HISTORIC DISTRICT COMMISSION
MEETING

Monday, February 8, 2021– 6:30 P.M.
Conference Room – City Hall
300 West Crowell Street - Monroe, NC

Item 1. **Call to Order – Roll Call**

Item 2. **Approval of Minutes – December 14, 2020**

Item 3. **Conflicts of Interest**

Item 4. **COA PLHR2021-000111 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian Spiers to construct a new home at 509A E. Talleyrand Avenue (Tax ID # 09-231-063A)**

Item 5. **Next Meeting: March 8, 2021**

Item 6. **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 to confirm your attendance.

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cc: Planning Staff
Mujeeb Shah-Khan
Ashley Duncan

HISTORIC DISTRICT COMMISSION MINUTES
MONDAY, DECEMBER 14, 2020 AT 6:30 PM
CONFERENCE ROOM - CITY HALL
300 West Crowell Street, Monroe, North Carolina

To be Approved at the January 2021 Meeting
Attendees to Sheri Laney on 12-15-20

D R A F T

ITEM 1: Call to Order.

Richard F. Ali, Chairman, called the meeting to order at 6:30 p.m. Keri Mendler called the roll.

Members Present:	Richard F. Ali, Bob Bullard, James Kerr, Jennifer Smith, Archie Morgan and Susan Sganga (alternate)
Members Absent:	Megan Woazeah
Staff Present:	Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; and Maryann Brown, Administrative Assistant (via Zoom)
Guests:	Francisco Garcia; Josh Helms and Bill Vosburgh

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the November 9, 2020 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Archie Morgan moved to approve the minutes of the November 9, 2020 meeting.
Second: James Kerr
Action: The motion to approve the minutes passed unanimously.

ITEM 3: Conflicts of Interest.

There were no conflicts of interest.

ITEM 4. COA21-15000017 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from

Jose Garcia for approval to remove the existing awnings, reinstall a previously removed window on the side elevation, replace metal siding with new wood siding on the sunroom, and replace wood siding with new fiber cement siding on the rear porch at the property located at 507 Everette Street (Tax ID# 09-231-087)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler and Francisco Garcia **c**ame forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from Jose Garcia for the property located at 507 Everette Street. She said the applicant has requested approval for the following projects:

1. Remove the existing awnings.
2. Reinstall a previously removed window on the side elevation.
3. Replace metal siding with wood siding on the sunroom.
4. Repair wood siding with new fiber cement siding on the rear porch.

Keri said at this time she would introduce the findings:

Findings:

1. The subject property located at 507 Everette Street is owned by Jose Garcia and is zoned R-10 (Residential-High Density). (Exhibit 1-2)

2. The property is located in the South Monroe Historic District. (Exhibit 3)

3. On October 28, 2020 the applicant applied for a COA to request approval of the following items: The applicant has requested approval for the following projects:
    1. Remove the existing awnings;
    2. Reinstall a previously removed window on the side elevation;
    3. Replace metal siding with new wood siding on the sunroom; and
    4. Replace wood siding with new fiber cement siding on the rear porch. (Exhibit 4-7)

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9)

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have and the applicant is here as well. She said one thing she wanted to mention is that there were no specifics on material or design regarding the window mentioned in the staff report. She said the Commission will have to clarify material and design of the window.

Chairman asked Mr. Garcia about replacing the metal siding with wood. He asked Mr. Garcia why he was replacing the other wood siding with hardi-board. Mr. Garcia explained that there would be HVAC running through the area. Chairman asked Mr. Garcia if he could put wood siding there as well. Mr. Garcia said yes he could do this.

Jennifer Smith asked Mr. Garcia if this was going to be a residential property for you to live in or investment property. Mr. Garcia said it is an investment property. He said he is hoping to have it on market by the end of next year.

Archie Morgan asked Mr. Garcia if the window that is covered up is going to stay that way. Mr. Garcia said that is where he is asking to put in a small window. He said the other side of the wall is where the shower is at. He said it would be the exact same size as the opening.

Jennifer Smith asked Mr. Garcia if the rest of the windows were wood. Mr. Garcia said yes.

Mr. Garcia said in the sunroom and back porch there is some kind of plastic material for the window, it is not glass at all. Jennifer Smith asked Mr. Garcia if he was replacing these windows. Mr. Garcia said yes.

Mr. Garcia said the awnings in the front are pretty rough looking. Jennifer Smith asked Mr. Garcia if he was planning to replace the awnings. Mr. Garcia said he is asking permission to just go ahead and get rid of the awnings. Susan Sganga said she did not think they added anything to the house. Chairman said they look out of place.

James Kerr asked Mr. Garcia about his sunroom on the east side of the house and if he planned on having those windows full length, from the floor to the ceiling, or would the window sills be the same as the front of the house. Mr. Garcia said he was trying to keep it the same exact way, full length windows all the way to the floor, the same size. He said just exactly where the metal is at with the wood paneling on the outside. He said the wood on the top would be carried all the way down. He said he does not know if this sunroom was there when the house was built. James Kerr said more than likely it was a screened-in porch. Mr. Garcia said with the HVAC, he is concerned that the refrigerant sweats so he is trying to get rid of that.

James Kerr said to Mr. Garcia that when he starts tearing it up he will probably find some clues as to whether the screen went down to the floor or whether it also had a solid balustrade, the same height as the window sills. He said to Mr. Garcia that he could probably let this be his guide as to whether your windows stop where the metal is now or go all the way down to the floor. Mr. Garcia said once we get to that part that is another option to turn it back the way it was. But, he said the issue would then be he would have to get rid of that HVAC.

Chairman asked Mr. Garcia if he was going to do the work. Mr. Garcia said no, he hired a general contractor.

James Kerr asked if there were any other porches. Mr. Garcia said it has a back entry, it kind of looks like a porch. He said it is like a hallway with a dryer and a washing machine connection.

Jennifer Smith asked Mr. Garcia what condition the roof was in. Mr. Garcia said the roof is actually in pretty good shape. He said from what he can tell it was reroofed no later than three or four years ago.

Susan Sganga said to Mr. Garcia that he is going to help that street a lot. Mr. Garcia said he is trying to keep it a really nice house. He said they are going to paint the red brick white. Keri said to Mr. Garcia that he cannot paint brick. She said it can be repaired but not painted. She said if it is currently painted then it can be repaired and painted over.

Chairman asked if there were any further questions or comments.

Archie Morgan said we need to clarify the bathroom window. James Kerr asked Mr. Garcia if it would be the same size and double-hung. Mr. Garcia said the same size as the opening and it would be the exact same material that the house has. He said it would be the kind of window that you cannot see through and you cannot open it. He said it is behind the shower.

Jennifer Smith said to Mr. Garcia that instead of using the cement siding you were going to use the hardi-board. Mr. Garcia said he was going to use the wood to keep it all the same. Keri said to Mr. Garcia, just to be clear, on the application it said that the metal siding would be replaced with new wood siding and then it said that you were going to replace the wood siding on the rear porch with fiber cement. She asked Mr. Garcia if he was saying that he agreed to use just wood. Mr. Garcia said yes.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA #21-15000017 to approve or deny.

Motion: James Kerr moved that the Historic District Commission find as fact that the proposed project, at 507 Everette Street, if constructed according to the guidelines and with the changes that the homeowner agreed to, that it would be all wood and no hardi-plank, is congruous with the character of the district because the guidelines state the use of similar materials in siding and windows. Also, the applicant is requesting to remove awnings that were not original, and replace the bathroom window with a similar double-hung wood window to match the rest of the fenestration. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.
Second: Jennifer Smith
Action: The motion to approve passed unanimously.

Motion: Archie Morgan said based on the preceding findings of fact, he moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant regarding the proposals as shown in COA application #21-15000017, such certificate to be subject to the conditions contained in the previous motion of the findings of fact.
Second: Jennifer Smith
Action: The motion to approve passed unanimously.

ITEM 5. **COA PLHR202000237 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from William Vosburgh for approval to replace the tin shingle roof with either an asphalt shingle roof or a stone coated metal shingle made by Roser at the property located at 314 E. Houston Street (Tax ID# 09-231-115)**

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, William Vosburgh and Josh Helms came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from William Vosburgh to replace a tin shingle roof at 314 E. Houston Street with either an asphalt shingle

roof or a stone coated metal shingle made by Roser. She said at this time she would introduce the findings:

Findings:

1. The subject property located at 314 E. Houston Street is owned by William and Diane Vosburgh and is zoned R-10 (Residential-High Density). (Exhibits 1, 2)

2. The property is located in the South Monroe Historic District. (Exhibit 3)

3. On November 13, 2020, the applicant submitted a COA application in order to request approval to replace the existing tin shingle roof with either asphalt shingles or stone coated metal shingles. (Exhibits 4-7)

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9)

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have and Mr. Vosburgh and Mr. Helms are also here to answer any questions.

Chairman asked Mr. Vosburgh if the reason you are replacing the roof is because of the condition of the roof. Mr. Vosburgh said they moved into the house in February 1985. He said the roof was not in great shape at that time. He said they had it painted 4-5 times. He said he knows the Commission is not wild about asphalt shingles but he had to bring it up because it is so much cheaper. He said Mr. Helms will tell you about the other shingles. He said the roof leaks in a number of different places. He said they had tar put on in the back and after the hurricane in September of 2018, they had water actually come down in the laundry room on the first floor. He said it is a big house and they love it. He said they would like to keep it in decent shape. He said they are taking a second mortgage to put the roof on.

Chairman asked Mr. Vosburgh if his roof was painted several times. Mr. Vosburgh said about 4-5 times. Keri explained that the roof was painted with a silver paint and it washed off so they had it scraped.

Chairman said he knows that there are elastomeric coatings for metal roofs that are fibrous materials. Keri said that Mr. Helms might give us some more specifics on roofing.

Mr. Helms came forward and said that the issue with Mr. Vosburgh is that he had it painted four (4) times since they bought the property but the problem with that is that there is lead paint. He said when you put lead paint on anything it chips and flakes and you have the rust that takes place, oxidation, etc. He said there is no primer on the market, never has been, that will seal it and apply it correctly so that your next coating of paint will actually adhere.

Archie Morgan said he had a few questions. He asked if this Commission has been down this road before when replacing a tin roof with asphalt shingles. Keri said yes, and slate roofs as well. She said it was typically not approved by this Commission.

Mr. Helms provided a history of shingles and passed around a shingle design---a piano-style shingle (the stone coated metal shingle). He said they spent 2.5 years patching and repatching the roof. He said he didn't even want to think about what they had already put into this house trying to preserve it.

Archie Moore asked if they still make those shingles. Mr. Helms said he had a price of $27,000 just for materials. Mr. Vosburgh said if you could have them remanufactured, using a template, it would probably be about $29,000 to $30,000.

Archie Morgan said it is a shame they don't make a shingle that mimics that look. He said he is not apt to approve an asphalt looking roof to replace a tin roof. Mr. Helms said he is not for an asphalt shingle either. Mr. Morgan said that has been what was passed around. Mr. Helms said that is the stone coated metal shingle. Mr. Morgan said if it is on the house it will look like asphalt.

Jennifer Smith said that it bothers her that for several years this Commission has been approving metal roofs. She said we have been telling people that we don't care what you put up there as long as it is metal. She said it doesn't even go with the architectural look of the house or the aesthetics of it. She said people were sticking these commercial metal roofs on these historical Victorian-looking homes and it looks horrible. Keri said this Commission has solved this problem with the guidelines update.

Jennifer Smith said there are several homes that have commercial metal roofs and just because it is metal, she would rather see a beautiful architectural shingle.

Chairman said that in the Historic District we do not make personal decisions. He said the Commission makes decisions on the approved guidelines for the district to keep things congruous. He said nowhere in our roof guidelines does it call for changing materials or design. He said if replacement of the entire roof surface is necessary due to deterioration, it must be replaced in-kind, matching the original in design, dimension, detail, texture, color and material. He said he did not see a way around the guidelines to change it to asphalt shingles.

Jennifer Smith said she thought this can be approved case-by-case. Keri said the Commission can make a decision on a case-by-case basis, but you have to back that up with why it would be okay in this situation and maybe not okay in another situation. She said it has to be specific for this.

Ashley Britt said the Commission can consider compatible, substitute materials only if using the original material is not feasible. She said that would be up to your discretion. Jennifer Smith said this is not feasible any more, they do not make it. Mr. Vosburgh said that is correct. Mr. Helms said they may make it but you are talking $45,000 - $50,000. He said he is confused about what are the actual concerns. He said we have tried to repair the roof for over two (2) years. He said the problem is not necessarily the work they have had done, but the work that was done prior to them living there. He said the lead paint problem was never addressed. He said now there is a circumstance where there is no direct involvement.

Archie Morgan said our decisions need to be fairly cut and dry, and the language is matching the original in design, dimension, detail, texture, color and material. He said that those are the rules we have to go by.

Mr. Vosburgh asked if the guidelines cover anything if it is not available. Keri said in the past, under similar situations, the Commission may not have approved the material that was requested but if there

was a tin shingled roof, we have approved the standing seam metal roof since it does preserve that metal look. She said that would be up for consideration if you are interested.

Bob Bullard said, as you may recall, when we revised our guidelines, the ladies from the State were somewhat shocked that we had allowed all this standing seam roofing. Keri said they were more concerned about the multi-rib so we addressed that in the guidelines. She said you cannot do multi-rib anymore but that doesn't specifically mean you couldn't do standing seam. She said it is an option.

Bob Bullard said at least two (2) houses that he is familiar with that have that type of stamped, tin roof [could not hear, several people talking].

Chairman asked Mr. Vosburgh if he had looked at the fibrous coatings that are designed….Mr. Helms said lead paint that was put on prior to any coatings is the issue. He said when lead paint is mixed with paint there is not a primer available that you can actually put onto this metal.

Bob Bullard asked Mr. Helms if what we are seeing is lead-based paint. [did not hear, several people talking].

Archie Morgan said as a Commission we have guidelines. He said we also tend to be as friendly as we can and we appreciate work being done in the Historic District. He asked Keri to help us find a solution. He said he would not want to spend $30,000-$40,000. He said the picture that James is showing of a metal roof is what Jennifer is saying that just because you replace a roof with metal doesn't mean that it will look good and preserve the character of that particular house.

Archie Morgan asked if they make any kind of metal roof that is not overpriced. Jennifer Smith said the Shutes replaced the roof over on Franklin Street and their insurance covered it. She said to do the exact cookie-cutter punched tin that was on the house cost $80,000 and their insurance paid for it. She said regular people cannot do that.

Archie Morgan asked Mr. Vosburgh if there was hurricane damage. Mr. Vosburgh said he made a claim but they pointed out to him that they had written the claim off because of the age of the house.

Archie Morgan said he did not want to drive by that house and see a shingled roof. He said he did not care if there is metal underneath if what is on top looks like an asphalt shingle.
Chairman said he has to believe that there are other solutions. Archie Morgan said he is in favor of tabling this request to see if they can find another shingle that is reasonably priced.

Mr. Vosburgh said that Jon Richardson of Windsor and Church has remanufactured shingles on his roof. He said he does have some spare ones that he would be willing to sell him but he is not sure he can afford them.

Discussion took place among the members.

Keri reminded everyone that since this is a public meeting, please keep the sidebar conversations to a minimum so everyone can hear one conversation.

Chairman said he is having some difficulty considering the application as submitted. He said he does not know if there are other solutions available that haven't been explored.

