Shelby City Council Agenda
Regular Meeting
March 2, 2026 at 6:00 p.m.

City Hall Council Chambers
300 South Washington Street
Shelby, North Carolina

Welcome and Call to Order by Mayor O. Stanhope Anthony, III

Invocation

Pledge of Allegiance

A. Approval of Agenda

Discussion and revision of the proposed agenda, including consent agenda; adoption of an agenda.

1) **Motion to adopt the agenda as proposed or amended**

B. Assumption of Office:

1) **Oath of Office administered to Council Member Lori Waris, Ward 3** — **1 - 2**

C. Consent Agenda:

Prior to approval and adoption of the agenda, a Council Member may move an item from the Consent Agenda to the regular agenda. Items remaining on the Consent Agenda will be considered collectively through a single motion and vote.

1) **Approval of the Minutes of the Regular Meeting of February 16, 2026** — **3 - 15**

2) **Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 17798 (514 Gardner Street) through the upset bid procedure of N. C. General Statute § 160A-269: Resolution No. 13-2026** — **16 - 22**

3) **Approval of a resolution approving acceptance of maintenance and ownership of the water and sewer infrastructure extensions for Willow Brook Subdivision: Resolution No. 14-2026** — **23 - 39**

4) Special Event application: 40 - 49

   a. The Jesus Revival, requested date: September 19, 2026

5) Management Report: 50 - 85

   a) Monthly Financial Summary, January 2026

END OF CONSENT AGENDA

D. Unfinished Business:

1) Approval of a resolution awarding the construction contract for the City of Shelby Webbley Exterior Historic Restoration: Resolution No. 15-2026 86 - 157

E. New Business: 158

None

F. City Manager's Report 158

G. Council Announcements and Remarks 158

H. Closed Session: 158

1) § 143-318.11.(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

I. Adjournment:

To adjourn a meeting of City Council, a majority of the Council Members must vote for a motion to adjourn.

1) **Motion to adjourn**

B. Assumption of Office:

1) Oath of Office administered to Council Member – Lori Waris, Ward 3

Shelby
NORTH CAROLINA

Post Office Box 207 • Shelby, NC 28151-0207

Office of the City Clerk

STATE OF NORTH CAROLINA
COUNTY OF CLEVELAND
CITY OF SHELBY

OATH OF OFFICE

I, LORI WARIS, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Member of the Shelby City Council of the City of Shelby, so help me God.

_____
LORI WARIS

Administered by:

_____ (seal)
Carol Williams
City Clerk

Date: March 2, 2026

C. Consent Agenda:

Agenda Item: C-1

1) Approval of the Minutes of the Regular Meeting of February 16, 2026

Consent Agenda Item: (Carol Williams, City Clerk)

Summary of Available Information:

Please read and offer changes as you deem necessary.

- Minutes of the Regular Meeting of February 16, 2026

City Manager's Recommendation / Comments

Approve the minutes as presented or as amended by the Mayor and City Council via the Consent Agenda.

MINUTES

Regular Meeting of Shelby City Council **February 16, 2026**
City Hall Council Chambers **Monday, 6:00 p.m.**

Present: Mayor O. Stanhope Anthony, III, presiding; Council Members Andrew L. Hopper, Sr., Violet Arth, David White, Charles Webber, and Emilie Bullock; City Manager Justin S. Merritt, Assistant City Manager Ben Yarboro, City Attorney Jason Lunsford, City Clerk Carol Williams, Director of Human Resources Deborah (Deb) Jolly, Chief of Police Brad Fraser, Fire Chief William Hunt, EFO, Public Works Director Scott Black, Director of Water Resources Brian Wilson, Director of Planning and Development Services Brian Burgess, Director of Parks and Recreation Charlie Holtzclaw, Public Information and Communications Officer Chip Nuhrah, and Paralegal Nicole Hart

Mayor Anthony called the meeting to order at 6:00 p.m. and delivered the invocation.

Mr. White led the Pledge of Allegiance.

A. Approval of agenda:

1) Motion to adopt the proposed agenda presented.

ACTION TAKEN: Upon a motion by Mr. White, City Council voted unanimously to approve the agenda as presented

B. Special Presentations:

1) Recognition of Dee Pollard Greene on the occasion of her retirement from the City of Shelby

Mayor Anthony proudly read and presented to Mrs. Greene a resolution thanking her for her 31 years of service to the City of Shelby and the Shelby City Park. Mayor Anthony also presented a shadowbox containing the key to the City and other mementos representing Mrs. Greene's career.

Mrs. Greene thanked everyone for the recognition and stated it has been a privilege working for the City. She recognized her mother and daughter in the audience.

2) Recognition of Coach Mike Wilbanks and the 2025 Shelby High School Golden Lions Football Team

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Mayor Anthony proudly read and presented to Coach Wilbanks a resolution congratulating the 2025 Shelby Golden Lions on their NCHSAA State 3A championship.

Coach Wilbanks thanked Mayor Anthony and proudly recognized the several players and coaches in attendance.

C. Public Comment:

None

D. Public Hearings:

1) Consideration of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina for parcels 22186, 22301, and 22284, located on E. Marion St.: Ordinance No. 1-2026

<u>Presenting: Brian Burgess, Planning and Development Director</u>

- **Conditional Rezoning of parcels 22186, 22301, and 22284 located at 1853 E. Marion Street which consists of approximately 46 acres.**
- **The rezoning of this property was approved by City Council in 2024; however, the applicant has submitted a revised plan with significant changes to the layout, open space program, and site features, so this requires re-approval of R6-CZ.**
- **Staff and the Planning and Zoning Board recommend approval.**

Mayor Anthony opened the public hearing at 6:15 p.m. and the public offered the following comments:

1) **Rodney McGee who resides at 1849 E. Marion Street, Shelby, North Carolina wanted to make sure that city staff and the developer knew about the easement that goes across his property.**

2) **Todd Doupona whose address is 8307 Hampton Fare Lane, Waxhaw, NC, stated he is the applicant and available to answer any questions. He further stated he would speak with Mr. McGee regarding the easements.**

Mayor Anthony closed the public hearing at 6:19 p.m.

ACTION TAKEN: Upon a motion from Mr. White, City Council voted unanimously to adopt Ordinance No. 1-2026 entitled, "A

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PROPOSED ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SHELBY, NORTH CAROLINA FOR PARCELS 22186, 22301, AND 22284, LOCATED ON E. MARION ST. due to it being consistent with the rezoning already established.

2) **Consideration of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina for parcel 17635, located on McBrayer St.: Ordinance No. 2-2026**

Presenting: Brian Burgess, Planning and Development Director

- **Parcel 17635 is located at 218 McBrayer Street and consists of .37 acres at the corner of W. Graham Street and McBrayer Street.**
- **The applicant is requesting the zoning be amended from R6 to GB.**
- **Staff and the Planning and Zoning Board recommend approval.**

Mayor Anthony opened the public hearing at 6:21 p.m. and the public offered the following comments:

1) **Cory Albright who resides at 218 McBrayer Street, Shelby, North Carolina stated he is the applicant and available to answer any questions.**

Mayor Anthony closed the public hearing at 6:23 p.m.

After some discussion regarding the surrounding properties being residential and the many possibilities of a General Business zoning designation, a motion was made.

ACTION TAKEN: Upon a motion from Mr. White, City Council voted 3 – 2 (Hopper, Webber, White) (Arth, Bullock) to adopt Ordinance No. 2-2026 entitled, "A PROPOSED ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SHELBY, NORTH CAROLINA FOR PARCEL 17635, LOCATED ON MCBRAYER ST. due to it being consistent with the current development patterns and with the planned future use and there is commercial nearby.

3) **Consideration of a proposed resolution approving a contract for Uptown Municipal Service District Services between the City of Shelby and Uptown Shelby Association, Inc.: Resolution No. 3-2026**

Presenting: Jason Lunsford, City Attorney

- **For the past 40+ years the City has designated a municipal service district to service Uptown Shelby.**

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- **Since the implementation of the municipal service district, Uptown Shelby Association (USA) has run the municipal service district for the City of Shelby.**
- **By statute, every five years a new contract is to be implemented which requires a bid process, publication process, staff review, a public hearing and approval of City Council.**
- **The City's contract with USA expired on February 15, 2026; the City was unable to have the public hearing on February 2nd because of the inclement weather causing the scheduled meeting to be cancelled.**
- **Uptown Shelby Association was the only applicant and met all the requirements necessary.**
- **The recommendation is to approve the contract that has been provided to Council.**

Mayor Anthony opened the public hearing at 6:28 p.m. and the public offered no comments.

Mayor Anthony closed the public hearing at 6:29 p.m.

ACTION TAKEN: Upon a motion from Ms. Arth, City Council voted unanimously to approve Resolution No. 3-2026 entitled, "A PROPOSED RESOLUTION APPROVING A CONTRACT FOR UPTOWN MUNICIPAL SERVICE DISTRICT SERVICES BETWEEN THE CITY OF SHELBY AND UPTOWN SHELBY ASSOCIATION, INC."

E. Consent Agenda:

Mayor Anthony presented the consent agenda. Rev. Webber moved to approve the consent agenda, and the following items were unanimously adopted:

1) **Approval of the Minutes of the Regular Meeting of January 12, 2026**

2) **Approval of a resolution honoring Coach Mike Wilbanks and the 2025 Shelby High School Golden Lions Football Team: Resolution No. 4-2026**

3) **Approval of an ordinance authorizing demolition of a dwelling (113 Peach Street): Ordinance No. 3-2026**

4) **Approval of an ordinance authorizing demolition of a dwelling (121 Textile Street): Ordinance No. 4-2026**

5) **Approval of an ordinance authorizing demolition of a dwelling (204 Park Street): Ordinance No. 5-2026**

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6) Approval of an ordinance authorizing demolition of a dwelling (206 Park Street): Ordinance No. 6-2026

7) Approval of an ordinance authorizing demolition of a dwelling (1012 Dodd Street): Ordinance No. 7-2026

8) Approval of an ordinance authorizing demolition of a dwelling (1027 Fallston Road): Ordinance No. 8-2026

9) Approval of a resolution rejecting all bids received for the Webbley Exterior Historic Restoration: Resolution No. 5-2026

10) Approval of a resolution approving an Installment Financing and Security Agreement to finance equipment and motor vehicles and providing for certain other related matters: Resolution No. 7-2026

11) Approval of a resolution approving the official depositories of the City of Shelby: Resolution No. 8-2026

12) Approval of a resolution accepting ownership, operation, and maintenance of the public streets constructed within the Pinnacle Estates Subdivision: Resolution No. 9-2026

13) Management Reports:

a) Monthly Financial Summary – December 2025

END OF CONSENT AGENDA

F. Unfinished Business:

1) Approval of a resolution to accept an offer to purchase property by Upset Bid Process: Resolution No. 6-2026

Presenting: Carol Williams, City Clerk

- Parcel 26559 is a vacant lot on Beam Drive, off Eaves Road
- The City proceeded by utilizing the upset bid process with five rounds of bidding
- Mr. Bobby Hunt, II was ultimately the highest bidder at $3,500
- Tax value of this lot is just over $2,000
- If approved the City Attorney will finalize the closing documents

ACTION TAKEN: Upon a motion from Mrs. Bullock, City Council voted unanimously to approve Resolution No. 6-2026 entitled, "A

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RESOLUTION TO ACCEPT AN OFFER TO PURCHASE PROPERTY BY UPSET BID PROCESS."

2) Consideration of appointment to City Council Ward 3 Seat

Mayor Anthony stated there were several applicants and opened the floor discussion.

Mr. White thanked all of the applicants that were interested in the vacancy and stated that all of them were good candidates. He hopes people will continue to have an interest in City Council.

ACTION TAKEN: Upon a motion from Mr. White, City Council voted unanimously to appoint Mrs. Lori Waris to fill the vacant Ward 3 Council seat.

G. New Business:

1) Approval of a resolution to enter into a contract with Healthy Together Cleveland: Resolution No. 10-2026

<u>Presenting: Charlie Holtzclaw, Director of Parks and Recreation</u>

- **This is a partnership between the City of Shelby and Healthy Together**
- **Healthy Together is funded through the Duke Endowment that is part of the Healthy People/Healthy Carolina initiative**
- **Healthy Together Cleveland is a community coalition with the goal of improving the overall health of residents of Cleveland County and will be established in the Holly Oak community, utilizing space at Holly Oak Park and other places such as churches or other private areas for meetings**
- **The coalition brings together residents, organizations, and leaders that address key health priorities including food access, active living and chronic disease prevention**
- **The Holly Oak Park community will be asked to give recommendations and possible solutions as to what people are looking for and what people are needing**
- **No expectation for the City of Shelby to provide any funding**
- **No set time frame on when this will be initiated, but hope to get started as soon as possible**
- **The City of Shelby will provide a volunteer liaison to help facilitate the partnership; Jimmy Poole has volunteered to serve as the liaison for the City of Shelby at this time. Jimmy Poole is a long-term City Park employee at Holly Oak Park**

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ACTION TAKEN: Upon a motion from Mrs. Bullock, City Council voted unanimously to approve Resolution No. 10-2026 entitled, "A RESOLUTION TO ENTER INTO A CONTRACT WITH HEALTHY TOGETHER CLEVELAND."

2) **Approval of a resolution permitting certain memorials at Royster Memorial Golf Course: Resolution No. 11-2026**

Presenting: Charlie Holtzclaw, Director of Parks and Recreation

- **There are six current memorials at Royster Memorial Golf Course: (1) Doonie Blanton; (2) Jr., Jim Hayes; (3) Darrell Sherrin; (4) Gene Spangler; (4) Steve Sherman; (4) and Stan Sherman and all six will be permitted as a group by Resolution 11-2026 if approved by Council**
- **The Parks and Recreation Advisory Board recommends that any future memorials, plaques, benches go through a formal procedure similar to the naming of a facility**
- **The Park Director will have the authority to relocate any of the six current memorials if it is determined that a better location is more suitable**

ACTION TAKEN: Upon a motion from Ms. Arth, City Council voted unanimously to approve Resolution No. 11-2026 entitled, "A RESOLUTION PERMITTING CERTAIN MEMORIALS AT ROYSTER MEMORIAL GOLF COURSE."

3) **Adoption of an ordinance establishing a capital project ordinance and budgets for the city of Shelby's Lake George Drive Milling And Resurfacing Project: Ordinance No. 9-2026**

Presenting: Justin Wright, Engineering Manager

- **In 2022 a private developer, JDSI, contacted the City of Shelby about subdividing lots around Lake George Drive to construct single-family homes**
- **The project required water and sewer utility cuts in city streets that had good asphalt conditions at the time**
- **Due to multiple cuts made by the developer, the developer was required to pay for streets to be milled and resurfaced after the construction project**
- **A bond agreement was established in 2022 for the amount of $42,484.60**
- **The actual total cost for the milling and resurfacing was $39,218.89**
- **The budget ordinance presented tonight will appropriate $39,218.89 from the developer's payment to the City of Shelby for the asphalt paving project**
- **The remaining balance will be refunded to the developer**

ACTION TAKEN: Upon a motion from Rev. Webber, City Council voted unanimously to adopt Ordinance No. 9-2026 entitled, "AN

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ORDINANCE ESTABLISHING A CAPITAL PROJECT ORDINANCE AND BUDGETS FOR THE CITY OF SHELBY'S LAKE GEORGE DRIVE MILLING AND RESURFACING PROJECT."

4) Wease Drive Sewer Aerial Replacement Project:

a. Approval of a resolution authorizing selection of McGill Associates, PA based on qualifications for engineering services related to the Wease Drive Sewer Aerial Replacement Project: Resolution No. 12-2026

b. Adoption of an ordinance establishing a capital project Ordinance and budgets for the City of Shelby's Wease Sewer Aerial Replacement Project: Ordinance No. 10-2026

Presenting: Brian Wilson, Director of Water Resources

- **This is a FEMA funded mitigation project that will replace 170 feet of existing 36" sewer that was damaged by a tree falling on the sewer line during Hurricane Helene**
- **Work will include design, construction and replacement of the sewer aerial**
- **After a bid process McGill Associates, PA has been chosen to handle engineering services related to the project**
- **Approval is needed to establish the project budget ordinance for this project in the amount of $724,843.98, and $50,000.00 is appropriated for engineering and the remaining $674,843.89 is appropriated for construction**
- **The sewer aerial that was damaged was from the 1950s**
- **To keep the sewer system flowing, a sewer aerial is necessary when elevation dips down, like in the cases of crossing a creek, it's easier to go over the creek than underground**

ACTION TAKEN: Upon a motion from Mr. Hopper, City Council voted unanimously to approve Resolution No. 12-2026 entitled, "A RESOLUTION AUTHORIZING SELECTION OF MCGILL ASSOCIATES, PA BASED ON QUALIFICATIONS FOR ENGINEERING SERVICES RELATED TO THE WEASE DRIVE SEWER AERIAL REPLACEMENT PROJECT and Ordinance No. 10-2026 entitled, "AN ORDINANCE ESTABLISHING A CAPITAL PROJECT ORDINANCE AND BUDGETS FOR THE CITY OF SHELBY'S WEASE SEWER AERIAL REPLACEMENT PROJECT."

H. City Manager's Report:

- **Mr. Merritt thanked all City staff for their work during the two storm events that we had earlier this month. Even though we may have dodged some of the worse weather, our crews were prepared, our city streets**

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and sidewalks were cleared, and numerous water main breaks were repaired as they occurred.

- **Updated City Council on the following projects:**
  - **24" Waterline Project –**
    - **Paving of S. Washington Street should be happening soon, the delay is now due to the lack of asphalt.**
    - **Construction work on Graham Street from DeKalb Street to Patton Drive will finish up this week; work will then move down from Patton Drive to Kings Road which is estimated to be closed for 3 weeks.**
  - **The Holland Street Project –**
    - **Waterline replacement is complete, and the demolition of the old Planning Building has taken place**
    - **Construction and paving of the new parking lot, irrigation, and new sidewalks in that area is the next phase of the project**
    - **Project timeline - Completed by mid-April, 2026**
  - **Carolina Harmony Trail project –**
    - **Contractor continues to work on that project**
    - **Stormwater system has been installed from Arey Street to Marion Street**
    - **Curbing and gutters have been installed on Morgan Street in that same section**
    - **220 feet of concrete trail has been constructed from Marion Street to Warren Street**
    - **Asphalt adjustments and grading are being completed from DeKalb Street to Morton Street and Morgan Street**
  - **Depot Park -**
    - **A pre-construction meeting for Depot Park was held on February 10th**
    - **A notice to proceed on construction is scheduled for March 2nd**
    - **Materials are starting to arrive, and the first phase of the project will be erosion control and stormwater measures**
    - **Advertised the request for proposals for playground equipment which are due February 20th for staff review**
  - **Uptown Tree Replacement project –**
    - **Delayed due to the inclement weather but is scheduled to start this week**
    - **All affected businesses have been notified by staff**
    - **Hope to minimize disruption to uptown businesses**
    - **Most businesses were happy with this project, and we received mostly positive feedback**
    - **We will continue to post on social media on the progress of this project**

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- **The Shelby Police Department's CALEA accreditation process remote review will happen between February 20th – February 28th; this is an annual review and will randomly select policies for compliance**
- **CityVision is in May, please let Bre know if you're interested in attending**

I. Council Announcements and Remarks:

Mayor Anthony echoed Mr. Merritt's comments about the great job City staff did during the weather events; impressive how quickly our city got back to normal

Mayor Anthony thanked Ora Supermarket for donating several hundred hotdogs to help feed the city crews and out-of-town crews that came to help

The Dotty Leatherwood Botanical Garden groundbreaking is scheduled for Thursday at Hanna Park, please try to attend if possible

February 26th at 11:00 is the First Broad River Kayak Launch ribbon cutting; this was a state funded project and will be a nice amenity for our "Blueway"

The Cleveland Cup is scheduled for March 27th at Hanna Park

Reminder of the Council Retreat on Saturday, February 21st at 8:30 at the City Hall Annex building

Mr. White asked how many people lost power during the weather events, Mr. Merritt stated that zero customers lost power

Mr. Webber and Mr. Hopper also thanked the city staff for their continued exemplary work

Mr. Hopper mentioned the Shelby High School football program can boast that 50% of their athletes attend college; this is a big step up from what it used to be. The entire coaching staff needs to be commended

Mr. Merritt also mentioned that Atrium Health opened their cafeteria to city workers during the weather events which was much appreciated

J. Closed Sessions:

ACTION TAKEN: Mr. White made a motion to enter a closed session pursuant to the appropriate North Carolina General

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Statutes as cited below. Mayor Anthony invited all Council members present, along with Mr. Lunsford, Mr. Yarboro, Mrs. Williams and Mrs. Hart to attend. The motion passed unanimously, and Council moved into closed session at 7:04 p.m.

1) **N.C. General Statute 143-318.11(3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, regarding Ahneiah Henry, Shaleiah Henry and Lawanda Griggs v. City of Shelby, and Officer Heffner, Officer Surratt, Officer Scarlett, Officer Greene, and Sergeant Spangler, in their official and individual capacities, 25 CV 003943-220**

2) **N.C. General Statute 143-318.11(3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, regarding Trey Galloway v. City of Shelby, 25 CV 416-MR**

3) **N.C. General Statute 143-318.11(5): To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.**

ACTION TAKEN: Pursuant to a motion by Mr. Hopper, and the unanimous vote of all members present, Council returned to Open session at approximately 7:31 p.m.

Once in Open session, Council discussed an upcoming tour of the Catawba Nuclear Plant that ElectriCities is organizing for City Council. A date of June 4th was proposed. The City Clerk will notify ElectriCities of this date and work through the details.

K. Adjournment:

1) **Motion to adjourn**

ACTION TAKEN: Upon a motion made by Ms. Arth, City Council voted unanimously to adjourn the meeting at 7:33 p.m.

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Respectfully submitted,

Carol Williams
City Clerk

O. Stanhope Anthony, III
Mayor

Minutes of February 16, 2026

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Agenda Item: C-2

1) Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 17798 (514 Gardner Street) through the upset bid procedure of N. C. General Statute § 160A-269: Resolution No. 13-2026

Consent Agenda Item: (Justin Merritt, City Manager)

Summary of Available Information

- Memorandum February 24, 2026, from Carol Williams, City Clerk to Justin Merritt, City Manager
- Parcel Map
- Property Card
- Utility Map
- Resolution No. 13-2026

City Manager's Recommendation / Comments

Resolution No. 13-2026 is presented for City Council consideration as a matter of routine business via the Consent Agenda. If approved this resolution would authorize the sale of parcel # 17798 using the upset bid procedure. The initial bid accepted by the City for this parcel is $12,000.00. The tax value of the parcel is $11,808.00.

The public will be notified of the bid submitted and will have 10 days to upset the bid in hand by at least 10% of the first $1,000 and 5% of the remaining amount as a minimum as prescribed by statute.

It is my recommendation that Resolution No. 13-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

To: Justin Merritt, City Manager

From: Carol Williams, City Clerk

Date: February 24, 2026

Subject: Sale of Real Property by Upset Bid Procedure

Background:

The City recently received an offer to purchase real property within our corporate limits. The parcel is owned by the City and is currently an unimproved wooded lot. For many of the surplus lots, the City maintains through its employees or pays contractors to maintain (i.e. keep the grass cut).

The City has several methods through which it can dispose of real property as prescribed in N.C. Gen. Stat. § 160A-266, which includes the upset bid process for real property. This is described in detail in N.C. Gen. Stat. § 160A-269, which is attached.

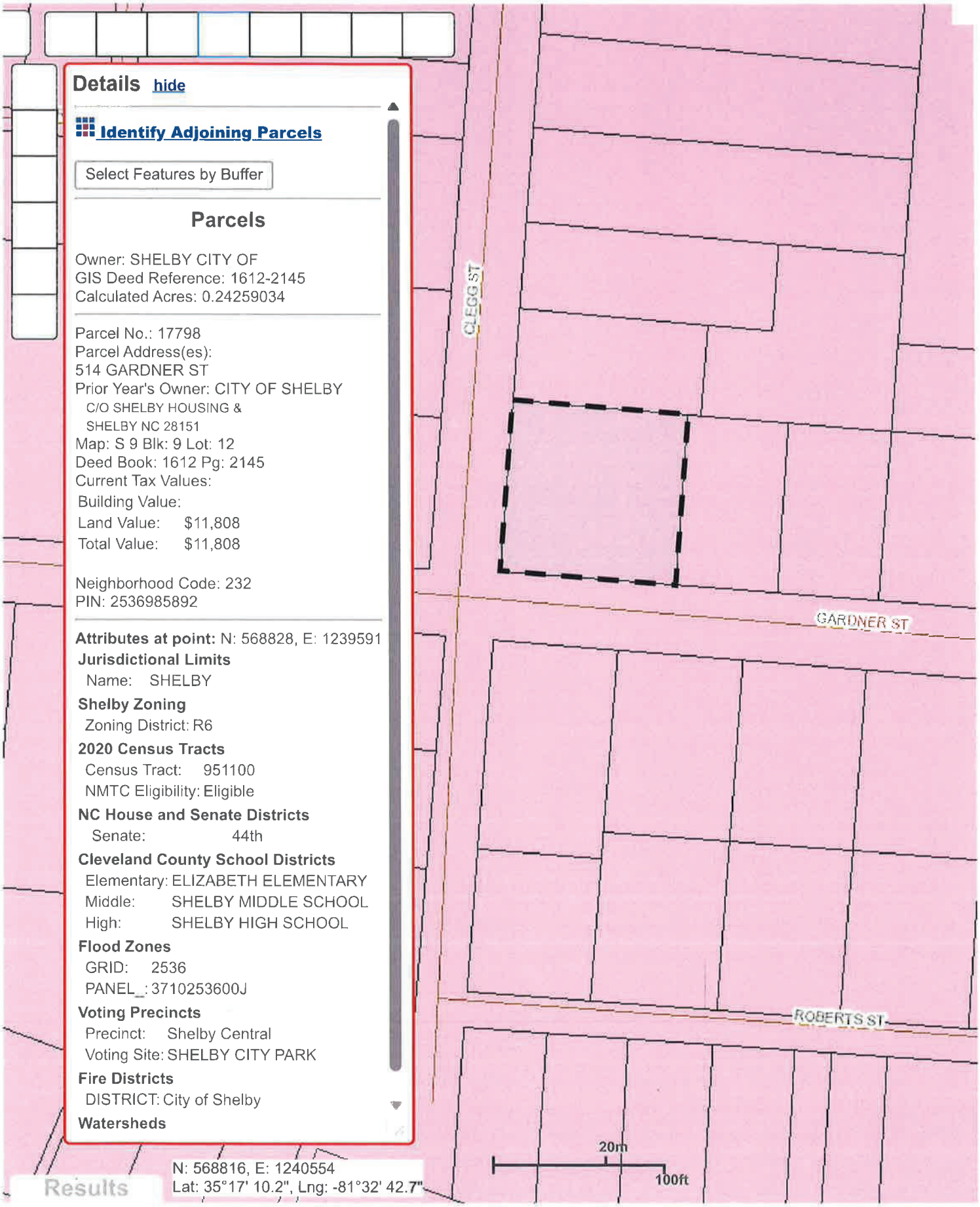
City staff have conducted a review of the parcel in question and found no current or future use for it and no conflicts with existing or planned utilities. Therefore, the recommendation is to proceed with offering the parcel for sale, utilizing the upset bid process. Selling this parcel releases the property from the City's ownership and allows the property to be placed "back on the books" from a property tax perspective.

The parcel is 17798 (514 Gardner Street), which is further identified by Deed 1612 Page 2145 and Map S-9 Blk. 9 Lot 12 and the offer is twelve thousand ($12,000.00) dollars. This is the amount where the upset bid process would start. The tax value on the parcel is eleven thousand eight hundred and eight ($11,808.00) dollars. Maps are included on the next page for tax reference and utility system reference.

Recommendation:

The recommendation from staff is to approve the attached resolution.

Council will be able to accept or reject the final bid offers once the upset bid process is completed.



Details hide

Identify Adjoining Parcels

Select Features by Buffer

Parcels

Owner: SHELBY CITY OF
GIS Deed Reference: 1612-2145
Calculated Acres: 0.24259034

Parcel No.: 17798
Parcel Address(es):
514 GARDNER ST
Prior Year's Owner: CITY OF SHELBY
C/O SHELBY HOUSING &
SHELBY NC 28151
Map: S 9 Blk: 9 Lot: 12
Deed Book: 1612 Pg: 2145
Current Tax Values:
Building Value:
Land Value: $11,808
Total Value: $11,808

Neighborhood Code: 232
PIN: 2536985892

Attributes at point: N: 568828, E: 1239591

Jurisdictional Limits
Name: SHELBY

Shelby Zoning
Zoning District: R6

2020 Census Tracts
Census Tract: 951100
NMTC Eligibility: Eligible

NC House and Senate Districts
Senate: 44th

Cleveland County School Districts
Elementary: ELIZABETH ELEMENTARY
Middle: SHELBY MIDDLE SCHOOL
High: SHELBY HIGH SCHOOL

Flood Zones
GRID: 2536
PANEL_: 3710253600J

Voting Precincts
Precinct: Shelby Central
Voting Site: SHELBY CITY PARK

Fire Districts
DISTRICT: City of Shelby

Watersheds

Results

N: 568816, E: 1240554
Lat: 35°17' 10.2", Lng: -81°32' 42.7"

DATE 12/05/25
TIME 8:36:22
USER SHERRYL

CLEVELAND COUNTY
PROPERTY CARD
FOR YEAR 2025

PAGE 1
PROG# AS2006

CITY OF SHELBY
C/O SHELBY HOUSING & DEV CORP
PO BOX 207
SHELBY NC 28151-

PARCEL ID.. 17798
LOCATION... 514 GARDNER ST
DEED YEAR/BOOK/PAGE.. 2011 1612 2145
PLAT BOOK/PAGE..
LEGAL DESC:512-514 GARDNER ST

TOWNSHIP... 6 SHELBY
DESCRIPTION FULLY EXEMPT

PIN... S 9 9 12
SHELBY
ASSESSMENT NONE .00 .00 .00
OWNER ID.. 1274232
DISTRICT.. 6 CITY OF SHELBY

NBRHOOD... 232 S MAPS 06

MAINTAINED.. 3/01/2024 BY SHERRYL VALUED.. 1/31/2025 BY TBAME
VISITED..... 11/04/2011 BY JP TYPE OF REVIEW
PARCEL STATUS... ACTIVE

EXEMPT.... GE GOVERNMENT EXEMPT
ROUTING#..
CATEGORY.. GROUP 100

SALES HISTORY

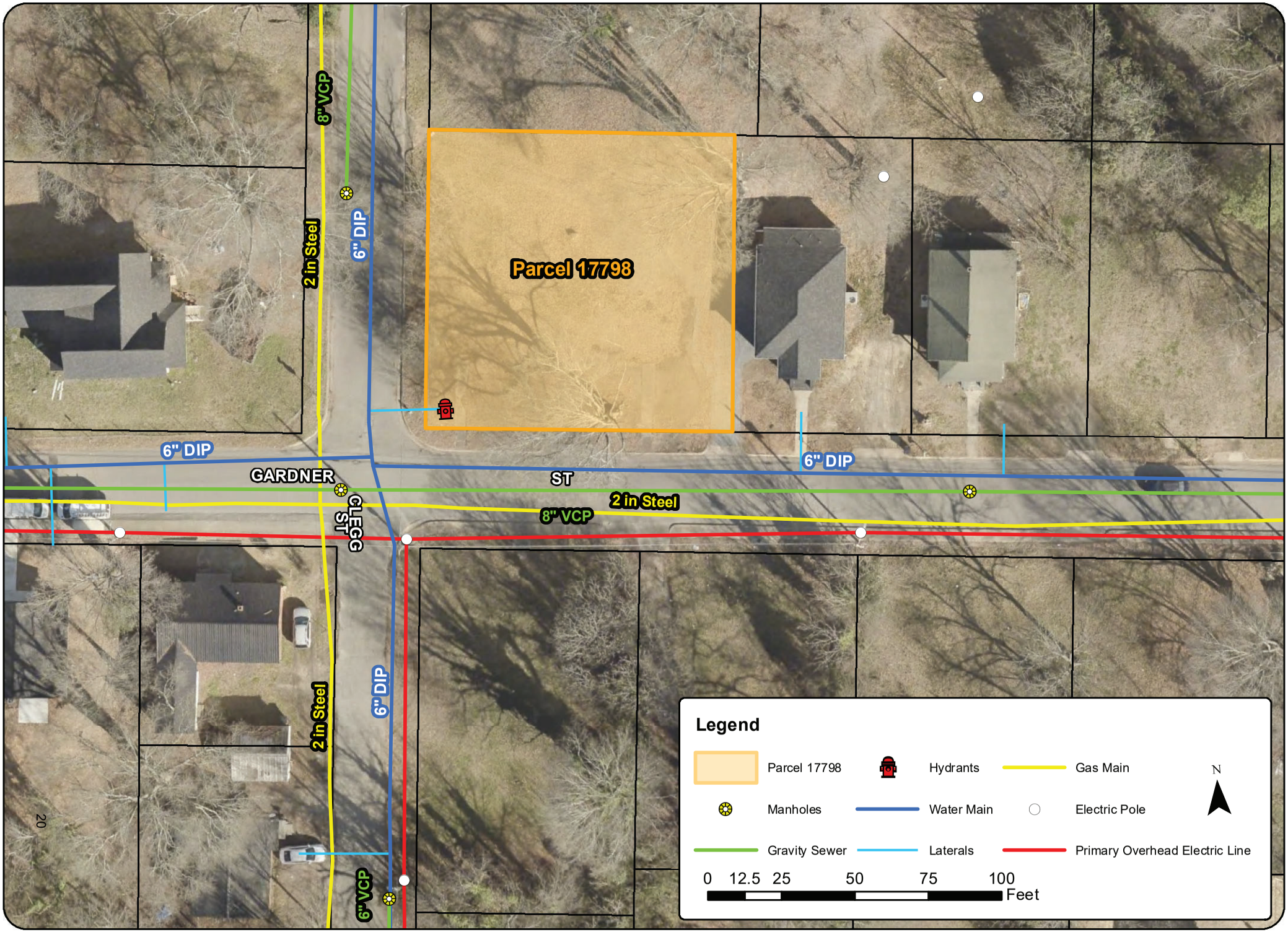
DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1612 2145	3/16/2011	DEED	LENDOR,GOVERNME			CITY OF SHELBY
1262 0650	12/10/1999	DEED	MINERAL OR TIMB			CHITTY-YOUNG FAMILY LIMITED PA
1247 1652	5/03/1999	DEED	QUALIFIED	35,000	70.00	RIPPY JACK E
1140 1193	1/14/1994	DEED	MINERAL OR TIMB			CHITTY YOUNG FAMILY LIMITED PA
17A 441	1/01/1980	SALE	QUALIFIED			

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		12	FF F	96.000	150.00	82.00	.00	100.00	.00	.00	.00	82.00	11,808
			DPTH..	100			OTHER ADJ...		.00	.00	.00	.00	
		TOTAL ACRES..		.000								TOTAL LAND FMV..	11,808

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2024 VALUE
FMV.....	11,808	0	11,808	3,936
APV.....	11,808	0	11,808	3,936

Parcels 17798 - 514 Gardner St Utilities



RESOLUTION NO. 13-2026

RESOLUTION AUTHORIZING THE SALE OF CITY OF SHELBY OWNED REAL PROPERTY IDENTIFIED BY PARCEL NUMBER 17798 THROUGH THE UPSET BID PROCEDURE OF N. C. GENERAL STATUTE § 160A-269

WHEREAS, the City of Shelby owns real property in the City of Shelby identified by parcel number 17798, located in Deed Book 1612 Page 2145 and further identified by Map S-9 Blk 9 Lot 12; and

WHEREAS, City Council has determined no current or future use of the properties identified by the above parcel number; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the City of Shelby requests bids start at a minimum of the present tax value, which currently is eleven thousand eight hundred eight ($11,808.00) dollars; and

WHEREAS, the City is selling this property as is with no warranty and conveyance will be by quitclaim deed, which will be drafted by the City Attorney; and

WHEREAS, the winning bidder shall pay an administrative fee of one hundred fifty ($150.00) dollars for the preparation of the deed and the filing fee, which is currently twenty-six ($26) dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. Persons wishing to make an initial offer shall submit a sealed bid with their offer to the office of the City Clerk accompanied by a deposit in the amount of 5% of the bid.

