

CITY OF HIGH POINT

AGENDA ITEM



Title:	Right-Of-Way Encroachment RE-19-0010 (Crown Mark)		
From:	Lee Burnette, Planning & Development Director	Meeting Date:	June 17, 2019
Public Hearing:	No	Advertising Date:	Not Applicable
Attachments:	Staff Report	Advertised By:	Not Applicable

PURPOSE:

A request by Huntington Furniture Industries Inc for a 2.47-square foot encroachment to install a portion of a railing and stair within the E. Green Drive right-of-way.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Right-Of-Way Encroachment RE-19-0010.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

RIGHT-OF-WAY ENCROACHMENT

RE-19-0010

June 17, 2019

Request	
Applicant: Huntington Furniture Industries Inc.	Proposal: To allow a 2.47-square foot encroachment to install a portion of a railing and stair within the E. Green Drive right-of-way.

Adjacent Streets		
Name:	Classification:	R/W Width:
S Wrenn Street	Collector	60 feet
E Green Drive	Collector	60 feet

Analysis

The applicant is requesting permission to allow a portion of a railing and stair to encroach 1.6 linear feet into the E. Green Drive right of way for an approximate 2.47-square foot encroachment.

The Technical Review Committee reviewed the request and found that the proposed location of the railing and stair would not affect public safety or interfere with street or utility maintenance.

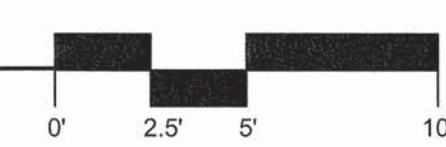
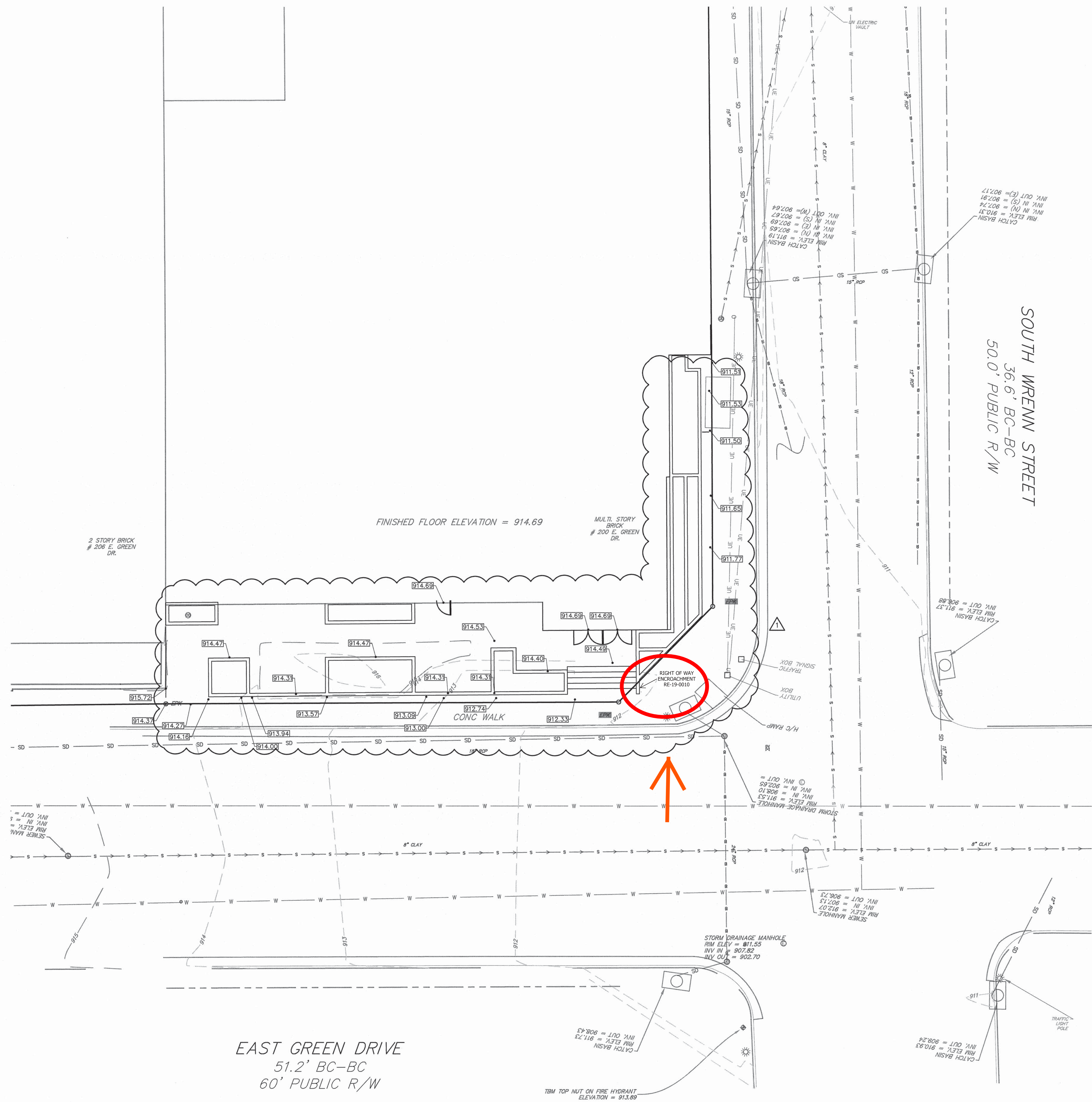
The railing and stair renderings are attached, as well as a site plan depicting the location of the proposed encroachment.

