

# City of Raleigh



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## COA-0058-2019

122 PERQUIMANS DRIVE  
OWEN AND DOROTHY  
SMITH HOUSE  
(RALEIGH HISTORIC  
LANDMARK)

0 62.5 125 250  
Feet



Nature of Project:  
Construct addition; remove trees

APPLICANT:  
ANDY LAWRENCE

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0058-2019 122 PERQUIMANS DRIVE

Applicant: ANDY LAWRENCE

Received: 05/15/19

Meeting Date(s):

Submission date + 90 days: 08/13/19

1) 6/27/2019 2) 3)

### INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: OWEN AND DOROTHY SMITH HOUSE

Nature of Project: Construct rear addition; remove 4 trees

DRAC: An application was reviewed by the Design Review Advisory Committee at its April 1 meeting. Members in attendance were Jenny Harper, David Maurer, and Mary Ruffin Hanbury; also present were Andy Lawrence, applicant, Collette Kinane and Tania Tully, staff.

#### Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Construct rear addition; remove 4 trees
1.4	Fences & Walls	Construct rear addition
3.2	Additions	Construct rear addition

### STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. There is insufficient information for staff to provide a recommendation. The applicable sections of the *Guidelines* are 1.3.6, 1.3.1, 1.3.2, 1.3.7, 1.3.8, 1.4.1, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11. Suggested facts:

1\* The landmark ordinance states: “Those elements of the property that are integral to its historical, prehistorical, architectural, archaeological and/or cultural significance, or any combination thereof are as follows: The 1959 Modernist house of wood and stone and the approximately 1.64 acre upon which it sits. It combines shed, flat, and low-pitched gable

roofs over a modified L-plan...The dwelling rests on a stone foundation and a brick-and-concrete-block basement on a wooded parcel. The house perches high above the street. Its exterior includes board-and-batten siding and Wake County stone. Glass is also used in abundance: fixed window walls occur in conjunction with large sliders, sliding glass doors, and clerestory awnings...At the west end, a flat-roofed room projects forward and slightly modifies the L-plan... On the rear, the eave is shallower and landscaping replaces a loggia. Together, the wings partially enclose a back garden of gravel and landscaping. Low stone walls edge other sections of the back garden, and stone steps in a south wall lead up to the wooded acreage that buffers the outdoor space from surrounding houses..."

2\* From the landmark designation report:

- [The house] "is an excellent and intact example of the humanist strain of Modernism"
- [The screened porch] elevation and the south side of front wing effectively form the back of the house. The former has board-and-batten siding and fixed windows that reach nearly to the ground; the wing houses the more public living spaces. The deep eave of the shed roof shelters a bluestone-floored loggia as at the front. The south side of the front wing-the bedroom wing- combines board-and-batten siding with smaller bands of windows. Those are set at the eave to afford more privacy to the rooms within. The eave here is more shallow and landscaping replaces a loggia.
- "...the wings partially enclose a back garden of gravel and landscaping. Low stone walls edge other sections of the back garden, and stone steps in a south wall lead up to the wooded acreage that buffers the outdoor space from surrounding houses."
- "The house and its parcel display exceptional architectural integrity, with very few changes since construction"
- "Houses with Modernist design from the mid-twentieth century are locally rare. Intact examples like the Owen Smith House are significant as representatives of an important architectural trend in the post-war period."

3\* The addition is proposed on the rear (south) side of the house connected to the historic house with a glass hyphen. Exact dimensions were not provided. Using the provided drawing scale, the hyphen appears to be about 20' long.

- 4\* The approximately 14' wide hyphen connects to the house at the historic eave. A portion of the roof may be reworked to create the connection. Details and specifications for this connection were not provided.
- 5\* The addition is proposed in the location of a raised garden bed. No information was provided on any grading or excavation that may be required.
- 6\* The addition is built around a serpentine stone wall that delineates the formal garden space from the wooded yard. The stone wall is a historic landscape feature. While elevations were provided to show how the stone wall will be incorporated into the design; evidence was not provided to detail how the wall will be protected during construction or how the building's foundation will be incorporated into and around the wall.
- 7\* There are 3 Maple trees and 1 Pine tree proposed for removal to accommodate the addition. Two in the footprint of the addition and two are within 5 feet of the west and south elevations of the addition. An arborist report was provided. There are several trees noted in the arborist's report that are not included on the site plan. The arborist's report provides Critical Root Zone (CRZ) calculations that are incorrect.
- 8\* The lot contains a number of other trees. A partial tree protection plan was provided for only the area around the addition.
- 9\* The addition is proposed to be located fully behind the historic house.
- 10\* An elevation was not provided to show how much of the addition will be visible from the front of the house. The highest point of the addition's roof appears to be approximately 6' above the highest point of the west wing of the historic house.
- 11\* Elevation drawings of the addition that include the entire historic house are not included in the application. The provided drawings show only the adjacent portion of the historic house making an analysis of the congruity difficult.
- 12\* The materials for the body of the addition were not specified, with the exception of board and batten siding to match the siding on the historic house.
- 13\* The addition has 2' overhangs. The proposed overhangs appear to be slightly shorter than the overhangs on the historic house.
- 14\* The window openings on the historic house are placed close to the eaves when along a flat roof or fill the slope. The windows in the proposed hyphen fill the slope similar to the



historic house. The remaining proposed windows are placed in the center of the elevation and appear too small proportionally. No window specifications were provided.

15\* The roof form is an asymmetrical low-pitched broken gable. The slope is proposed to match the slope of the roof on the historic house and will meet the historic house to form a valley.

16\* Sightline drawings were not provided to show the potential visual impact of the addition from the front of the house. Similar studies from oblique angles at the rear of the property were provided.

17\* The application states that the adjacent parcel on Glenwood Avenue will be used for staging and materials storage. This parcel is located outside of the landmark boundaries. No drawings were provided to show the path between the parcels and any impact to trees along the path on the landmark property.

18\* Built **area** to open space analysis: The lot is 72,709 SF. The footprint of the existing original house is 4,739 SF; including the front porch loggia, carport, covered walk, covered terrace, and screened porch it is 5,175 SF for an original proportion of built area to open space of 7.12%. The proposed addition increases the total square footage to 6,509 SF. The applicants state the proportion of built area to open space is 8.95%. However, the driveway and rear gravel patio does not appear to have been included in this calculation.

19\* Built **mass** to open space analysis: The lot is 72,709 SF. The footprint of the existing original house is 4,739 SF; including the front porch loggia, carport, covered walk, covered terrace, and screened porch it is 5,175 SF for an original proportion of built area to open space of 7.12%. The proposed addition increases the total square footage to 6,388 SF. The proportion of built mass to open space is 8.78%.

20\* Downspouts are noted on the elevations, but gutters were not. Downspouts are proposed to match existing.

21\* Exterior lighting is proposed for the three doors located on the addition. No specifications were provided.

Staff suggests that the Committee defer the application until the following information is provided:

- Elevation or site line drawing that shows the visibility of the addition from the front of the house and the driveway;

- Elevation drawings that show the full extent of the historic house;
- Dimensioned drawings;
- Detail drawings indicating how the roof of the addition will be connected to the roof of the historic house;
- Detail drawings indicating how the stone wall will be incorporated into the design and information on how the wall will be protected during construction;
- Grading or excavation details (if necessary);
- Window specifications;
- Material specifications;
- Correctly calculated CRZ;
- Updated Tree Protection Plan that identifies the rear path to be used for construction access and impact to any trees greater than 9" DBH.

Staff Contact: Collette Kinane, [collette.kinane@raleighnc.gov](mailto:collette.kinane@raleighnc.gov)



Photo 1: View of Screen Porch



Photo 2: View of Loggia

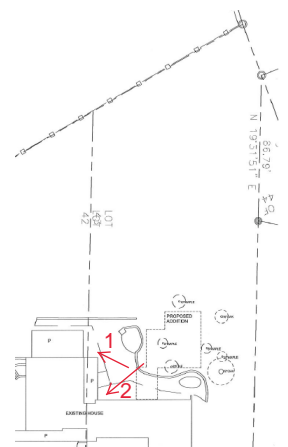






Photo 3: View of stone wall and raised garden bed



Photo 4: View of stone wall

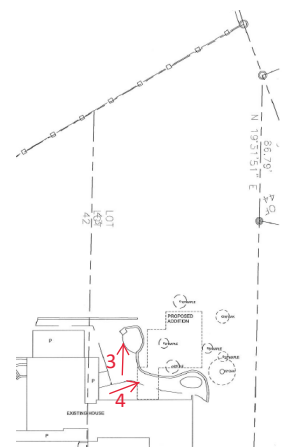






Photo 5: View of proposed addition connection area



Photo 6: Detail view of stone wall

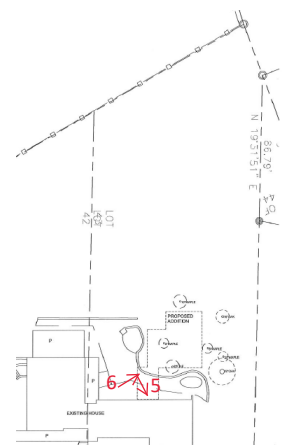






Photo 7: View of private garden space



Photo 8: continued view of previous photo

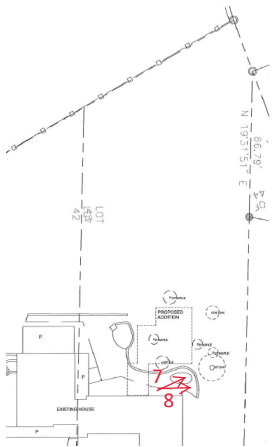






Photo 9: Area of proposed addition



Photo 10: View of top of raised bed

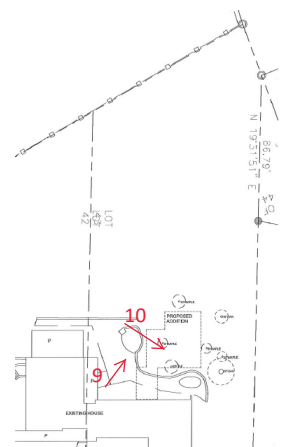






Photo 11: View from steps towards house



Photo 12: View from steps towards screen porch

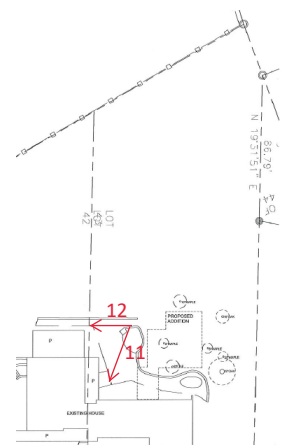


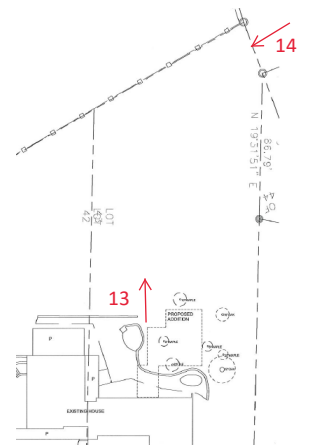




Photo 13: View of wooded path for proposed construction access



Photo 14: View of beginning of wooded path from property line





June 5, 2019

Project: Addition and Renovation to the Anderson Residence  
122 Perquimans Drive, Raleigh, NC 27609

