writing. Some commissions prefer to have owners or occupants sign a prepared form; others elect to accept verbal affirmatives.

² Within the range of the Commission’s function and mission – in other words, upon any matter pertaining to historic properties or districts within its jurisdiction.

the purposes of this ordinance, including entering into contracts, provided that such contracts are not inconsistent with state or federal law;

- s. preparing and recommending adoption of a preservation element, or elements, as part of a city/county name comprehensive plan;
- t. proposing to the local governing body amendments to this or to any other ordinance, and proposing new ordinances or laws relating to historic landmarks and districts or to the protection of the historic resources of city/county name and its environs.

SECTION 4 INVENTORY

The Commission shall use as a guide to identification, assessment, and designation of historic landmarks and districts an inventory of buildings, structures, sites, areas, or objects which are of historic, prehistoric, architectural, archaeological, and/or cultural significance. The Commission shall take steps as necessary to ensure that the inventory reflects information current to within twenty (20) years.

SECTION 5 HISTORIC LANDMARKS

5.1 Adoption of Ordinance of Designation

- a. The local governing body may adopt and, from time to time, amend or repeal an ordinance designating one or more historic landmarks. The ordinance shall include information which shall
 - (1) list the name or names of the owner or owners of the property;
 - (2) describe each property designated by the ordinance, including the address, if applicable, the physical configuration and orientation of the property so designated;
 - (3) describe those elements of the property which are integral to its historic, architectural, archaeological, and/or cultural significance;
 - (4) provide for each designated historic landmark a suitable sign or plaque indicating that the landmark has been so designated; and
 - (5) any other information deemed necessary, within the authority of this ordinance and the general statutes, as determined by the local governing body.
- b. The landmark designation process may be initiated by either the Commission or at the request of a property owner. No ordinance to designate any building,

structure, site, area, or object shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

5.2 Criteria for Designation

To be designated as a historic landmark, a property, building, site, area, or object shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

5.3 Procedure for Designation

- a. The Commission shall make, or cause to be made, an investigation and designation report which includes
 - (1) the name of the property to be designated, including both common and historic names if they can be determined;
 - (2) the name(s) and address(es) of the current owner(s);
 - (3) the location of the property for which designation is proposed, including the street address and County name tax map parcel number or parcel identification;
 - (4) the dates of original construction and of all later additions or alterations, if applicable;
 - (5) an assessment of the significance of the building or site as prescribed by this ordinance;
 - (6) an architectural or archaeological description of the area of the site or structure, including descriptions of all outbuildings and appurtenant features, for which designation is proposed;
 - (7) a historical discussion of the site or structure within its type, period, and locality;
 - (8) a photograph showing, to the fullest extent possible, the overall disposition of the property; one photograph of each façade or elevation and supplementary photographs as necessary to illustrate architectural details or ornamentation, siting, scale, proportion, and relationship of features or buildings, structures, or objects to each other; and

(9) a map showing the location of the property, including all outbuildings and appurtenant features.

b. Pursuant to G.S. 160A-400.6, as amended, the designation report shall be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the local governing body regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the local governing body of all responsibility to consider the Department's comments or recommendations concerning the report.

c. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the local governing body a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the property, stating in its recommendation the extent to which the property meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of a property for designation as a historic landmark.

d. The local governing body shall hold a public hearing, either jointly with the Commission, or separately, to consider the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

e. Following the public hearing, the local governing body shall consider the Commission's designation report, its recommendation(s), the Department of Cultural Resources' recommendation(s), and comments made at the public hearing, and shall adopt the ordinance as proposed, adopt the ordinance with amendments, or reject the ordinance.

f. Upon adoption of the ordinance, the Commission staff

(1) shall, within thirty (30) days of adoption, send the owner(s) of the landmark(s) written notice of such designation, explaining the substance of the Commission's decision, via certified mail with a return receipt requested;

- (2) shall file one copy of the ordinance, and any subsequent amendments thereto, in the office of the Register of Deeds of County name, which office shall index each historic landmark according to the name of the owner in the grantee and grantor indexes.
- (3) shall, if the landmark lies within the zoning jurisdiction of City name, file a second copy of the ordinance, and any subsequent amendments thereto, in the office of the municipal clerk, where it shall be made available for public inspection at any reasonable time, and shall provide a third copy to the building inspector.
- (4) shall notify the tax assessor of County name of the landmark designation.

g. Upon notification from the Commission, the tax assessor of County name shall clearly indicate the designation on all appropriate tax maps for as long as the designation remains in effect.

h. In disapproving a designation report, a copy of the minutes of the meeting at which such decision to deny was made shall be mailed to the owner of the property proposed for designation, together with a letter explaining the substance of the Commission's decision.