Recommendation

Staff recommends approval of Right-Of-Way Encroachment RE-19-0010 contingent upon the applicant installing the improvements as depicted on the attached drawing.

Report Preparation

This report was prepared by Planning and Development Department staff member Samuel G. Hinnant, CZO, CFM and was reviewed by Robert L. Robbins, AICP and G. Lee Burnette, AICP.



CROWN MARK EXTERIOR RENOVATION

HIGH POINT, NC

PROJECT NO.:	170805.5	
DRAWN:	DMP	
CHECKED BY:	RWK	
DATE:	10/16/18	
REVISION	DATE	DESCRIPTION

5/10/19 CITY OF HIGH POINT REVIEW
COMMENTS

100% CONSTRUCTION DOCUMENT

REVISIONS OF THIS DOCUMENT ARE INDICATED BY THE DATE AND DESCRIPTION OF THE REVISION. THE DATE AND DESCRIPTION OF THE REVISION SHALL BE INDICATED BY THE DATE AND DESCRIPTION OF THE REVISION. THE DATE AND DESCRIPTION OF THE REVISION SHALL BE INDICATED BY THE DATE AND DESCRIPTION OF THE REVISION.

GENERAL NOTES

1.

DIMENSIONS ARE TO FACE OF WALL FINISH FOR INTERIOR WALLS TYPICAL - OR AS OTHERWISE INDICATED ON PLAN.
2.

PROVIDE BACKING FOR ALL WALL-MOUNTED ACCESSORIES, FURNISHINGS, AND EQUIP. VERIFY WEIGHTS AND LOCATIONS.
3.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK; NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4.

CONTRACTOR IS RESPONSIBLE FOR RELOCATING OR ADDING FIRE ALARM HORNS/STROBES AND SPRINKLER HEADS AS NEEDED TO MEET CURRENT JURISDICTION REQUIREMENTS.
5.

CONTRACTOR IS RESPONSIBLE FOR PATCHING, REPLACING AND/OR REPAIRING ANY FIREPROOFING MATERIALS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION AS REQUIRED TO MEET OR EXCEED THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.
6.

CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REPAINTING ANY DAMAGED CEILING AREAS STEMMING FROM DEMOLITION OR CONSTRUCTION ACTIVITIES. FINISH TO MATCH ADJACENT FINISHES.
7.