James Kerr asked Mr. Vosburgh if he would consider a friendly gesture on the Board's part to either table the request and research to find something that is more in keeping with your budget and at the same time

match the style and spirit of a stamped metal roof. He said I can tell you something not to look like is 205 S Hayne Street which goes back to the compromises of what was done in the past and which now has a very commercial looking roof.

James Kerr said to Mr. Vosburgh if you were to describe the architectural details of your house, more than 50% of it is your gabled roof.

Keri said the house James is talking about had the roof approved prior to the guidelines being updated to restrict multi-rib. She said there are a number of houses that do have the multi-rib metal roof in the district which is why we added that in the guidelines. She said we did not want any more homes with multi-rib but there was no specific guidance on it.

James Kerr said this caused a great deal of pause and caution to not consider these types of metal roofs and if you were on Hayne Street it is to the left of the Ellen Fitzgerald Center.

Mr. Helms said what if he could find Mr. Vosburgh a tin shingle but it was not the same design as on his house now. James Kerr said if you can find a stamped tin shingle that looks like a metal roof that doesn't look like a barn or outbuilding because as Mr. Morgan and the others were saying

Mr. Helms said right, but if he can get another shingle, the same dimensions on his house now, and he does not know what the stamp might be, would that be approved.

Archie Morgan said we can't approve the shingle without seeing it.

Discussion was held on tabling this request for 30 days.

Chairman said we can do one (1) of three (3) things tonight:

1. Approve the COA application as submitted.
2. Deny the COA application as submitted.
3. Table the request.

Chairman said if tabled, we will give you 30 days to come back to this meeting and present your new proposal with samples of the materials. He said at that time we have two (2) options: approve or deny. He said as of tonight, there is no sending us a picture and us going by a picture to approve. He said there are certain procedures we have to follow; we do not make the rules up ourselves.

Mr. Vosburgh said that would be fine. He said he would rather have the 30 days to work on this than to have it turned down.

Chairman said he is not sure he understood earlier of what was said about the roof not being coated. He said he has a metal roof on his house. He said he did not put lead paint on his roof. Mr. Helms said Mr. Vosburgh had lead paint on his roof probably in the 1960s or 1970s. He said that is why these new coatings never adhere to the shingles.

Chairman asked if someone would like to make a motion to approve, a motion to deny or a motion to table.

Jennifer Smith said if everything goes positive and we find a roof that's acceptable to replace tin, what is the environmental impact of removing a lead roof. Mr. Helms said it would have to be recycled correctly. Jennifer Smith asked about the neighbors. Mr. Helms said as it comes off it gets bagged.

Archie Morgan said there are procedures in place, just like asbestos.

Motion: Archie Morgan made a motion to table COA PLHR202000237 to the January 11, 2021 meeting in the hopes of finding an appropriate roof replacement, without further advertising.
Second: Richard Ali
Action: The motion to approve passed unanimously.

ITEM 6. Other

Archie Morgan asked Keri if she had any updates on some of the homes that were brought up at the last few meetings, such as the yellow house on Washington Street/Lancaster Avenue. Keri said it is being handled by Code Enforcement. She said if you would like, she can give you Robert Rushing's card. She said he is the Code Enforcement Officer working on that. Mr. Morgan asked Keri how long does Code Enforcement take to complete a case. Keri said she is not sure since it is not her division.

Archie Morgan asked Keri about the house at the very end of Church Street and Sunset Drive. He said they are running a painting business out of this house. She said she sent them a letter, talked with them, and when she went by the last time it was not there. Mr. Morgan said he goes by every day and they are painting vans. Keri said she would keep an eye on this house.

Archie Morgan asked Keri about the tree guy on the corner of Church Street and Green Street. He said it is a tree company. Keri clarified if it was a tree company or a landscape business. Mr. Morgan said they haul the stuff from work back to the house for the City to pick up. Keri said she will have to check on this. She said Code Enforcement was also working on this. Mr. Morgan said these are people that are threatening some members of this Commission. He said there has been some threatening behavior. Keri said this is a public meeting and is public record. She said what is discussed is in the minutes so they can ask for a copy of the minutes or recording. She said otherwise we don't typically tell whoever is calling. Mr. Morgan said he knows that but somehow they know.
Chairman said this was brought up several meetings ago, in July. He said then we had the meeting after that with Lisa Stiwinter. He asked what is the procedure. He said at that point there was no activity going on in that house. He said this violated the home occupation ordinance. He asked what has been done since then. Keri said the last she heard was that Lisa and Robert talked to the home owner and he said he would move his equipment out of there and not operate from his house. She said similarly, she spoke to the painting contractors and they said they would not park there anymore. She said if we cannot see it we cannot send them a violation.

Ashley Britt said this is not in the purview of the Historic District. Keri said these are Code Enforcement violations or zoning violations issues, not necessarily the Historic District.

Archie Morgan said the City is not getting out early enough to catch these folks.

ITEM 7. Next Meeting

Chairman said the next meeting is scheduled for January 11, 2021 at 6:30 p.m.

ITEM 8. Adjournment.

Motion: Bob Bullard made a motion to adjourn this meeting.
Second: Archie Morgan
Action: The motion to adjourn passed unanimously.

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board

STAFF REPORT
Project # PLHR 2021-000111

TO: Historic District Commission Members

DATE: February 8, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request 509A E. Talleyrand Avenue

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SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness to construct a new home at 509A E. Talleyrand Avenue.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	1-12-21
Name of Petitioner:	Brian Spiers
Location:	509A E. Talleyrand Avenue
Tax ID #:	09-231-063A
Lot Size:	0.23 acres
Zoning Classification:	R-10 (Residential- Low Density)

GENERAL INFORMATION

It appears this lot has been vacant since at least 1991.

RELEVANT DESIGN GUIDELINES

New Construction (pg. 65)

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent guidelines in the District Setting Section.
   The applicant is proposing the house will have a 42-foot front setback, the houses on either side of this house have front setbacks of approximately 30-feet. Other houses on this street have varying front setbacks ranging from approximately 21 feet to 42 feet.

2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
   The applicant is proposing the front of the house to face the street.

3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
   According to the Topographical maps, this lot is fairly flat.

4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
   It does not appear the position of the house will require the removal of any large trees.

5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
   The applicant is proposing this house will be 1,164 heated square feet with a 25-square foot covered entry and a single car garage that is 259 square feet. Houses on this street range from 918 square feet to 4,332 square feet in size.

6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
   The applicant is proposing hardi-cement siding, wood shutters, wood windows and doors including the garage door, and a brick foundation. The applicant is proposing asphalt shingle roofing; all homes on this block of the street have asphalt shingle roofs.

7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
   The applicant is proposing the house have a mixture of 1 over 1, 2 over 2, and 4 over 4 window design, the houses on this street have a variety of window designs including but not limited to 1 over 1, 2 over 2, 4 over 1, and 6 over 6.

8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
   The applicant is proposing a 1-story home that has the appearance of 1-1/2 stories. The National Register lists the majority of the homes on this street as one-story homes. The styles vary from bungalow, classical revival, and ranch styles.

9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking (pg. 29)

1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
   The applicant is proposing a concrete driveway located to the right of the house and a walkway from the driveway to the front entrance. All of these will be stained an earth tone color.

2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
   There do not appear to be any large trees or significant site features located in the proposed driveway area.

3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
   The applicant is proposing a concrete driveway located to the right of the house and a walkway from the driveway to the front entrance. All of these will be stained an earth tone color.

4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.

5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
   There is no existing sidewalk along this section of the street.

6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.
   The applicant is proposing to construct the driveway to the right of the house.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 509A E. Talleyrand Avenue is owned by BWB2, LLC and is zoned R-10 (Residential-High Density) (Exhibit 1, 2)

2. The property is located in the South Monroe Historic District. (Exhibit 3)

3. On January 12, 2021, Brian Spiers, on behalf of BWB2, LLC submitted an application to construct a new house. The house will be 1,164 heated square feet with a 25-square foot covered entry, and a 259-square foot single car garage. The house will be constructed with hardi-cement siding, wood shutters, wood windows and doors including the garage door. The windows will be wood and will have a mixture of 1 over 1, 2 over 2, and 4 over 4 window design. The roof will be asphalt shingles. The driveway will be constructed of concrete and will be stained an earth tone as well as the walkway leading from the driveway to the porch. (Exhibit 4-6)

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7)

CONCLUSIONS

The proposed construction of a new home as presented (is/is not) congruous in concept according to the *New Construction* and *Walkways, Driveways, & Off-street Parking* guidelines of the *South Monroe Historic District Guidelines:*

New Construction (pg. 65)

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent guidelines in the District Setting Section.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.

6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking (pg. 29)

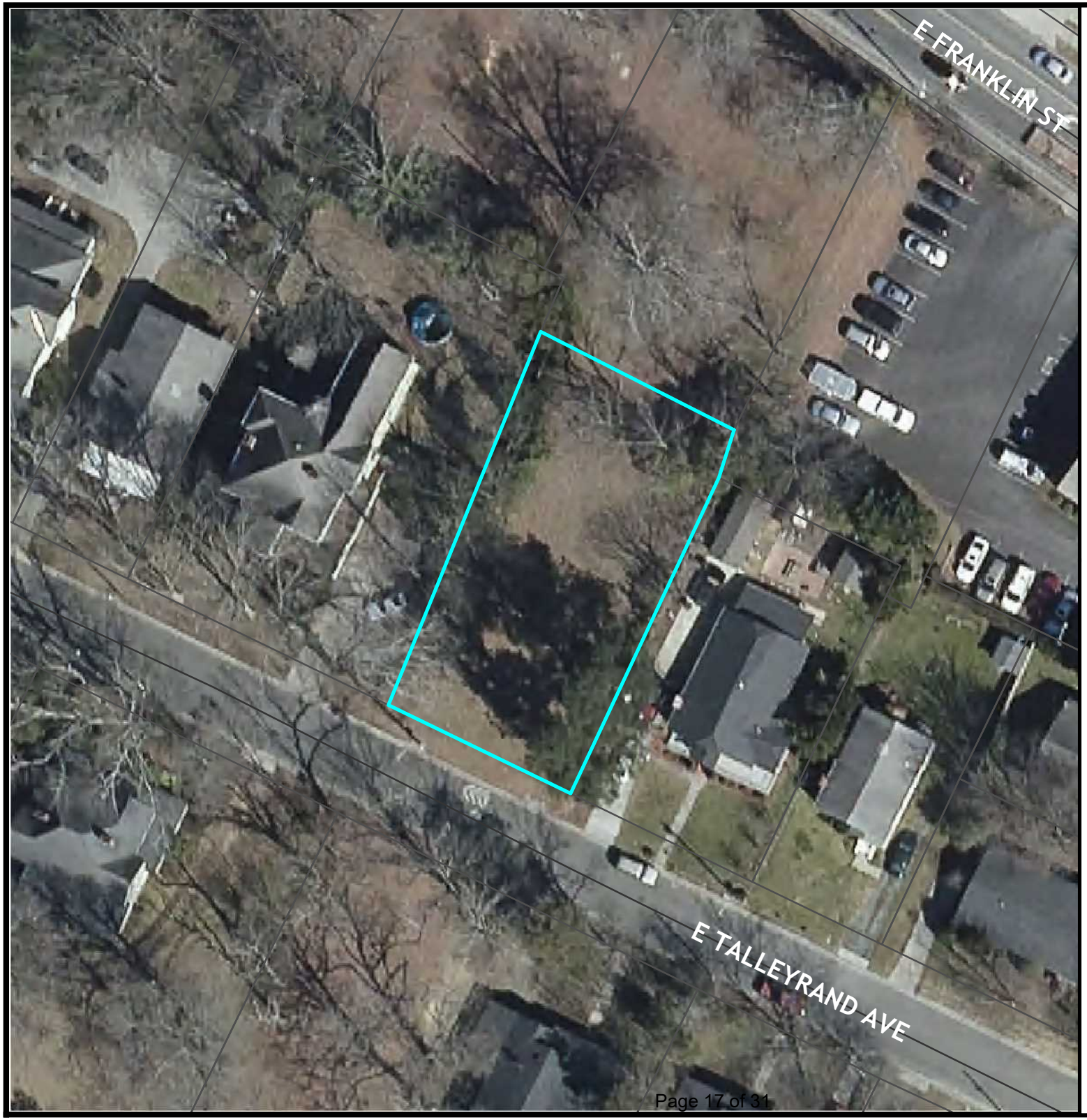
1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Elevations and Plans
6. Materials
7. Site Plan
8. APO List
9. APO Map

Prepared by: KEH 1-22-21



City of Monroe
Where Heartland Meets High Tech

Ortho Map

PLHR 2021-000111

Legend

Centerlines

Parcels

Existing: R-10
(Residential- High Density)

Owner: BWB2, LLC

Acres: .23

N
W E
S

0 40 80
Feet

City of Monroe
Where Heartland Meets High Tech

Zoning Map

PLHR 2021-000111

Legend

Centerlines

Parcels

Existing: R-10
(Residential- High Density)

Owner: BWB2, LLC

Acres: .23

N
W E
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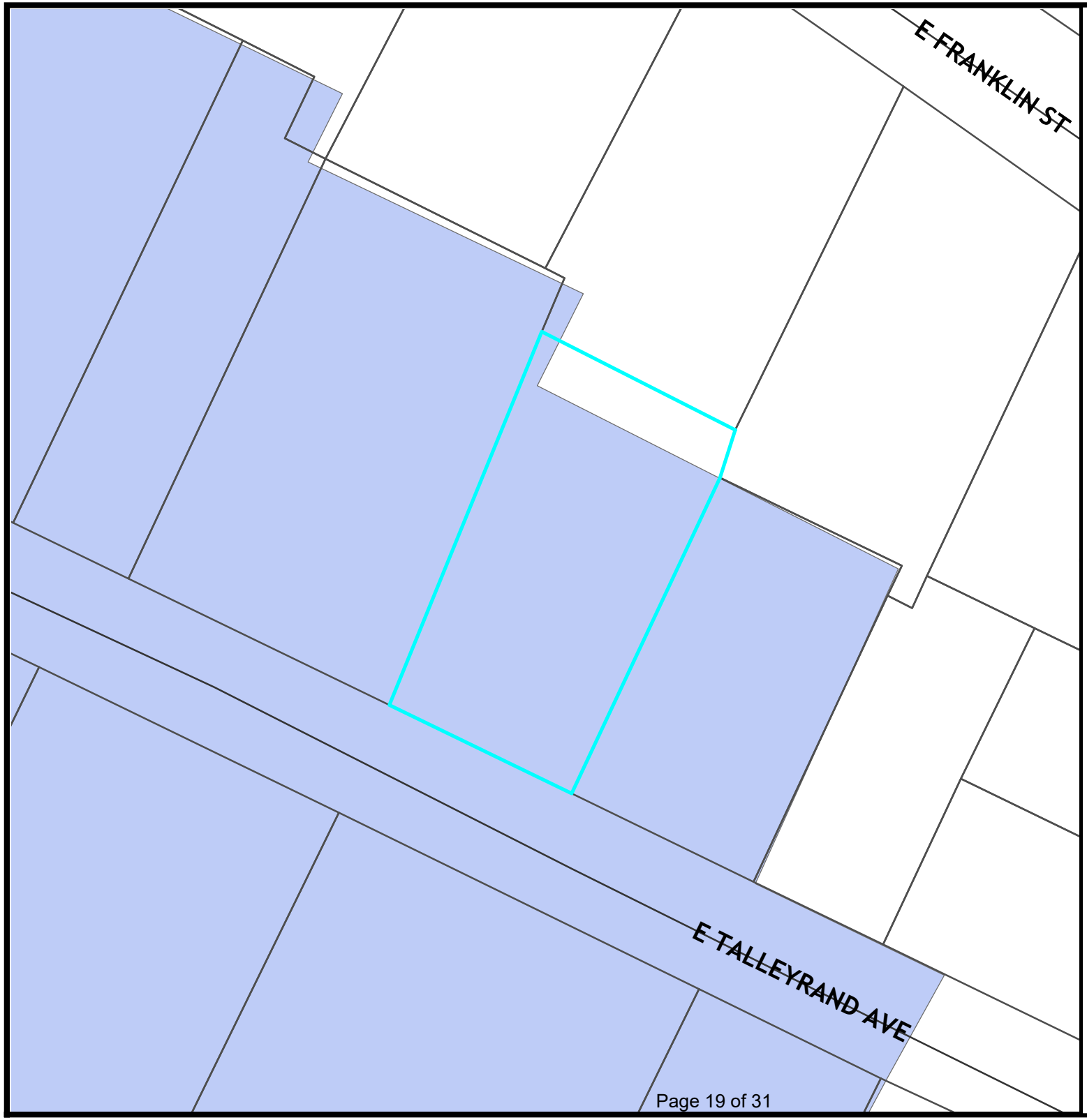
0 40 80
Feet



