

Agenda Memorandum Historic Preservation Commission

DATE	
SUBJEC	<u>T</u>
<u>C</u>	Certificate of Appropriateness Request:
A	Applicant:
L	ocation of subject property:
<u>P</u>	<u>'IN:</u>
<u>S</u>	taff Report prepared by:

September 13, 2023

H-15-23 Doobay Sangster 71 Franklin Ave NW 5620-78-2479 Kim Wallis, Senior Planner

BACKGROUND

- The subject property, 71 Franklin Ave. NW, is designated as a "Pivotal" structure in the North Union Street Historic District, ca 1895 (Exhibit A).
- "Highly distinctive, two-story frame Queen Anne style residence. Unusual facade composed of two gables with flush board· panels and small, single pane windows flanking a recessed balcony. Balcony is adorned with semi-circular spindle frieze. Full facade porch retains charming canvas awning and turned posts, sawn brackets, and a spindle frieze; Centrally placed, pedimented attic dormer. Unusual second story flat-roofed sunroom at rear of house. One-story frame· servants' quarters with hip roof, one of a handful of early outbuildings in the district, stands at the rear of the property." (Exhibit A).
- On June 21, 2023, Doobay Sangster, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for modifications including paving a driveway, replacing a walkway, installing a fence and gates, and replacing an existing shed with a garage (Exhibit B).

DISCUSSION

This request was reviewed by the HPC on August 9, 2023, with the public hearing continued to the September 13, 2023, HPC meeting. The HPC concluded that they needed more information and clarification to make an informed decision, to include:

- the correct fence type depiction and dimension on elevations in the front and side yard fence,
- depicted gate types and locations on elevations and,
- detailed information on the materials, design, and color of the elements of the garage.

New Fencing & Gates: (Exhibit D & E)

The front and side yard fence will include:

- 4' tall brick pillars and 18-24" brick walls with aluminum picket fence sections between each pillar which will extend along the front of the house to the side/halfway point of the house.
- 6' natural treated pine wood privacy fence with 6" x .5" boards which will extend from the right side/halfway point of the house to the rear corner of the house in the side yard.
- A 4' tall walkway gate will be made of heavy-duty black aluminum with an arched design will be located at the front entrance to the new concrete walkway off of the public sidewalk and attach to the front yard brick and aluminum fence on either side.
- A 4' tall driveway gate made of heavy-duty black aluminum with an arched design will span the width of the 15' driveway and attach to the brick and aluminum fence on either side.

The rear yard fence will include:

• 6' natural treated pine wood privacy fence with 6" x .5" boards that will extend from the rear right corner of house back to the rear right property line and extend along the rear property. A partial 40-foot fence exists along the left side of the property.

New Garage: (Exhibit D & E)

The new garage will be located in the rear yard in the general location of an existing 36' wide x 30' deep dilapidated shed, that will be demolished to make way for the new garage.

The garage will include:

- A four-car detached garage,1024 sq feet in size at 40'11.5" wide x 25" deep x 21' high at roof top which meets the size and zoning setback requirements as set forth by the Concord Development Ordinance (CDO).
- A concrete slab foundation.
- A gable style roof to be covered by Owens Corning TruDefinition Duration asphalt in Black Sable, to match primary residence.
- Wood siding, 5/8 x5.5-inch, painted white, to match the primary residence.
- Thirteen (13) 1/1 sash Jeld-wen type W-2500 wooden windows, painted white and double hung (three (3) located on each side elevation, four (4) on the rear elevation and three (3) in front dormers).
- Two (2) 36"x80" entry doors, located on the right and rear elevations, to be metal and painted white, with four panels and a semi-circle window design at top.
- Three (3) metal and painted white paneled garage doors with windows at top (two (2) 7'x8' at left and one (1) 7'x16' on the right).
- Four (4) black metal Victorian style wall sconces to be located near the entry doors and on either side of the front elevation.

Driveway Modification: (Exhibit D)

The existing gravel driveway will be paved concrete with a 20' section at the start of the driveway to be stamped concrete and stained brown.

Walkway Modification: (Exhibit D)

The existing walkway will be removed, and new concrete walkway installed.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Exhibit B: Application for Certificate of Appropriateness Exhibit C: Subject Property Map Exhibit D: Site Plan/Elevations Exhibit E: Applicant supplied Photographs/Information

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Chapter 4: Local Standards and General Policies

Alterations: Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material,

and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

• New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.

Approval Requirement Needs Table: Accessory Buildings

New construction, demolition, and moving of accessory buildings requires Commission Hearing and Approval.

Approval Requirement Needs Table: Fencing and Gates

All types of fences and gates require Commission Hearing and Approval.

Approval Requirement Needs Table: Patios. Walks, and Driveways

All new patios, walks, and driveways require Commission Hearing and Approval.

Chapter 5 – Section 3: New Accessory Structure Construction

- Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well.
- Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and sheds were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.

Design Guidelines and Recommendations

- If replacement of an element or a detail is necessary, replace only the deteriorated item to match the original in size, scale, proportion, material, texture, and detail.
- *Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically, these buildings were smaller in scale than the main house.*
- New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
- Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
- All accessory structures shall remain detached from the main building.
- Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.

Chapter 5 – Section 9: Fences and Walls

- All wooden fences should be "stick-built" on site.
- Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.
- Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.
- Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.
- Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.
- Rear yard fences may be higher than four feet.

- Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:
 - o 1. Privacy fences are most appropriate in rear yards.
 - 2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:
 - (a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,
 - (b) that the adjacent property or nearby property raises reasonable security concerns for the applicant, or
 - (c) that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.
 - Privacy fences shall be allowed only on the applicant's property line directly
 adjoining the aforesaid adjacent property unless the Commission feels that such
 a partial privacy fence would not be visually appropriate or would not
 accomplish the purpose(s) of the privacy fence set forth above.
 - 3. Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.
- *Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.*

Design Guidelines and Recommendations

- Do not use high walls or fences to screen front yards.
- Use materials such as natural stone, brick, wood, powder coated aluminum and iron.
- Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

Chapter 5 – Section 10: Driveways, Walkways, and Parking

- Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.
- New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers.

Design Guidelines and Recommendations

- Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.
- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*
- Excessive expanses of paving should be avoided.
- Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

RECOMMENDATION

- 1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the <u>North and South Union Street Historic Districts</u> <u>Handbook</u> and act accordingly.
- 2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior **National Park Service** For NPS Jap only **National Register of Historic Places** a sure de la constante de la co Inventory-Nomination Form Continuation sheet Item number

Inventory List - North Union Street Historic District, Concord

Page

#7

- 46

House 74 Franklin Avenue, N.W. ca. 1905

C

One-story, frame cottage, the second of a pair of speculative dwellings said to have been erected by J.L. Hartsell. Originally nearly identical to #76, this cottage underwent some remodeling and enlargement at an undetermined date. Changes include substantial rear addition, replacement of shed-roofed porch with hip-roofed porch, and curbed extension of gable-front facade roof in a manner typical of the English cottage style. House has vinyl siding and ornamental iron porch posts.

78.

77.

House 78 Franklin Avenue, N.W. ca. 1900 С

Two-story, frame, Queen Anne style house with pronounced vertical emphasis created by high, nearly pyramidal roof and narrow, two-bay facade. Facade consists of two gables, one simply an interruption of the main roofline and the other a projecting bay with cut-away corners. Both gables have sawn ornaments with spindlework; the cut-away corners of the projecting gable are trimmed with bowed brackets. The porch is upheld with a combination of turned posts and recently added ornamental iron supports.