## Project Description

The proposed project is an addition to the existing Mid-Century Modern residence with the new construction on the back (south) side of the existing structure adjacent to the existing bedroom. The addition creates a courtyard area while respecting the existing house and landscape features.

1. The proposed project is to be designed to include the following:
  - a. Master Bedroom and Bath Suite
  - b. Guest Bedroom
  - c. Guest Bathroom
  - d. Laundry work area near the existing bedrooms.
2. The project will include design considerations for the following :
  - a. Recognizing the Historic Designation of the Mid Century Modern National Landmark Residential Design
  - b. The selected location for the addition will need to work with the existing landscaping and curvilinear stone wall.
  - c. The view to the house from the public way is unaltered.
  - d. For construction the building area can be accessed from the rear (south) of the house minimizing impact on the existing landscaping.
  - e. The exterior materials of the addition will match the existing house in dimensions and color.
  - f. Connection to the existing house and site is created by construction of a room that is a minimalistic glass connector altering very little of the historic fabric.
3. An Arborist report and letter is included in the submittal and the Tree Protection plan has been included in the set of drawings. The plan was developed in collaboration with Jared Kibbe, ISA Certified Arborist #SO-7534A. There is currently no general contractor involved in the project and a pre-construction meeting will be scheduled with the contractor to review the final installation and preparation of tree protection and site access.
4. Staging Areas: The parcel shown on the survey that is not part of Landmark Property will be used for larger staging and unloading of materials allowing minimal impact on the root zone of trees on the site.

5. Exterior lighting: Recessed soffit lighting will be used above doors (3) of the addition. The specific recessed LED fixture has not been specified at this point in the project.
6. The existing stone landscape wall has been preserved and incorporated into the design of the addition. The stonework is exposed in the new "glass connector".

**ARCHITECT:** Olive Architecture, PLLC

A handwritten signature in black ink, appearing to read "Andy O. Lawrence", with a long horizontal flourish extending to the right.

Andy O. Lawrence, AIA

# Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: Andy O. Lawrence, AIA Olive Architecture		
Mailing address: 436 N. Harrington Street, Suite 140		
City: Raleigh	State: NC	Zip code: 27603
Date: May 13, 2019	Daytime phone #: 919 838 9934	
Email address: andy@olive-arch.com		
Applicant signature:		
<div><input type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – ten copies <input checked="" type="checkbox"/> Additions &gt; 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other  <input type="checkbox"/> Post approval re-review of conditions of approval</div>		<div><b>Office Use Only</b> Transaction #: _____ File #: _____ Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____</div>
Property street address: 122 Perquimans Dr		
Historic district: NA		
Historic property/Landmark name (if applicable): Owen and Dorothy Smith House		
Owner name: Jonathan Wellons Anderson Revocable Trust		
Owner mailing address: 122 Perquimans Drive, Raleigh, NC 27609		



**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address
WELLONS, ELMER J III 3126 GLENWOOD AVE RALEIGH NC 27612-5007	SCHENK, JEFFREY SCHENK, TANIA MALIK 124 PERQUIMANS DR RALEIGH NC 27609-6938
HOLDING, JOHN N HEIRS JOHN HOLDING JR - EXECUTOR 1408 KERSHAW DR RALEIGH NC 27609-6324	ANDERSON, ANNETTE H 100 PERQUIMANS DR RALEIGH NC 27609-6938
LITTLE, JAMES C III LITTLE, ANN M 112 PERQUIMANS DR RALEIGH NC 27609-6938	HUNTER, R MERRILL HUNTER, MARILYN B 3025 RANDOLPH DR RALEIGH NC 27609-6941
HODGSON, GRACE TRUSTEE 128 PERQUIMANS DR RALEIGH NC 27609-6938	CAMPBELL, DONALD B CAMPBELL, ANN E 105 PERQUIMANS DR RALEIGH NC 27609-6937
COUNTRY CLUB HILLS INC 6020 CREEDMOOR RD RALEIGH NC 27612-2209	ANDERSON, JONATHAN W ANDERSON, IVA CARLOS III 3134 GLENWOOD AVE RALEIGH NC 27612-5007

**I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.**

Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Office Use Only Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
3.2	Additions	addition of a bedroom suite to the existing residence
1.4	Fences and Walls	preserving a stone landscape wall and incorporating it into the proposed addition
3.2.1	Impact	the loss of historic property is minimal
3.2.6	location	the addition is located at the rear of the house

**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			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" 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) – 1 copy (10 copies will be required after initial staff review).	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, tree species, etc.)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Color Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Drawings.</b> Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> <li>• <u>Plot plan</u>   showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc.</li> <li>• Tree survey   include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level</li> <li>• Tree protection plan   include material staging area, construction access, limits of disturbance, location of tree protection fencing</li> <li>• Grading plan</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11"x17" or 8-1/2"x11" reductions of full-size drawings</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Architectural Drawings</b> showing existing and proposed work (if applicable) <ul style="list-style-type: none"> <li>• Plan drawings</li> <li>• Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade.</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Fee</b> (See Development Fee Schedule)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## **Section 10A: Photographs**



Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Façade, view S

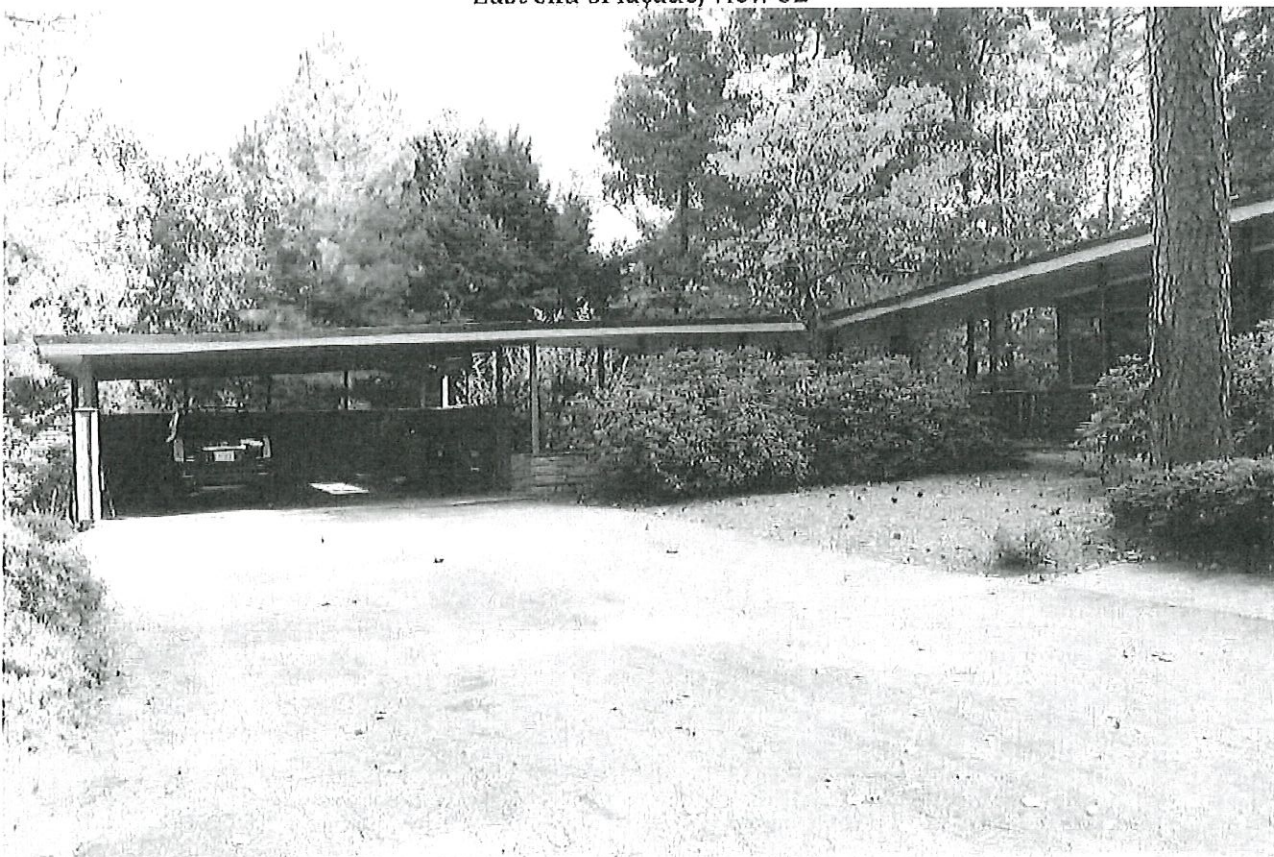


Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
West end of facade, view SW





Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
East end of façade, view SE



Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Carport and covered walk, view E





Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Carport north elevation, view SW

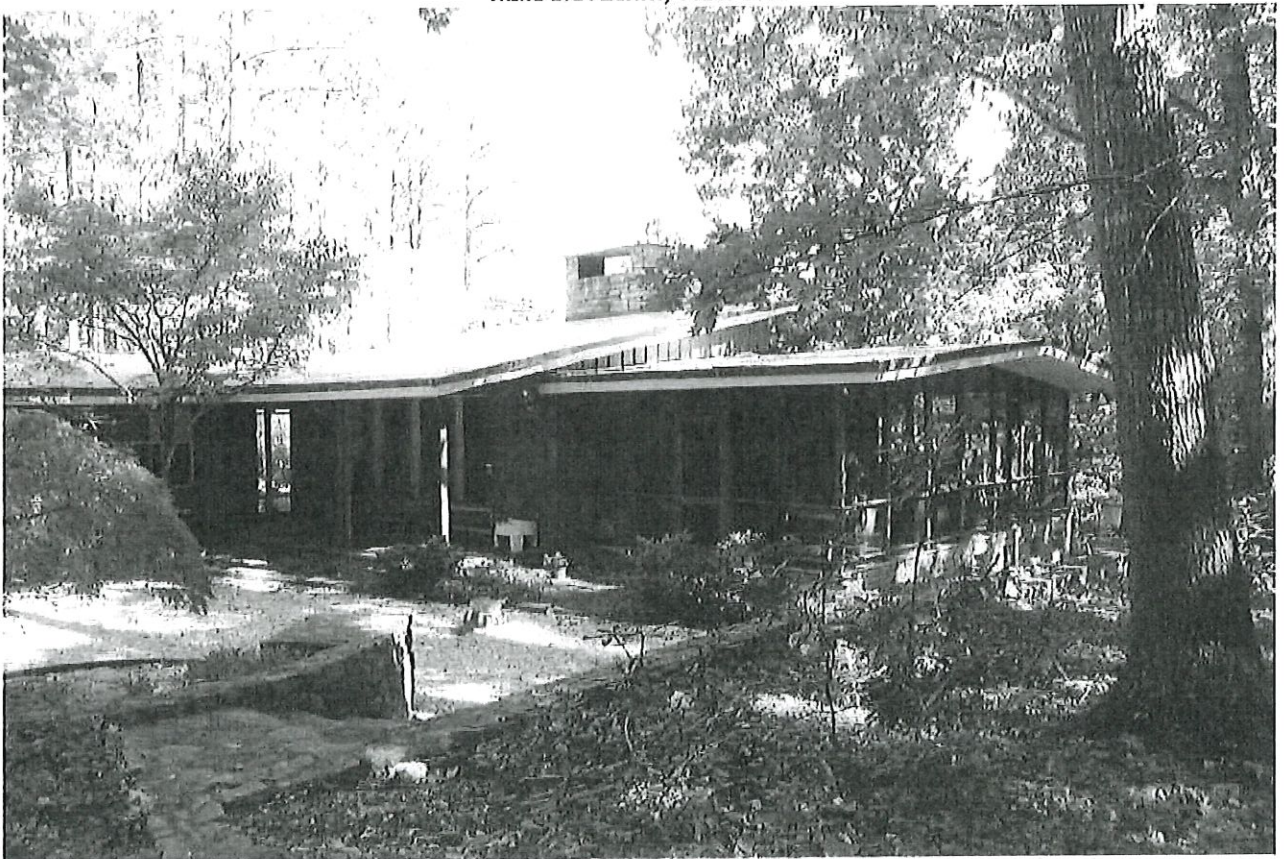


Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
East elevation, view SW





Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
East elevation, view NW

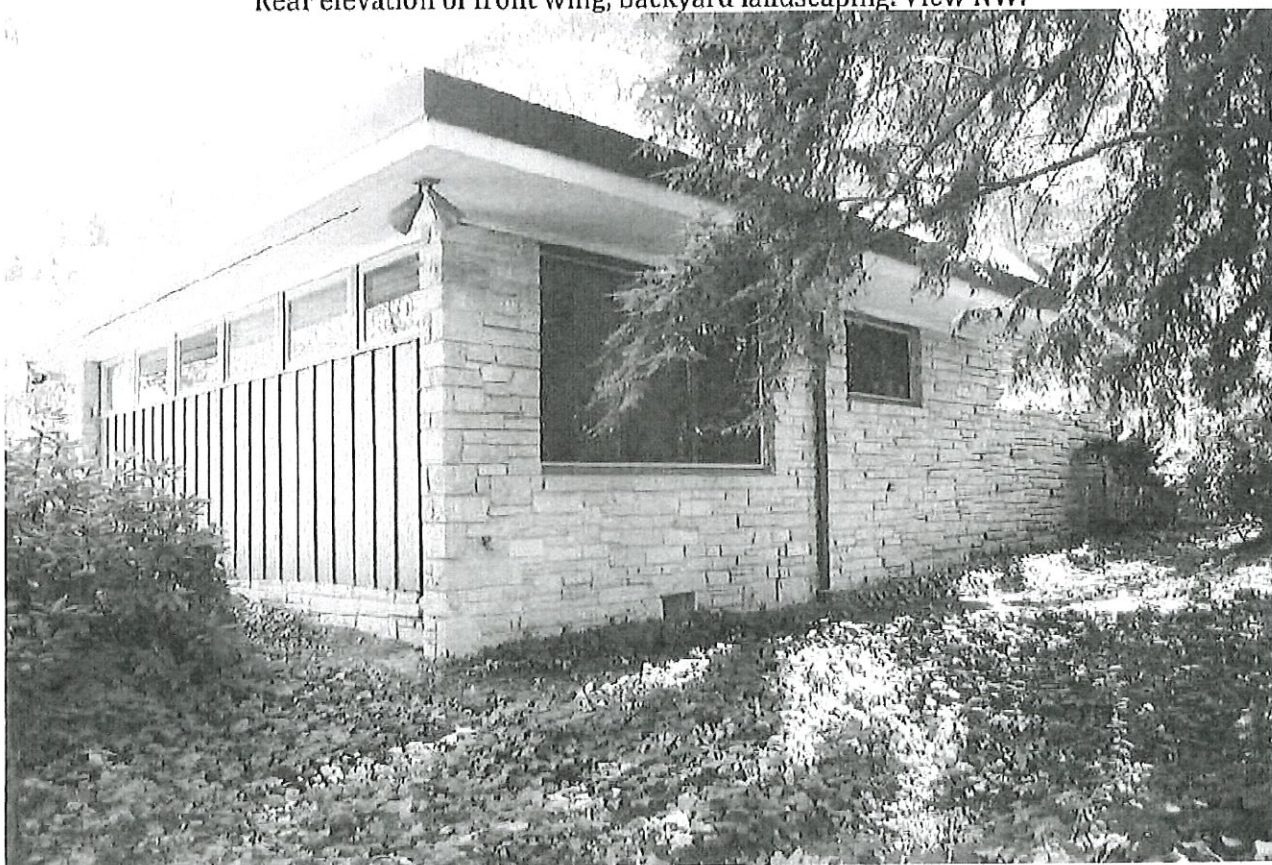


Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Rear screened porch, west elevation of rear wing, rear yard landscaping. View NE



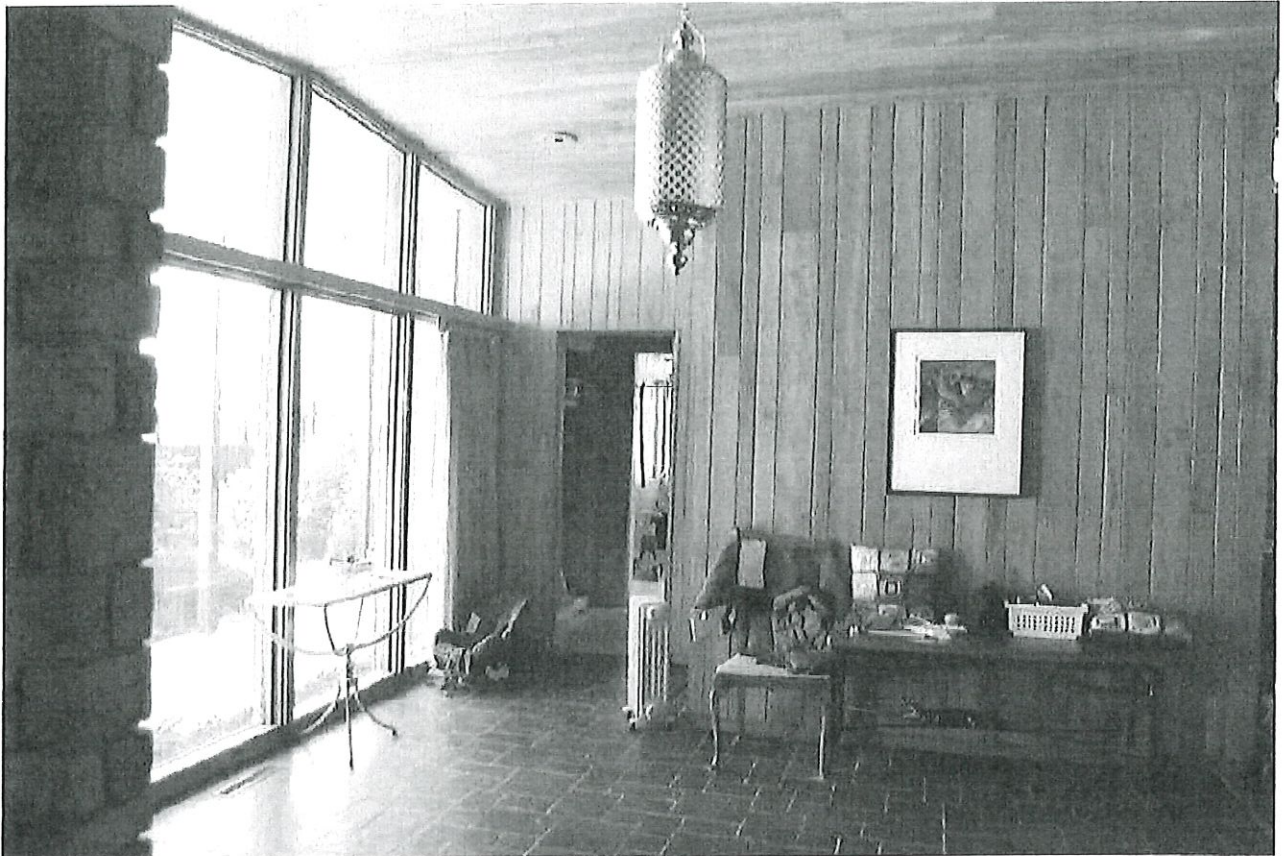


Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Rear elevation of front wing, backyard landscaping. View NW.