SECTION 6 HISTORIC DISTRICTS

6.1 Adoption of Ordinance of Designation

The local governing body may adopt and, from time to time, amend or repeal an ordinance designating a historic district. The ordinance shall include information which shall describe the physical area proposed for designation, its boundaries, and general historic, architectural, archaeological, and/or cultural significance. The district designation process may be initiated by either the Commission or at the request of any number of property owners. No ordinance to designate a district shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

6.2 Criteria for Designation

To be designated as a historic district, an area shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

6.3 Procedure for Designation

- a. The Commission shall make, or cause to be made, an investigation and designation report which includes

- (1) an assessment of the significance of the buildings, sites, structures, features, objects, or environs to be included in a proposed district and a description of its boundaries; and
- (2) a map clearly indicating the boundaries of the district and the properties, showing their County name tax map parcel numbers, contained therein.

b. A district designation report shall be

- (1) referred to the local planning agency for review and comment according to procedures set forth in the zoning ordinance of the city or county, depending on which legislative body creates the commission.
- (2) submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the local governing body regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the local governing body of all responsibility to consider the Department's comments or recommendations concerning the report.

c. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the local governing body a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the district, stating in its recommendation the extent to which the proposed area meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of an area for designation as a historic district.

d. Upon receipt of a recommendation and designation report from the Commission, the local governing body shall proceed in the same manner as would otherwise be required for the adoption or amendment of any other appropriate zoning provision.

6.4 Revisions to Districts

Changes in the boundaries of an adopted district subsequent to its initial establishment shall be effected as allowed by Sections 6.1 and 6.2 of this ordinance and as prescribed in Section 6.3.

SECTION 7 CERTIFICATES OF APPROPRIATENESS

7.1 Certificate of Appropriateness Required

- a.** From and after the designation of a historic landmark or district, no construction, alteration, reparation, rehabilitation, relocation, or demolition of any building, structure, site, area, or object shall be performed upon such landmark or within such district until a Certificate of Appropriateness (or "Certificate") has been granted by the Historic Preservation Commission. A Certificate shall be required for any and all exterior work, including masonry walls, fences, light fixtures, steps and pavement, any other appurtenant features, any above ground utility structures, and any type of outdoor advertising sign.
- b.** A Certificate shall be required in order to obtain a building permit, or any other permit granted for the purposes of constructing, altering, moving, or demolishing structures, and shall be required whether or not a building permit or other permit is required. Any building permit or other permit not issued in conformity with this Section shall be invalid.
- c.** For the purposes of this ordinance, "exterior features" shall include architectural style, general design, general arrangement, kind and texture of material, size and scale, and type and style of all windows, doors, light fixtures, signs, any other appurtenant features, historic signs, historic advertising, color, landscape, and archaeological or natural features.
- d.** A Certificate shall be required for specific interior features of architectural, artistic, or historic significance in publicly owned landmarks and in privately owned landmarks for which consent to review has been given in writing by the owner. Such consent shall be filed in the County name Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The ordinance establishing historic designation of the property shall specify the interior features subject to review and the specific nature of the Commission's jurisdiction over those features.
- e.** In approving a Certificate, the Commission may attach reasonable conditions necessary to the proper execution of this ordinance.
- f.** Commission staff may issue a Certificate for minor works as defined in the Commission's Rules of Procedure. Minor works shall include the ordinary

maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof.

g. No application for a minor works Certificate shall be denied without deliberation by the Commission.

h. Under this section, the Commission shall institute action, through the office of the local government agency responsible for enforcing zoning and/or codes violations, to prevent, restrain, correct, or otherwise abate the construction, reconstruction, alteration, restoration, relocation, or demolition of buildings, structures, appurtenant features, or any other features which would be incongruous with the special character of the landmark or district.

7.2 Review Guidelines

Prior to the designation of any historic landmark or district, the Commission shall prepare and adopt guidelines not inconsistent with G.S. 160A-400.1 – 400.14 for constructing, altering, restoring, rehabilitating, relocating, removing, or demolishing of property designated as historic, which guidelines shall ensure, insofar as possible, that changes in designated landmarks or properties located within designated districts shall be in harmony with the reasons for designation.