79. 1. Lee Crowell House 71 Franklin Avenue, N.W. ca. 1895 Ρ

> Highly distinctive, two-story frame Queen Anne style residence. Unusual facade composed of two gables with flush board panels and small,-single pane windows flanking a recessed balcony. Balcony is adorned with semi-circular spindle frieze. Full facade porch retains charming canvas awning and turned posts, sawn brackets, and a spindle frieze. Centrally -placed, pedimented attice dormer. Unusual second story flat-roofed sunroom at rear of house. One-story frame servants' quarters with hip roof, one of a handful of early outbuildings in the district, stands at the rear of the property. -----

> > EXHIBIT A



Application for Certificate of Appropriateness

EXHIBIT B

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION
Name: DOOBAY SANGETER
Address: 71 FRANKLIN AVE NW -
City: CONCOND State: NL Zip Code: 28025 Telephone: 950-521-6920
OWNER INFORMATION
Name: DSAME
Address:
City: State: Zip Code: Telephone:
SUBJECT PROPERTY
Street Address: 71 FRANKLIN AVE NW P.I.N. #
Area (acres or square feet): 0.6 Current Zoning: Land Use:
Staff Use Only:
Application Received by:Date:, 20
Fee: \$20.00 Received by:Date:, 20

The application fee is nonrefundable.

Planning & Neighborhood Development 35 Cabarrus Ave W • Concord, NC 28025 Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

Install a driveway gate and walkway gate. (kw for JS)
1. Project or Type of Work to be Done: PAVE DRIVEWAY REMOVES FEPLACE WITH
walk way. Install fance and REPLACE EXISTING SHED GARAGE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
WOOD SIDING TO MATCH Whats on HRUSE CURRENTLY AND
FRONT FENCE WIN BE BRICK & Metal - 46" HIGHLEBIA
SIDEFENCE WILL BE 6 [Mood Privacy - CNIqtural]
Garage Will be same Foot Print as EXISTING
BUILDING. Driveway hayout is attached in.
SITE PLAN.

Required Attachments/Submittals

- 1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
- 2. Detailed written description of the project.
- 3. Photographs of site, project, or existing structures from a "before" perspective.
- 4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
- 5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
- 6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

16.21.23

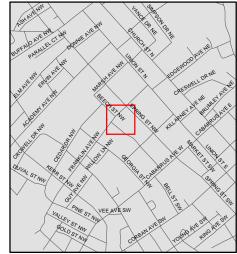
Date

Signature of Owner/Agent

Planning & Neighborhood Development 35 Cabarrus Ave W • Concord, NC 28025 Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



H-15-23 71 Franklin Ave NW PIN: 5620-78-2479





Source: City of Concord Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



PROJECT NOTES

1. THESE DRAWINGS REFLECT LOCAL CITY STANDARDS AS OF CURRENT DATE.

2. ALL ITEMS SHOWN ARE NEW TO BE PROVIDED & INSTALLED BY G.C. UNLESS NOTED OTHERWISE. 3. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENT.

4. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO BID AND

CONSTRUCTION 5. IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY DESIGNER/ENGINEER BEFORE PROCEEDING

WITH ANY WORK 6. THESE DOCUMENTS HAVE BEEN PREPARED EXPRESSLY FOR USE BY THE OWNER OF THE ADDRESS INDICATED ON COVER PAGE AND SOLELY FOR THE PURPOSE OF IMPROVEMENTS TO THE PROPERTY INDICATED AND FOR THE CONSTRUCTION DETAILED IN THESE DRAWINGS AND NOT FOR ANY FUTURE IMPROVEMENTS, ANY ADDITIONAL USE OF THESE DOCUMENTS FOR ANY REASON OTHER THAN THAT MENTIONED ABOVE MUST BE AUTHORIZED IN WRITING BY JOSE LUNA (THE COPYRIGHT HOLDER). 7. THESE DRAWINGS AS LISTED IN THE DRAWING INDEX ALONG WITH THE SPECIFICATION & CONTRACT

FOR CONSTRUCTION CONSTITUTE THE INSTRUMENTS OF SERVICE AND ARE CONSIDERED A SINGLE ENTITY. THE CONTRACTOR IS THEREFOR BOUND BY ALL INFORMATION INCLUDED. 8. CONTACT BUILDING OWNER FOR COORDINATION OF STAGING AND REFUSE REMOVAL PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.

9. ALL FLOOR CUTTING, TRENCHING AND OR REMOVAL SHALL BE REPLACED WITH THE SAME MATERIAL 24. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL IN THE SAME THICKNESS OF THE ADJACENT FLOOR MATERIAL, ADDITIONAL, CONCRETE PATCHING SHALL BE DOWELED INTO THE ADJACENT CONCRETE SLAB TO MINIMIZE DIFFERENTIAL SETTI EMENT OF THE FLOOR SYSTEM

10. PRIOR TO ROOF WORK CONSULT OWNER AND VERIFY ANY EXISTING WARRANTY ON EXISTING ROOF AND VERIEV IF ALL NEW WORK SHALL BE PERFORMED BY OWNER'S ROOFER 11. PROVIDE TEMPORARY BRACING AND SHORING WITH CONNECTIONS OF SUFFICIENT STRENGTH TO

BEAR IMPOSED LOADS, AND TO PROTECT ALL PERSONS AND PROPERTY, AND TO ENSURE PROPER ALIGNMENT, COMPLY WITH ALL STATE, O.S.H.A. AND LOCAL CODES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROVIDING ADEQUATE BRACING OF WALLS DURING DEMOLITION AND ERECTION TO PREVENT DAMAGE DUE TO LATERAL LOADS AND CONSTRUCTION IMPACTS. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE DUE TO HIS FAILURE TO TAKE SUCH

PRECAUTIONS. 12. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY DESIGNER/ENGINEER IN CASE OF DISCREPANCIES BEFORE PROCEEDING.

FOREGOING TO HAVE ACCEPTED SUCH CONDITIONS AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE GENERAL

CONTRACTOR'S OPTION, EXCEPT FOR ITEMS OR MATERIAL INDICATED TO BE RE-USED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

14. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND WORK AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION DAILY. 15. MAINTAIN EXISTING UTILITIES WHERE APPLICABLE TO REMAIN IN SERVICE AND PROTECT THEM

AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. 16. ANY DAMAGE BY G.C. OR SUBCONTRACTOR TO EXISTING ASPHALT PAVEMENT AND/OR EXISTING

LANDSCAPING SHALL BE REPAIRED AT NO COST TO OWNER. 17. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.

18. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING SCHEDULING AND SEQUENCING OF THE WORK.

19. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION. MATERIAL AND WORKMANSHIP THROUGHOUT.

20. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIV 21. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.

22. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MA THEM WATERPROOF. ALL PENETRATIONS SHALL RECEIVE CALKING TO SEAL ANY TYPE OF ENERGY LOSS

23.THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.

JURISDICTIONS. 25. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY

SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND LOCAL BUILDING DEPARTMENT. 26. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL, UNLESS NOTED

OTHERWISE 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL

CODES & AMENDMENTS, & ALL OTHER APPLICABLE FEDERAL, STATE, & LOCAL LAWS & ORDINANCES, ACCESSIBILITY CODES, STANDARDS, & REGULATORY AGENCIES.