Section 3. The City Manager is authorized to solicit an initial bid in accordance with the N. C. General Statutes § 160A-269.

Section 4. The terms of the final sale are that:

- The City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- The winning bidder must pay an administrative fee of one hundred fifty ($150.00) dollars and filing the deed at a current cost of twenty-six ($26.00) dollars; and
- The buyer must pay all costs and fees with cash at the time of closing.

Section 5. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

This Resolution shall become effective upon its adoption and approval. Adopted and Approved this the 2nd day of March 2026.

_____
O. Stanhope Anthony III
Mayor

ATTEST:

_____
Carol Williams
City Clerk

Agenda Item: C-3

1) Approval of a resolution approving acceptance of maintenance and ownership of the water and sewer infrastructure extensions for Willow Brook Subdivision: Resolution No. 14-2026

Consent Agenda Item: (Brian Wilson, Director of Water Resources)

- Memorandum dated February 24, 2026, from Brian Wilson, Director of Water Resources to Justin Merritt, City Manager
- Willow Brook Subdivision Map
- Willow Brook Recorded Easement
- Resolution No. 14-2026

City Manager's Recommendation / Comments

As detailed in the memorandum from Water Resources Director, Brian Wilson, Willow Brook subdivision is a 142-unit single family residential housing development. In order to serve the subdivision with water and sewer utilities, the developer installed 5,508 linear feet of 8" ductile iron water lines and 5,833 linear feet of 8" PVC gravity sewer lines. This infrastructure was professionally designed, permitted through NCDEQ and City staff conducted multiple inspections during the construction process, to ensure it was constructed to City standards.

Now that construction of the water and sewer lines is complete and final inspections have been conducted, it is time to officially accept these lines into the City's public water and sewer system. The public water and sanitary sewer extensions will be operated and maintained by the City of Shelby Utilities Department and are located within Public Right of Way and Public Utility Easements.

It is my recommendation that Resolution No. 14-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

Memorandum

To: **Justin Merritt, City Manager**

Copied: **Ben Yarboro, Assistant City Manager**

From: **Brian Wilson, Director of Water Resources**

RE: **Acceptance of Infrastructure – Willow Brook Subdivision**

Date: **February 24, 2026**

Background

Willow Brook Subdivision is in the process of being constructed on parcel #26026, consisting of a combined 65.85 acres. The subdivision, consisting of 142 Single Family Residential Units, required both water and sewer extensions to serve the subdivision. McAdams has completed water and sewer infrastructure extensions to serve the subdivision. The water extension was approximately 5,508 LF of 8-inch ductile iron and the sewer extension was approximately 5,833 LF of 8-inch PVC gravity sewer. This extension was designed by a professional engineering firm, and it was then permitted through the North Carolina Department of Environmental Quality, Division of Water Resources.

Review

City staff were involved during the construction process and completed multiple inspections during the installation process and at its completion. The water and sewer infrastructure installed to serve this subdivision has been constructed in accordance with the approved plans and specifications and City standards. Attached are copies of the as-builts and the sewer certifications from Marc Van Dine, PE indicating that the construction was completed in accordance with State and Local Guidelines.

The public water and sanitary sewer extension will be operated and maintained by the City of Shelby Utilities Department and are located within Public Right of Way and Public Utility Easements. The associated easements are recorded in Deed Book 1957 - pages 1778-1788 (attached for reference).

Recommendation

City Staff recommends that City Council formally accept the water infrastructure (5,508 LF) and sewer infrastructure (5,833 LF) for ownership and maintenance associated with the construction of the Willow Brook Subdivision.

Please let me know if additional information is required.

Attachments:

- Willowbrook Subdivision Map
- Willowbrook Recorded Easement


Willowbrook - Water and Sewer Acceptance
5,833 LF 8" PVC Sewer Line
5,508 LF 8" Ductile Iron Water Line
Willowbrook
Magnolia Plantation
Kings Rd.
Hwy 74 (E. Dixon Blvd)
JASON
MONTEITH
GREENE
COUNTY HOME
Shelby
NORTH CAROLINA
26

"RECORDING FEE $ 26.00

* CAMERON HOWELL

Doc No: 200119582
Recorded: 10/06/2025 11:45:04 AM
Fee Amt: $26.00 Page 1 of 11
Transfer Tax: $0.00
Cleveland County North Carolina
Betsy S. Harnage, Register of Deeds
BK 1957 PG 1778 - 1788 (11)

NORTH CAROLINA

DEED OF EASEMENT FOR UTILITIES

CLEVELAND COUNTY

THIS DEED OF EASEMENT made this 6TH day of OCTOBER, 20 25, by and between Clayton Properties Group Inc., DBA Mungo Homes, **G R A N T O R (S),** hereafter, collectively, **"OWNER(S)"** and City of Shelby, **GRANTEE**, hereafter **"GRANTEE";** a municipal corporation organized under the laws of the State of North Carolina

W I T N E S S E T H:

Owner(s) certifies they are all of the owners of certain real estate, hereafter referred to as **"easement premises"** described on **Exhibit A** to this instrument; and the Parties have agreed it is in their best interests for Owner to grant and Grantee to accept a **permanent easement** in the easement premises for the purposes stated herein below;

THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and further consideration of One Dollar ($1.00), and other valuable considerations, **the parties agree as follows:**

1. Grant. Owner hereby grants and conveys to Grantee a **permanent easement** in and upon the easement premises in the area described on **Exhibit A** to this instrument and attached hereto in perpetuity. Such area is hereafter referred to as the **"easement area"**. The following rights are also granted: the right, but not the obligation, to clear the easement area and keep it cleared of all trees, undergrowth, or other obstructions; the right , but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement area which might interfere with or fall upon the lines or systems of the Grantee; and the right to relocate said facilities, systems of communications or related services on said lands to conform to any future highway relocation, widening, or improvements.

2. Purpose. The Grantee and its assignees, if any, are hereby further granted the right within the easement area to construct, operate, maintain, improve, modify, replace, or abandon in place any equipment necessary or convenient to the operation of the following utilities services or related activities (only those services or activities indicated by an "X" shall apply):

x Water	_____ Electrical	_____ Natural Gas	x Sanitary Sewer
_____ Communications	_____ Sidewalk	_____ Stormwater	
_____ Other: _____			

together with rights of ingress and egress across all adjoining lands of Owner as may be necessary to the reasonable exercise of the rights herein granted:

3. Construction Easement. Owner further grants to Grantee a temporary construction easement over the easement premises and outside of the actual or "approximate" location of the easement area for the purpose of installing, constructing, replacing or removing, as necessary from time to time, the equipment required or desired for the uses and purposes specified above.

4. Owners Rights Reserved. Owner reserves the right to use the easement area in any manner which will not damage, impair, prevent or interfere with Grantee's equipment or its exercise of the rights granted hereunder. Owners will not build or place any structure upon or substantially alter the easement area without the advance consent of the Grantee.

5. Assignment. Grantee may fully or partially transfer this easement without consent of or compensation to Owners. In the event of transfer, Owner's interests shall be protected to the same extent as hereunder.

6. Appearance. After completion of installation, construction, repair or removal of any equipment or device, the Grantee at its sole expense will restore the appearance of the easement area as nearly as reasonably possible to that which existed immediately prior to such activity.

7. Release. Owner hereby releases Grantee, its successors and assigns from all claims or rights of action now or hereafter accrued or acquired by them, due to injuries to any part of the **easement premises** or improvements thereon, resulting from Grantee's lawful activities carried out pursuant to this Agreement.

8. Binding Effect. All rights, title and privileges and all benefits and burdens herein granted or imposed shall **run with the land (**the **easement premises)** and shall be binding upon and inure to the benefit of the named parties, their respective heirs, personal representatives, successors and assigns.

9. Attachments. Exhibits "A", and "B" to this instrument, if attached, are incorporated herein by this reference as fully as if set out in the body of the text.

10. Other Terms. This writing contains **all** the terms of agreement. There are no conditions to this Easement not expressed herein.

TO HAVE AND HOLD the above-described real property interest to the Grantee in perpetuity for the uses and purposes herein described. Owner covenants with Grantee that Owner is seized of the premises in fee simple, has the right to convey the Easement rights contained herein and will warrant and defend this conveyance against the lawful claims of all persons whomsoever, except for the following **EXCEPTIONS** to which Owners' title is subject: **NONE**.

IN WITNESS WHEREOF, the Owner(s) have set their hands the date above written.

OWNER(S)

Signature

Assistant Secretary
Title

CITY OF SHELBY, NORTH CAROLINA

Signature

Asst. City Manager
Title

STATE OF NORTH CAROLINA

COUNTY OF Cleveland

I, Faith Su, a Notary Public of the County of Gaston and State of North Carolina, do hereby certify that Matt Kearns personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Easement, together with attached Exhibits.

WITNESS my hand and official seal this 24th day of September, 2025.

Faith Su

Notary Public

(SEAL)

3-17-2027

My Commission Expires:

FAITH SU
NOTARY PUBLIC
GASTON COUNTY, NC
My Commission Expires 3-17-2027

STATE OF NORTH CAROLINA

COUNTY OF Cleveland

I, Carol S. Williams, a Notary Public of the County of Cleveland and State of North Carolina, do hereby certify that Ben Yarboro personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Easement, together with attached Exhibits.

WITNESS my hand and official seal this 6th day of October, 2025.

Carol S Williams

Notary Public

(SEAL)

2/8/2029

My Commission Expires:

CAROL S. WILLIAMS
NOTARY PUBLIC
Cleveland County
North Carolina
My Commission Expires 02-08-2029

NORTH CAROLINA

EXHIBIT "A" TO EASEMENT FOR UTILITIES
DATED OCTOBER 6, 2025

CLEVELAND COUNTY

EXHIBIT "A" TO EASEMENT FOR UTILITIES by and between
Clayton Properties Group INC., DBA Mungo Homes **AND** The City of Shelby

Dated OCTOBER 6, 20 25

The Easement Area is contained within that real property described in Record/Deed Book 1926, Page 1377 of the Cleveland County Registry.

Exhibit A

Sanitary Sewer Easement 1 Description:

Being a proposed 30' sanitary sewer easement located on tax parcel 26026 that certain parcel of land lying and being situate in Shelby, Cleveland County, North Carolina and being more particularly described as follows:
Commencing at an existing rebar having NC NAD83 grid coordinates N: 565992.7552' E: 1252271.3725, thence N 09°32'37" W 290.54' to a calculated point, said point being the point of beginning and being a point on the eastern line of a 40' sanitary sewer right of way (Db 1296, Pg 322; Db 1419, Pg 144 as shown in the Cleveland County Register of Deeds); thence from the point of beginning and with the eastern line of the 40' sanitary sewer right of way the following two (2) calls: 1.) N 16°32'58" W 17.18' to a calculated point; 2.) N 05°48'24" W 13.12' to a calculated point; thence leaving the 40' sanitary sewer right of way N 84°11'36" E 42.15' to a calculated point; thence S 68°55'08" E 154.99' to a calculated point, being a point on the future 50' public right of way of Magnolia Place; thence with the future 50' public right of way of Magnolia Place with a curve to the left having an arc length of 30.59 feet, a radius of 58.00 feet, and a chord bearing and distance of S 28°15'45" W 30.24' to a calculated point; thence leaving the future 50' public right of way of Magnolia Place N 68°55'08" W 144.04' to a calculated point; thence S 84°11'36" W 31.78' to the Point of Beginning, containing 5,575 Square feet, 0.13 Acres.

Sanitary Sewer Easement 2 Description:

Being a proposed 30' sanitary sewer easement located on tax parcel 26026 that certain parcel of land lying and being situate in Shelby, Cleveland County, North Carolina and being more particularly described as follows:
Commencing at an existing rebar having NC NAD83 grid coordinates N: 566,734.6061' E: 1,252,748.5667', thence S 31°57'53" W 215.58' to a calculated point, said point being the point of beginning and being a point on the eastern line of a 40' sanitary sewer right of way (Db 1296, Pg 322; Db 1419, Pg 144 as shown in the Cleveland County Register of Deeds); thence from the point of beginning S 57°22'37" E 8.56' to a calculated point, being a point on the future 50' public right of way of Maverick Avenue; thence with the future 50' public right of way of Maverick Avenue with a curve to the left having an arc length of 31.64 feet, a radius of 58.00 feet, and a chord bearing and distance of S 16°21'58" W 31.25' to a calculated point; thence leaving the future 50' public right of way of Maverick Avenue N 57°22'37" W 12.23' to a calculated point, being a point on the southwestern line of a 40' sanitary sewer right of way (Db 1296, Pg 322; Db 1419, Pg 144); thence with lines of the 40' sanitary sewer right of way the following two (2) calls: 1.) S 73°13'18" E 7.24' to a calculated point; 2.) N 09°22'49" E 30.50' to the Point of Beginning, containing 158 Square Feet.

Sanitary Sewer Easement 3 Description:

Being a proposed 30' sanitary sewer easement located on tax parcel 26026 that certain parcel of land lying and being situate in Shelby, Cleveland County, North Carolina and being more particularly described as follows:
Commencing at an existing rebar having NC NAD83 grid coordinates N: 565,422.9668' E: 1,253,505.5835'; thence S 85°33'21" E 192.21' to a calculated point, said point being the point of beginning and being a point on the future 50' public right of way of Rodeo Drive; thence from the Point of Beginning and leaving the future 50' right of way of Rodeo Drive N 14°02'02" E 118.44' to a calculated point; thence N 37°26'45" E 113.91' to a calculated point, being a point on the southwest line of the future 50' right of way of Lasso Lane; thence with the southwest line of the future 50' right of way of Lasso Lane S 52°33'15" E 30.00' to a calculated point; thence leaving the future 50' right of way of Lasso Lane S 37°26'45" W 107.69' to a calculated point; thence S 14°02'02" W 113.57' to a calculated point, being a point on the northern line of the future 50' right of way of Rodeo Drive; thence with the future 50' right of way of Rodeo Drive with a curve to the left having an arc length of 30.38 feet, a radius of 58.00 feet, and a chord bearing and distance of N 73°23'16" W 30.03' to the Point of Beginning, containing 6,764 Square Feet, 0.16 Acres.

See Exhibit "B" for Easement Locations

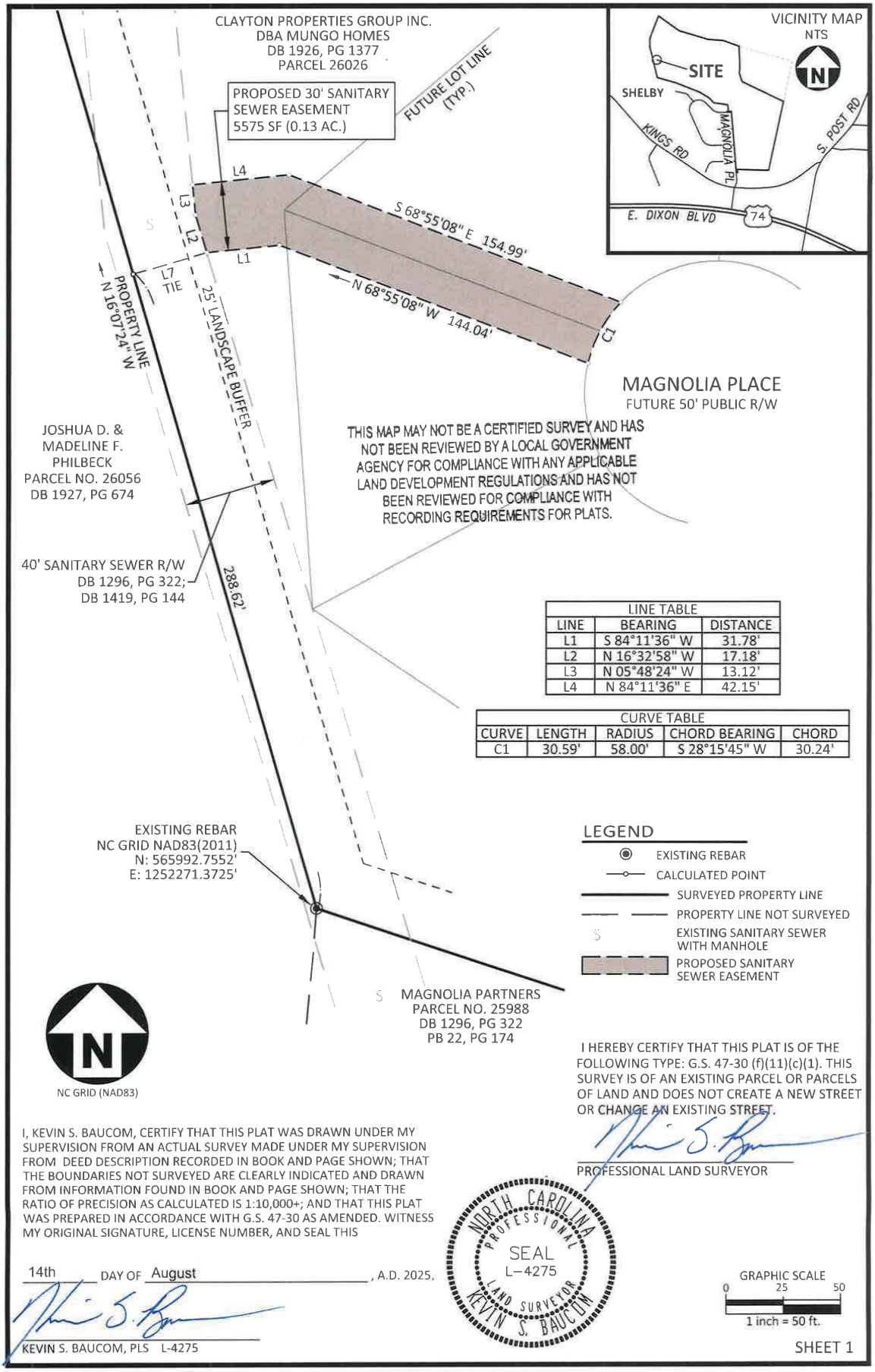
NORTH CAROLINA

CLEVELAND COUNTY

EXHIBIT "B" TO EASEMENT FOR UTILITIES
DATED October 6, 2025

Reference showing easement premises as shown on Utility Easement drawings dated **August 12, 2025**
by **Kevin Baucom, PLS**

See Attachments



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°11'36" W	31.78'
L2	N 16°32'58" W	17.18'
L3	N 05°48'24" W	13.12'
L4	N 84°11'36" E	42.15'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	30.59'	58.00'	S 28°15'45" W	30.24'

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR

I, KEVIN S. BAUCOM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

14th DAY OF August, A.D. 2025.

KEVIN S. BAUCOM, PLS L-4275

NORTH CAROLINA PROFESSIONAL SEAL L-4275 LAND SURVEYOR KEVIN S. BAUCOM

GRAPHIC SCALE
0 25 50
1 inch = 50 ft.

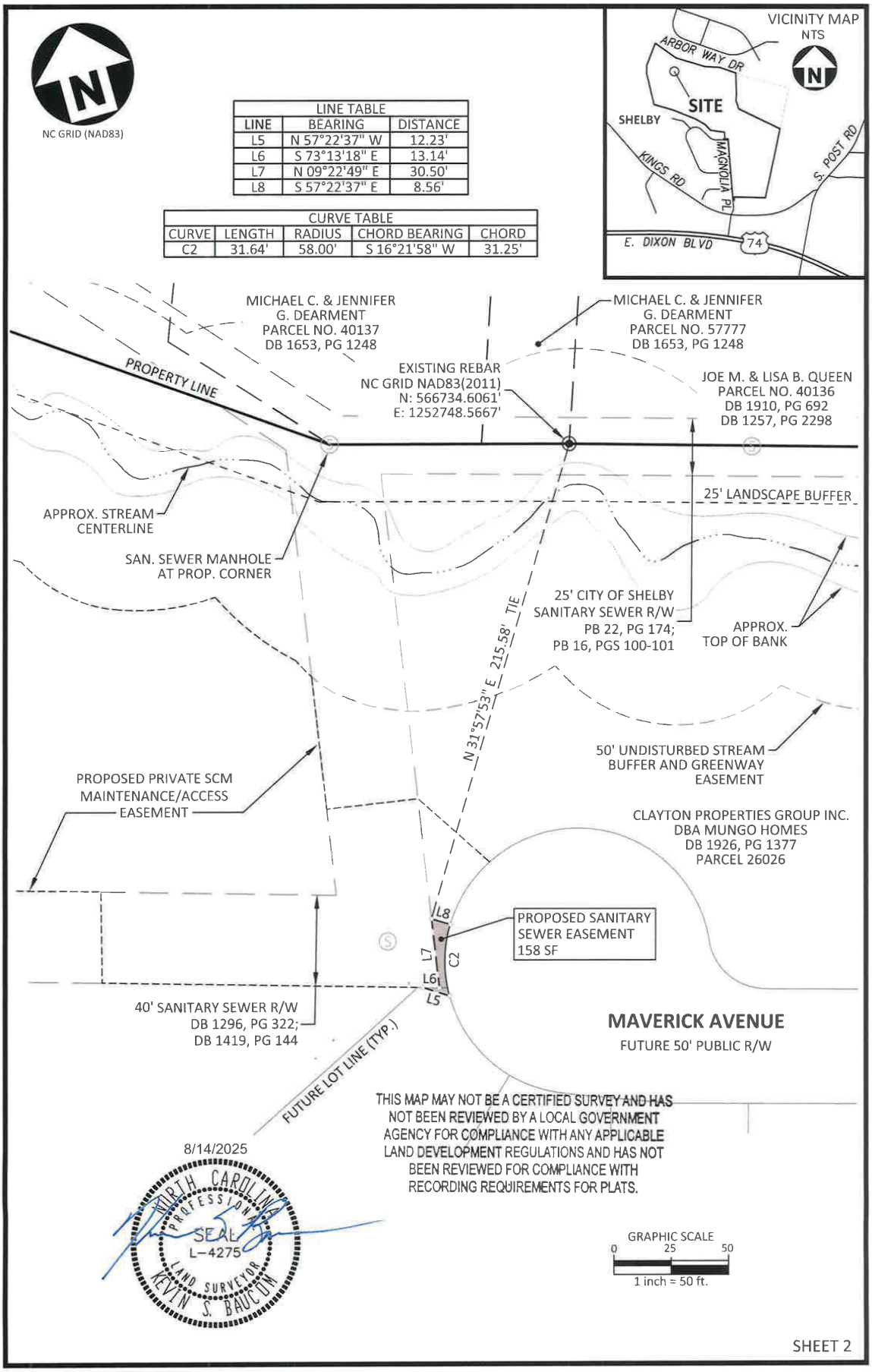
SHEET 1

MCADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

PROPOSED SANITARY SEWER EASEMENTS
TO SERVE
WILLOWBROOK
MAGNOLIA PLACE
SHELBY, CLEVELAND COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	MNG23004
FILENAME	MNG23004-Q3
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=50'
DATE	8.12.2025



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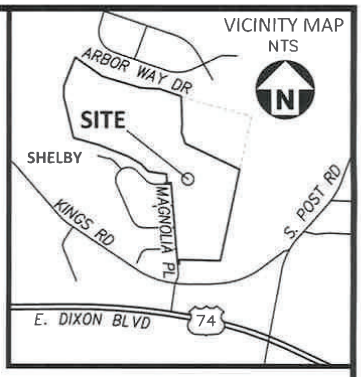
PLAN INFORMATION

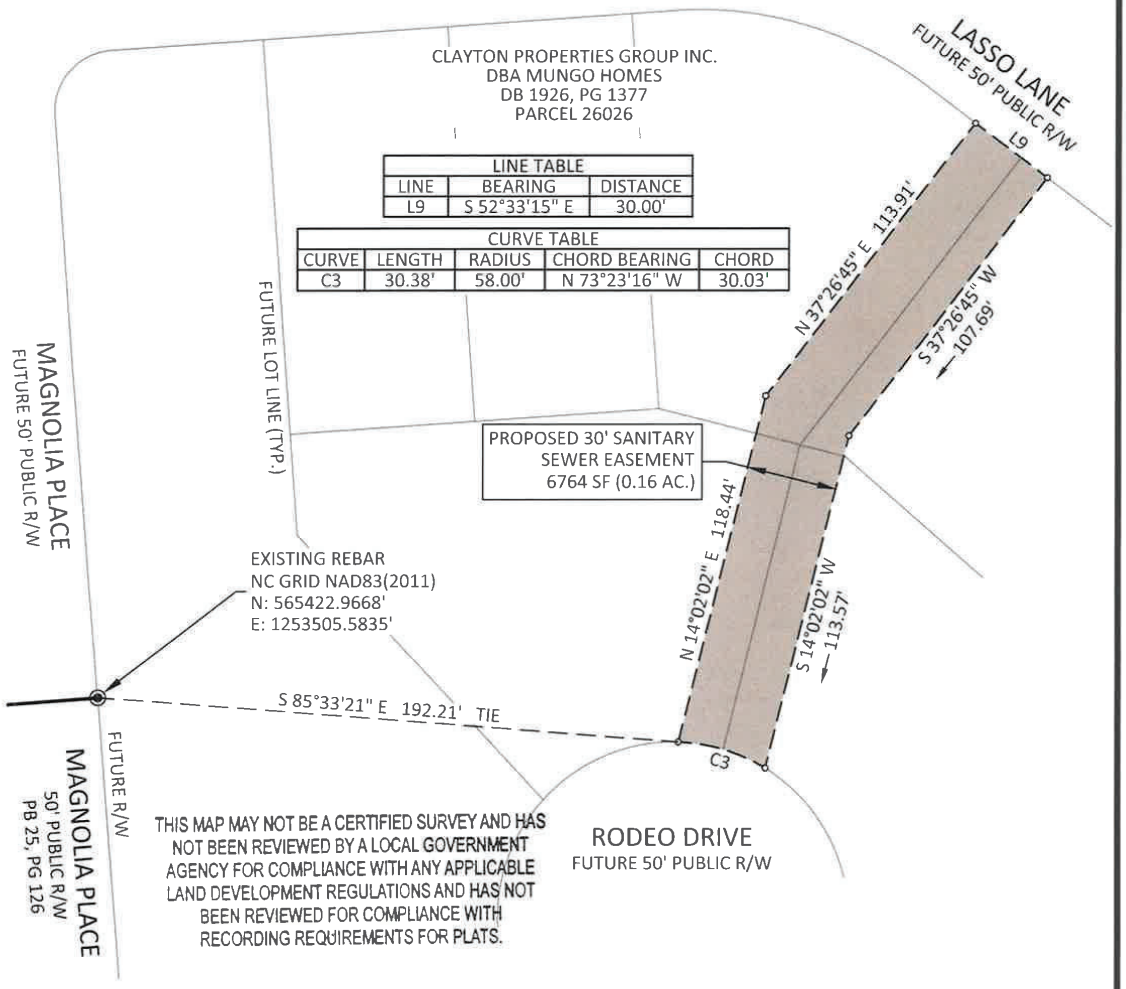
PROJECT NO.	MNG23004
FILENAME	MNG23004-Q3
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=50'
DATE	8.12.2025

NC GRID (NAD83)

GRAPHIC SCALE
0 25 50
1 inch = 50 ft.

8/14/2025
NORTH CAROLINA PROFESSIONAL SEAL L-4275 LAND SURVEYOR KEVIN S. BAUCOM





LINE TABLE

LINE	BEARING	DISTANCE
L9	S 52°33'15" E	30.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C3	30.38'	58.00'	N 73°23'16" W	30.03'

GENERAL NOTES

1.) BEARINGS BASED ON NC GRID NAD-83(2011).
2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 3710255600 J, DATED FEBRUARY 20, 2008.
4.) REFERENCES: ALTA/NSPS SURVEY ENTITLED "PARCELS 2556359442, 2556361207, 2556354733" PREPARED BY EAGLE ENGINEERING, DATED OCTOBER 20, 2023; DB 1926, PG 1380 OF THE CLEVELAND COUNTY REGISTRY. PARCEL NO. 26026
5.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 12-16-2024
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: "NCSH"
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 0.99982949
(9)UNITS: METERS CONVERTED TO U.S. FEET

SHEET 3

MCADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
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PROPOSED SANITARY SEWER EASEMENTS
TO SERVE
WILLOWBROOK
MAGNOLIA PLACE
SHELBY, CLEVELAND COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	MNG23004
FILENAME	MNG23004-Q3
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=50'
DATE	8.12.2025

GENERAL NOTES

1.) BEARINGS BASED ON NC GRID NAD-83(2011).
2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
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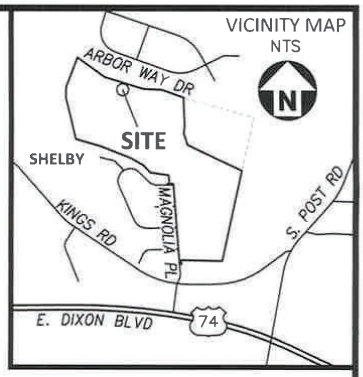
5.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.



FOR EASEMENT DETAIL
SEE SHEET 2.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 12-16-2024
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: "NCSH'
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 0.99982949
(9)UNITS: METERS CONVERTED TO U.S. FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR

I, KEVIN S. BAUCOM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

14th DAY OF August, A.D. 2025.

KEVIN S. BAUCOM, PLS L-4275

NORTH CAROLINA PROFESSIONAL SEAL L-4275 LAND SURVEYOR KEVIN S. BAUCOM

SHEET 1

MCADAMS

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Charlotte, NC 28203

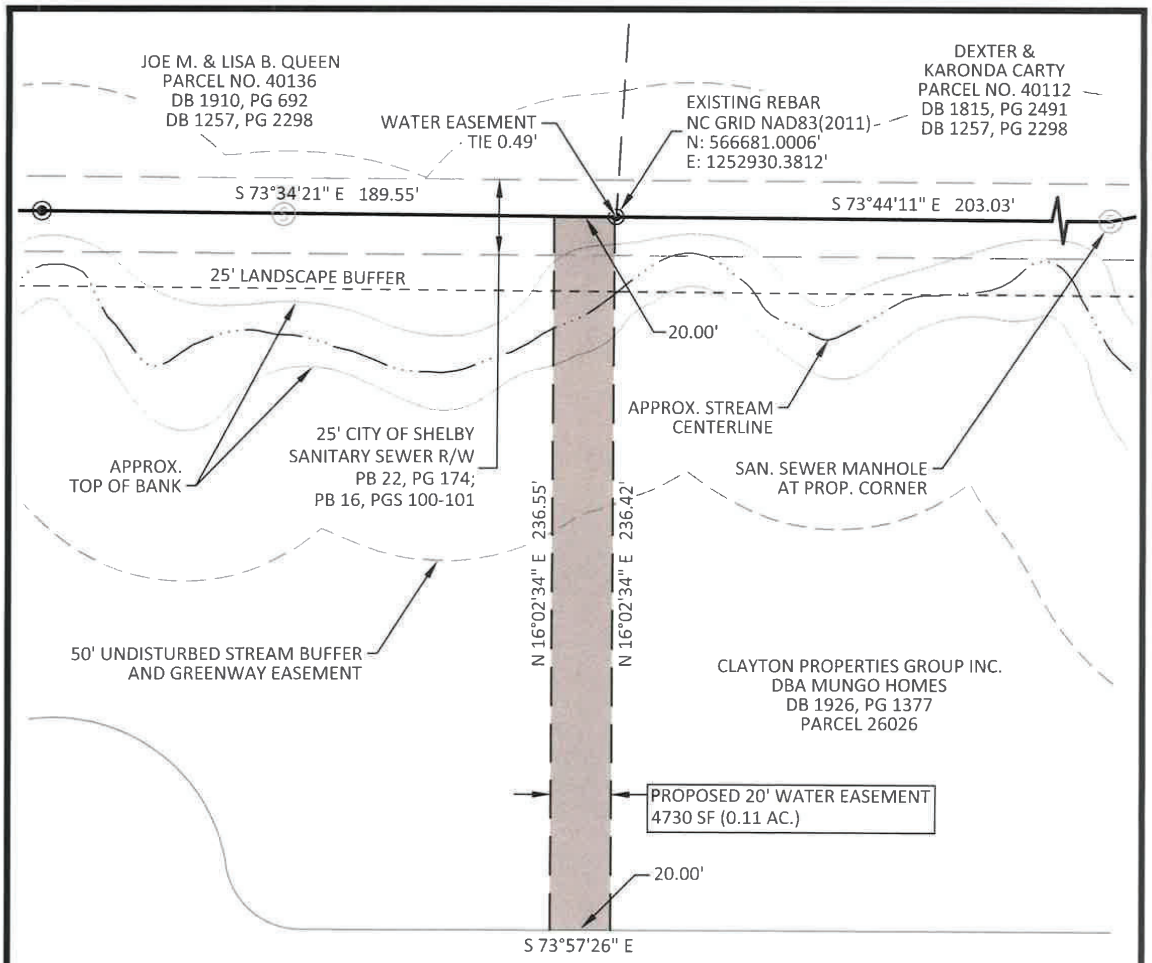
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

PROPOSED WATER EASEMENT
TO SERVE
WILLOWBROOK
MAGNOLIA PLACE
SHELBY, CLEVELAND COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	MNG23004
FILENAME	MNG23004-Q4
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=50'
DATE	8.12.2025



LEGEND

- EXISTING REBAR
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- S — EXISTING SANITARY SEWER WITH MANHOLE
- PROPOSED WATER EASEMENT

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

8/14/2025

NORTH CAROLINA PROFESSIONAL SEAL L-4275 LAND SURVEYOR KEVIN S. BAUCOM

N

NC GRID (NAD83)

GRAPHIC SCALE
0 25 50
1 inch = 50 ft.

FOR VICINITY MAP, GENERAL NOTES AND CERTIFICATIONS SEE SHEET 1.

