

# 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



- ☐ Minor Work (staff review) – **1 copy**
- ☐ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage  
☐ New Buildings  
☐ Demo of Contributing Historic Resource  
☒ All Other
- ☐ Post Approval Re-review of Conditions of Approval

### For Office Use Only

Transaction # 490573  
 File # 165-16-CA  
 Fee \$147  
 Amount Paid \$147  
 Received Date 10/10/16  
 Received By IGT 12/5/16  
Amended

Property Street Address 421 N. Blount St., Raleigh NC

Historic District Blount St. HD

Historic Property/Landmark name (if applicable) Norris Heartt House

Owner's Name State of North Carolina

Lot size .33 acres

(width in feet) 70'

(depth in feet) 208'

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
See attached	

19 env

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 Maurer Architecture

Mailing Address 115.5 E. Hargett St., Ste. 300

City Raleigh

State NC

Zip Code 27601

Date 12.05.16

Daytime Phone 919-829-4969

Email Address david@maurerarchitecture.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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.3	Site features & Plantings	Remove three existing trees and replant three new trees. Remove non-historic accessory building and surrounding chain link fence. Remove existing storm windows, gutters & downspouts, and HVAC/electrical equipment. Remove non-contributing porch, porch steps and porch foundation. Remove brick steps at the south entry and north side porch. Remove five existing windows, and replace with double-hung wood windows to match adjacent windows. Rebuild two canted bays and center porch in historic footprint, based on photographic documentation and existing details. Construct 2 entry porches, steps and handicap ramp. Replace roof, repaint building. Add balustrade on second floor balconies and infill balustrade on existing north side porch. Construct a 189 SF addition on the rear or west elevation of the building to provide stair access & storage. Construct new asphalt parking area in location of existing parking area. Create new brick access walkway. Add new landscaping and screen plantings, new HVAC equipment and site lighting. Repair/restore existing brick walk with a footprint modification, and install artificial turf in the east yard. Construct 12" brick columns and install metal fencing along the east property line.
2.4	Fences & Walls	
2.5	Walkways, Driveways, & Off-street Parking	
2.6	Garages & Accessory Buildings	
2.7	Lighting	
3.1	Wood	
3.2	Masonry	
3.4	Paint	
3.5	Roofs	
3.6	Exterior Walls	
3.7	Windows & Doors	
3.8	Entrances, Porches, and Balconies	
4.2	Additions to Historic Buildings	



### 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 \_\_\_\_\_. 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 \_\_\_\_\_

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</u> (staff review) – 1 copy  <u>Major Work</u> (COA Committee review) – 10 copies					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <u>Plot plan</u> (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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. <b>Drawings</b> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

1704716044  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704705597  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704707598  
NORTH CAROLINA ASSOCIATION OF  
REALTORS INC  
4511 WEYBRIDGE LN  
GREENSBORO NC 27407-7877

1704707776  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704707974  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704711025  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704714176  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704715048  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704715465  
ELAN RALEIGH PROPERTY LLC  
ATTN: ASHLEY HEGGIE  
18 BROAD ST STE 300  
CHARLESTON SC 29401-3012

1704715649  
BLOUNT STREET COMMONS MASTER  
PROPERTY ASSN INC  
J PATRICK GALVIN  
4350 VON KARMAN AVE STE 200  
NEWPORT BEACH CA 92660-2041

1704717505  
HOLY TRINITY CHURCH OF RALEIGH INC  
549 N BLOUNT ST  
RALEIGH NC 27604-1119

1704718218  
ROBERTSON LAW FIRM PA  
501 N BLOUNT ST  
RALEIGH NC 27604-1119

1704800703  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704800810  
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STATE PROPERTY OFFICE  
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RALEIGH NC 27603-1300

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NORTH CAROLINA STATE OF  
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RALEIGH NC 27603-1300

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STATE PROPERTY OFFICE  
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RALEIGH NC 27603-1300

1704810120  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

1704810334  
HEYENS HOLDING COMPANY NC, LLC  
500 N BLOUNT ST  
RALEIGH NC 27604-1120





Norris Heartt House, 421 N Blount St.

Certificate of Appropriateness 12.22.16

Description of Work:

The building is a contributing structure in the North Blount St. Historic District. The original portion of the house was constructed in 1879 in the Victorian Italianate style, similar to several of its peers located in the district. Sanborn maps from 1903 show a different configuration of the east or front elevation than what currently exists (see attached Appendix A). A Sanborn map from 1914 also shows the canted bays and one-story porch that was original to the structure (see attached Appendix B). The house was sold by the original owners to the subsequent owners, the Heartts, who made an addition to the rear portion of the building and also removed the original bay and porch configuration. A new, double-height Georgian style porch was constructed around this time. A 1949 Sanborn map documents that the front or east elevation has been modified (see attached Appendix C). The building was used as an apartment house until the State of North Carolina purchased the property in 1968. The interior was reconfigured for office use at that time.

It has been determined by NC SHPO that the current porch configuration was constructed after the period of significance for the district. As this project will be seeking historic tax credits, the applicant is working closely with the State Historic Preservation Office to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation. It is proposed to remove the double-height, non-contributing porch, porch columns and masonry foundation. Two existing windows on the first floor of the east façade will also be removed. Two new canted bays with center porch will be constructed, matching the footprint of the original porch configuration. Construction details will be based on findings during demolition of the east wall, as well as the existing details on the north side porch and box bay. Additional documentation is provided regarding the historically significant canted bay and porch configuration that is proposed for restoration. A photograph from the papers of Cornelia Norris dated December 28, 1913 shows a



partial view of what is believed to be the original front porch. The balustrade and bracket details match the existing details on the north elevation porch (Appendix D). A photograph from the Elizabeth Norris Collection, dated 1967, shows the residence with balustrades at the second floor balconies (Appendix E). New windows for the porch bays will match in design and detail the existing windows in the box bay on the north elevation. The new wood porch floor and ceiling will be painted tongue and groove. New wood siding to match the existing will be woven into the first floor of the east façade, and the existing second floor windows and roof form will remain undisturbed. New balustrades to match the existing are proposed for the existing second floor balconies, as well as the opening on the north side porch/box bay on the first floor.

All existing storm windows, storm doors, gutters & downspouts will be removed from the building. The existing asphalt shingle roof will be removed and replaced with a new roof to match. Existing HVAC and electrical equipment will be removed from the exterior of the building, as will non-original masonry steps at the south entry and the north side porch. An existing door at grade will be removed from the west elevation. All windows will remain, with the exception of five existing wood, double-hung windows.

One window on the south façade's second story is proposed for removal. A new wood, double-hung window matching the details, dimensions and sill height of the adjacent original window will be installed, with wood siding woven into the existing exterior wall. Two existing windows on the west elevation will be removed, and new wood, double-hung windows matching the details, dimensions and sill height of adjacent windows will be installed. Two existing windows on the north elevation will be removed, and new wood, double-hung windows matching the details, dimensions and sill height of adjacent windows will be installed.





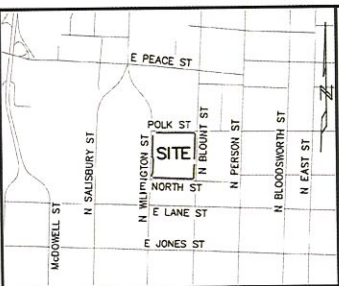
There will be the addition of two new covered porches, one on the south and one on the north elevation. These porches, proposed to be wood decking with ramp/stair access, will have necessary railings, landings, etc. as required by the Building Code. Details are currently still in development for new porches. There will be a small one-story addition (189 SF) to the west elevation providing access to a new interior stair and space for storage. The addition will have aluminum clad casement windows (spec included) and transom, wooden vertical tongue and groove siding (1" x 6"), 8" corner boards and brick foundation to match the existing. The addition is inset 10" from the existing NW corner of the building. Details are in development and additional information will be provided as it becomes available. New half round gutters and downspouts will be installed, as well as storm windows on all new and existing windows. The building will be repainted; a color palette has yet to be determined.

Site work will consist of the demolition of the existing concrete block building, chain link fence and the parking area markers currently on site. There will be construction of a new asphalt parking area in the same location to support the building. A new, wood handicap ramp will be constructed on the north side of the building to provide access to the new north porch, and a new brick walkway will be constructed to provide access to the new south porch. Three trees are proposed for removal and a tree protection plan is provided. Three new trees will be planted and landscaping will be added throughout the property. The existing brick walk on the east side of the site will be repaired/restored with a change in footprint. Examples of decorative brickwork found throughout the district has been included. Four, 12" brick columns are proposed along the east property line, with a metal fencing infill. The intention is to prevent foot traffic from continuing from the sidewalk along N. Blount St. to the State employee parking lot to the north of the Norris Heartt House, as has occurred for many years. Photographs of the existing conditions have been provided, along with examples of other brick columns and metal fences found throughout the district. The intention is to provide a visual barrier to prevent foot traffic, and not to provide screening or privacy for the building. There is no other fencing proposed on



the site. Examples of other simple property demarcations and ‘visual fencing’ in the district is provided. Lastly, artificial turf is proposed for the eastern portion of the site. Specifications are included and the precedent 133-15-CA is cited for approval of artificial turf in the historic district. See site plan prepared by registered landscape architect for additional details.





VICINITY MAP - 1" = 1000'

CERTIFICATE OF LAND SURVEYOR

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., \_\_\_\_.

LEONARD H. SULLIVAN, JR.  
PROFESSIONAL LAND SURVEYOR  
L-2821

I ALSO CERTIFY THAT:

(d.) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NOTES:

ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE INDICATED

AREAS COMPUTED BY COORDINATES

PIN: 1704711025  
STATE OF NORTH CAROLINA  
DB 2410 P 161

- LEGEND:
- COMPUTED POINT
  - NEW IRON PIPE
  - EXISTING IRON PIPE
  - ✕ MARK IN SIDEWALK
  - MASON NAIL SET

REFERENCES:

- DB 2594 P 656
- DB 2094 P 268
- DB 2216 P 695
- DB 2930 P 925
- DB 2796 P 298
- DB 2576 P 515
- DB 2476 P 508
- DB 2290 P 169
- DB 2263 P 104
- DB 2263 P 100
- DB 2208 P 627
- DB 2192 P 357
- DB 1797 P 185
- DB 1786 P 458
- DB 1781 P 386
- DB 1741 P 301
- DB 1712 P 624

LOT TABLE			
LOT NO.	AREA (AC)	AREA (SF)	REFERENCE
1	0.1397	6088	PIN: 170470776 DB 2094 P 268
2	0.2107	9177	PIN: 1704716044 DB 2192 P 357
3	0.2995	13045	PIN: 170470776 DB 2094 P 268
4	0.1936	8434	PIN: 1704716044 DB 2579 P 515
5	0.0929	4048	PIN: 170470776 DB 2094 P 268
6	0.3525	15356	PIN: 1704707974 DB 2216 P 695
7	0.3307	14406	PIN: 1704716044 DB 1797 P 185

REVIEW OFFICER CERTIFICATION:

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, \_\_\_\_\_, REVIEW OFFICER FOR WAKE COUNTY, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

NORTH CAROLINA  
WAKE COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ THIS \_\_\_\_\_ AT \_\_\_\_\_ M.