28. ALL REFERENCES TO CODES, SPECIFICATIONS & OR DRAWINGS SHALL MEAN THE LATEST EDITION. AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.

29. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, & PROCEDURES OF THE OWNER.

13. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE 30. DRAWINGS & SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN & COORDINATION OF WORK IS MADE POSSIBLE.

> 31. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS & RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES & STANDARDS.

> 32. PERMIT COPY OF PLANS SHALL BE KEPT AT JOB SITE AT ALL TIMES INCLUDING TIME OF INSPECTIONS. ALL WORK IS TO BE PERFORMED FROM FINAL CONTRACTION DOCUMENTS ONLY AND A COPY SHALL BE ON JOB SITE WITH PERMIT PLANS. 33, NOTES, DIMENSIONS AND INDICATIONS ON THE DRAWINGS APPLY TO ALL SIMILAR CONDITIONS

> WHETHER THEY ARE REPEATED OR NOT. 34. ALL MATERIALS SHALL BE NEW AND IN FIRST QUALITY AND SHALL BE PROPERLY INSTALLED IN A

WORKMAN LIKE MANNER. 35. EXCAVATE FOR ALL FOOTINGS AND PIERS TO 6" ABOVE BOTTOM OF FOOTINGS AND HAND

TRENCH LAST 6" OF EXCAVATION. 36. DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR ON SITE SUPERVISION OR INSPECTION OF ANY SHORING.

BRACING, OR WORK-TAKING PLACE UNDER THIS CONTRACT. THE CONTRACTOR AND OWNER SHALL HOLD HARMLESS THE DESIGNER AGAINST LOSS. DAMAGE OR LIABILITY OR EXPENSE ARISING IN ANY MANNER FROM LOSS ASSOCIATED WITH THIS WORK. 37. ALL PIPES, DUCTS, CONDUITS, ETC. DAMAGED DURING THE CONSTRUCTION ARE TO BE

REPAIRED, RESTORED, RELOCATED, OR CAPPED AND/REMOVED AS REQUIRED AND DIRECTED.

/E. - THE	1.04 1.05 1.06	REFLECTED CEILING / ELECTRICAL PLAN FOUNDATION PLAN & CONSTRUCTION DETAILS ROOF FRAMING PLAN, CEILING FRAMING PLAN & CONSTRUCTION DETAILS			DESIGN TEAM: DESIGNER:
AKE 1	1.07	SCHEDULE, CONSTRUCTION DETAILS, WALL FRAMING PLAN	5	SCOPE OF WORK	- BURUCA design LLC ARCHITECTURAL DESIGNER:
S AND			2. INST	AGE AND DRIVEWAY CONSTRUCTION ALLATION OF NEW GARAGE DOORS EATED SPACE SF: 1124.29	- JOSE LUNA - 414.573.9496 - jose.luna@burucadesign.com
	3	VICINITY MAP	6	DEFERRED SUBMITALS	
	- ma	A A A A A A A A A A A A A A A A A A A			DESIGN DEVELOPMENT
	AN AN ENAL	SITE LOCATION Frenhlin Ave			CITY SUBMITTAL
		ada or where the adding where the adding of			RECORD DRAWINGS
Ą ,	M	Control Market Contro			BU RU
	* NW	Coltrane-Webb God Elementary School			EXHIBIT D