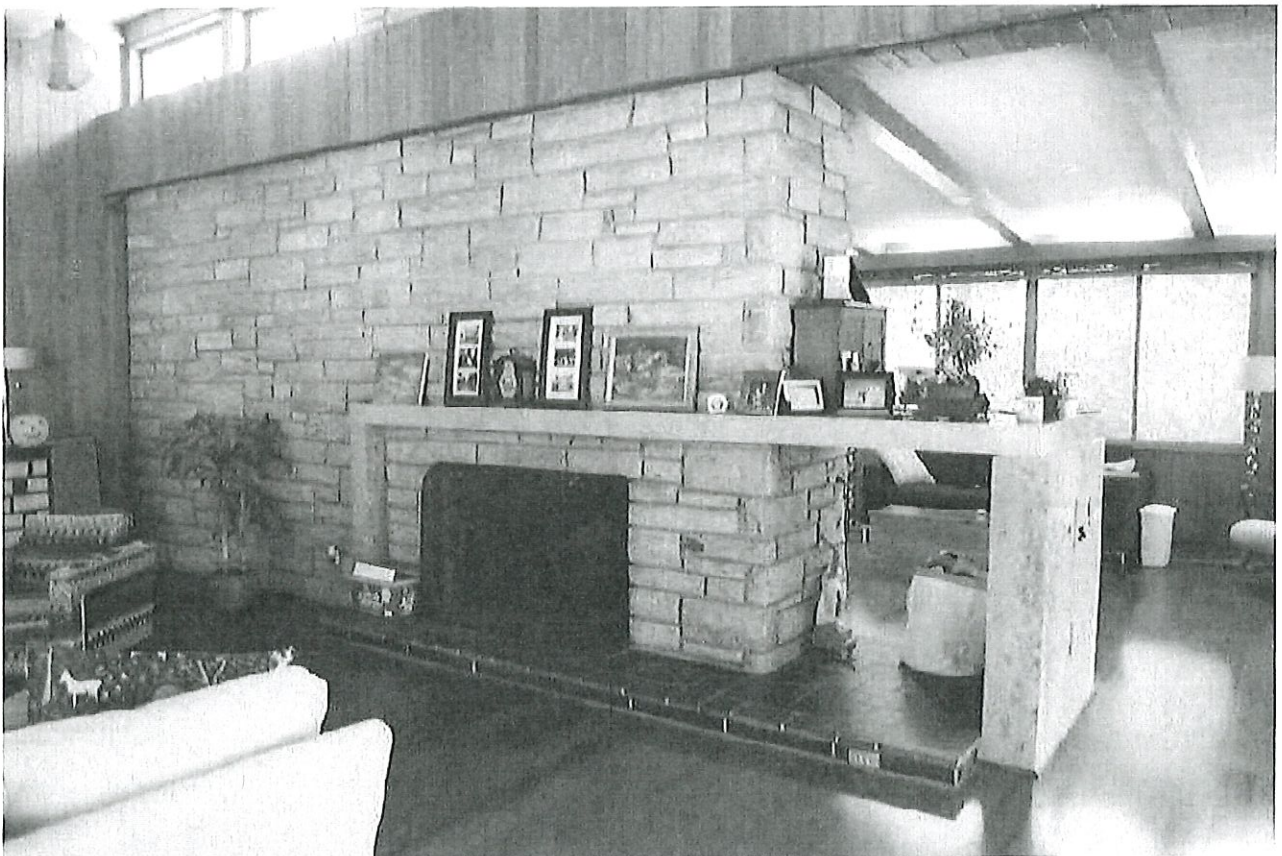


Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
West elevation, view SE





Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Foyer, view NW



Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, Wake County  
Living room and dining room (at left behind fireplace wall), view NE



## 122 PERQUIMANS DRIVE – PHOTOS





## 122 PERQUIMANS DRIVE – PHOTOS





## 122 PERQUIMANS DRIVE – PHOTOS





## 122 PERQUIMANS DRIVE – PHOTOS







# BARTLETT TREE EXPERTS

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5808 Triangle Drive, Raleigh, NC 27617 Telephone 919-782-7803 Fax 919-788-9147

05/24/19

To whom it may concern:

I have reviewed the proposed renovation plan for 122 Perquimans Drive Raleigh, NC 27609 and would like to approve and comment on the steps being taken to mitigate damage to the root zones of the mature trees in the landscape.

- The large White Oak (DBH 32"), Maple (DBH 10"), and smaller Red Oak (DBH 16") located at the right of the property will be the most impacted during the construction process. The critical root zone of White Oak is 8'. The critical root zone of the Maple is 3'. The critical root zone of the Red Oak is 4'. This is the area of no disturbance by trenching, excavation, or compaction.

The proposed plan does not interfere with these critical root zones, but only the secondary root zones. In these secondary root zones, only a small percentage of each tree will be impacted by the addition. Because of the proposed plan to bring in materials through the back of the property, there will be little to no compaction or disturbance to the remainder of the root zones of these trees. Mulch will be added to the surface of these trees to reduce any foot compaction that may occur.

- The Maple (DBH 10") located at the back center is the only larger tree (above 8" DBH) that needs to be removed for the completion of this project. This tree is estimated to be younger than the original construction of the house and landscape plan, making it a volunteer of the natural area. This location is also best suited for the addition, as it preserves the mature Oaks throughout the property and only requires the removal of one Maple.
- The 2 Red Oaks (DBH 23" and 26") located at the back left are well outside of the construction and impact area. Based on the new material route and material staging area, little impact will be made on the critical or secondary root zones of these trees.

A path will be made through the back natural area from the adjoining property to bring in materials and equipment to the site. All debris will be staged in the natural area, well outside of the critical and secondary root zones of the trees in question. Mulch will be added to the root zones of the Hemlocks at the front right to reduce any foot traffic compaction in this area. Please reach out with any questions.

Thank you,

Jared Kibbe  
ISA Certified Arborist #SO-7534A  
Arborist Representative – Raleigh, NC

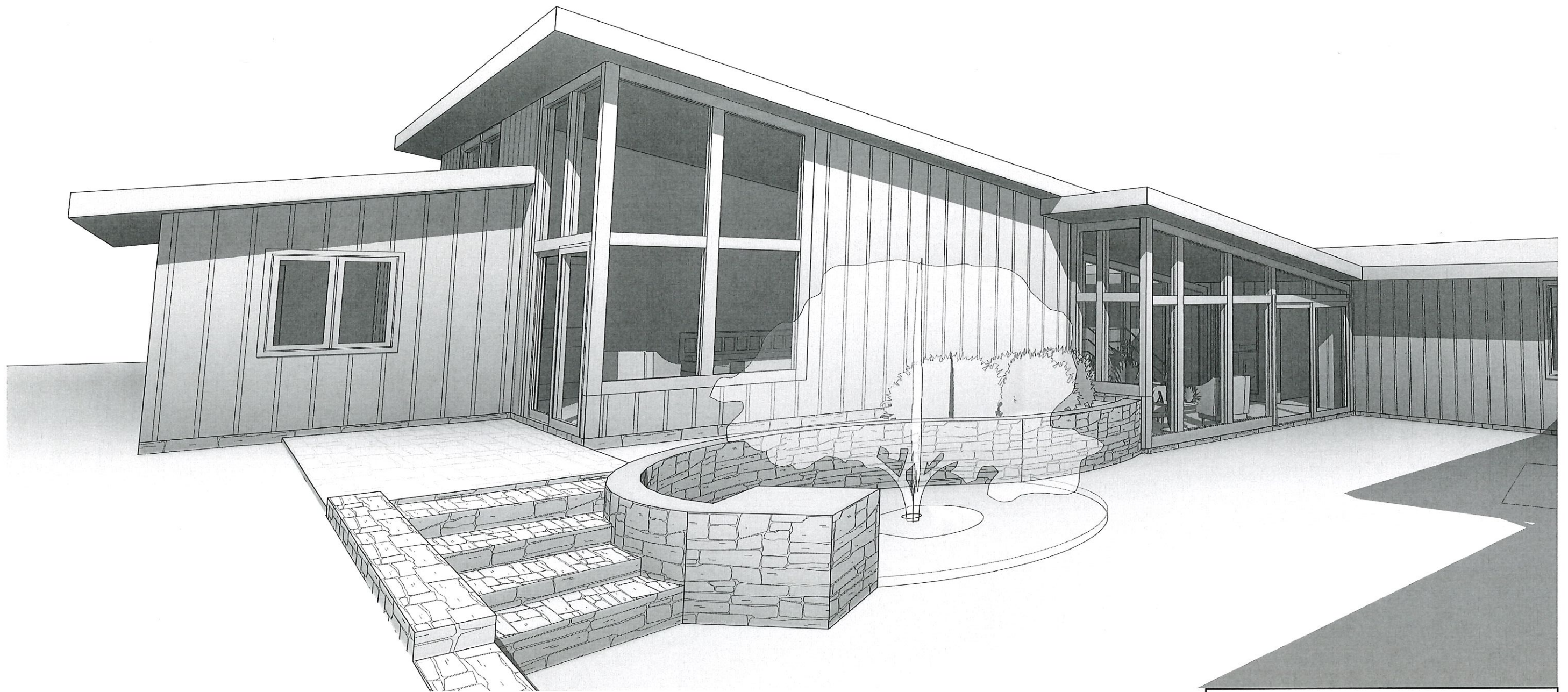
THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