\_\_\_\_\_, BY \_\_\_\_\_  
REGISTER OF DEEDS ASSISTANT REGISTER OF DEEDS

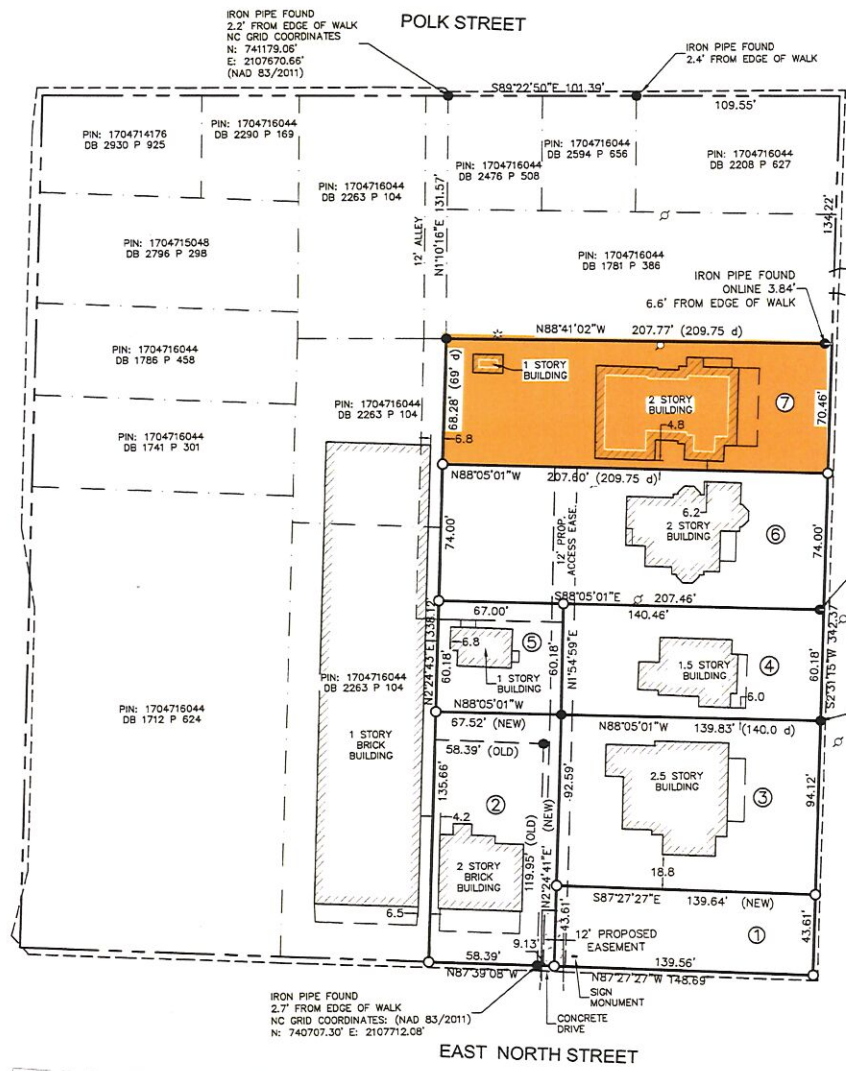
RECORDED IN WAKE COUNTY BOOK OF MAPS 2016 PAGE \_\_\_\_\_

NC PIN(S):

- 1704716044
- 1704715048
- 1704707776
- 1704707974
- 1704714176

PIN: 1704705597  
STATE OF NORTH CAROLINA  
DB 2093 P 422

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY



SULLIVAN SURVEYING  
1143-D EXECUTIVE CIRCLE CARY, NC 27511  
(919) 469-4738 FAX: (919) 469-8447

OWNER(S): STATE OF NORTH CAROLINA  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH, NC 27603-1300

DATES OF REVISION



EXEMPT SURVEY FOR:

STATE OF NORTH CAROLINA

RALEIGH TOWNSHIP, CITY OF RALEIGH

WAKE COUNTY NORTH CAROLINA

SCALE: 1" = 50' PIN: SEE LIST

DRAWN BY: SPH SURVEYED BY: TREY

DATE: 06 AUGUST 2016

JOB # 16114

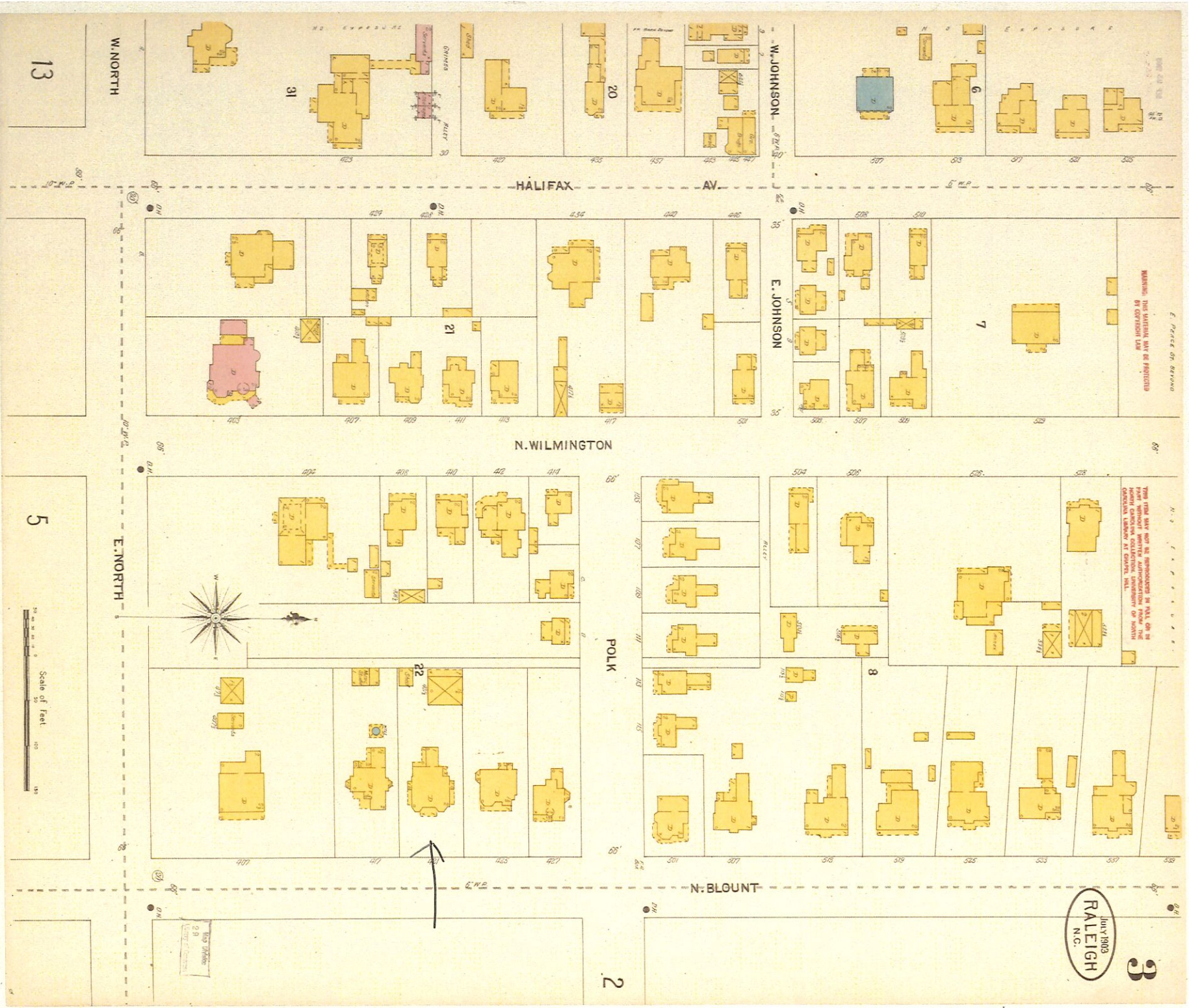
FILE: 16114-SV



4

3

JULY 1803  
RALEIGH  
N.C.



E. PENCE ON BRIDGE  
WARNING: THIS MATERIAL MAY BE PROTECTED  
BY COPYRIGHT LAW

N. C.  
THIS ITEM MAY NOT BE REPRODUCED IN FULL OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF THE  
HISTORICAL ARCHIVES COLLECTION, UNIVERSITY OF NORTH  
CAROLINA LIBRARY AT CHAPEL HILL.

E. JOHNSON

W. JOHNSON

N. WILMINGTON

POLK

N. BLOUNT

HALIFAX AV.