SHEET 2

MCADAMS

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203

phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

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TO SERVE
WILLOWBROOK
MAGNOLIA PLACE
SHELBY, CLEVELAND COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	MNG23004
FILENAME	MNG23004-Q4
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=50'
DATE	8.12.2025

RESOLUTION NO. 14 – 2026

A RESOLUTION APPROVING ACCEPTANCE OF MAINTENANCE AND OWNERSHIP OF THE WATER AND SEWER INFRASTRUCTURE EXTENSIONS FOR WILLOW BROOK SUBDIVISION

WHEREAS, a private developer is constructing a residential subdivision known as Willow Brook Subdivision, located on parcel #26026 (65.85 acres) and planned for 142 Single Family Residential Units; and,

WHEREAS, the Willow Brook Subdivision required water and sanitary sewer system extensions to be installed at the private developer's full expense to provide the utility services needed for the residential units being constructed; and,

WHEREAS, plans for the extensions of the water and sanitary sewer system to serve the subdivision were reviewed by the City of Shelby and were submitted to and permitted by the North Carolina Department of Environmental Quality, Division of Water Resources; and,

WHEREAS, the water and sewer lines were constructed in accordance with the approved and permitted plans; and,

WHEREAS, the water extension consists of approximately 5,508 feet of 8-inch ductile iron, and the sewer extension consists of approximately 5,833 feet of 8-inch PVC gravity sewer; and,

WHEREAS, City staff was involved during the construction process, conducted inspections during installation and at completion, and certified that all infrastructure was constructed to City Standards and is in satisfactory condition; and,

WHEREAS, the engineer for the private engineering firm McAdams, Marc Van Dine, PE, has certified that the water and sewer infrastructure for this subdivision has been completed in accordance with plans approved by the City and the NC Department of Environmental Quality, Division of Water Resources; and,

WHEREAS, plans for the extensions of the water and sanitary sewer system to serve the subdivision were reviewed by the City of Shelby and were submitted to and permitted by the North Carolina Department of Environmental Quality, Division of Water Resources; and

WHEREAS, the public water and sanitary sewer infrastructure serving the subdivision is located within Public Right of Way and/or Public Utility Easements as recorded in Deed Book 1957, pages 1778–1788.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. The water and sewer extensions as denoted above are hereby accepted by the City Council of the City of Shelby for maintenance and operation.

Section 2. The City Manager of the City of Shelby or his designee is hereby authorized and instructed to cause the provisions of Section 1 of this resolution to be implemented, and the applicable water and sewer infrastructure shall be assumed for ownership and maintenance by the City of Shelby.

Section 3. This resolution shall become effective upon adoption and approval.

Adopted and approved this the 2nd day of March, 2026.

_____

O. Stanhope Anthony III
Mayor

ATTEST:

_____

Carol Williams
City Clerk

Agenda Item: C-4

4) Special Event applications:

    a. The Jesus Revival, requested date: September 19, 2026

Consent Agenda Item: (Carol Williams, City Clerk)

- Memorandum dated February 24, 2026, from Carol Williams, City Clerk to Justin Merritt, City Manager
- Special Event Application

City Manager's Recommendation / Comments

This event is in keeping with special event practices of the City. It is my recommendation that this item be approved by City Council at this time via the Consent Agenda.

OFFICE OF THE CITY CLERK SHELBY, NC

Memo

To: Justin Merritt, City Manager

From: Carol Williams, City Clerk

Date: February 24, 2026

Re: Special Event Permit Application

BACKGROUND:

A Special Event Permit Application has been submitted for the following:

- ✓ The Jesus Revival, requested date: September 19, 2026

REVIEW:

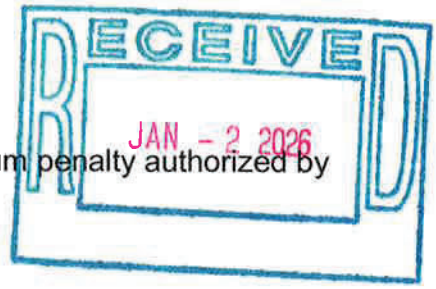
All responding City departments have received, reviewed, and approved the referenced application.

RECOMMENDATION:

Please place the attached Special Event Permit Application on the Consent Agenda of March 2, 2026 for Council's review and approval.

ATTACHMENT:

A. Special Event Permit Application packet received January 2, 2026



criminal in nature, shall be subject to the maximum penalty authorized by G.S. 14-4, as amended.

CITY OF SHELBY
SPECIAL EVENT PERMIT APPLICATION

Each question must be legible and answered clearly and completely. Applications must be filed with the City Clerk not less than thirty (30) days before the date on which the event is to take place. A fee of $20.00 will be due upon submission of the application form.

1. EVENT NAME: The Jesus Revival

2. PURPOSE AND BRIEF DESCRIPTION OF EVENT: To teach our local community about Jesus, Repentance, salvation.

3. LOCATION OF EVENT (ATTACH MAP): Washington Street in front of Court Square.

4. PLEASE INDICATE:

Approximately how many people will attend the event? 200

Approximately how many vehicles will be present? 125

Approximately how many animals will be present? ø

If the event is a parade, please indicate the amount of street that will be needed:

Single lane X

All lanes in travel direction X

Whole street Washington Street

5. PLEASE LIST THE FOLLOWING PARTY (IES) RESPONSIBLE FOR THE EVENT:

Name: Jessica Cannady

Address: 205 S. Washington St. Shelby, NC 28150

Phones: 407-435-4634 —
(Daytime) (Evening)

Cannady_5@yahoo.com
E-mail address

Name: Leslie English / Aymie Williams

Address: 927 S. Lafayette Street Shelby, NC 28152

Phones: 980.375.7465 704.692.6321
(Daytime) (Evening)

awilliams@pinkparadisespa.com
E-mail address

6. PLEASE LIST THE FOLLOWING:

Requested day(s) and date(s) ~~June 20, 2026 OR~~ September 19, 2026
Alternate day(s) and date(s) _____
Requested hours of operation, from 10:30 (AM)/PM to 3 AM/(PM)
Block 9-5 total to prepare & clean up

7. EVENT NOTIFICATION TO RESIDENTS AND BUSINESSES: As an event planner, you are responsible for notifying the neighbors and businesses in the surrounding area of your event. The City requires notifying as many businesses and residents around the event site as possible as early as possible. Please provide your plan of notification at the time you submit your permit application.

8. SANITATION: Please attach your "Plan for Clean-Up." Please check Application Instruction sheet for details.

9. AVAILABILITY OF FOOD, BEVERAGES, AND/OR ENTERTAINMENT: If there will be music, sound amplification, or any other noise impact, please describe on attached sheet, including the intended hours of the music, sound, or noise.

Will alcoholic beverages be served? none

If yes, attach to the application a copy of your permit from the Cleveland County Alcoholic beverage Control Board. Alcohol may not be served without a permit.

Will food and/or no-alcoholic beverages be served? none

If yes, attach to the application a copy of your permit from the Cleveland County Department of Health Services.

10. SECURITY AND SAFETY PROCEDURES: Attach to this application a copy of your building permit(s) if you are installing any electrical wiring on a temporary or permanent basis and/or if you are building any temporary or permanent structures such as bleachers, scaffolding, a grandstand, viewing stands, stages, or platforms.

Attach a copy of your Shelby Fire & Rescue Department Permit or permits to this application if you will use parade floats; an open flame; fireworks; or pyrotechnics; vehicle fuel; cooking facilities; enclosures (and tables within those enclosures); tents; air-supported structures; and/or any fabric shelter.

Give name, address, and phone numbers of the agency or agencies, which will provide first aid staff and equipment. Attach additional sheets if necessary.

Name: Pink paradise Wellness / uptown medspa
Address: 987 S. Lafayette St. Shelby / 205 S. Washington St. Shelby
Phones: 980.375.7465

Indicate medical services that will be provided for the event.

AMBULANCE: _____
DOCTOR (S): _____
PARAMEDICS: _____

11. CITY SERVICES/EQUIPMENT REQUESTED FOR THIS EVENT:

no equipment

Event Power Request Form and Pricing

To utilize the event panels for power in Uptown Shelby, this form must be submitted with event application and payment made at time of application.

Please use the map below for event panel locations, circle the event panels that you need for your event. If you have questions about the electrical requirements for your event, please contact the Electric Superintendent at 704-669-6649.

Name of Special Event: The Jesus Revival

Authorize Event/Vendor Coordinator: Jessica Cannady

Phone No.: X Mobile No.: 407-435-4634

Email: Cannady-5@yahoo.com

Event panel (EP) cost is $15.00 per day per event panel.

Stage panel (STG PAN) cost is $110.00 per day per stage panel.

Full Day Rentals only

Total Number of Event Panels:
_____ x $15.00 x Number of Days _____ = $_____

Total Number of Stage Panels:
1 x $110.00 x Number of Days 1 = $ 110.00

All fees must be paid at the time of event application.

Any event panel not requested and paid for in advance and requested the day of the event will be subject to an after-hours charge.

12. ANY ADDITIONAL COMMENTS:

THE CITY OF SHELBY IS NOT A CO-SPONSOR OF THE EVENT

It is understood and agreed that any permit issued pursuant to this application is issued on the condition that the answers herein given are true and correct to the best of the knowledge, information, and belief of the applicant.

SIGNATURE

Aymie Williams 704.692.6321

APPLICANT PHONE

927 S. Lafayette St. Shelby, NC 28152

PHYSICAL ADDRESS

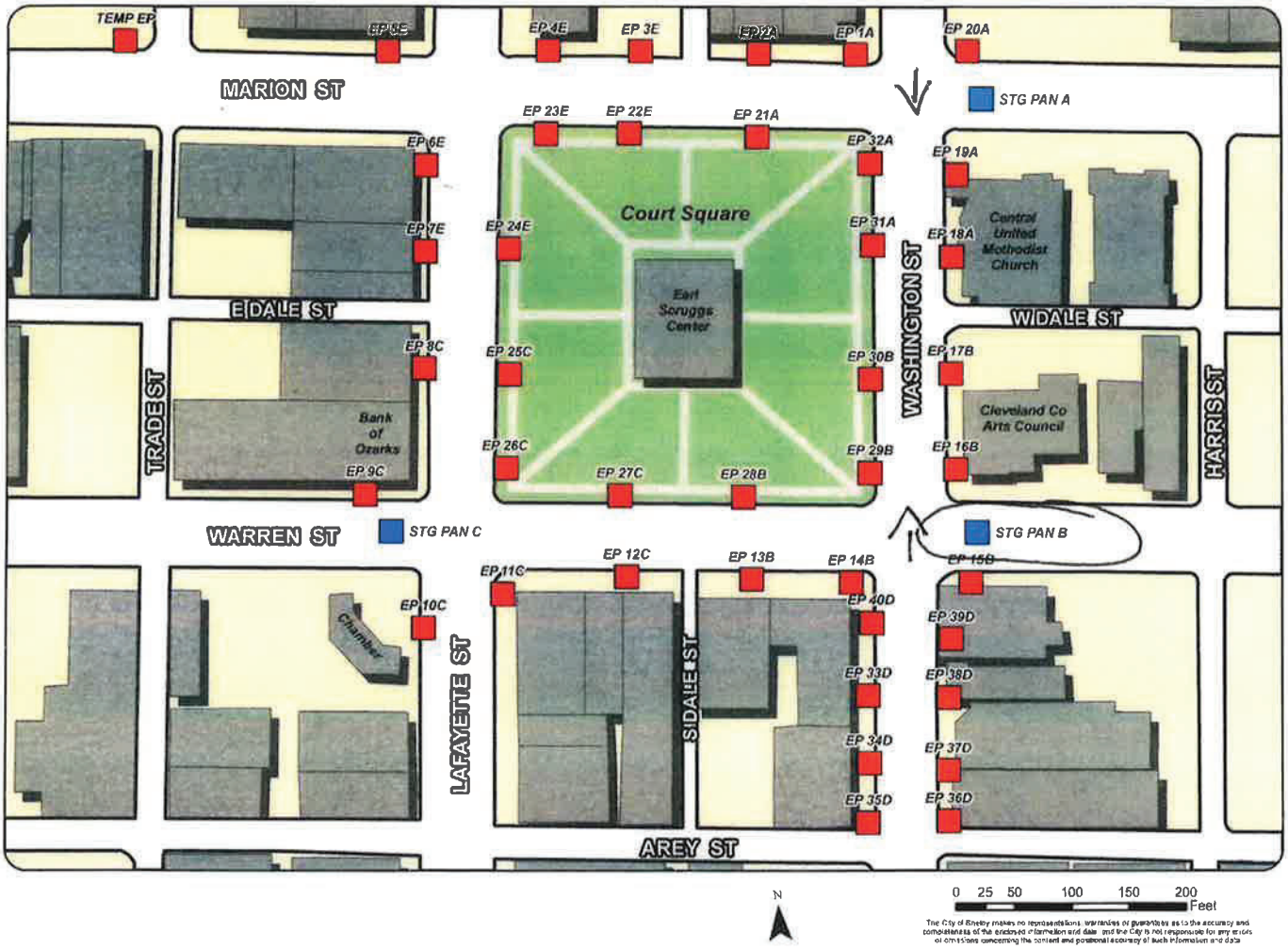
awilliams@pinkparadisespa.com

E-MAIL ADDRESS

12/31/25

DATE

City of Shelby Uptown Event Panels



The City of Shelby makes no representations, warranties or guarantees as to the accuracy and completeness of the enclosed information and data and the City is not responsible for any errors or omissions concerning the content and positional accuracy of such information and data

Shelby
NORTH CAROLINA

Legend

Event Panel

Stage Panel

CITY OF SHELBY
PO Box 207
Shelby, NC 28151-0207
704-484-6866, option 3

paulaeal 01/02/2026 10:35

Receipt: 3083322

NEW CHARGES
FILING FEES / SPECIA
THE JESUS REVIVAL 20.00

TOTAL: 20.00

PAYMENTS
CASH 20.00

TOTAL: 20.00

TENDERED: 20.00
APPLIED: 20.00

CHANGE DUE: 0.00
BALANCE 0.00

Pay on-line at www.cityofshelby.com

CITY OF SHELBY
PO Box 207
Shelby, NC 28151-0207
704-484-6866, option 3

victor1 01/07/2026 14:50

Receipt: 3087075

PINK PARADISE WELLNESS CK#1132

NEW CHARGES	
E-OTHER INCOME	
REVIVAL STAGE	110.00
TOTAL:	110.00

PAYMENTS	
CHECK	110.00
TOTAL:	110.00

TENDERED:	110.00
APPLIED:	110.00
CHANGE DUE:	0.00
BALANCE	0.00

Pay on-line at www.cityofshelby.com

Agenda Item: C-5

5) Management Report:

a) Monthly Financial Report, January 2026

Consent Agenda Item: (Justin Merritt, City Manager)

- Monthly Financial Report for January 2026

City Manager's Recommendation / Comments

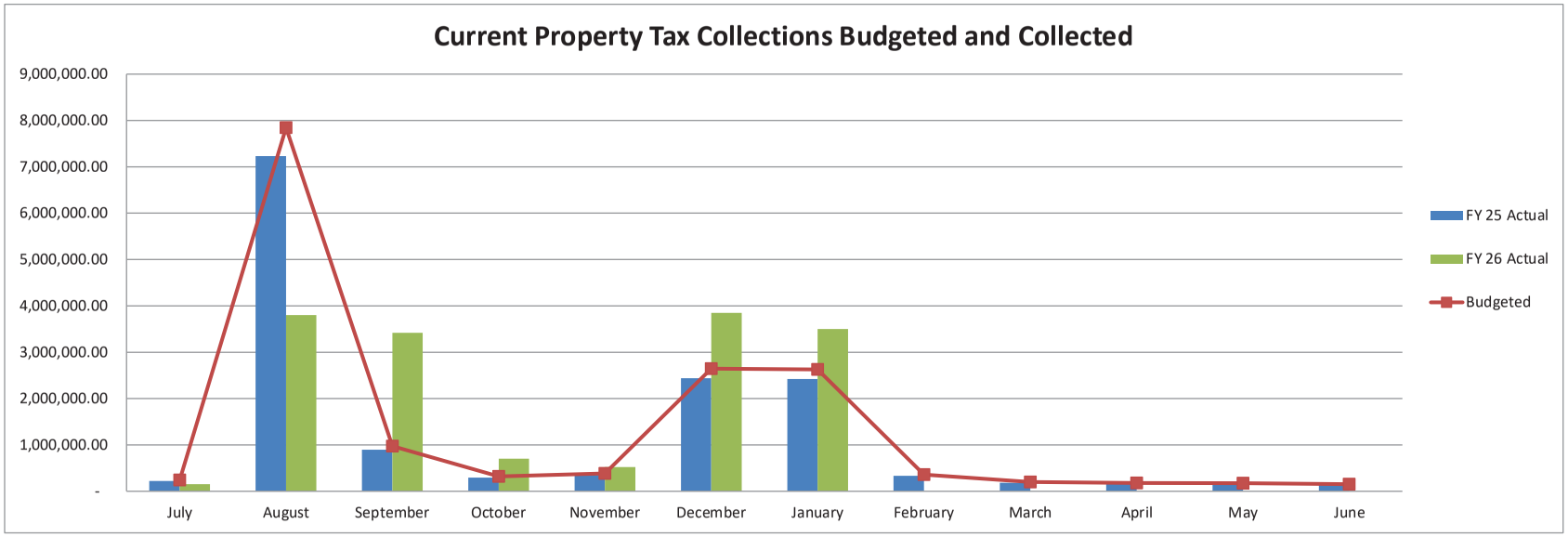
The above-mentioned report is for City Council information and is placed on the agenda to ensure documentation that it was formally presented by management during a regular meeting.



Monthly Financial Summary
January 2026

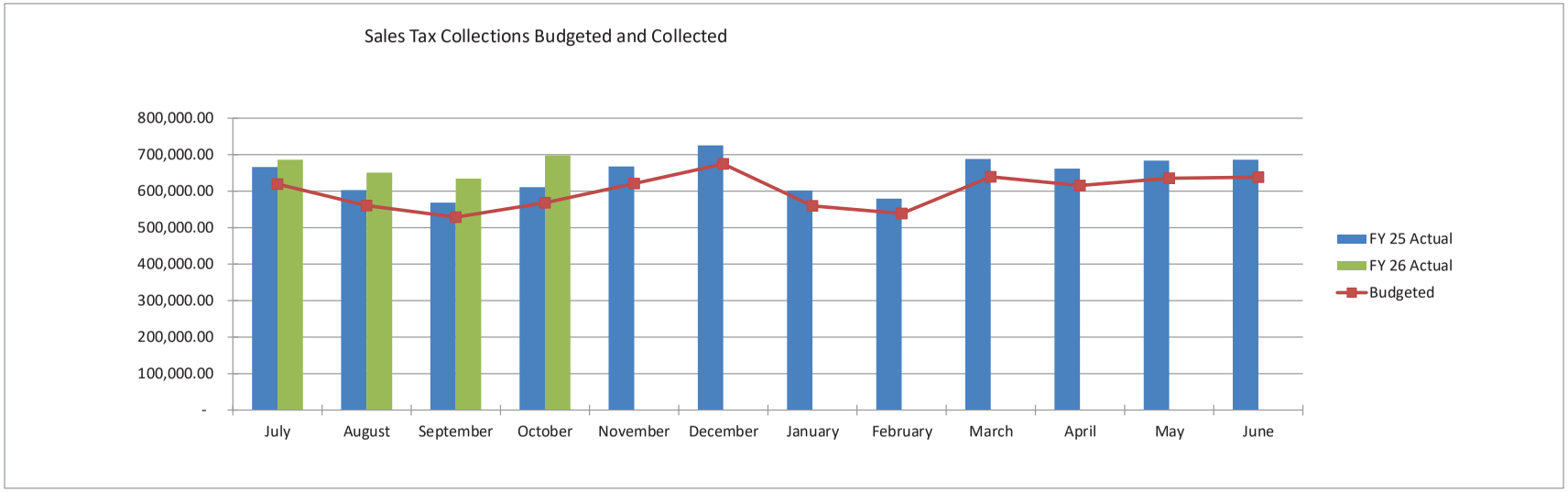
City of Shelby
Current Property Tax Collections
FY 2026
11001000-31001

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget	242,321.20	7,844,377.99	973,670.18	318,832.09	383,712.22	2,644,966.98	2,626,745.61	361,330.43	199,019.67	178,213.51	173,829.76	152,980.37	16,100,000.00
FY 2025	223,311.75	7,229,007.66	897,288.38	293,820.57	353,611.03	2,437,476.44	2,420,684.49	332,985.03	183,407.11	164,233.14	160,193.28	140,979.47	14,836,998.35
FY 2026	152,288.11	3,802,653.19	3,421,249.27	702,307.40	522,736.39	3,849,442.56	3,502,297.13						15,952,974.05
% of Budget	0.95%	23.62%	21.25%	4.36%	3.25%	23.91%	21.75%	0.00%	0.00%	0.00%	0.00%	0.00%	99.09%
Variance	(90,033.09)	(4,041,724.80)	2,447,579.09	383,475.31	139,024.17	1,204,475.58	875,551.52	(361,330.43)	(199,019.67)	(178,213.51)	(173,829.76)	(152,980.37)	(147,025.95)



City of Shelby
Sales Tax Collections
FY 2026
GL #11001000-32101

	July (Oct)	August (Nov)	September (Dec)	October (Jan)	November (Feb)	December (Mar)	January (Apr)	February (May)	March (June)	April (July)	May (August)	June (September)	Totals
Budget	619,252.11	560,825.89	528,780.78	567,941.02	621,072.38	674,618.19	559,917.99	538,807.06	639,635.64	615,457.12	635,525.75	638,166.08	7,200,000.00
FY 2025	666,057.91	603,215.58	568,748.36	610,868.50	668,015.76	725,608.80	602,239.06	579,532.47	687,982.12	661,976.08	683,561.58	686,401.48	7,744,207.70
FY 2026	686,327.50	650,790.30	634,512.15	698,259.56									2,669,889.51
% of Budget	9.53%	9.04%	8.81%	9.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.08%
Variance	67,075.39	89,964.41	105,731.37	130,318.54	(621,072.38)	(674,618.19)	(559,917.99)	(538,807.06)	(639,635.64)	(615,457.12)	(635,525.75)	(638,166.08)	(4,530,110.49)



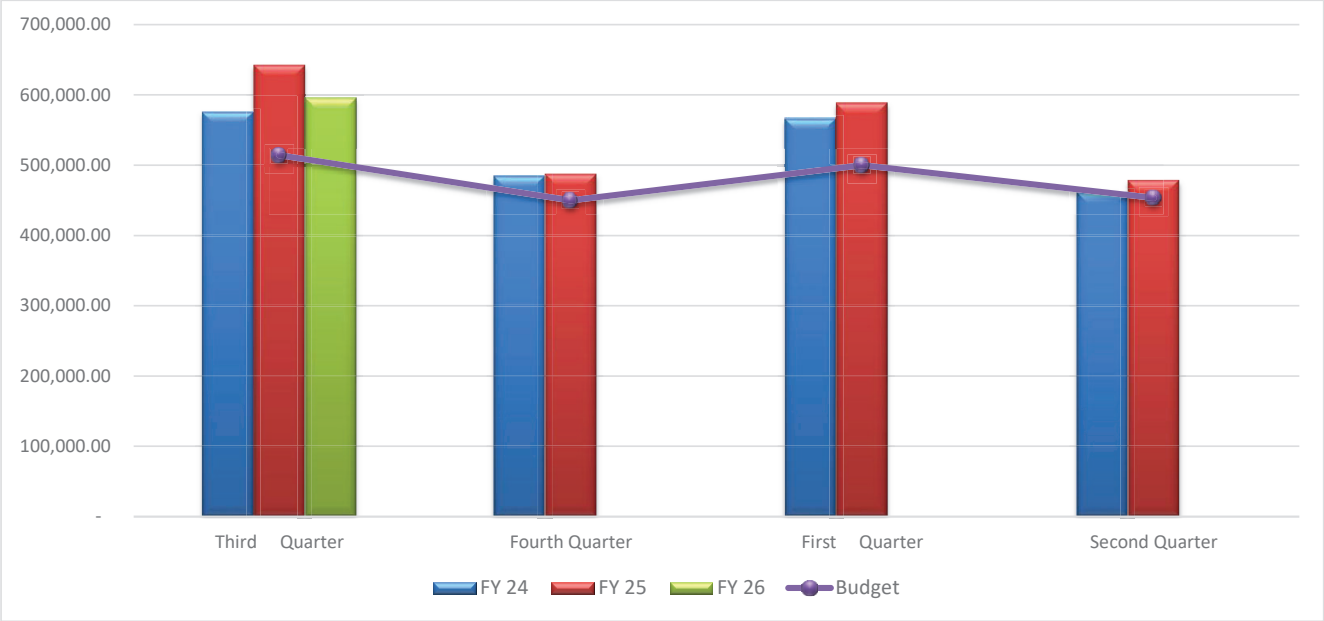
Notes:

Sales Tax Expansion to include Service Contracts: NCGS §105-164.4(a)(11), effective January 2014, has expanded the NC Sales and Use Tax to include "the sales price of a service contract".
A link to the NCDOR directive on this change is embedded here: http://www.dor.state.nc.us/practitioner/sales/directives/SD-13-5.pdf

Sales Tax Distribution Method: A link to a description of the individual articles of Sales Tax is embedded here: http://www.dor.state.nc.us/publications/salesdistribution_articles.pdf

City of Shelby
Utility Sales Tax Distribution (Formerly Utility Franchise Tax)
Last Three Years
GL #11001000-33101

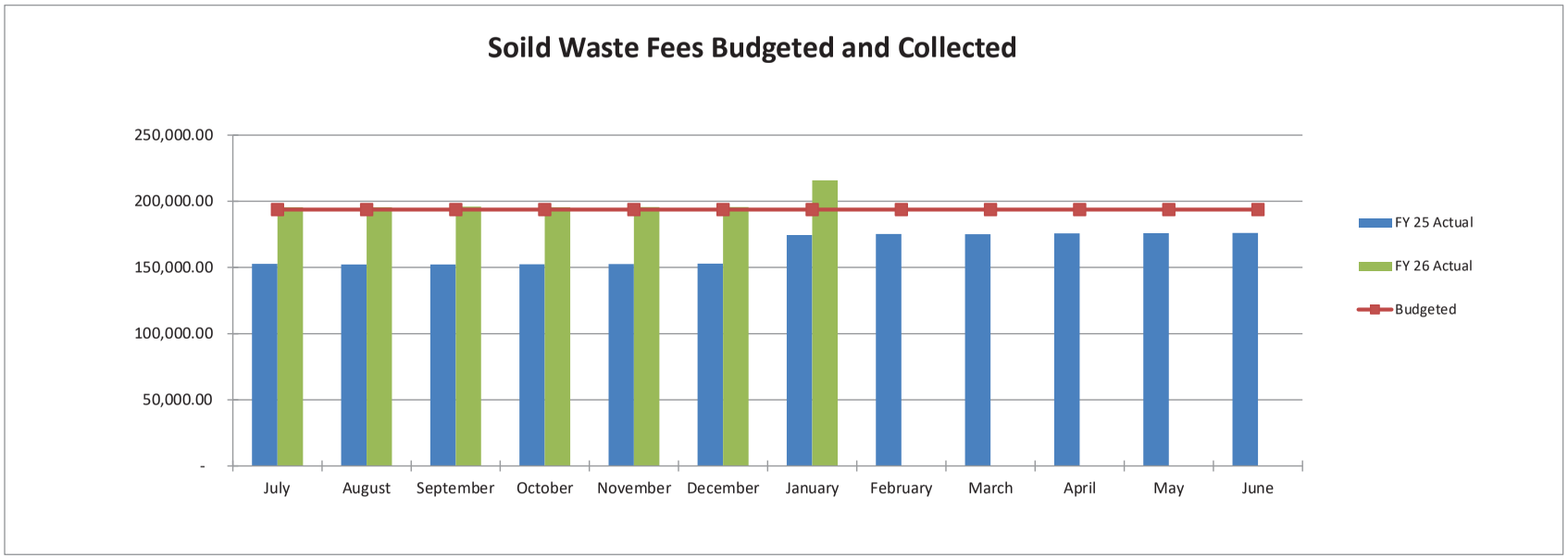
	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Totals
Collection Period:	(July-Sept.)	(Oct.-Dec.)	(Jan.-Mar.)	(Apr.-June)	
Received in:	December	March	June	September	
FY 24	575,545.63	484,885.74	566,199.32	461,664.29	2,088,294.98
FY 25	642,248.85	487,409.61	588,889.85	478,128.64	2,196,676.95
FY 26	595,464.33				595,464.33
Budget	514,196.77	449,892.13	499,995.14	453,354.97	1,917,439.00
% of Budget	31.06%	0.00%	0.00%	0.00%	31.06%



Notes:
Effective July 2014, utility franchise tax was eliminated on sales of electricity and piped natural gas. A "hold harmless" provision will keep local distribution levels at the amounts received during the 2013-14 Fiscal Year.

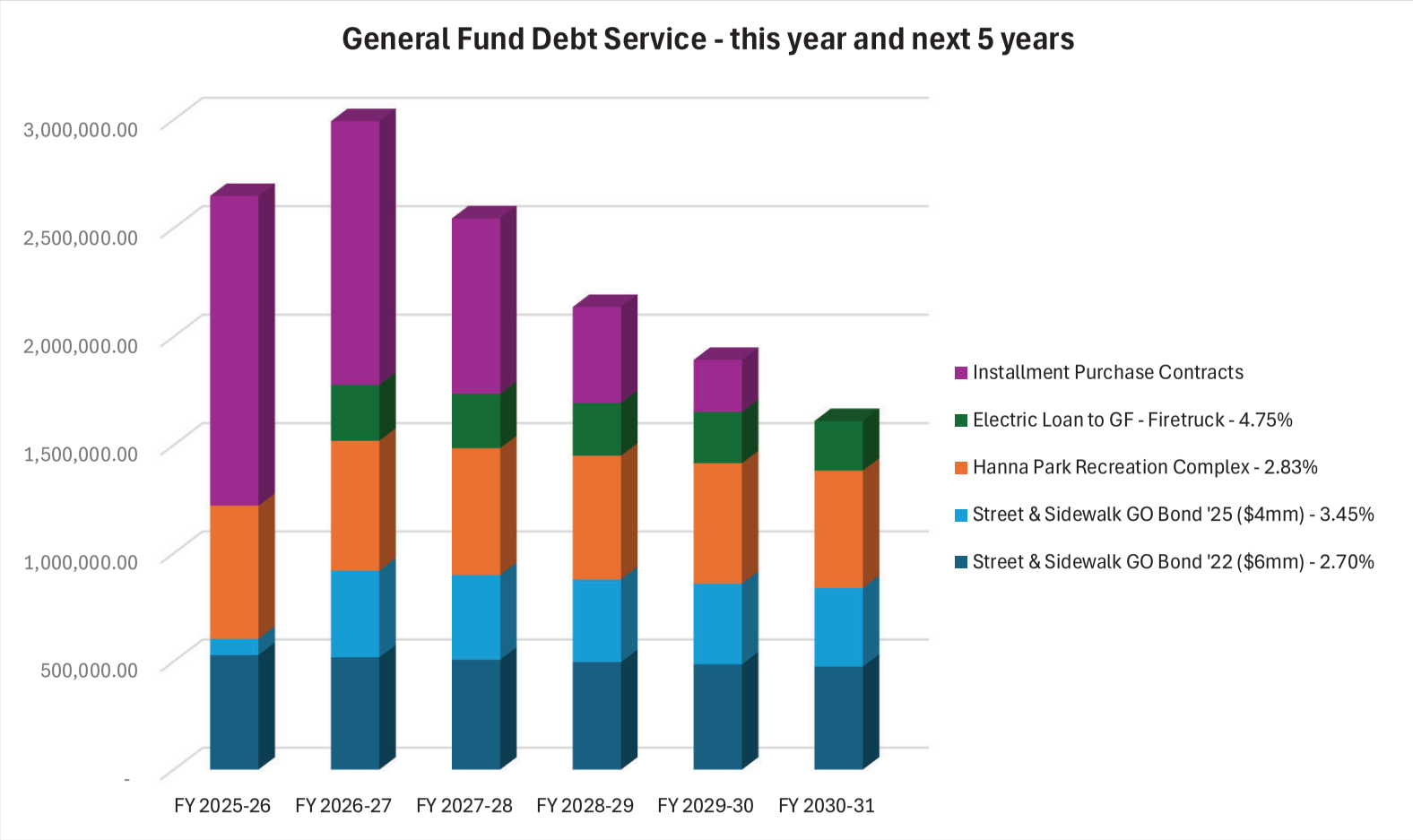
City of Shelby
Solid Waste Fees
FY 2026
GL #11007000-36101

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	2,325,000.00
FY 2025	152,721.44	152,242.65	152,213.17	152,415.46	152,523.81	152,835.98	174,434.73	175,218.54	175,205.29	175,837.60	175,989.60	176,035.92	1,967,674.19
FY 2026	195,522.25	195,548.47	195,931.48	195,553.05	195,622.92	195,715.00	215,804.84						1,389,698.01
% of Budget	8.41%	8.41%	8.43%	8.41%	8.41%	8.42%	9.28%	0.00%	0.00%	0.00%	0.00%	0.00%	59.77%
Variance	1,772.25	1,798.47	2,181.48	1,803.05	1,872.92	1,965.00	22,054.84	(193,750.00)	(193,750.00)	(193,750.00)	(193,750.00)	(193,750.00)	(935,301.99)
Res. Accts:	8,057	8,054	8,078	8,052	8,049	8,059	8,066						
Comm. Accts:	694	695	689	699	701	698	703						



DEBT SERVICE - GENERAL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
General Obligation Bonds						
Street & Sidewalk GO Bond '22 ($6mm) - 2.70%						
Principal	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00
2.70% Interest	129,600.00	118,800.00	108,000.00	97,200.00	86,400.00	75,600.00
Debt Retired in 2037	529,600.00	518,800.00	508,000.00	497,200.00	486,400.00	475,600.00
Street & Sidewalk GO Bond '25 ($4mm) - 3.45%						
Principal		267,000.00	267,000.00	267,000.00	267,000.00	267,000.00
3.45% Interest	74,750.00	133,394.25	124,182.75	114,971.25	105,759.75	96,548.25
Debt Retired in 2041	74,750.00	400,394.25	391,182.75	381,971.25	372,759.75	363,548.25
TOTAL GO BONDS	604,350.00	919,194.25	899,182.75	879,171.25	859,159.75	839,148.25
Installment Purchase Contracts						
Hanna Park Recreation Complex - 2.83%	615,024.66	600,497.33	585,970.00	571,442.66	556,915.33	542,388.00
2.83% Debt Retired in 2032						
Electric Loan to GF - Firetruck - 4.75%						
4.75% Debt Retired in 15 years		257,871.10	250,718.48	243,565.85	236,413.22	229,260.59
FY 21 Installment Purchase	127,738.36		-	-		
Debt Retired in 2026						
FY 22 Installment Purchase	313,080.27	313,080.27		-		
Debt Retired in 2027						
FY 23 Installment Purchase - Radios	274,873.35	274,873.35	274,873.35			
Debt Retired in 2028						
FY 23 Installment Purchase	270,763.83	185,002.09	91,725.01			
Debt Retired in 2028						