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CASEWORK.
8.

CONTRACTOR TO VERIFY DUPLEX OUTLET LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
9.

CONTRACTOR TO INSTALL A UL LISTED THRU-FLOOR PENETRATION ASSEMBLY (3 HR RATED) WHEN REMOVING ANY FLOOR MOUNTED ELECTRICAL OUTLETS OR INFILLING ANY OTHER THRU-FLOOR PENETRATIONS. INSPECTION REQUIRED PRIOR TO CONCEALMENT OF ANY OF THESE PENETRATIONS.
10.

CONTRACTOR IS TO NOTIFY BUILDING OWNERS AND OPERATORS IF ANY ASBESTOS IS FOUND DURING DEMOLITION OR CONSTRUCTION. CONTRACTOR IS TO FOLLOW ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS WHEN REMOVING THE ASBESTOS.
11.

EXTERIOR PRODUCT DISPLAY SHALL:
(1) NOT TAKE PLACE WITHIN THE RIGHT-OF-WAY.
(2) NOT EXCEED 2,500 SQUARE FOOTAGE PER LOT.
(3) CONSIST OF PRODUCTS FROM THE SAME VENDOR OR COMPANY THAT OWNS OR LEASES SPACE WITHIN THE BUILDING, AND
(4) NOT BE DISPLAYED EARLIER THAN 2 WEEKS PRIOR TO THE OFFICIAL OPENING OF THE MARKET, AND BE REMOVED WITHIN 2 WEEKS OF THE OFFICIAL END OF THE MARKET.

PLAN KEY NOTES

- C1

NEW WALL; SEE WALL DETAIL AND WALL ASSEMBLY FOR MORE INFORMATION
- C2

EXISTING WALL TO REMAIN - PREPARE TO RECEIVE NEW FINISHES
- C3

NEW CURTAIN WALL - SEE WINDOW TYPES AND SCHEDULE
- C4

NEW STOREFRONT - SEE WINDOW TYPES AND SCHEDULE
- C5

EXISTING DOOR TO REMAIN
- C6

NEW DOOR - SEE DOOR TYPE AND SCHEDULE
- C7

NEW FLOORING / FINISH - SEE PLANS FOR LOCATION AND MORE INFORMATION
- C8

EXISTING CASEWORK TO REMAIN
- C9

NEW CASEWORK; ALL CASEWORK TO HAVE AN ACCESSIBLE COMPONENT. ALL CASEWORK TO BE DESIGN/BUILD BY GC
- C10

NEW LIGHT FIXTURE - SEE ELECTRICAL FOR FIXTURE TYPE AND SIZE
- C11

EXISTING CEILING / SOFFIT TO REMAIN
- C12

NEW GYPSUM BOARD CEILING / SOFFIT ON METAL STUD/TRACK SYSTEM
- C13

EXISTING CONCRETE SLAB ON GRADE TO REMAIN
- C14

EXISTING WINDOW TO REMAIN
- C15

NEW ROOFING SYSTEM - SINGLE PLY ROOFING MEMBRANE OVER RIGID INSULATION WITH PROTECTION BOARD ON METAL DECKING. REFER TO STRUCTURAL FOR FRAMING INFORMATION.
- C16

