



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

417 N BLOUNT STREET

Address

BLOUNT STREET

Historic District

HIGGS-COBLE-HELMS HOUSE

Historic Property

061-17-MW

Certificate Number

03-31-2017

Date of Issue

09-30-2017

Expiration Date

Project Description:

- Change exterior paint colors;
- replace non-historic windows;
- reinstall new wood replica windows and trim;
- alter rear porch;
- remove railing;
- install HVAC equipment;
- alter downspouts;
- alter front 2nd level bay;
- install lift;
- alter roof covering;
- alter steps;
- alter vents.

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____
 Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>585882</u> File # <u>OG1-17-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>3/6/17</u> Received By <u>ACH 3/27/17</u>
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Property Street Address: 417 N Blount St.

Historic District: North Blount Street

Historic Property/Landmark name (if applicable): Higgs-Coble-Helms House

Owner's Name: EBW – Raleigh, LLC

Lot size 0.35 acre	(width in feet) 74'	(depth in feet) 207.6'
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For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant: Brandy Thompson

Mailing Address: 311-200 W Martin St

City: Raleigh

State: NC

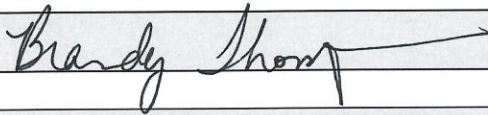
Zip Code: 27601

Date: 02/28/2017

Daytime Phone: 919-821-2775

Email Address: bthompson@clearscapes.com

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? Yes No

Did you consult with staff prior to filing the application? Yes No

Office Use Only

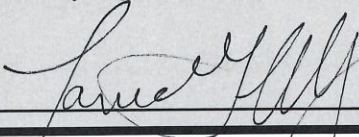
Type of Work 59, 87
60, 57, 66, 71, 51
84, 85, 50, 40, 17










Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

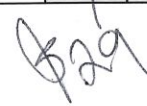
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.1	Changes to Building Exterior - Wood	<p>Exterior renovations to include new metal roof, repair/replacement of deteriorated wood siding, trim, and decorative features, removal of existing rear porch infill and installation of new, smaller porch infill, replacement of deteriorated non-contributing stairs and railing at rear porch, removal of non-contributing railing atop front porch, removal of non-contributing shed element, reconfiguration of non-contributing exterior walls where historic tower element once stood, reconfiguration of non-contributing windows to historical location, configuration, and profiles, reconfiguration of non-contributing windows to be compatible with historical windows, replacement of existing mechanical and electrical equipment on site, rework of existing roof drainage piping to be concealed underground.</p>
3.2	Changes to Building Exterior - Masonry	
3.4	Paint and Paint Color	
3.5	Roofs	
3.6	Exterior Walls	
3.7	Windows and Doors	
3.8	Entrances, Porches, and Balconies	
3.10	Utilities and Energy Retrofit	
3.11	Accessibility, Health, and Safety Considerations	

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 9/30/17. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh)  Date 3/31/17

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



MINOR WORK APPLICATION

Higgs-Coble-Helms

March 6, 2017

Description:

This application is for work to occur at the Higgs-Coble-Helms House at 417 N Blount St., a City of Raleigh Historic Landmark. The two-story structure constructed in 1878 is "Eclectic Victorian" in style, with additions on the front and north side. These additions were added sometime after 1950, after a major fire destroyed the historic tower feature and portions of the front of the house. The basically T-shaped plan features gable roofs with splayed ends. One-story half-hexagonal bay windows with bracketed cornices occur at the gable end elevations of the house on the north, east, and south elevations. Second story windows feature projecting pediments supported by brackets. A formal front porch faces N Blount Street and features single chamfered posts on pedestals with urn-shaped balustrades; a section of this porch was enclosed after the fire. A smaller utilitarian porch extends off the rear of the building (west façade) and is currently enclosed with lattice. The original posts are missing from the rear porch.

The proposed work on the Higgs-Coble-Helms house entails replacing the 6 over 6 double-hung windows used in the later additions and porch enclosure with new 2 over 2 double-hung windows. While compatible with the original windows, these new windows are distinct from the historic windows in 2 ways. First, they have a simple flat casing, unlike the ornately pedimented upper level windows or the integrally-trimmed bay windows of the gable ends. The proposed windows also do not feature decorative stools like the original windows. The windows are however harmonious with the original windows because they are of the same proportions and window type.

The front façade was reconstructed after the fire, and where the tower once stood, a wider but shorter enclosure was added featuring a shed roof. The proposed plan reduces the enclosure to match the footprint of the historic tower, and adds back new windows to match the historic windows in that area. The historic photograph included in this application shows the original tower and window elements.

The rear porch infill will also be removed and replaced with a wood and glass enclosure. The new enclosure will be recessed 3 feet further from the west edge of the porch roof than the existing lattice enclosure. A new wheelchair lift is also being added to the rear porch to provide the necessary accessibility for the structure. The existing metal roof will be replaced with a new painted standing seam shingle roof, similar in scale to the existing. Existing downspouts will also be replaced with new downspouts to match the existing. Deteriorated wood elements will be repaired or replaced with materials to match the existing where necessary, and the house will be fully repainted.

Little, Kyle

From: Brandy Thompson <bthompson@clearscapes.com>
Sent: Tuesday, March 14, 2017 4:22 PM
To: Little, Kyle
Cc: Tully, Tania
Subject: Re: Minor COA Higgs-Coble-Helms House
Attachments: PaintColorStudy_HCH .jpg

Kyle – I just realized I sent you a PSD file. See the attached JPEG file for the colors applied to the Higgs-Coble-Helms House.

Thank you,

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: Brandy Thompson <bthompson@clearscapes.com>
Date: Tuesday, March 14, 2017 at 4:18 PM
To: "Little, Kyle" <Kyle.Little@raleighnc.gov>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Subject: Re: Minor COA Higgs-Coble-Helms House

Kyle,

We are having windows custom built by Stephenson's Millwork to match the existing historic windows where we have photo documentation showing their location and configuration. Where we are replacing 6 over 6 windows and don't have a photograph to show what was originally there, we are installing custom windows to match the sash and muntin profiles of the existing, but with simplified trim. Windows on the front of the house will be the same size as the historic windows. Windows on the side and rear elevations that are being replaced will use the size of the existing rough openings, but will replace the sashes with new ones. Would it be best for me to note the elevation drawings with the window dimensions, or would a window schedule work better?

As for the paint colors, we will be matching the colors on the attached photograph. See the attached rendering also for reference. I can bring paint chips by if you need them for the file. These colors are very similar to the existing paint colors.

Thank you,

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: "Little, Kyle" <Kyle.Little@raleighnc.gov>
Date: Friday, March 10, 2017 at 10:56 AM

Tully, Tania

From: Brandy Thompson <bthompson@clearscapes.com>
Sent: Thursday, March 30, 2017 5:43 PM
To: Tully, Tania
Cc: Robb, Melissa
Subject: Re: 411 N Blount Street - Minor Work COA

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,

Thank you for your review. Please see my responses to your requests below in CAPS. The following link contains all the spec sheets, drawings, and photographs you requested. Please let me know if you have additional questions.

<http://external.clearscapes.net/tVhgd68I5UA5pR>

Thanks Again!

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Date: Thursday, March 30, 2017 at 2:41 PM
To: Brandy Thompson <bthompson@clearscapes.com>
Cc: "Robb, Melissa" <Melissa.Robb@raleighnc.gov>
Subject: 411 N Blount Street - Minor Work COA

Hi Brandy –

I have reviewed the Minor Work COA application and all of the proposed items appear to meet the *Design Guidelines*. There are a few items for which there is insufficient detail to issue the blue placard. Information needed and questions are listed below.

1. Close-up photo of existing windows/trim being matched.

[SEE LINK](#)

2. Exact footprint of rear deck/stair/lift.

[SEE LINK](#)

3. Metal roof specs or close-up photo of roof being matched.

SINCE SUBMITTING OUR APPLICATION, THE OWNER HAS DETERMINED THAT THE EXISTING METAL ROOF IS SALAGABLE. SEE ATTACHED A RECOATING PRODUCT AND COLOR PROPOSED FOR THE ROOF. LOW-SLOPE ROOFS WILL RECEIVE NEW ROOFING TO MATCH THE EXISTING.

4. New storm windows.

THE OWNER HAS DECIDED TO INSTALL INTERIOR STORM WINDOWS IN LIEU OF THE EXTERIOR STORM WINDOWS PROPOSED IN THE APPLICATION.

5. Specific mechanical units.

SEE LINK

6. Specific wheelchair lift.

SEE LINK

7. Notation "S" on pages A1.1 and A1.2 says "Remove roof, wall, door and foundation of shed." To what does this refer?

DISREGARD THIS NOTE. IT IS NOT USED.

With the information requested I can approve the COA and issue the blue placard. If the details for items 4-6 are not available at this time a new minor work COA can be filed for the following:

1. New storm windows – removal of existing can be approved as submitted
2. Specific mechanical units – locations can be approved as submitted
3. Specific wheelchair lift – location and footprint can be approved as submitted

Let me know if you have any questions. I'm available via phone after 3 today.

Best,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

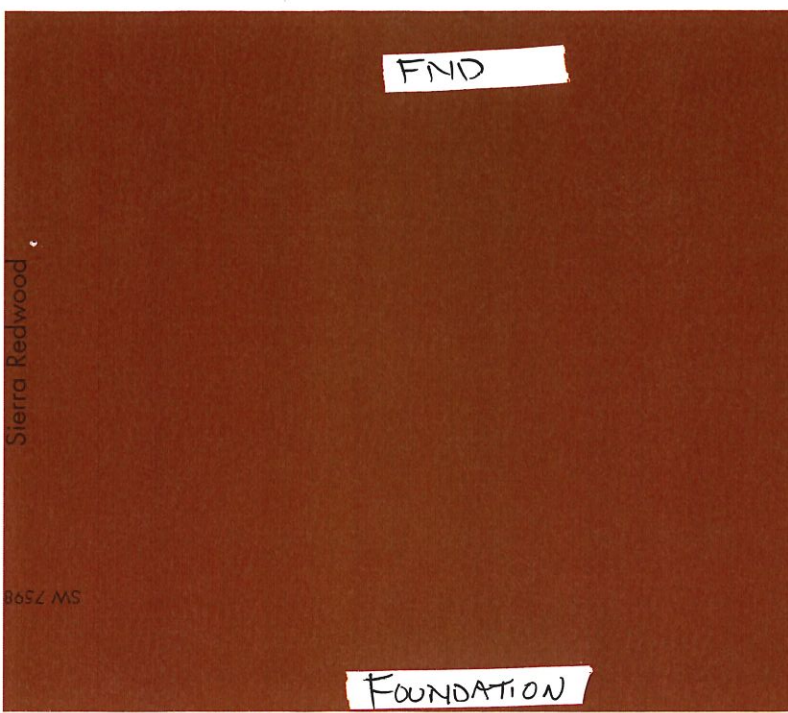
There are new Major Work COA application deadlines!

COA process information is available [here](#).

"E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."