7.3 Certain Changes not Prohibited

Nothing in this ordinance shall be construed to prevent

- a.** the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof;
- b.** the construction, alteration, relocation, or demolition of any such feature, building, or structure when the building inspector or similar official certifies to the Commission that such action is necessary to the public health or safety because of an unsafe or dangerous condition;
- c.** a property owner from making of his property any use not otherwise prohibited by statute, ordinance, or regulation; or
- d.** the maintenance of, or, in the event of an emergency, the immediate restoration of any existing above ground utility structure without approval by the Commission.

7.4 Delay of Demolition

- a. Except as provided below, a Certificate authorizing the demolition of a designated historic landmark or property located within a designated historic district may not be denied. However, the Commission may delay the effective date of such a Certificate for a period of up to 365 calendar days from the date of approval. The Commission may reduce the period of delay where it finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of such property as a result of the delay. During the delay period, the Commission shall negotiate with the property owner and with any other party in an effort to find a means of preserving the property as provided in Section 3.4.
- b. The Commission may deny an application for a Certificate authorizing the demolition or destruction of any designated landmark, or of any property, building, site, object, area, or structure located within a designated district, which the State Historic Preservation Office has determined to be of Statewide Significance, as defined by the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the denial.
- c. In the event that the Commission has voted to recommend designation of a property as a landmark, or of an area as a district, and such designation has not yet been made by the local governing body, the demolition of any building, site, object, area, or structure located on the property of the proposed landmark or within the proposed district may be delayed by the Commission for a period of up to 180 calendar days or until the local governing body takes final action on the proposed designation, whichever occurs first. Should the local governing body approve the designation prior to the expiration of the 180 day delay period, an application for a Certificate of Appropriateness authorizing demolition must then be filed; however, the maximum delay period of 365 days shall be reduced by the number of days elapsed during the 180 day delay while designation was pending.

7.5 Demolition through Neglect

Failure of an owner to regularly, consistently, and fully maintain a designated landmark or any property located within a designated district shall constitute demolition, through neglect, without a valid Certificate of Appropriateness and a violation of this ordinance. The Commission shall institute action, through the office of the local government agency responsible for enforcing zoning and/or codes violations, to prevent, restrain, correct, or otherwise abate such demolition,

provided such action includes appropriate safeguards to protect property owners from undue economic hardship.¹

7.6 Applications and Required Procedures

- a.** An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least ten (10) business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.
- b.** The Commission shall have, as detailed in its Rules of Procedure, broad powers to require the submittal, with the application, of pertinent information sufficient to determine an application.
- c.** Incomplete applications shall not be accepted.
- d.** Before considering an application for a Certificate, the Commission shall notify by mail the owners of any adjacent property. Such notices are for the convenience of property owners and occupants and no defect or omission therein shall impair the validity of issuing a Certificate or of any subsequent action.
- e.** When considering an application for a Certificate, the Commission shall give the applicant and owners of any property likely to be materially affected by the application an opportunity to be heard.
- f.** When considering the application, the Commission shall apply the review guidelines required by Section 7.2 and shall, in approving, approving with conditions, disapproving, or deferring an application, make findings of fact, indicating the extent to which the application is or is not in compliance with review criteria, and shall cause these findings of facts to be entered into the minutes of its meetings. The minutes shall also contain a summary of any citation to evidence, testimony, studies, or other authority upon which the Commission based its decision.
- g.** The Commission shall have ninety (90) calendar days following submittal of a complete application within which to act. Failure by the Commission to take final action within such period shall constitute approval of the application as submitted. This period may be extended by mutual agreement between the Commission and the applicant.