NEW METAL PANEL CEILING / FASCIA / PARAPET ON METAL STUD/TRACK SYSTEM
- C17

NEW CONCRETE SLAB ON GRADE - REFER TO STRUCTURAL
- C18

EXISTING CONCRETE CURB AND SIDEWALK TO REMAIN
- C19

NEW PLANTER BOX - SEE DETAILS ON SHEET A901. REFER TO STRUCTURAL FOR MORE INFORMATION
- C20

EXISTING STAIR TO REMAIN - PREPARE TO RECEIVE NEW FINISHES
- C21

NEW STAIR / STEPS ON GRADE - SEE DETAILS ON A901. REFER TO STRUCTURAL FOR MORE INFORMATION
- C22

NEW GUARDRAIL / HANDRAIL
- C23

EXISTING UNDERGROUND TRANSFORMER TO REMAIN
- C24

NEW COLUMN; REFER TO STRUCTURAL
- C25

NEW METAL PANELS ON METAL STUD/TRACK WALL FURRING SYSTEM
- C26

NEW CONCRETE PAVERS
- C27

NEW CEILING TRIM
- C28

NEW ALUMINUM LOUVER SYSTEM
- C29

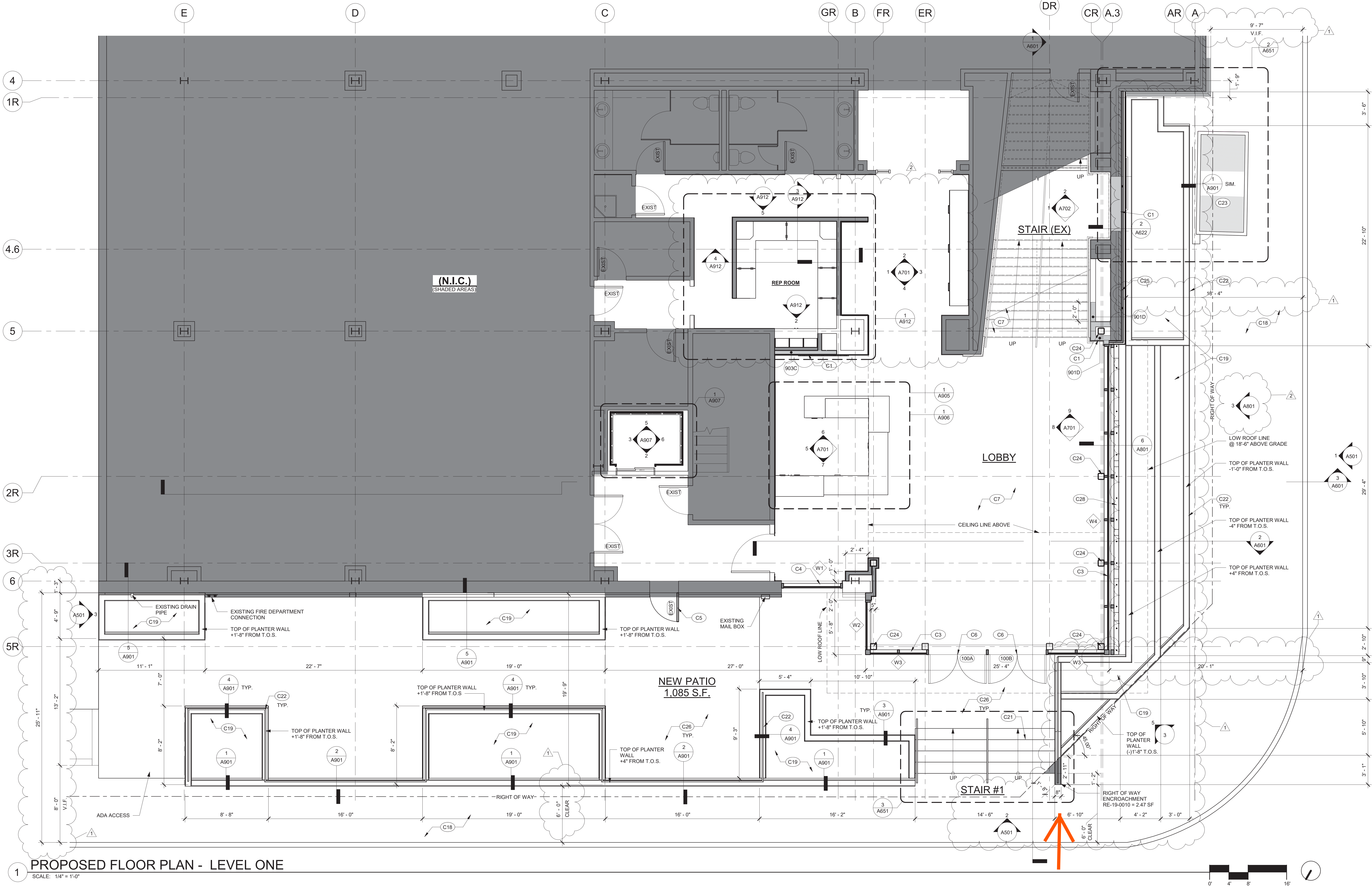
NEW 24" X 24" WOOD DECK SYSTEM - IPE DECK TILES OR APPROVED EQUAL; SEE DETAIL 2/A908
- C30