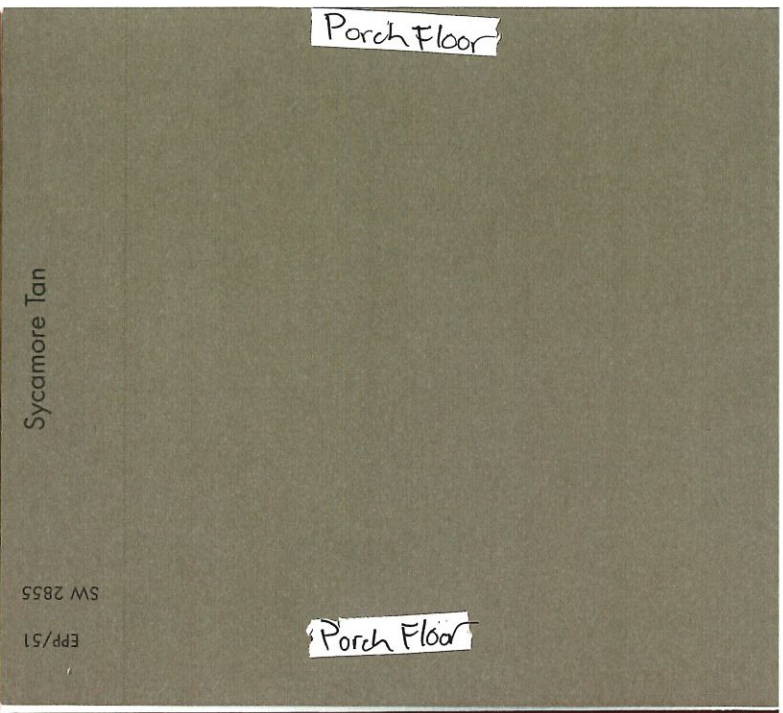
SEE PAINT CHIPS ALSO





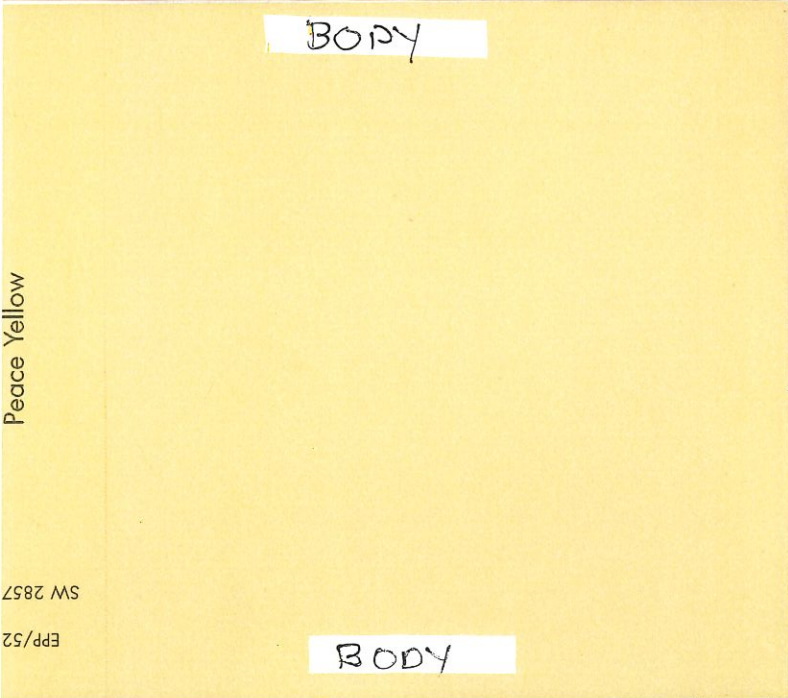
FND

FOUNDATION



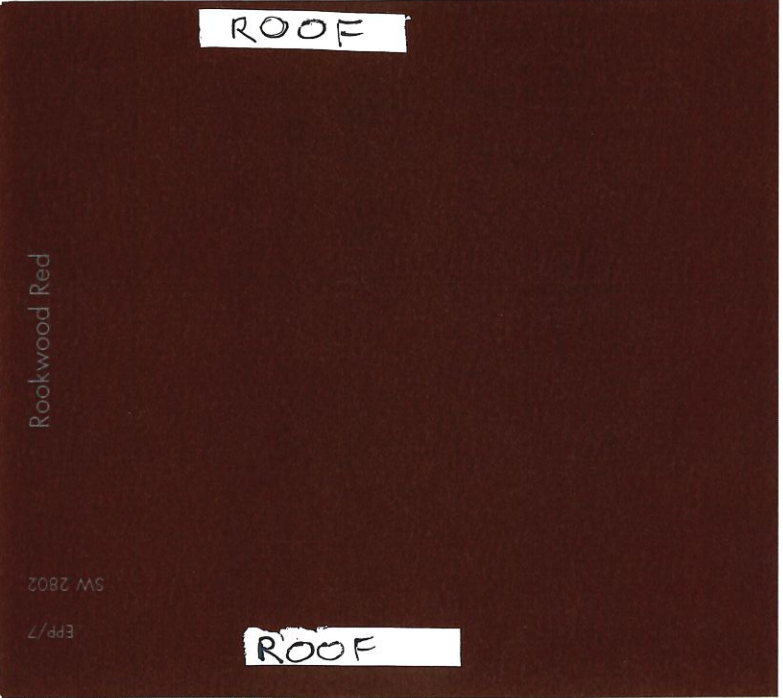
Porch Floor

Porch Floor



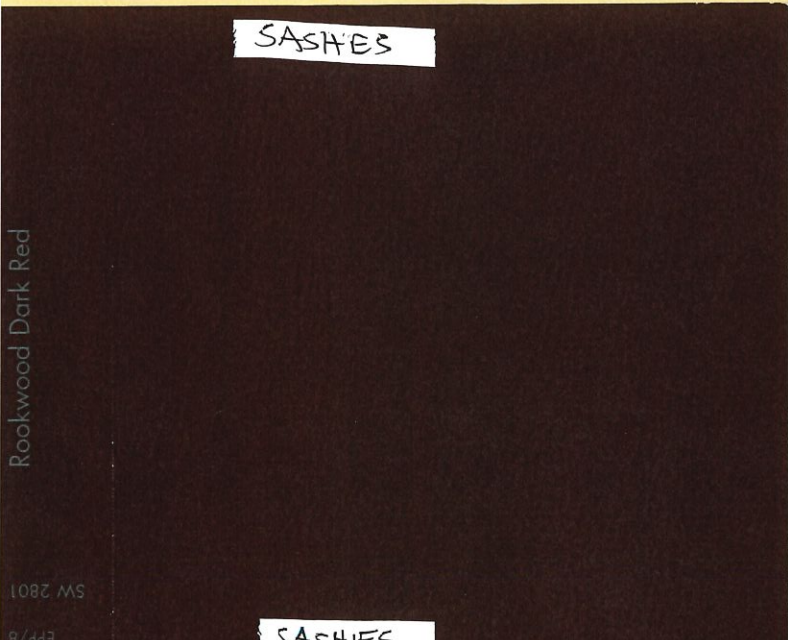
BODY

BODY



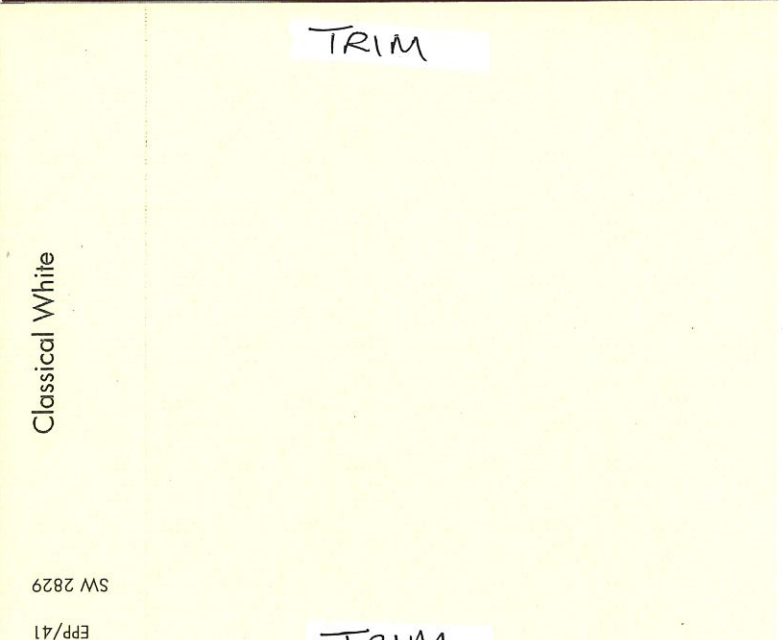
ROOF

ROOF



SASHES

SASHES



TRIM

TRIM



Existing Northwest Facade



Existing South Facade

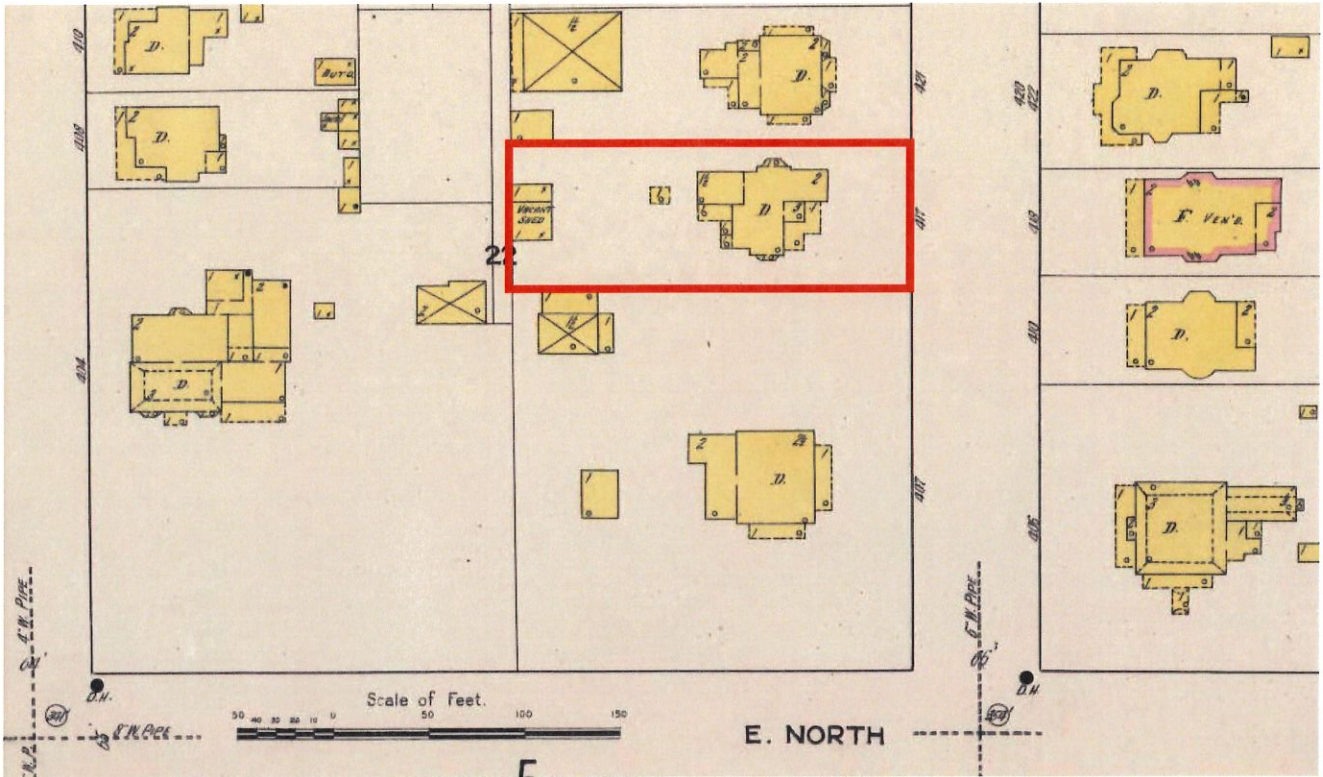


Existing Northeast Facade

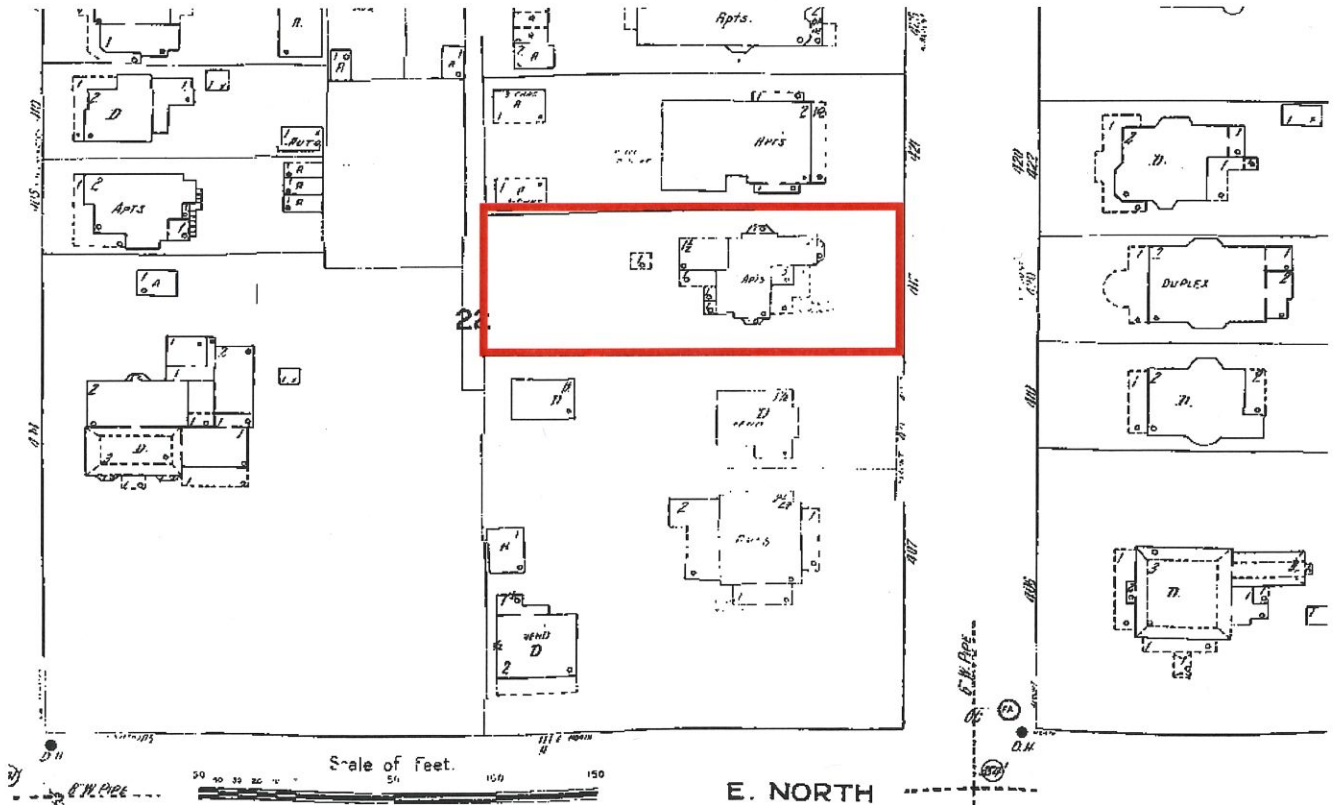


Existing North Facade





Sanborn Map - 1914



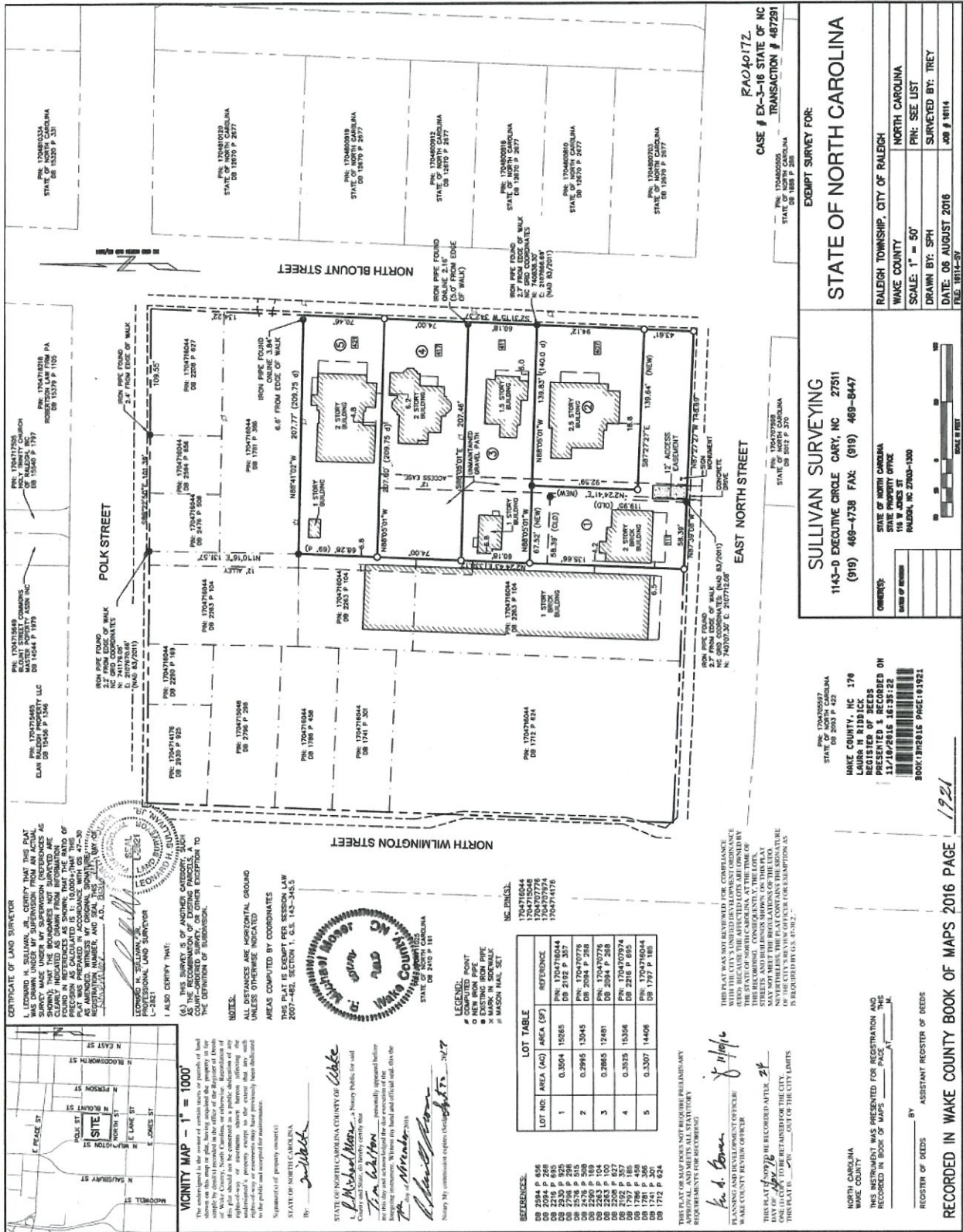
Sanborn Map - 1950



Historic Blount Street Facade - East



Existing Blount Street Facade - East



CERTIFICATE OF LAND SURVEYOR
 I, the undersigned, being duly sworn, hereby certify that this plat was prepared in accordance with the provisions of the laws of the State of North Carolina, and that the same is a true and correct copy of the original as the same appears on the records of the State of North Carolina. My commission expires on 11/15/2016.

STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 PROFESSIONAL LAND SURVEYOR
 No. 12821

I ALSO CERTIFY THAT:
 (A) THIS SURVEY IS OF ANOTHER CATEGORY, AND AS THE RECOMMENDATION OF EXISTING PARCELS, AND THE DEFINITION OF SUBDIVISION.

NOTES:
 ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE INDICATED
 AREAS COMPUTED BY COORDINATES
 THIS PLAT IS EXEMPT PER SESSION LAW 2007-481, SECTION 1, G.S. 143-345.5

LEGEND:
 * COMPUTED POINT
 * NEW IRON PIPE
 * MARK IN SIDEWALK
 * MASON NAIL SET

RECORDING INFORMATION:
 STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 DEED BOOK 192016 PAGE 1921

LOT TABLE

LOT NO.	AREA (AC)	AREA (SQ)	REFERENCE
1	0.8504	15265	Plat: 1704716044 DB: 2132 P. 357
2	0.9985	15045	Plat: 1704707778 DB: 2084 P. 288
3	0.3865	12481	Plat: 1704707778 DB: 2084 P. 288
4	0.3525	13356	Plat: 1704716044 DB: 2132 P. 357
5	0.1307	14408	Plat: 1704716044 DB: 1787 P. 188

THIS PLAT WAS NOT REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS FOR RECORDING IN THE STATE OF NORTH CAROLINA, AT THE TIME OF RECORDING BECAUSE THE AFFECTED LOTS ARE OWNED BY THE STATE OF NORTH CAROLINA. AT THE TIME OF RECORDING, THE AFFECTED LOTS WERE OWNED BY THE STATE OF NORTH CAROLINA. THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS FOR RECORDING IN THE STATE OF NORTH CAROLINA.

PLANNING AND DEVELOPMENT OFFICER:
 WAKE COUNTY PLANNING OFFICE
 115 W. JONES ST.
 RALEIGH, NC 27603-1000

THIS PLAT WAS RECEIVED FOR REGISTRATION AND RECORDING ON 08/26/2016 AT 10:11 AM. THIS PLAT IS SUBJECT TO THE REQUIREMENTS FOR RECORDING IN THE STATE OF NORTH CAROLINA.

STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 DEED BOOK 192016 PAGE 1921

REGISTER OF DEEDS
 BY: *[Signature]* ASSISTANT REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 DEED BOOK 192016 PAGE 1921

REGISTER OF DEEDS
 BY: *[Signature]* ASSISTANT REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 DEED BOOK 192016 PAGE 1921

REGISTER OF DEEDS
 BY: *[Signature]* ASSISTANT REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 DEED BOOK 192016 PAGE 1921

Existing Site Boundary Survey









Home » Roofing Systems

Color Chart

Preservation Products elastomeric coatings are available in a wide variety of colors for roofing products (HP-1000 and HP-5000) and wall coatings (AF-135).

General Roofing Colors

Color Code 1 – Standard Colors

- Aluminum Gray
- Concrete Gray
- White

Color Code 2 – Iron Oxide Colors

- Barn Red
- Black
- Bronze
- Red
- Slate Gray
- Tan
- Terra Cotta

Color Code 3 – Chromium Oxide/ Organic Colors

- Forest Green
- Patina Green
- Green Leaf
- Williamsburg Blue

Pastel Colors

- Antique White
- Manor White
- Franklin White
- Graystone
- Riverstone

Custom Colors

Preservation Products specializes in custom color formulation. Unlike other paints, custom color coatings by Preservation Products are formulated with the minimum amount of tints and colorants. We start from scratch and dry grind our pigments to ensure long term color retention and elastomeric properties. There may be minimum order requirements for special colors. Physical Color Chart Physical color charts are much more accurate and should be consulted for final color evaluation. For a physical color chart, please submit a request.



Roofing Systems

[Types of Systems](#) ▶

[Substrates](#) ▶

[Installation Guides](#) ▶

[Color Chart](#) ▶

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[Mission/History](#) ▶

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HP-3 ELASTOMERIC COATING SYSTEM

Installation Guidelines

DESCRIPTION

The HP-3 Elastomeric Coating System is a protective coating system designed for use on historic or vintage metal or "tin" roofs. It can also be used on other acceptable smooth surfaces. Consisting of multiple coats of Acrymax Elastomeric Coatings the HP-3 system cures to durable, weatherproof flexible coating system with superior durability and weatherability. The HP-3 Specifications will yield a final dry film thickness of 15-25 mils as described herein depending on the number of finish coats applied. In general the performance of elastomeric coating systems is enhanced when applied to achieve thicker dry film thickness.