¹ For more information on demolition by neglect and how to define and remedy “economic hardship,” please contact the North Carolina State Historic Preservation Office: <http://www.hpo.ncdcr.gov/>.

h. A Certificate shall be valid for 180 calendar days from date of issuance, or, in the case of a Certificate for demolition, from the effective date. If the authorized work has not commenced within that period, or has been discontinued for more than 365 calendar days from the date of issuance, such Certificate shall immediately expire and the applicant shall be required to reapply.

i. If the Commission denies a Certificate, a new application affecting the same property may be submitted, provided a substantial change is proposed in the plans.

j. An appeal of a final action by the Commission may be made to the board of zoning adjustment for the jurisdiction served by the Commission. Written notice of intent to appeal must be sent to the Commission, postmarked within twenty (20) calendar days following the Commission's decision. Appeals must be filed with the board of zoning adjustment for the jurisdiction served by the Commission within sixty (60) calendar days following the Commission's decision and shall be in the nature of certiorari. A decision by the board of zoning adjustment may be appealed to the superior court of County name.

k. A Certificate shall be required for designated landmarks or buildings, structures, sites, areas, or objects within designated districts which are owned by the State of North Carolina or any of its agencies, political subdivisions, or instrumentalities, subject to the regulations of this ordinance and in accordance with North Carolina General Statute 160A-400.9(f).

l. In the case of any building, structure, site, area, or object designated as a historic landmark or of any property located within a designated historic district being threatened with demolition, as the result of willful neglect or otherwise, material alteration, rehabilitation, or removal, except in compliance with this ordinance, the Commission, the local governing body, or any other party aggrieved by such action may institute any appropriate action or proceeding to prevent, restrain, correct, or otherwise abate such violation, or to prevent any illegal act or conduct with respect to such property.

SECTION 8 CONFLICT WITH OTHER LAWS

Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance, or regulation of the local governing body, the more restrictive ordinance or regulation shall govern.

HISTORIC PRESERVATION ORDINANCE

SECTION 1 TITLE

The title of this ordinance shall be the Town of Davidson Historic Preservation Ordinance.

SECTION 2 PURPOSE

Whereas the historical heritage of the Town of Davidson is a valued and important part of the general welfare; and whereas the conservation and preservation of that heritage, through the documentation and regulation of historic districts or landmarks, or through the acquisition of historic properties, stabilizes and increases property values, and pursuant to North Carolina General Statute (NCGS 160A-400.1 to 400.14) this ordinance is enacted in order to

- a. safeguard the heritage of the Town of Davidson by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- b. promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the Town of Davidson and of the State as a whole.

SECTION 3 HISTORIC PRESERVATION COMMISSION

3.1 Creation and Appointment

Pursuant to general statute 160A-400.7, a historic preservation commission, hereinafter referred to as the "Commission" was created by ordinance in 1989 by the Davidson Board of Commissioners. The Commission shall conform to the following:

- The Commission shall consist of a minimum of seven members who shall be appointed by the Davidson Board of Commissioners.
- Initially appointed terms shall be staggered. Thereafter, the Davidson Board of Commissioners shall appoint members to terms of three years.
- Commissioners shall serve until their successors are appointed.
- All commissioners shall reside within the territorial jurisdiction of the Town of Davidson.

3.2 Qualification of Members

Members of the commission shall have demonstrated education, experience, special interest, or a combination thereof, in historic preservation, history, architecture, architectural history, archaeology, cultural anthropology, planning, or related field.

3.3 Rules of Procedure

a. The Commission shall adopt rules of procedure necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. The rules of procedure shall provide for at least the following:

- (1) selection of Commission officers
- (2) time and place of regular meetings, and calling of special meetings
- (3) procedures for conduct of public hearings
- (4) keeping of minutes and Commission records
- (5) conduct of voting
- (6) conflicts of interest policy
- (7) attendance policy
- (8) forms to be used in applying for Certificates of Appropriateness
- (9) sufficient project information to make sound determinations regarding applications for Certificates of Appropriateness
- (10) list of minor works for which Commission staff may issue Certificates of Appropriateness

b. The Commission shall meet at least quarterly. All meetings shall be conducted in accordance with the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C (NCGS 143-318.9 to 318.18).

c. The Commission shall annually present to the Davidson Board of Commissioners a report of its activities, budget, findings, recommendations, and actions, which shall be made available to the public.