E. NORTH

W. NORTH

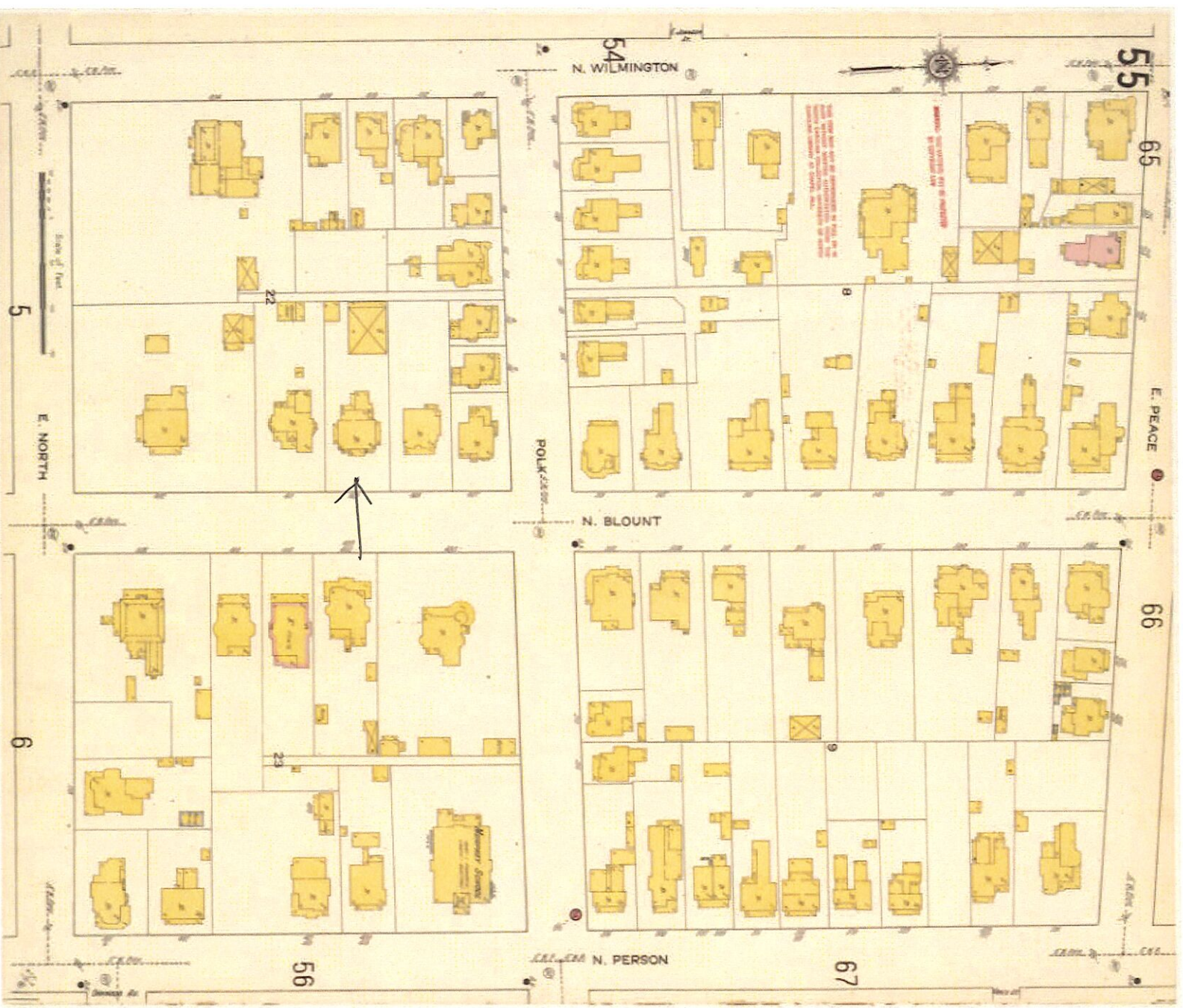
13

5

2

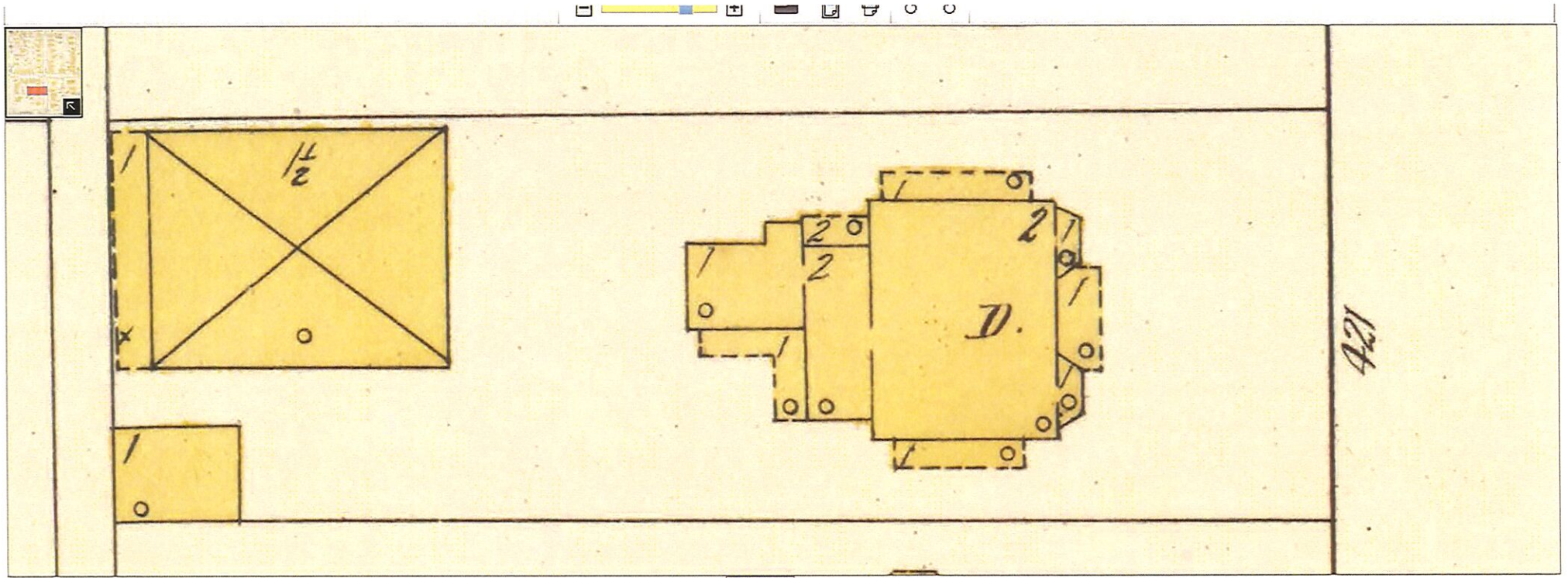


B.



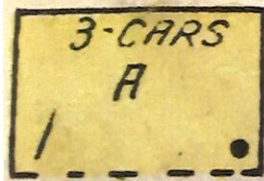
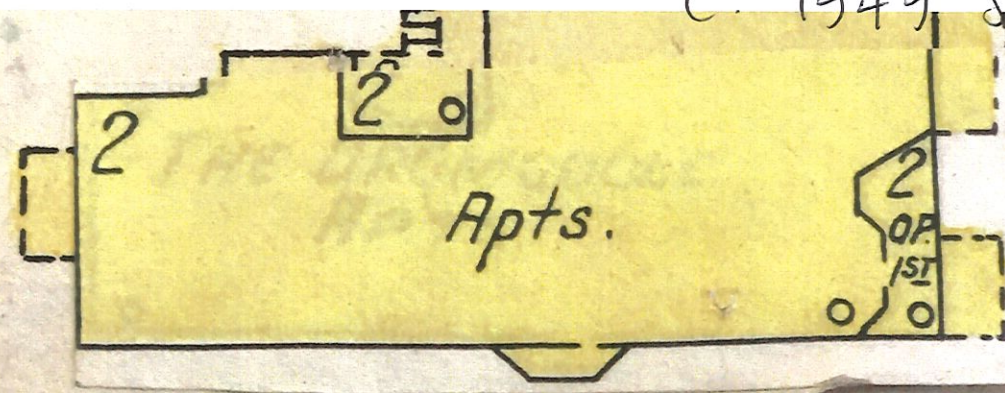
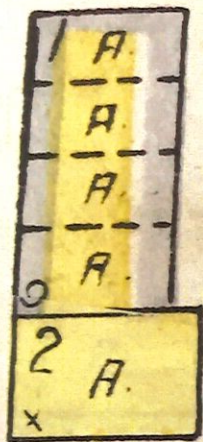


B. Detail

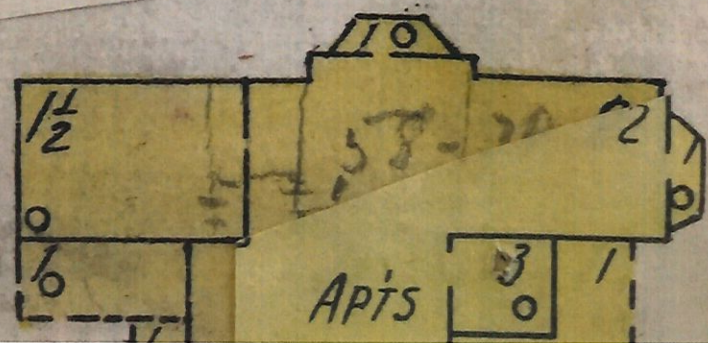
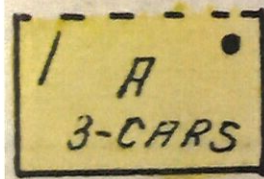
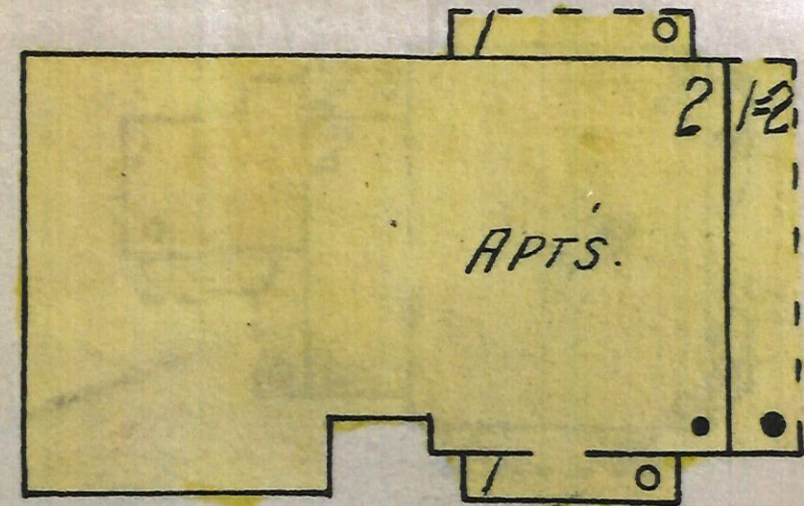




C. 1949, Sanborn



R. 421  
BLOUNT



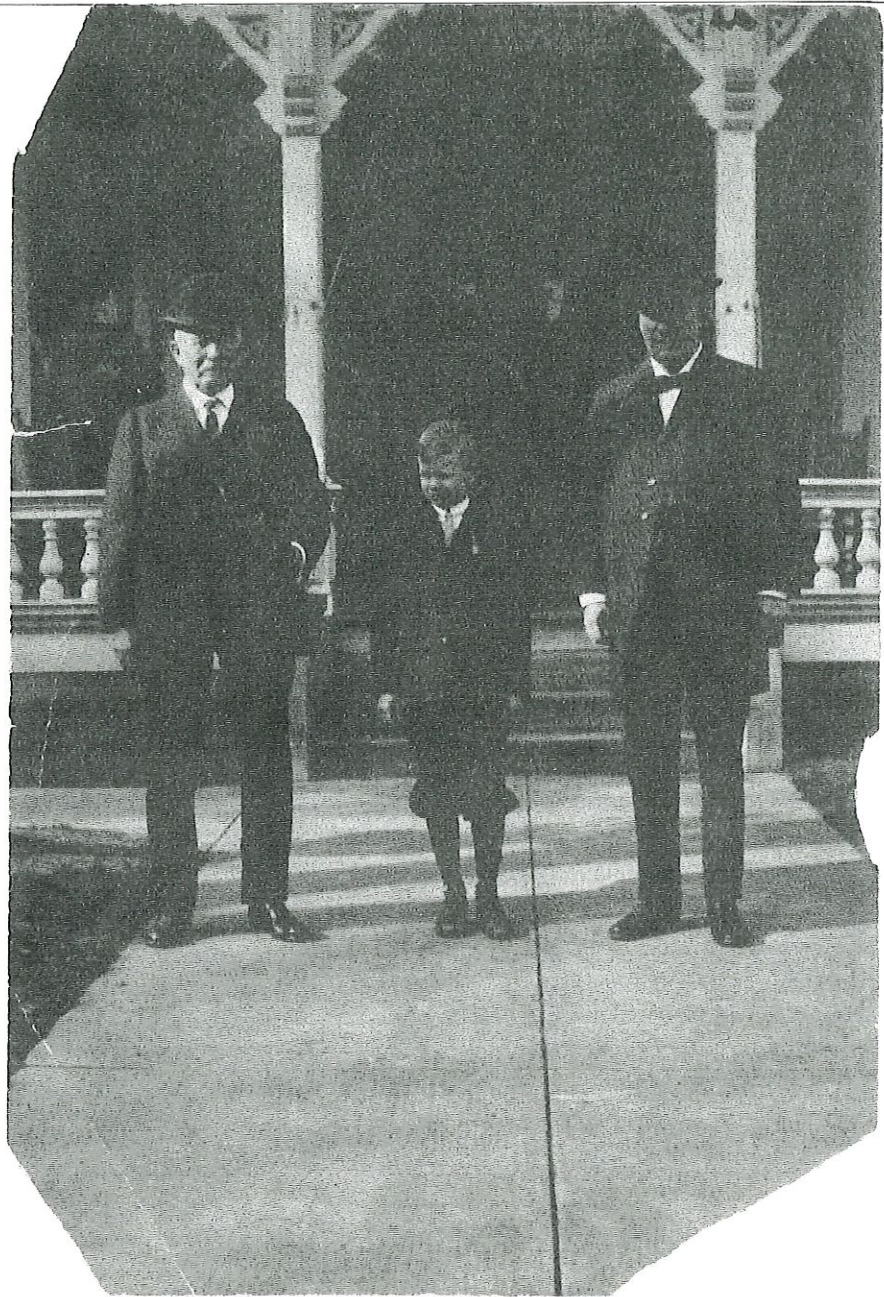
425  
N. BLOUNT

421

17



D.





E.

• 67







01- Existing east or main elevation



02 - Existing side porch with box bay on north elevation





03 - Existing box bay on north elevation



04 - Existing north elevation





05 - Existing west elevation



06- Southwest corner of building





07- Partial south elevation



08- Partial south elevation





09- Partial south elevation



10- Southeast corner of building





11- Existing non-contributing concrete block building on the northwest corner of lot



12- North end of property





13- Existing block building and chainlink fence to be removed



14- Western end of lot showing existing parking area and trees





Views of existing brick walk with distinctive markings matching sidewalk, historic carriage stone at street and footpath crossing east yard of property from State of North Carolina employee parking to the sidewalk along N. Blount St. The existing brick walk is in poor condition.

NORRIS HEARTT HOUSE, 421 N. BLOUNT - EXISTING CONDITIONS





1.



2.



3.



4.



5.