Acrymax Coatings are waterborne materials that are safe and easy to apply. They provide an environmentally responsible method for roofing and weatherproofing applications.

APPLICATION EQUIPMENT

Acrymax coatings can be applied by brush, roller, or airless spray. Airless spray is the most efficient method of application where proper conditions and expertise exist. Spray equipment should be capable of 2500 – 3000 psi with output of 2 - 2.5 gallons per minute. A "Reverse-a-Clean" tip with .027 to .041 orifice size is recommended. Application by roller or brush may require additional coats to achieve uniform membrane thickness, but total material requirements will generally remain the same. Rollers should be medium or long nap. (3/4" recommended)

INSTALLATION

Installation of the HP-3 System is accomplished in three (3) basic steps:

1. Preparation and priming
2. Application of Elastomeric Coating System
3. Inspection

1) Preparation and priming

Acrymax coatings must have a clean surface to adhere to. Proper surface preparation is critically important for successful applications of all coating systems! All dirt, debris, oils, or other contaminants that can interfere with proper adhesion of coatings must be removed by the most effective method possible. High-pressure water is the recommended method when appropriate. Vacuuming, stiff brooming, wire-brushing, and low-pressure water washing also can be used. When high-pressure water washing is used it should be done at a pressure suitable to remove embedded dirt and contaminants without damaging the substrate that is being cleaned. Pressures of 2000-2500 psi are commonly used. Cleansers such as Trisodium Phosphate (TSP) or TSP substitutes that are suitable for paint preparation can be used as necessary. When cleansers are used make sure surfaces are thoroughly rinsed and no residue remains.

A tape test should be used to determine acceptability of the cleaned surface for coating application. This is done by applying masking tape to the surface to be coated, and then peeling off the tape. If the adhesive side of the tape shows contaminants that will interfere with the adhesion of the coatings, then further cleaning or use of a primer may be necessary. Priming is not a substitute for proper cleaning. Immediately prior to coating application dust that may collect on the roof surface should be blown off with blowers.

"Tin" or metal surfaces:

Any existing coatings on surfaces to be coated with Acrymax must be removed or if allowed to remain they must be firmly adhered and in good condition. **Rust and Corrosion:** It is very important to recognize that inadequate preparation of corroded metal surfaces can lead to premature failure of the coating system. Rust must be removed using the most rigorous method suitable for the particular job. Wire

brushing or sanding or other suitable methods must be done as necessary. Coatings must not be applied over loose untreated rust. After rust has been removed surfaces should be primed with HP-7000 Rust Inhibitive primer applied immediately after cleaning to prevent rust from reoccurring. HP-7000 should be applied at the rate of 1 gallon per 200-250 square feet. On roofs that exhibit minor or localized corrosion HP-7000 can be used to spot prime these areas. On other roofs HP-7000 may be required on the entire roof. All bare metal surfaces should be primed with a HP-7000 prior to applying coating system. Primer should only be used after thorough preparation of the surface to be primed. If severe rust is present it may be appropriate to use a rust converter on the rusted areas prior to using rust inhibitive primer. Consult Preservation Products for complete information on treatment of rusted metal.

Existing asphalt roofs:

Power washing at 2000-2500 psi is the best method for removing oxidation and contaminants from existing asphalt roofs. A low pressure wash with stiff brooming can be done if power washing is not possible. If after washing the surface still has a chalky finish then Acrymax AF-127 Primer should be used. AF-127 is applied at the rate of 200 – 250 square feet per gallon.

Concrete surfaces:

New concrete must be allowed to cure for 30 days. Power wash to remove all contaminants. If necessary acid etch with muriatic acid as per manufacturers instructions. After cleaning, prime surface with Acrymax AF-100 applied at the rate of 200 – 300 square feet per gallon.

Preparation of other surfaces:

Consult Preservation Products about preparation of other surfaces.

2) Application of Coating System

Basecoat

Apply basecoat of Acrymax HP-1000 at the minimum application rate of 1 gallon per 100 square feet.

Finish Coat(s)

For 15 mil total coating thickness (including basecoat) apply one finish coat of Acrymax HP-5000. For a 25 mil coating thickness apply 2

finish coats of Acrymax HP-5000. Minimum application rate 1 gallon per 100 square feet per coat.

3) Inspection

Inspect entire coated area and apply additional Acrymax Coatings as necessary to insure complete and uniform coverage.