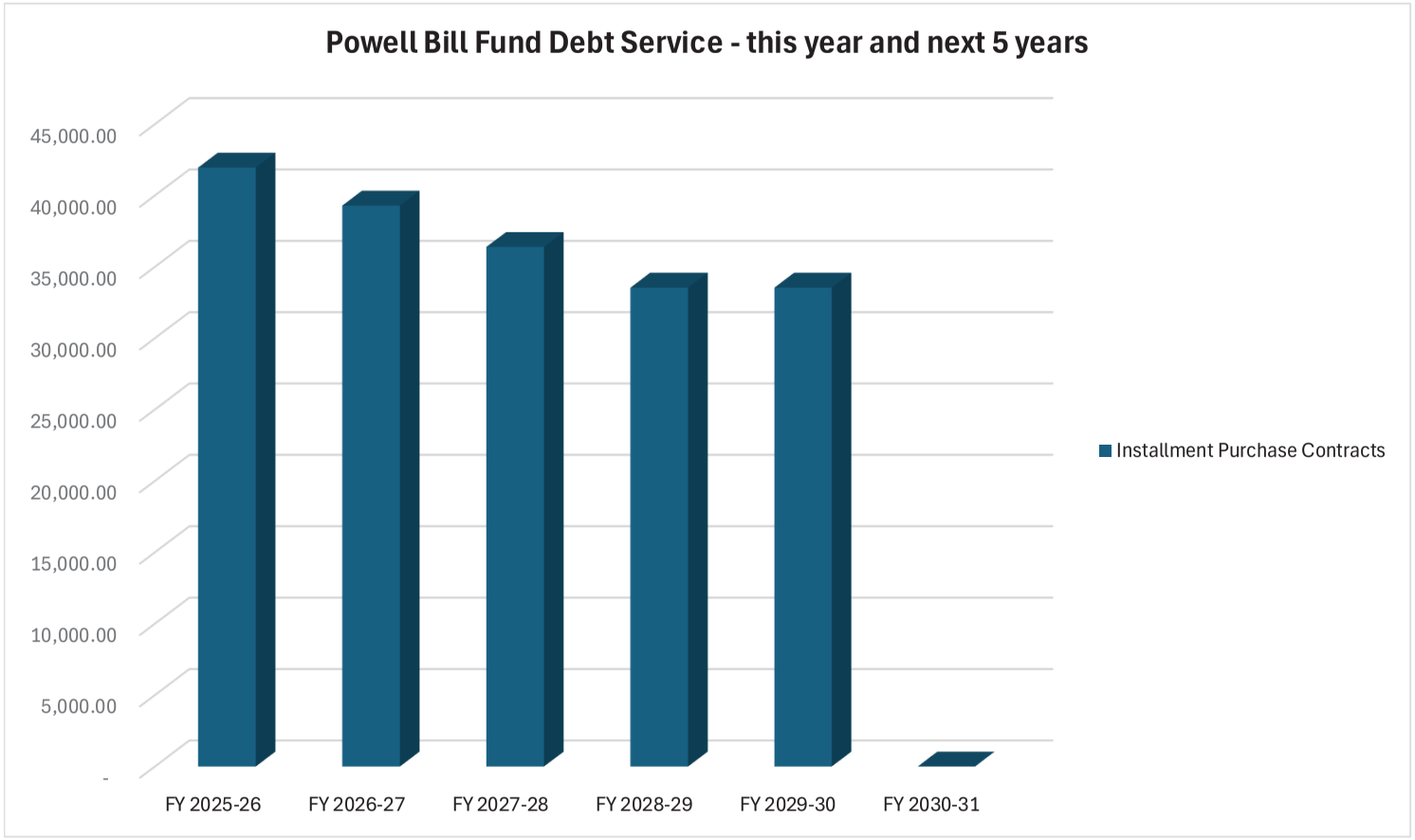
DEBT SERVICE - GENERAL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
FY 24 Installment Purchase	202,319.05	202,319.05	202,319.05	202,319.05		
Debt Retired in 2029						
FY 25 Installment Purchase	239,824.82	239,824.82	239,824.83	239,824.82	239,824.83	
Debt Retired in 2030						
subtotal Installment	1,428,599.68	1,215,099.58	808,742.24	442,143.87	239,824.83	
Total Debt Service - General Fund	2,647,974.34	2,992,662.26	2,544,613.46	2,136,323.62	1,892,313.13	1,610,796.84



City of Shelby
YTD Budget Report
January 31, 2026 (58.33% of Fiscal Year)

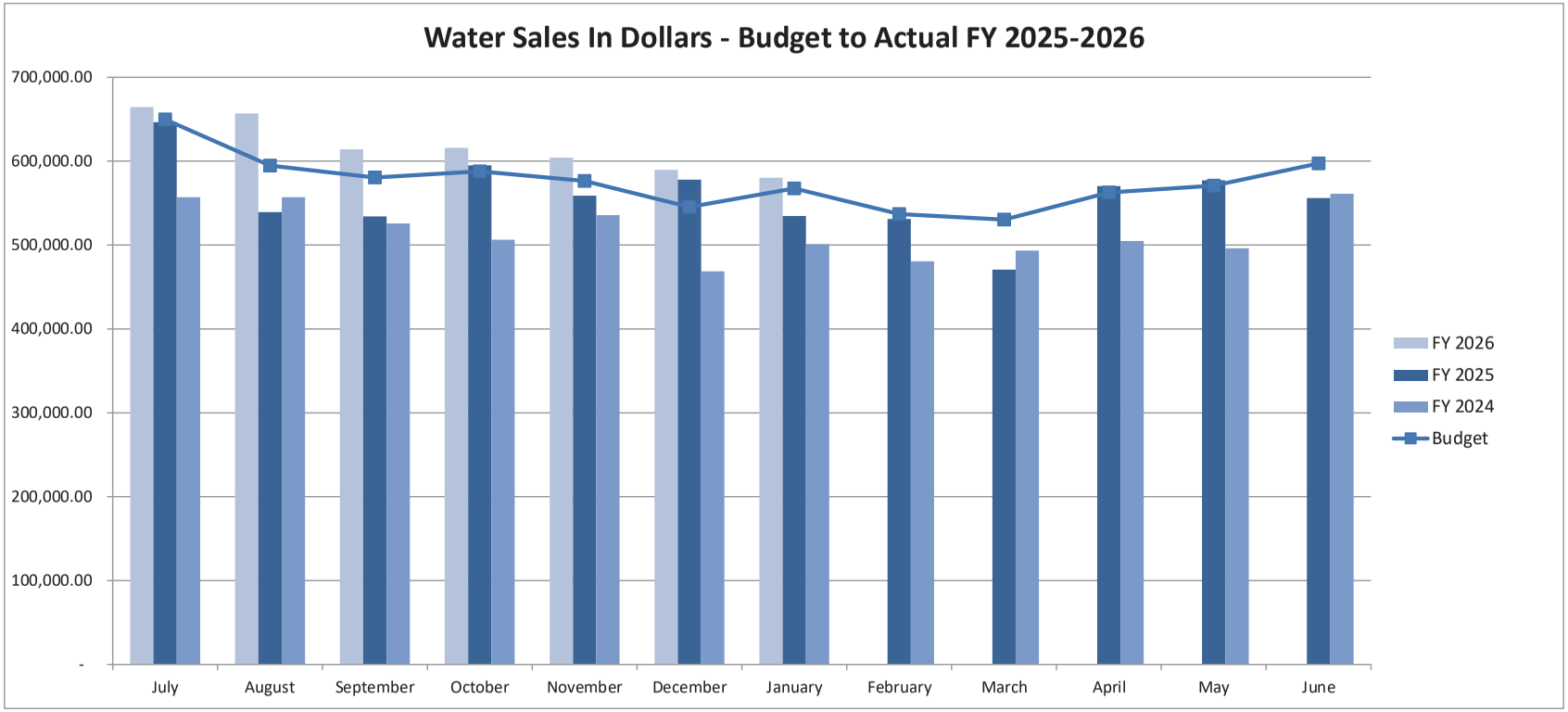
ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 110411 GOVERNING BOARD	107,539	107,539	51,950.30	73.17	55,516	48.40 %
Total 110412 ADMINISTRATION	1,104,304	1,212,304	586,160.52	8,120.70	618,023	49.00 %
Total 110413 FINANCE	979,401	979,401	641,277.48	2,229.00	335,895	65.70 %
Total 110414 PURCHASING	85,461	85,611	44,943.97	1,209.24	39,458	53.90 %
Total 110415 LEGAL	0	0	176.84	0.00	-177	100.00 %
Total 110416 HUMAN RESOURCES	484,007	484,007	234,205.17	6,050.14	243,752	49.60 %
Total 110419 CUSTOMER SERVICE	28,381	31,806	7,604.57	18,960.75	5,240	83.50 %
Total 110420 INFORMATION SERVICES	868,372	878,966	428,797.84	46,287.62	403,880	54.10 %
Total 110421 METER SERVICE	3	3	-22,632.06	78,636.21	-56,001	100.00 %
Total 110425 GARAGE	842,940	1,007,078	550,762.97	822.61	455,492	54.80 %
Total 110427 CITY HALL	143,400	143,400	67,254.48	14,505.00	61,641	57.00 %
Total 110428 CITY HALL ANNEX	94,400	94,400	35,778.06	10,375.00	48,247	48.90 %
Total 110431 POLICE	9,752,628	9,819,981	5,781,899.72	50,960.27	3,987,121	59.40 %
Total 110433 COMMUNICATION	1,007,565	1,009,420	496,587.11	0.00	512,833	49.20 %
Total 110434 FIRE	6,260,790	6,296,798	3,888,814.12	24,476.86	2,383,507	62.10 %
Total 110435 BUILDING INSPECTIONS	619,995	619,995	296,571.31	23,967.78	299,456	51.70 %
Total 110451 STREETS	1,577,625	1,577,674	798,449.74	2,620.64	776,603	50.80 %
Total 110453 AIRPORT	749,585	752,585	480,639.81	21,003.97	250,941	66.70 %
Total 110471 SOLID WASTE	2,434,500	2,442,005	1,176,724.87	350,633.23	914,647	62.50 %
Total 110491 GIS	92,876	100,552	59,106.57	506.64	40,939	59.30 %
Total 110493 PLANNING SERVICES	943,868	963,161	442,121.34	105,061.20	415,979	56.80 %
Total 110495 SPECIAL APPROPRIATIONS	3,611,500	8,251,210	5,668,702.06	0.00	2,582,508	68.70 %
Total 110612 PARKS & RECREATION	1,831,665	1,831,665	972,235.12	14,419.22	845,011	53.90 %
Total 110613 MAINTENANCE GROUNDS &	1,864,895	1,866,847	913,128.34	23,120.72	930,598	50.20 %
Total 110 GENERAL FUND	35,485,700	40,556,407	23,601,260.25	804,039.97	16,151,107	60.20 %

DEBT SERVICE - POWELL BILL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
FY 23 Installment Purchase						
Debt Retired in 2028	8,412.74	5,748.09	2,849.93			
FY 25 Installment Purchase						
Debt Retired in 2030	33,541.34	33,541.34	33,541.33	33,541.34	33,541.34	
Total Debt Service - Powell Bill Fund	41,954.08	39,289.43	36,391.26	33,541.34	33,541.34	-



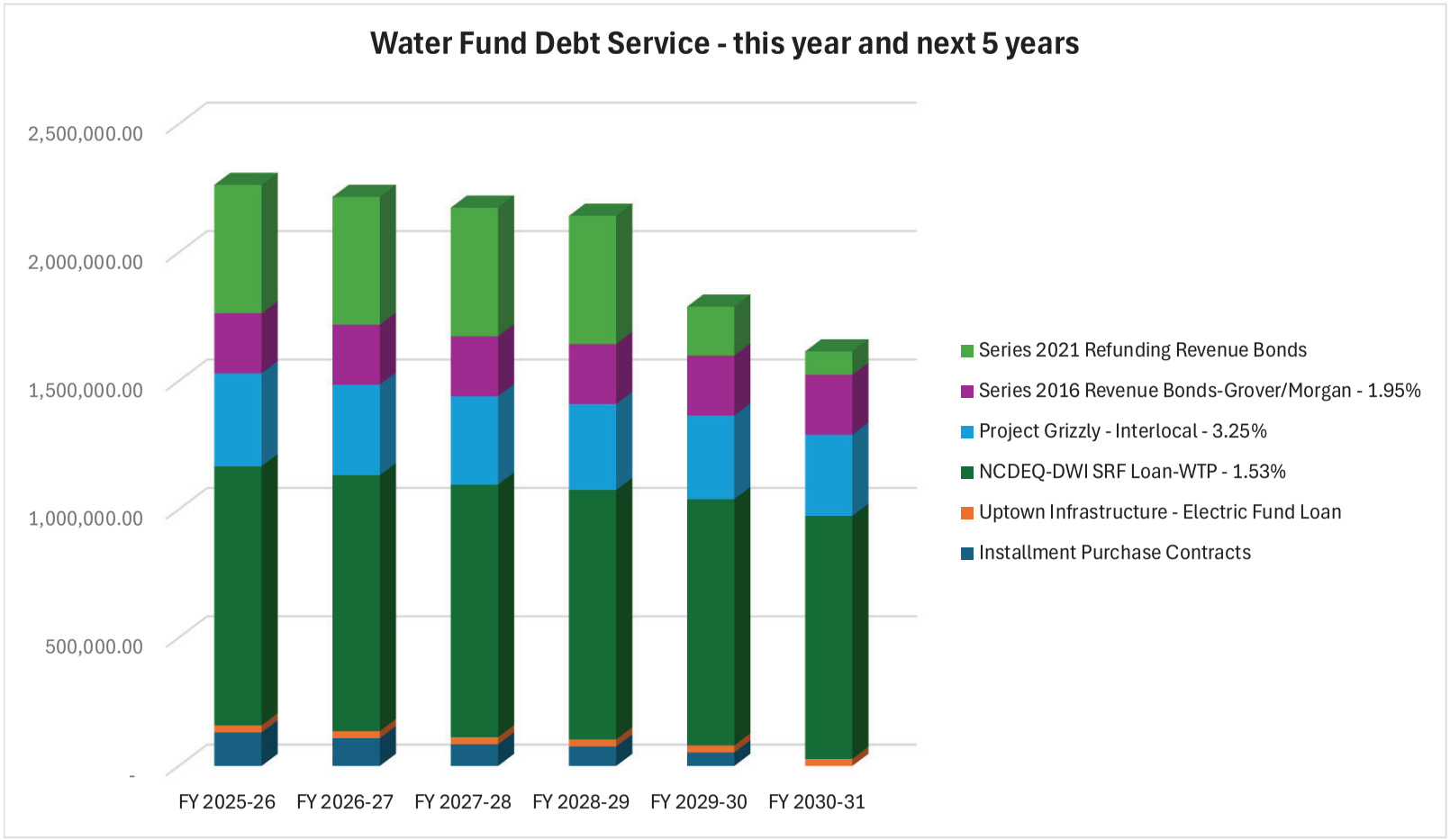
City of Shelby
Water Revenue Budget to Actual
FY 2026

	July	August	September	October	November	December	January	February	March	April	May	June	Total
FY 2026 Budget													
Inside Water													
Useage	155,504	132,362	127,741	133,188	128,740	122,238	128,933	119,174	117,121	127,375	130,371	139,111	1,561,857
Dollars	582,711.74	525,053.53	513,424.54	523,159.70	514,064.98	490,601.23	506,823.26	482,480.55	477,291.36	503,300.15	513,057.99	537,071.94	6,169,040.97
Outside Water													
Useage	15,047	15,861	14,983	14,447	13,731	11,585	13,104	11,479	11,032	12,931	12,465	13,051	159,717
Dollars	67,078.47	69,616.99	66,986.17	64,677.62	62,428.34	54,860.73	60,588.61	54,439.17	53,000.14	59,295.10	57,855.68	60,132.02	730,959.03
Totals													
Useage	170,551	148,223	142,724	147,636	142,471	133,823	142,036	130,653	128,153	140,306	142,835	152,162	1,721,574
Dollars	649,790.21	594,670.52	580,410.71	587,837.32	576,493.32	545,461.96	567,411.87	536,919.72	530,291.50	562,595.25	570,913.67	597,203.96	6,900,000.00
FY 2026 Actual													
Inside Water													
Useage	154,108	140,952	125,487	126,181	124,246	123,852	117,545	-	-	-	-	-	912,371
Dollars	599,890	592,290	542,402	552,164	544,290	537,734	522,872	-	-	-	-	-	3,891,641.84
Outside Water													
Useage	14,217	14,466	16,420	14,056	12,973	10,568	12,378	-	-	-	-	-	95,078
Dollars	64,527	64,574	71,643	63,792	59,823	51,860	57,408	-	-	-	-	-	433,628
Totals													
Useage	168,325	155,418	141,907	140,237	137,219	134,420	129,923	-	-	-	-	-	1,007,449
Dollars	664,417	656,865	614,045	615,956	604,113	589,593	580,281	-	-	-	-	-	4,325,269.43
Variance													
Inside Water													
Useage	(1,396)	8,590	(2,254)	(7,007)	(4,494)	1,614	(11,388)	(119,174)	(117,121)	(127,375)	(130,371)	(139,111)	(649,486)
Dollars	17,178.13	67,236.72	28,977.25	29,004.24	30,224.83	47,132.49	16,049.20	(482,480.55)	(477,291.36)	(503,300.15)	(513,057.99)	(537,071.94)	(2,277,399.13)
Outside Water													
Useage	(830)	(1,395)	1,437	(391)	(758)	(1,017)	(726)	(11,479)	(11,032)	(12,931)	(12,465)	(13,051)	(64,639)
Dollars	(2,551.45)	(5,042.59)	4,656.96	(885.33)	(2,605.34)	(3,001.16)	(3,180.43)	(54,439.17)	(53,000.14)	(59,295.10)	(57,855.68)	(60,132.02)	(297,331)
Totals													
Useage	(2,226)	7,195	(817)	(7,399)	(5,252)	597	(12,113)	(130,653)	(128,153)	(140,306)	(142,835)	(152,162)	(714,125)
Dollars	14,626.68	62,194.13	33,634.21	28,118.91	27,619.49	44,131.33	12,868.77	(536,919.72)	(530,291.50)	(562,595.25)	(570,913.67)	(597,203.96)	(2,574,730.57)


Water Sales In Dollars - Budget to Actual FY 2025-2026
700,000.00
600,000.00
500,000.00
400,000.00
300,000.00
200,000.00
100,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June
FY 2026
FY 2025
FY 2024
Budget

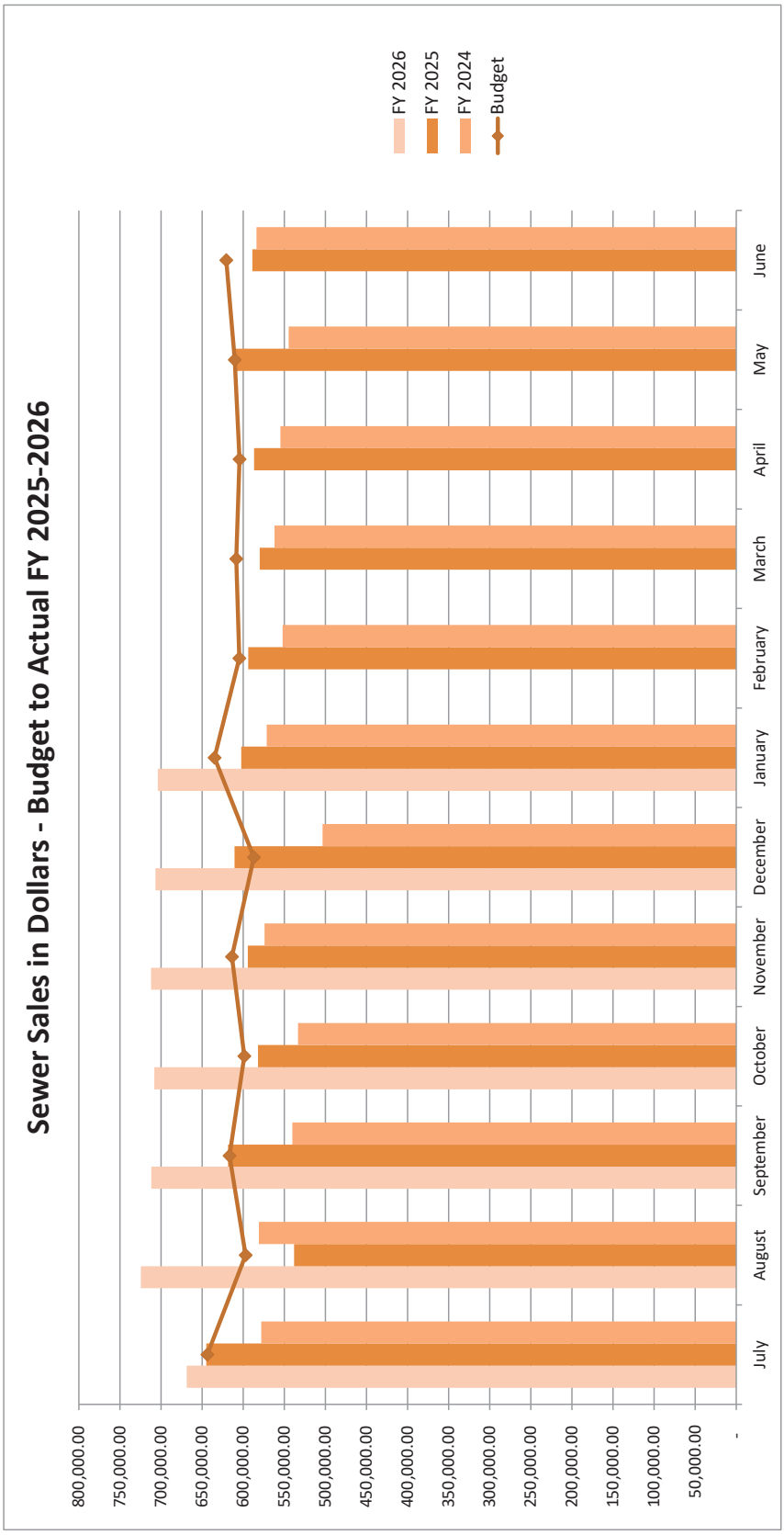
DEBT SERVICE - WATER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	470,516.88	474,598.56	484,259.94	490,006.96	187,000.00	90,000.00
Interest	29,097.59	22,504.52	15,822.83	9,024.53	3,220.00	630.00
Debt Retired in 2031	499,614.47	497,103.08	500,082.77	499,031.49	190,220.00	90,630.00
Series 2016 Revenue Bonds-Grover/Morgan - 1.95%						
Principal	206,744.67	210,795.85	214,836.41	219,137.91	223,431.93	229,985.76
1.95% Interest	26,655.33	22,604.15	18,473.59	14,262.09	9,968.07	3,368.76
Debt Retired in 2032	233,400.00	233,400.00	233,310.00	233,400.00	233,400.00	233,354.52
NCDEQ-DWI SRF Loan-WTP - 1.53%	*Water Treatment Plant*					
Principal	821,392.50	821,392.50	821,392.50	821,392.50	821,392.50	821,392.50
1.53% Interest	188,509.58	175,942.28	163,374.96	150,807.66	138,240.36	125,673.06
Debt Retired in 2040	1,009,902.08	997,334.78	984,767.46	972,200.16	959,632.86	947,065.56
Project Grizzly - Interlocal - 3.25%						
Principal	298,570.05	298,570.05	298,570.05	298,570.05	298,570.05	298,570.05
3.25% Interest	63,396.35	54,339.73	45,283.11	36,226.49	27,169.86	18,113.24
Debt Retired in 2032	361,966.40	352,909.78	343,853.16	334,796.54	325,739.92	316,683.29

Installment Purchase Contracts						
Uptown Infrastructure - Electric Fund Loan	27,250.00	27,250.00	27,250.00	27,250.00	27,250.00	27,250.00
Debt Retired in 2038						
FY 21 Installment Purchase	14,366.13	-	-	-	-	
Debt Retired in 2026						
FY 22 Installment Purchase	14,628.58	14,628.58	-	-	-	
Debt Retired in 2027						
FY 23 Installment Purchase	25,870.40	17,676.21	8,763.96	-	-	
Debt Retired in 2028						
FY 24 Installment Purchase	23,217.59	23,217.59	23,217.59	23,217.59		
Debt Retired in 2029						
FY 25 Installment Purchase	52,771.71	52,771.71	52,771.71	52,771.71	52,771.70	
Debt Retired in 2030						
Total Installment Debt	130,854.41	108,294.09	84,753.26	75,989.30	52,771.70	-
Total Debt Service - Water Fund	2,262,987.36	2,216,291.73	2,174,016.65	2,142,667.49	1,789,014.48	1,614,983.37


Water Fund Debt Service - this year and next 5 years
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
FY 2030-31
Series 2021 Refunding Revenue Bonds
Series 2016 Revenue Bonds-Grover/Morgan - 1.95%
Project Grizzly - Interlocal - 3.25%
NCDEQ-DWI SRF Loan-WTP - 1.53%
Uptown Infrastructure - Electric Fund Loan
Installment Purchase Contracts

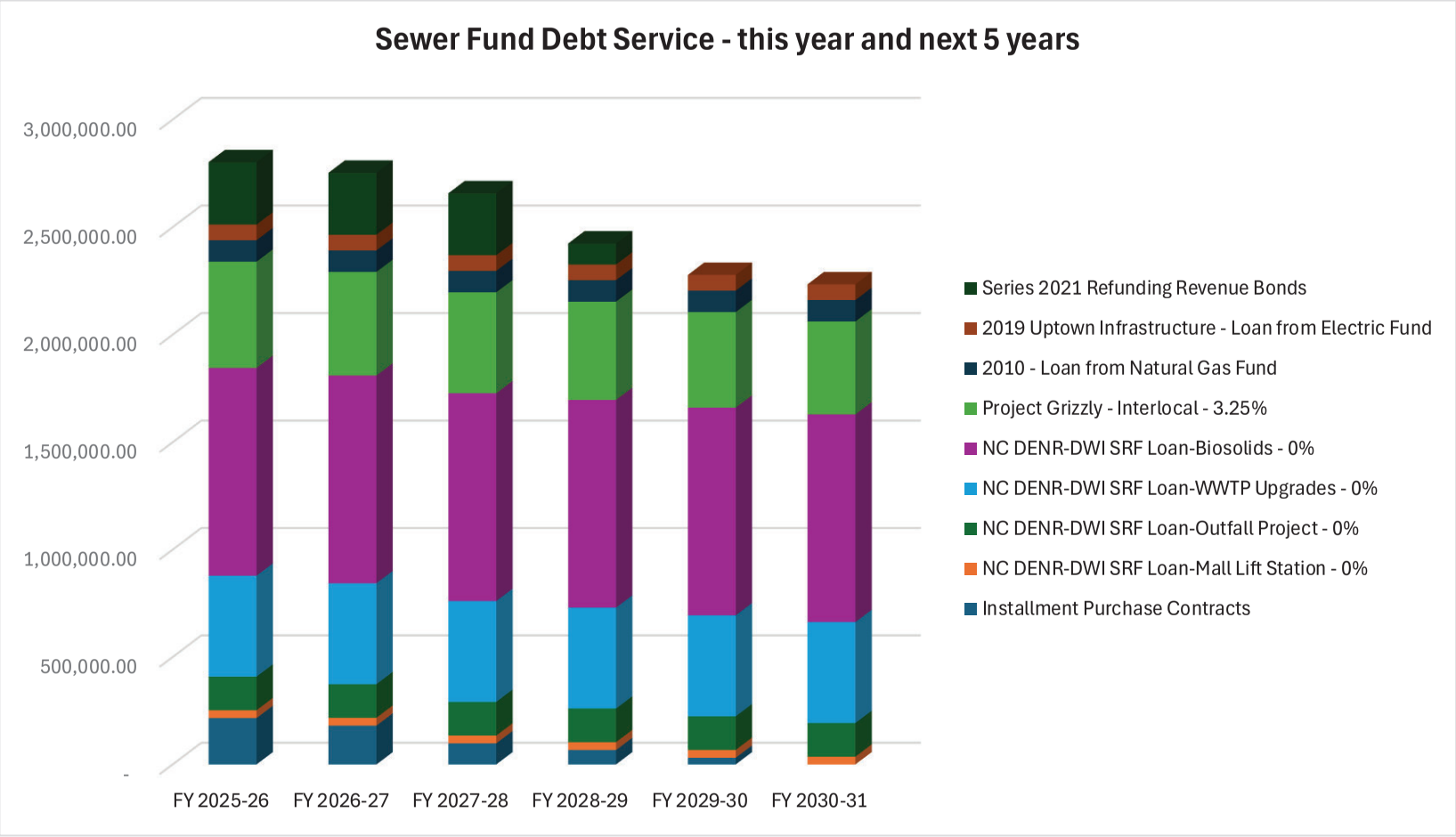
City of Shelby
Sewer Revenue Budget to Actual
FY 2026

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY 2026 Budget													
Inside Sewer													
Useage	82,099	71,789	53,846	68,610	73,400	69,082	77,328	71,229	72,561	71,191	73,569	76,205	860,908
Dollars	593,769.71	547,593.00	556,071.45	538,992.61	557,906.50	532,246.83	574,276.02	546,913.59	550,071.44	549,528.04	556,474.30	567,441.85	6,671,285.34
Outside Sewer													
Useage	3,294	3,240	4,574	4,503	4,001	3,914	4,656	4,290	4,339	3,875	3,781	3,682	48,149
Dollars	49,969.93	49,533.19	60,465.20	59,642.87	55,712.89	54,750.36	60,732.92	57,749.24	58,372.02	54,825.27	53,865.61	53,095.14	668,714.66
Totals													
Useage	85,393	75,029	58,420	73,113	77,401	72,996	81,983	75,519	76,900	75,066	77,350	79,887	909,057
Dollars	643,739.64	597,126.19	616,536.65	598,635.48	613,619.39	586,997.20	635,008.93	604,662.83	608,443.46	604,353.32	610,339.91	620,536.99	7,340,000.00
FY 2026 Actual													
Inside Sewer													
Useage	82,171	103,425	93,355	96,127	96,948	99,362	97,353	-	-	-	-	-	668,741
Dollars	619,030	674,791	649,087	646,556	650,096	650,416	651,805	-	-	-	-	-	4,541,779.91
Outside Sewer													
Useage	3,090	3,095	4,719	4,546	2,595	3,880	3,368	-	-	-	-	-	25,293
Dollars	49,742	49,740	62,677	61,551	62,120	56,328	52,077	-	-	-	-	-	394,236.26
Totals													
Useage	85,261	106,520	98,074	100,673	99,543	103,242	100,721	-	-	-	-	-	694,034
Dollars	668,772.04	724,530.47	711,764.58	708,107.23	712,216.25	706,743.36	703,882.24	-	-	-	-	-	4,936,016.17
Variance													
Inside Sewer													
Useage	72	31,636	39,509	27,517	23,548	30,280	20,025	(71,229)	(72,561)	(71,191)	(73,569)	(76,205)	(192,167.00)
Dollars	25,259.84	127,197.97	93,015.77	107,563.13	92,189.49	118,168.67	77,528.92	(546,913.59)	(550,071.44)	(549,528.04)	(556,474.30)	(567,441.85)	(2,129,505.43)
Outside Sewer													
Useage	(204)	(145)	145	43	(1,406)	(34)	(1,288)	(4,290)	(4,339)	(3,875)	(3,781)	(3,682)	(22,856.33)
Dollars	(227.44)	206.31	2,212.16	1,908.62	6,407.37	1,577.50	(8,655.62)	(57,749.24)	(58,372.02)	(54,825.27)	(53,865.61)	(53,095.14)	(274,478.40)
Totals													
Useage	(132)	31,491	39,654	27,560	22,142	30,246	18,738	(75,519)	(76,900)	(75,066)	(77,350)	(79,887)	(215,023.33)
Dollars	25,032.40	127,404.28	95,227.93	109,471.75	98,596.86	119,746.16	68,873.31	(604,662.83)	(608,443.46)	(604,353.32)	(610,339.91)	(620,536.99)	(2,403,983.83)


Sewer Sales in Dollars - Budget to Actual FY 2025-2026
FY 2026
FY 2025
FY 2024
Budget
800,000.00
750,000.00
700,000.00
650,000.00
600,000.00
550,000.00
500,000.00
450,000.00
400,000.00
350,000.00
300,000.00
250,000.00
200,000.00
150,000.00
100,000.00
50,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June

DEBT SERVICE - SEWER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	277,664.01	279,862.62	283,510.18	96,815.67		
Interest	12,157.65	8,263.12	4,332.28	1,017.03		
Debt Retired in 2031	289,821.66	288,125.74	287,842.46	97,832.70	-	
NC DENR-DWI SRF Loan-Mall Lift Station - 0%	36,300.10	36,300.10	36,300.10	36,300.10	36,300.10	36,300.10
0% Debt Retired in 2034						
NC DENR-DWI SRF Loan-Outfall Project - 0%	156,521.90	156,521.90	156,521.90	156,521.90	156,521.90	156,521.90
0% Debt Retired in 2035						
NC DENR-DWI SRF Loan-WWTP Upgrades - 0%	469,832.90	469,832.90	469,832.90	469,832.90	469,832.90	469,832.90
0% Debt Retired in 2036						
NC DENR-DWI SRF Loan-Biosolids - 0%	967,046.85	967,046.85	967,046.85	967,046.85	967,046.85	967,046.85
0% Debt Retired in 2041						
Project Grizzly - Interlocal - 3.25%						
Principal	407,155.35	407,155.35	407,155.35	407,155.35	407,155.35	407,155.35
3.25% Interest	86,452.62	74,102.25	61,751.87	49,401.50	37,051.12	24,700.75
Debt Retired in 2032	493,607.97	481,257.59	468,907.22	456,556.84	444,206.47	431,856.10

DEBT SERVICE - SEWER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
2010 - Loan from Natural Gas Fund	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
0% **Debt Retired in 2033**						
2019 Uptown Infrastructure - Loan from Electric	72,750.00	72,750.00	72,750.00	72,750.00	72,750.00	72,750.00
0% **Debt Retired in 2038**						
FY 21 Installment Purchase	6,172.52		-	-		
Debt Retired in 2026						
FY 22 Installment Purchase	50,913.19	50,913.19		-		
Debt Retired in 2027						
FY 23 Installment Purchase	91,762.10	62,697.37	31,085.68			
Debt Retired in 2028						
FY 24 Installment Purchase	35,939.56	35,939.56	35,939.56	35,939.56		
Debt Retired in 2029						
FY 25 Installment Purchase	31,305.25	31305.25	31305.25	31305.25	31,305.25	
Debt Retired in 2030						
Total Installment Debt	216,092.62	180,855.37	98,330.49	67,244.81	31,305.25	
Total Debt Service - Sewer Fund	2,801,974.00	2,752,690.45	2,657,531.92	2,424,086.10	2,277,963.47	2,234,307.85