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CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 (203)323-1131; FAX (203) 323-1129

[www.bartlett.com](http://www.bartlett.com)



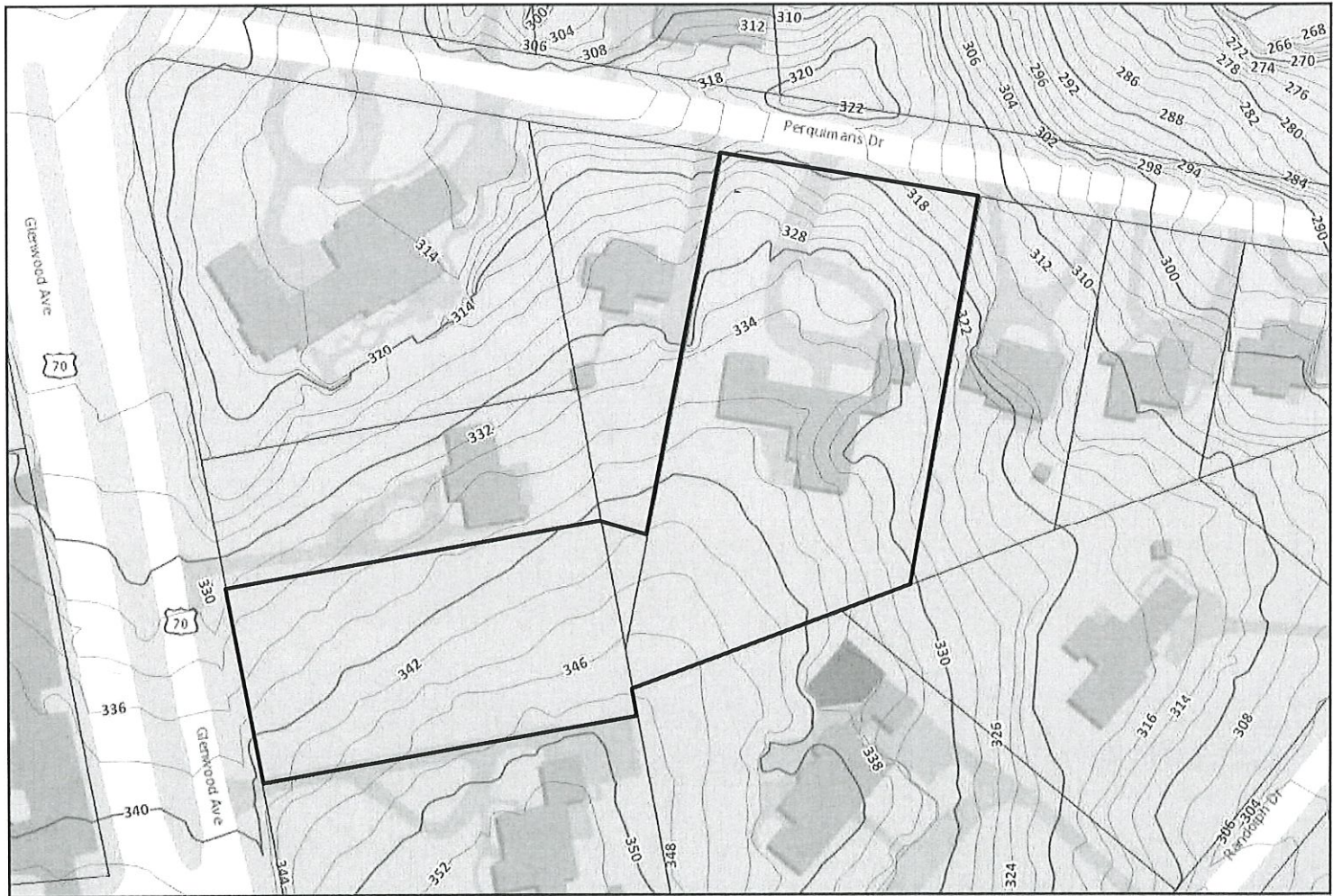


## **ANDERSON RESIDENCE ADDITION**

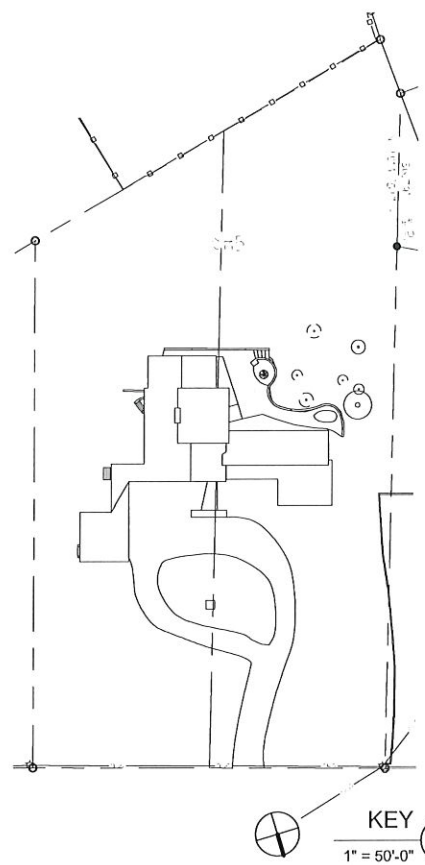
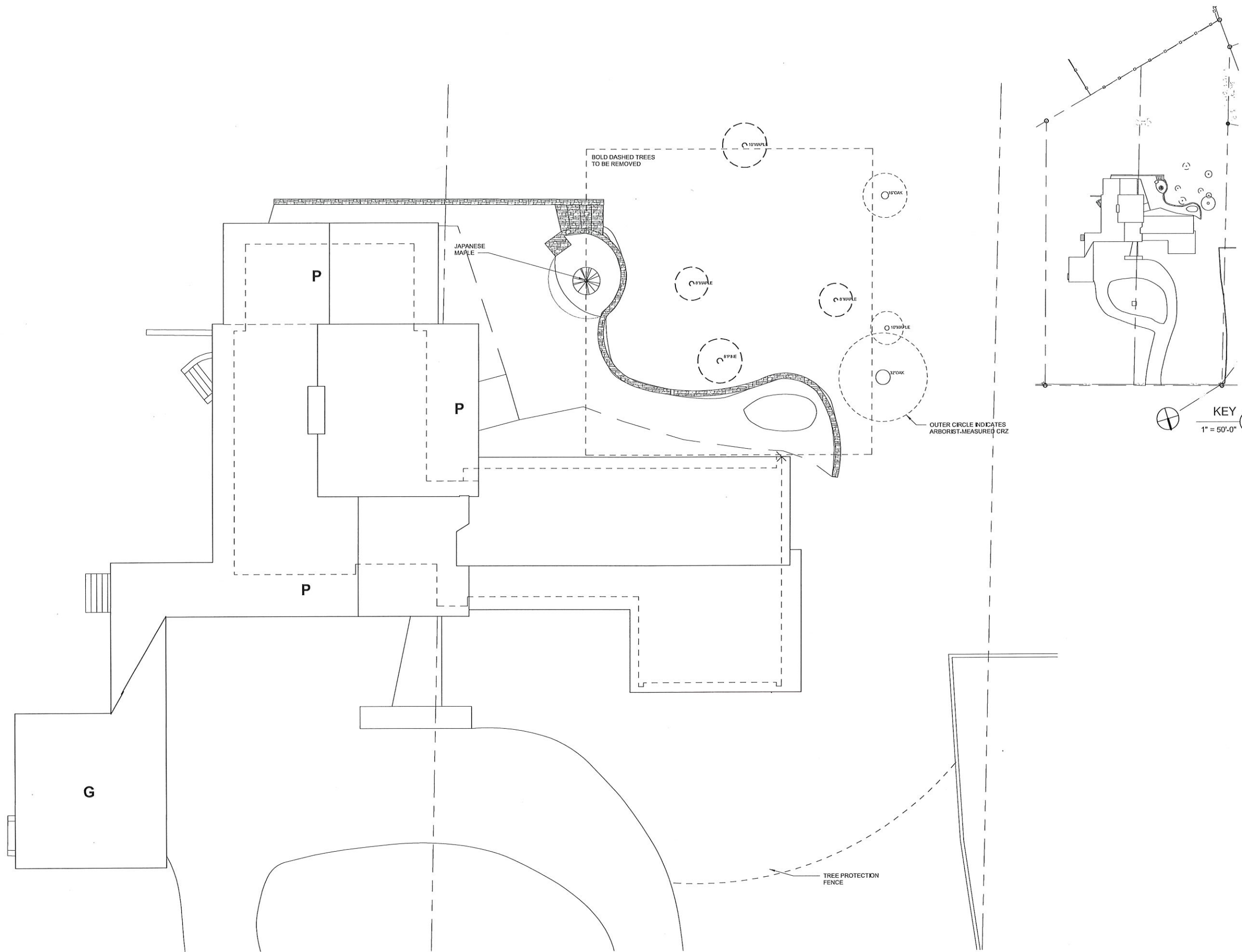
122 PERQUIMANS DRIVE

SHEET LIST	
A000	SITE SURVEY
A050	EXISTING SITE PLAN
A100	SITE PLAN
A111	FLOOR PLAN
A200	BUILDING ELEVATIONS
A900	PERSPECTIVES
	ADDITIONAL INFORMATION









EXISTING SITE PLAN 1  
1/8" = 1'-0"

**OLIVE**  
ARCHITECTURE  
WWW.OLIVE-ARCH.COM  
436 N. Harrison St. Ste. 140 Raleigh, NC 27603  
P 919.838.9934  
F 919.838.9995