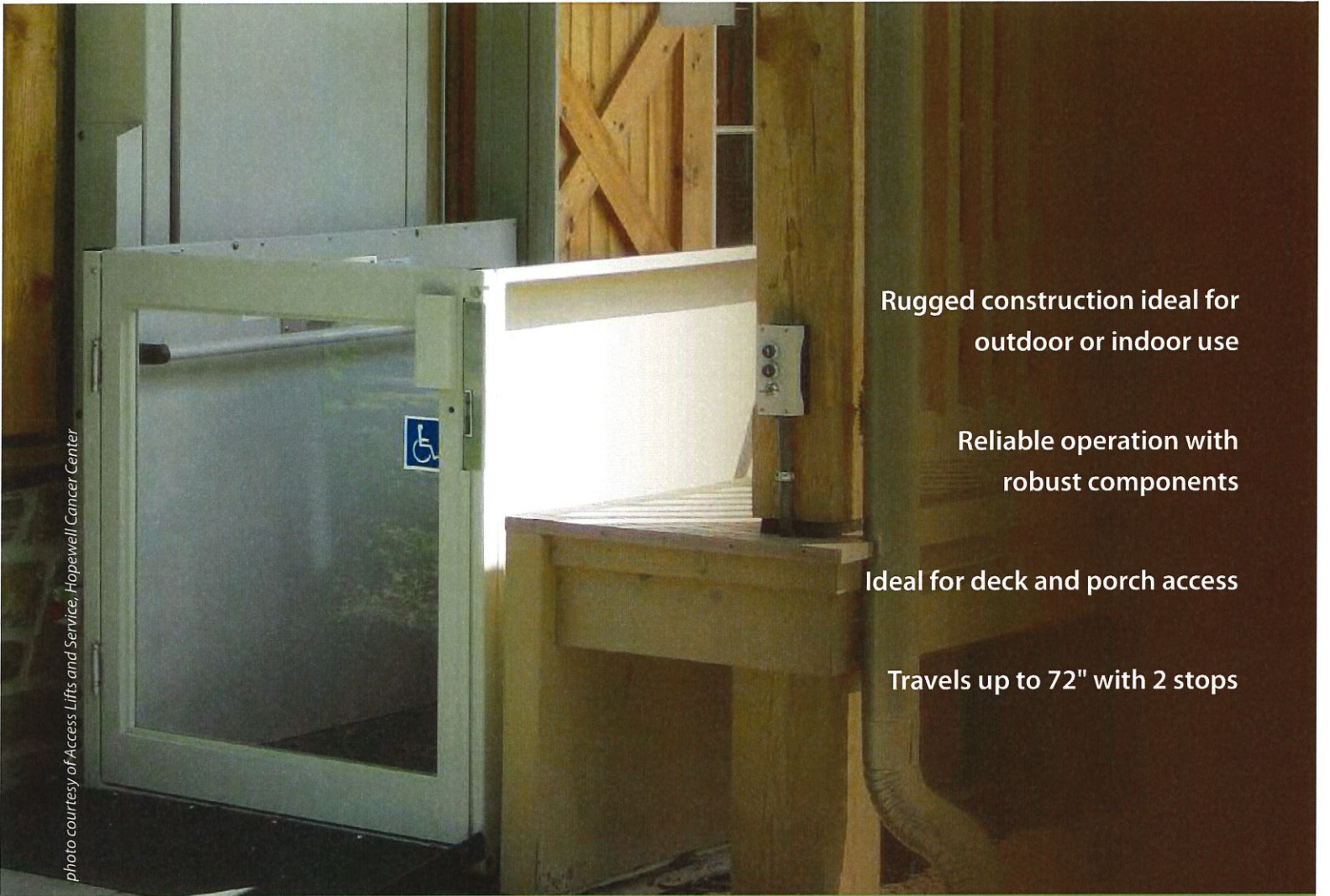
LIMITATIONS

These are general guidelines for application of the Acrymax HP-3 System. The material requirements and number of coats may vary depending on the specific job requirements. If unusual conditions exist, contact PRESERVATION PRODUCTS INC. at 610-565-5755. Acrymax Fluid Applied Elastomeric roofing systems must be applied to structurally sound substrates. All surfaces must be clean and dry before application of coating system. The suitability of Acrymax coatings or systems for an intended use shall be solely up to the user. Drying time and coverage are not guaranteed. Acrymax roofing systems must not be applied over wet insulation or related materials. Failure of the substrate or failure of any existing coatings left remaining on surface that is coated does not constitute failure of the Acrymax coating or system. The Acrymax HP-3 System is designed for use on well drained roofs, however, it is acceptable for use where poor drainage causes temporary ponding. Acrymax Coatings should not be applied when rain or freezing temperatures are expected within 24 hours of application.

WARRANTY

Limited material warranties are available for the HP-3 System when all materials are used in strict accordance with all of Acrymax's and Preservation Products written requirements and recommendations. The sole responsibility under this limited material warranty is for defective material and the only obligation shall be to either replace or refund the purchase price of the materials or part thereof proven to be defective. No statement by anyone may supersede this limited material warranty, except when done in writing by the Technical Service Office of Preservation Products in Media, PA.

photo courtesy of Access Lifts and Service, Hopewell Cancer Center



Rugged construction ideal for outdoor or indoor use

Reliable operation with robust components

Ideal for deck and porch access

Travels up to 72" with 2 stops

Savaria® Multilift VPL

RELIABLE AND EASY ACCESS



Gain convenient, easy and reliable access with the Savaria Multilift, vertical platform lift. The Multilift easily accommodates a wheelchair with a capacity of up to 750 lbs. Built with durability in mind, the Multilift is up for the challenge of tough climate conditions. You can count on this lift for reliable performance and ease of operation. An ideal deck lift for home use, the Multilift is approved for certain commercial accessibility projects as well.



Savaria® Multilift VPL

RELIABLE AND EASY ACCESS



- ACME screw drive with back-up nut for strength and precision of movement
- Self-supporting base and tower structure houses mechanical components (42" not self supporting)
- Travels safely and smoothly at 8 feet per minute (.04m/s)
- Handles up to 750 lbs with 42 1/8" side guard panels
- Constant pressure controls for operation with key access on car and call stations
- Underpan sensors to stop the lift if it senses an obstruction and emergency stop button on car
- Robust, non-skid, zinc-coated platform available in 3 standard sizes with an optional 36" and 42" wide platform (42" not self supporting)
- Automatic access ramp (16" residential, 24" commercial), field reversible to suit installation need
- Manual hand crank to lower or raise platform in case of power failure with optional battery back-up operating system to allow full functionality of the lift for emergencies
- Weather-resistant lock available for outdoor installations (Savaria WR-500 lock)
- Add optional grab rail, platform gate, fixed access ramp, 90-degree exit or emergency light and alarm on car

SPECIFICATIONS

Applications	Residential (indoor/outdoor), Commercial* (U.S.A.)
Capacity	750 lb (340 kg)
Maximum travel distance	48" (1.219 m), optionally 72" (1.829 m)
Platform sizes available (standard)	34" x 48" (863 mm x 1219 mm) , 34" x 54" (863 mm x 1371 mm), 34" x 60" (863 mm x 1524 mm) 36" and 42" wide platforms optional (42" not self supporting)
Speed	8 ft/min (.04 m/s)
Drive	1 hp 110 VAC, or optional 1 hp 24 volt battery back-up system
Warranty	36 months parts, ask dealer for details

**complies with ASME A18.1 (US), and B.355 & B.613 (Canada), state and local codes may differ, please consult your local Savaria dealer*

The Savaria Multilift is also available to suit specific installation needs including enclosed units, mobile and three-gate applications.

Talk to a Savaria dealer about how the Multilift can give you the access you need.

Authorized Savaria dealer:

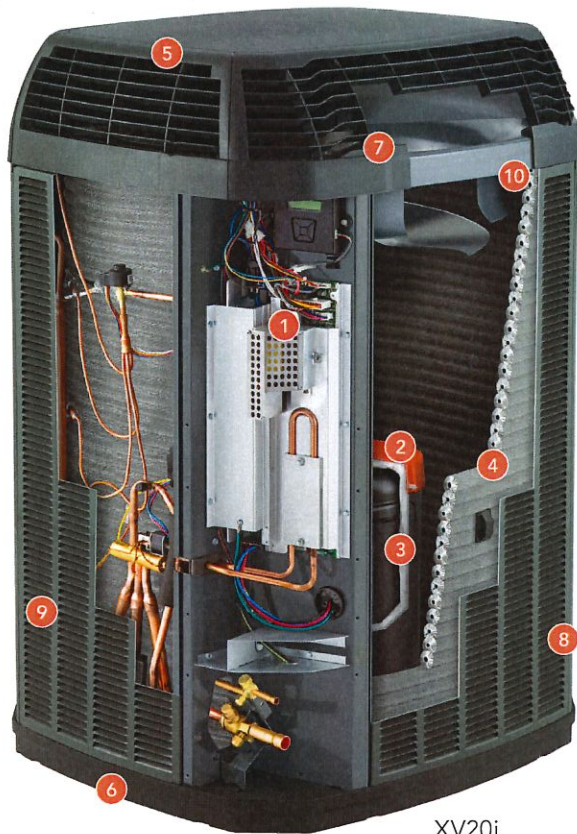
 savaria.

www.savaria.com

2 Walker Drive, Brampton, ON L6T 5E1 Canada

tel: 800.661.5112 fax: 905.791.2222

Look inside the powerful, efficient, year round comfort of a Trane heat pump.



XV20i

Features and components may vary by model and are shown for illustration purposes only. As part of our continuous product improvement, Trane reserves the right to change specifications and design without notice.

At the heart of every Trane heat pump, you'll find a Climatuff® compressor that's been tested in some of the most brutal conditions on earth. Because that's what it takes to be a Trane.



- 1 ComfortLink™ II Communicating Control Board and Unique Refrigerant Cooled Inverter Drive**
Powers the compressor and controls communication between components to optimize your comfort and efficiency.
- 2 Climatuff® Variable Speed Compressor**
The heart of Trane TruComfort™ technology automatically adjusts itself while maintaining constant and consistent speeds that avoid temperature swings in the home. Trane tested, tried and true.
- 3 Compressor Sound Insulator**
Reduces operating sound for a quieter home environment.
- 4 All-Aluminum Spine Fin™ Coil**
Designed to enhance airflow and heat transfer while resisting corrosion and leaks, far better than traditional copper and aluminum coils.
- 5 WeatherGuard™ II Top (XV20i only)**
Attractive, durable polycarbonate for lasting protection and unique quality design.
- 6 DuraTuff™ Rustproof Basepan**
Won't crack, corrode, rust or warp.
- 7 Integrated Fan System**
Unique blade-down design improves airflow, enhances performance and reduces sound levels.
- 8 Full-Sided Louvered Panels**
Galvanized steel panels protect internal components while preserving airflow efficiency.
- 9 Powder-Paint Finish**
Virtually indestructible for maximum protection against corrosion and rust, and years of reliable protection.
- 10 WeatherGuard™ Fasteners**
Zinc-coated for corrosion resistance and longer life.



It's Hard To Stop A Trane.®

	XV20i	XV18	XL18i	XL16i	XR17	XR16	XR15	XR14
ComfortLink™ II Capability	•	•						
Climateuff® Variable Speed Inverter Compressor (stages)	750	750						
Climateuff® Compressor (stages)			2	1	2	1	1	1
Capacity Variability %	25-100**	25-100**	70/100	100	70/100	100	100	100
Compressor Sound Insulator	•	•					Select Models	Select Models
Overall Sound Power Level [dB(A)]	54-76	54-76	72-74	70-72	72-74	70-72	71-75	71-76
Woven Spine Fin™ Coil	•	•						
Spine Fin™ Coil			•	•	•	•	•	•
Variable Speed Fan Motor	•	•						
Swept Fan Blade	•	•	•	•				
High SEER Efficiency (up to)	21.00	18.00	18.00	17.00	17.25	17.00	15.00	14.50
High HSPF Efficiency (up to)	10.00	10.00	9.50	9.60	9.60	9.60	9.50	8.50
Refrigerant	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
12 Year Limited Warranty on Compressor with registration*	•	•	•	•				
10 Year Limited Warranty on Compressor with registration*					•	•	•	•
10 Year Limited Warranty on Outdoor Coil with registration*	•	•	•	•	•	•	•	•
10 Year Limited Warranty on Internal Functional Parts with registration*	•	•	•	•	•	•	•	•

*Registered Limited Warranty terms are available when you register within 60 days of installation. You can register online at Trane.com or by phone at 800-554-6413, otherwise Trane's Base Limited Warranty terms will apply. Base Limited Warranty information on specific products can be found on Trane.com. Ask your dealer for full warranty information at time of purchase. Warranties are for residential and multi-family use only, some exclusions may apply.

**XV20i/XV18 vary speed in 1/10 of 1% increments.

XV



XV20i/XV18 Trane TruComfort™ Variable Speed systems maintain a consistent temperature with maximum efficiency by automatically making minor, continuous adjustments in output all day long, all night long. By using its precise 750 incremental stages, the result is efficient, affordable and reliable comfort, like you have never seen before. Installed as part of a qualifying system, most models are ENERGY STAR® qualified.

XLi



XL18i Two-stage heating and cooling prevent temperature swings, while providing superior efficiency, and the XL18i is potentially ENERGY STAR® qualified when installed as part of a matched Trane system.

XL16i The XL16i is hardworking, efficient, quiet, and most are ENERGY STAR® qualified when installed as part of a matched Trane system.

XR



XR17 With the XR17 you'll enjoy long life and incredible reliability thanks to the two-stage Climateuff® compressor and patented, leak-and-corrosion-resistant Spine Fin™ coil. Installed as part of a qualifying system, most models are ENERGY STAR® qualified.

XR16 / XR15 The Climateuff® compressor and patented, leak-and-corrosion-resistant Spine Fin™ coil in the XR15 and XR16 deliver years of trouble-free comfort. When installed as part of a qualifying system, most models are even ENERGY STAR® qualified.

XR14 The XR14 uses energy wisely thanks to the reliable combination of Trane's Climateuff® compressor and all-aluminum Spine Fin™ coil.