SHEET INDEX

2

GENERAL

DESIGN

T-1

1.01

1.02

1.03

TITLE SHEET

SITE PLAN & CONSTRUCTION PLAN

FENCE EXTERIOR ELEVATIONS

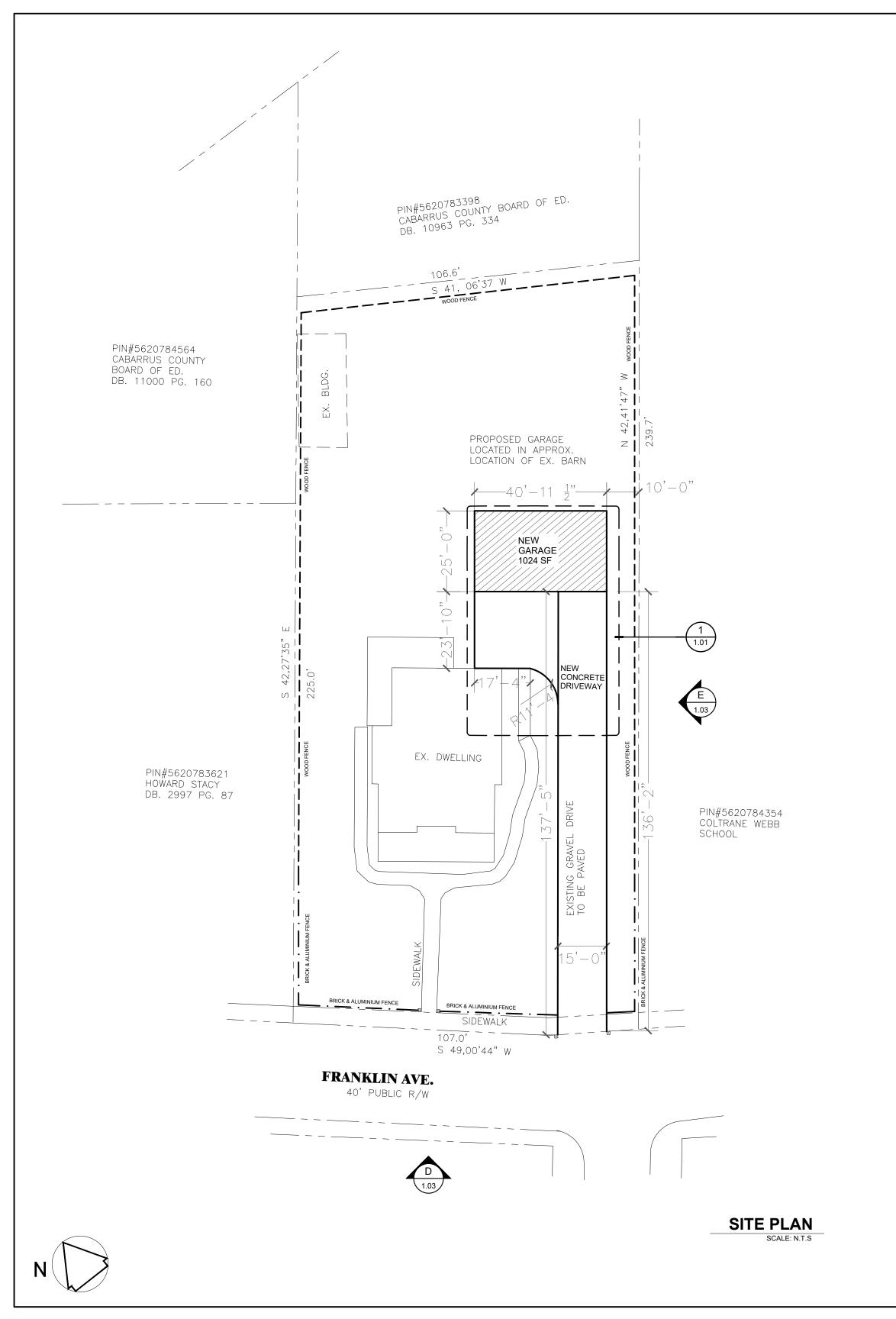
EXTERIOR ELEVATIONS

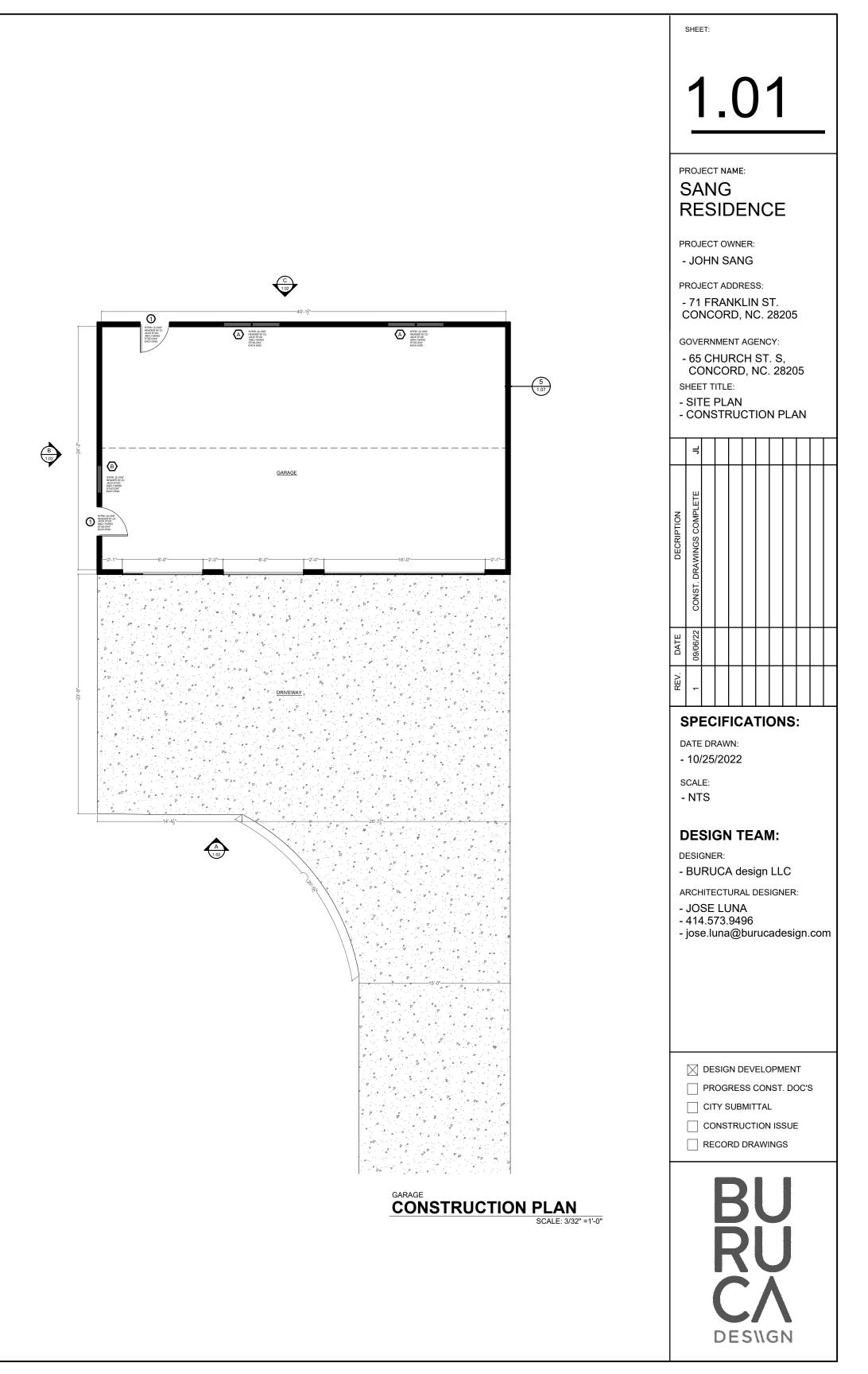
SINGLE FAMILY RESIDENCE **GARAGE ADDITIO**