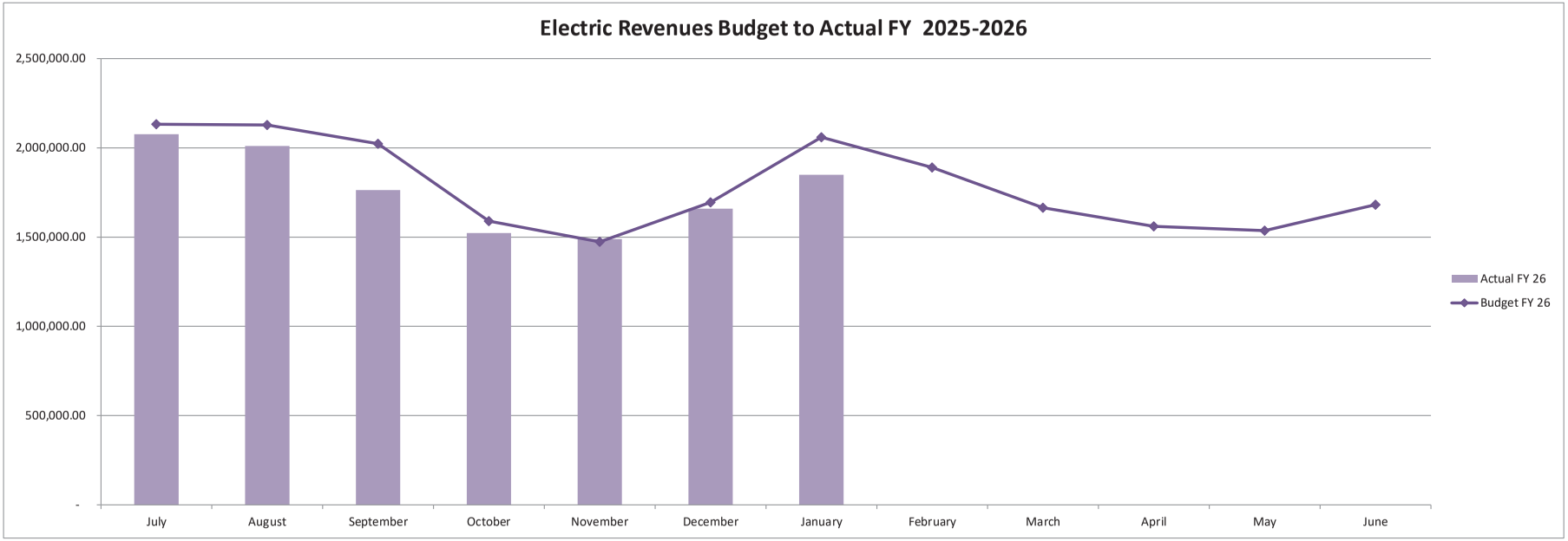

Sewer Fund Debt Service - this year and next 5 years
3,000,000.00
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
FY 2030-31
Series 2021 Refunding Revenue Bonds
2019 Uptown Infrastructure - Loan from Electric Fund
2010 - Loan from Natural Gas Fund
Project Grizzly - Interlocal - 3.25%
NC DENR-DWI SRF Loan-Biosolids - 0%
NC DENR-DWI SRF Loan-WWTP Upgrades - 0%
NC DENR-DWI SRF Loan-Outfall Project - 0%
NC DENR-DWI SRF Loan-Mall Lift Station - 0%
Installment Purchase Contracts

City of Shelby
Electric Revenues Budget to Actual
FY 2026

Revenues Budget FY 26	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Residential	929,775.32	904,104.45	831,468.92	607,247.94	593,682.42	796,180.40	1,074,100.34	946,660.49	766,939.59	663,977.52	619,719.19	709,383.19	9,443,239.76
Commercial/Industrial	1,202,496.07	1,224,338.65	1,191,680.20	981,999.59	879,653.88	898,713.49	985,721.14	942,978.04	897,543.71	895,825.50	916,421.65	971,888.32	11,989,260.24
Totals	2,132,271.39	2,128,443.10	2,023,149.12	1,589,247.53	1,473,336.30	1,694,893.89	2,059,821.48	1,889,638.54	1,664,483.29	1,559,803.02	1,536,140.84	1,681,271.51	21,432,500.00

Actual FY 26	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Residential	938,511.73	881,852.33	718,936.64	613,264.27	639,193.54	816,753.83	964,247.20						5,572,759.54
Commercial/Industrial	1,137,778.91	1,128,979.32	1,044,428.15	909,425.56	849,393.34	842,736.85	884,676.36						6,797,418.49
Totals	2,076,290.64	2,010,831.65	1,763,364.79	1,522,689.83	1,488,586.88	1,659,490.68	1,848,923.56	-	-	-	-	-	12,370,178.03

Revenue Variance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Residential	8,736.41	(22,252.12)	(112,532.28)	6,016.33	45,511.12	20,573.43	(109,853.14)	(946,660.49)	(766,939.59)	(663,977.52)	(619,719.19)	(709,383.19)	(3,870,480.22)
Commercial/Industrial	(64,717.16)	(95,359.33)	(147,252.05)	(72,574.03)	(30,260.54)	(55,976.64)	(101,044.78)	(942,978.04)	(897,543.71)	(895,825.50)	(916,421.65)	(971,888.32)	(5,191,841.75)
	(55,980.75)	(117,611.45)	(259,784.33)	(66,557.70)	15,250.58	(35,403.21)	(210,897.92)	(1,889,638.54)	(1,664,483.29)	(1,559,803.02)	(1,536,140.84)	(1,681,271.51)	(9,062,321.97)

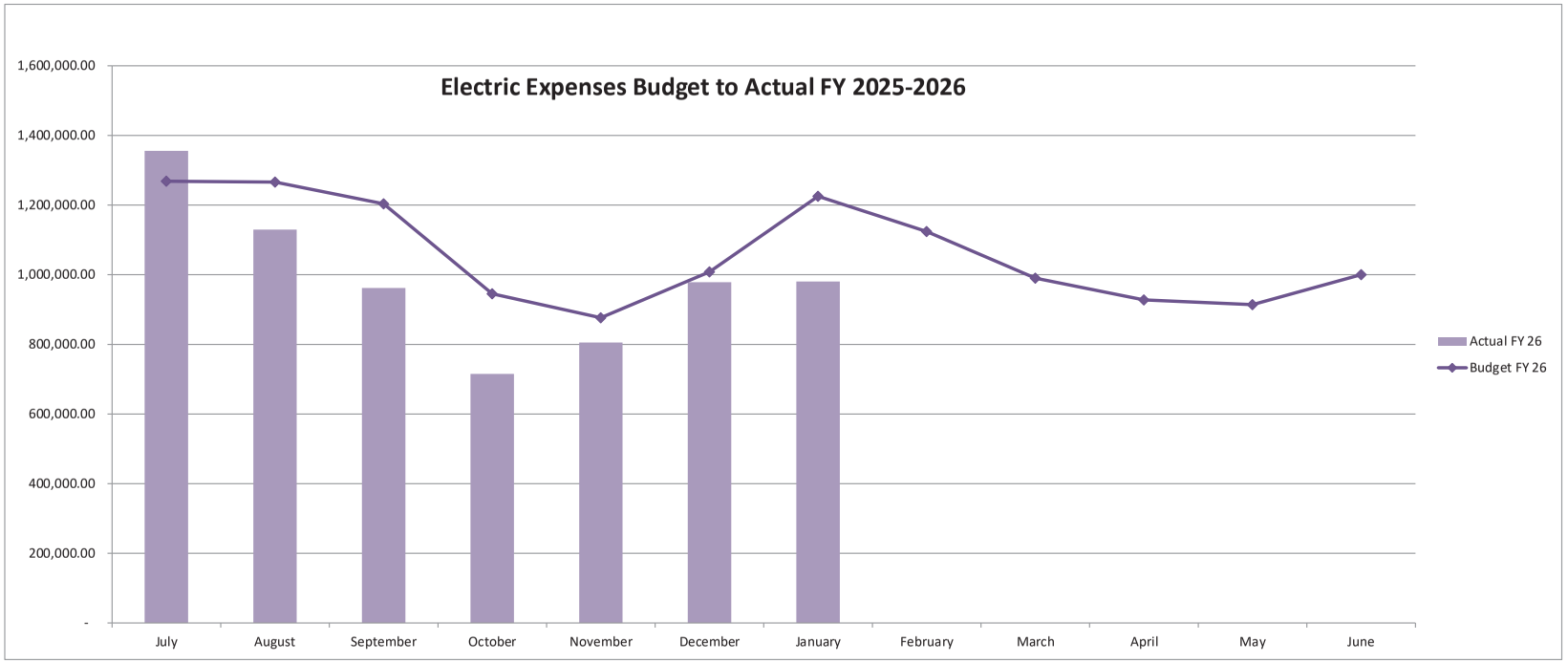

Electric Revenues Budget to Actual FY 2025-2026
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June
Actual FY 26
Budget FY 26

Expenses

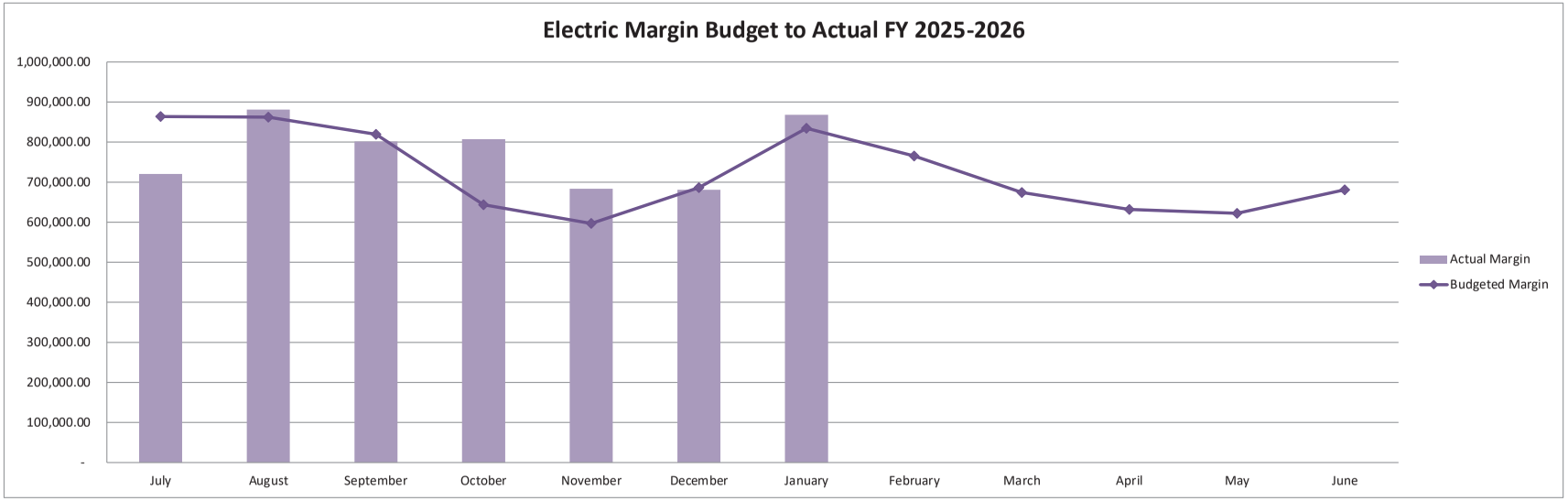
Budget FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	1,225,689.19	1,223,488.58	1,162,962.66	913,543.90	846,914.88	974,272.38	1,184,042.95	1,086,217.04	956,791.52	896,618.37	883,016.69	966,441.85	12,320,000.00
													-
SEPA	42,779.74	42,702.93	40,590.42	31,885.05	29,559.53	34,004.64	41,326.17	37,911.80	33,394.51	31,294.31	30,819.58	33,731.33	430,000.00
Totals	1,268,468.93	1,266,191.51	1,203,553.08	945,428.95	876,474.41	1,008,277.01	1,225,369.13	1,124,128.84	990,186.03	927,912.68	913,836.26	1,000,173.18	12,750,000.00

Actual FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	1,314,633.32	1,091,365.05	925,299.84	677,282.08	766,500.34	935,157.85	941,498.48						6,651,736.96
wholesale power 1st d	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW						
energy charges 1st blo	$.0359/kWh	$.0359/kWh	$.0359/kWh	$.0339/kWh	.0339/kWh	.0339/kWh	.0339/kWh						
SEPA	41,277.22	38,284.26	36,696.47	38,117.99	38,743.54	43,314.80	39,275.63						275,709.91
capacity rate	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW						
avg energy cost	.089/kWh	.088/kWh	.088/kWh	.098/kWh	.119/kWh	.099/kWh	.103/kWh						
Totals	1,355,910.54	1,129,649.31	961,996.31	715,400.07	805,243.88	978,472.65	980,774.11	-	-	-	-	-	6,927,446.87

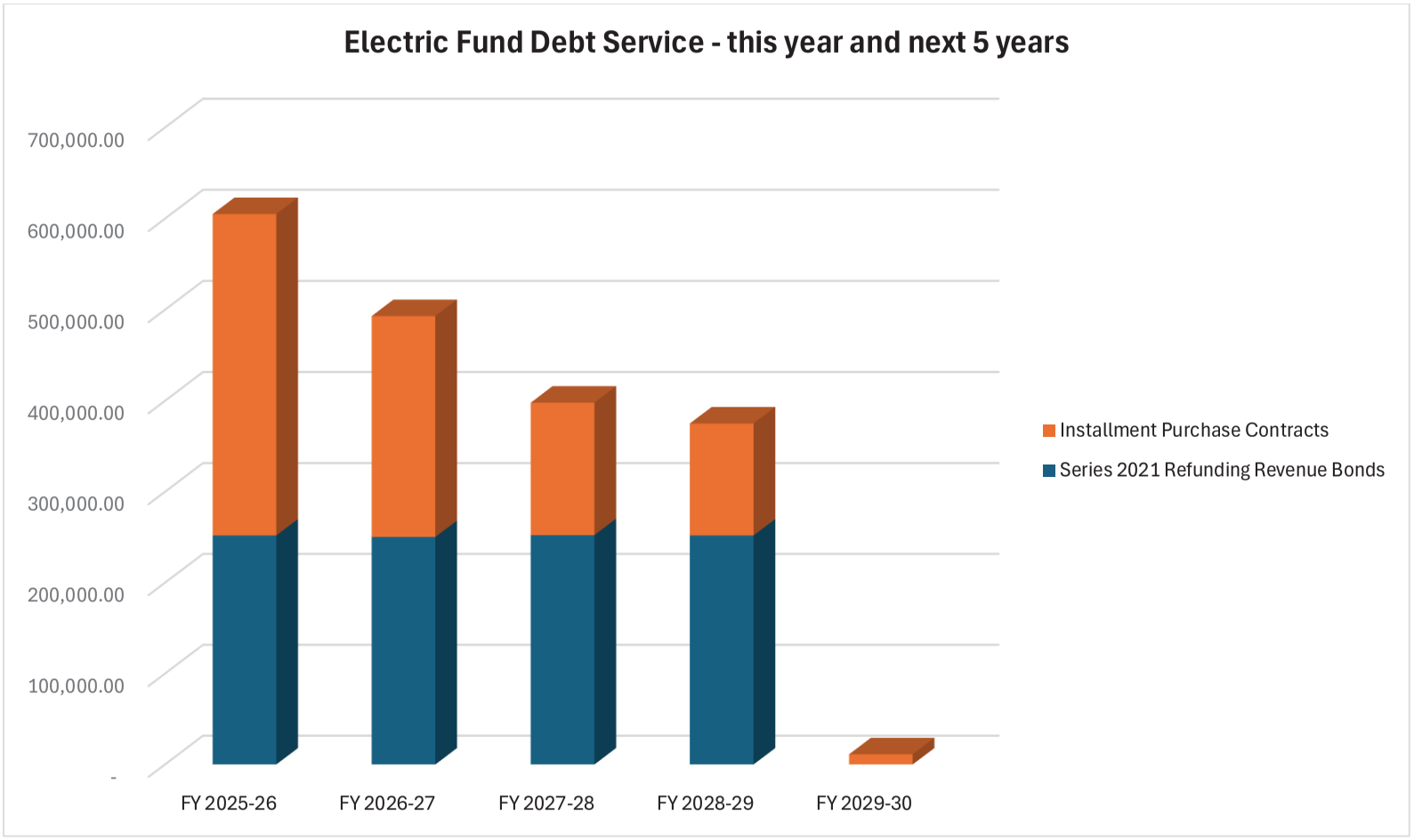
Expense Variance	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	(88,944.13)	132,123.53	237,662.82	236,261.82	80,414.54	39,114.53	242,544.47	1,086,217.04	956,791.52	896,618.37	883,016.69	966,441.85	5,668,263.04
SEPA	1,502.52	4,418.67	3,893.95	(6,232.94)	(9,184.01)	(9,310.16)	2,050.54	37,911.80	33,394.51	31,294.31	30,819.58	33,731.33	154,290.09
Totals	(87,441.61)	136,542.20	241,556.77	230,028.88	71,230.53	29,804.36	244,595.02	1,124,128.84	990,186.03	927,912.68	913,836.26	1,000,173.18	5,822,553.13


Electric Expenses Budget to Actual FY 2025-2026
1,600,000.00
1,400,000.00
1,200,000.00
1,000,000.00
800,000.00
600,000.00
400,000.00
200,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June
Actual FY 26
Budget FY 26

Margin	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budgeted Revenues	2,132,271.39	2,128,443.10	2,023,149.12	1,589,247.53	1,473,336.30	1,694,893.89	2,059,821.48	1,889,638.54	1,664,483.29	1,559,803.02	1,536,140.84	1,681,271.51	21,432,500.00
Budgeted Expenses	(1,268,468.93)	(1,266,191.51)	(1,203,553.08)	(945,428.95)	(876,474.41)	(1,008,277.01)	(1,225,369.13)	(1,124,128.84)	(990,186.03)	(927,912.68)	(913,836.26)	(1,000,173.18)	(12,750,000.00)
Budgeted Margin	863,802.47	862,251.59	819,596.05	643,818.58	596,861.89	686,616.88	834,452.35	765,509.70	674,297.27	631,890.34	622,304.58	681,098.33	8,682,500.00
Actual Revenues	2,076,290.64	2,010,831.65	1,763,364.79	1,522,689.83	1,488,586.88	1,659,490.68	1,848,923.56	-	-	-	-	-	12,370,178.03
Actual Expenses	(1,355,910.54)	(1,129,649.31)	(961,996.31)	(715,400.07)	(805,243.88)	(978,472.65)	(980,774.11)	-	-	-	-	-	(6,927,446.87)
Actual Margin	720,380.10	881,182.34	801,368.48	807,289.76	683,343.00	681,018.03	868,149.45	-	-	-	-	-	5,442,731.16
Margin Variance	(143,422.37)	18,930.75	(18,227.57)	163,471.18	86,481.11	(5,598.85)	33,697.10	(765,509.70)	(674,297.27)	(631,890.34)	(622,304.58)	(681,098.33)	(3,239,768.84)



DEBT SERVICE - ELECTRIC FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	239,138.82	240,834.84	246,262.10	249,314.94	-	-
Interest	12,819.53	9,466.84	6,076.16	2,618.99	-	-
Debt Retired in 2031	251,958.35	250,301.68	252,338.26	251,933.93	-	-
Installment Purchase Contracts						
FY 21 Installment Purchase						
Debt Retired in 2026	89,337.65					
FY 22 Installment Purchase						
Debt Retired in 2027	74,290.23	74,290.23				
FY 23 Installment Purchase						
Debt Retired in 2028	66,232.10	45,253.74	22,437.05			
FY 24 Installment Purchase						
Debt Retired in 2029	112,072.59	112,072.59	112,072.59	112,072.59		
FY 25 Installment Purchase						
Debt Retired in 2030	11,180.45	11,180.44	11,180.44	11,180.45	11,180.45	
Total Installment Debt	353,113.02	242,797.00	145,690.08	123,253.04	11,180.45	
Total Debt Service - Electric Fund	605,071.37	493,098.68	398,028.34	375,186.97	11,180.45	-


Electric Fund Debt Service - this year and next 5 years
700,000.00
600,000.00
500,000.00
400,000.00
300,000.00
200,000.00
100,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
Installment Purchase Contracts
Series 2021 Refunding Revenue Bonds

City of Shelby
Gas Revenues Budget to Actual
FY 2026

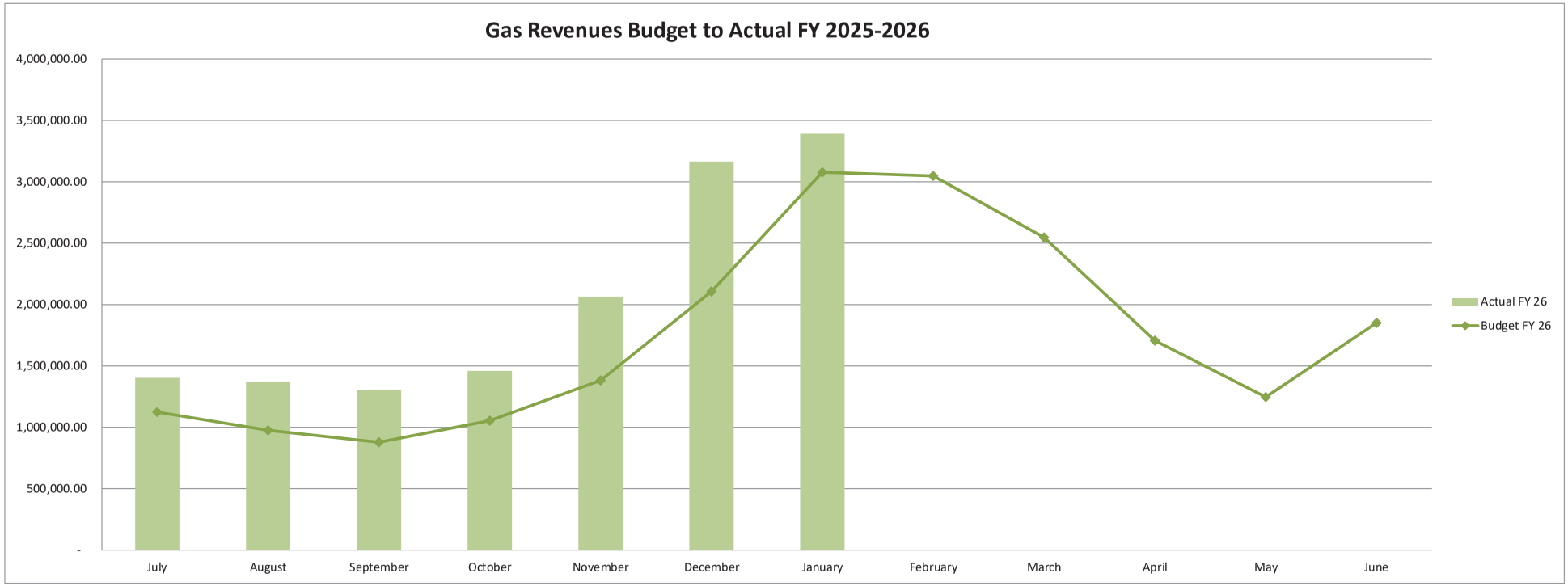
Revenues

Budget FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	122,297.76	115,215.27	123,501.93	143,519.89	220,165.62	581,262.07	949,372.32	958,941.34	640,985.22	293,120.29	178,880.71	765,344.73	5,092,607.15
Commercial	149,923.99	137,540.73	136,105.65	147,502.66	235,366.51	551,602.18	869,135.20	887,667.37	617,178.90	307,345.83	223,423.82	177,853.32	4,440,646.16
High Load Factor	15,097.10	14,097.37	12,830.74	13,985.82	15,257.65	25,917.21	26,807.18	26,603.01	23,652.84	20,564.95	22,072.26	24,027.88	240,914.02
Interruptibles	67,938.68	53,473.91	56,068.00	54,973.69	63,752.80	76,625.29	93,949.87	102,927.25	80,083.55	84,382.58	71,209.79	64,239.03	869,624.42
Special Ind Class	768,893.29	656,012.46	550,115.56	694,380.86	847,719.33	871,565.33	1,138,930.03	1,071,679.32	1,185,392.27	1,000,688.50	751,095.71	819,735.59	10,356,208.25
Totals	1,124,150.82	976,339.74	878,621.88	1,054,362.91	1,382,261.91	2,106,972.09	3,078,194.60	3,047,818.29	2,547,292.77	1,706,102.15	1,246,682.29	1,851,200.55	21,000,000.00

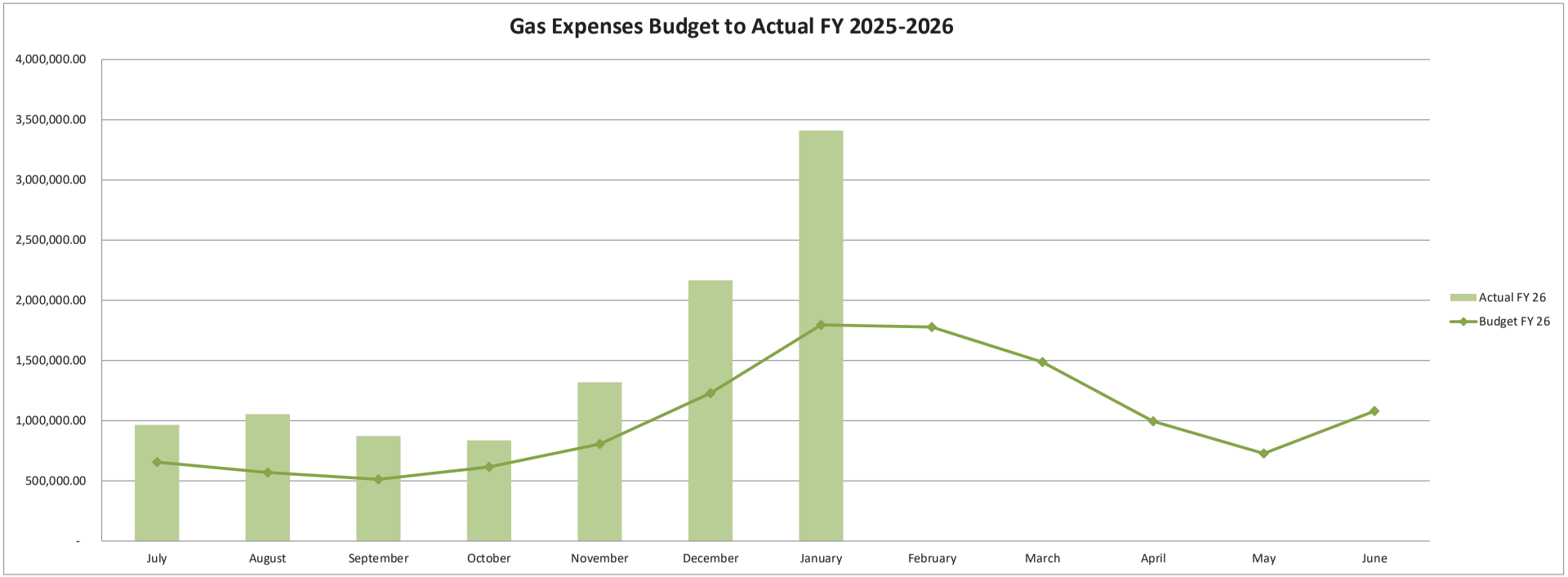
Actual FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	131,437.24	124,966.17	130,991.23	142,556.99	340,347.94	676,324.24	897,660.49						2,444,284.30
Commercial	169,815.71	161,489.32	174,920.40	179,802.22	331,031.71	667,492.09	814,298.25						2,498,849.70
High Load Factor	21,999.76	20,590.44	19,805.67	18,962.38	21,118.92	24,926.08	28,140.57						155,543.82
Interruptibles	77,938.24	76,366.82	76,924.77	65,679.11	84,699.61	92,011.86	118,958.15						592,578.56
Special Ind Class	1,002,382.54	986,028.72	905,231.84	1,053,034.19	1,288,092.06	1,705,113.17	1,532,122.84						8,472,005.36
Year End GL to Sales Report Reconciliation							corr for Oct NEG						
Totals	1,403,573.49	1,369,441.47	1,307,873.91	1,460,034.89	2,065,290.24	3,165,867.44	3,391,180.30	-	-	-	-	-	14,163,261.74

Revenue Variance	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	9,139.48	9,750.90	7,489.30	(962.90)	120,182.32	95,062.17	(51,711.83)	(958,941.34)	(640,985.22)	(293,120.29)	(178,880.71)	(765,344.73)	(2,648,322.85)
Commercial	19,891.72	23,948.59	38,814.75	32,299.56	95,665.20	115,889.91	(54,836.95)	(887,667.37)	(617,178.90)	(307,345.83)	(223,423.82)	(177,853.32)	(1,941,796.46)
High Load Factor	6,902.66	6,493.07	6,974.93	4,976.56	5,861.27	(991.13)	1,333.39	(26,603.01)	(23,652.84)	(20,564.95)	(22,072.26)	(24,027.88)	(85,370.20)

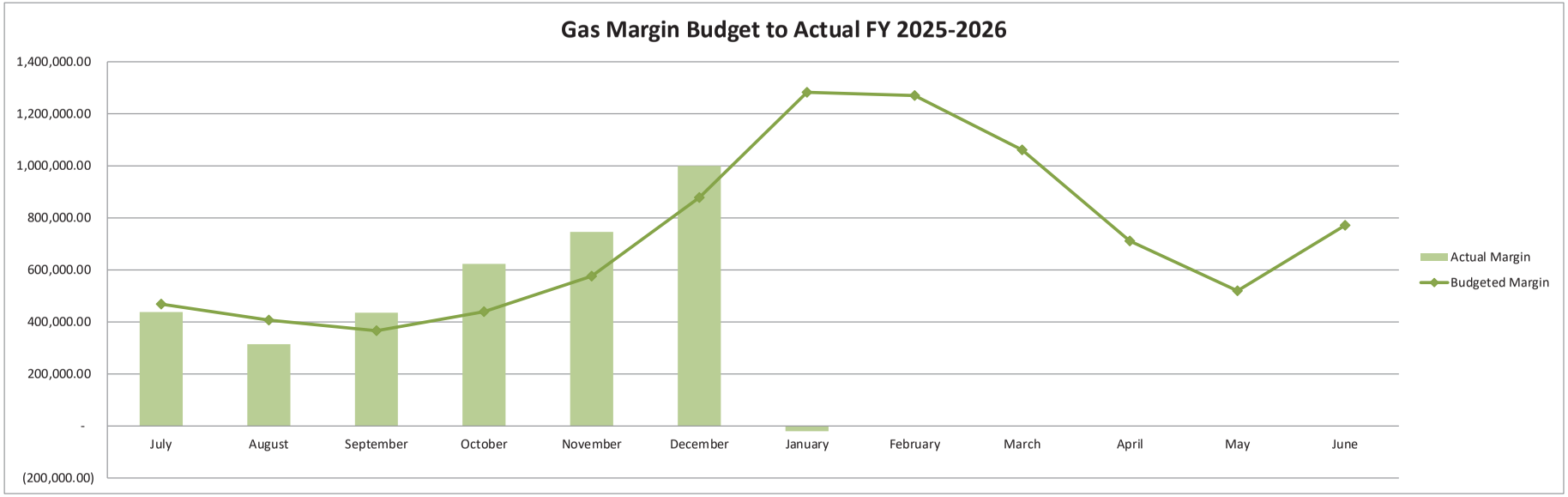
Interruptibles	9,999.56	22,892.91	20,856.77	10,705.42	20,946.81	15,386.57	25,008.28	(102,927.25)	(80,083.55)	(84,382.58)	(71,209.79)	(64,239.03)	(277,045.86)
Special Ind Class	233,489.25	330,016.26	355,116.28	358,653.33	440,372.73	833,547.84	393,192.81	(1,071,679.32)	(1,185,392.27)	(1,000,688.50)	(751,095.71)	(819,735.59)	(1,884,202.89)
Totals	279,422.67	393,101.73	429,252.03	405,671.98	683,028.33	1,058,895.35	312,985.70	(3,047,818.29)	(2,547,292.77)	(1,706,102.15)	(1,246,682.29)	(1,851,200.55)	(6,836,738.26)



Cost of Gas Expenses	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget FY 26	655,754.65	569,531.52	512,529.43	615,045.03	806,319.45	1,229,067.05	1,795,613.52	1,777,894.00	1,485,920.78	995,226.25	727,231.34	1,079,866.99	12,250,000.00
Actual FY 26	965,660.84	1,055,051.01	872,134.32	837,007.00	1,319,216.40	2,165,975.57	3,411,094.69						10,626,139.83
Cycle 1 WAGOG	3.8807	3.6944	3.3230	3.1717	3.9727	5.7893	5.9283						
Cycle 2 WACOG	3.7876	3.5087	3.2474	3.5722	4.8810	5.8588	7.8894						
Cycle 3 WAGOG	3.6944	3.3230	3.1717	3.9727	5.7893	5.9283	9.8504						
Expense Variance	(309,906.19)	(485,519.49)	(359,604.89)	(221,961.97)	(512,896.95)	(936,908.52)	(1,615,481.17)	1,777,894.00	1,485,920.78	995,226.25	727,231.34	1,079,866.99	1,623,860.17

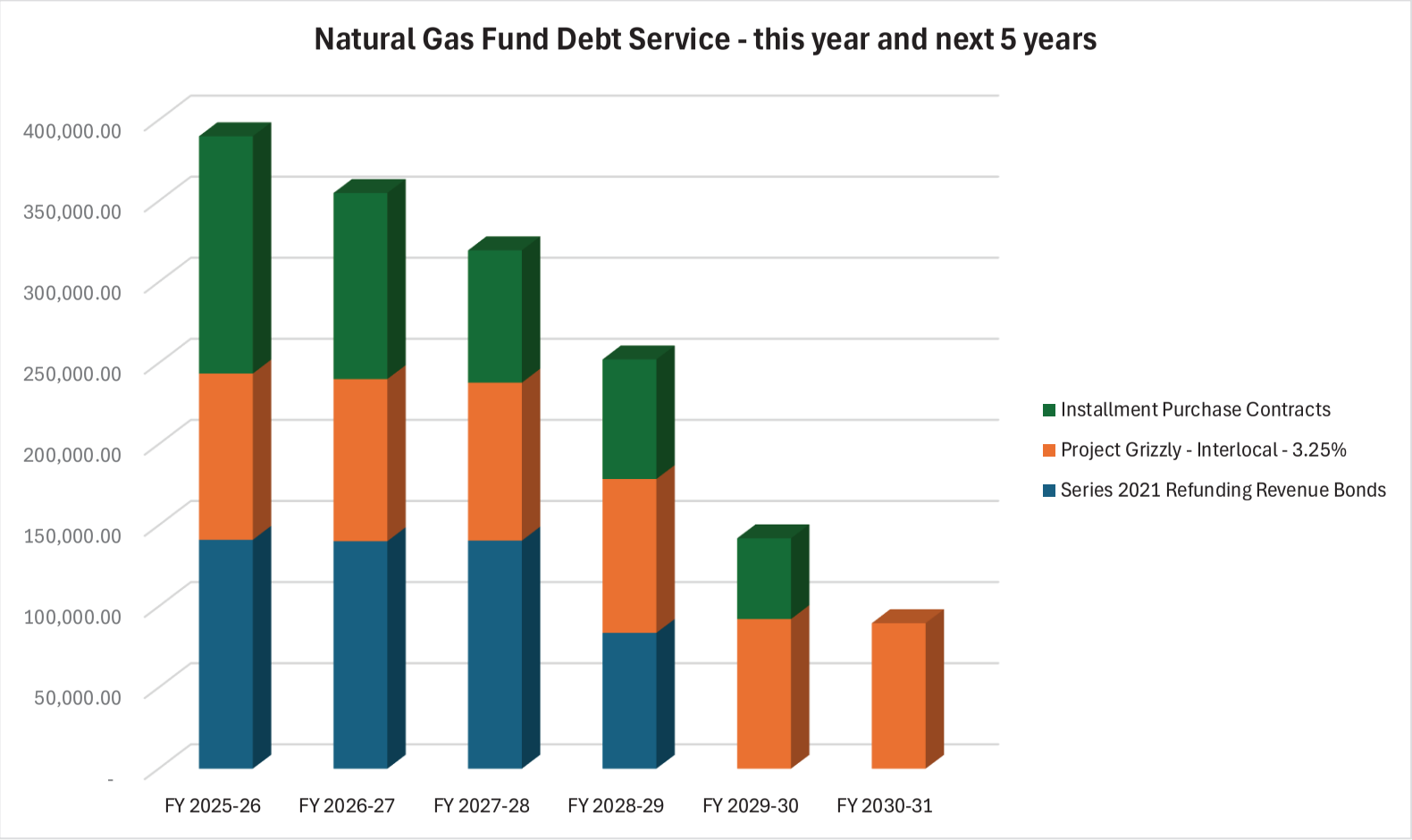


Margin	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budgeted Revenues	1,124,150.82	976,339.74	878,621.88	1,054,362.91	1,382,261.91	2,106,972.09	3,078,194.60	3,047,818.29	2,547,292.77	1,706,102.15	1,246,682.29	1,851,200.55	21,000,000.00
Budgeted Expenses	655,754.65	569,531.52	512,529.43	615,045.03	806,319.45	1,229,067.05	1,795,613.52	1,777,894.00	1,485,920.78	995,226.25	727,231.34	1,079,866.99	12,250,000.00
Budgeted Margin	468,396.18	406,808.23	366,092.45	439,317.88	575,942.46	877,905.04	1,282,581.08	1,269,924.29	1,061,371.99	710,875.90	519,450.95	771,333.56	8,750,000.00
Actual Revenues	1,403,573.49	1,369,441.47	1,307,873.91	1,460,034.89	2,065,290.24	3,165,867.44	3,391,180.30	-	-	-	-	-	14,163,261.74
Actual Expenses	965,660.84	1,055,051.01	872,134.32	837,007.00	1,319,216.40	2,165,975.57	3,411,094.69	-	-	-	-	-	10,626,139.83
Actual Margin	437,912.65	314,390.46	435,739.59	623,027.89	746,073.84	999,891.87	(19,914.39)	-	-	-	-	-	3,537,121.91
Margin Variance	(30,483.53)	(92,417.77)	69,647.14	183,710.01	170,131.38	121,986.83	(1,302,495.47)	(1,269,924.29)	(1,061,371.99)	(710,875.90)	(519,450.95)	(771,333.56)	(5,212,878.09)