P-SERIES

PKA-A18HA6 & PUZ-A18NHA6 (-BS) 18,000 BTU/H WALL-MOUNTED HEAT-PUMP SYSTEM



Job Name: _____
 System Reference: _____ Date: _____



Indoor Unit: PKA-A18HA6



Outdoor Unit: PUZ-A18NHA6 (-BS)

UNIT OPTION:

- Standard Model.....PUZ-A18NHA6
- Seacoast (BS) Model.....PUZ-A18NHA6-BS

ACCESSORIES:

Indoor Unit

- Condensate Pump (BlueDiamond X87-711/721; 115/230V)
- Condensate Pump (Sauermann SI30-115/230; 115/230V)
- Disconnect Switch (TAZ-MS303)
- Wireless Remote Controller (PAR-FL32MA-E)
- Wireless Signal Receiver (PAR-FA32MA-E)

Outdoor Unit

- Wind Baffle (WB-PA1)*
*Allows operation to 0° F (-18° C).
- Air Outlet Guide (PAC-SG58SG-E)
- Mounting Base (QSMS1201)
- Wall Bracket (QSWB2000M-1)

Controls

- Wireless Controller (MHK1)
- Advanced Wired Controller (PAR-31MAA)
- Simple Wired Controller (PAC-YT53CRAU)
- M-NET Adapter (PAC-SF83MA-E)
- Temperature Sensor (PAC-SE41TS)

SPECIFICATIONS:

Rated Conditions (Capacity / Input)*		
Cooling	Btu/h / W	18,000 / 2,240
Heating at 47° F	Btu/h / W	19,000 / 1,970
Heating at 17° F	Btu/h / W	13,000 / 1,670

* Rating Conditions per AHRI Standard:
 Cooling | Indoor: 80° F (27° C)DB / 67° F (19° C)WB; Outdoor: 95° F (35° C)DB / 75° F (24° C)WB
 Heating at 47° F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 47° F (8° C)DB / 43° F (6° C)WB
 Heating at 17° F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 17° F (-8° C)DB / 15° F (-9° C)WB

Capacity Range		
Cooling	Btu/h	8,000 - 18,000
Heating at 47° F	Btu/h	8,000 - 20,000

Operating Range	
Cooling	0° F** to 115° F (-18° C to 46° C) DB
Heating	12° F to 70° F (-11° C to 21° C) DB

** The minimum temperature will be 23° F (-5° C) DB if optional wind baffle accessory is not installed.

AHRI Efficiency Ratings	
EER	8.0
SEER	15.3
HSPF	9.5
COP at 47° F	2.83
COP at 17° F	2.28

Electrical Power Requirements	208 / 230V, 1-Phase, 60 Hz
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Minimum Circuit Ampacity (MCA)		
Indoor / Outdoor	A	1 / 13

Airflow Rate (Low-Mid-High)			
Indoor (Cooling)	DRY	CFM	320-370-425
	WET		290-335-380
Outdoor	DRY		1,200

Sound Pressure Level			
Indoor (Low-Mid-High)		dB(A)	36-40-43
	Cooling		48
Outdoor	Heating		47

Indoor Unit		
Blower Motor (ECM)	F.L.A.	0.33
Blower Motor Output	W	30
SHF / Moisture Removal		0.68 / 5.2 pt./h

Outdoor Unit		
Compressor		DC INVERTER-driven Twin Rotary
Fan Motor (ECM)	F.L.A.	0.35
MOCP	A	20

External Dimensions		
Indoor (H x W x D)	In.(mm)	11-5/8 x 35-3/8 x 9-13/16 (295 x 898 x 249)
Outdoor (H x W x D)		23-5/8 x 31-1/2 x 11-13/16 + 7/8 (600 x 800 x 300 + 23)

Net Weight		
Indoor	Lbs.(kg)	29 (13)
Outdoor		91 (41)

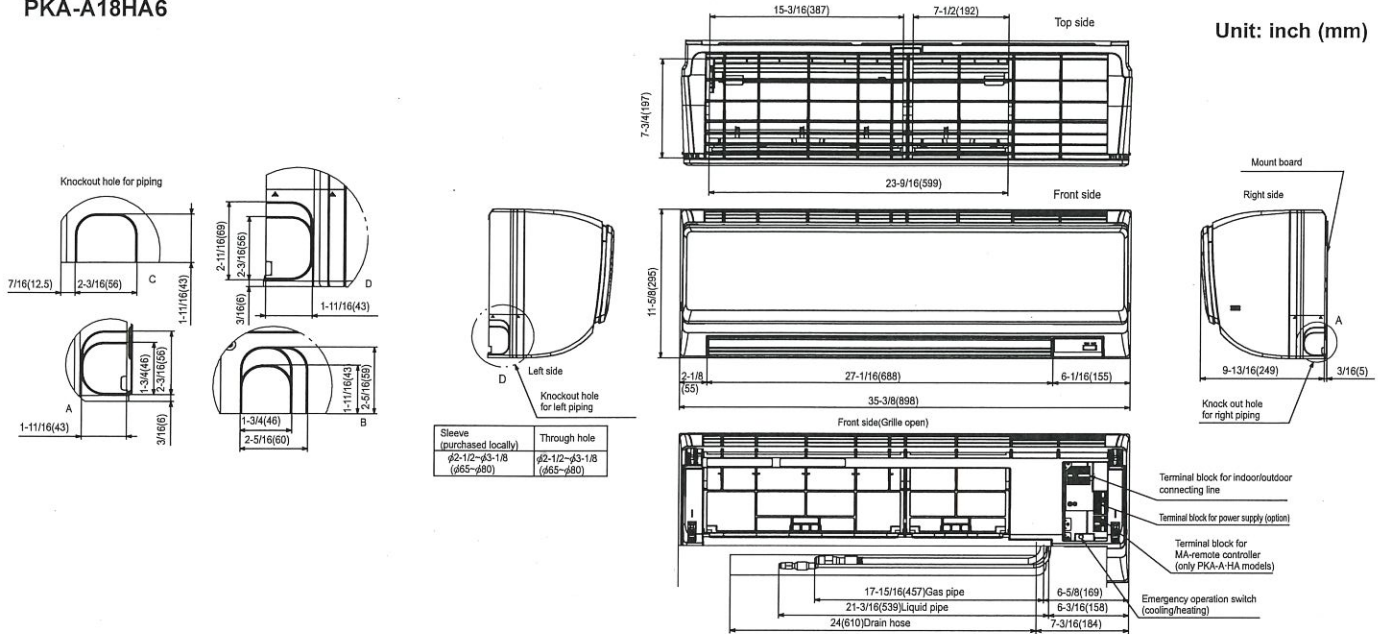
External Finish	
Indoor	Munsell No. 1.0Y 9.2 / 0.2
Outdoor	Munsell No. 3Y 7.8 / 1.1

Refrigerant	R410A ; 3lbs., 12oz.
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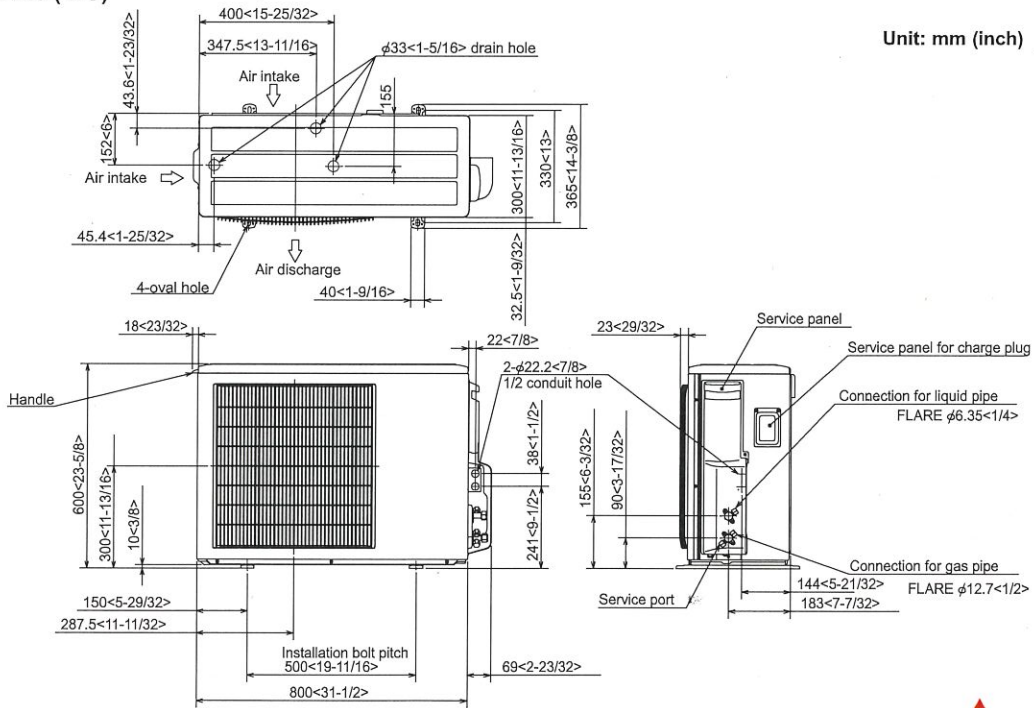
Refrigerant Piping (Flared)		
Liquid (High Pressure)	In.(mm)	1/4 (6.35)
Gas (Low Pressure)		1/2 (12.7)
Maximum Total Refrigerant Pipe Length	Ft. (m)	100 (30)
Maximum Vertical Separation	Ft. (m)	100 (30)

DIMENSIONS: PKA-A18HA6 & PUZ-A18NHA6 (-BS)

PKA-A18HA6



PUZ-A18NHA6 (-BS)



NOTES:

SEACOAST PROTECTION

- External Outer Panel: Phosphate coating + Acrylic-Enamel coating
- Fan Motor Support: Epoxy resin coating (at edge face)
- Separator Assembly ; Valve Bed: Epoxy resin coating (at edge face)
- Screws (used outer side): Zinc nickel coating 5µm + Polyvinylidene chloride coating

“Blue Fin” treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants..



1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



CONSULTANTS
Consultant #1
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone
Consultant #2
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone
Consultant #3
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone

SEALS
NOT FOR CONSTRUCTION

SD DRAWINGS
2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

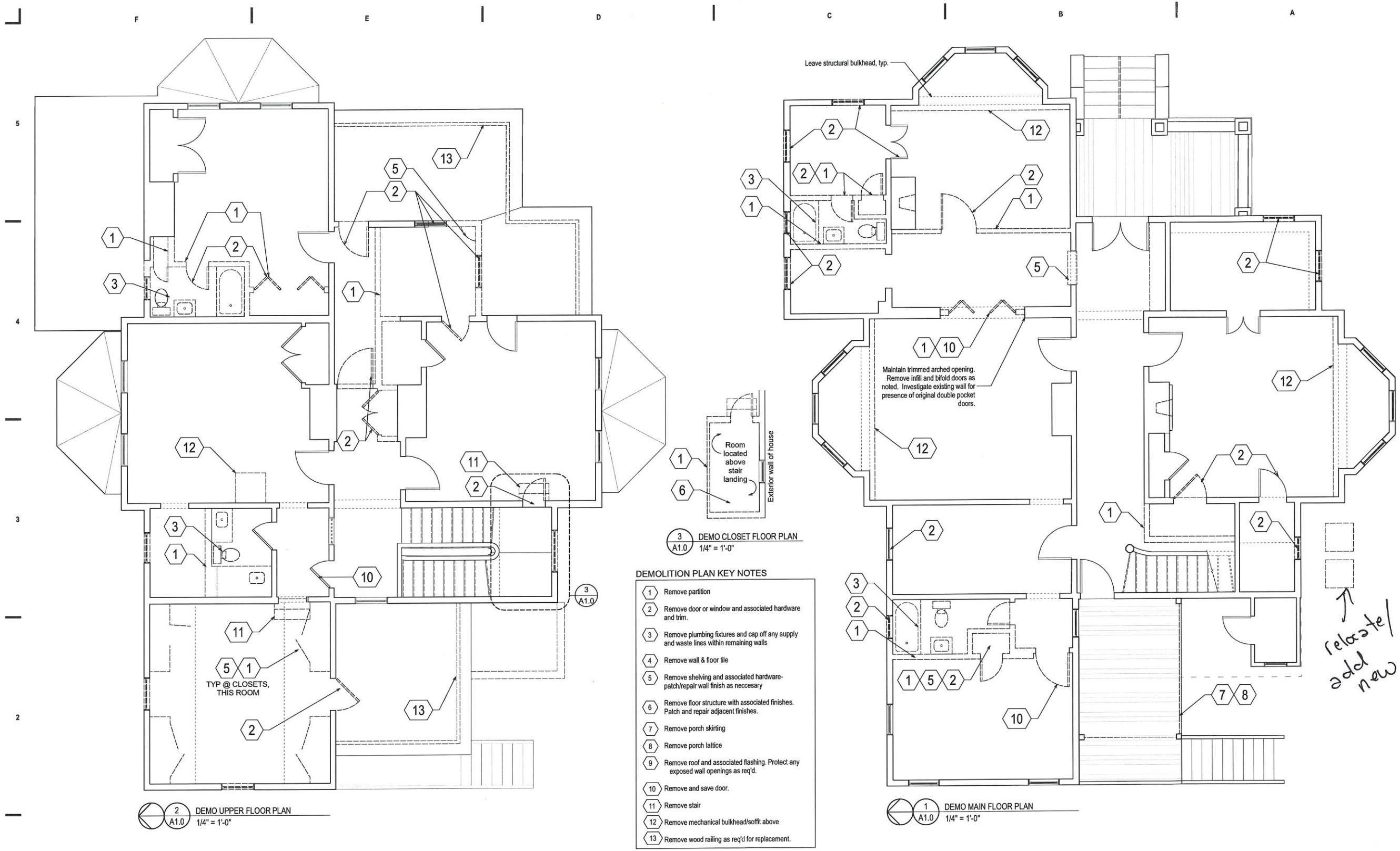
Project Title 3

REVISIONS
NO. DATE OF REVISION

PROJECT DATA
DATE: 2016/05/14
DRAWN: AAW
CHECKED: AAW
FILENAME: COBLE HELMS
PROJECT NO: Project Number
PRINTING: Plotting

SHEET DATA
DEMOLITION PLANS
MAIN & UPPER FLOORS

SHEET NO.
A1.0



GENERAL DEMOLITION NOTES

A. THE DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED AS DESCRIBED IN THE CONTRACT DOCUMENTS. THE WORK REQUIRED SHALL BE DONE WITH CARE, AND SHALL INCLUDE ALL REQUIRED SHORING, BRACING, TEMPORARY WEATHERPROOFING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED BY DEMOLITION AND REMOVAL WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE OR TO REMAIN. THE CONTRACTOR SHALL PERFORM PATCHING, RESTORATION AND NEW WORK IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL PLANS, ELEVATIONS, SECTIONS, AND DETAILS TO ASCERTAIN THE EXTENT OF DEMOLITION REQUIRED TO ACHIEVE THE DESIRED DESIGN INTENT. PRIOR TO STARTING OF WORK, THE CONTRACTOR SHALL PROVIDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE THEREOF FOR REVIEW BY THE ENGINEER.