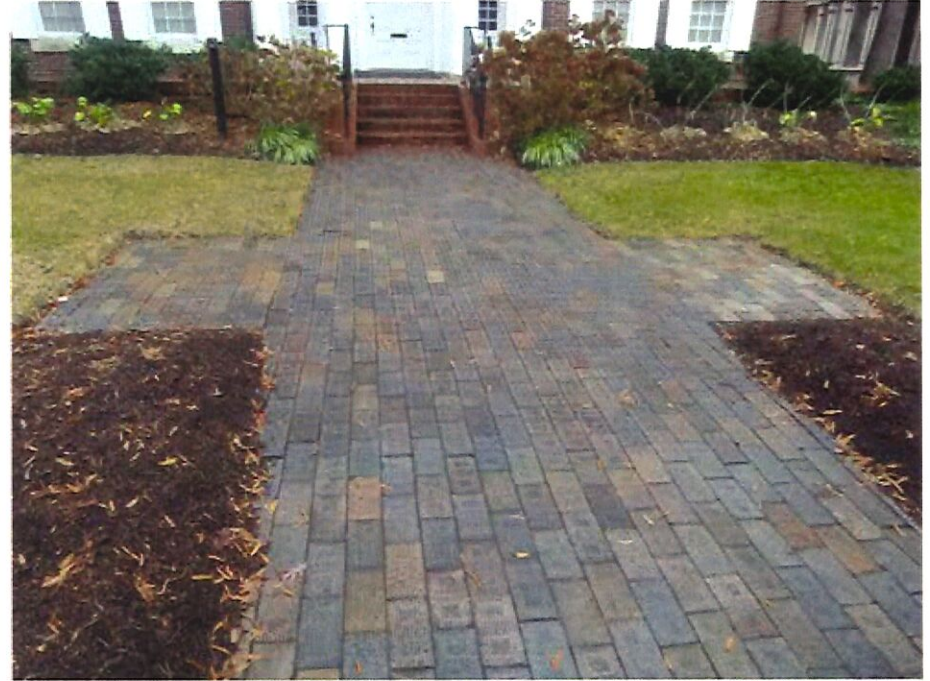


6.

Views depicting other examples of brick columns, metal fencing, planter wall & decorative brickwork in the N. Blount St. Historic District. Pictured (1-4.) is 511 North Blount St., approved with COA 192-14-CA, (5.) the brick columns at Merrimon Wynne, 500 & 510 N. Blount St., and (6.) a portion of the brick columns and fencing at the Executive Mansion, 200 N. Blount St.

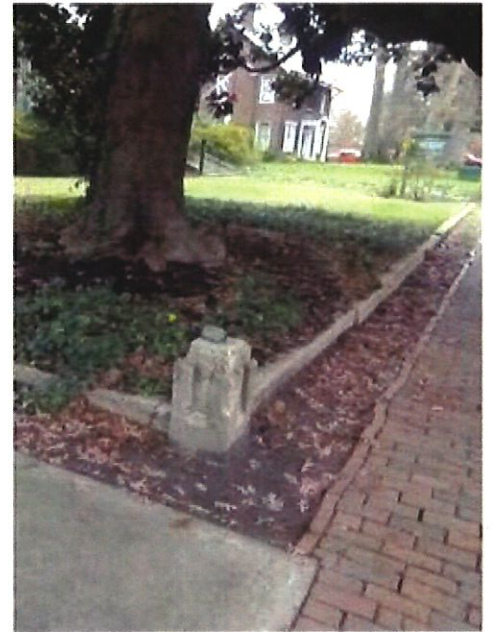
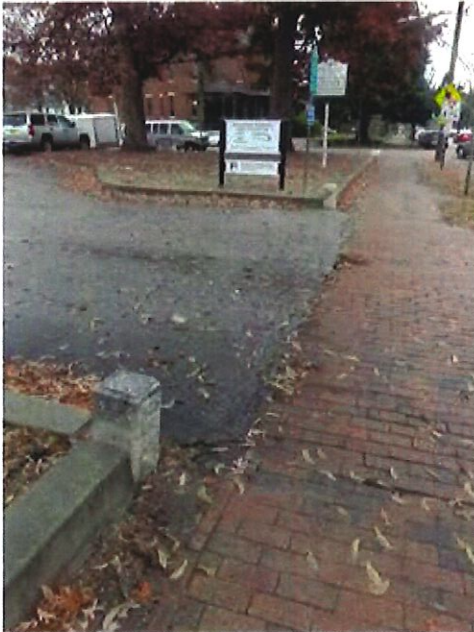
NORRIS HEARTT HOUSE, 421 N. BLOUNT ST.





Views depicting the brick sidewalk with center feature located at 302 N. Blount St. The distinctive brick markings match the brick at the Norris Heartt House, 421 N. Blount St., and is found throughout the district.





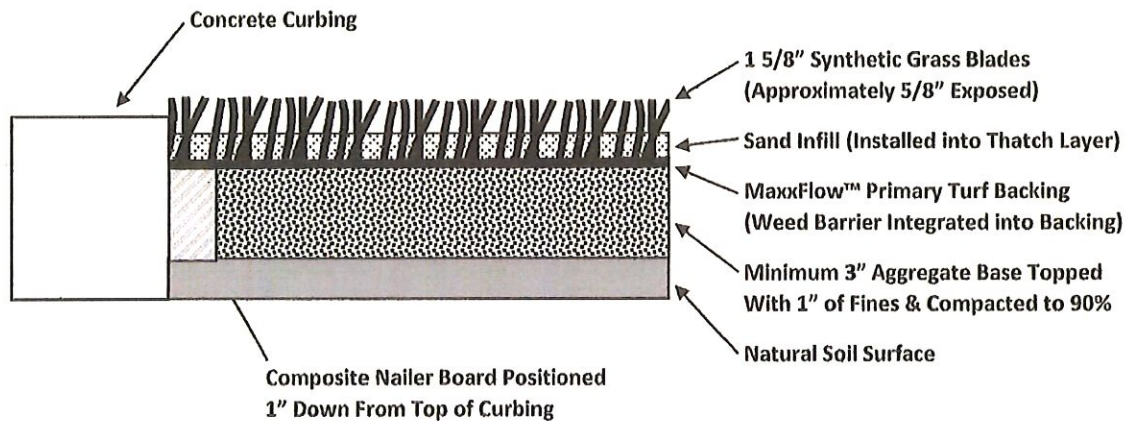
NORRIS HEARTT HOUSE COA, 421 N. BLOUNT ST.

Property demarcation & 'visual fencing' in the HD



# EASYTURF®

A FieldTurf Company



#### NOTES:

1. 100% POLYETHYLENE GRASS FIBER AND SECONDARY THATCH FIBER.
2. ADA COMPLIANT SYNTHETIC GRASS ACCESSIBLE SURFACE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

#### EasyTurf Commercial – Elite Line

#### **Nutmeg Lush (GF-LIT-XM-ON)**

100% NYLON FREE FIELDTURF SYNTHETIC GRASS SYSTEM.

REVISION DATE 9/1/2014





Nutmeg LUSH

GF-LIT-XM-ON

Pile Height: 1 5/8"

Face Weight: 65 oz

Gauge: 3/8"

Field Green/Olive Green Polyethylene

FieldTurf REVOLUTION Fiber

3 Ends of Olive Green Thatch

MaxxFlow Coating

A luxurious product that intertwines soft, multi-colored FieldTurf REVOLUTION fibers with shorter curled nutmeg-colored blades to create the softest, most natural looking lawn ever produced. FieldTurf's proprietary REVOLUTION blade technology includes a proprietary polymer formula and industry leading ultraviolet inhibitor technology eliminating breaking points.

(Blend of Field and Olive Green FieldTurf REVOLUTION polyethylene fiber)

Great For:

Front Yards

Back Yards

Indoor/Outdoor Fields

Multi-Use Fields

EasyTurf recommends 2 lbs. of Sand per sq. ft. of Nutmeg LUSH Artificial Grass





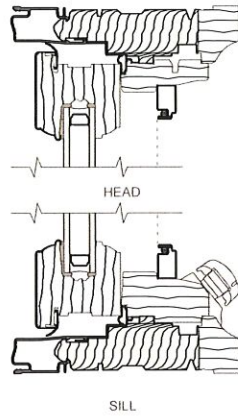
CASEMENT

## UNIT SECTIONS – WOOD COLLECTION

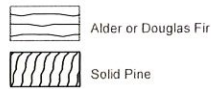
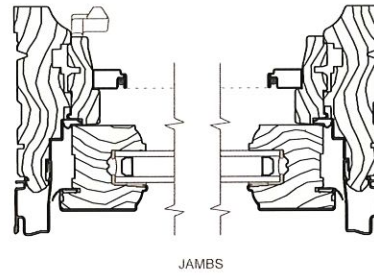
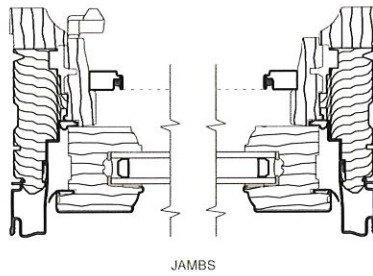
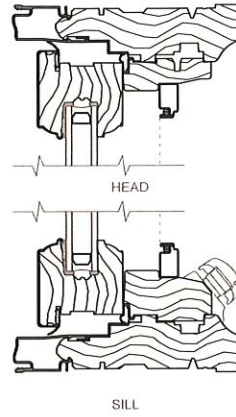
### Aluminum-Clad Exterior



#### Alder or Douglas Fir Interior



#### Pine or Mahogany Interior



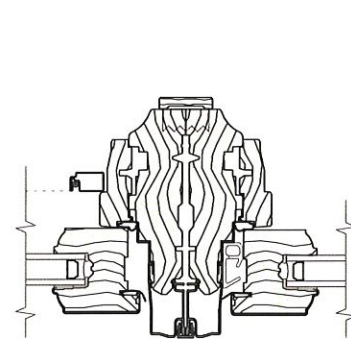
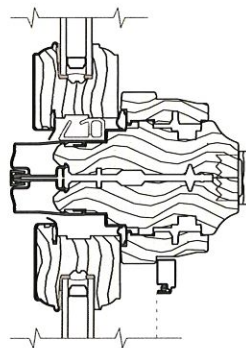
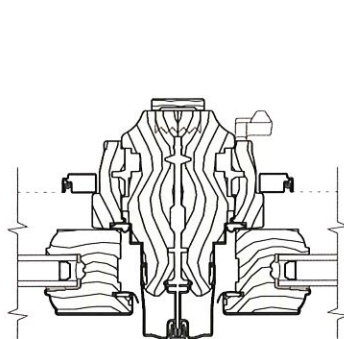
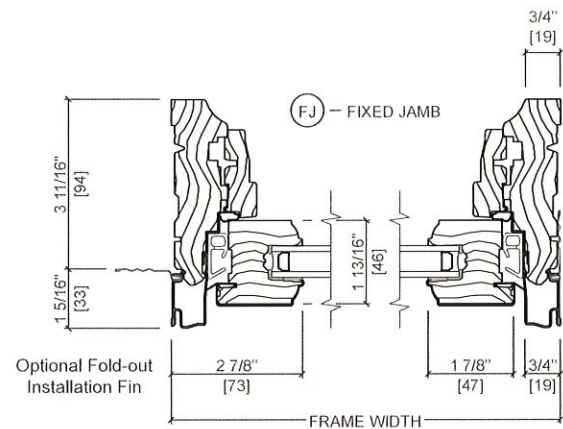
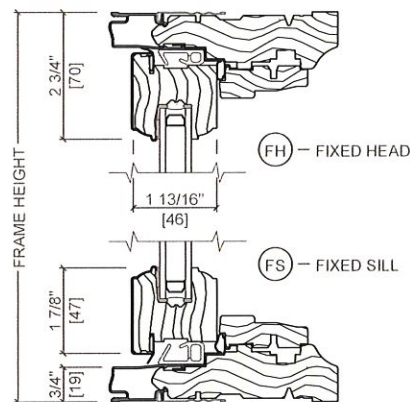
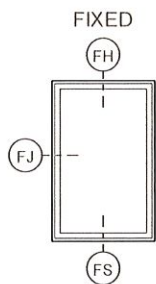
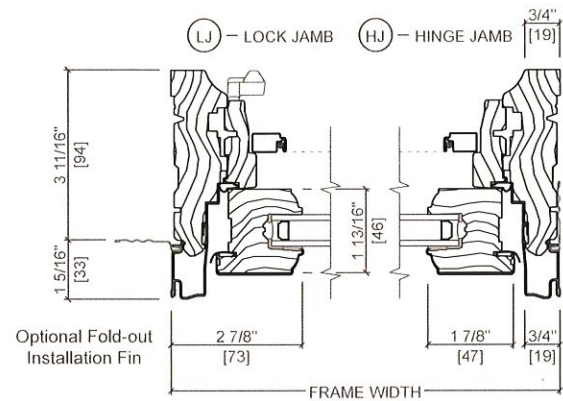
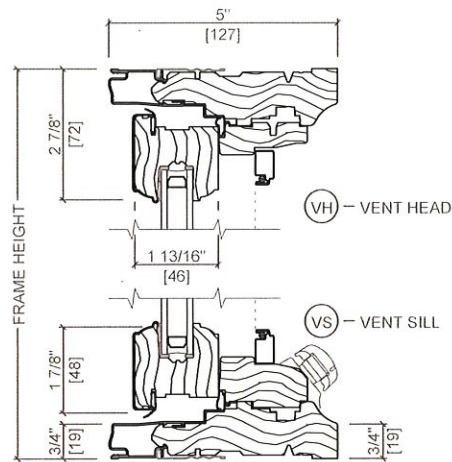
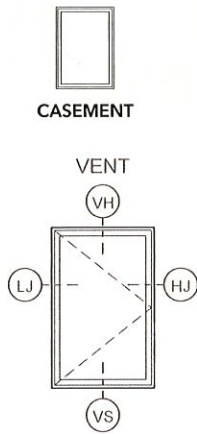
Not to Scale