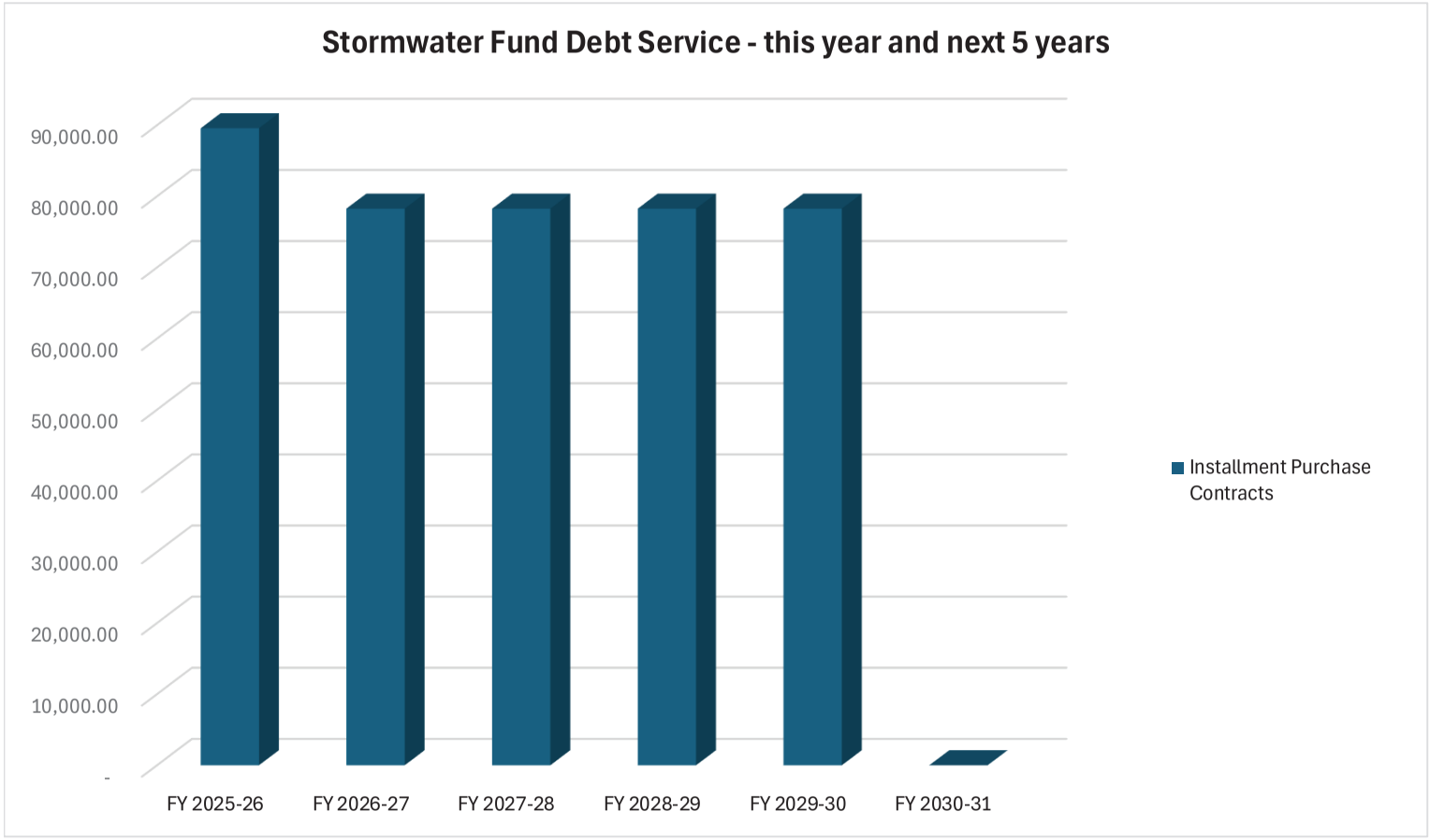


DEBT SERVICE - GAS FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	134,680.29	135,703.98	137,967.78	82,862.43		
Interest	6,405.23	4,516.52	2,608.73	870.45		
Debt Retired in 2031	141,085.52	140,220.50	140,576.51	83,732.88	-	
Project Grizzly - Interlocal - 3.25%						
Principal	84,560.60	84,560.60	84,560.60	84,560.60	84,560.60	84,560.60
3.25% Interest	17,955.03	15,390.02	12,825.02	10,260.02	7,695.01	5,130.01
Debt Retired in 2032	102,515.63	99,950.62	97,385.62	94,820.62	92,255.61	89,690.61
Installment Purchase Contracts						
FY 21 Installment Purchase						
Debt Retired in 2026	24,225.77					
FY 22 Installment Purchase						
Debt Retired in 2027	25,145.86	25,145.86				
FY 23 Installment Purchase						
Debt Retired in 2028	23,244.45	15,882.00	7,874.38			
FY 24 Inallment Purchase						
Debt Retired in 2029	24,012.71	24,012.71	24,012.71	24,012.71		
FY 25 Inallment Purchase						
Debt Retired in 2030	49,752.98	49,752.98	49,752.98	49,752.98	49,753.00	

DEBT SERVICE - GAS FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Total Installment Purchase Contracts	146,381.77	114,793.55	81,640.07	73,765.69	49,753.00	
Total Debt Service - Gas Fund	389,982.92	354,964.68	319,602.20	252,319.19	142,008.61	89,690.61



DEBT SERVICE - STORMWATER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
FY 21 Installment Purchase Debt Retired in 2026	11,304.84					
FY25 Installment Purchase Debt Retired in 2030	78,263.13	78,263.13	78,263.13	78,263.13	78,263.13	
Total Debt Service - Stormwater Fund	89,567.97	78,263.13	78,263.13	78,263.13	78,263.13	-



City of Shelby
YTD Budget Report - Enterprise Funds
January 31, 2026 (58.33% of Fiscal Year)

ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 610711 WATER ADMINSTRATION	3,597,120	4,381,436	2,060,052.91	12,994.13	2,308,389	47.30 %
Total 610713 WATER LINES OPERATIONS	1,821,948	1,723,680	883,821.49	478,215.15	361,643	79.00 %
Total 610714 WATER PLANT OPERATIONS	2,423,205	2,576,503	1,531,756.24	285,257.08	759,490	70.50 %
Total 610 WATER FUND	7,842,273	8,681,619	4,475,630.64	776,466.36	3,429,522	60.50 %

ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 620721 SEWER ADMINISTRATION	3,689,678	3,719,253	936,013.23	24,476.55	2,758,763	25.80 %
Total 620723 SEWER LINES OPERATIONS	1,672,723	2,015,037	1,095,703.96	212,617.80	706,715	64.90 %
Total 620724 SEWER PLANT OPERATIONS	2,989,774	3,156,128	1,803,161.96	245,756.14	1,107,210	64.90 %
Total 620 SEWER FUND	8,352,175	8,890,418	3,834,879.15	482,850.49	4,572,688	48.60 %

ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 630731 ELECTRIC ADMINISTRATIO	3,949,026	5,272,896	3,393,823.64	20,924.47	1,858,148	64.80 %
Total 630732 ELECTRIC PURCHASE	14,070,000	14,070,000	7,656,131.50	0.00	6,413,869	54.40 %
Total 630733 ELECTRIC LINES	4,197,084	6,387,390	2,768,252.43	1,545,421.65	2,073,716	67.50 %
Total 630734 ECONOMIC DEVELOPMENT	219,200	219,200	92,706.36	0.00	126,494	42.30 %
Total 630 ELECTRIC FUND	22,435,310	25,949,487	13,910,913.93	1,566,346.12	10,472,227	59.60 %

ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 640741 NATURAL GAS ADMINISTRA	5,091,964	7,385,876	5,075,038.28	16,122.83	2,294,715	68.90 %
Total 640742 NATUTRAL GAS PURCHASE	13,200,000	13,200,000	7,613,433.08	0.00	5,586,567	57.70 %
Total 640743 NATURAL GAS LINES	3,582,239	4,187,186	2,135,920.03	259,850.93	1,791,415	57.20 %
Total 640 NATURAL GAS FUND	21,874,203	24,773,062	14,824,391.39	275,973.76	9,672,696	61.00 %

ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
Total 650751 STORMWATER ADMINISTRAT	1,833,457	2,161,909	1,103,231.08	130,061.11	928,617	57.00 %
Total 650 STORMWATER FUND	1,833,457	2,161,909	1,103,231.08	130,061.11	928,617	57.00 %

City of Shelby
Weather Variances
Fiscal Year to Date at January 31, 2026

Month	Average Rain*	Actual Rain	Variance	Average CDD**	Actual CDD	Variance	Average HDD**	Actual HDD	Variance
July	4.47	4.30	(0.17)	436	594	158	0	0	0
August	4.27	5.80	1.53	377	342	-35	0	0	0
September	3.07	5.10	2.03	231	222	-9	14	2	-12
October	3.88	2.80	(1.08)	52	51	-1	171	178	7
November	4.43	0.90	(3.53)	3	1	-2	486	356	-130
December	5.21	2.10	(3.11)	0	0	0	628	648	20
January	4.36	5.20	0.84	0	0	0	765	772	7
February	4.08		(4.08)	2		-2	575		-575
March	3.85		(3.85)	4		-4	459		-459
April	5.23		(5.23)	25		-25	217		-217
May	4.29		(4.29)	136		-136	61		-61
June	3.57		(3.57)	306		-306	1		-1
Totals	50.71	26.20	(24.51)	1,572	1,210	(362)	3,377	1,956	(1,421)

Heating Degree Days: This is a value which gives an indication of the need to heat a building in a given climate.
The number of heating degrees in a day is defined as the difference between a reference value of 65°F and the average outside temperature for that day.

Cooling Degree Days: This is a value which gives an indication of the need to cool a building in a given climate.
The number of cooling degrees in a day is defined as the difference between a reference value of 65°F and the average outside temperature for that day.

* Source www.weather.com Climate (weather.gov) Data for 2024 was pulled using Location: Shelby 2 Nne, NC; Product: Monthly Summarized Data; Year Range 2013 - 2023.

** Source www.climate.fizber.com

D. Unfinished Business

Agenda Item: D-1

1) Approval of a resolution awarding the construction contract for the City of Shelby Webbley Exterior Historic Restoration: Resolution No. 15-2026

Unfinished Business Item: (Jason Lunsford, City Attorney)

- Memorandum dated February 25, 2026, from Jason Lunsford, City Attorney to Justin Merritt, City Manager
- Resolution No. 15-2026
- Supporting Documents

City Manager's Recommendation / Comments

On February 17, 2026, the City of Shelby solicited bids for the demolition and reconstruction of certain components of the historic Webbley mansion. The City received three bids on February 24, 2026, all of which were deemed responsive and responsible. The bids were evaluated by City staff and Clearscapes Architecture for completeness and it was determined that Foothills Historic Conservation, Inc is the apparent low bidder. Clearscapes Architecture and City staff therefore recommend award of the bid to Foothills Historic Conservation, Inc.in the amount if $1,082,467.57, so that the specified construction may proceed.

The attached resolution (15-2026) will allow the City Manager and City Clerk to execute the contract documents once they are completed and presented to the City Attorney for review and approval.

It is my recommendation that Resolution No. 15-2026 be adopted and approved by City Council at this time.

Shelby
NORTH CAROLINA
Post Office Box 207 • Shelby, NC 28151-0207
Office of the City Attorney

MEMO

RE: Acceptance of Lowest Responsive and Responsible Bid for Webbley Restoration

Date: February 25, 2026

To Justin Merritt, City Manager

On February 17, 2026, the City of Shelby, through its Architect, Clearscapes, along with the direction of principal Architect, Fred Belledin, the City solicited bids for the demolition and reconstruction of the historic mansion commonly known as "the Webbley" located at 403 South Washington Street. A mandatory pre-bid meeting was held on December 11, 2025. On February 24, 2026, at the bid deadline, the City received three bids: Down East Preservation, Foothills Historic Conservation, Inc., and Midwest Maintenance, Inc. All bids were deemed to be responsive and from responsible bidders with the apparent low bidder being Foothills Historic Conservation, Inc. with a bid of one million eighty-two thousand four hundred sixty-seven dollars and fifty-seven cents ($1,082,467.57). Pursuant to N.C. Gen. Stat. § 143-129, it is my recommendation that the City Council for the City of Shelby accept the bid from Foothills historic Conservation, Inc. and adopt the prepared resolution.

Sincerely,

Jason Lunsford
City Attorney

CLEARSCAPES
ARCHITECTURE + ART

Webbley Exterior Restoration, Shelby, NC
Re-Bid Date: February 24, 2026 at 4:00pm – via email: Audrey.godfrey@cityofshelby.com; fbelledin@clearscapes.com

CONTRACTOR	*LICENSE NO.*	*5% BID BOND*	*MWBE DOCUMENTS*	*ADDENDUM ACKNOWLEDGE*	*BASE BID*	*10% OWNER CONTINGENCY (on top of base bid)*	*ALTERNATE 1*
Down East Preservation	82089	Yes	Yes Affidavit A	Yes	$1,178,600.00	$117,860.00	$5,850.00
Foothills Historic Conservation, Inc	70827	Yes	Yes Affidavit A	Yes	$1,082,467.57	$108,246.76	$16,450.00
Midwest Maintenance, Inc	39356	Yes	Yes Affidavit A	Yes	$1,340,000.00	$134,000.00	$23,000.00

NORTH CAROLINA REGISTERED ARCHITECTURAL CORPORATION 50551 NORTH CAROLINA CLEARSCAPES, P.A.

NORTH CAROLINA REGISTERED 9451 ARCHITECT FREDERICK W. BELLEDIN III

02/24/2026

I certify that the above bids were received via email and opened at 4:00pm
on February 24, 2026, and that this is a true and corrected record of bids received.
I recommend award of the contract to Foothills Historic Conservation, Inc
as the lowest responsible and responsive bidder.
I recommend including Alternate 1 in the contract at this time.

RESOLUTION 15-2026

A RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE CITY OF SHELBY WEBBLEY EXTERIOR HISTORIC RESTORATION

WHEREAS, the City of Shelby received State grant funds for the purchase and restoration of the Webbley mansion, identified by Tax Parcel 17885, or more commonly as 403 S. Washington Street, Shelby, NC 28150; and

WHEREAS, the City of Shelby did purchase the Webbley, as noted by Deed Book 1919 Page 1494 of the Cleveland County Register of Deeds, and received technical review through its architect, Clearscapes, concerning the necessity to repair and demolish part of the structure due to deterioration; and

WHEREAS, the City of Shelby presented these findings to the Cleveland County Historic Preservation Commission and received a Certificate of Appropriateness to proceed with the demolition and restoration project; and

WHEREAS, pursuant to N.C. Gen. Stat. § 143-129, Clearscapes prepared bid documents and held a mandatory pre-bid meeting for all interested bidders to view the Webbley and assess the project scope; and

WHEREAS, the City received three bids that were deemed responsive and responsible, with the apparent low bidder being Foothills Historic Conservation, Inc. with an apparent low bid of one million eighty-two thousand four hundred sixty-seven dollars and fifty-seven cents ($1,082,467.57); and

WHEREAS, it is the recommendation of staff and Clearscapes to accept and award the contract to Foothills Historic Conservation, Inc. pursuant to N.C. Gen. Stat. § 143-129.

NOW THEREFORE, BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. The Contract for the Webbley Exterior Historic Restoration, as outlined in the bid specifications for this offering, and for the bid to be awarded to Foothills Historic Conservation, Inc. for a bid price of one million eighty-two thousand four hundred sixty-seven dollars and fifty-seven cents ($1,082,467.57).

Section 2. The City Manager, or his designee, and the City Clerk, or her designee, are hereby authorized and directed to execute the applicable contracts associated with this project.

Section 3. The City Manager or his designee is hereby authorized to execute amendments and change orders to the appliable documents associated with this project.

Section 4. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 2nd day of March, 2026.

_____

O. Stanhope Anthony, III
Mayor

Attest:

_____

Carol Williams
City Clerk

BID PROPOSAL FORM
WEBBLEY EXTERIOR HISTORIC RESTORATION

City of Shelby
Justin Merritt, City Manager
300 S Washington Street
Shelby, NC 28150-5402

Date: January 15, 2026
Revised Addendum 1

The undersigned bidder has carefully examined the Form of Contract, the Form of Contract Bonds, the General Conditions, the Supplemental Conditions, the Plans and Specifications, all of which are acknowledged to be part of the proposal and the Proposal Form, and the Bidder has also carefully examined the site of the proposed work. The undersigned further agrees to sign a Contract for the work, if offered within ninety (90) days after receipt of Bids, and to furnish surety as specified, upon failure to do so, agrees to forfeit to the Owner, attached Bid Bond in the amount of 5% of the bid. The Bidder further agrees to provide and furnish all necessary materials, equipment, machinery, and labor necessary to complete the construction of the work in full, in complete accordance with the plans and specifications and the contract documents to the full and entire satisfaction of the City of Shelby and in accordance with these documents within the time limit specified below.

Emailed bidding submissions must include the following:

- ☐ Bid Bond
- ☐ Bid Proposal Form.

In addition to all other agreements and assurances, the undersigned Bidder understands and hereby agrees as follows:

1. The Bidder represents and agrees to complete the entire project in the following number of Consecutive Calendar Days: 180 days from the date on the Notice to Proceed or in a time frame mutually acceptable to both City of Shelby and Contractor.

2. The Bidder agrees to comply with N.C. Gen. Stat. § 143-128.2 and the City's ten percent (10%) goal for participation by minority businesses in the total value of this Contract. Contractors are expected to make a good-faith effort to solicit and include HUB participation in subcontracting opportunities and to include documentation of such efforts as part of this bid.

The Bidder agrees to execute the work described and set forth in the Plans and Specifications for the amounts as follows:

Base Bid: $ one million eighty-two thousand four hundred sixty-seven and fifty-seven hundredths
(In written word)

$ 1,082,467.57
(In numerals)

Owner Contingency:
(10% of Base Bid) $ one hundred eight thousand two hundred forty-six and seventy-six hundredths
(In written word)

$ 108,246.76
(In numerals)

(Note that the Owner's Contingency shall only be used when pre-authorized in writing from the City. No mark-up shall be applied to reimbursable expenses.)

Name of General Contractor and License Number Foothills Historic Conservation, Inc NCGC: #70827

ALLOWANCES

Include in the base bid proposal the following allowances as specified in Division 01, Section 012100 Allowances.

Allowance No. 1: Quantity Allowance: Include removal/replacement of 25% of existing main roof sheathing.
$ 2,925 (Two Thousand Nine Hundred Twenty Five and 00/100.) Dollars($)

Allowance No. 2: Quantity Allowance: Include new stamped metal shingles for 100% of existing main roof.
$63, 916.80 (Sixty Three Thousand, Nine Hundred Sixteen and 80/100.) Dollars($)

Allowance No. 3: Quantity Allowance: Include removal/replacement of 20% of existing wood siding.
$3,834.23 (Three Thousand Eight Hundred Thirty Four and 23/100) Dollars($)

Allowance No. 4: Quantity Allowance: Include removal/replacement of 20% of existing wall sheathing.
$2,569.00 (Two Thousand Five Hundred Sixty Nine and 00/100) Dollars($)

Allowance No. 5: Quantity Allowance: Include material and placement of 275cy of fill at removed additions.
$41,980.55 (Forty One Thousand Nine Hundred Eighty and 55/100) Dollars($)

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes to the base bid quantity of the work all in accordance with the contract documents.

Unit Price No. 1: Remove/replace 4sf of roof sheathing. Unit Price ($) $7.50/ 1sf Or $30.00/ 4sf

Unit Price No. 2: One square of metal shingles (material only). Unit Price ($) $490 / sq

Unit Price No. 3: Remove/replace 1sf of wood siding. Unit Price ($) $7.10 / 1 sf

Unit Price No. 4: Remove/replace 1sf of wall sheathing. Unit Price ($) $4.75 / 1 sf

Unit Price No. 5: Provide/place/compact 1CY of soil fill material. Unit Price ($) $152.65 / 1 cy

ALTERNATES

Alternate No. 1: Remove existing footings, basement slab, and foundation walls in their entirety under the portion of the house to be removed.

Sixteen Thousand Four Hundred and Fifty Dollars and no cents Dollars($) 16,450.00

ACKNOWLEDGMENT OF RECEIPT OF ADDENDA

The undersigned Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Dated	Acknowledge Receipt (initial)
Addendum 1	12/23/25	DHS
Rev Addendum 1	2/3/2026	DHS

Please check here if no addenda were received: _____

Acknowledged for: Foothills Historic Conservation, Inc.
(Name of firm or corporation making bid)

By: _____
(Signature of Authorized Representative)

Name: David H. Stone
(Print or Type)

Title: Owner

Date: 2/20/26

PROPOSAL SIGNATURE PAGE

The bidder is required to furnish surety as specified in the General Conditions. Upon failure to do so, the bidder agrees to forfeit to the Owner the attached cashier's check, certified check, or bid bond in the amount of 5% of the total bid proposal.

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project.

Respectfully submitted this day of February 20, 2026

By: Foothills Historic Conservation, Inc.
(Name of firm or corporation making bid)

WITNESS:

(Proprietorship or Partnership)

By: _____
Signature

Name: David H. Stone
Print or type

Title Owner
(Owner/Partner/Pres./V.Pres)

Address 718 Hamrick St.
Shelby, NC 28150

ATTEST:

By: _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

License No. NCGC# 70827

Federal I.D. No. 41-0020071

Email Address: david@foothillshistoric.com

Office Phone Number: 704-577-4323

(CORPORATE SEAL)

BIDDER QUALIFICATIONS:

The Bidder shall furnish the following information that is designed to assist the Owner in determining whether the Bidder is qualified to perform the work described in the Bid and Contract Documents:

1. List three references with contact person and telephone number who are qualified to objectively judge the results of **similar previous work** performed and fully completed by the bidder within the last ten years.
   Similar previous work is defined as historic rehabilitation of a historic residential structure completed in compliance with the Secretary of the Interiors Standards for Rehabilitation https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm with procedures and completed worked approved by the North Carolina State Historic Preservation Office (NCSHPO) and the National Park Service (NPS) as part of an approved State and Federal Historic Tax Credit project and/or approval by a local Historic Preservation Commission (HPC).

A. Jack Thomson - Preservation North Carolina — NAME AND TITLE
704-473-0005 — TELEPHONE NUMBER
Pleasant Retreat Exterior Masonry Repairs and Interior Plaster Restoration — PROJECT TITLE/DESCRIPTION
December 2024 — DATE OF COMPLETION

B. Verify with NC SHPO - Brett Sturm — NAME AND TITLE
919-814-6589 — TELEPHONE NUMBER
Frank Rikard Summers House - Tax Credit Project Full Restoration of 4600sqft Tudor — PROJECT TITLE/DESCRIPTION
January 2021 — DATE OF COMPLETION

C. _____ — NAME AND TITLE
_____ — TELEPHONE NUMBER
_____ — PROJECT TITLE/DESCRIPTION
_____ — DATE OF COMPLETION

2. List additional **similar previous work** experience (fully completed projects), including contract dollar amounts:

NOTE: Please attach additional sheets of information as needed to provide above requested information.

A. Restoration of Stowe Manor 217 S Central Ave. Belmont, NC - 9500 Sqft manor house $1.3MM (Full systems replacement, installation of residential elevator, replacement of balustrade, ~30,000sqft of plaster repair, addition of 5 bathrooms, restoration of 4 bathrooms, kitchen and all interior finishes.) Finished in Nov. 2023

B. Restoration of W. A. Mauney House 106 N Battleground Ave. Kings Mountain NC - 3600 Folk Victorian house $550K, (removal and rebuild of rear portion of the house to include 2 sleeping porches, kitchen, breakfast room and laundry room, added 2 bathrooms, full exterior restoration with decorative millwork and trim, plaster repair) Finished 2024

C. Rehabilitation of the Imperial Theater Building into a mixed use project with residential and commercial use. 9800 sqft with total project cost of $1.2MM (Included full interior demo, rebuild, all system replacement, full interior update for 7 apartments and a retail space. Finished 2021

D. Kings Mountain Little Theater - 1000sqft bathroom addition art deco style with lobby/concession restoration in existing 1950's building. Project cost of $1.3MM Finished 2025

E. R.A. Clements Rosenwald School - Window Restoration Project Cost: $22,000 Finished in February 2024

F. Cornwell House at the Kings Mountain Historical Museum - Window and Siding Restoration. Project Cost: $14,000. Finished in June 2022

G. Mount Vernon Rosenwald School, Iron Station NC - Siding restoration, full window replication. Project Cost: $153,000 Finished 2025.

ADDITIONAL BIDDER'S CERTIFICATION

Acceptance of Terms:

In submitting this Proposal, the undersigned agrees that this Bid will remain in effect for a period of ninety (90) days following the opening of the Bids, that the undersigned agrees to enter into a Contract with the Owner, if awarded, on the basis of this Proposal, and that the undersigned agrees to complete the work in accordance with the Contract Documents.

Non-Collusion in Bidding:

The Bidder specifically agrees to abide by all applicable provisions of Article 3 of Chapter 133 of the North Carolina General Statutes. By submission of this Bid, each Bidder and each person signing on behalf of any Bidder certifies, and in case of a joint Bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best knowledge and belief:

1. The prices in this Bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or to any competitor;
2. Unless otherwise required by law, the prices quoted in the Bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder or to any competitor; and
3. No attempt has been made or will be made by the Bidder to induce any other person, partnership, or corporation to submit or not to submit a Bid for the purpose of restricting competition.

Type of Business: General Contractor

The undersigned hereby represents that it is a

North Carolina Corporation

(corporation, partnership, or an individual)

If a corporation, the undersigned further represents that it is duly qualified as a corporation under the Laws of the State of North Carolina and it is authorized to do business in this State.

Foothills Historic Conservation, Inc	02/20/2026
Firm Name	Date
David Stone	
Name	Authorized Signature
Owner	Webbley Exterior Restoration
Title	Name of Project
718 Hamrick St. Shelby NC 28150	704-577-4323
Address of Business	Office Telephone Number

END OF BID PROPOSAL

THE CINCINNATI INSURANCE COMPANY

Bid Bond

CONTRACTOR (Name, legal status and address):

Foothills Historic Conservation, Inc
718 Hamrick St
Shelby, NC 28150

SURETY (Name, legal status and principal place of business):

THE CINCINNATI INSURANCE COMPANY
6200 S. GILMORE ROAD
FAIRFIELD, OHIO 45014-5141

OWNER (Name, legal status and address):

City of Shelby
300 S Washington St
Shelby, NC 28150

This document has important legal consequences, Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT:

5% of bid

PROJECT (Name, location or address, and Project number, if any):

Webbley Exterior Renovation

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond the sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 15 day of January, 2026

(Witness)

Foothills Historic Conservation, Inc
(Principal) *(Seal)*

Owner
(Title)

THE CINCINNATI INSURANCE COMPANY
(Surety) *(Seal)*

(Witness)

(Title)

The Company executing this bond vouches that this document conforms to American Institute of Architects Document **A310**, 2010 Edition.
S-2000-AIA (11/10) PUBLIC

BID BOND

The Cincinnati Insurance Company
6200 S. Gilmore Road
Fairfield, Ohio 45014

Foothills Historic Conservation, Inc

KNOW ALL MEN BY THESE PRESENTS THAT _____ as principal, and _____ as surety, who isduly licensed to act as surety in North Carolina, are held and firmly bound unto the City of Shelby, North Carolina through City of Shelby as obligee, in the penal sum of 60000 (5% of bid) DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this 15th day of January 2026 .

WHEREAS, the said principal is herewith submitting proposal for and the principal desires to file this bid bond in lieu of making the cash deposit as required by N.C. Gen. Stat. § 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that if the principal shall be awarded the contract for which the bid is submitted and shall execute thecontract and give bond for the faithful performance thereof within ten days after the award of same to the principal, then this obligation shall be null and void; but if the principal fails to so execute such contract and give performance bond as required by N.C. Gen. Stat. § 143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by N.C. Gen. Stat. § 143-129.1

_____(SEAL)

_____(SEAL)

_____(SEAL)

_____(SEAL)

_____(SEAL)

END OF BID BOND

Attached is the MBE Affidavit with the following supporting information:

1. Copy of meeting invite including the following minority businesses requested to join a site visit for the purpose of reviewing segments of work available for bidding. Also making plans available at the FHC office for review and discussion.

- Rebecca Hinson - Skyeline Construction an African American Woman owned company
- Miguel Guiterrez - NextGen Builders Solutions a Hispanic owned company
- Mack Lorenzo - Lorenzo Construction a Hispanic owned company

2. Copy of a multi-year partnership agreement with NextGen Builders Solutions to assist them in learning about historic property restoration/rehabilitation, assist them in bidding projects and partnering with FHC on the completion of projects on historic aged properties.

Over the last 3 years we have provided them with an opportunity to participate in the following projects:

- Stowe Manor Renovation - 1924 Historic Home Belmont NC
- Imperial Theater Rehabilitation - 1928 Commercial Building in Kings Mountain NC
- Kings Mountain Little Theater - Commercial project Kings Mountain NC
- Pleasant Retreat Masonry and plaster repairs - 1817 masonry building Lincolnton, NC
- Davis Community Center - Window Restoration for Hyde County, NC

3. Current plan to complete work on the Webbley Project will include the following division of work.

- NextGen Builders Solutions ($117,000)- Selective demolition of rear of house, removal and storage of architectural artifacts and framing repairs in partnership with FHC team..
- GutterGuys Construction - Roofing removal, repair and replacement
- Lorenzo Construction and Waste Management ($19,432.00) - Masonry repairs, dumpster and porta-jon services
- Foothills Historic team to complete the remainder of the work.

Total contract: $ 1,082,467.57
Minority Subs/Vendors : $136,432.00 (12.76%)

Identification of HUB Certified/ Minority Business Participation

I, Foothills Historic Conservation, Inc.
(Name of Bidder)

do hereby certify that on this project, we will use the following HUB Certified/ minority business as construction subcontractors, vendors, suppliers or providers of professional services.

Firm Name, Address and Phone #	Work Type	*Minority Category	**HUB Certified (Y/N)
NextGen Builders Solutions, 2015 Weir Ln, Gastonia, NC 28052 704-644-2468	Selective demolition of rear of house, removal and storage of architectural artifacts and framing repairs in partnership with FHC team	(H) Hispanic	N
Lorenzo Construction and Waste Managemen PO Box 3167, Monroe, NC 28110 704-226-7630	Masonry repairs, dumpster and porta-jon services	(H) Hispanic	N

*Minority categories: Black, African American (**B**), Hispanic (**H**), Asian American (**A**) American Indian (**I**), Female (**F**) Socially and Economically Disadvantaged (**D**)

Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid

** **HUB Certification with the state HUB Office required to be counted toward state participation goals.**

The total value of minority business contracting will be ($) 136,432.00 .

Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid Attach to Bid

State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of Cleveland

Affidavit of Foot Hills Historic Conservation, Inc (Name of Bidder)

I have made a good faith effort to comply under the following areas checked:

Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive. (1 NC Administrative Code 30 I.0101)

X **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.

X **2 –(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.

X **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.

☐ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.

☐ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.

☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.

☐ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.

X **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.

X **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.

X **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 02/20/26 Name of Authorized Officer: David H Stone

Signature: [signature]

Title: Owner

CATHERINE JUSTICE
NOTARY PUBLIC
Cleveland County
North Carolina
My Commission Expires February 5, 2028

SEAL

State of North Carolina, County of Cleveland

Subscribed and sworn to before me this 20 day of February 2026

Notary Public [signature]

My commission expires 02/05/2028

FOOTHILLS HISTORIC
CONSERVATION

Sub-Contractor Partnership Agreement

Foothills Historic Conservation, Inc a North Carolina Corporation has formed a working partnership with NextGen Builders Solutions, LLC a North Carolina Limited Liability Company and a Minority Owned Hispanic Business to develop a team of craftsman focused on the rehabilitation, restoration and repair of historic aged commercial and residential structures for both private and public clients.

NextGen Builders Solutions, LLC agrees to develop skilled craftsmen who are educated and familiar with plaster repair, historic building framing, lead paint management, masonry repair, painting, window restoration, repair and installation of historic trim/millwork, and in general understand the importance of preserving historic building architectural features/components.

Under the terms of this partnership, Foothills Historic Conservation agrees to provide the following services:

1. Opportunity, access and assistance in learning how to bid on work associated with historic properties, including how to develop pricing, estimate scope of work effort, timing and submitting bids.
2. Assistance in securing necessary insurance to include General Liability, Workers Compensation and other insurance and bonding as might be required by project owners.
3. Agreement to pay subcontractor invoices within 14 days of work completion regardless of pay agreement on prime contracts with Foothills Historic. This term helps NextGen Builders Solution manage cash flow and make sure subcontractor employees are paid.
4. Agreement to either allow NextGen Builders Solutions access to Foothills Historic supplier discounts and use of supplier credit accounts for the acquisition of materials and equipment on work subcontracted under this agreement and/or work with suppliers and NextGen Builders Solution in building their own credit accounts.

This term does not apply to contracts that NextGen Builders Solutions has with other contractors or clients.

5. Agreement to allow NextGen Builders Solution access to Foothills Historic specialty equipment/tools that they might not otherwise have the ability to afford to complete contracted work. Use of this equipment is at no charge back to NextGen Builders , as long as, equipment is maintained and not abused and/or mishandled in the course of completing work. Examples of equipment include lifts, skid steers, tractors, large hammer drills, jack hammers, site protection equipment (Fencing), and general woodworking shop equipment, etc.