3.4 Powers and Duties

The Commission is hereby empowered to undertake, or to delegate such responsibilities as they deem appropriate to the Charlotte-Mecklenburg Landmarks Commission, such actions as may be reasonably necessary to the discharge and conduct of its duties and responsibilities as set forth in this ordinance and in the North Carolina General Statutes, including, but not limited to

- a.** organizing itself and conducting its business;
- b.** receiving and spending funds appropriated by the Davidson Board of Commissioners for operating and performing its duties;
- c.** conducting an inventory of properties of historical, archaeological, architectural, and/or cultural interest;
- d.** recommending to the Davidson Board of Commissioners that individual buildings, structures, sites, areas, or objects within its zoning jurisdiction be designated as "historic landmarks" and that areas within its zoning jurisdiction be designated as "historic districts;"

e. recommending to the Davidson Board of Commissioners that designation of any area as a historic district, or part thereof, or of any building, structure, site, area, or object as a historic landmark, be revoked or removed for cause;

f. reviewing and acting on proposals for

- (1) exterior alteration, relocation, or demolition of designated historic landmarks;
- (2) exterior alteration, relocation, demolition, or new construction of properties within designated historic districts;

g. negotiating with property owners who propose to demolish or relocate a designated landmark, or a building, structure, site, area, or object within a designated district, in an effort to find a means of preserving such properties, including consulting with private civic groups, interested private citizens, and other public boards or agencies;

h. instituting action, through the Davidson Code Enforcement official or Mecklenburg County Code Enforcement officials, to prevent, restrain, correct, or otherwise abate violations of this ordinance or of ordinances designating historic landmarks or districts;

i. entering, at reasonable times and with the consent of the owner or occupant, upon private lands to make examinations, conduct surveys and inventories, or other purposes in performance of its official duties. However, no member, employee, or agent of the Commission shall enter any private building or structure without the express consent of the owner or occupant thereof;

j. reviewing and acting on proposals for alterations of interior features of designated historic landmarks, as specified, and for which owner consent was given, in the ordinance establishing designation;

k. appointing advisory bodies or committees as appropriate;

l. negotiating with property owners for the acquisition or protection of significant historic properties;

m. acquiring by any lawful means, the purchase fee, or any lesser included interest, including options to purchase, properties designated as landmarks, properties located within designated districts, or land to which historic buildings or structures may be moved; holding, managing, preserving, and restoring such a property and improving the interest; and exchanging or disposing of the interest through public or private sale, lease, or other lawful means, provided the property shall be subject to covenants or other legally binding restrictions which shall secure appropriate rights of public access and the preservation of the

property. All lands, buildings, structures, sites, areas, or objects acquired by funds appropriated by the local governing body shall be acquired in the name of the Town of Davidson unless otherwise provided by that body;

- n. accepting grants of funds from private individuals or organizations for preservation purposes;
- o. conducting educational programs pertaining to historic landmarks or historic districts within its jurisdiction;
- p. publishing or otherwise informing the public about any matter related to its purview, duties, responsibilities, organization, procedures, functions, or requirements;
- q. advising property owners about appropriate treatment(s) for characteristics of historic properties;
- r. cooperating with the State of North Carolina, the United States of America, local governments, public or private organizations, or their agencies, in pursuing the purposes of this ordinance, including entering into contracts, provided that such contracts are not inconsistent with state or federal law;
- s. preparing and recommending adoption of a preservation element, or elements, as part of the Town of Davidson comprehensive plan;
- t. proposing to the Davidson Board of Commissioners amendments to this or to any other ordinance, and proposing new ordinances or laws relating to historic landmarks and districts or to the protection of the historic resources of the Town of Davidson and its environs.

SECTION 4 INVENTORY

The Commission shall use as a guide to identification, assessment, and designation of historic landmarks and districts an inventory of buildings, structures, sites, areas, or objects which are of historic, prehistoric, architectural, archaeological, and/or cultural significance. The Commission shall take steps as necessary to ensure that the inventory reflects information current to within twenty (20) years.

SECTION 5 HISTORIC LANDMARKS

5.1 Adoption of Ordinance of Designation

- a. The Davidson Board of Commissioners may adopt and, from time to time, amend or repeal an ordinance designating one or more historic landmarks. The ordinance shall include information which shall

- (1) list the name or names of the owner or owners of the property;
- (2) describe each property designated by the ordinance, including the address, if applicable, the physical configuration and orientation of the property so designated;
- (3) describe those elements of the property which are integral to its historic, architectural, archaeological, and/or cultural significance;
- (4) provide for each designated historic landmark a suitable sign or plaque indicating that the landmark has been so designated; and
- (5) any other information deemed necessary, within the authority of this ordinance and the general statutes, as determined by the Davidson Board of Commissioners.

b. The landmark designation process may be initiated by either the Commission (or its designee) or at the request of a property owner. No ordinance to designate any building, structure, site, area, or object shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