## UNIT SECTIONS

### Aluminum-Clad Exterior



VERTICAL JOINING MULLION  
VENT / VENT

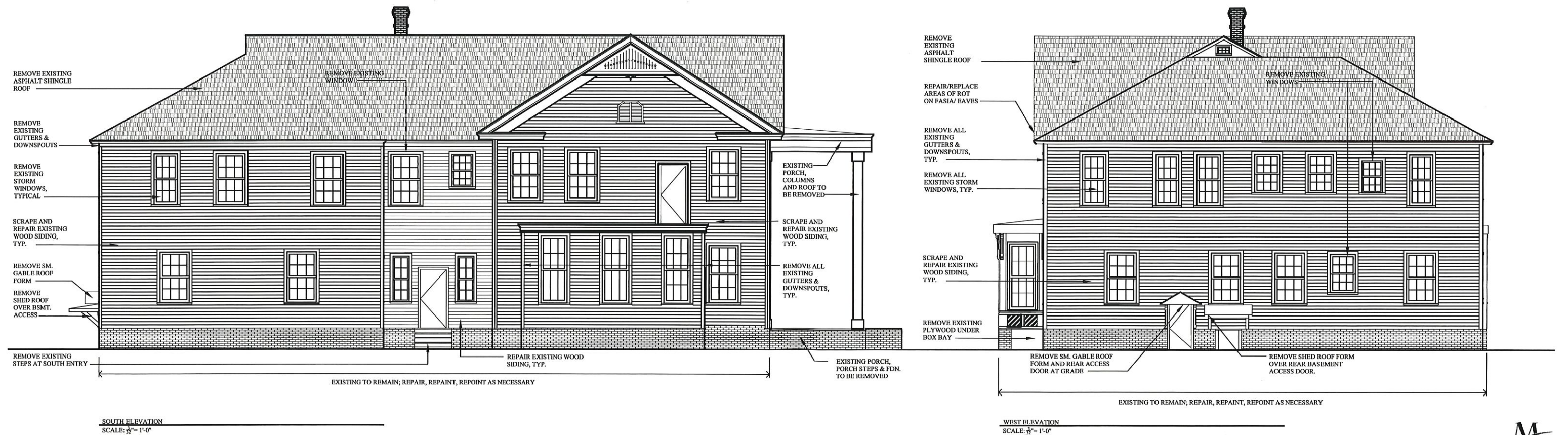
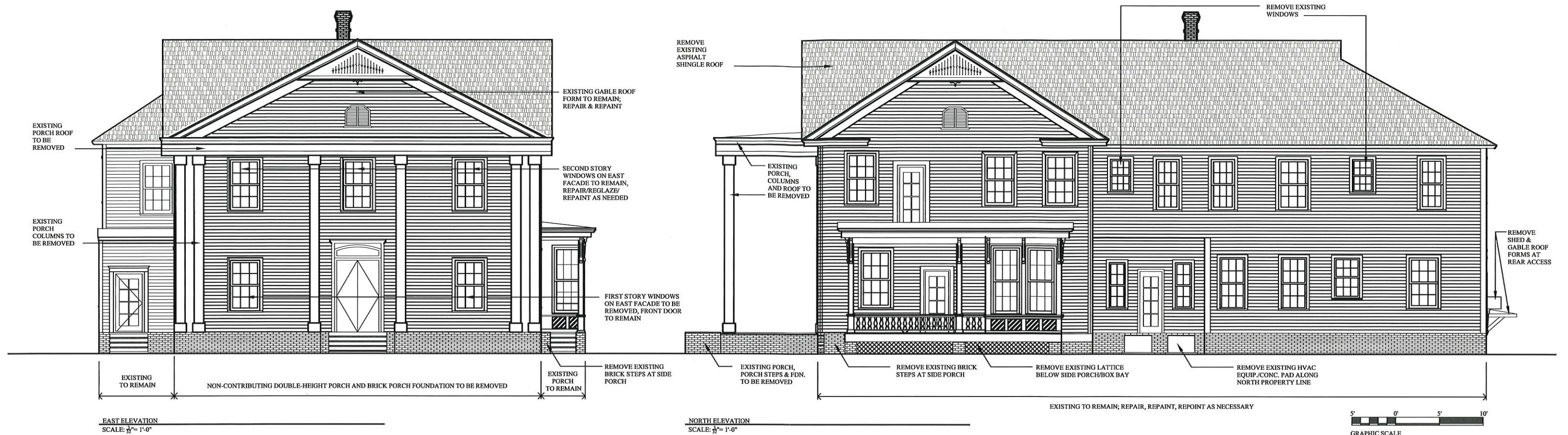
HORIZONTAL JOINING MULLION  
TRANSOM / VENT

VERTICAL JOINING MULLION  
VENT / FIXED

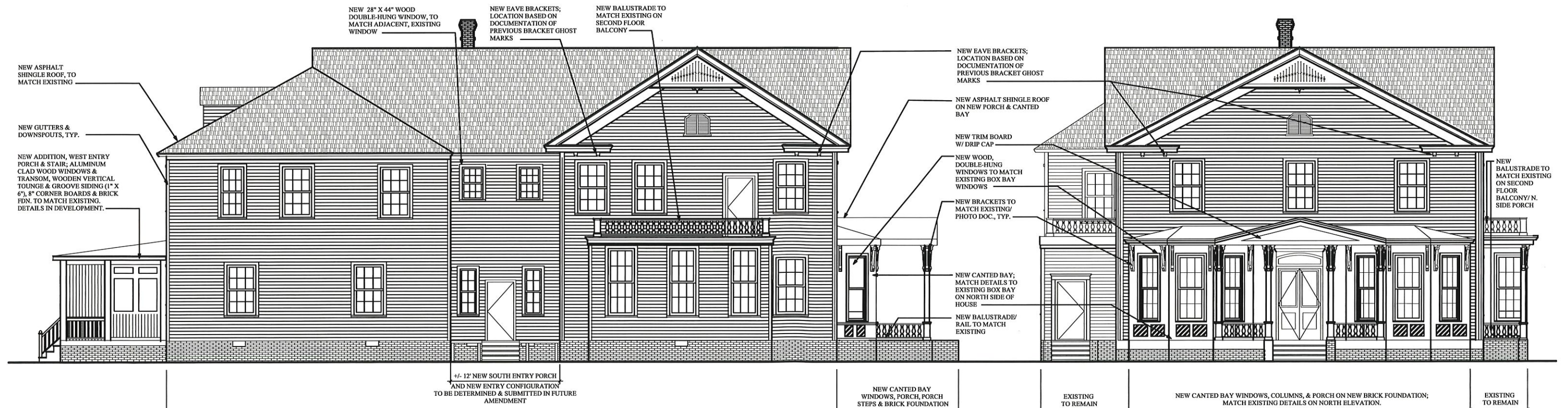
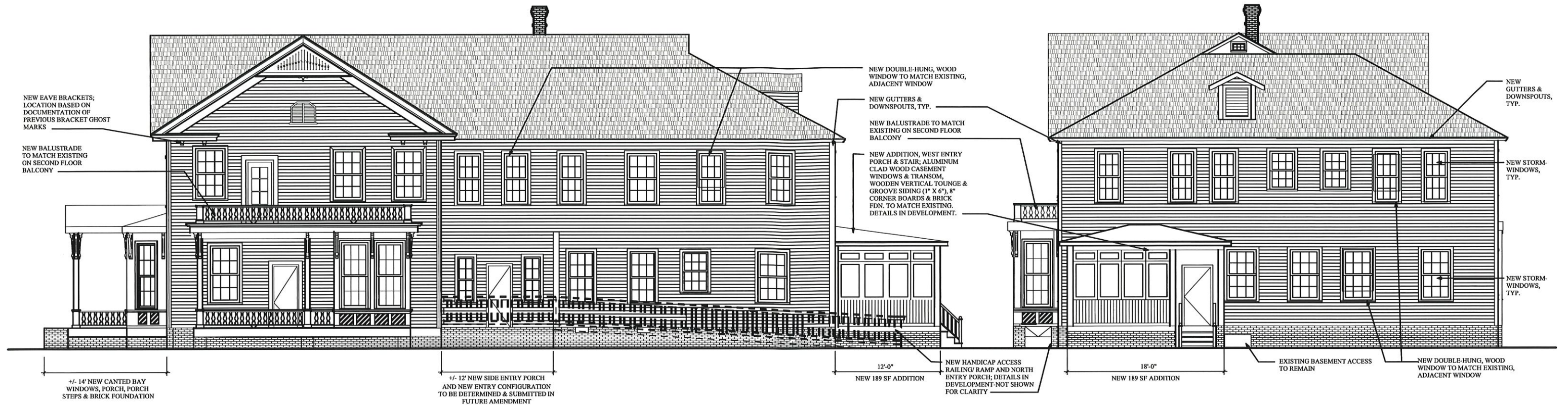
Scale 3" = 1' 0"

All dimensions are approximate.