B. THE CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS, EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. THE CONTRACTOR SHALL GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION.

C. ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE DISPOSED OF BY THE CONTRACTOR. MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. SCHEDULE A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT TO IDENTIFY ELEMENTS THAT ARE TO BE SALVAGED. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.

D. EXISTING STRUCTURES: WHERE PARTS OF THE ADJACENT STRUCTURES ARE TO BE ALTERED AND/OR IMPACTED, DEMOLISH THE PORTIONS TO BE REMOVED, REPAIR DAMAGE, AND LEAVE THE STRUCTURE IN PROPER CONDITION FOR THE INTENDED USE. REMOVE CONCRETE AND MASONRY TO THE LINES DESIGNATED BY DRILLING, CHIPPING, OR OTHER SUITABLE METHODS UNLESS DIRECTED OTHERWISE BY ARCHITECT. LEAVE THE RESULTING SURFACES REASONABLY TRUE AND EVEN, WITH SHARP STRAIGHT CORNERS THAT WILL RESULT IN NEAT JOINTS WITH NEW CONSTRUCTION AND BE SATISFACTORY FOR THE PURPOSE INTENDED. WHERE ALTERATIONS OCCUR, OR NEW AND OLD WORK JOIN, THE CONTRACTOR SHALL CUT, REMOVE, PLUG, REPAIR OR REMOVE THE ADJACENT MATERIALS TO THE EXTENT REQUIRED BY THE CONSTRUCTION CONDITIONS, SO AS TO LEAVE THE ALTERED WORK IN AS GOOD A CONDITION AS PRACTICAL.

E. OPENINGS: CONTRACTOR SHALL CONSULT STRUCTURAL DRAWINGS FOR HEADER OR LINTEL REQUIREMENTS FOR ALL NEW OPENINGS OR EXISTING OPENINGS TO BE MODIFIED. CONTRACTOR SHALL EVALUATE LINTELS IN EXISTING OPENINGS FOR STRUCTURAL INTEGRITY. CONTACT STRUCTURAL ENGINEER IF EXISTING STRUCTURE IS DEFICIENT AND REQUIRES REPLACEMENT. NEW OPENINGS THROUGH EXISTING MASONRY WALLS SHALL HAVE STRAIGHT, CLEAN EDGES CUT ALONG EXISTING HEADER AND BED JOINTS UNLESS OTHERWISE NOTED. NEW OPENINGS IN MASONRY WALLS SHALL BE PROVIDED WITH TEMPORARY STRUCT. SUPPORT.

F. EXISTING UTILITIES: THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE ELECTRICAL, PLUMBING, FIRE PROTECTION, AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. MATERIALS DESIGNATED TO BE SALVAGED BY THE ARCHITECT OR ENGINEER SHALL BE REMOVED WITH CARE AND STORED ON THE CONSTRUCTION SITE AS DIRECTED. WHERE EXISTING ELEMENTS ARE REMOVED, PATCH OR REPAIR WALLS, FLOORS, CEILINGS AND/OR ROOF WHERE REQUIRED TO MATCH EXISTING CONSTRUCTION. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO INTERRUPT ANY UTILITIES SERVING THE OCCUPIED PORTIONS OF THE BUILDING DURING THE HOURS OUTLINED IN THE PROJECT MANUAL. NO CONSTRUCTION ACTIVITY MAY OBSCURE ANY REQUIRED MEANS OF EGRESS OR POSE ANY HAZARD TO EMPLOYEES WHO WILL OCCUPY THE BUILDING DURING CONSTRUCTION.

G. THE LOCATION AND ACTIVE/INACTIVE STATUS OF ALL EXISTING UTILITIES IN THE IMMEDIATE AREA OF WORK MUST BE VERIFIED PRIOR TO ANY CUTTING OPERATIONS.

H. ALL FLOOR, WALL, OR CEILING OPENINGS ABANDONED AND NOT REUSED WILL BE CLOSED IN AND PATCHED TO PROVIDE THE SAME FIRE-RATED SEPARATION, MATERIAL CONFIGURATION AND FINISH AS THE ADJACENT SURFACES.

I. ALL REMOVED PLUMBING ITEMS SHALL BE CAPPED AND SEALED WITH THE WALLS, ABOVE THE CEILING, OR WITHIN FLOOR STRUCTURE.

J. ALL NOTES "TO BE REMOVED" OR "TO BE DEMOLISHED" SHALL MEAN ENTIRELY REMOVED OR DEMOLISHED.

K. ASBESTOS OR LEAD PAINT MAY BE PRESENT IN AREAS OF CONSTRUCTION. CONTRACTOR TO REMOVE AND DISPOSE OF ACCORDING TO CURRENT STATE LAW.

L. REMOVE ALL CARPET, CARPET PADS, AND ASSOCIATED HARDWARE AND FASTENERS THROUGHOUT.

M. REMOVE ALL ELECTRICAL, MEP, TELEPHONE, AND DATA INFRASTRUCTURE NOT INTENDED FOR REUSE.

Amendment 3/27/17

CLEARSCAPES
ARCHITECTURE + ART
311-200 W. Martin Street
Raleigh, NC 27601
919.821.2775
www.clearscapes.com

CONSULTANTS

Consultant #1
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone

Consultant #2
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone

Consultant #3
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone

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SD DRAWINGS
2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

Project Title 3

REVISIONS

NO.	DATE OF REVISION

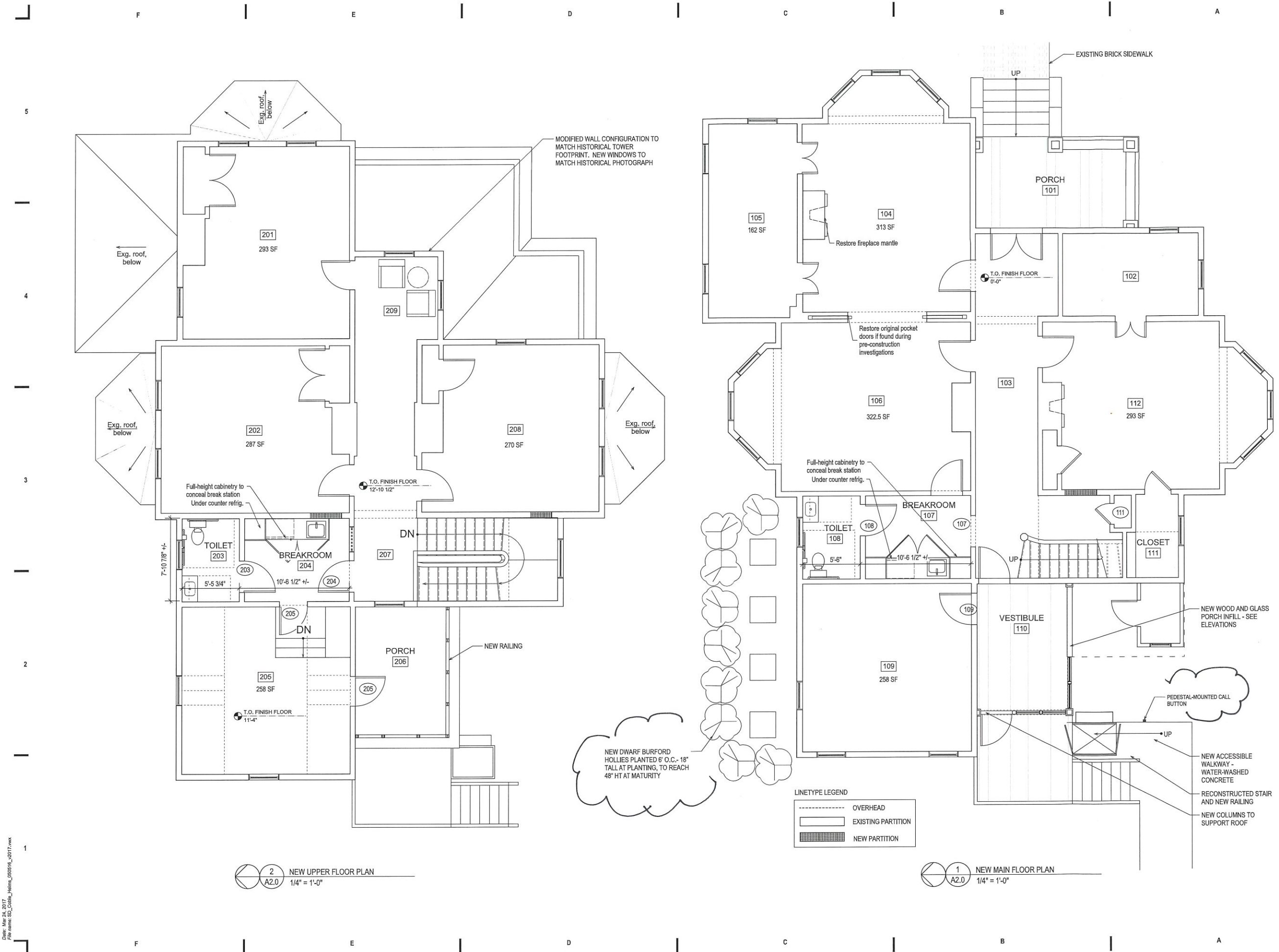
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DATE: 2016/05/14
DRAWN: ANW
CHECKED: Checked
FILENAME: COBLE HELMS
PROJECT NO: Project Number
PRINTING: Printing

SHEET DATA

NEW PLANS
MAIN & UPPER FLOORS

SHEET NO.
A2.0



2 NEW UPPER FLOOR PLAN
A2.0
1/4" = 1'-0"

1 NEW MAIN FLOOR PLAN
A2.0
1/4" = 1'-0"

Date: May 24, 2017
File name: SD_Coble_Helms_000616_2017.rvt

CONSULTANTS
 Consultant #1
 Consultant Name
 Consultant Address
 Consultant City State Zip
 Consultant Phone
 Consultant #2
 Consultant Name
 Consultant Address
 Consultant City State Zip
 Consultant Phone
 Consultant #3
 Consultant Name
 Consultant Address
 Consultant City State Zip
 Consultant Phone

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2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