City of Monroe
Where Heartland Meets High Tech

Historic District Map

PLHR 2021-000111

Legend

Centerlines

Parcels

Existing: R-10
(Residential- High Density)

Owner: BWB2, LLC

Acres: .23

N
W E
S

0 40 80
Feet

Monroe
North Carolina

HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____
Application No: _____
Approved: _____Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 509 1/2 E Talleyrand Ave
   Applicant's name: BWB2 LLC
   Applicant's address: P.O. Box 128 Wathaw 28173
   Applicant's telephone number: 704-363-2575
   Applicant's email address: Brian@faithof3.com
   Applicant's FAX number: _____
   Property Tax identification number: 092-310-63A

2. The property is owned by (*if different from above*) _____
   Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: New home
   Please provide a brief description of the project: _____

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development , 300 W. Crowell Street).

Brian Spiers / BWB2
Applicant– Printed

Brian Spiers
Applicant– Signed

1-12-21
Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.

Revised 12-22-15

Exhibit 4

The Crystal Plan

507 East Talleyrand Avenue

Monroe, NC 28112

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507 East

Index of Drawings:

Cover Sheet

2 - Foundation Plans

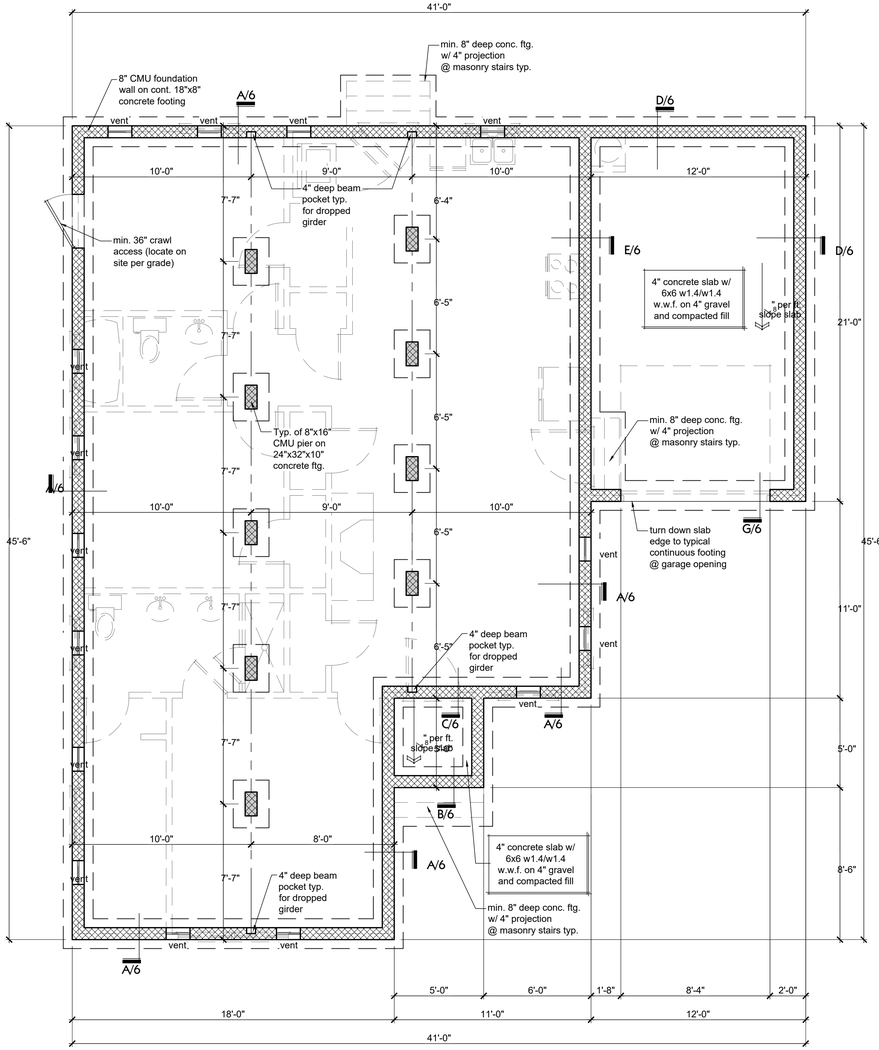
3 - Main Level Floor Plans

4 - Roof & Electrical Plan

5 - Exterior Elevations

6 - Details

7 - General Notes



Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing. fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2½"long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

Foundation Plan

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

NORTH CAROLINA PROFESSIONAL SEAL 041509 ENGINEER KEITH J. WHEELER

NORTH CAROLINA RESIDENTIAL STRUCTURES PC No. 3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

CRAWL SPACE VENTILATION:

Note: 16"x8" screened foundation vent = .50 sq.ft.
Vented area required: 1 sq.ft. per every 150 sq.ft. of crawl space.

CALCULATIONS:
crawl space 1,073 sq.ft. divided by 150 sq.ft. = 7.2
7.2 sq.ft. required vented area
7.2 sq.ft. required vented area divided by .50 sq.ft. = 14.4
15 required vents needed
number of vents provided on plan = 14

Contractor must provide POWER VENTILATION

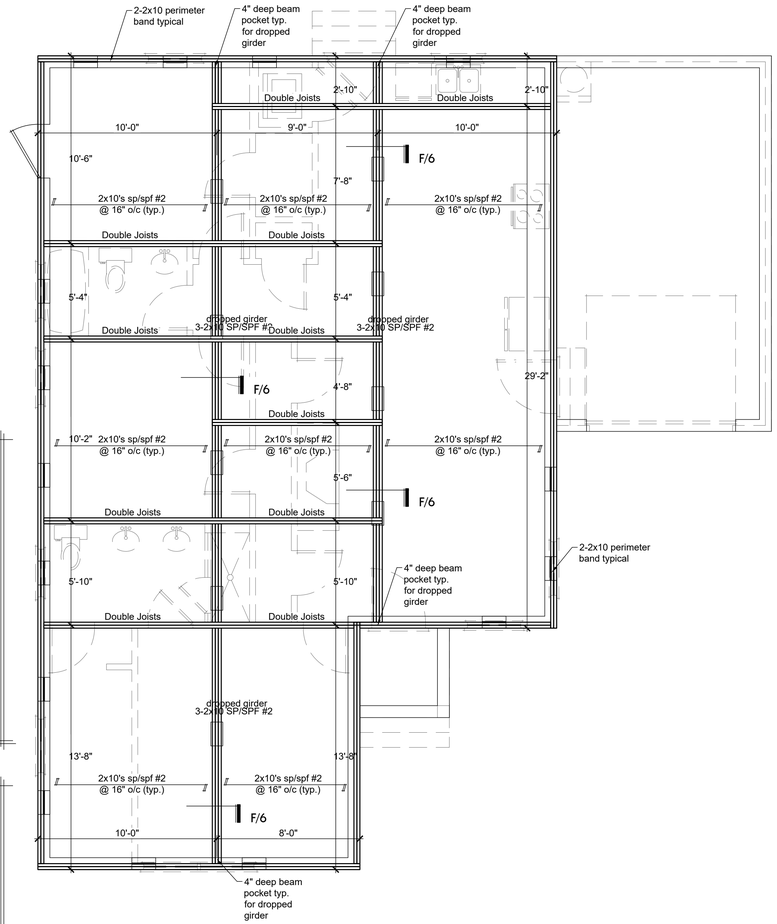
OR

Per NCBC R408.1.1; the total area of ventilation openings may be reduced to 1/1500 of the crawl space ground area where the required openings are placed so as to provide cross-ventilation of the crawl space.

crawl space 1,073 sq.ft. divided by 1500 sq.ft. = 0.72
0.72 sq.ft. required vented area
0.72 sq.ft. required vented area divided by .50 sq.ft. = 1.44
2 required vent needed number of vents provided on plan = 14

Foundation Notes:

1) All first floor framing to be 2x10 floor joists spf #2 @ 16" o/c unless noted otherwise or equivalent (direction indicated on plan).
2) Install double joists under all parallel partition walls & separate 3 ½", unless noted otherwise.
3) All point loads from the first floor must be transferred down through to the girders / piers with an equal amount of solid squash block material.
4) Perimeter foundation wall to be 8"x16" CMU block unless noted otherwise.
5) Perimeter footing to be 18"x8" continuous (3000 psi) concrete footing, unless noted otherwise.
6) Interior girders to be dropped 3-2x10 SYP unless noted otherwise.
7) Interior piers to be 8"x16" CMU w/ 24"x32"x10" concrete footing unless noted otherwise.
8) Perimeter band to be (2) 2x10 SPF #2
9) Garage slab to be 4" thick concrete slab (3000 psi) with
10) All 16" x16" piers to be filled solid w/ 2000 psi grout
11) Install ½" anchor bolts @ 72" o/c and within 12" of corners, embed anchor bolts minimum 7" into masonry.
12) Min. 2000 PSF Soil Bearing Capacity Typical.
13) All concrete to be 3000 psi (min)



Foundation Framing Plan

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

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507 East

ISAACS BEES
IB RD

Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title:	Foundation Plan & Details
Revisions:	
Drawn by:	IB
Checked by:	**

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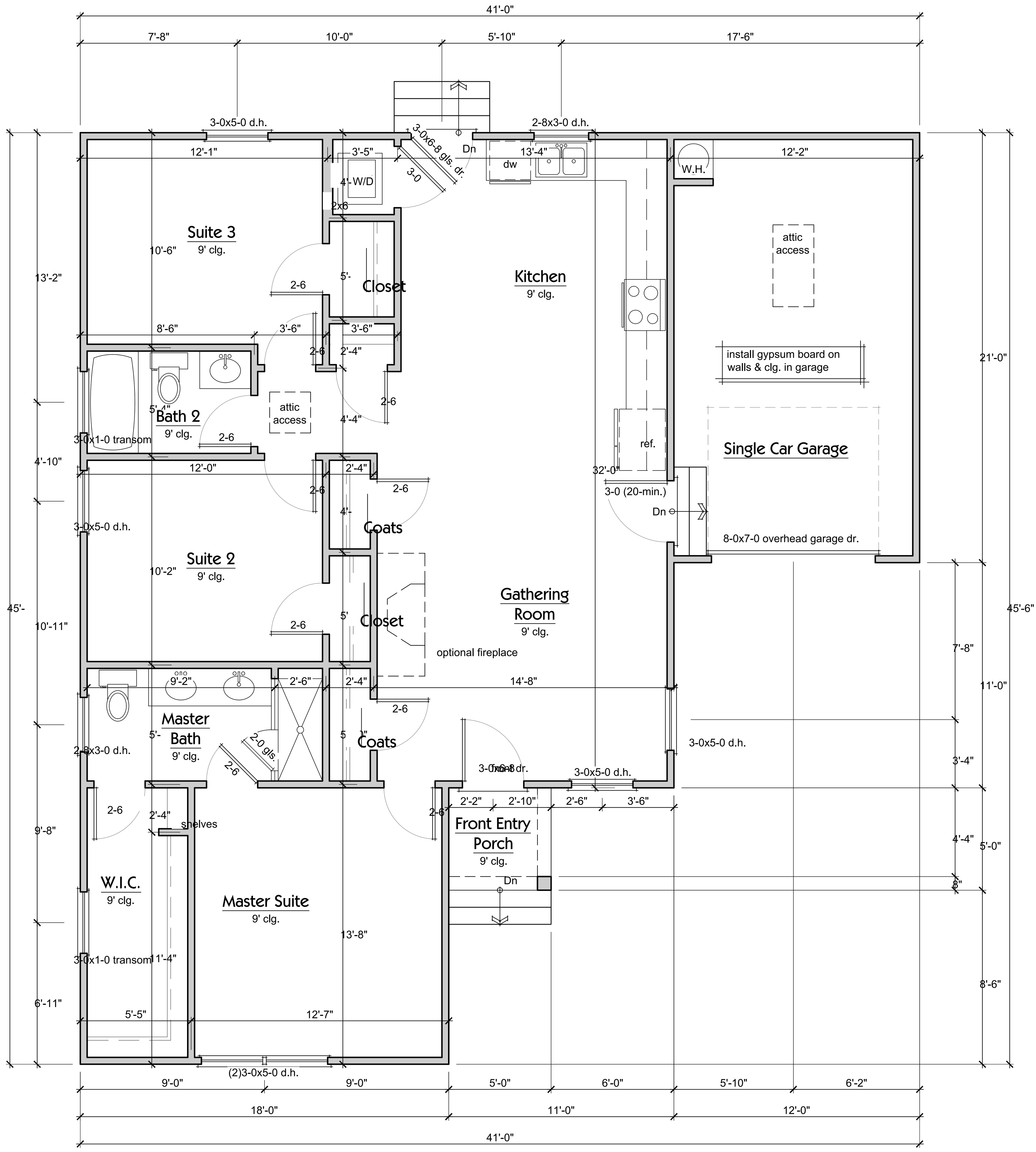


Square Footage

Framed	
Main Level Heated	1,164 Sq.Ft.
Total Heated	1,164 Sq.Ft.
Single Car Garage Covered Entry	259 Sq.Ft. 25 Sq.Ft.
Total Unheated	284 Sq.Ft.
Total Under Roof	1,448 Sq.Ft.