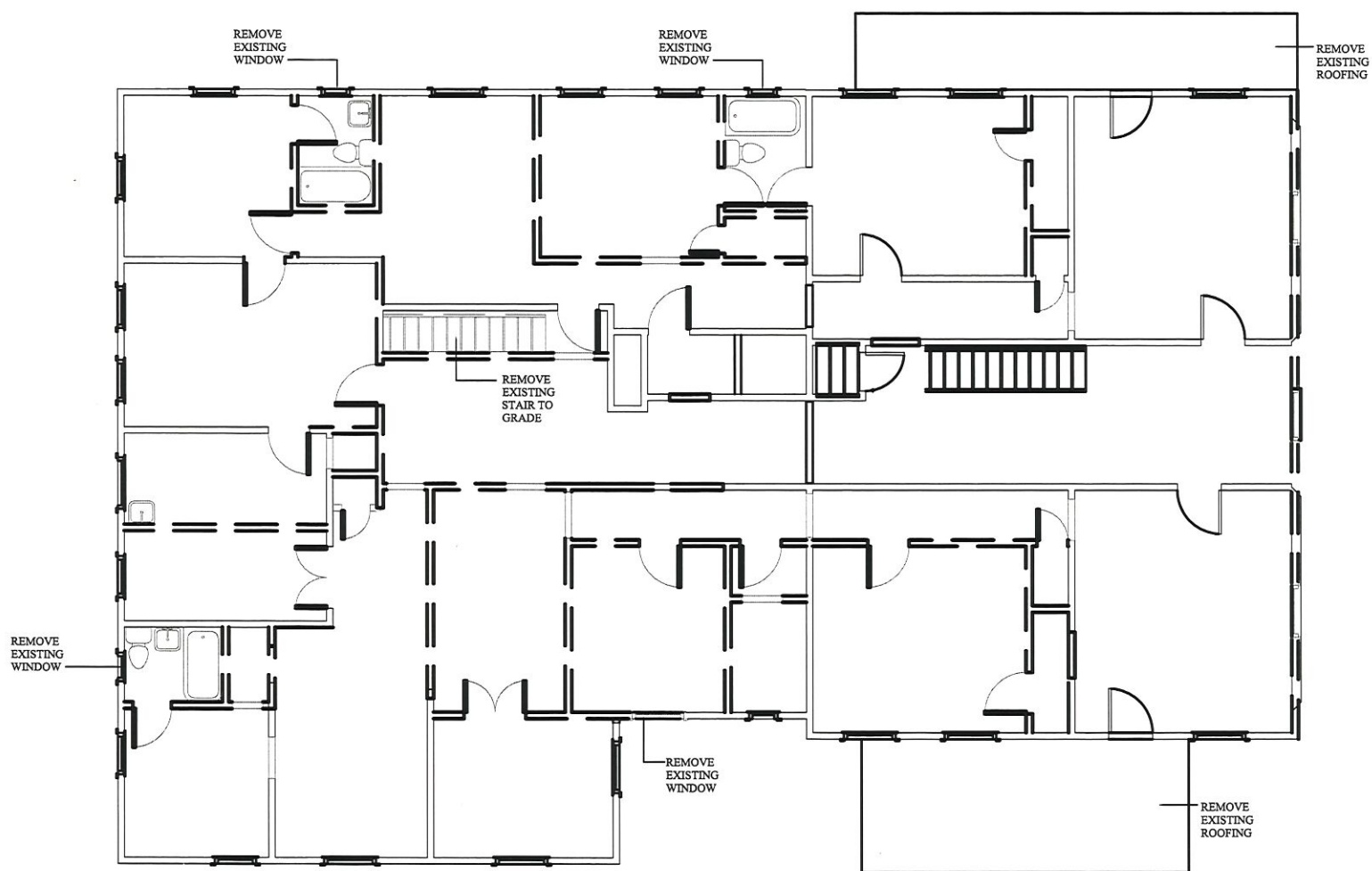






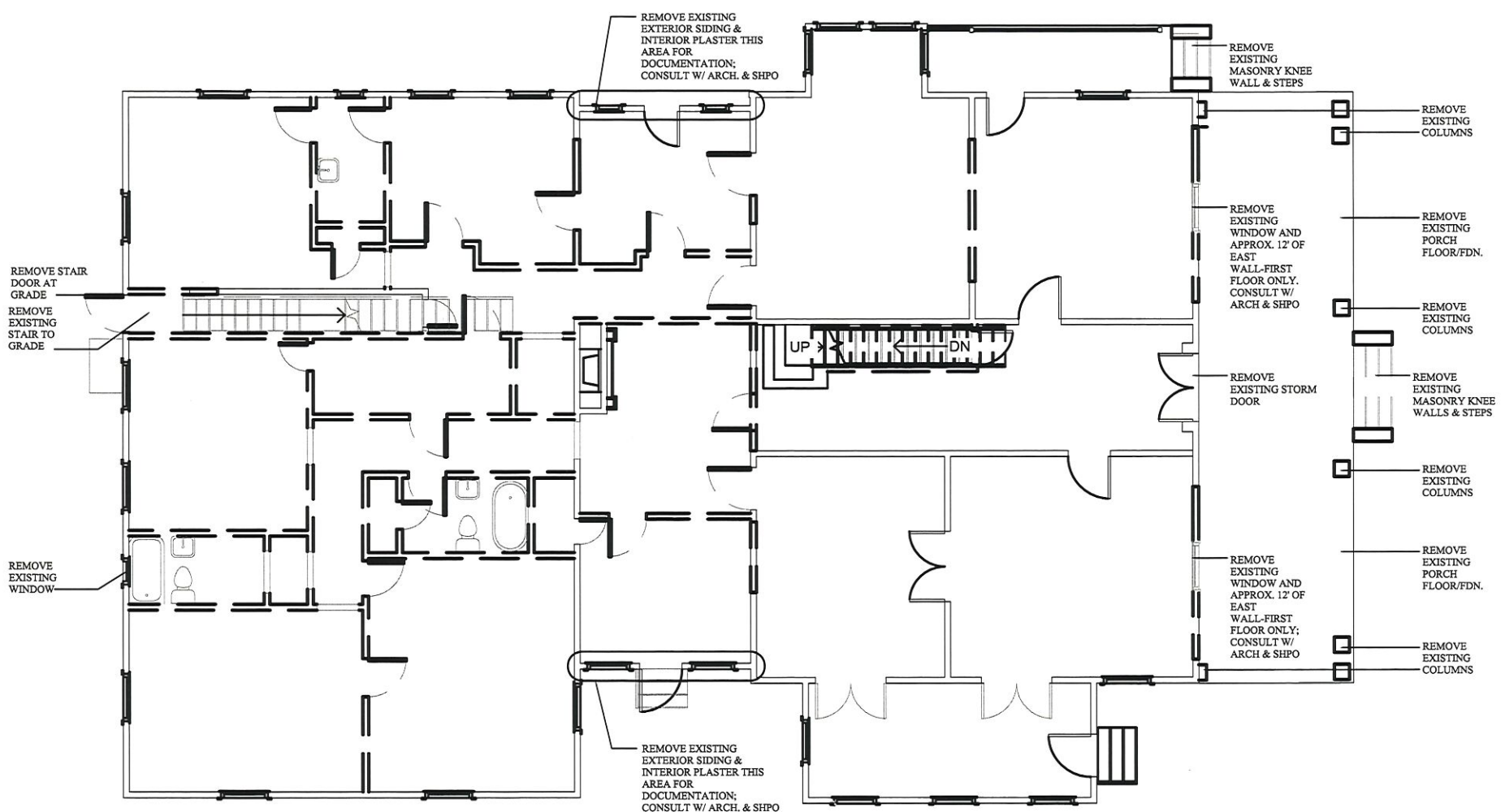






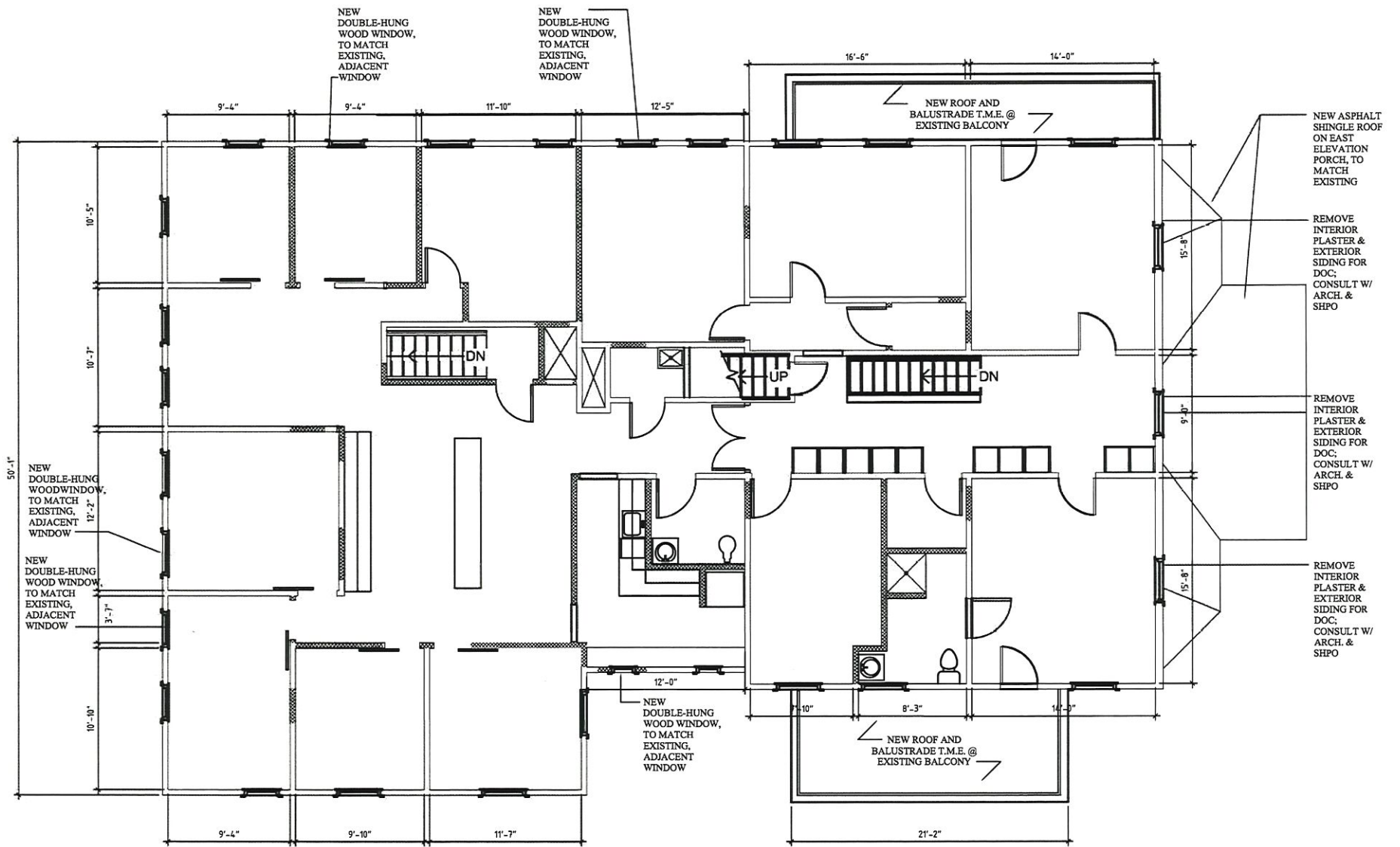
EXISTING SECOND FLOOR PLAN

WALL LEGEND	
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN
ALL EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED	