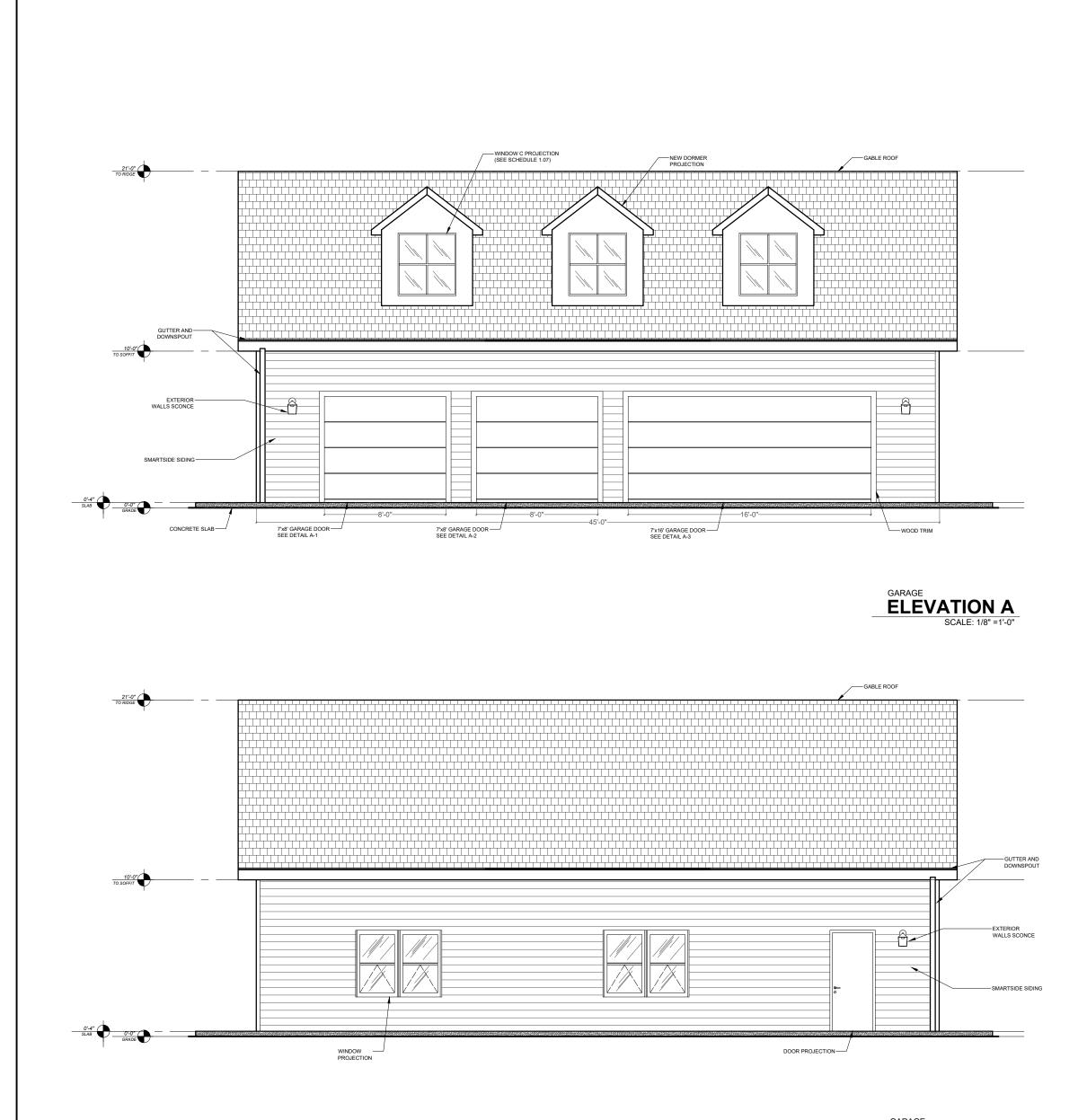
71 FRANKLIN ST. CONCORD, NC 2820

	RAGE ADDITION				-							
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			٦٢									
		DECRIPTION	DRAFT PLAN SET REVIEW									
		DATE	11/11/22									
4	APPLICABLE CODES	REV.	٢									
The City of CONCORD & CABARRUS COUNTY Building Department utilizes the following codes: - 2018 NORTH CAROLINA RESIDENTIAL CODE.						SPECIFICATIONS: DATE DRAWN: - 11/11/2022 SCALE: - NTS DESIGN TEAM: DESIGNER:						
5	5 SCOPE OF WORK					- BURUCA design LLC ARCHITECTURAL DESIGNER: - JOSE LUNA						
2. INST/	AGE AND DRIVEWAY CONSTRUCTION ALLATION OF NEW GARAGE DOORS ATED SPACE SF: 1124.29		414 jose					uca	ade	sig	jn.o	0

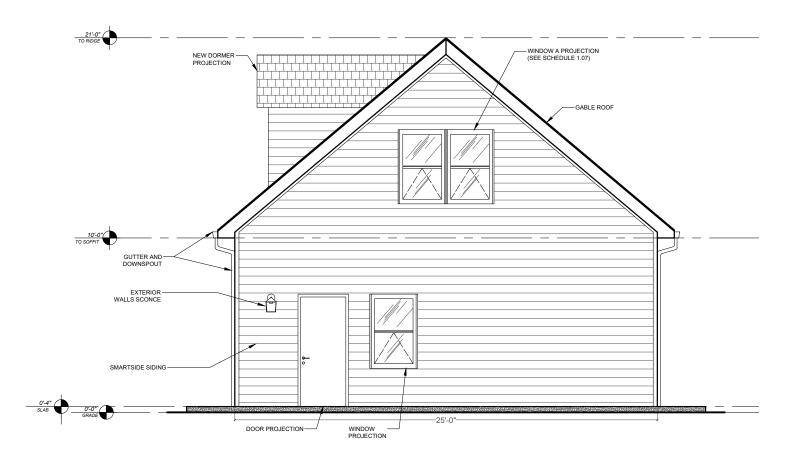
SHEET:







GARAGE ELEVATION C SCALE: 1/8" =1'-0"





	1			(2)		
PROJECT NAME: SANG RESIDENCE										
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-	ROJ 71 COI	FF	RAI	١K	LIN	۱S		205	5	
GOVERNMENT AGENCY: - 65 CHURCH ST. S, CONCORD, NC. 28205 SHEET TITLE: - ELEVATIONS										
	٦٢									
DECRIPTION	CONST. DRAWINGS COMPLETE									
DATE	08/23/22									
REV.	1									
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SCALE: - 1/8"=1'-0"										
DESIGN TEAM:										

SHEET:

DESIGNER:

- BURUCA design LLC

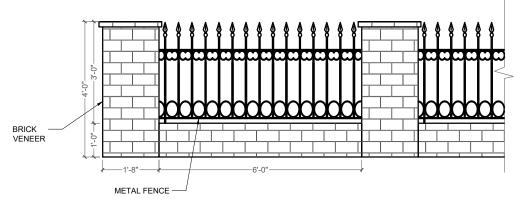
- ARCHITECTURAL DESIGNER:
- JOSE LUNA 414.573.9496
- jose.luna@burucadesign.com

DESIGN DEVELOPMENT
PROGRESS CONST. DOC'S
CITY SUBMITTAL
CONSTRUCTION ISSUE
RECORD DRAWINGS







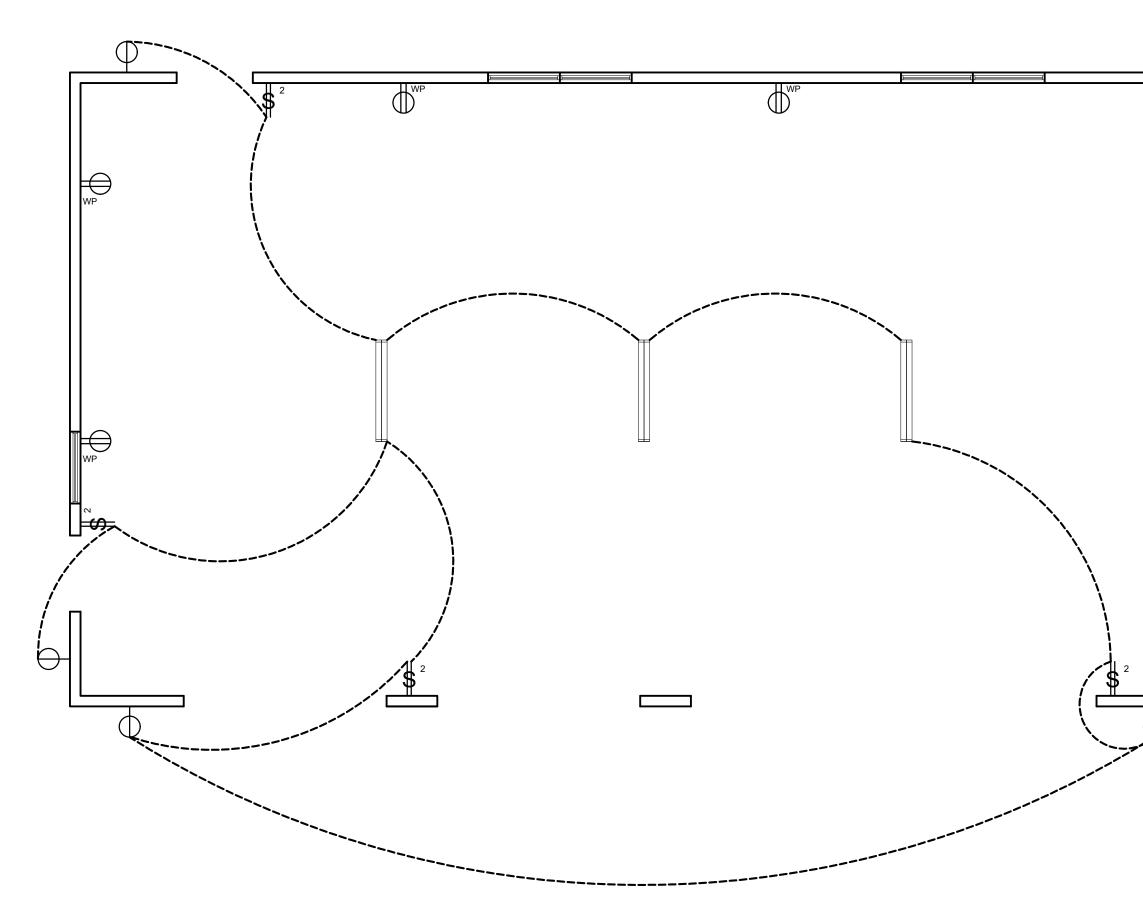








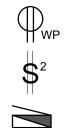
SHEET:



REFLECTED CEILING / ELECTRICAL PLAN

SHEET:

RCP / ELECTRICAL SYMBOL LEGENDS



WALL PANEL MOUNTED DUPLEX OUTLET - WEATHER PROOF

DOUBLE SWITCH. TWO-WAY SWITCH

EXISTING ELECTRICAL PANEL

OUTDOOR SCONCE (DECK). TBD



INDUSTRIAL LED WHITE STRIP LIGHT FIXTURE

GENERAL NOTES

1.CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND NUMBER OF ITEMS (OUTLETS, SWITCHES, HARDWARE) AND LIGHT FIXTURES PRIOR TO ORDERING AND/OR STARTING WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING ITEMS IN WORK AREA AND TO NOTIFY THE CLIENT REPRESENTATIVE OF ANY CONFLICTING CONDITIONS.