**NOT FOR CONSTRUCTION**  
**ANDERSON RESIDENCE**  
122 PERQUIMANS DRIVE  
RALEIGH, NC 27605

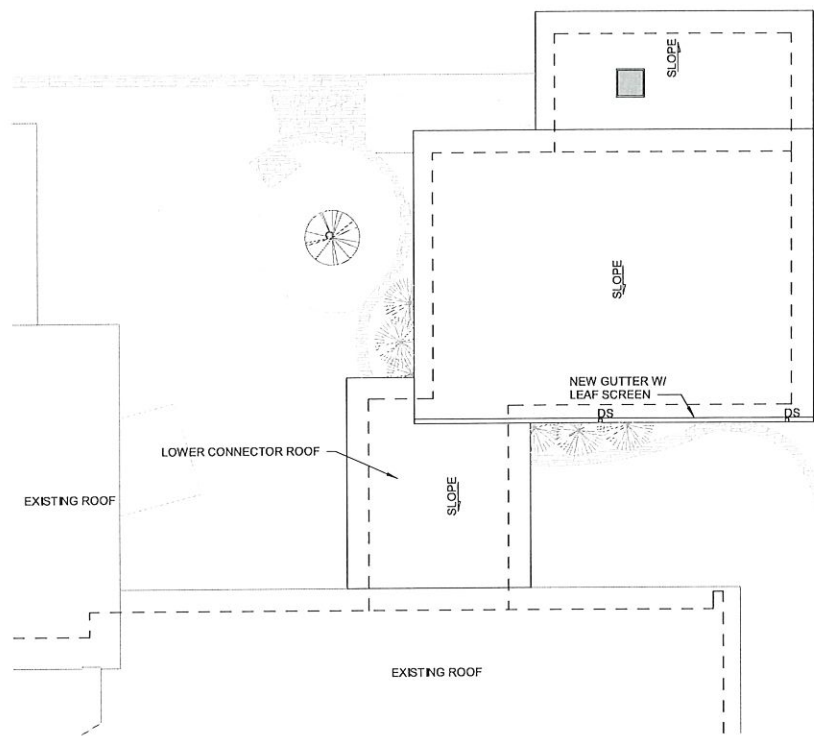
issue date:

ISSUE	NAME	DATE
1ST	xxxx	xx/xx/20xx

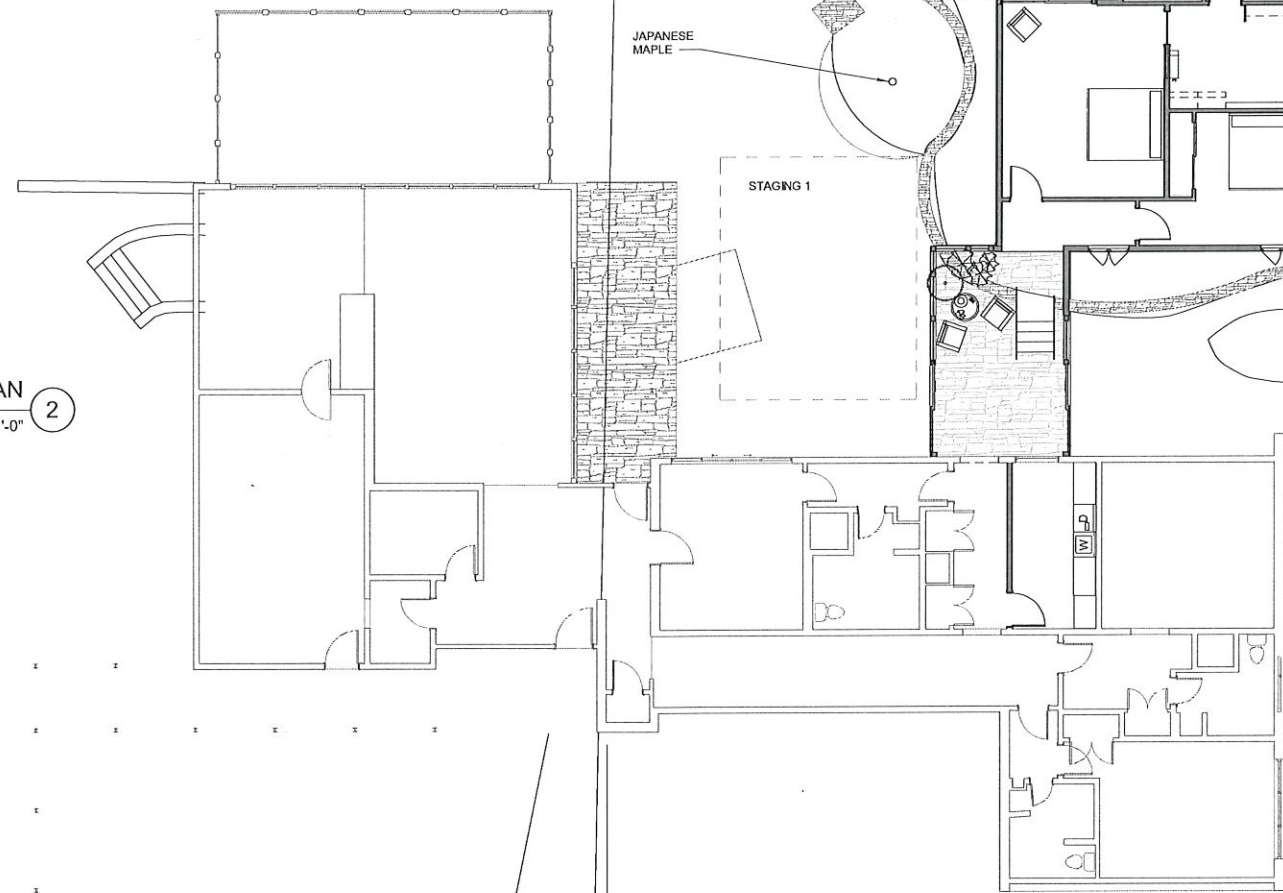
revisions:

Revision	Date	Description

drawn by:  
RRHA  
checked by:  
Checker  
project no:



ROOF PLAN 2  
1/8" = 1'-0"



SITE PLAN 1  
1/8" = 1'-0"



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ANDERSON RESIDENCE

122 PERQUIMANS DRIVE  
RALEIGH, NC 27605

issue date:

ISSUE	NAME	DATE
1ST	xxxx	xxxx/xxxx/xxxx

revisions:

Revision	Date	Description

drawn by:

RRHA

checked by:

project no:

SITE PLAN

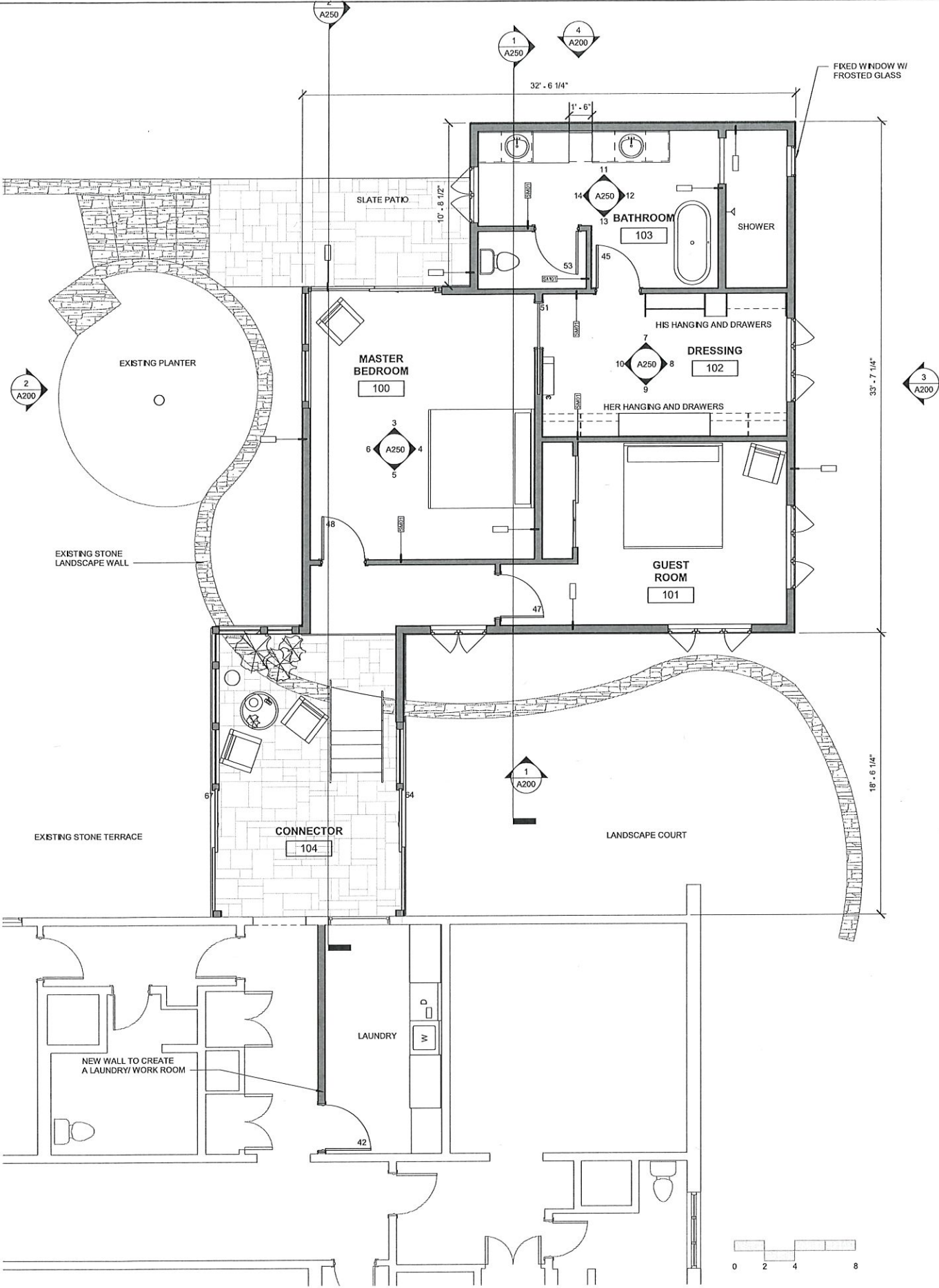
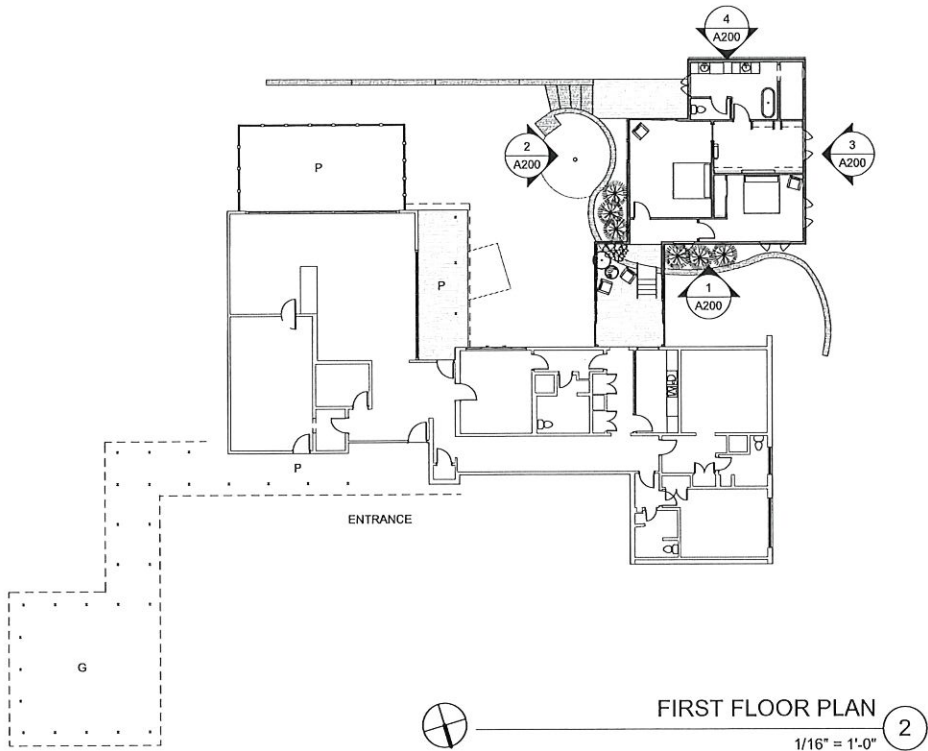
A100