Agreed to this 15th (day) of December (month), 2023 (year)

DAVID STONE
(name)

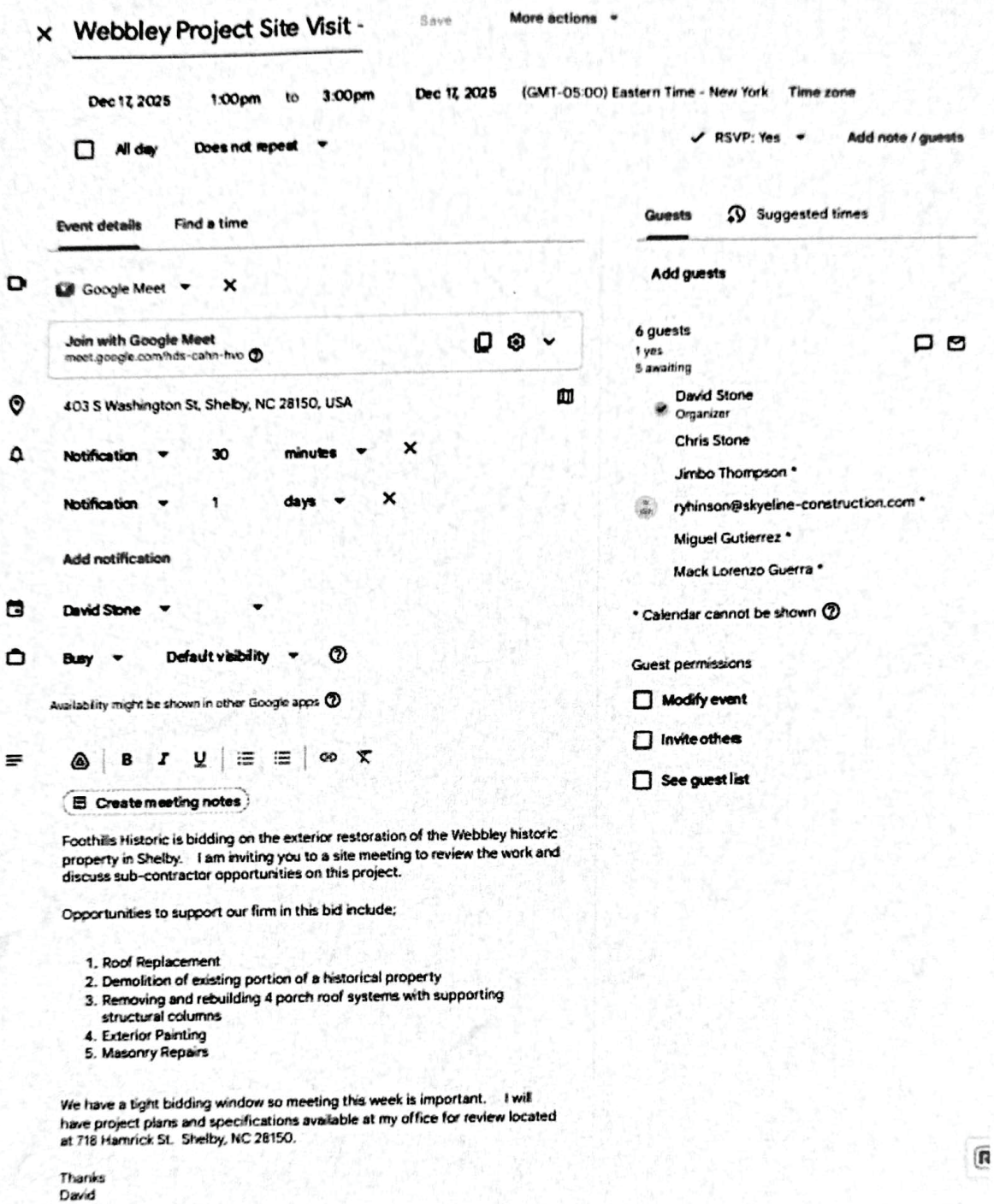
Miguel Galvez
(name)

Foothills Historic Conservation
(company name)

NextGen Builder Solutions LLC
(company name)

(signature)

(signature)



× Webbley Project Site Visit - Save More actions

Dec 17, 2025 1:00pm to 3:00pm Dec 17, 2025 (GMT-05:00) Eastern Time - New York Time zone

All day Does not repeat ✓ RSVP: Yes Add note / guests

Event details Find a time

Google Meet ×

Join with Google Meet
meet.google.com/hds-cahn-hvo

403 S Washington St, Shelby, NC 28150, USA

Notification 30 minutes ×

Notification 1 days ×

Add notification

David Stone

Busy Default visibility

Availability might be shown in other Google apps

B I U

Create meeting notes

Foothills Historic is bidding on the exterior restoration of the Webbley historic property in Shelby. I am inviting you to a site meeting to review the work and discuss sub-contractor opportunities on this project.

Opportunities to support our firm in this bid include;

1. Roof Replacement
2. Demolition of existing portion of a historical property
3. Removing and rebuilding 4 porch roof systems with supporting structural columns
4. Exterior Painting
5. Masonry Repairs

We have a tight bidding window so meeting this week is important. I will have project plans and specifications available at my office for review located at 718 Hamrick St. Shelby, NC 28150.

Thanks
David

Guests Suggested times

Add guests

6 guests
1 yes
5 awaiting

David Stone
Organizer
Chris Stone
Jimbo Thompson *
ryhinson@skyeline-construction.com *
Miguel Gutierrez *
Mack Lorenzo Guerra *

* Calendar cannot be shown

Guest permissions

Modify event
Invite others
See guest list

FOOTHILLS HISTORIC
CONSERVATION

Webbley Exterior Historic Restoration
Webbley Exterior Historic Restoration
Date: 01/15/2026



Presented To
Justin Longino
300 South Washington Street
Shelby NC 28150

Presented By
David Stone

Since 2010, Foothills Historic Conservation, Inc has been working with clients throughout NC helping them preserve historic aged commercial and residential properties.

- We work closely with clients and their architects and designers to carefully restore, rehabilitate and breath new life into historic properties.
- We are a local Cleveland County specialty general contractor with a focus on historic properties.
- Our passion for preserving parts of our history drives us to take the upmost care and respect throughout a project.
- We are experienced and knowledgeable, developing a local bench of craftsmen who understand the intricacies in restoring historic properties.

We look forward to working with you throughout this project and seeing the plans become a reality. We are confident that we can meet the needs of your project and stay on schedule and on budget.

Sincerely,

-Your Team at Foothills Historic Conservation, Inc

FHC
Foothills Historic Conservation

ESTIMATE #	DATE	EXPIRES
26001	01/15/2026	04/30/2026

Title: Webbley Exterior Historic Restoration

CUSTOMER

City of Shelby
Justin Longino
300 South Washington Street
Shelby, NC 28150

PROJECT

Webbley Exterior Historic Restoration
PROJECT #: FHC260001
403 South Washington Street
Shelby, NC 28150

SERVICE ADDRESS

403 South Washington Street
Shelby, NC 28150

SUMMARY

Full Exterior restoration including demo rear 3rd of the house, infill, site work, structural repairs to main house (porches, columns), siding, windows, roof, gutters and painting.

Bid Documents requested a 180 day project period which is not reasonable with the extent of selective demolition and restoration requested. Our bid assumes a 12 month project period but would suggest a typical similar project would take 12 to 18 months.

	Total
Site and Project Management	$226,428.68
Security measures, fencing, porta-jons, waste management, temporary utilities, site protection, equipment rentals, project management, etc.	
Demolition and Salvage Rear Structure	$125,926.80
Demolition (structural, roofing, siding, windows, millwork, fixtures) and Salvage of material for reuse.	
Structural Repairs to Rear Wall of Original Structure	$4,707.60
Temporary support of structure to make structural repairs. (floor, walls and roof framing)	
Porch Roof Builds	$83,652.00
Wood framing (walls, roof, ceiling, floors)	
Roofing	$119,482.06
Roof Deck, underlayment and roof covering.	
Siding and Sheathing Installation Rear Wall	$13,706.40
Exterior siding and trim installation. Assumes reuse of salvaged 1 x 6 siding.	
Masonry Repairs	$5,739.29
Foundation, Piers and other masonry repairs	

FHC
Foothills Historic Conservation

ESTIMATE #	DATE	EXPIRES
26001	01/15/2026	04/30/2026

20% Allowance Siding Replacement *Allowance for siding replacement on Front and left/right sides.*	$5,472.48
Windows and Doors *Window restoration, window replacement, window reinstallation, etc.*	$73,822.70
Millwork and Trim Installation/Repair *Replacement and installation of decorative millwork, window trim, etc.*	$19,985.40
Painting - Exterior *Exterior siding and millwork painting*	$37,443.84
Grading and Site Cleanup *Site grading and cleanup*	$39,326.04
Permit and Design *Building, zoning permits and design work.*	$9,000.00
Project Insurance	$99,600.00
Balustrade Repair/Replace *Allowance to repair/replace balustrade system on porches and porch roofs.*	$39,612.00
Medium Column Restoration *Remove and Repair wood columns*	$21,981.12
Large Column Restoration *Remove and Repair wood columns*	$60,960.96
Porch Flooring Repair/Replace *Replace side porch floor with composite T&G wood pattern flooring.*	$20,436.96
Attic Floor Removal, Framing Repairs, roof rafter repairs, attic structural beam install	$13,772.40
Total	$1,021,056.73

Subtotal	$1,021,056.73
Tax: North Carolina Tax Rate (4.75%)	$43,215.03
Tax: Cleveland County Tax Rate (2%)	$18,195.80
Total	**$1,082,467.57**

FHC
Foothills Historic Conservation

ESTIMATE #	DATE	EXPIRES
26001	01/15/2026	04/30/2026

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

LYSAGHT & ASSOCIATES
structural engineers
120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
LysaghtAssociates.com
Firm No. C-0621

LYSAGHT & ASSOCIATES, P.A. – STRUCTURAL OBSERVATION REPORT

Date: August 19, 2024
Recipient: Fred Belledin
Email: fbelledin@clearscapes.com
Subject: Structural Field Report
Project: Webbley Residence Structural Observation
Site: 403 S Washington Street, Shelby, NC 28150
Project #: 14781 (L&A)
Visit Date: July 30, 2024

Introduction

At the request of Fred Belledin (Clearscapes), David Hughes (Lysaght & Associates, PA) performed a site visit to observe the visible existing structural conditions at the site address noted above. The scope of the observed existing structural conditions was limited to the visible framing in the primary residence located on the property. Ancillary structures at the rear of the property were not inspected and are not within our scope of services at this time. The structure has reportedly not been in use for over 10 years and is being re-evaluated for potential renovation and change of use. The scope of our site visit and report was to inspect visible and accessible framing at the time of our site visit, perform preliminary calculations to determine load capacities, and provide a report with our written observations and analysis.

The house was reportedly constructed in 1852 per the County records and was added onto in the early 1900's (rear additions). The house is a partial 2-1/2 story, and partial 1 story stick framed structure with a crawlspace and partial basement consisting of a perimeter masonry foundation wall system and interior masonry piers (*see pictures 1-6*).

Building Code Compliance

Per the controlling 2018 North Carolina Existing Building Code (NCEBC) Section 101.4.2, "*the legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Fire Code, or as deemed necessary by the code official for the general safety or and welfare of the occupants and the public."* In short, the Existing Building Code protects existing structures from having to meet current building code requirements **if the structure remains unaltered and used for the same occupancy.** In layman's terms, this is referred to as "grandfathering".

If the existing structure is damaged, the 2018 NCEBC Section 606.2.1 states that, *"for damage less than substantial structural damage, the damaged elements shall be permitted to be restored to their pre-damaged condition."* If the damaged element is reinforced rather than replaced, the reinforcement methods shall meet the requirements in the 2018 North Carolina Residential Code (NCRC) or 2018 North Carolina Building Code (NCBC) if use is not residential.

Lysaght & Associates Observations and *Preliminary Analysis*

At the time of Lysaght & Associates site visit, the following conditions were noted. For the purposes of this report, we will consider the front of the structure as the side facing South Washington Street. Refer to the corresponding pictures under Site Pictures for each item.

Foundation and 1st Floor Framing

1) The framing at the original portion of the home (front of structure) was accessible via crawlspace and was able to be inspected. See schematic drawing on page 13 for member sizes and general locations of piers and walls.
   a. The (4) rooms located in the 1st floor of the original portion of the home were noted to have supplemental dropped girders installed at joist midspans.
      i. The girders were noted to be undersized and the brick piers were noted to be haphazardly constructed (see picture 7 for example).
         1. *The existing supplemental girders/piers shall be removed and replaced with new girders and (3) masonry piers per room. Sizes of girders, piers, and footings will be determined in phase 2.*
   b. The corridor where the stairway was noted to be located is supported by joists spanning approximately 22', set at 21" o.c.
      i. 4 of the 5 joists at the rear portion of the corridor were noted to be supported at mid-span with haphazardly installed wood posts, set over stones/blocks (see picture 8 for example).
         1. *The wood post supports shall be removed and replaced with a new supplemental girder, piers, and footings. Sizes of girders, piers, and footings will be determined in phase 2.*
   c. The beam beneath the left corridor wall, adjacent to the stairway, was noted to be deteriorated where supported by the masonry fireplace foundation (see picture 9 for example).
      i. The beam shall be removed and replaced with new P.T. material.
         1. *Size and material of the replacement beam will be determined in phase 2, once occupancy requirements have been finalized.*
   d. The rim beam located at the front wall of the home was noted to be deteriorated at the span located directly beneath the entryway doors. Joists and floor sheathing were also noted to be deteriorated adjacent to the entryway.
      i. Size and material of the replacement beam and joists will be determined in phase 2, once occupancy requirements have been finalized.
   e. All floor joists in the original portion of the home were noted to be over-notched. Many of the joists were noted to be split at the notched support (see pictures 10-11 for example).
      i. All joist ends shall be reinforced with blocking and light gauge joist hangers. Detail for reinforcement will be provided in phase 2.
   f. The front-left masonry pier was noted to be missing bricks at the lintel support for support of the front porch slab.
      i. A qualified mason shall add new brick masonry support where brick was noted to be missing.
   g. Several masonry piers and walls were noted to have deteriorated mortar (see picture 12 for example).
      i. A qualified mason shall remove loose mortar from existing piers and infill with new mortar as required such that bricks have full bearing.
   h. Floors were noted to slope down approximately 2-1/2" over a distance of 4' at the hallway in the back-right portion of the residence (see picture 13 for example).
      i. Due to inadequate crawlspace clearance, we were not able to determine the cause of the sloping floors. It is recommended that the floor sheathing be removed for further inspection of framing at the rear portion of the structure (additions).
   i. The floor framing in the hall/storage area, directly behind the primary stairway, was noted to be deteriorated beyond salvageable limits (see pictures 14-15 for example).
      i. The deteriorated floor framing in the hall/storage area is likely due to water intrusion from a roof log-term roof leak. We suspect that the floor framing in this portion of the addition will require removal and replacement of floor framing elements. *It is recommended that the floor sheathing be removed for further inspection of framing at the rear portion of the structure (additions).*
   j. A supplemental girder was noted to have been installed in the middle portion of the rear additions, as visible from the basement area. The supplemental girder appeared to be

supported over a stack of bricks. We were not able to evaluate further due to inadequate crawlspace clearance but suspect that the visible reinforcements are inadequate (see picture 16 for additional information).

i. *Due to inadequate crawlspace clearance, we were not able to gather specific sizes and location of the girder. It is recommended that the floor sheathing be removed for further inspection of framing at the rear portion of the structure (additions).*

k. The majority of the rim beam at the rear portion of the structure was not visible at the time of our inspection. However, due to the elevation of the rim beam being below exterior grade, we suspect that the beam is deteriorated at the rear wall of the structure and the back portions of the left and right walls (see pictures 17-18 for example).

i. *If the beam is found to be severely deteriorated, removal and replacement of the beam will be required. Due to inadequate crawlspace clearance, we were not able to inspect the full length of the rim beam. It is recommended that the floor sheathing be removed for further inspection of framing at the rear portion of the structure (additions).*

2) The front porch was noted to be constructed with an elevated reinforced concrete slab. The slab was noted to span as much as approximately 12'-6". The thickness of the slab is unknown. Rebar was visible from the bottom of the slab and was noted to be spaced at approximately 8" o.c. (see pictures 19-20 for example).

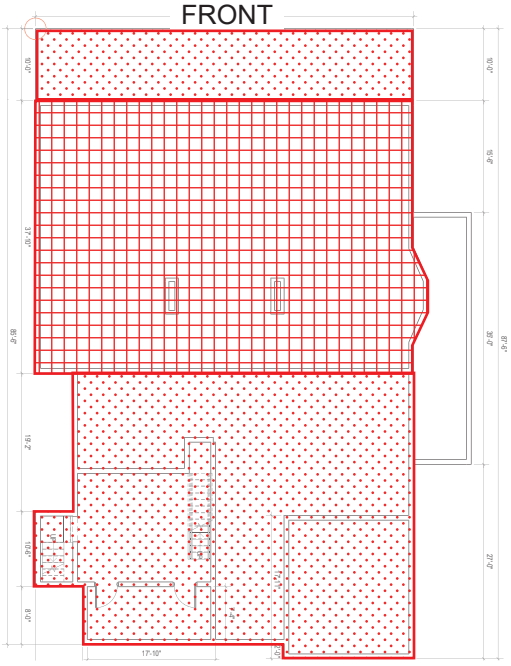
a. Rebar was noted to have some corrosion and was suspected to be installed with little to no clear distance.

i. *A concrete scan of the front porch slab shall be conducted so that we can verify depth, reinforcing (if two-way slab), and perform calculations to determine allowable occupancy and required reinforcing to meet the intended use.*

3) The back portion of the structure, where additions were added, was largely inaccessible due to low clearance and presence of utility lines/pipes. Based on visual observations, we suspect that there is a large amount of deterioration in this portion of the structure and that reinforcement will be required throughout (see picture 21 for example).

a. It is recommended that the floor sheathing be removed for further inspection of framing at the rear portion of the structure (additions).

4) See schematic below for approximate load capacities, based on sizes of existing framing elements. The estimated load capacities shown below assume that all deteriorated/haphazard elements in the crawlspace are reinforced and existing supplemental girders/posts are removed and replaced. See schematic on page 13 for additional information.



INDICATES 40PSF LIVE LOAD CAPACITY SUSPECTED. ADDITIONAL INFORMATION REQUIRED TO CONFIRM.

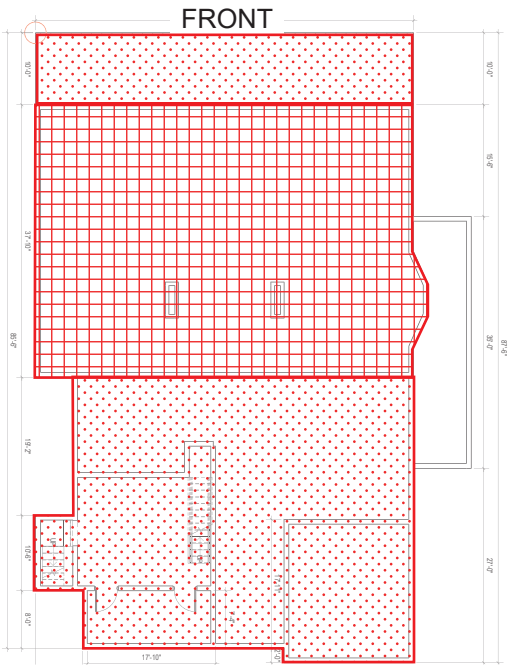
INDICATES 80PSF LIVE LOAD CAPACITY WITH THE FOLLOWING ASSUMPTIONS: (ALL REPAIRS MADE, (6) ADDITIONAL PIERS ADDED AT FRONT RIM BEAM, NEW SUPPLIMENTAL GIRDER SPANS FROM LEFT WALL TO RIGHT WALL AT EACH JOIST BAY, SHEATHING REINFORCED OR VERIFIED FOR 80PSF).

1ST FLOOR FRAMING ESTIMATED LOAD CAPACITIES

N.T.S.

2nd Floor Framing

1. The 2nd floor framing was mostly covered with ceiling/floor finishes. However, joists were measured to be 2" x 6-1/2" at 24" o.c. at the front of the home where ceiling finishes were removed. Based on nailing patterns at 2nd floor framing, we determined that joists are likely spanning front to back at the original portion of the home, spaced at approximately 22" o.c. (max). **Selective demolition shall be performed in drywall/plaster ceiling finishes at each room for further observation to confirm joist size and spacing.** See schematic drawing on page 14 for assumed member sizes/spacing.
    a. The 2nd floor joists and ceiling joists at the entry corridor were noted to be deteriorated beneath the (2) 2nd level bathrooms (see picture 22 for example).
        i. *Floor framing will require reinforcement with additional plys of joist material. Specifications on reinforcement material and quantity will be determined in phase 2, based on occupancy/load requirements and further investigation once additional finishes have been removed.*
        ii. *Finishes shall be removed at the dropped header supporting the left end of corridor ceiling joists for further investigation.*
    b. The 2nd floor was noted to slope significantly between the (2) bathrooms and hallway at the front of the home.
        i. *It is recommended that all ceiling drywall at the 1st floor corridor be removed for further inspection of the 2nd floor framing in this area.*
    c. The 2nd floor framing and stair framing at the addition was noted to be severely deteriorated. We suspect that wall framing may be deteriorated as well (see pictures 23-24 for example.
        i. *All framing in the rear portion of the stair landing shall be removed and replaced with new framing (joist, stringers, and beams).*
            1. *Additional information will be provided in phase 2 regarding member material/size/spacing, once further observations have been made and finishes have been removed.*
                a. *Wall finishes, stair finishes, and floor/ceiling finishes in this area shall be removed for further investigation.*
2. See schematic below for approximate load capacities, based on sizes of existing framing elements. The estimated load capacities shown below assume that all deteriorated/haphazard elements are reinforced or replaced. See schematic on page 14 for additional information.



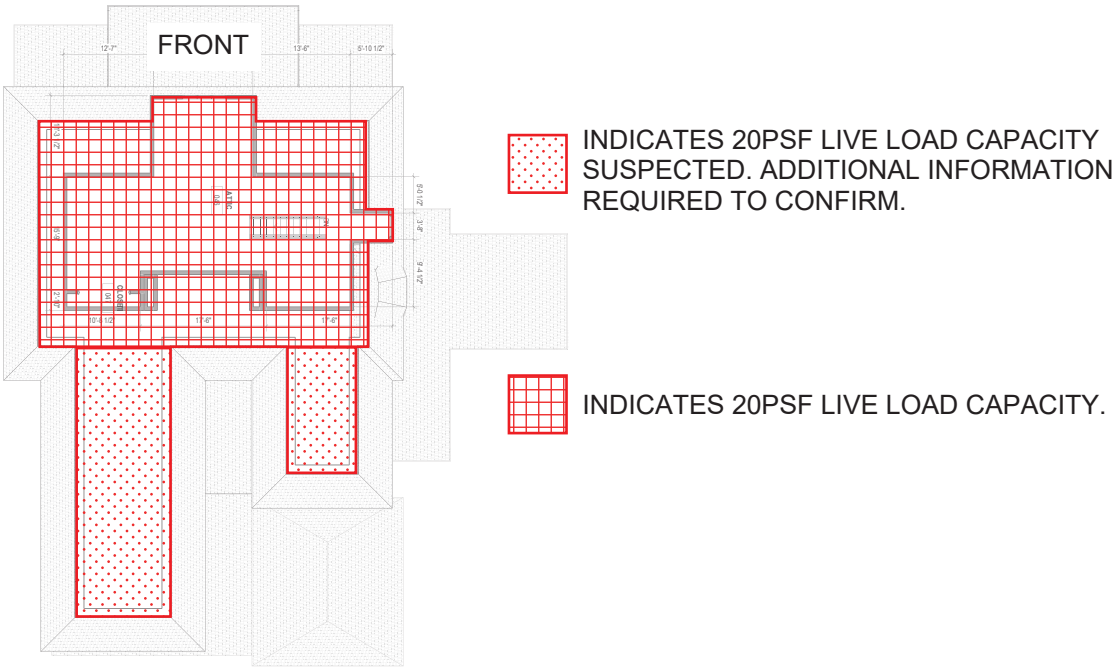
INDICATES 40PSF LIVE LOAD CAPACITY SUSPECTED. ADDITIONAL INFORMATION REQUIRED TO CONFIRM.

INDICATES 80PSF LIVE LOAD CAPACITY WITH THE FOLLOWING ASSUMPTIONS: (ALL REPAIRS MADE, (6) ADDITIONAL PIERS ADDED AT FRONT RIM BEAM, NEW SUPPLIMENTAL GIRDER SPANS FROM LEFT WALL TO RIGHT WALL AT EACH JOIST BAY, SHEATHING REINFORCED OR VERIFIED FOR 80PSF).

1ST FLOOR FRAMING ESTIMATED LOAD CAPACITIES
N.T.S.

Attic Framing

1. The attic framing at the original portion of the house and addition was mostly covered with ceiling/floor finishes. However, attic joists were visible in the upper attic at the original portion of the home, where openings were present within the knee walls. Joists were measured to be 2” x 7” joists at 24” o.c. See schematic drawing on page 15 for member sizes/spacing.
    a. The low attic framing at the addition was mostly inaccessible. Portions of attic framing that were visible in the addition(s) appeared to be 2x4s at 24” o.c.
        i. Ceiling finishes shall be removed for further investigation.
    b. Attic joists, rafters, wall plates, and studs were noted to be deteriorated at the intersection of the high porch roof and front wall of the original structure (see pictures 25-26 for example).
        i. Joists, wall plates, studs, and sheathing shall be removed and replaced where deteriorated at the front wall of the home. Additional information for reinforcement in this area will be provided in phase 2.
    c. Attic joists, rafters, and wall framing are suspected to be deteriorated above the stair mid-level landing between the original portion of the home and addition(s) (see picture 27 for example).
        i. Joists, studs, and wall framing shall be removed and replaced where deteriorated above the stair mid-level landing. Additional information for reinforcement in this area will be provided in phase 2.
    d. The attic in the original portion of the home was noted to be finished during a past renovation. A bathtub was noted to be added at the front of the attic space. Joists were installed over the original attic joists, spanning perpendicular to the original joists and bearing over two walls that appear to have been intended as non-load bearing walls (see pictures 28-29).
        i. The attic bathtub and framing shall be removed. If it is intended to keep the bathtub and finish the attic space, a reinforcement schematic can be provided in phase 2.
    e. The back-most 2nd story exterior wall, at the back-left portion of the additions was noted to be misaligned with the wall below.
        i. A new beam shall be installed tight-fit, beneath the existing wall bottom plates.
            1. Design of beam and supports will be provided in phase 2.
2. See schematic below for approximate load capacities, based on sizes of existing framing elements. The estimated load capacities shown below assume that all deteriorated/haphazard elements are reinforced or replaced. See schematic on page 15 for additional information.



HIGH ATTIC FRAMING ESTIMATED LOAD CAPACITIES
N.T.S.

Roof Framing

1. The roof framing was mostly covered with ceiling finishes. However, rafters were measured to be 2x6's @ 24" o.c. at the original portion of the home. The flat roof at the top of the original portion of the home was noted to be constructed with 2" x 11-1/2" joists. Selective demolition shall be performed in drywall ceiling finishes where additions are present for observation of existing roof framing. See schematic drawing on page 16 for assumed member sizes/spacing.
    a. Many of the rafters at the original portion of the roof were noted to be split where notched at the top end (see pictures 30-31 for example).
        i. *Existing rafters shall be reinforced with additional plys of new material. Additional information regarding material and size of reinforcement will be provided in phase 2.*
2. There were (3) low-slope porch roofs located at the front of the structure and (1) low-slope porch roof located at the left side of the structure (see pictures 32-36 for example).
    a. Ceiling/roof finishes covered joists/beams framing the porch roofs. However, finishes were missing at several locations where it appeared that water had leaked through the roof/ceiling, exposing deteriorated material.
        i. We suspect that much of the low-slope porch roof framing is deteriorated. Ceiling finishes shall be removed from the (4) low-slope porch roofs for further evaluation and to determine if framing is to be reinforced or completely removed and replaced.

Site Pictures



Picture 1 – 403 S Washington Street Shelby, NC (front)



Picture 2 – Example of left side of structure



Picture 3 – Example of back-left side of structure



Picture 4 – Example of back side of structure



Picture 5 – Example of back side of structure



Picture 6 – Example of back-right side of structure

Site Pictures



Picture 7 – Example of inadequate supplemental dropped girder/pier



Picture 8 – Example of wood post supports at rear corridor (original portion of home)



Picture 9 – Example of deteriorated beam beneath left corridor wall



Picture 10 – Example of split joist where over-notched



Picture 11 – Example of split joist where over-notched



Picture 12 – Example of brick masonry pier with deteriorated mortar

Site Pictures



Picture 13 – Example of area where sloping floors were noted



Picture 14 – Example of deteriorated floor framing at hallway



Picture 15 – Example of deteriorated beam at front side of basement stair



Picture 16 – Example of supplemental girder over stacked bricks (visible from basement)



Picture 17 – Example of exposed rim beam at back-left portion of structure



Picture 18 – Example of rim beam near grade at rear portion of structure

Site Pictures



Picture 19 – Example of (elevated) reinforced concrete slab at front entryway porch



Picture 20 – Example of corroded rebar showing through bottom side of concrete slab



Picture 21 – Example of low clearance in crawlspace at addition(s)



Picture 22 – Example of deteriorated joists where ceiling drywall was removed



Picture 23 – Example of deteriorated framing at mid-level stair landing



Picture 24 – Example of deteriorated framing at stair from mid-level landing to upper level

Site Pictures



Picture 25 – Example of deteriorated attic joists



Picture 26 – Example of deteriorated wall plates, sheathing, and studs



Picture 27 – Example of deteriorated attic framing above mid-level stair landing



Picture 28 – Example of bathtub installed at front of attic



Picture 29 – Example of bathtub framing installed over original attic framing



Picture 30 – Example of rafter split at top

Site Pictures



Picture 31 – Example of notched rafter with small crack at notch



Picture 32 – Example of porch roof framing at front-right portion of home



Picture 33 – Example of porch roof framing at front-left portion of home



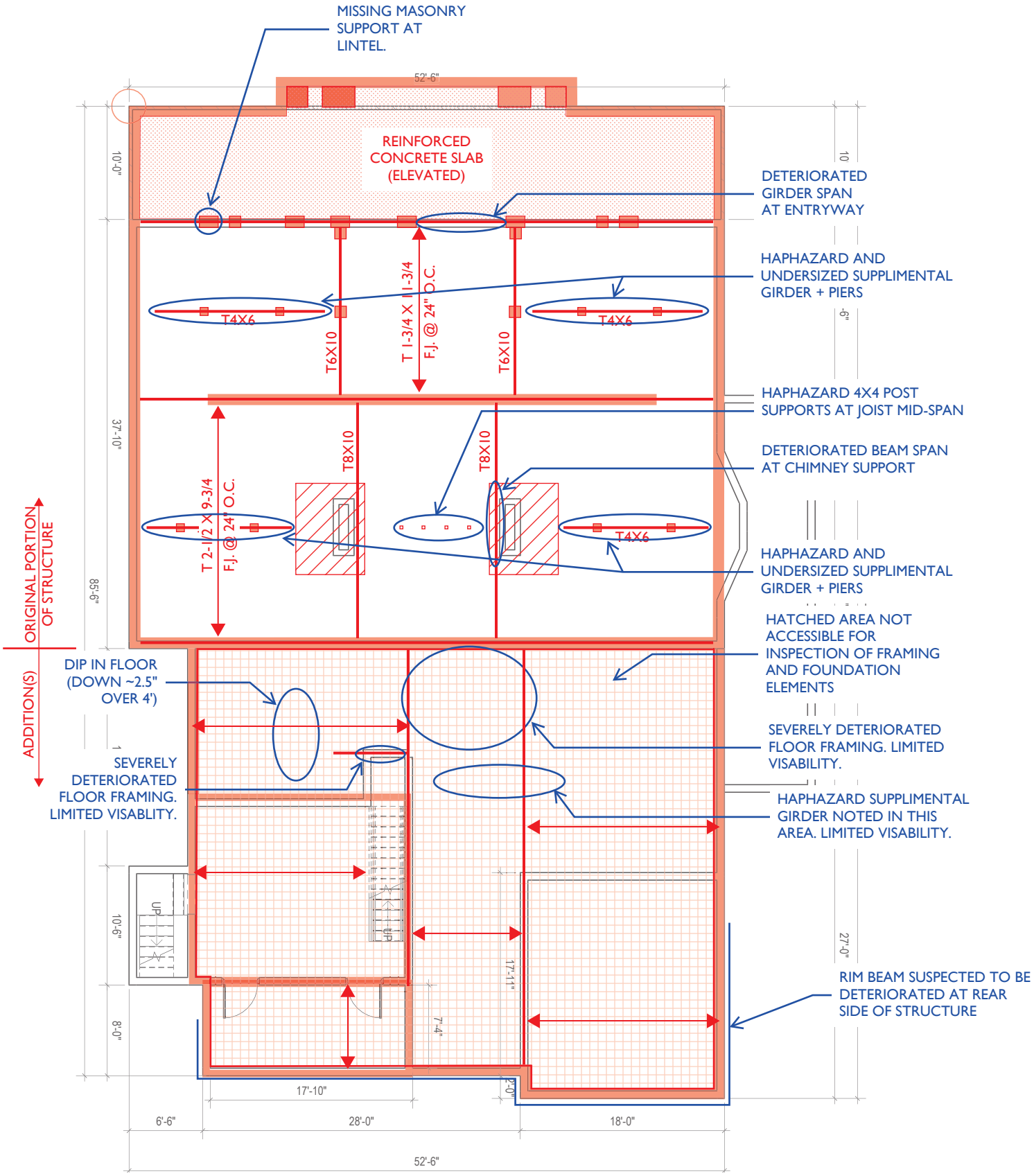
Picture 34 – Example of porch roof framing at front-center of home