2. PROVIDE AND INSTALL (N) CEILING LIGHT FIXTURES ON PREP AREAS. ALL FIXTURES NEEDS TO BE INSTALLED @ h=8'-0" AFF.

3. CONTRACTOR TO INSTALL NEW ELECTRICAL PANEL. MAIN BREAKER SIZE: 200 AMP

4. ALL (N) OUTLETS SHALL TO BE INSTALLED 12" AFF. ALL DUPLEX OUTLETS AND ELECTRICAL DEVICES SHALL BE AUTO GROUND OR GROUND WIRE TO BACK OF BOX.

5. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLTS, SINGLE PHASE, 5 AND 20 AMP OUTLETS INSTALLED IN ALL AREAS SHALL BE WITH AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

6. INSTALL PROTECTION PLATES OVER STUDS AND LUMBER AT ALL CONDUIT OR BOX PENETRATIONS.

7. PROVIDE PROPER GROUNDED POWER & SWITCHING TO ALL APPLIANCES, EQUIPMENT, FANS, LIGHTING.

8. INSTALL HARDWIRED SMOKE DETECTORS

9. PROVIDE GFCI OUTLETS IN BATHROOM AND EXTERIOR AREAS.

10. PROVIDE LIGHT SWITCHES FOR ALL ROOMS.

11. ALL ELECTRICAL EQUIPMENT AND BUILT-IN APPLIANCES SHALL HAVE A DISCONNECT MEANS.

12. BATHROOM AND KITCHEN OUTLETS TO BE INSTALLED h=3'-9" A.F.F.

SCALE: 3/16" =1'-0"

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PROJECT NAME: SANG RESIDENCE PROJECT OWNER: - JOHN SANG PROJECT ADDRESS: - 71 FRANKLIN ST. CONCORD, NC. 28205 GOVERNMENT AGENCY: - 65 CHURCH ST. S, CONCORD, NC. 28205 SHEET TITLE: - REFLECTED CEILING / ELECTRICAL PLAN

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DECRIPTION	CONST. DRAWINGS COMPLETE					
DATE	11/11/22					
REV.	-					

SPECIFICATIONS:

DATE DRAWN:

- 11/11/2022

SCALE:

- N.T.S

DESIGN TEAM:

DESIGNER:

- BURUCA design LLC

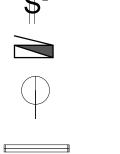
ARCHITECTURAL DESIGNER:

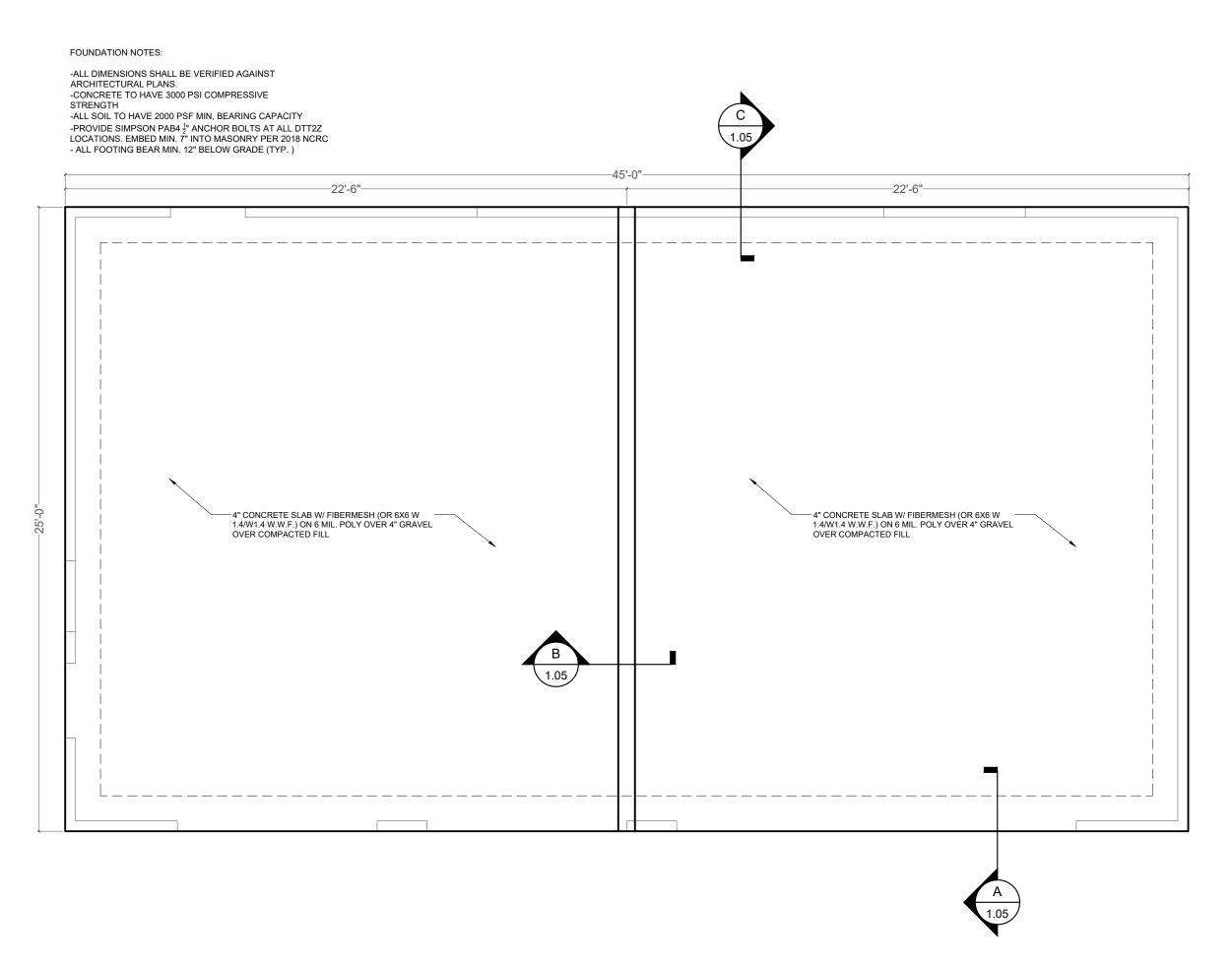
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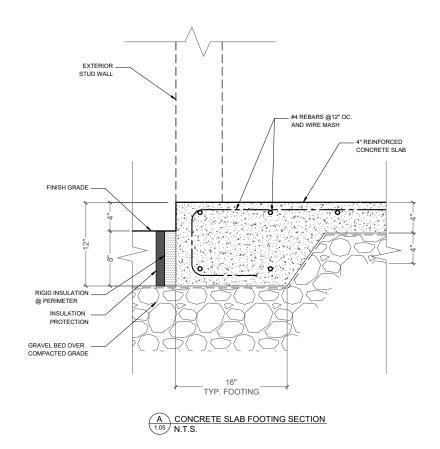
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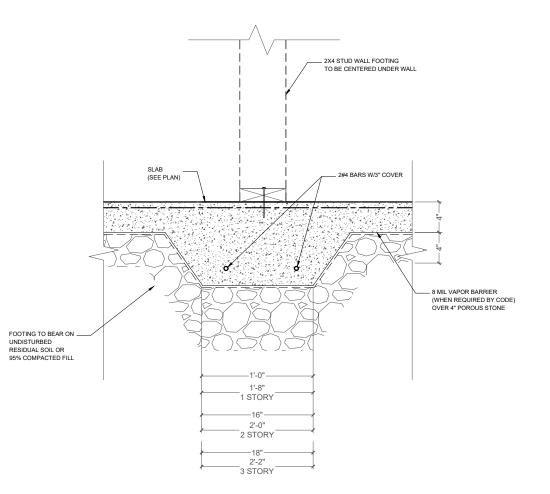