5.2 Criteria for Designation

To be designated as a historic landmark, a property, building, site, area, or object shall be found by the Commission (or its designee) to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

5.3 Procedure for Designation

- a.** The Commission or its designee, the Charlotte-Mecklenburg Landmarks Commission, shall make, or cause to be made, an investigation and designation report which includes
- (1) the name of the property to be designated, including both common and historic names if they can be determined;
 - (2) the name(s) and address(es) of the current owner(s);
 - (3) the location of the property for which designation is proposed, including the street address and Mecklenburg County tax map parcel number or parcel identification;
 - (4) the dates of original construction and of all later additions or alterations, if applicable;
 - (5) an assessment of the significance of the building or site as prescribed by this ordinance;
 - (6) an architectural or archaeological description of the area of the site or structure, including descriptions of all outbuildings and appurtenant features, for which designation is proposed;
 - (7) a historical discussion of the site or structure within its type, period, and

locality;

- (8) a photograph showing, to the fullest extent possible, the overall disposition of the property; one photograph of each façade or elevation and supplementary photographs as necessary to illustrate architectural details or ornamentation, siting, scale, proportion, and relationship of features or buildings, structures, or objects to each other; and
- (9) a map showing the location of the property, including all outbuildings and appurtenant features.

b. Pursuant to G.S. 160A-400.6, as amended, the designation report shall be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the Davidson Board of Commissioners regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve Davidson Board of Commissioners of all responsibility to consider the Department's comments or recommendations concerning the report.

c. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the Davidson Board of Commissioners a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the property, stating in its recommendation the extent to which the property meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of a property for designation as a historic landmark.

d. The Davidson Board of Commissioners shall hold a public hearing, either jointly with the Commission, or separately, to consider the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

e. Following the public hearing, the Davidson Board of Commissioners shall consider the Commission's designation report, its recommendation(s), the Department of Cultural Resources' recommendation(s), and comments made at the public hearing, and shall adopt the ordinance as proposed, adopt the ordinance with amendments, or reject the ordinance.

f. Upon adoption of the ordinance, the Commission (or its designee) staff

- (1) shall, within thirty (30) days of adoption, send the owner(s) of the landmark(s) written notice of such designation, explaining the substance of the Commission's decision, via certified mail with a return receipt requested;
- (2) shall file one copy of the ordinance, and any subsequent amendments thereto, in the office of the Register of Deeds of Mecklenburg County, which office shall index each historic landmark according to the name of the owner in the grantee and grantor indexes.
- (3) shall, if the landmark lies within the zoning jurisdiction of the Town of Davidson, file a second copy of the ordinance, and any subsequent amendments thereto, in the office of the town clerk, where it shall be made available for public inspection at any reasonable time, and shall provide a third copy to Mecklenburg County Code Enforcement department.
- (4) shall notify the tax assessor of Mecklenburg County of the landmark designation.

g. Upon notification from the Commission, the tax assessor of Mecklenburg County shall clearly indicate the designation on all appropriate tax maps for as long as the designation remains in effect.

h. In disapproving a designation report, a copy of the minutes of the meeting at which such decision to deny was made shall be mailed to the owner of the property proposed for designation, together with a letter explaining the substance of the Commission's decision.

SECTION 6 HISTORIC DISTRICTS

6.1 Adoption of Ordinance of Designation

The Davidson Board of Commissioners may adopt and, from time to time, amend or repeal an ordinance designating a historic district. The ordinance shall include information which shall describe the physical area proposed for designation, its boundaries, and general historic, architectural, archaeological, and/or cultural significance. The district designation process may be initiated by either the Commission or at the request of any number of property owners. No ordinance to designate a district shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

6.2 Criteria for Designation

To be designated as a historic district, an area shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

6.3 Procedure for Designation

- a.** The Commission shall make, or cause to be made, an investigation and designation report which includes
 - (1) an assessment of the significance of the buildings, sites, structures, features, objects, or environs to be included in a proposed district and a description of its boundaries; and
 - (2) a map clearly indicating the boundaries of the district and the properties, showing their Mecklenburg County tax map parcel numbers, contained therein.
- b.** A district designation report shall be
 - (1) referred to the Davidson Planning Department for review and comment according to procedures set forth in the Davidson Planning ordinance.
 - (2) submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the Davidson Board of Commissioners regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the Davidson Board of Commissioners of all responsibility to consider the Department's comments or recommendations concerning the report.
- c.** At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the Davidson Board of Commissioners a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the district, stating in its recommendation the extent to which the proposed area meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of an area for designation as a historic district.
- d.** Upon receipt of a recommendation and designation report from the Commission, the Davidson Board of Commissioners shall proceed in the same manner as would otherwise be required for the adoption or amendment of any other appropriate zoning provision.