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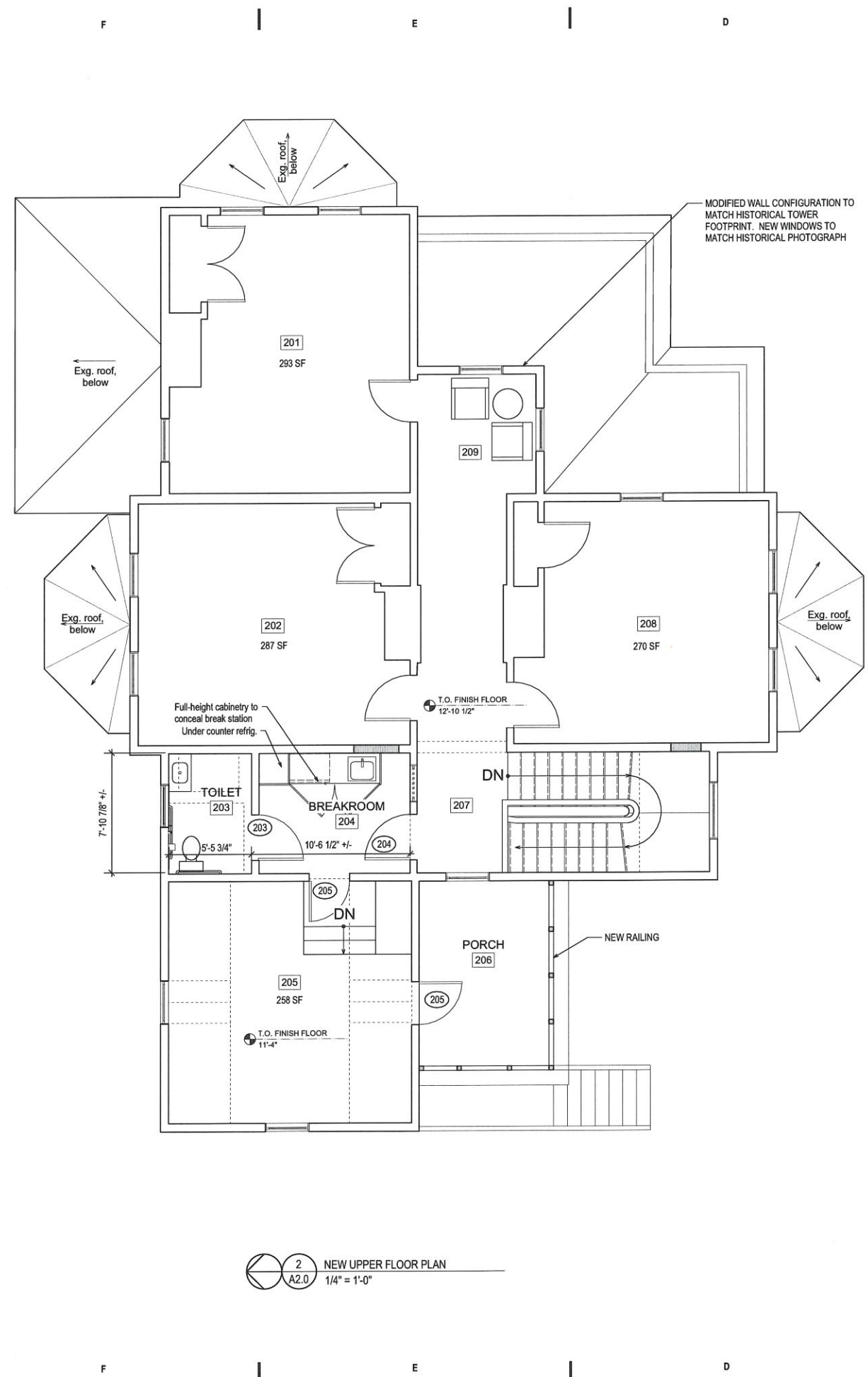
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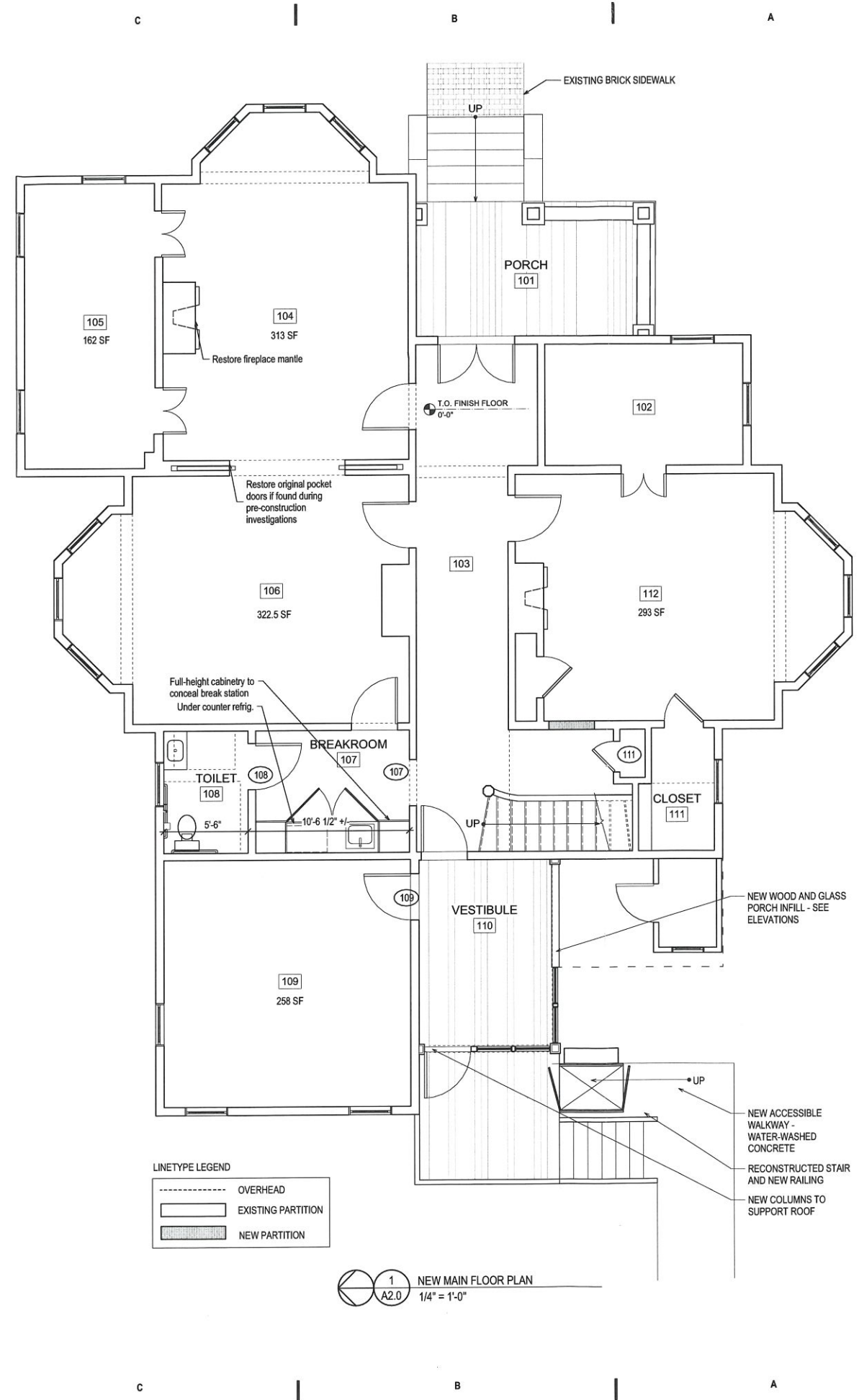
NEW PLANS
MAIN & UPPER FLOORS

SHEET NO.

A2.0



2 NEW UPPER FLOOR PLAN
1/4" = 1'-0"



1 NEW MAIN FLOOR PLAN
1/4" = 1'-0"

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 Consultant Name
 Consultant Address
 Consultant City State Zip
 Consultant Phone
 Consultant #3
 Consultant Name
 Consultant Address
 Consultant City State Zip
 Consultant Phone

*** PATCH/REPAIR/REPLACE DETERIORATED WOOD ELEMENTS AND REPAIR
 *** INSTALL NEW FLUSH STORM WINDOWS AT ALL WINDOWS

DEMO & REPAIR GENERAL ELEVATION NOTES

1. Remove loose paint and prep surface for new primer and paint. Paint type and color TBD.
2. Reglaze and paint window muntins, sashes, frames, and trim. Remove old paint from glass and replace broken panes. Recaulk window as req'd and prep for storm window installation.
3. Replace roof entirely. Patch/repair/replace roof sheathing as req'd and reseal around existing roof penetrations.
4. Repoint and paint masonry where required. Use Type O mortar.
5. Patch/Repair/Replace deteriorated wood elements and repaint.
6. Preservation of existing construction:
 - Avoid damage to existing building, sidewalks, curbs, paving and landscaping to remain.
 - Patch, repair, or replace any items damaged by demolition. Any materials and surfaces cut or damaged in execution of work shall be replaced with appropriate matching materials and finishes.
 - Provide water and weather-proofing as required during demolition and construction of protect existing structure.
7. Install new low-profile storm windows at all windows. Align sashes with existing sashes.

DEMO & REPAIR ELEVATION KEY NOTES

- A Remove deteriorated soffit. Replace with decay-resistant wood to match existing profile, surface texture, and surface coating where required.
- B Replace exterior door.
- C Remove existing piping and penetrations where not to be reused. Patch openings with material, profile, surface texture, and surface coating to match surrounding material.
- D Remove and replace siding and trim boards with round wood plugs.
- E Remove existing storm windows, caulking, and associated fasteners and replace with new low-profile painted storm windows.
- F Remove lattice and associated framing.
- G Patch/repair/replace damaged porch flooring. Remove deteriorated paint/stain. Sand surface smooth, prime and paint. Paint type and color TBD.
- H Patch/repair/replace damaged or deteriorated wood trim. If replacement is req'd, use rot-resistant wood to match existing profile, surface texture, and surface coating. Remove any failed caulking and replace.
- J Remove existing window or door and prep opening to receive new window or door per plans.
- K Remove storm door, caulking, and associated fasteners and hardware.
- L Remove steel pipe handrail and patch stair tread as req'd.
- M Replace metal downspouts with new to match existing profile - color TBD. Run new drain leaders below ground.
- N Remove existing railing.
- P Install new flashing and sealant at base of exterior wall above porch roof. Repair siding and structure as required.
- Q Re-set path pavers that have 1/4" or more vertical exposure at joints to surrounding pavers.
- R Patch/repair/replace damaged railing and balusters. Reanchor railings to meet code force requirements.
- S Remove roof, wall, door, and foundation of shed.
- T Patch/repair/replace damaged or deteriorated siding. Where possible, use uninterrupted runs of siding. Where runs are too long, stagger the end seams of the replacement siding. Repair any structural or sheathing damage uncovered during siding repair work.
- U Replace stair and railing.
- V Remove plywood over window openings and repair brick and windows as necessary.
- W Remove existing utility infrastructure and replace per civil and MEP drawings.



2 DEMO&REPAIR SOUTH ELEVATION
1/4" = 1'-0"

1 DEMO&REPAIR NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SD DRAWINGS
2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

Project Title 3

REVISIONS
NO. DATE OF REVISION

PROJECT DATA
DATE: 2016/05/14
DRAWN: AAW
CHECKED: Checked
FILENAME: COBLE HELMS
PROJECT NO: Project Number
PRINTING: Printing

SHEET DATA
DEMOLITION
ELEVATIONS
North and South

SHEET NO.
A1.2

Date: Mar 1, 2017
Path: \\server\SD_Coble_Helms_050516_2017.rvt

Date: May 4, 2017
File name: SD_Coble_Helms_050516_2017.rvt

F | | E | | D | | C | | B | | A



NEW PAINTED METAL ROOF, TYP. AT GABLE ROOF
NEW PAINTED WOOD WINDOWS

NEW ROOF MEMBRANE, TYP @ LOW SLOPE ROOFS - COLOR AND SURFACE TEXTURE TBD

2 NEW ELEVATION - NORTH
A3.1 1/4" = 1'-0"

F | | E | | D | | C | | B | | A



NEW PAINTED WOOD WINDOW
NEW PAINTED WOOD AND GLASS DOOR
NEW PAINTED WOOD RAILING
NEW PAINTED WOOD AND GLASS PORCH INFILL
NEW PAINTED WOOD COLUMNS AND FASCIA
NEW WHEELCHAIR LIFT
NEW PAINTED WOOD STAIR AND RAILINGS

MODIFIED FACADE ELEMENT - MATCH HISTORICAL CONFIGURATION
NEW PAINTED WOOD WINDOW TO MATCH HISTORICAL PHOTOGRAPH
NEW PAINTED WOOD WINDOW

1 NEW ELEVATION - SOUTH
A3.1 1/4" = 1'-0"

CLEARSCAPES
ARCHITECTURE + ART
311-200 W. Marin Street
Raleigh, NC 27601
919.821.2775
www.clearscapes.com

CONSULTANTS
Consultant #1
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone
Consultant #2
Consultant Name
Consultant Address
Consultant City State Zip
Consultant Phone
Consultant #3
Consultant Name
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SD DRAWINGS
2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

Project Title 3

REVISIONS

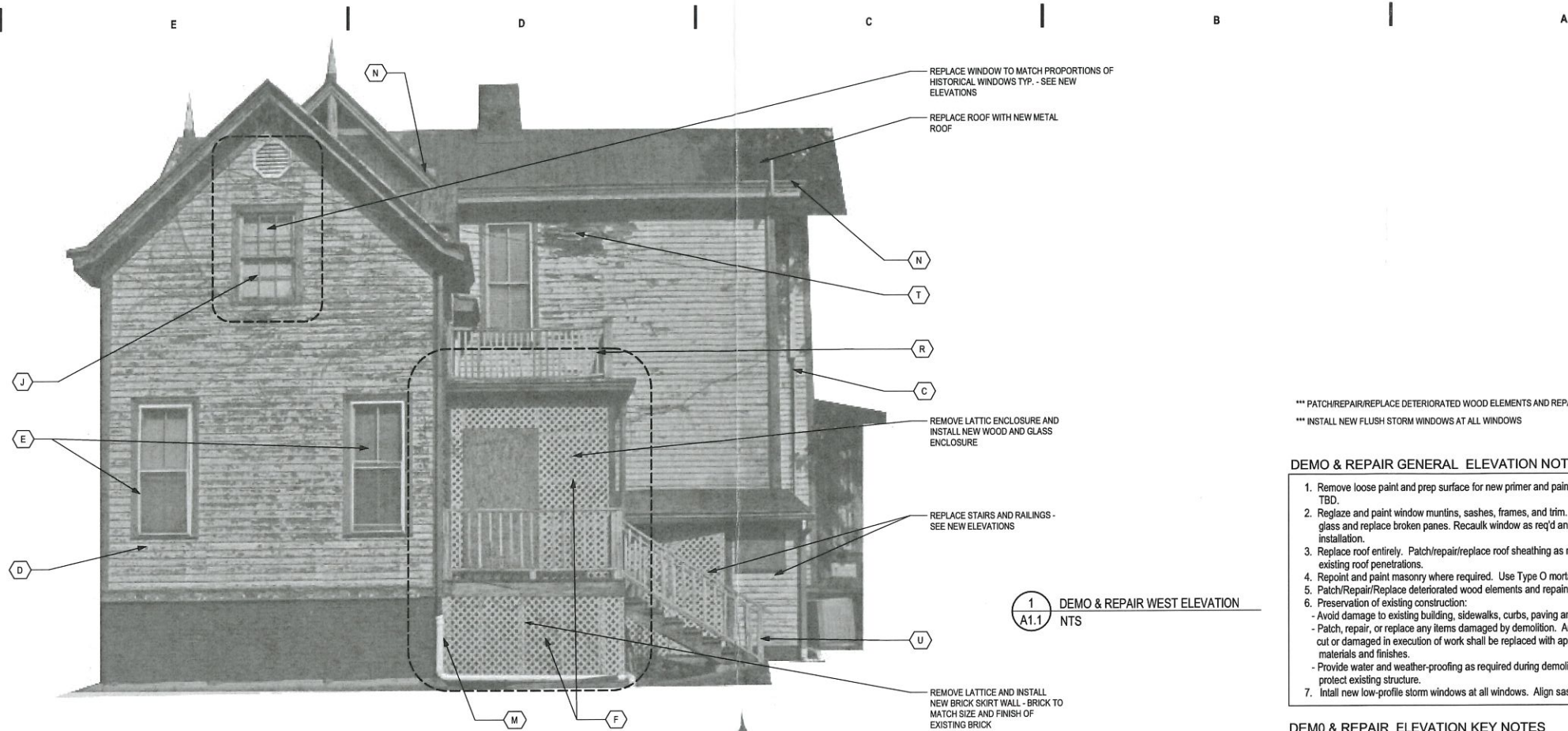
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SHEET DATA
NEW ELEVATIONS
NORTH AND SOUTH