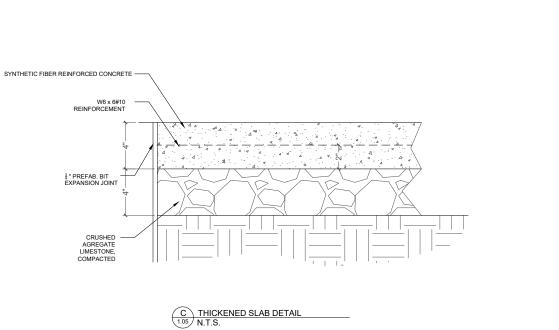
FOUNDATION PLAN SCALE: 3/16" =1'-0"





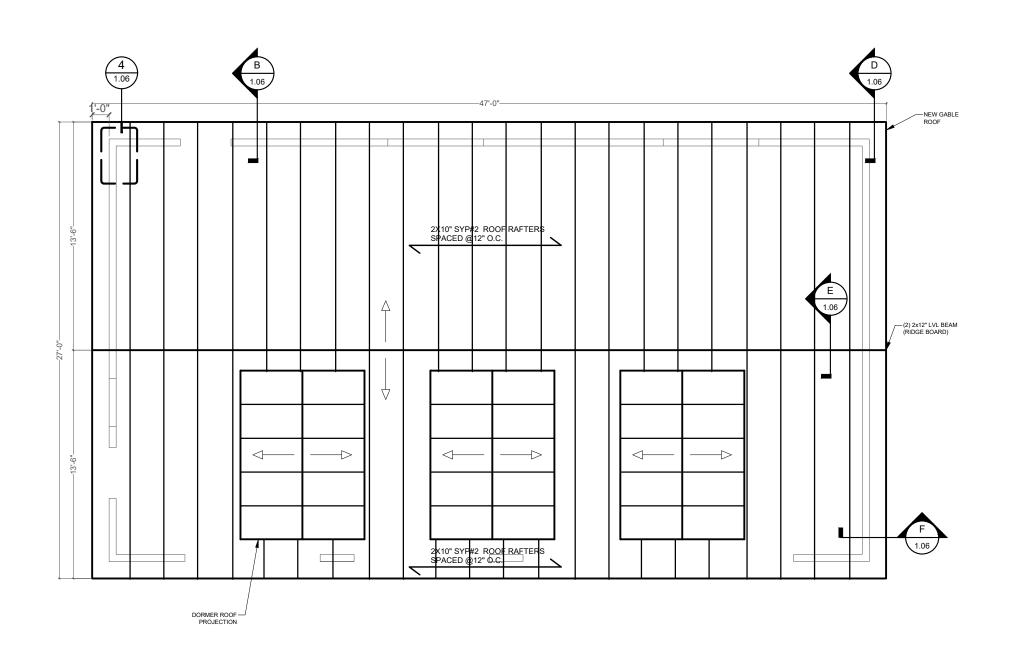
B THICKENED SLAB DETAIL 1.05 N.T.S.



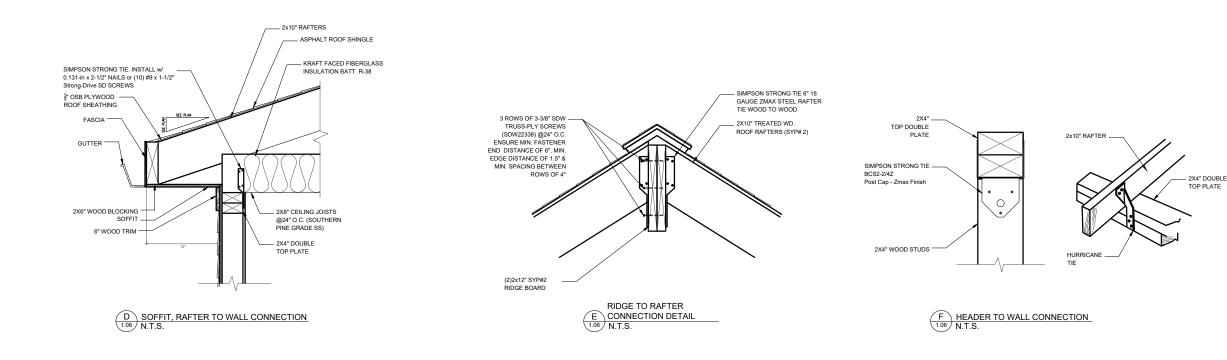


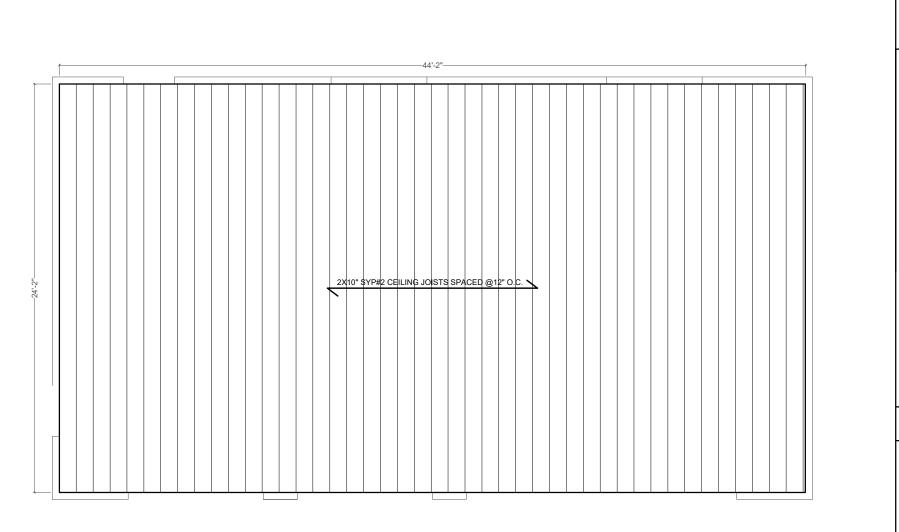
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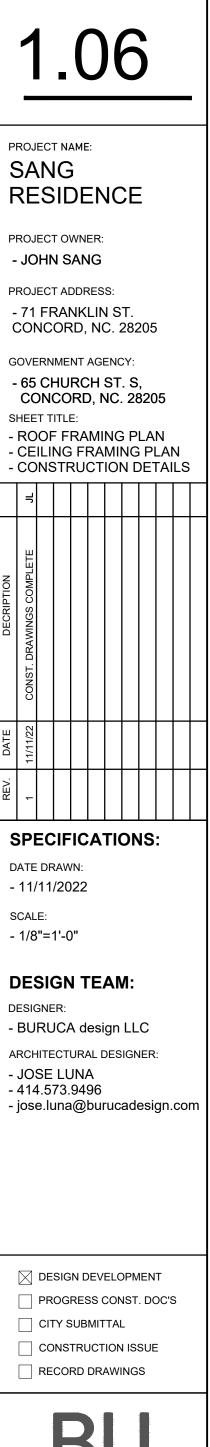