6.4 Revisions to Districts

Changes in the boundaries of an adopted district subsequent to its initial establishment shall be effected as allowed by Sections 6.1 and 6.2 of this ordinance and as prescribed in Section 6.3.

SECTION 7 CERTIFICATES OF APPROPRIATENESS

7.1 Certificate of Appropriateness Required

- a.** From and after the designation of a historic landmark or district, no construction, alteration, reparation, rehabilitation, relocation, or demolition of any building, structure, site, area, or object shall be performed upon such landmark or within such district until a Certificate of Appropriateness (or "Certificate") has been granted by the Historic Preservation Commission, or its designee, the Charlotte-Mecklenburg Landmarks Commission. A Certificate shall be required for any and all exterior work, including masonry walls, fences, light fixtures, steps and pavement, any other appurtenant features, any above ground utility structures, and any type of outdoor advertising sign.
- b.** A Certificate shall be required in order to obtain a building permit, or any other permit granted for the purposes of constructing, altering, moving, or demolishing structures, and shall be required whether or not a building permit or other permit is required. Any building permit or other permit not issued in conformity with this Section shall be invalid.
- c.** For the purposes of this ordinance, "exterior features" shall include architectural style, general design, general arrangement, kind, and texture of material, size and scale, and type and style of all windows, doors, light fixtures, signs, any other appurtenant features, historic signs, historic advertising, color, landscape, and archaeological or natural features.
- d.** A Certificate shall be required for specific interior features of architectural, artistic, or historic significance in publicly owned landmarks and in privately owned landmarks for which consent to review has been given in writing by the owner. Such consent shall be filed in the Mecklenburg County Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The ordinance establishing historic designation of the property shall specify the interior features subject to review and the specific nature of the Commission's jurisdiction over those features.
- e.** In approving a Certificate, the Commission may attach reasonable conditions necessary to the proper execution of this ordinance.
- f.** Commission staff may issue a Certificate for minor works as defined in

the Commission's Rules of Procedure. Minor works shall include the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof.

g. No application for a minor works Certificate shall be denied without deliberation by the Commission.

h. Under this section, the Commission shall institute action, through the Davidson Code Enforcement official or the Mecklenburg County Code Enforcement department, to prevent, restrain, correct, or otherwise abate the construction, reconstruction, alteration, restoration, relocation, or demolition of buildings, structures, appurtenant features, or any other features which would be incongruous with the special character of the landmark or district.

7.2 Review Guidelines

Prior to the designation of any historic landmark or district, the Commission shall prepare and adopt guidelines not inconsistent with G.S. 160A-400.1 – 400.14 for constructing, altering, restoring, rehabilitating, relocating, removing, or demolishing of property designated as historic, which guidelines shall ensure, insofar as possible, that changes in designated landmarks or properties located districts shall be in harmony with the reasons for designation.

7.3 Certain Changes not Prohibited

Nothing in this ordinance shall be construed to prevent

- a.** the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof;
- b.** the construction, alteration, relocation, or demolition of any such feature, building, or structure when the Mecklenburg County Director of Code Enforcement certifies to the Commission that such action is necessary to the public health or safety because of an unsafe or dangerous condition;
- c.** a property owner from making of his property any use not otherwise prohibited by statute, ordinance, or regulation; or
- d.** the maintenance of, or, in the event of an emergency, the immediate restoration of any existing above ground utility structure without approval by the Commission.