Main Level Notes:

* All angled walls are 45° u.n.o.
* All doors and cased openings on this level to be 6'-8" tall u.n.o.
* At least one window will need to meet the requirements of section R310 in all sleeping rooms

Main Level Floor Plan

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

Main Level ceiling framing notes:

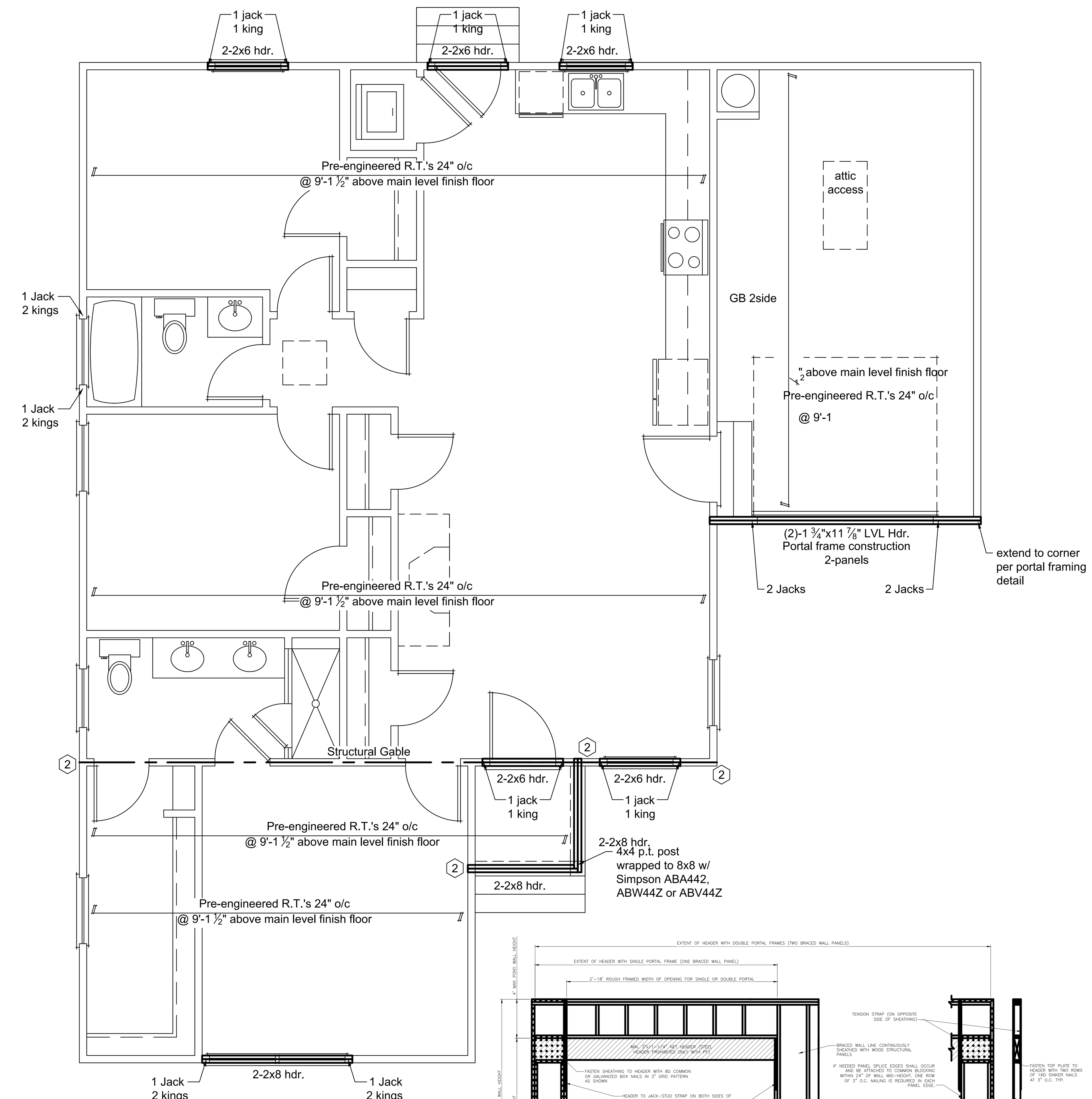
1. all exterior walls to be sheathed w/ $\frac{7}{16}$"osb attached to framing w/ 8d nails at 6" o.c. edge and 12" o.c. field. provide blocking at all panel splices.
2. all exterior wall headers to be 2-2x8 (spf#2) w/ (1)jack @ each end and (1)king stud per every 3'-0" width of total header span @ each end u.n.o,
3. all interior load bearing wall headers to be 2-2x8's (spf#2) u.n.o. w/ (1)jack @ each end u.n.o.
4. add an extra joist/truss under all parallel partition walls
5. transfer all point loads from above through the first floor w/ an equal amount of stud material
6. all headers noted to be portal framed per method "pf" shall be in accordance figure provided.

(#) = number of studs. studs to be same size as associated wall framing studs u.n.o. **note: stud counts do not account for king studs.** see framing notes above for king stud requirements.

r.t. = roof trusses per manf. @ max 24" o.c. truss design to have no intermediate bearing (u.n.o.)

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing. fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2½"long x 0.113" diameter nails) to meet or exceed the intent of the 2018 North Carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

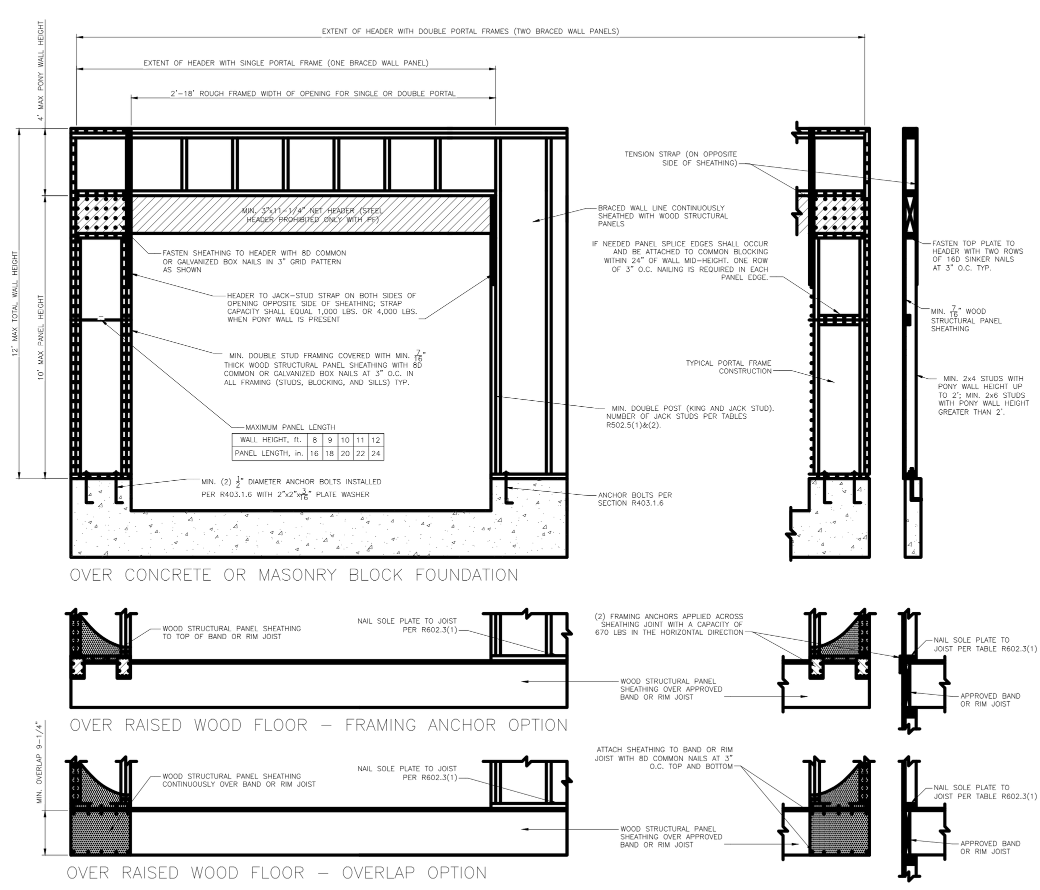


RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

Exterior wall height (h)	Stud size/ spacing
h < 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 18'	2x6 @ 16" oc
h >18'	Consult eng.
Garage wall to be 2x6 @ 16" o.c. if exceeding 10' in height	

KING STUD CHART

OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 each end
3' < W ≤ 6'	2 each end
6' < W ≤ 9'	3 each end
9' < W ≤ 12'	4 each end
12' < W ≤ 15'	5 each end
18' < W ≤ 21'	6 each end
15' < W ≤ 18'	7 each end



A3 Method "PF" Portal Frame Construction

not to scale

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4"x 9 1/4" LVL	HGUS410
2-1 3/4"x 9 1/2" LVL	HGUS410
2-1 3/4"x 11 1/4" LVL	HGUS412
2-1 3/4"x 11 7/8" LVL	HGUS412
2-1 3/4"x 14" LVL	HGUS414
2-1 3/4"x 16" LVL	HGUS414
2- 1 3/4"x 18" LVL	HGUS414
3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
3-1 3/4"x 14" LVL	HGUS5.50/14
3-1 3/4"x 16" LVL	HGUS5.50/14
3-1 3/4"x 18" LVL	HGUS5.50/14
4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
4-1 3/4"x 11 7/8" LVL	HGUS725/12
4-1 3/4"x 14" LVL	HGUS7.25/14
4-1 3/4"x 16" LVL	HGUS7.25/14
4-1 3/4"x 18" LVL	HGUS7.25/14

*All hangers by Simpson Strong -Tie Co. Inc. (Brand-Name equivalents acceptable)

Main Level Clg. Framing Plan

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

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507 East

Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title: Main Level Floor Plans	
Revisions:	
Drawn by:	IB
Checked by:	**

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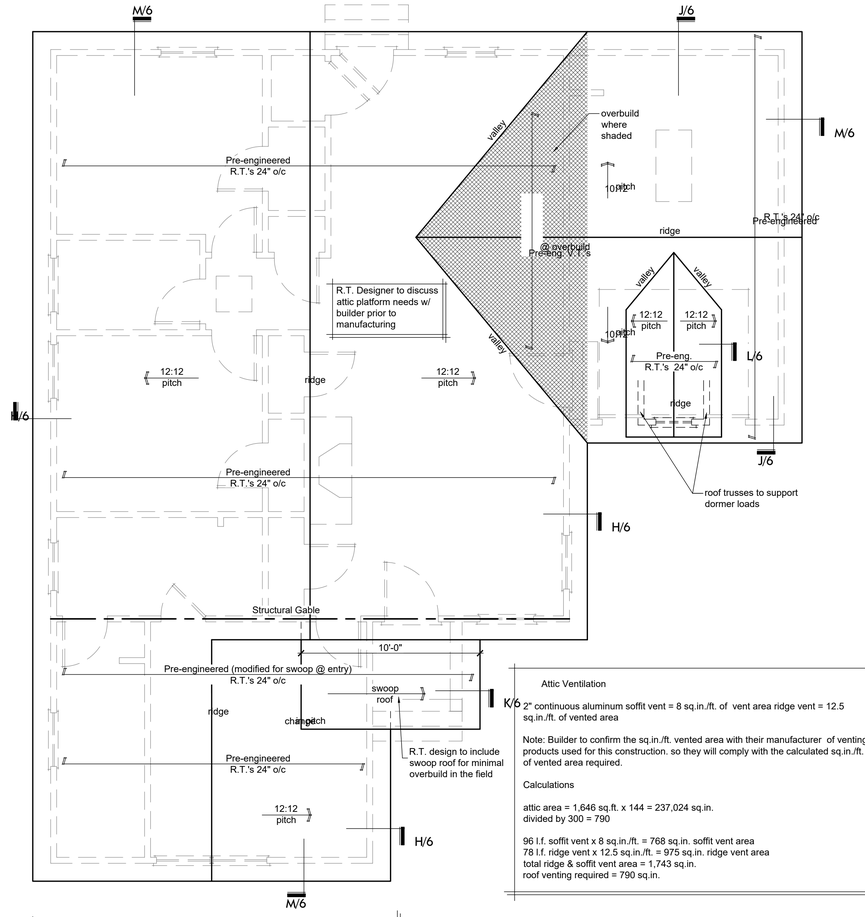


Attic Ventilation

2" continuous aluminum soffit vent = 8 sq.in./ft. of vent area ridge vent = 12.5 sq.in./ft. of vented area

Note: Builder to confirm the sq.in./ft. vented area with their manufacturer of venting products used for this construction. so they will comply with the calculated sq.in./ft. of vented area required.

Calculations

attic area = 1,646 sq.ft. x 144 = 237,024 sq.in.
divided by 300 = 790

96 l.f. soffit vent x 8 sq.in./ft. = 768 sq.in. soffit vent area
78 l.f. ridge vent x 12.5 sq.in./ft. = 975 sq.in. ridge vent area
total ridge & soffit vent area = 1,743 sq.in.
roof venting required = 790 sq.in.

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing. fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2½"long x 0.113" diameter nails) to meet or exceed the intent of the 2018 North Carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

ROOF NOTES

R.T. = ROOF TRUSSES PER MANF. @ MAX 24" O.C. TRUSS DESIGN TO HAVE NO INTERMEDIATE BEARING (U.N.O.)

G.T. = GIRDER TRUSS PER MANF.

V.T. = VALLEY TRUSS

Trusses to bear on exterior walls only u.n.o.

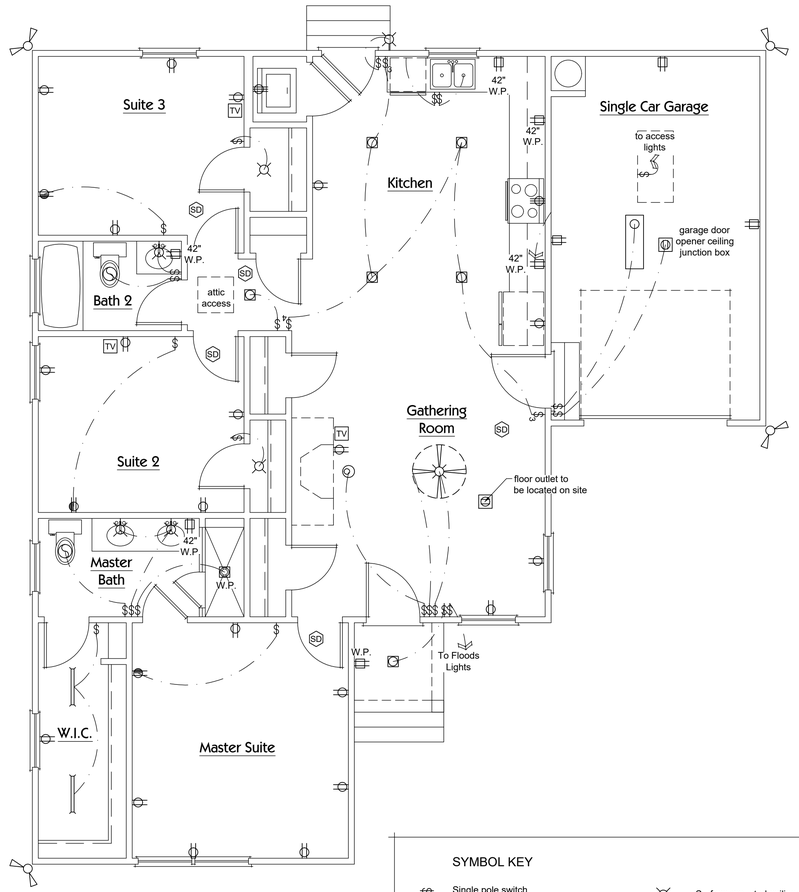
overbuild/overframe shaded areas w/ 2x6 (SPF#2) @ 16" o/c

apply/install ladder blocking between trusses spaced greater than 24" o/c per manufacturer's specifications.