ROOF FRAMING PLAN SCALE: 1/8" =1'-0"



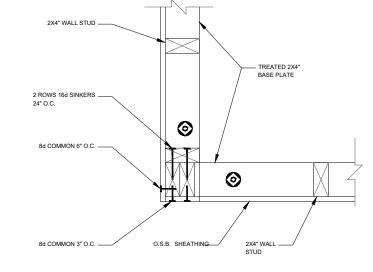


CEILING FRAMING PLAN SCALE: 1/8" =1'-0"

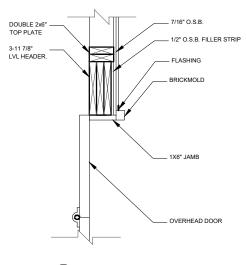


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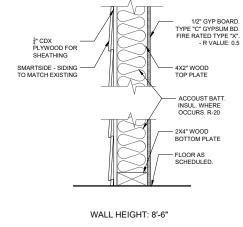


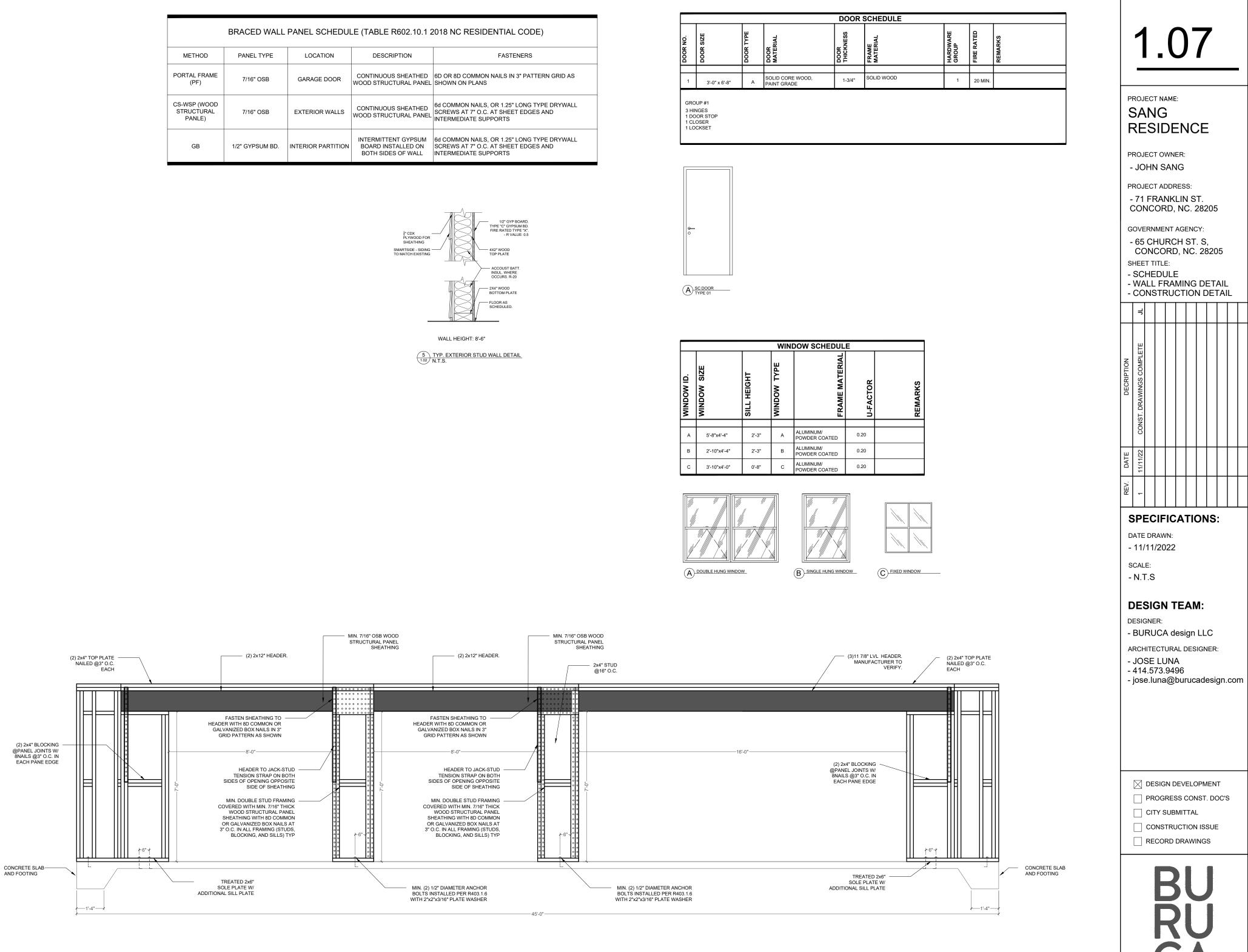
4 TYP. CORNERS FRAMING DETAIL 1.06 N.T.S.



B SECTION THRU OHD HEADER

BRACED WALL PANEL SCHEDULE (TABLE R602.10.1 2018 NC RESIDENTIAL CODE)									
METHOD	PANEL TYPE	LOCATION	DESCRIPTION	FASTENERS					
PORTAL FRAME (PF)	7/16" OSB	GARAGE DOOR	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	6D OR 8D COMMON NAILS IN 3" PATTERN GRID AS SHOWN ON PLANS					
CS-WSP (WOOD STRUCTURAL PANLE)	7/16" OSB	EXTERIOR WALLS	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	6d COMMON NAILS, OR 1.25" LONG TYPE DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS					
GB	1/2" GYPSUM BD.	INTERIOR PARTITION		6d COMMON NAILS, OR 1.25" LONG TYPE DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS					





GARAGE DOOR FRAMING DETAIL SCALE: 1/4" =1'-0"

DES\\GN

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port favorites B As Stocks Slide, Divi	C Caribbean Destinati 🗹 🤇	Clas C Scenario	p/JELD-WEN-29-375-in-x-56-5-in-W-2500-Series-Pr
			P Caribbean Destinati ClassMarker
The second secon	Lite Right-Hand Inswing Primed S	Ste C Import favorites As Stocks Slide, Divi.	
36 in. x 80 in. Premium Pan	Dess		
by Masonite **** (68)		JELD-WEN	. Di ul Wood Double Hung
Product Details	Specifications	29.375 in. x 56.5 in. W-2500 Se	eries Primed Wood Double Hung
		Window w/ Natural Interior an	nd Low-E Glass
		★★★★ (xi) ∨ Questions & Answers (25)	
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