7.4 Delay of Demolition

- a.** Except as provided below, a Certificate authorizing the demolition of a designated historic landmark or property located within a designated historic district may not be denied. However, the Commission may delay the effective date of such a Certificate for a period of up to 365 calendar days from the date of approval. The Commission may reduce the period of delay where it finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of such property as a result of the delay. During the delay period, the Commission shall negotiate with the property owner and with any other party in an effort to find a means of preserving the property as provided in Section 3.4.
- b.** The Commission may deny an application for a Certificate authorizing the demolition or destruction of any designated landmark, or of any property, building, site, object, area, or structure located within a designated district, which the State Historic Preservation Office has determined to be of Statewide Significance, as defined by the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the denial.
- c.** In the event that the Commission has voted to recommend designation of a property as a landmark, or of an area as a district, and such designation has not yet been made by the Davidson Board of Commissioners, the demolition of any building, site, object, area, or structure located on the property of the proposed landmark or within the proposed district may be delayed by the Commission for a period of up to 180 calendar days or until the Davidson Board of Commissioners takes final action on the proposed designation, whichever occurs first. Should the Davidson Board of Commissioners approve the designation prior to the expiration of the 180-day delay period, an application for a Certificate of Appropriateness authorizing demolition must then be filed; however, the maximum delay period of 365 days shall be reduced by the number of days elapsed during the 180-day delay while designation was pending.

7.5 Demolition through Neglect

Failure of an owner to regularly, consistently, and fully maintain a designated landmark or any property located within a designated district shall constitute demolition, through neglect, without a valid Certificate of Appropriateness and a violation of this ordinance. The Commission shall institute action, through the Davidson Code Enforcement official or the Mecklenburg County Code Enforcement department, to prevent, restrain, correct, or otherwise abate such demolition, provided such action includes appropriate safeguards to protect property owners from undue economic hardship.

7.6 Applications and Required Procedures

- a.** An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least ten (10) business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.
- b.** The Commission shall have, as detailed in its Rules of Procedure, broad powers to require the submittal, with the application, of pertinent information sufficient to determine an application.
- c.** Incomplete applications shall not be accepted.
- d.** Before considering an application for a Certificate, the Commission shall notify by mail the owners of any adjacent property. Such notices are for the convenience of property owners and occupants and no defect or omission therein shall impair the validity of issuing a Certificate or of any subsequent action.
- e.** When considering an application for a Certificate, the Commission shall give the applicant and owners of any property likely to be materially affected by the application an opportunity to be heard.
- f.** When considering the application, the Commission shall apply the review guidelines required by Section 7.2 and shall, in approving, approving with conditions, disapproving, or deferring an application, make findings of fact, indicating the extent to which the application is or is not in compliance with review criteria, and shall cause these findings of facts to be entered into the minutes of its meetings. The minutes shall also contain a summary of any citation to evidence, testimony, studies, or other authority upon which the Commission based its decision.
- g.** The Commission shall have ninety (90) calendar days following submittal of a complete application within which to act. Failure by the Commission to take final action within such period shall constitute approval of the application as submitted. This period may be extended by mutual agreement between the Commission and the applicant.
- h.** A Certificate shall be valid for 180 calendar days from date of issuance, or, in the case of a Certificate for demolition, from the effective date. If the authorized work has not commenced within that period, or has been discontinued for more than 365 calendar days from the date of issuance, such Certificate shall immediately expire and the applicant shall be required to reapply.

- i. If the Commission denies a Certificate, a new application affecting the same property may be submitted, provided a substantial change is proposed in the plans.
- j. An appeal of a final action by the Commission may be made to the Davidson Board of Adjustment. Written notice of intent to appeal must be sent to the Commission, postmarked within twenty (20) calendar days following the Commission's decision. Appeals must be filed with the Davidson Board of Adjustment within sixty (60) calendar days following the Commission's decision and shall be in the nature of certiorari. A decision by the Davidson Board of Adjustment may be appealed to the superior court of Mecklenburg County.
- k. A Certificate shall be required for designated landmarks or buildings, structures, sites, areas, or objects within designated districts which are owned by the State of North Carolina or any of its agencies, political subdivisions, or instrumentalities, subject to the regulations of this ordinance and in accordance with North Carolina General Statute 160A-400.9(f).
- l. In the case of any building, structure, site, area, or object designated as a historic landmark or of any property located within a designated historic district being threatened with demolition, as the result of willful neglect or otherwise, material alteration, rehabilitation, or removal, except in compliance with this ordinance, the Commission, the Davidson Board of Commissioners, or any other party aggrieved by such action may institute any appropriate action or proceeding to prevent, restrain, correct, or otherwise abate such violation, or to prevent any illegal act or conduct with respect to such property.

SECTION 8 CONFLICT WITH OTHER LAWS

Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance, or regulation of the Davidson Board of Commissioners, the more restrictive ordinance or regulation shall govern.