Note:
All Shingled Roofs 4:12 or less require double underlayment

Roof Plan

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



SYMBOL KEY

- Single pole switch
- 3-way switch
- Bell button
- 110V Duplex receptacle outlet
- 110V Duplex receptacle outlet split wired
- 220V Receptacle outlet
- 110V GFI Duplex receptacle outlet
- 110V Duplex floor receptacle outlet
- Security system circuit
- Surface mounted ceiling light
- Pendant fixture
- Recessed light
- Wall mounted light
- Eyeball light
- Flood light
- Fluorescent fixture
- Fluorescent light
- Television jack
- Telephone jack
- Smoke detector
- Thermostat
- Humidistat
- Chimes
- Irrigation circuit
- Fan-bath
- Fan-room

Main Level Electrical Plan

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

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Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title:	Roof Plans & Electrical Plan
Revisions:	
Drawn by:	IB
Checked by:	**

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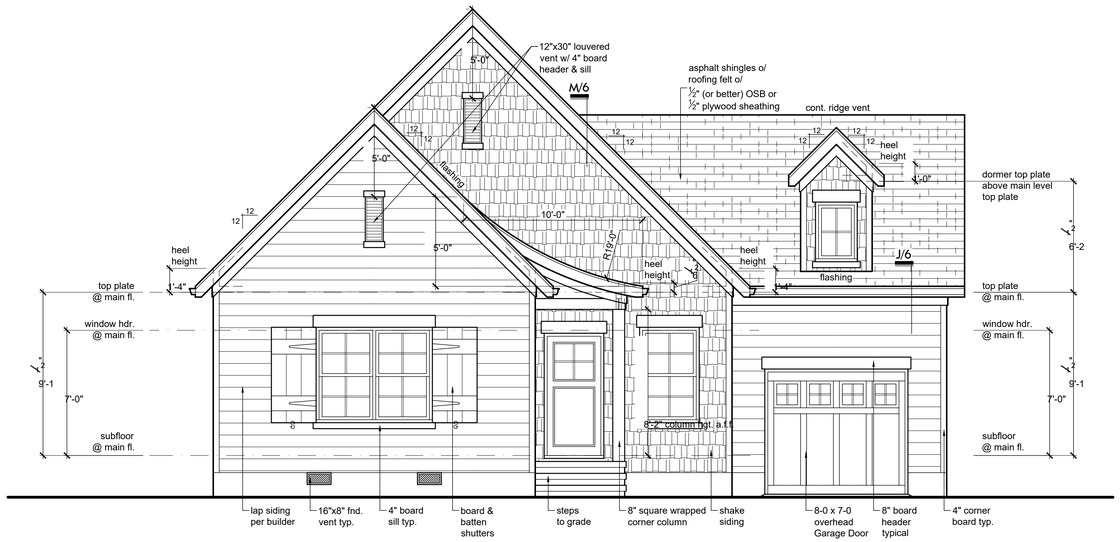
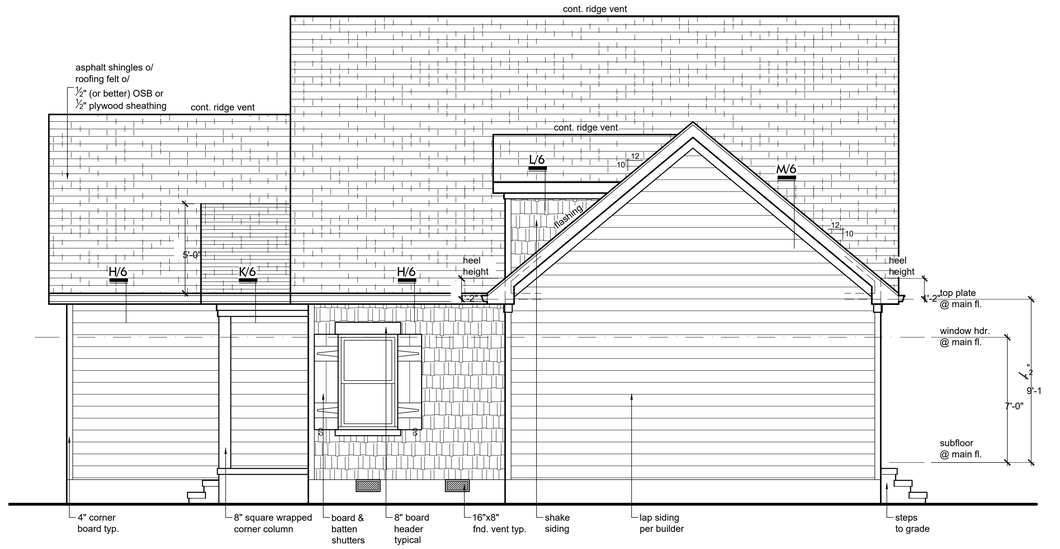


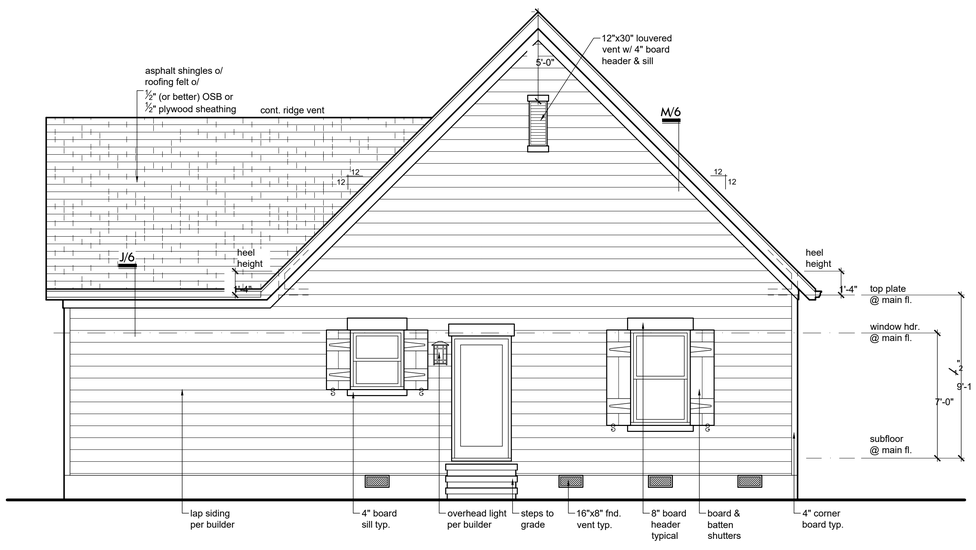
Front Elevation

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



Right Elevation

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



Rear Elevation

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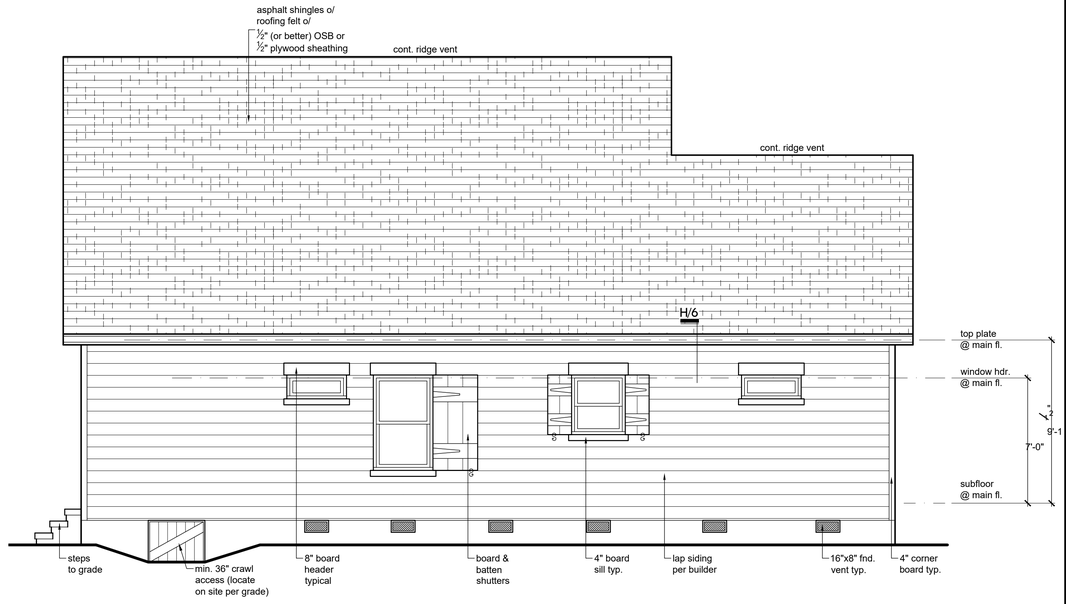

Left Elevation

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

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The Cry
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IB RD

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Drawn by:	IB
Checked by:	**

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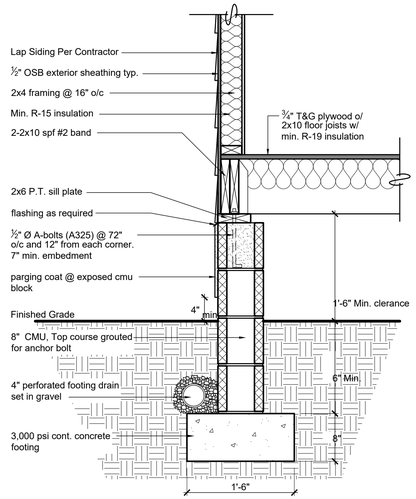
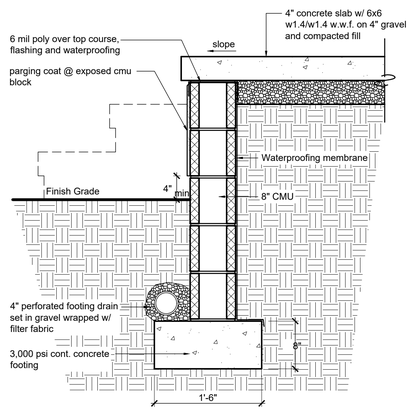


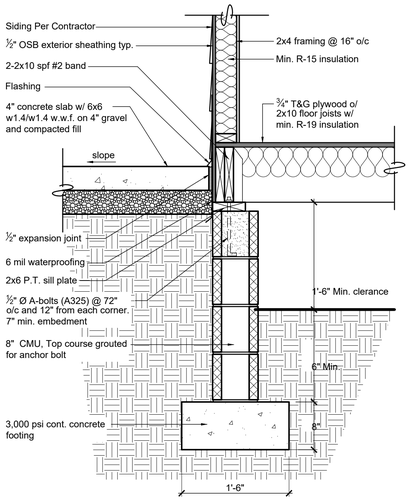
A 6 **Typical block foundation detail**

Scale: 1" = 1'-0"



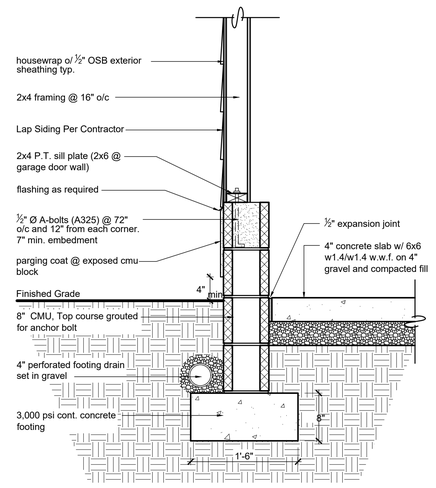
B 6 **Typ. End of Porch Foundation Det.**

Scale: 1" = 1'-0"



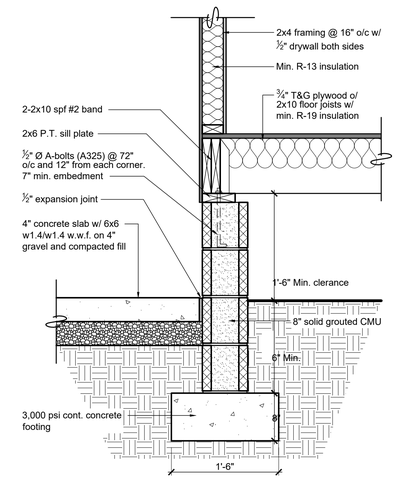
C 6 **Porch to House Foundation Detail**

Scale: 1" = 1'-0"



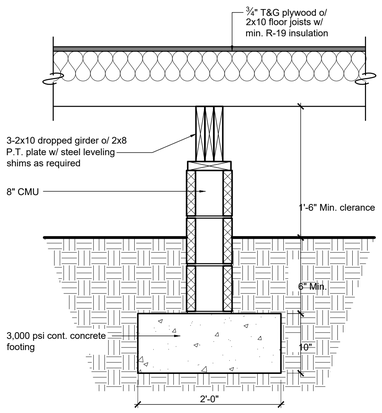
D 6 **Typical Garage Foundation Detail**

Scale: 1" = 1'-0"



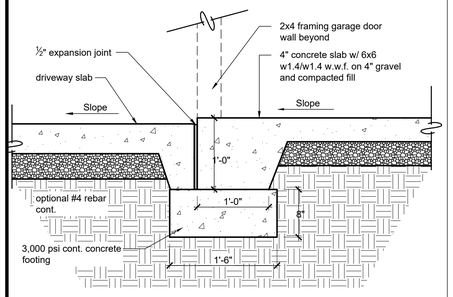
E 6 **Garage to House Foundation Det.**

Scale: 1" = 1'-0"



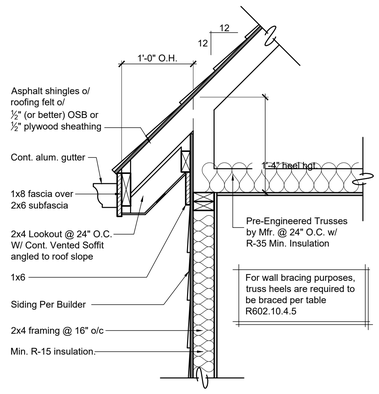
F 6 **Dropped Girder Foundation Detail**

Scale: 1" = 1'-0"



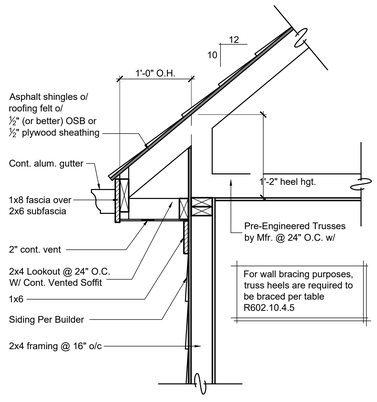
G 6 **Turn Down Slab @ Garage Foundation Detail**

Scale: 1" = 1'-0"



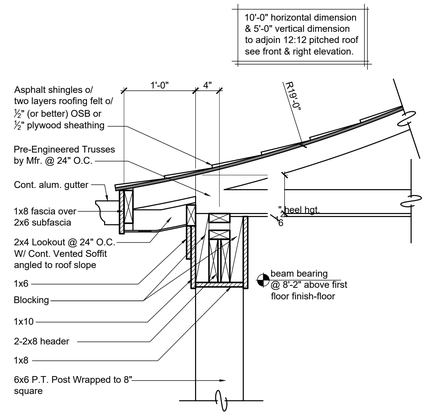
H 6 **Typical 12:12 Pitch Cornice Detail**

Scale: 1" = 1'-0"



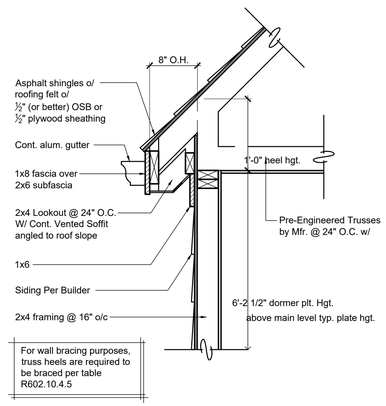
J 6 **Typical 10:12 Pitch Cornice Detail**

Scale: 1" = 1'-0"



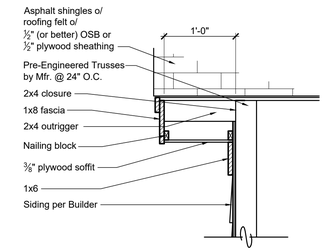
K 6 **Typical Swooped Roof Cornice Detail @ Front Entry**

Scale: 1" = 1'-0"



L 6 **Typical Cornice Detail @ Garage Dormer**

Scale: 1" = 1'-0"



M 6 **Typical Rake Detail**

Scale: 1" = 1'-0"

Monra

The Cry

507 East

NORTH CAROLINA PROFESSIONAL SEAL 041909 ENGINEER BETH J. WHEELER

NORTH CAROLINA RESIDENTIAL STRUCTURES PC No. 3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

IB RD

Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title:	Details
Revisions:	
Drawn by:	IB
Checked by:	**

Sheet No.