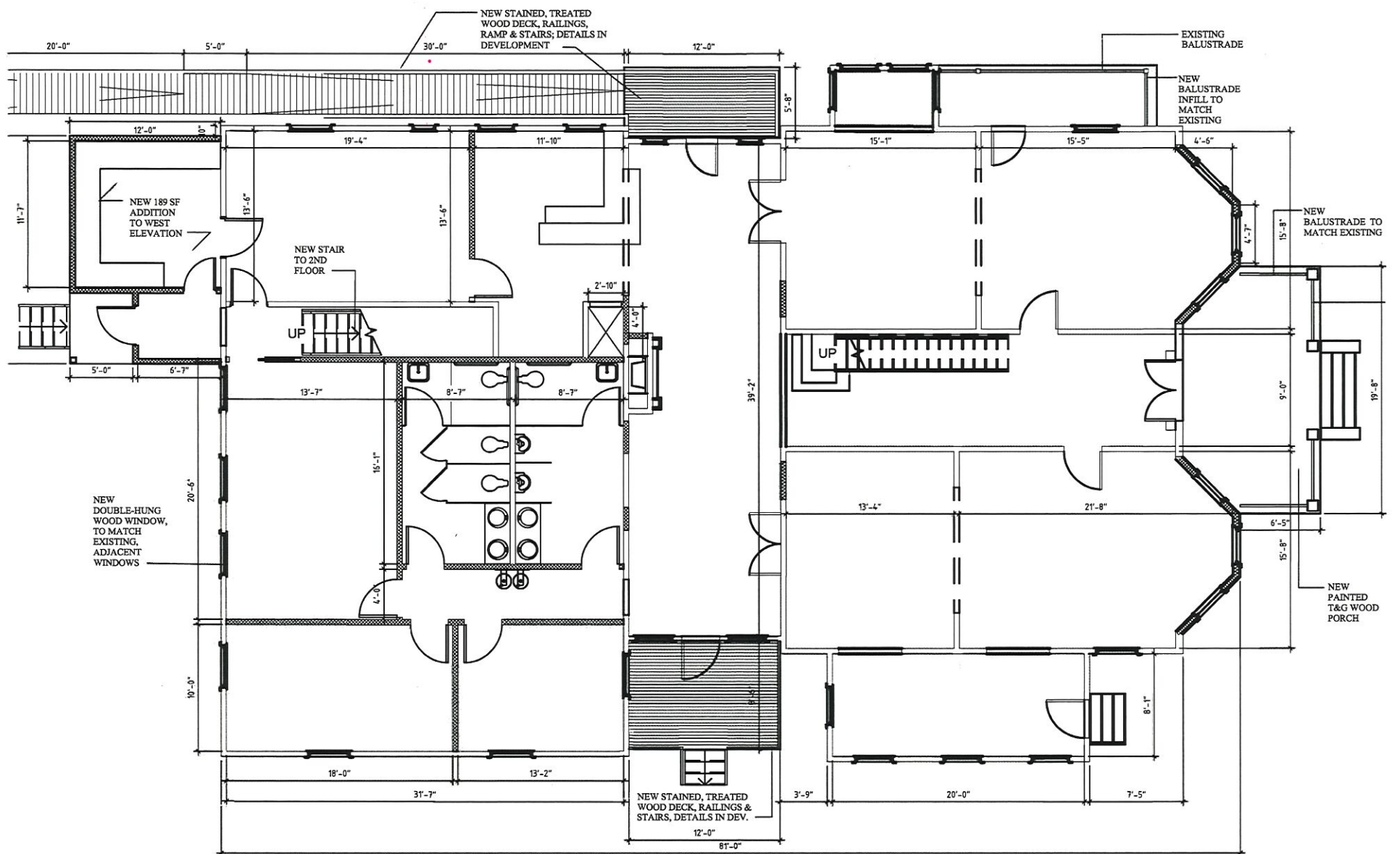


NORRIS HEARTT HOUSE EXISTING FIRST FLOOR PLAN, 421 N BLOUNT ST.  
SCALE: 3/32"=1'-0" 12.22.16



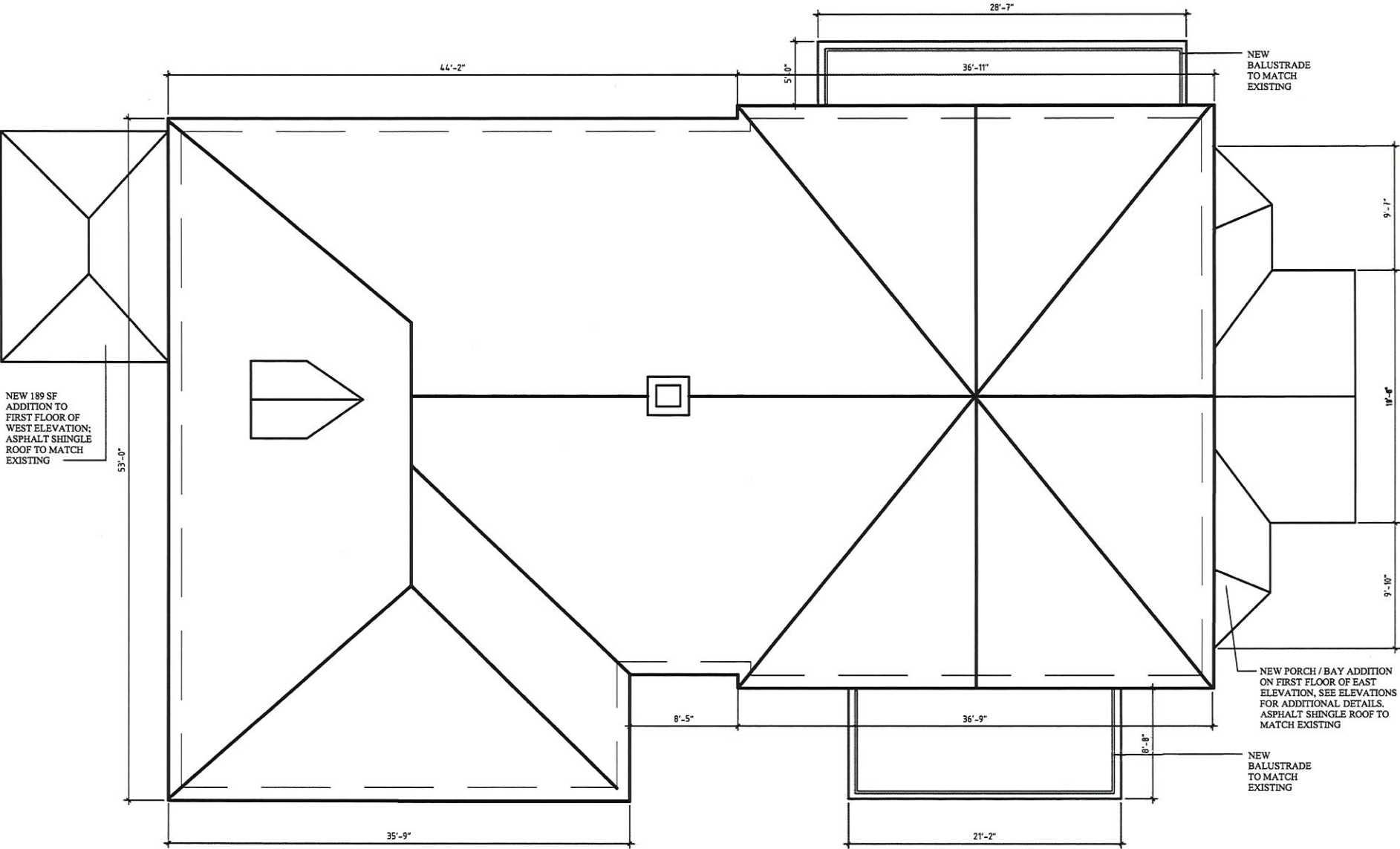


PROPOSED SECOND FLOOR PLAN

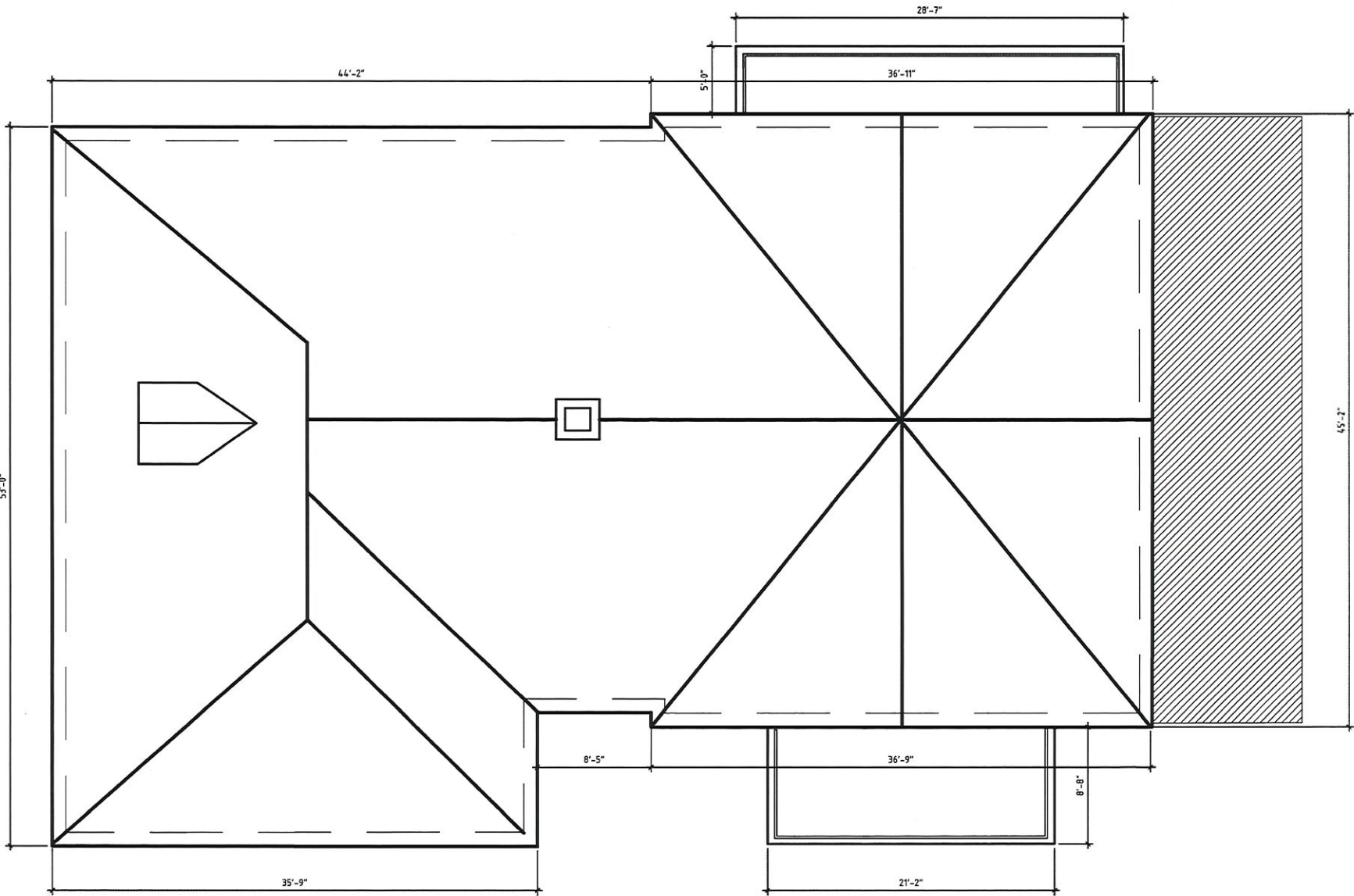


NORRIS HEARTT HOUSE PROPOSED FIRST FLOOR PLAN, 421 N BLOUNT ST.  
SCALE: 3/32"=1'-0" 12.22.16





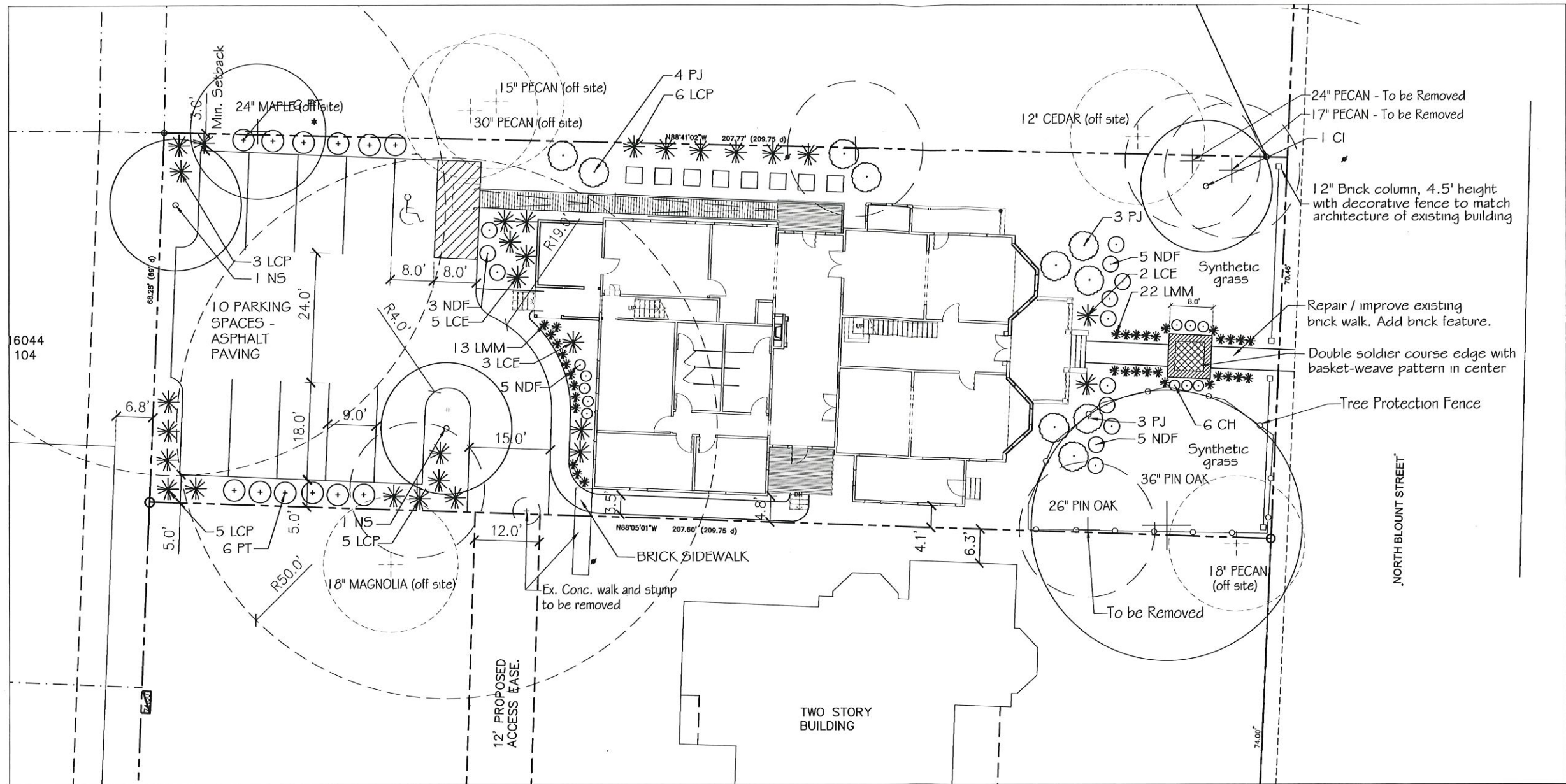
PROPOSED ROOF PLAN



NORRIS HEARTT HOUSE EXISTING ROOF PLAN, 421 N BLOUNT ST.  
SCALE: 3/32"=1'-0"