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Anderson Residence Areas

<b>Existing Heated</b>	
Basement	1353
Main Floor	3386
<b>TOTAL</b>	<b>4739</b>
<b>Existing Unheated</b>	
Porch Front Loggia	237
Carport	564
Covered Walk	256
Covered Terrace	254
Screened Porch	478
<b>TOTAL</b>	<b>1789</b>
<b>Footprint Total</b>	<b>5175</b>
<b>Proposed Addition</b>	
Heated	1213
Patio	121
<b>TOTAL</b>	<b>1334</b>
<b>Footprint Increase</b>	<b>25.78%</b>
<b>Heated area Increase</b>	<b>25.60%</b>
<b>Site Total Area</b>	
Original Built %	72709
<b>Proposed Built %</b>	<b>7.12%</b>
	<b>8.95%</b>



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ISSUE	NAME	DATE
1ST	xxxx	xxxx 20xx

revisions:		
Revision	Date	Description

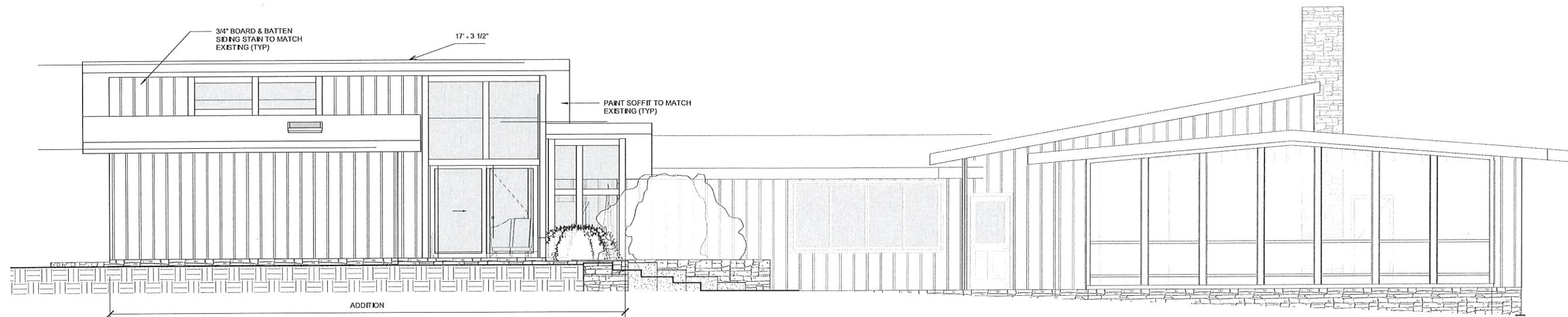
drawn by:  
RRHA  
checked by:  
project no:

FLOOR PLAN

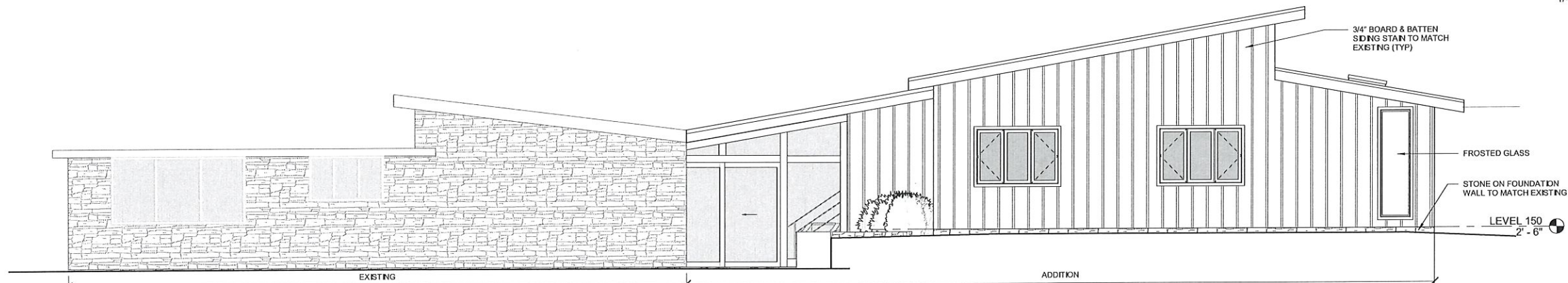
A111

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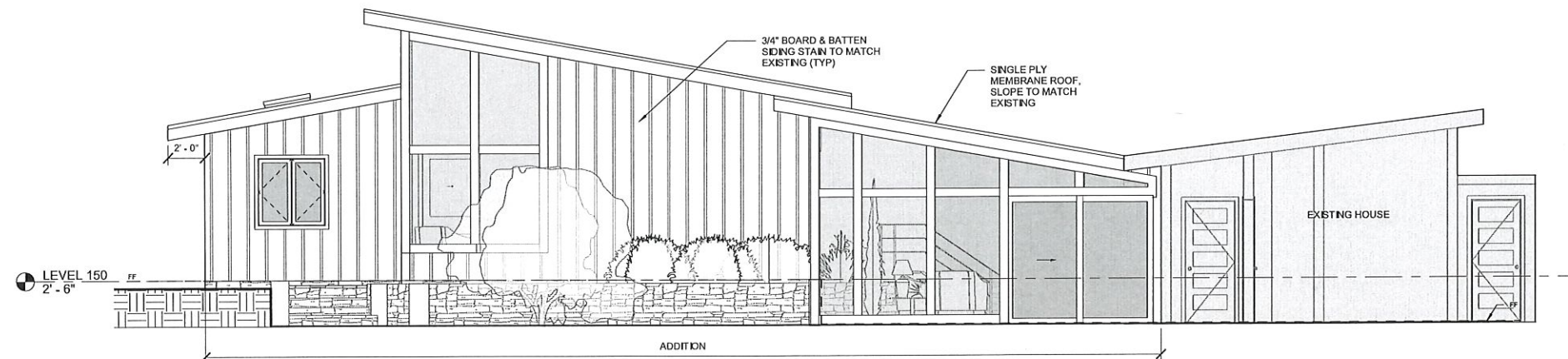




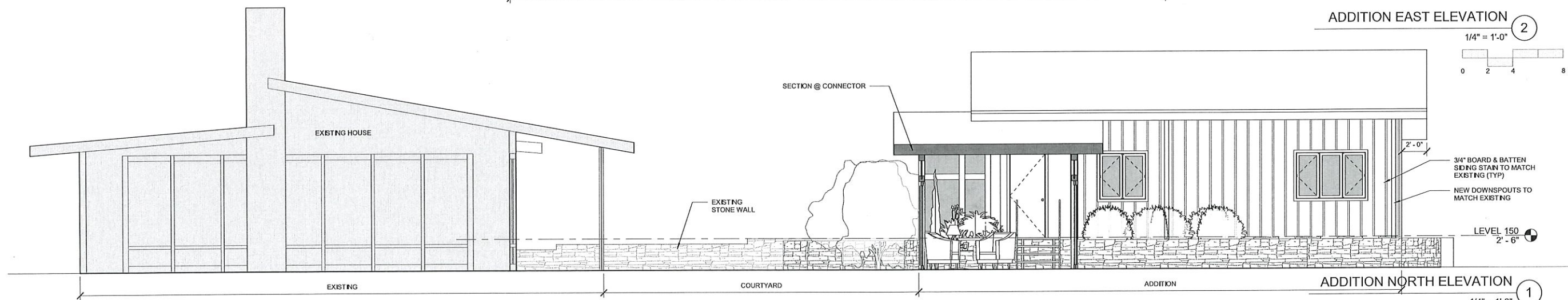
ADDITION SOUTH ELEVATION 4  
1/4" = 1'-0"