6

GENERAL NOTES

RESIDENTIAL STANDARD NOTES

DESIGN LOADS:

1) Design loads are all dead loads plus:

A) Sleeping rooms.. 30 PSF

B) All other floors .... 40 PSF

C) Balconies .... 60 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 .... 115 MPH, or as required by code

G) Snow load .... 20 PSF, or as required by code

2) All designs are in accordance with North Carolina Building Code, 2018 Edition and the International Residential Code. Refer to the relevant Code for any additional information not 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, or mechanical information or any part of the plan not relevant to the structural information.

RESIDENTIAL FOUNDATIONS:

1) All continuous wall footings are 8" x 16" for one– and two–story houses and footings for three–story walls shall be 12" x 24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of compaction.

2) All interior piers are 8" x 16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8" x 16" filled pier is 6'–8". Piers larger than 8" x 16" are noted on plans and must be filled with Type S mortar. For one–story structures, pier caps are to be 4" solid masonry. For two–story structures, pier caps are to be 8" of solid masonry.

3) Footings for 8" x 16" piers are 24" x 36" x 10" unless noted otherwise. Reinforcing is to be as noted on plans.

4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2–#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.

5) All rebar splices shall be a minimum of 2'–0" unless otherwise noted.

6) 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. Thee 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–698).

7) All soils and fill under floors and/or within 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.

8) 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 slabs 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.

9) 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.

10) Elevations differences between the bottom of adjacent footings shall be less than their horizontal distance less one foot. 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.

SPECIAL FOUNDATION CONSIDERATIONS:

1) Waffle slabs are self–supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.

2) Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetrations into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 13' deep is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.

3) Treated wood piles with a minimum diameter or 6" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 13' or with water in drilled caisson holes. Drive per North Carolina or South Carolina Code.

4) Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.

5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick.

6) Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:

A) For earth fill up to a maximum height of 4': Use 8" CMU or 8" brick with Bituthene membrane waterproofing on exterior. Footings are to be 8" x 16" or 8" x 24" as noted on the plan.

B) For earth fill 4' to a maximum height of 9': Use 8" x 24" footing with #4 at 16" dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non–dirt fill face, lap all splices 12" and use Dur–o–wall horizontal reinforcing every 8" in CMU joints. Install 1–#3 L–bar with 24" legs in every other joint horizontally at all corners; i.e., #3 corner bars at 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 psi concrete. Install waterproof Bituthene membrane or equal.

C) In lieu of the preceding design, basement walls may be constructed in accordance with R404.1 of the Code. However, 24" x 24", #3 corner bars shall be installed at 16" o/c vertically regardless of the wall height.

ERECT ALL FRAMING BEFORE BACKFILLING.

7) For retaining walls without framing see special designs on drawings.

FRAMING CONSTRUCTION – OTHER THAN ROOF:

1) See Table R602.3(1) of the Code for a fastener schedule for structural members.

2) Wood beams shall be supported by metal hangers of adequate capacity where framing into beams or ledgers. The allowable load capacity of the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.

3) Crawl girders and band with 4" curtain wall and pier construction shall be 2–2 x 10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'–8" (6'–0" o/c spacing of piers).

To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:

A) Nailing

i) All floor joists must be toenailed to their support girders with a minimum of 3–8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.

ii) If dropped girders are used, end lap all joists and side nail each with a minimum of 3–16d nails at each end of each joist. Ledger strips should be spaced 3" apart and nailed with 3–16d nails at each joist end.

iii) Nail multiple member built–up girders with two rows of 16d nails staggered at 32" o/c, 2" down from the top and 2" up from the bottom with 3–16d nails at each end of each piece in the joist through the members making up the multiple girder.

iv) This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.

B) At all girders where the joists change direction, install bridging at 6' 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.

C) There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.

4) All other lumber may be Spruce #2 unless noted otherwise.

5) Steel beams must have 5–2x 4 stud jacks under each end support unless noted otherwise.

6) "Lam" beams must have 3–2x4 stud jacks under each end support unless noted otherwise.

7) Masonry lintels:

A) For spans up to 6': Use 3 ½" x 3 ½" x ¼" steel angles.

B) For spans from 6' to 10': Use 5" x 3 ½" x 5/16" steel angles.

C) For spans from 9' to 18': Use a pair of 9–gauge wires in each of the first 3 courses of brick on a 5" x 3 ½" x 5/16" steel angle. Lap all 9–gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jambs. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.

D) 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.

8) All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.

9) All rafter braces must have two studs 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.

10) Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16" o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with Simpson "Z" clip or similar device.

11) All wood I–joists and open joists 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 shall not 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/or beams.

12) All steel columns Where steel columns bear on concrete or masonry, unless otherwise noted, a 5/8" x 6 ½" x 6 ½" or 5/8" x 3 ½" x 8" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two ½" diameter anchor bolts or expansion bolts to concrete or masonry.

13) Unless noted otherwise on plans, all exterior facing wall studs taller than 10' shall be constructed as follows:

A) Walls 10' to 12' high: Balloon frame 2 x 4 studs at 12" o/c with ½" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.

B) Walls 12' to 20' high: Balloon frame 2 x 6 studs at 16" o/c (½" OSB sheathing required for wall heights > 17'). Provide 2–1 ¾" x 5 ¼" LVL king studs on each side of openings 3' to 6' wide and 2–2 x 6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12–16d nails or 4–3/8" diameter lag screws embedded a minimum of 4" into the header.

C) Gable end walls or rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.

D) Two–story high foyer walls less than 9' wide: Extend 3 ½" x 9 ¼" PSL member with 3–2 x 4 flat plates across the entire wall. Locate the beam near mid–height of the wall at or near first floor top plate.

NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

14) Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all open–web floors trusses over 10' long. They shall be installed near mid–span as a load distribution member. If the 2 x 6 bridging is not continuous, lab ends of bridging one truss space.

15) Lower stud walls for buildings over two stories, but not more than three stories"

A) Interior walls

i) Load bearing .... 2 x 4 @ 12" o/c

ii) Non load bearing .... 2 x 4 @ 12" o/c

B) Exterior walls

Use 2 x 6 at 16" o/c with ½" x 4' x 8' plywood sheathing at all corners and every 25'; OR use 2 x 4 at 12" o/c with ½" plywood sheathing solid on walls.

16) Headers shall be as shown unless noted differently on plans:

A) Interior and exterior

i) Spans up to 2'–6" .... 2–2 x 6's

ii) Spans 2'–6" to 3'–6" .... 2–2 x 8's

iii) Spans 3'–6" to 6'–6" .... 2–2 x 10's

iv) Spans 6'6" or more .... See Plan

B) Headers wider than 5' shall have a minimum of three king studs on each side unless noted otherwise.

17) When ceiling joists are parallel to an exterior wall, tie the rafters near the top plate to ceiling joists with a 2 x 6 strongback a minimum of 6' long at 4 feet on center across the top of the ceiling joists. 2 x 4 rafter ties shall be fastened to the side of the rafter and the strongback.

18) At all exterior diagonal wall panels, each panel shall be nailed to each adjacent panel with 5–16d nails or tied together with metal stripping nailed at four locations between floors with a minimum of 2–16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.

19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2–16d nails. This will avoid cracking between wallboard and top of base molding due to vertical oscillation of stair stringers.

20) Roof trusses that have non–bearing partitions passing under them should be nailed to the partition plates to avoid ceiling–wall cracking.

21) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling–wall cracking.

22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry piers or concrete shall be treated. All wood in contact with the ground is to be ground–contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.

23) Unless otherwise detailed, all stick–built "false chimneys" shall be constructed with 2 x 4 studs at 12" o/c, balloon–framed from attic ceiling or floor. Fasten 15/32" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1 ½" x 24", 18–gauge metal strap, or a similar connector.

24) Item unchanged, but moved from under #14 on old Page 2:

NOTE: 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.

25) Note to apply to all hard coat stucco exterior finishes:

A) Joints are necessary at the following locations:

i) Horizontally at each floor line.

ii) No areas larger than 144 S.F. surface exposed.

iii) No dimension longer than 18'.

iv) No dimension longer than 2 ½ times the shortest dimension.

B) Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.

C) See ASTM 926 and 1063 for further information.

D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

ROOF CONSTRUCTION:

1) All roof trusses must be built in accordance with truss manufacturers' requirements. Tie–down 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.

2) In addition to the Code's fastener schedule, unless noted otherwise on the plan, roof members shall be tied down with additional metal connectors as follows:

A) Stick–framed rafter members exceeding 10' in length, as measured from their horizontal projection, and all roofs over unenclosed areas such as porches use Simpson H2.5 connectors every 4' or at every third rafter to fasten the lower end of the rafter to the top plate.

B) All lower ends of valley and hip members which bear on a top plate use a Simpson HCP or equivalent connector.

3) Rafters shall be 2 x 6 at 16" o/c spruce–pine–fur #2 for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall use 2 x 8 at 16" o/c spruce–pine–fur #2 rafters unless noted otherwise.

4) Collar ties shall be 2 x 6 at 48" o/c at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar tie or ridge beam details. See the end of Table R802.5.1. in the Code unless otherwise detailed on the plan.

5) A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.

6) All hips and ridges are a size larger than rafters unless noted otherwise.

7) All hogs on ceiling joists or rafters are 12' long and 2 x 6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.

8) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid–height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

9) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid–height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

10) Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3–16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2 x 4 or 1 x 6 rafter ties spaced no more than 4" on center.

11) 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) All roof braces are 2–2 x 4 nailed with 16 penny nails at 9" o/c vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid–height.

E) Maximum spacing of roof braces is to be as follows:

i) For 2 x 6 Hog .... 6'–0" o/c

ii) For 2 x 8 Hog .... 7'–6" o/c

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. Pumping of concrete will be permitted only with the Engineer of Record's approval of proposed concrete mix and method of pumping. 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.

3)Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, saw contraction joints shall not be over 20 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 hardened sufficiently to permit sawing without excessive excessive raveling. Fill the saw cuts with approved joint filler after the concrete has cured.

1) 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.

2) Freshly placed concrete shall be protected from premature drying by one of the following methods:

A) Ponding or continuous sprinkling.

B) Absorptive mat or fabric kept continuously wet.

C) Waterproof paper conforming to ASTM C171

D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

6) Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and formed of ASTM A615–78 Grade 60 steel.

7) Welded wire fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI "Manual of Standard Practice."

The following minimum concrete cover shall be provided over reinforcing bars:

A) Exposed to Earth .... 3"

B) Exposed to Weather .... 1 ½"

C) Slabs not Exposed to Weather .... ¾"

D) Beams and Columns .... 1 ½"

MASONRY GENERAL NOTES:

1) 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.

2) Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N–I units shall be provided for exterior and foundation walls. Grade N–I or S–I units shall be provided for other load–bearing walls or partitions.

3) Concrete Building Brick: ASTM C55 made with lightweight or normal aggregates, Grade N–I or S–I except that brick exposed to weather shall be N–I.

4) Mortar: ASTM C270–95, Type S prepackaged mortar mix which shall not contain any non–cementitious fillers combined with not more than three parts sand per on part mix.

5) 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 ± 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 ± ½".

6) Mortar protrusion shall be less than ½". A protrusion of ½" or greater must be removed before grouting.

7) 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 0.1483" in diameter at a minimum 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 shall extend not less than 24" past the opening. Splices shall overlap not less than 12".

8) 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 specified in ACI 530.1–88, Section 2.3.3.2. 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. Toothing will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.

9) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C476–91, Grout for Masonry with minimum compressive stress of 2,000 psi and slump range or 8" to 11". The outside face of the bottom block of each 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 five foot 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:

1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:

MATERIAL	Fb (psi)	Ft (psi)	Fc (psi)(Perp)	E (psi)
# 2 Spruce Pine Fur	875	450	425	1,400,000
Southern Yellow Pine	750	450	565	1,400,000

2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams (LVL,PSL)	2,600	2,310	650	1,900,000
Columns (LSL) & Rimboards	1,700	1,400	400	1,300,000

3) All Glue Laminated Timber (Glu–lam) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams	2,400	1,700	740	1,700,000
Columns	1,600	1,550	560	1,500,000

4) Open Web Floor Trusses:

APPLICATION	fb	
Top & Bottom Chords	2,500	1.9E MSR Lumber
Columns (LSL) & Rimboards	950	1.4E Lumber

5) Where three or four–ply "Lam" beams are side–loaded (joists frame into the side at the outside plies), fasten all plies together with two rows of ½" diameter bolts at 16" o/c. The bolts shall be located a minimum of 2 ½" and a maximum of 3 ½" from the top or bottom of the beam.

6) Built–up wood columns consisting of multiple studs shall have each lamination nailed with 16d nails at 9" o/c.

STEEL GENERAL NOTES:

1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi.

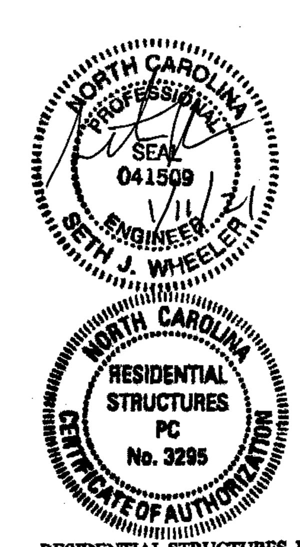
2) All steel pipes shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.

3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.

4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.

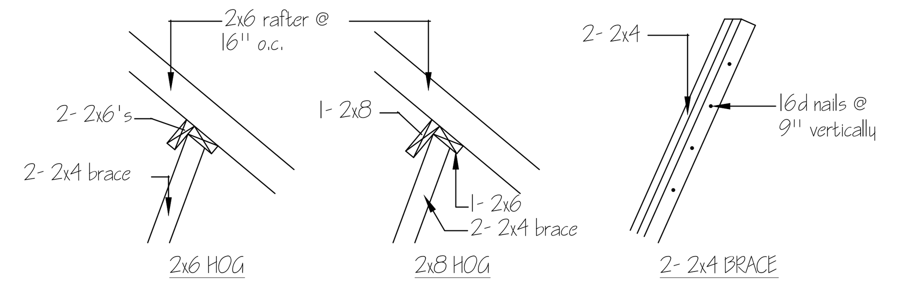
5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Code (AWS D.1).