12.22.16





#### PLANT SCHEDULE

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
12	PT	PITTIOSPORUM TOBIRA MOJO / PITTIOSPORUM	24" HT.	CONT.	4' O.C.
2	NS	NYSSA SYLVATICA / BLACK GUM	3" Cal. / 11' HT.	B&B	As shown
19	LCP	LOROPETALUM CHINENSIS 'PURPLE PIXIE' / FRINGE FLOWER	24" HT.	CONT.	4' O.C.
18	NDF	NANDINA DOMESTICA FLRT / NANDINA	18" HT.	CONT.	3' O.C.
10	LCE	LOROPETALUM CHINENSIS 'EMERALD SNOW' / FRINGE FLWR	18" HT.	CONT.	4' O.C.
34	LMM	LIRIOPE MUSCARI 'MARC ANTHONY' / LIRIOPE	12" HT.	CONT.	12" O.C.
6	CH	CEPHALOTAXUS HARRINGTONIA 'YEMTOPIA' / YEW	18" HT.	CONT.	4' O.C.
10	PJ	PIERIS JAPONICA 'MOUNTAIN SNOW' / PIERIS	24" HT.	CONT.	4' O.C.
1	CI	CARYA ILLINOINENSIS 'KANZA' OR 'UPAN' / PECAN	3" Cal. / 11' HT.	B&B	As shown

#### City of Raleigh Site and Planting Requirements:

##### 1) VEHICLE SURFACE AREA:

VSA = 3,584.5 sf

Required : At least 1 TREE / 2000 SF; 3,584.5 sf / 2000 = 1.8 trees

1 shrub / 500 sf = 7.2 shrubs

2 trees and 8 shrubs required.

Provided : 2 trees and 19 shrubs provided. Parking screened from adjacent from off-site views.

##### 2) STREET TREES:

No street trees are required for a plot plan submittal.

##### 3) PARKING REQUIREMENTS:

Current and proposed use of building is Office. Use as an event space will be periodic. Office use - Current: 7,208 sf / 400 = 18 spaces

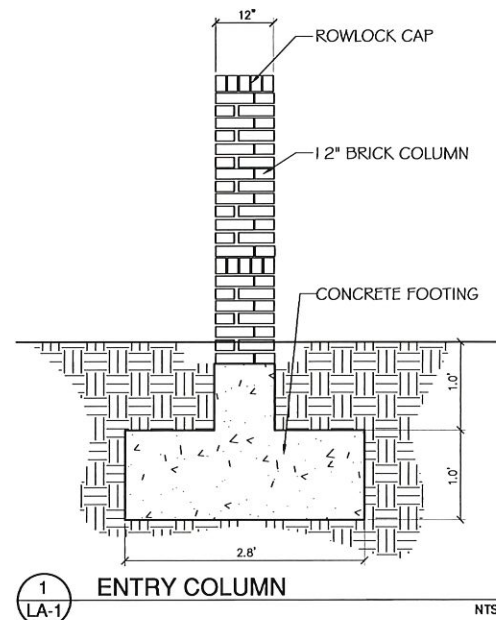
Office use - Proposed: 5,564 sf / 400 = 13.9 spaces

Event space use - Proposed: 1,645 sf / 300 = 5.5

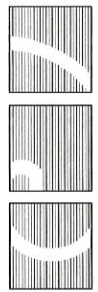
TOTAL Proposed required spaces: 18

#### Plot Plan Notes

- All details shall be constructed in strict compliance with these drawings and the City of Raleigh standards.
- Please contact Landscape Architect with any field changes or deviations in plans prior to construction.
- There is no parking lot lighting proposed.
- Per UDO Sec. 9.2.2.A.2 this project is exempt from Active Stormwater Control Measures.
- Accessible route from parking space to building entrance shall have a minimum running slope of 5% and a maximum cross slope of 2%.



#### PLOT and LANDSCAPE PLAN



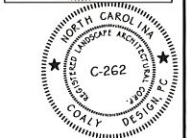
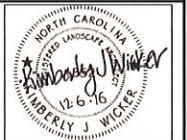
COALY DESIGN  
LANDSCAPE ARCHITECTURE  
300/200 Durham Street Suite G  
Raleigh, NC 27601  
919.539.0012

## NORRIS HEARTT HOUSE 421 N BLOUNT STREET RALEIGH, NC

#### PLOT AND LANDSCAPE PLAN

#### Consultants

#### Professional Seals



12.6.16

Date Issued:  
Scale  
1"=10'

By  
RBS

Revisions

No.

Description

Date

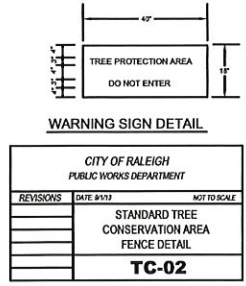
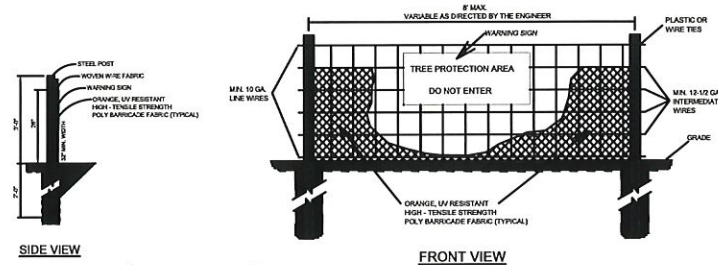
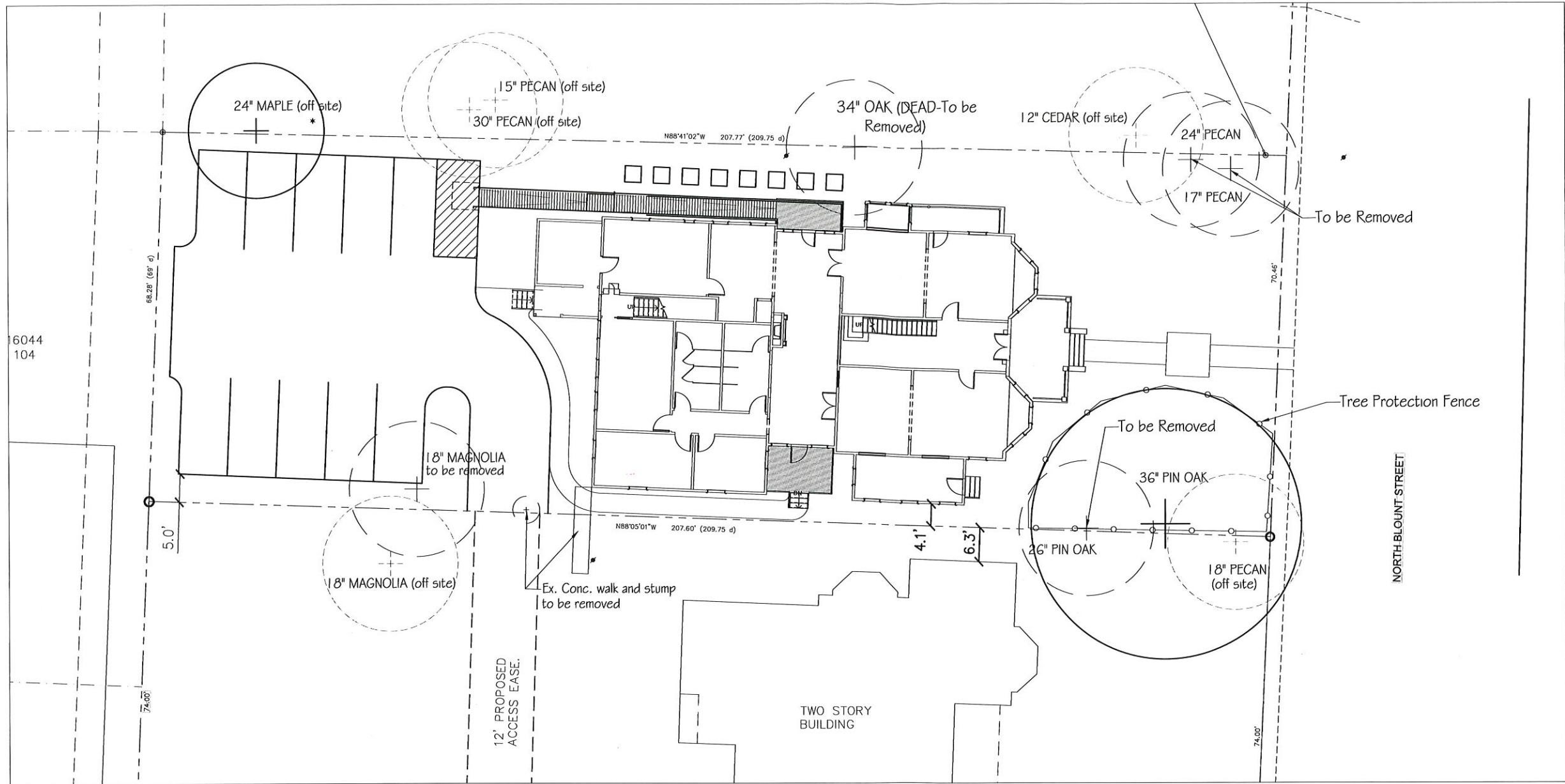
Drawn by:

Checked by:

KJW

LA-1





THIS TREE PROTECTION FENCE DETAIL IS REQUIRED FOR PROTECTION OF TREE CONSERVATION AREAS (UDO ARTICLE 9.1, TREE CONSERVATION) AND FOR CREDIT OF EXISTING TREES (UDO SECTION 7.2.7.E.)

**NOTES:**

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 1\"/>

**TREE REMOVAL PLAN**

10 5 0 10

**COALY DESIGN**  
LANDSCAPE ARCHITECTURE

300/200 Parkman Street Suite G  
Raleigh, NC 27601  
919.859.1012

**NORRIS HEARTT HOUSE**

**421 N BLOUNT STREET**  
RALEIGH, NC

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**Consultants**

**TREE REMOVAL PLAN**

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**Professional Seals**

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**Revisions**

No.	Description	Date	By

**Date issued:** 12.6.16

**Scale:** 1"=10'

**Drawn by:** RBS

**Checked by:** KJW

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**City of Raleigh Public Works Department**

STANDARD TREE CONSERVATION AREA FENCE DETAIL

**TC-02**

**LA-2**