NEW PATIO GUARDRAIL SYSTEM - CRL-Z SERIES SQUARE POST RAILING SYSTEM OR APPROVED EQUAL; SEE DETAIL 1/A908
- C31

NEW SUSPENDED STRIP LIGHTING - REFER TO ELECTRICAL; COORDINATE SUPPORT COLUMN REQUIREMENT WITH GUARDRAIL MANUFACTURER

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE REMOVED



DWMA
DOUG WALTON / ARCHITECT PLLC
4810 WEST UNIVERSITY AVE.
LAS VEGAS, NV 89103
TEL: 702.220.3900 FAX: 702.220.3503
WWW.DWALTONARCH.COM

Crown Mark
200 EAST GREEN DRIVE
HIGH POINT, NC 27260
TEL: 800.249.2769 FAX: 832.295.9501
Cmi@Crownmark.com

CROWN MARK FURNITURE

CROWN
MARK
EXTERIOR
RENOVATION

HIGH POINT, NC

PROJECT NO.:	170805.5	
DRAWN:	MM, EC	
CHECKED BY:	RWK	
DATE:	03/01/19	
REVISION	DATE	DESCRIPTION
1	5-1-19	CITY OF HP COMMENTS
2	5-10-19	OWNER REVISION

CONSTRUCTION
DOCUMENTS



PROPOSED FLOOR
PLAN - LEVEL ONE

A211



6 PATIO VIEW AT ENTRY
SCALE: N.T.S.



4 PATIO VIEW APPROACHING FROM THE WEST
SCALE: N.T.S.



2 VIEW FROM NORTHWEST
SCALE: N.T.S.



5 PATIO VIEW AT ENTRY
SCALE: N.T.S.



3 VIEW FROM SOUTHEAST
SCALE: N.T.S.



1 VIEW FROM NORTHEAST
SCALE: N.T.S.

DWA
DOUG WALTON ARCHITECT PLLC
4810 WEST UNIVERSITY AVE.
LAS VEGAS, NV 89103
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WWW.DWALTONARCH.COM

Crown Mark
200 EAST GREEN DRIVE
HIGH POINT, NC 27260
TEL: 800.349.2769 FAX: 332.295.9501
Cmi@Crownmark.com

CROWN MARK FURNITURE

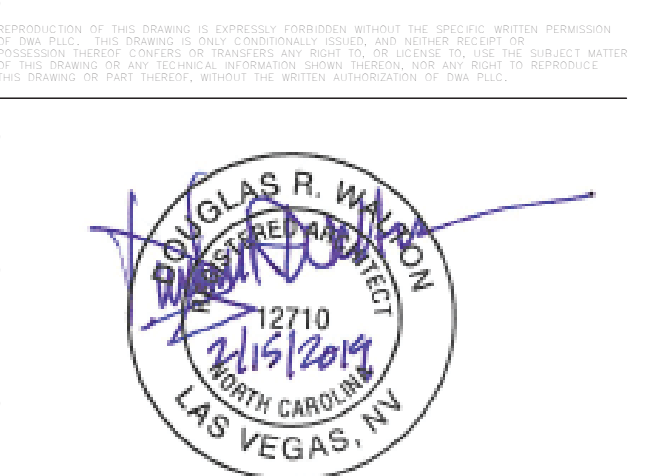
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CONSTRUCTION DOCUMENTS



RENDERINGS

A010