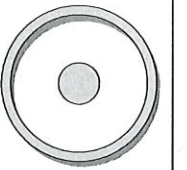
ADDITION WEST ELEVATION 3  
1/4" = 1'-0"



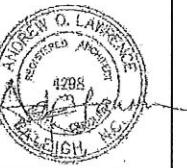
ADDITION EAST ELEVATION 2  
1/4" = 1'-0"



ADDITION NORTH ELEVATION 1  
1/4" = 1'-0"



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revisions:

Revision	Date	Description

drawn by:  
RRHA

checked by:

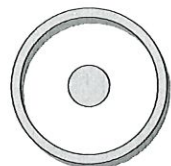
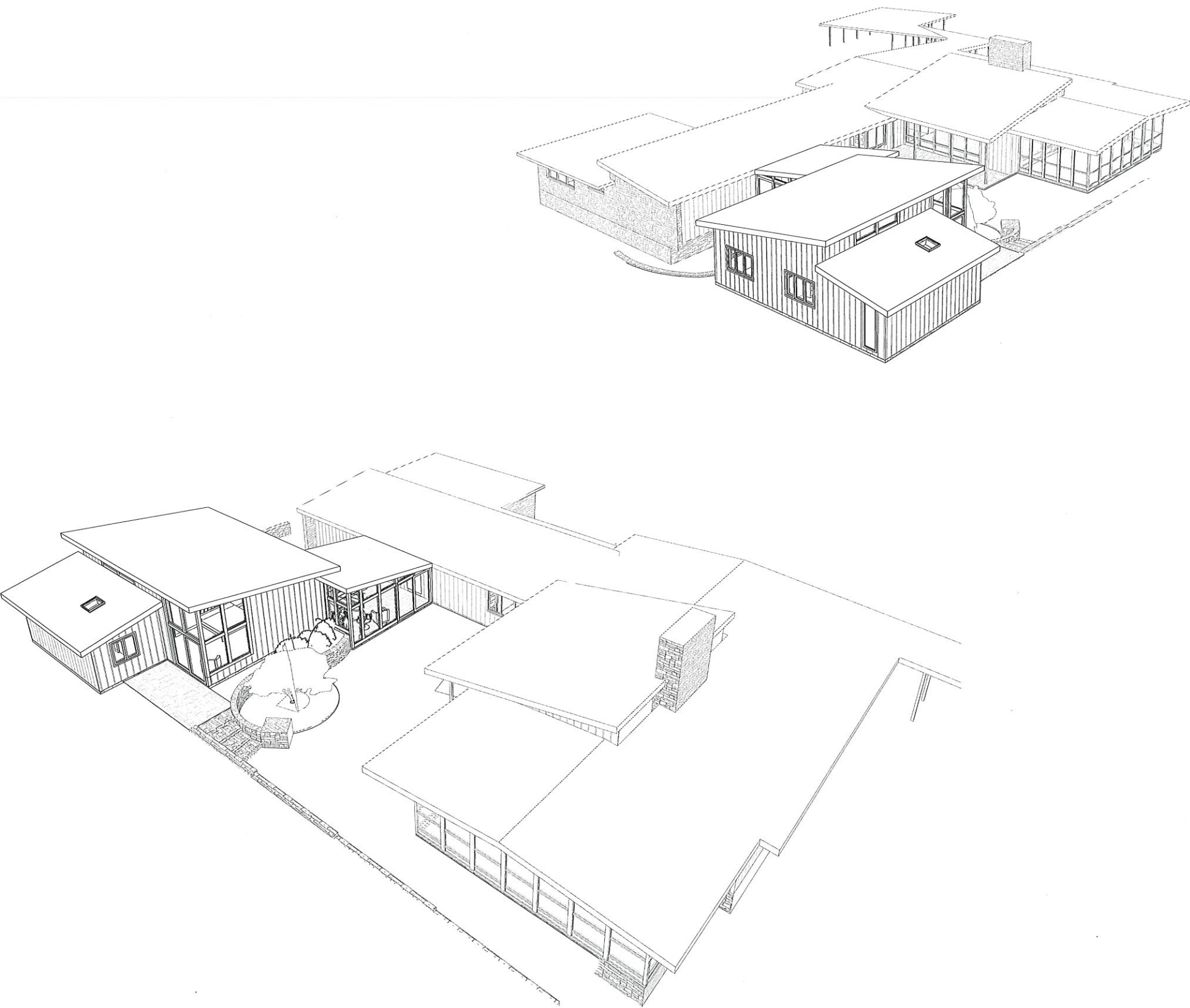
project no:

BUILDING ELEVATIONS

A200

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ISSUE	NAME	DATE
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revisions:

Revision	Date	Description

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checked by:

project no:

PERSPECTIVES

A900

8/5/2019 9:49:33 AM

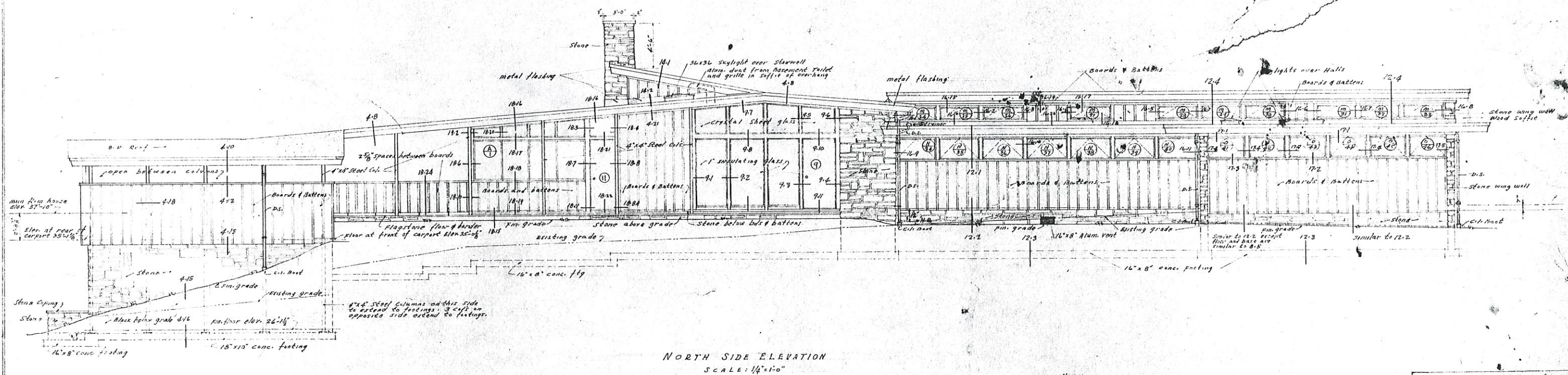
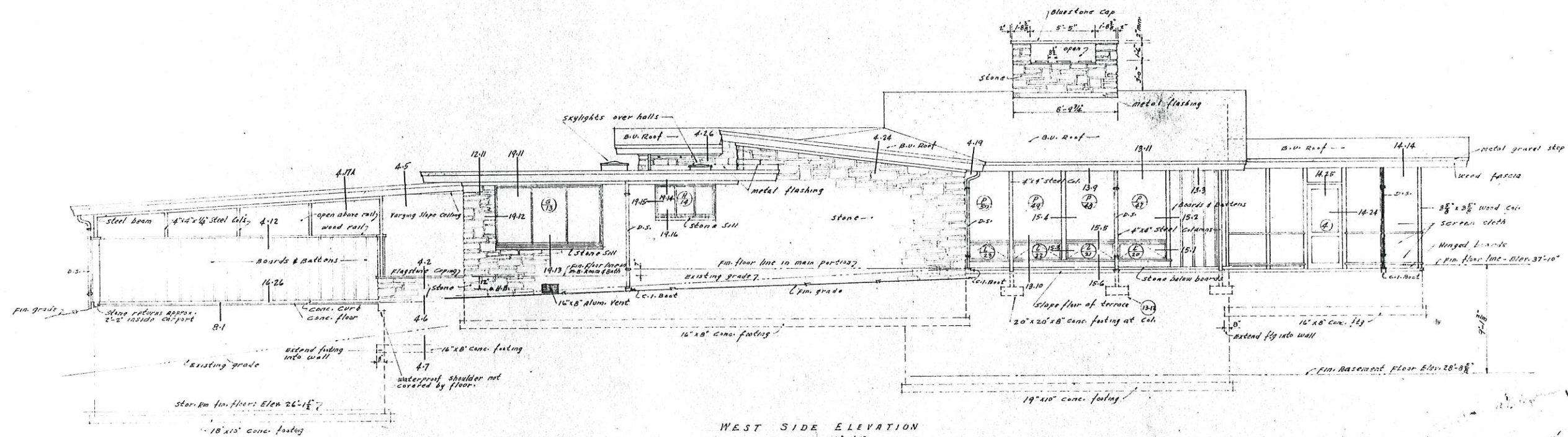












NOTES:  
Vertical Boards =  $3\frac{1}{4}" \times 11\frac{1}{2}"$       Battens =  $3\frac{1}{4}" \times 2\frac{5}{8}"$   
D.S. =  $2\frac{1}{8}" \times 3\frac{1}{4}"$  downspout  
B.V. Roof = Built-up Roof

Residence for MR. & MRS. OWEN F. SMITH Perquimans Drive & Raleigh, N.C.	
Drawn by: O.F.S.	Comm. No. 529
Checked by: OFS	Sheet No.
Date: 1-14-58	122 S. HARRINGTON ST. RALEIGH, N.C.