SHEET NO.
A3.1

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Consultant Address
Consultant City State Zip
Consultant Phone
Consultant #2
Consultant Name
Consultant Address
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Consultant Phone
Consultant #3
Consultant Name
Consultant Address
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Consultant Phone



1 DEMO & REPAIR WEST ELEVATION
A1.1 NTS

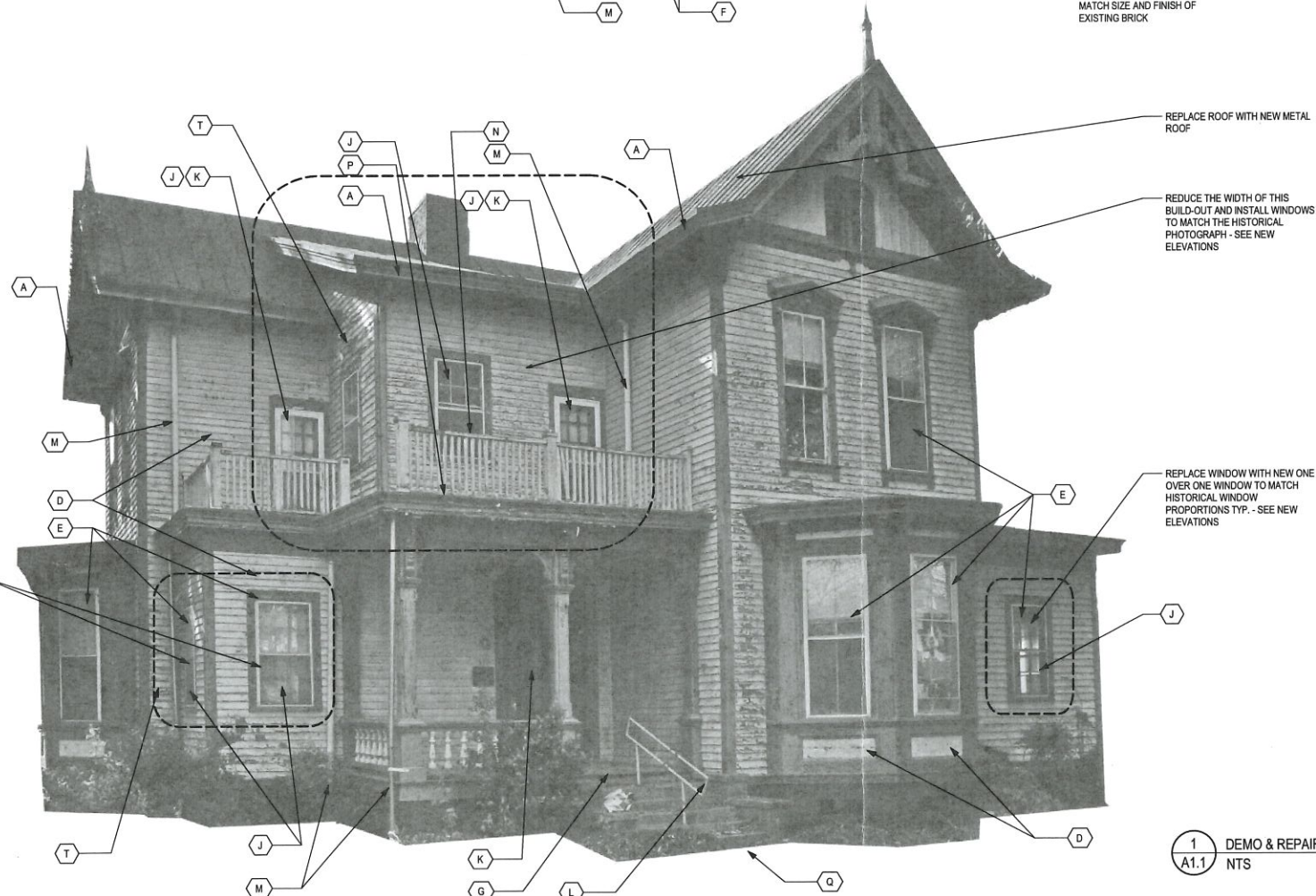
*** PATCH/REPAIR/REPLACE DETERIORATED WOOD ELEMENTS AND REPAINT
*** INSTALL NEW FLUSH STORM WINDOWS AT ALL WINDOWS

DEMO & REPAIR GENERAL ELEVATION NOTES

1. Remove loose paint and prep surface for new primer and paint. Paint type and color TBD.
2. Reglaze and paint window muntins, sashes, frames, and trim. Remove old paint from glass and replace broken panes. Recaulk window as req'd and prep for storm window installation.
3. Replace roof entirely. Patch/repair/replace roof sheathing as req'd and reseal around existing roof penetrations.
4. Repoint and paint masonry where required. Use Type O mortar.
5. Patch/Repair/Replace deteriorated wood elements and repaint.
6. Preservation of existing construction:
 - Avoid damage to existing building, sidewalks, curbs, paving and landscaping to remain.
 - Patch, repair, or replace any items damaged by demolition. Any materials and surfaces cut or damaged in execution of work shall be replaced with appropriate matching materials and finishes.
 - Provide water and weather-proofing as required during demolition and construction of protect existing structure.
7. Install new low-profile storm windows at all windows. Align sashes with existing sashes.

DEMO & REPAIR ELEVATION KEY NOTES

- A Remove deteriorated soffit. Replace with decay-resistant wood to match existing profile, surface texture, and surface coating where required.
- B Replace exterior door.
- C Remove existing piping and penetrations where not to be reused. Patch openings with material, profile, surface texture, and surface coating to match surrounding material.
- D Remove and replace siding and trim boards with round wood plugs.
- E Remove existing storm windows, caulking, and associated fasteners and replace with new low-profile painted storm windows.
- F Remove lattice
- G Repair damaged porch flooring. Remove deteriorated paint/stain. Sand surface smooth, prime and paint. Paint type and color TBD.
- H Patch/repair/replace damaged or deteriorated wood trim. If replacement is req'd, use rot-resistant wood to match existing profile, surface texture, and surface coating. Remove any failed caulking and replace.
- J Remove existing window or door and prep opening to receive new window or door per plans.
- K Remove storm door, caulking, and associated fasteners and hardware.
- L Remove steel pipe handrail and patch stair tread as req'd.
- M Replace metal downspouts with new to match existing profile - color TBD. Run new drain leaders below ground.
- N Remove existing railing.
- P Install new flashing and sealant at base of exterior wall above porch roof. Repair siding and structure as required.
- Q Re-set path pavers that have 1/4" or more vertical exposure at joints to surrounding pavers.
- R Patch/repair/replace damaged railing and balusters. Reanchor railings to meet code force requirements.
- S Remove roof, wall, door, and foundation of shed.
- T Patch/repair/replace damaged or deteriorated siding. Where possible, use uninterrupted runs of siding. Where runs are too long, stagger the end seams of the replacement siding. Repair any structural or sheathing damage uncovered during siding repair work.
- U Replace stair and railing.
- V Remove plywood over window openings and repair brick and windows as necessary.
- W Remove existing utility infrastructure and replace per civil and MEP drawings.



1 DEMO & REPAIR EAST ELEVATION
A1.1 NTS

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SHEET DATA
DEMOLITION
ELEVATIONS
East and West

SHEET NO.
A1.1

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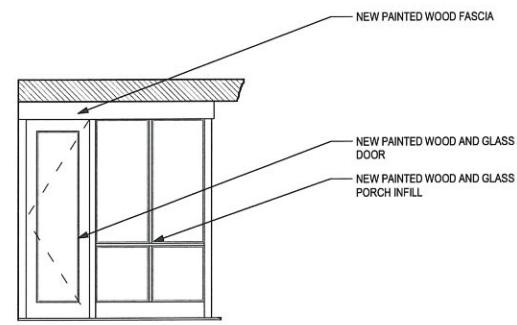
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SHEET DATA
NEW ELEVATIONS
 EAST AND WEST

SHEET NO.
A3.0



2 NEW ELEVATION - WEST
 A3.0 1/4" = 1'-0"



4 PORCH INFILL - WEST ELEVATION
 A3.0 1/4" = 1'-0"



3 HISTORICAL PHOTOGRAPH
 A3.0 NTS



1 NEW ELEVATION - EAST
 A3.0 1/4" = 1'-0"

Amendment 3/29/17
Accept circled. TGT



2 NEW ELEVATION - SOUTH
A3.0 1/4" = 1'-0"



2 NEW ELEVATION - WEST
A3.0 1/4" = 1'-0"

2/2, BACK BANDED CASING = HISTORIC
2/1, FLAT CASING = NEW



1 NEW ELEVATION - NORTH
A3.0 1/4" = 1'-0"



1 NEW ELEVATION - EAST
A3.0 1/4" = 1'-0"

Amendment
3/31/17

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SCALE
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SD DRAWINGS
2016/05/14

PROJECT
COBLE-HELMS
RENOVATION

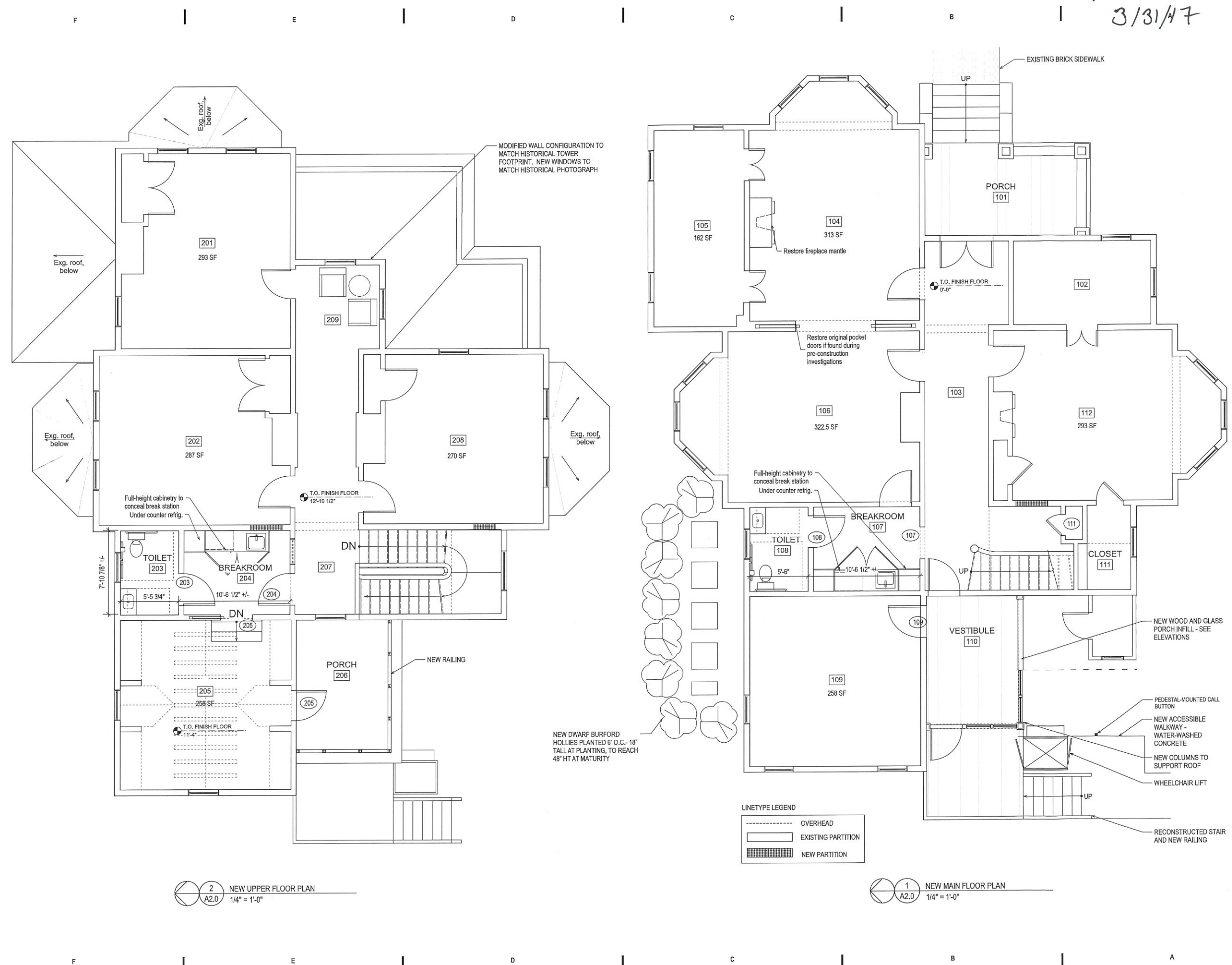
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SHEET DATA
NEW PLANS
MAIN & UPPER FLOORS

SHEET NO.
A2.0



2 NEW UPPER FLOOR PLAN
A2.0
1/4" = 1'-0"

1 NEW MAIN FLOOR PLAN
A2.0
1/4" = 1'-0"

Plot: Mar 24, 2017
File name: SD_Coble_Helms_050516_v2017.rvt