6) 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.



RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

II. Details:

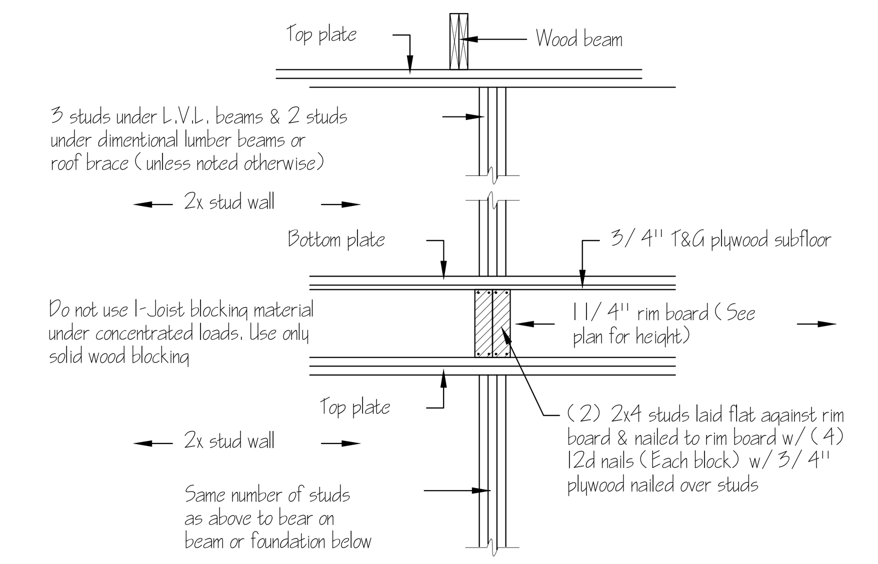


Stucco Code Requirements

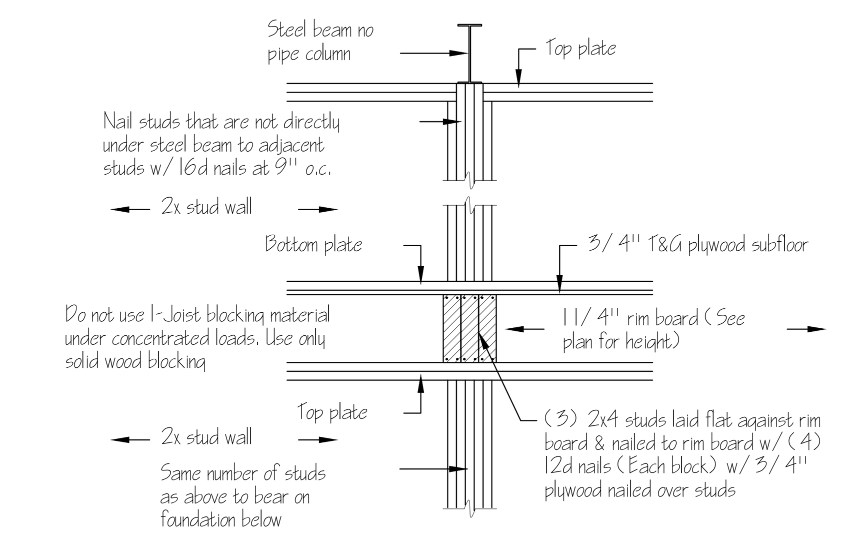
A. Joints are necessary at the following locations:
   I) Horizontally at each floor line
   II) No areas larger than 144 sq.ft. exposed
   III) No dimension longer than 18'-0"
   IV) No dimension shorter than 2 1/2 times the shortest dimension

B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.

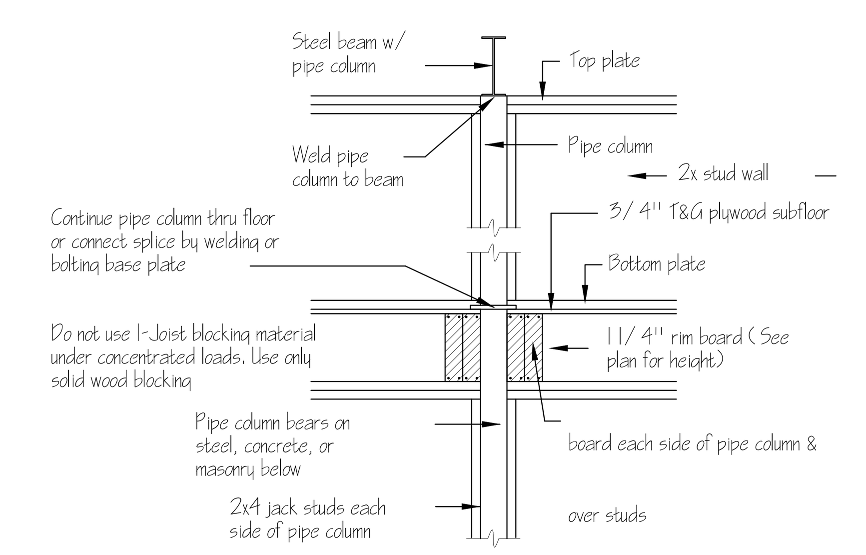
C. See ASTM 926 and 1063 for further information.



Number of studs / blocking transfer load detail at engineered floor system



Number of studs / blocking transfer load detail at engineered floor system



Pipe column / blocking transfer load detail at engineered floor system

Typical Point Load Details

Monr…
The Cry…
507 East…

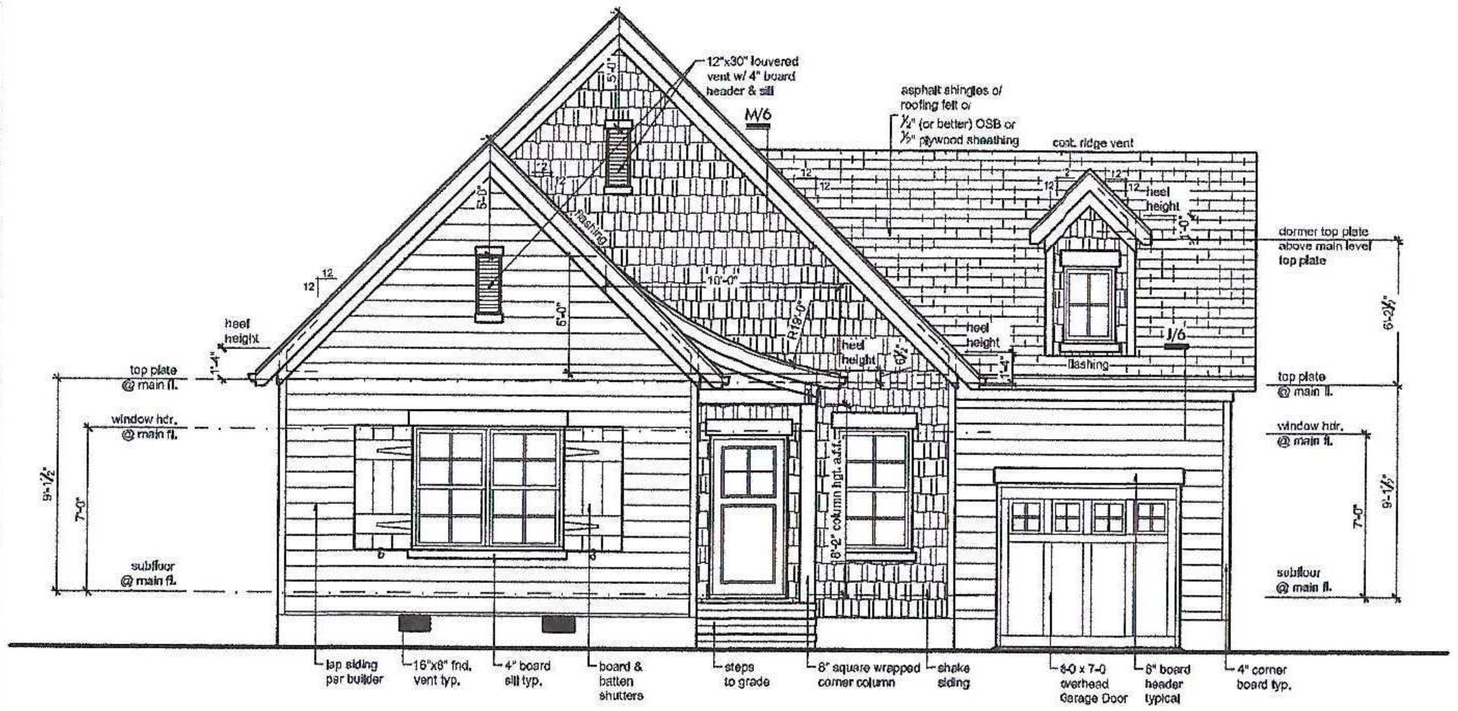
Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title: General Notes	
Revisions:	
Drawn by:	IB
Checked by:	**

Sheet No.

7

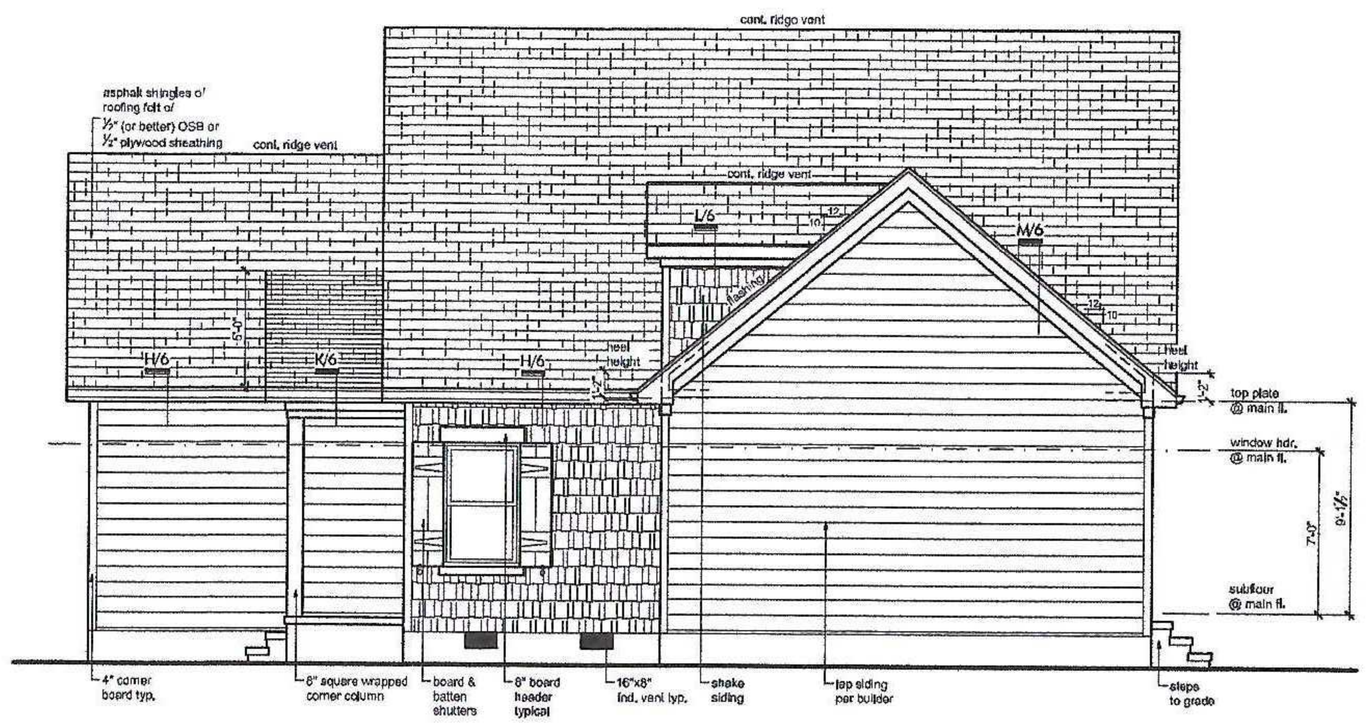
Siding - Hardi plank Wood Windows & Doors Cedar shake is real cedar

Brick foundation Asphalt shingles



Front Elevation

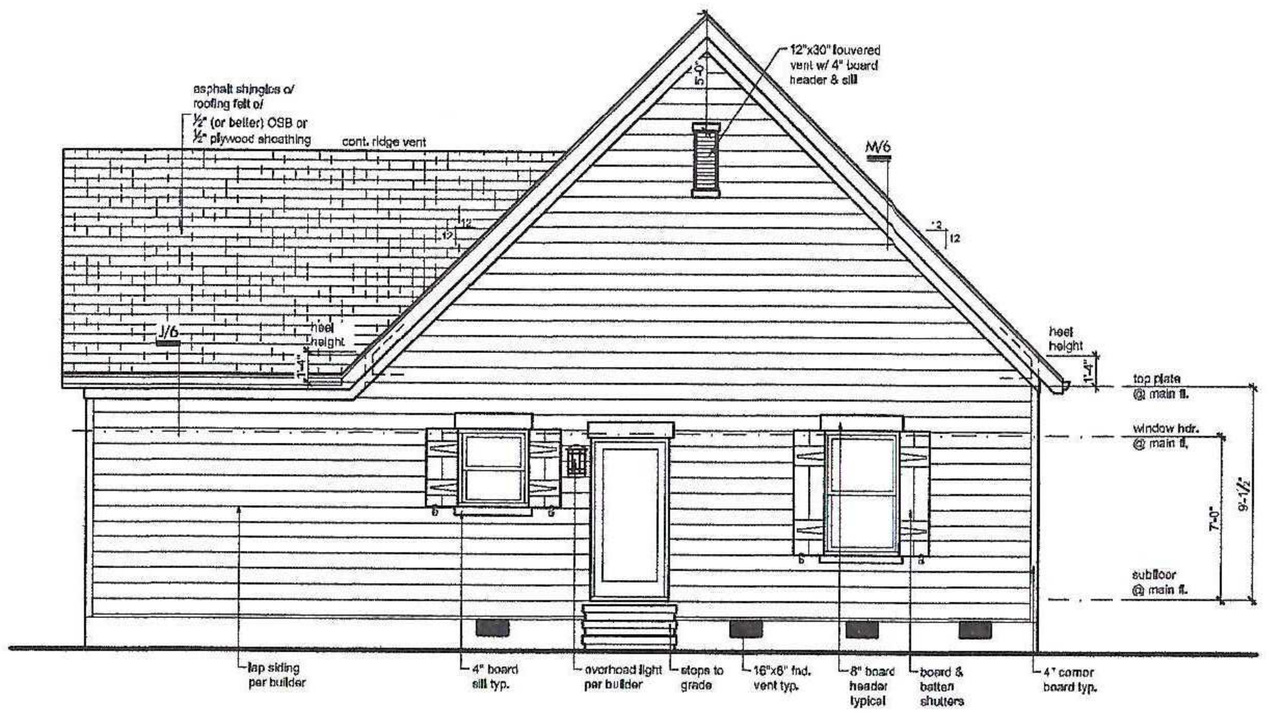
Scale: 1/4" = 1'-0"



Right Elevation

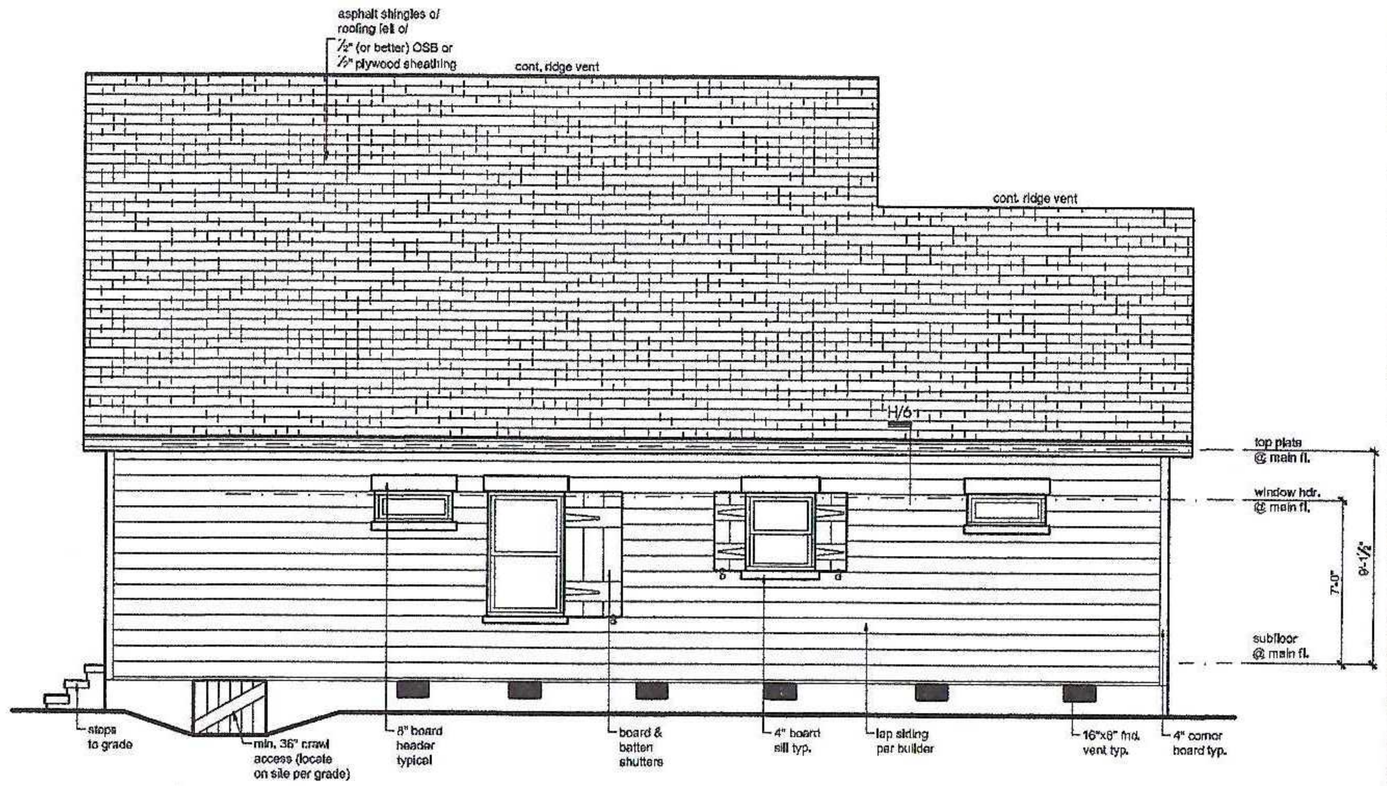
Scale: 1/4" = 1'-0"

Wood gable vents Wood shutters



Rear Elevation

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



Left Elevation

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

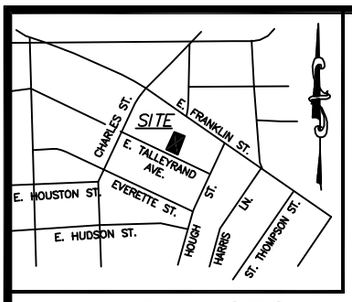
The Crystal Plan
507 East Talleyrand Avenue
Monroe, NC 28112

ISAAC BUEHLER
RESIDENTIAL DESIGN
Email: isaacbuehlerdesign@gmail.com
Phone: 704-882-5197
6756 Cuthwood Dr.
Indian Trail, North Carolina 28079

Project No:	112-20
Date:	01/09/2021
Construction Documents	
Title:	Elevations
Revisions:	
Drawn by:	IB
Checked by:	**

Sheet No.
5

20264.DWG



VICINITY MAP (NTS)

MC SCHROEDER COMPANY, INC.
DB 3798; PG 107
CAB O; PG 238
TM #09231063
ZONED: R-OT

MONROE MASONIC LODGE #244
DB 958; PG 442
TM #09231062
ZONED: R-OT

*Record North
CAB G; PG 303

IRF

R-O ZONING LINE
R-10

L1

S 60°54'40" E 75.53'

L2

IRF

IRF

IRF

SYMBOLS LEGEND:
- SURVEYED BOUNDARY LINE
- ADJOINER/TIE LINE
- IRF – 1/2" IRON REBAR FOUND
- IRS – 1/2" IRON REBAR SET
- DB – DEED BOOK
- MB – MAP BOOK
- PG – PAGE
- R/W – RIGHT OF WAY
- BOC – BACK OF CURB
- TM – TAX MAP
- TP – TELEPHONE PEDESTAL
- WM – WATER METER

LOT 2
0.230 ACRES
10,000 SF

49.6'

30' REARYARD

N 25°59'51" E

S 28°10'39" W

41.0'

14.3'

12' SIDEYARD

PROPOSED HOUSE

SINGLE CAR GARAGE
21.0'

12' SIDEYARD

12.0'

45.5'

11.0'

11.0'

11.0'

5.0'

13.5'

SIDEWALK

15.8'

18.0'

137.33'

132.74'

40' FRONT SBL

42.0'

PROPOSED CONCRETE DRIVEWAY

JOHN D. WYNKOOP &
AMANDA WYNKOOP
DB 6926; PG 320
TM #09231072
ZONED: R-10

LAURA del CARMEN VEGA SOTELO
DB 5285; PG 368
TM #09231073
ZONED: R-10

CURRENT SUBJECT PROPERTIES REFERENCES:
LOT 2; MURRAY SURVEY
BWB BUILDERS, LLC
DB 7711; PG 859
PLAT CAB. G; FILE 303
TM #09231063A
ZONED: R-10

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 25°59'51" E	20.36'
L2	S 28°10'39" W	4.41'

R/W

IRF

70.31'

IRF

N 60°54'40" W

EOP

EAST TALLEYRAND AVENUE
40' PUBLIC R/W

EOP

R/W

SURVEY NOTES:
1) THIS PROPERTY SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD.
2) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED TO VERIFY OR REESTABLISH THE BOUNDARY OF THIS PROPERTY. NO TITLE SEARCH WAS PERFORMED BY THE STATED SURVEYOR.
3) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT.
4) UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE, CABLE, IRRIGATION, AND/OR ANY UTILITY MAINS AND SERVICE LINES MAY EXIST ON THE PROPERTY, BUT ARE NOT SHOWN OR A PART OF THIS SURVEY. CALL 811 PRIOR TO DIGGING OR NEW CONSTRUCTION.
5) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP #3710543500J, EFFECTIVE DATE OCTOBER 16, 2008.
6) THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.
7) THIS PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A NGS MARKER.

STATE OF NORTH CAROLINA

COUNTY OF UNION

NO GROUND SURVEY WAS PERFORMED FOR THIS PLOT PLAN. BOUNDARY INFORMATION WAS TAKEN FROM THE FINAL PLAT OF THE PROPERTY OF KEVIN D. & MARTHA MURRAY, PREPARED BY WALTER GORDON AND ASSOCIATES, DATED SEPTEMBER 1, 2000, AND LAST REVISED OCTOBER 16, 2000. PLAT ALSO BEING RECORDED IN PLAT CABINET G AT FILE 303, UNION COUNTY, NC REGISTER OF DEEDS OFFICE.

_____

WILLIAM T. STANFORD, JR. – PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER – L-4378
FIRM NUMBER – P-1799

PLOT PLAN PREPARED FOR

BWB BUILDERS, LLC

509 1/2 EAST TALLEYRAND AVENUE
IN THE CITY OF MONROE; 28112
UNION COUNTY, NORTH CAROLINA
AUGUST 12, 2020
EXISTING TAX PARCEL #09231063A

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
SEAL
L-4378
WILLIAM T. STANFORD, JR.

GRAPHIC SCALE 1" = 30'

30' 0' 15' 30'

STANFORD SURVEYING SERVICES, PLLC
PROFESSIONAL LAND SURVEYING
343 Ole Simpson Place
Catawba, S.C. 29704
803.487.1024
stanfordsurveying.net

09231063
M C SCHROEDER COMPANY INC
1240 EAGLECREST DR
STANLEY NC 28164

09231072
WYNKOOP AMANDA
WYNKOOP JOHN D
509 E TALLEYRAND AVE
MONROE NC 28112

09231062
MONROE MASONIC LODGE #244 AF & AM
C/O B CANNUP JR PO BOX 944
MONROE NC 281110944

09231076
STEVENS DEBORAH K
STEVENS TERRY LEE
3317 NEW SALEM RD
MONROE NC 28110

09231081
HIGHSTONE TIMOTHY J
HIGHSTONE CAROLYN
504 E TALLYRAND AVE
MONROE NC 28112

09192120
MONROE PROPERTIES INC
PO BOX 1109
MONROE NC 28111

09231079
MCGINNIS MICHAEL D
MCGINNIS EMILY M
508 E TALLEYRAND AVE
MONROE NC 28112

09231073
SOTELO LAURA DEL CARMEN VEGA
511 E TALLEYRAND AVE
MONROE NC 28110

09231077
BAISDEN JENNIFER
PLYLER AARON
514 EAST TALLEYRAND AVE
MONROE NC 28112

09231080
HERNANDEZ JESUS DIAZ
506 E TALLEYRAND AVE
MONROE NC 28112

09231061
MONROE MASONIC LODGE #244
P.O. BOX 944
MONROE NC 28111

09231071A
MCGINNIS ELEANOR
505 E TALLEYRAND AVE
MONROE NC 28112

09231060
SOUTHGATE PROPERTIES LLC
PO BOX 77388
CHARLOTTE NC 28271

09231075A
WGM PROPERTIES LLC
P. O. BOX 3286
MONROE NC 28111

09231063A
BWB BUILDERS LLC
1044 PREAKNESS BLVD
INDIAN TRAIL NC 28079

09231071
MCGINNIS ELEANOR D
505E TALLEYRAND AVE
MONROE NC 28112

09231075
MONROE MASONIC LODGE #244 AF & AM
PO BOX 944
MONROE NC 281110944

09231078
OWENS JOSHUA KYLE
OWENS LINDSAY DAUGHTRY
512 E TALLEYRAND AVE
MONROE NC 28112

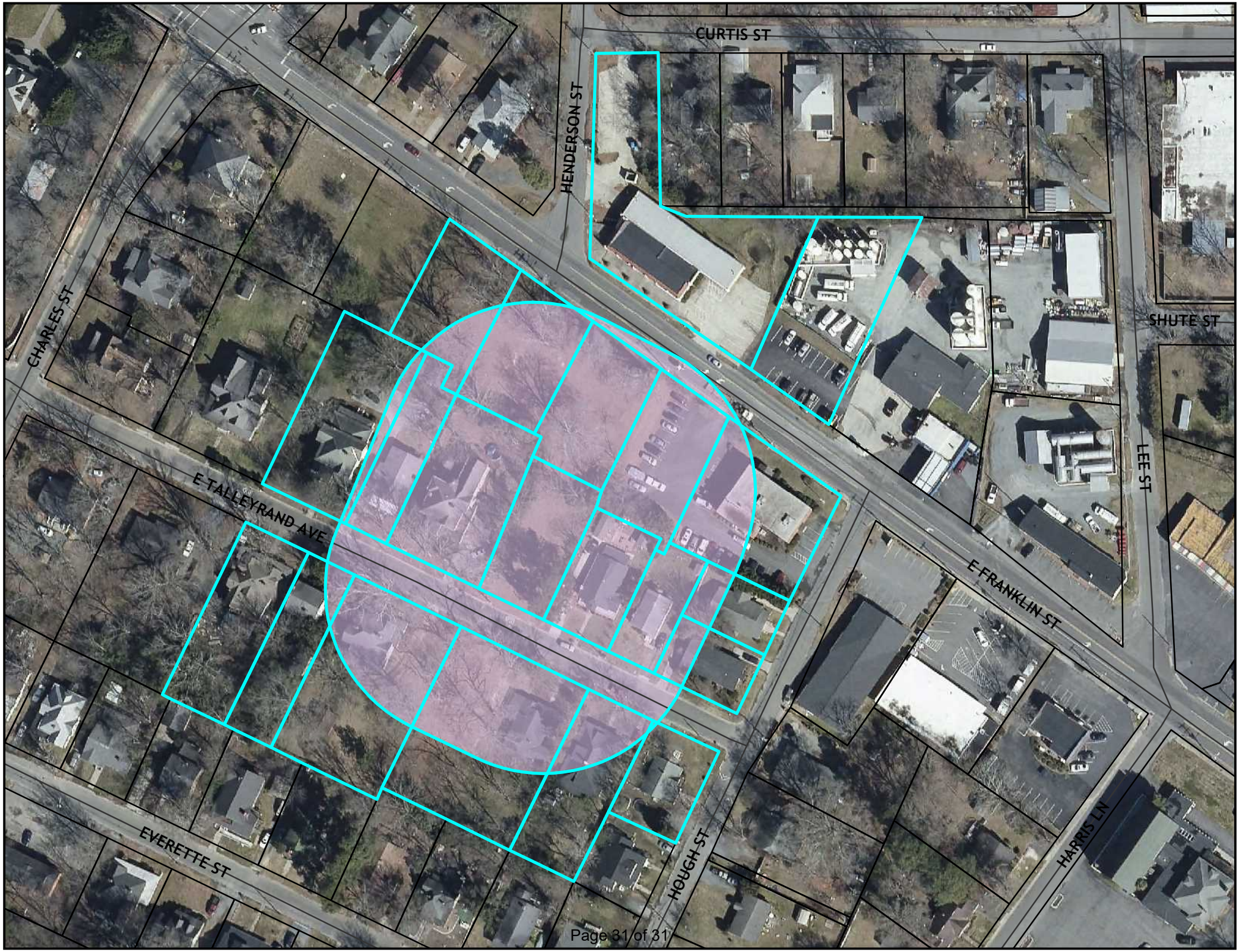
09231064
M C SCHROEDER
1240 EAGLECREST
STANLEY NC 28164

09231064A
M C SCHROEDER
1240 EAGLECREST
STANLEY NC 28164

09231074
MOORE GALARD JR
MOORE LYNDA S
2524 KING ARTHUR DR
MONROE NC 28110

HISTORIC DISTRICT COMMISSION
MEETING OF 2-8-21

509A Talleyrand Avenue


CURTIS ST
HENDERSON ST
CHARLES ST
SHUTE ST
LEE ST
E TALLEYRAND AVE
E FRANKLIN ST
EVERETTE ST
HOUGH ST
HARRIS LN