Picture 35 – Example of porch roof framing at front-right portion of home

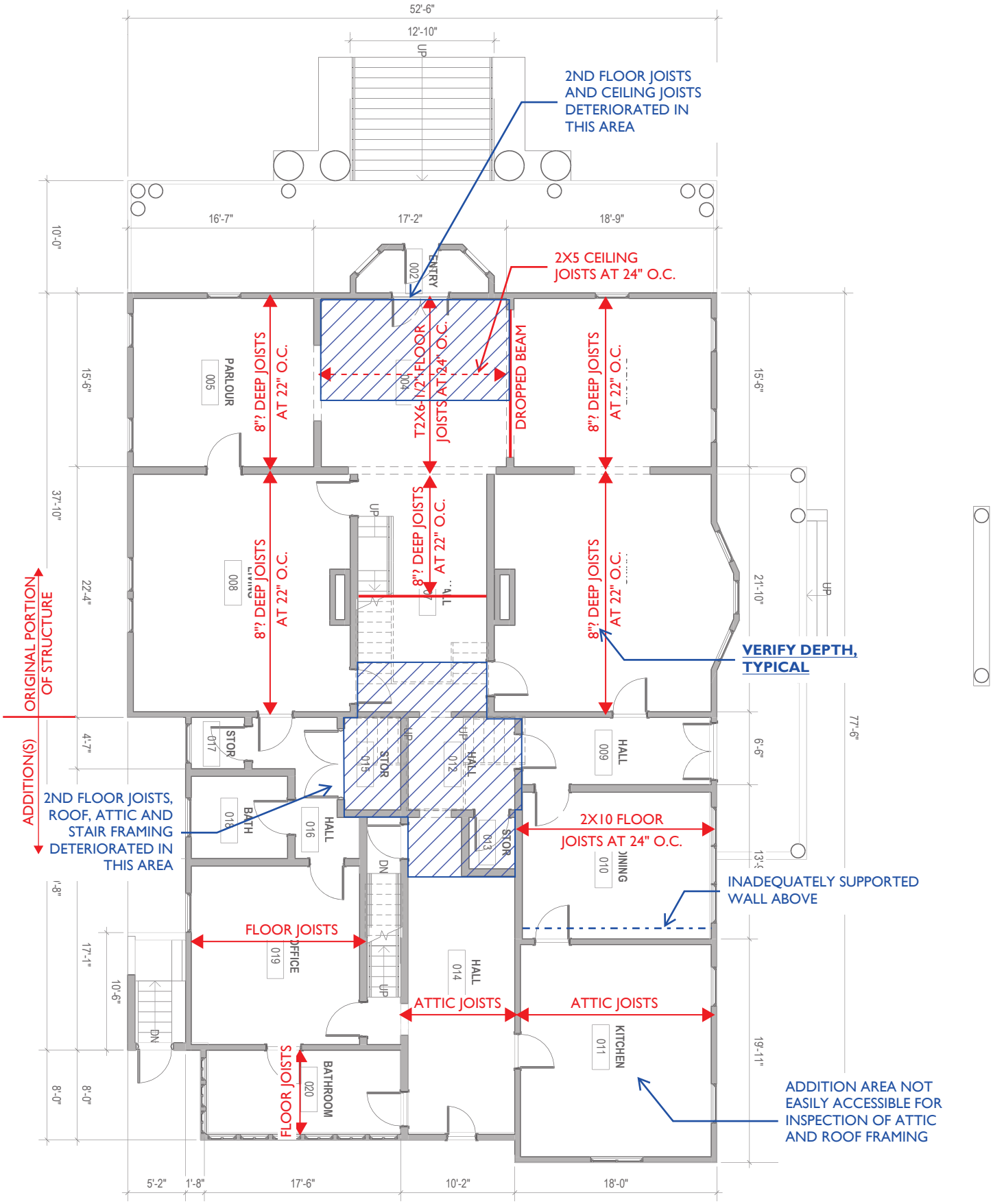


Picture 36 – Example of porch roof at left side of structure



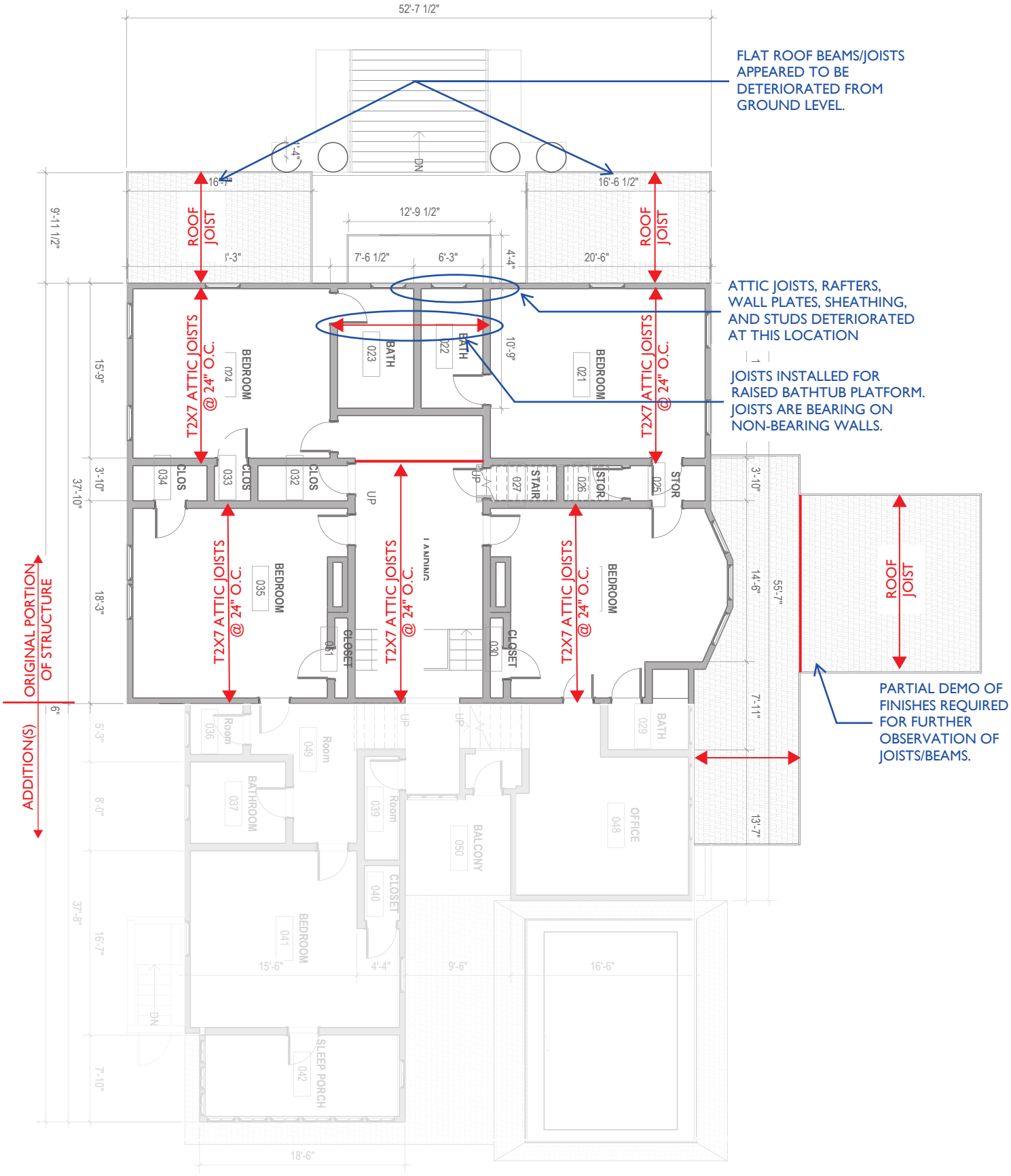
PARTIAL FOUNDATION AND 1ST FLOOR FRAMING PLAN

N.T.S.



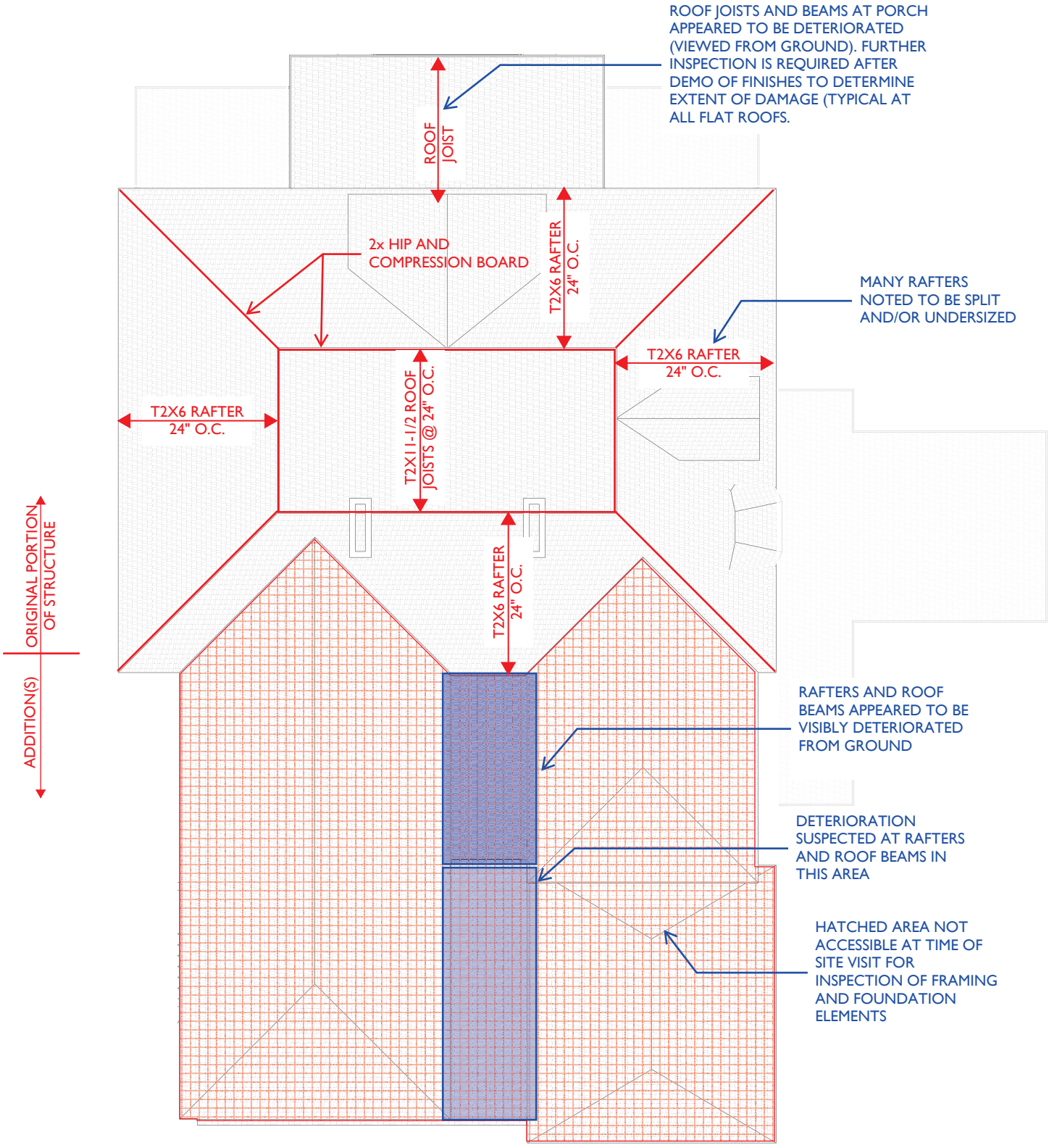
2ND FLOOR FRAMING PLAN

N.T.S.



ATTIC AND LOW ROOF FRAMING PLAN

3/32" = 1'-0"



ROOF FRAMING PLAN

3/32" = 1'-0"

Conclusion

Lysaght & Associates conducted a site visit to observe the visible portions of the existing framing at the site address noted above (page 1). Upon observing the existing conditions, structural observations and preliminary analysis/recommendations were provided. If the owner decides to proceed with renovation of the existing structure and would like Lysaght & Associates to provide drawings for construction, we can perform a follow-up visit and drawings as an additional service. This report shall not be used for construction or for guidance to reinforce or rebuild portions of the existing structure. This report is preliminary in nature. Phase 2 drawings will provide information for construction based on load requirements and further observation of the structural system after additional removal of finishes.

Terms and Conditions

Standard of Care
In performing professional services, the structural engineer has the duty to have that degree of learning and skill ordinarily possessed by reputable structural engineers, practicing in the same or similar locality and under similar circumstances. It is the structural engineer's further duty to use the care and skill ordinarily used in like cases by reputable members of the structural engineering profession practicing in the same or similar locality under similar circumstances, and to use reasonable diligence and the structural engineer's best judgment in the exercise of professional skill and in the application of learning, in an effort to accomplish the purpose for which the structural engineer was employed.

Limitation of Liability
This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of observation. The report is based upon visual observations only (no physical testing was performed) and there is no claim, either stated or implied, that all conditions were observed.

Ownership of Documents
All documents produced by Lysaght & Associates, P.A. under this Agreement shall remain the property of the Lysaght & Associates, P.A. and may not be used by Clearscapes for any other endeavor without the written consent of Lysaght & Associates, P.A.

Authentication

Sealed By: _____ Date: 08/19/24
David L. Hughes, PE - Project Engineer
Lysaght & Associates, P.A.

NORTH CAROLINA PROFESSIONAL SEAL 056740 08/19/24 ENGINEER DAVID L HUGHES

Digitally signed by David L. Hughes
Reason: I am approving this document
Date: 2024.08.19 22:13:24-04'00'

*Zoning
Chris Martin

2 RECORDING FEE $26.00

Doc No: 200121279
Recorded: 11/14/2025 01:08:06 PM
Fee Amt: $26.00 Page 1 of 2

Cleveland County North Carolina
Betsy S. Harnage, Register of Deeds
BK 1960 PG 2725 - 2726 (2)

COUNTY OF CLEVELAND
CERTIFICATE OF APPROPRIATENESS APPROVED

Webbley
403 S. Washington Street
Shelby, North Carolina

The Cleveland County Historic Preservation Commission held an Evidentiary Hearing on September 10th, 2025 to consider a request for a Certificate of Appropriateness for proposed work on the Webbley house, a Local Landmark (2015).

Property Location:	403 S. Washington Street, Shelby
Parcel:	17885
Property Owners:	City of Shelby
Applicant:	City of Shelby
Landmark Year:	2015

FINDINGS OF FACT:

1. County tax parcel 17885 is owned by the City of Shelby, per Cleveland County Tax Assessor.
2. Parcel 17885 contains a residence and outbuildings and is known as Webbley.
3. Webbley was designated a Local Historic Landmark by City of Shelby Council October 5, 2015.
4. Webbley is significant for being one of the most striking examples of Colonial Revival architectural style in western North Carolina as well as being the home of State Senator, Lieutenant Governor, and Governor O. Max Gardner.
5. The City of Shelby is requesting a Certificate of Appropriateness to perform restoration work including partial demolition of the residence.
6. An application and plans for the proposed work were submitted to the Cleveland County Planning Office on August 4, 2025.
7. Notice of the hearing was mailed to the adjoining property owners on August 28, 2025.
8. A hearing was held by the Historic Preservation Commission on September 10, 2025, at 4:00 p.m.
9. The original Italianate home construction was circa 1852. There was an overbuild of the original 1852 footprint from 1907 to 1910 and also included expansions. The Webb family acquired the home in 1911.
10. The property was designated as a Local Landmark in 2015 with significant factors being that North Carolina Governor O. Max Gardner resided in the home in the early 1900's and Webbley is the most striking example of Colonial Revival architecture in Western North Carolina.
11. Fred Belledin, expert witness and under oath, stated the intent of the proposed work is to stabilize the original 1852 footprint shown in the 2024 stabilization report and remove the expansions from the home. Mr. Belledin stated the home has been severely damaged by water and the expansions are not salvageable in place. He said if the front wall fails due to the damage, the back walls will fail and collapse the roof.
12. He said all salvageable material will be saved, inventoried, and stored on site for the possibility of a later rebuild.
13. Mr. Belledin shared an excerpt from the National Registry report. The report emphasized the main block of the house. Historical photographs primarily show the front portion of the home and not the expansions.

14. The Landmark report copied much of the National Registry report and also more thoroughly describes the main block, with fewer details regarding the expansions. The emphasis of the Landmark report appears to be on the main block of the home.
15. The original kitchen will be removed along with the early 1900 expansions. The kitchen has been rebuilt and the portions are not original. There is damage to the shingles and roof structure, impacting the structural integrity. There is concern it will collapse.
16. Mr. Belledin stated that after the restoration, the rear of the home will be consistent with the colonial revival style of the front, and the rear windows will mimic the front windows. He said the two chimneys at the ends of the home will be restored.
17. Mr. Belledin stated they intend to fully restore the footprint as described in the 2024 report.

Following the conclusion of the hearing, the Commission then deliberated.

IN CONCLUSION:

1. The commission finds that the application and plan submitted are complete.
2. Webbley was designated a Local Landmark in 2015 for being one of the most striking examples of a Colonial Revival style home in western North Carolina as well as being the home of State Senator, Lieutenant Governor, and Governor O. Max Gardner.
3. The commission finds the proposed restoration work on the home will maintain the Colonial Revival style and the front of the home is the significant portion which contributes to the Colonial Revival style. Less emphasis was placed on the expansions in the Landmark report.
4. The commission finds the proposed work will be compliant with the North Carolina Secretary of Interior standard for rehabilitation and Cleveland County Unified Development Ordinance Section 12-408.
5. The commission finds the proposed work to be congruous with the Local Landmark.

This Certificate of Appropriateness is now granted.

This the 10th day of September, 2025

COUNTY OF CLEVELAND

Margaret Hohne, Chairwoman, Historic Preservation Commission

Attest: Anna Parker

Anna Parker, Clerk to the Commission

ADVERTISEMENT FOR BIDS
POSTED: FEBRUARY 17, 2026

Project: Webbley Exterior Historic Restoration

Owner: City of Shelby
300 S Washington Street
Shelby, NC 28150-5402
Contact: Justin Merritt, 704.419.4668, *justin.merritt@cityofshelby.com*

Architect: Clearscapes, PA
501 S Person Street
Raleigh, NC 27601
Contact: Fred Belledin, 919.741.7360, *fbelledin@clearscapes.com*

Sealed Bids for the re-bid of the exterior historic restoration of Webbley will be received until **4pm, February 24, 2026** via email:

audrey.godfrey@cityofshelby.com
fbelledin@clearscapes.com

After Bids are received, the Owner shall evaluate them in accordance with the methods and criteria set forth in the Instructions to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, Award will be made to the lowest responsible and responsive Bidder, taking into consideration sufficient qualifications, performance and the time specified in the Bid Form for the performance of the Contract.

A **Mandatory Pre-Bid Meeting** will be held at **11am, February 20, 2026** at the project site – 403 S Washington Street, Shelby NC 28150-5402. Interested bidders are required to confirm attendance by **4pm, February 18, 2026** via email:

audrey.godfrey@cityofshelby.com
fbelledin@clearscapes.com

As this is a re-bid with no change to the original project scope or bid requirements, note that the Mandatory Pre-Bid Meeting requirement has already been met for bidders that attended the previous Mandatory Pre-Bid Meeting on December 11, 2025.

The Project consists generally of the following major items:

Complete restoration of the exterior building envelope consistent with National Park Service standards and local historic landmark requirements, including:

1. Selective demolition- including salvage of sound finish materials to be retained for current and/or future reuse – of the rear building ells.
2. Selective dismantling of severely damaged portions of the building as needed to allow for structural reconstruction including the front porches and the side porte cochere.
3. Selective structural repair and reinforcement of building walls, roof, and porch floor framing.
4. Repair with in-kind replacement and/or reconstruction as needed of all other exterior features to remain including roof and wall cladding, trim, windows, and doors, and similar elements.
5. Limited site work as needed to facilitate the exterior envelope restoration.

Complete Bidding Documents may be obtained in electronic format at no cost at the following links:

Drawings, Project Manual, And Addendum 1:
https://external.clearscapes.net/_09B4xbxABcIpZR

Bid Proposal Form and Applicable MWBE Documents:
https://external.clearscapes.net/_wcB0xc8UZcopwR

As this is a re-bid, note that the Bid Drawings / Project Manual are unchanged from the original advertisement for bid but Addendum 1 as issued during the original bid process is now included in the bid documents:

1. *Please note that the Bid Proposal Form in the Project Manual has been superseded by the revised Bid Proposal form included with Addendum 1:*
   - *Please note that Alternate No. 1 should be included as shown on page 4 of the revised Bid Proposal Form.*
   - *Please note that the Acknowledgement of Receipt of Addenda should be included as shown on page 4 of the revised Bid Proposal Form.*
   - *Please note that MWBE documentation as required by G.S. 143-128.2(c) and described at the end of this Advertisement for Bids MUST be provided with the Bid Proposal Form*
2. *Please note that clarifications and scope modifications as described in Addendum 1 supersede the original Drawings and Project Manual.*

Bidding Documents also may be examined at:

- McGraw-Hill Construction Dodge- www.construction.com/products/dodge-planroom
- Hispanic Contractors Association of the Carolinas (HCAC), www.thehcac.org, phone 919.623.6591 www.thehcac.org, email bid documents: ligmeldy@hcacarolinas.org
- Construct Connect – www.constructconnect.com
- The Blue Book Building & Construction Network – www.thebluebook.com
- North Carolina Institute of Minority Economic Development – www.theinstitutenc.org

Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87 and the Instruction to Bidders.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

The City of Shelby prohibits discrimination in any manner against any person or business based on race, color, creed, national origin, sex, disability, or veteran status in connection with this Contract or the solicitation of bids or proposals. In compliance with N.C. Gen. Stat. § 143-128.2, City requires a ten percent (10%) goal for participation by minority businesses in the total value of this Contract. Contractors are expected to make a good-faith effort to solicit and include HUB participation in subcontracting opportunities and to provide documentation of such efforts upon request by the City.

Under G.S. 143-128.2(c) all bidders must identify on their bids the minority businesses that they will use on the project and the total dollar value of the bid that will be performed by minority businesses. They must also include an affidavit listing the good faith efforts they have made under subsection (f). If contractors intend to perform all of the work with their own forces, they may submit an affidavit to that effect instead of providing the otherwise required information on minority participation and good faith efforts. A bidder must provide either (1) an affidavit describing the portion of the work to be executed by minority businesses, expressed as a percentage of the total contract amount, showing a percentage equal to or more than the applicable goal on the project, or (2) documentation of good faith efforts to meet the goal, "including any advertisements, solicitations, and evidence of other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract." G.S. 143-128.2(c)(1)(b). The law states that an affidavit showing participation equal to or greater than the applicable goal "shall give rise to a presumption that the bidder has made the required good faith effort." G.S. 143-128.2(c)(1)(a). Failure to provide the affidavit or documentation required to demonstrate good faith efforts is grounds for rejection of a bid.

North Carolina MWBE Participation Forms may be downloaded here:
https://www.doa.nc.gov/search/ncadmin?keys=Identification%20of%20Minority%20Business%20Participation%20-%20NC%20DOA#gsc.tab=0&gsc.q=Identification%20of%20Minority%20Business%20Participation%20-%20NC%20DOA&gsc.sort=

City of Shelby
Justin Merritt, City Manager

END OF DOCUMENT



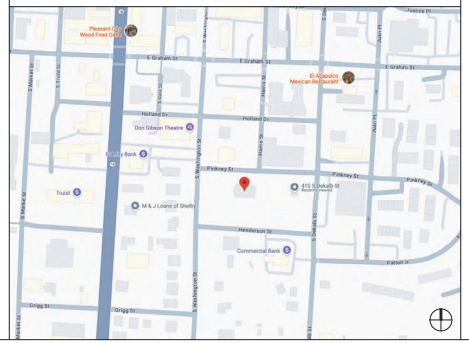
WEBBLEY

EXTERIOR RESTORATION

SITE DATA SUMMARY

ZONING DISTRICT: RO-CU
OVERLAY DISTRICT: HISTORICAL INVENTORY
EXISTING USE: BED AND BREAKFAST (R)
REQUIRED PARKING (UDO ARTICLE XIII)
(1) SPACE PER ROOM +2 FOR EMPLOYEES = 8 SPACES
PROPOSED USE: WARM DARK SHELL - NO CHANGE OF USE
REQUIRED PARKING (UDO ARTICLE XIII)
(1) SPACE PER ROOM +2 FOR EMPLOYEES = 8 SPACES
WILL IMPERVIOUS SURFACE CHANGE? YES
EXISTING IMPERVIOUS (SQ. FT.): 108,816 SF
PROPOSED CHANGE IN IMPERVIOUS (SQ. FT.): - 2,103 SF
PROPOSED TOTAL IMPERVIOUS (SQ. FT.) 106,713 SF

VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER/CLIENT
CITY OF SHELBY
300 S WASHINGTON ST.
SHELBY, NC 28150
CONTACT: JUSTIN LONGINO
PHONE: 704-484-8801
EMAIL: JUSTIN.LONGINO@CITYOFSHELBY.COM

ARCHITECT
CLEARSCAPES
501 S. PERSON STREET
RALEIGH, NC 27601
CONTACT: FRED BELLEDIN
PHONE: 919-821-2775
EMAIL: FBELLEDIN@CLEARSCAPES.COM

STRUCTURAL ENGINEER
LYSAGHT AND ASSOCIATES
120 SAINT MARYS STREET
RALEIGH, NC 27605
CONTACT: DAVID HUGHES, PE
PHONE: 919-833-0495
EMAIL: DLH@LYSAGHTASSOCIATES.COM

SHEET INDEX

G000	COVER
G001	GENERAL NOTES
D101	DEMOLITION PLANS - BASEMENT & GROUND
D102	DEMOLITION PLANS - SECOND & ATTIC
D103	DEMOLITION PLANS - ROOF
D104	DEMOLITION PLANS - RCP
D201	DEMOLITION ELEVATIONS
D301	DEMOLITION SECTIONS
A100	ARCHITECTURAL SITE PLAN
A102	FLOOR PLAN - BASEMENT & GROUND
A103	FLOOR PLAN - SECOND & ATTIC
A105	ROOF PLAN
A111	REFLECTED CEILING PLANS - GROUND & SECOND FLOOR
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A321	DETAILS
A703	SCHEDULES
S100	STRUCTURAL NOTES
S101	FRAMING DEMO PLANS
S102	GROUND FLOOR FRAMING PLAN
S103	LEVEL 2 FRAMING PLAN
S104	HIGH ROOF FRAMING PLAN

CLEARSCAPES
ARCHITECTURE + ART
http://www.clearscapes.com/
501 S. Person Street
Raleigh, NC 27601
(919) 821-2775
artar c@clearscapes.com

CONSULTANTS
Structural
Lysaght & Associates
https://www.lysaghtassociates.com
120 St Marys St.
Raleigh, NC 27605
919.833.0495
dlh@lysaghtassociates.com

SEALS

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT
WEBBLEY EXTERIOR RESTORATION
403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

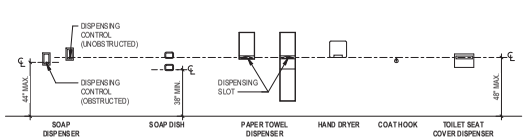
No.	Description	Date

PROJECT DATA
DATE: 11.10.25
DRAWN: LW
CHECKED: FB
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

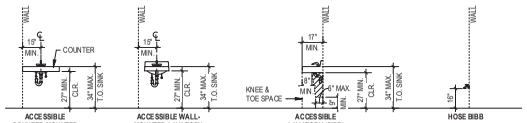
SHEET DATA
COVER

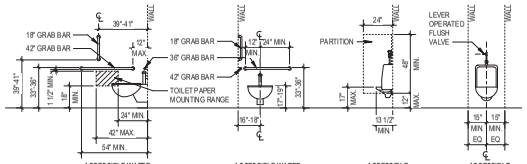
SHEET NO.
G000

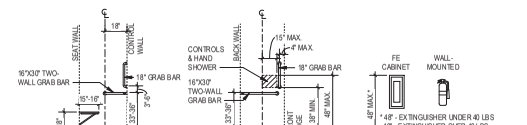
MOUNTING HEIGHTS

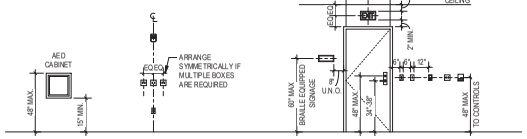


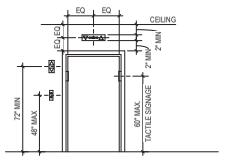








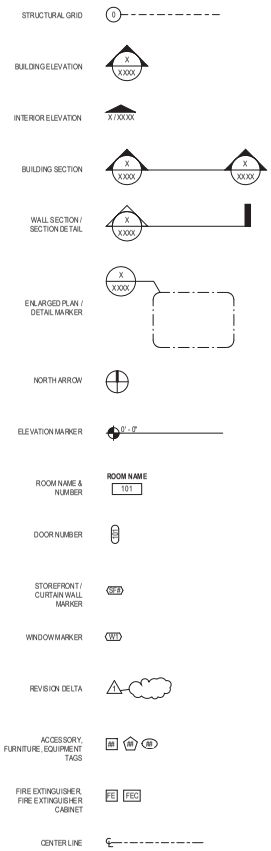




MOUNTING HEIGHTS & ALIGNMENTS NOTES:

1. GRAB BARS TO HAVE 1-1/2" CLEARANCE FROM WALL,TYP.
2. ALIGN ALL ADJACENT DEVICES, SWITCHES, OUTLETS, ETC. AS SHOWN U.N.O. ON INTERIOR ELEVATIONS.
3. WHERE MULTIPLE SWITCHES ARE INDICATED IN CLOSE PROXIMITY, THEY SHALL BE GANGED INTO A SINGLE BOX.
4. ALIGN THERMOSTATS AND OTHER CONTROLS VERTICALLY WITH ADJACENT SWITCHES.

SYMBOLS



ABBREVIATIONS

&	AND
<	ANGLE
°	ANGLE IN DEGREES
@	AT
X.x	BY
Ø	DIAMETER
(E)	EXISTING
(N)	NEW
%	PERCENT
#	POUNDS OR NUMBER
ABV	ABOVE
ACC	ACCESSIBLE
ACM	ALUMINUM COMPOSITE MATERIAL
ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR, AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADD'L	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AF	ACCESS FLOOR
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
AL	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ATR	ABOVE TOP OF RAIL
AUX	AUXILIARY
AV	AUDIO VISUAL
BD	BOARD
BIT	BITUMEN
BLDG	BUILDING
BLST	BALLAST
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOL	BOLLARD
BOT	BOTTOM
BRKT	BRACKET
BTWN	BETWEEN
BUR	BUILT UP ROOF
CB	CATCH BASIN
CEM	CEMENT(ITIOUS)
CI	CAST IRON
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLK	CAULK(ING)
CLNG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSJ	CONSTRUCTION JOINT
CTR	CENTER
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL(S)
D.G.	DECOMPOSED GRANITE
DI	DIRECT/INDIRECT
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STAND/PIPE
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION OR ELEVATOR
EO	EDGE OF
EQ	EQUAL/EQUAL TO
EQP	EQUIPMENT
EQUIV	EQUIVALENT
ES	EXIT SIGN
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
F	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFL	FINISH FLOOR LEVEL
FH	FIRE HYDRANT
FLR	FLOOR
FLUOR	FLUORESCENT
FIN	FINISH
F.O.	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RETARDANT
FRP	FIBERGLASS REINFORCED PLASTIC
FRPT	FIRE RETARDANT/PT FASTENER
FSR	FLAME SPREAD RATING
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLAZ	GLAZING
GOVT	GOVERNMENT
GR	GRANITE
GRD	GRADE
GSM	GALVANIZED SHEET METAL
GT	GROUT
GUT	GUTTER
GWB	GYPSUM BOARD
GYP BD	GYPSUM BOARD
H	HEIGHT
HB	HOSE BIBB
HC	HANDICAPPED, HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
IFO	INSIDE FACE OF
INCAND	INCANDESCENT
INCL	INCLUDE(D), INCLUSIVE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IRR	IRRIGATION
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
LAM	LAMINATE(D)
LAV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LDR	LEADER
LED	LIGHT EMITTING DIODE
LH	LEFT HAND
LIN	LINEAR
LO	LINE OF
LOC	LOCATION
MAINT	MAINTAIN, MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NF	NO FINISH
NFC	NO FINISH CEILING
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NPRN	NEOPRENE
NTS	NOT TO SCALE
o/	OVER
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OFO	OUTSIDE FACE OF
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED / OWNER INSTALLED
OH	OPPOSITE HAND
OPP	OPPOSITE
OVFL	OVERFLOW
OVHD	OVERHEAD
OZ	OUNCE
PASS	PASSENGER
P/C	PRECAST
PERF	PERFORATED
PERP	PERPENDICULAR
PKG	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLY	PLYWOOD
POL	POLISH(ED)
POT	PATH OF TRAVEL
PR	PAIR
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPERTY
PROT	PROTECTION
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RE	REFER TO
REINF	REINFORCE(D)
REQD	REQUIRED
RH	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SB	SPLASH BLOCK
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SIM	SIMILAR
SL	SLOPE
S.L.A.D.	SEE LANDSCAPE DRAWINGS
S.M.	SURFACE MOUNTED
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STL	STEEL
STRUCT	STRUCTURE
THK	THICK
THRU	THROUGH
T.O.	TOP OF
T.O.F.	TOP OF FOOTING
TYP	TYPICAL
UNO/UON	UNLESS NOTED OTHERWISE
VER	VERIFY
VIF	VERIFY IN FIELD
w/	WITH
WC	WATER CLOSET
WD	WOOD

GENERAL NOTES

GENERAL REGULATORY REQUIREMENTS

0-1. ALL WORK SHALL CONFORM TO:
- CURRENT *NORTH CAROLINA STATE BUILDING CODE* (2024 IBC AND CURRENT NC AMENDMENTS)
- CURRENT RULES AND REGULATIONS OF THE *CITY OF SHELBY, NORTH CAROLINA*
- RULES AND REGULATIONS OF APPLICABLE STATE AND/OR LOCAL PUBLIC UTILITIES
- AMERICANS WITH DISABILITIES ACT, 28 JULY 1991 AND ANSI 117.1 (2009) WITH RESPECTIVE CURRENT AMENDMENTS

0-2. THE BUILDING CODE COMPLIANCE SUMMARIES AND LIFE SAFETY PLANS ARE GENERAL GUIDES TO THE CONSTRUCTION CRITERIA DEVELOPED FOR THIS PROJECT. THEY ARE NOT INTENDED TO BE A COMPLETE LIST OF CODE REQUIREMENTS.

0-3. PENETRATIONS OF ALL PIPES, CONDUITS, SWITCHES, OUTLETS, AND ANY OTHER ITEMS AT RATED ASSEMBLIES SHALL BE FIRE-STOPPED.

0-4. THE INTEGRITY OF THE FIRE RESISTANCE RATING OF ALL RATED SHAFT ENCLOSURES, CEILINGS, AND PARTITIONS SHALL BE MAINTAINED BEHIND RECESSED WALL OR CEILING ACCESSORIES, INCLUDING FIRE EXTINGUISHER CABINETS, TOILET ACCESSORIES, ELECTRICAL JUNCTION BOXES, AND ANY OTHER ITEMS WHERE THEY OCCUR.

GENERAL COORDINATION REQUIREMENTS

1-1. THE CONTRACT DOCUMENTS INCLUDE THE DRAWINGS, PROJECT MANUAL, ANY ADDENDA, AND ANY RELATED REGULATORY DOCUMENTS PROVIDED BY THE ARCHITECT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, PART 2 HISTORIC TAX CREDIT APPLICATIONS AND LOCAL DESIGN OR HISTORIC APPROVALS.

1-2. REFER TO THE PROJECT MANUAL (IF PROVIDED) FOR COMPLETE GENERAL REQUIREMENTS AND CONDITIONS OF THE CONTRACT DOCUMENTS. IF A PROJECT MANUAL IS NOT PROVIDED, AIA DOCUMENT A201 (2007) *GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION* SHALL SERVE AS THE GENERAL REQUIREMENTS AND CONDITIONS OF THE CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS, THE MORE RESTRICTIVE PROVISION OR REQUIREMENT SHALL APPLY.

1-3. THE CONTRACT DOCUMENTS REPRESENT THE DESIGN INTENT FOR THE FINISHED STRUCTURE AND/OR SITE. UNLESS SPECIFICALLY NOTED, THEY DO NOT INDICATE THE MEANS OR METHOD OF INSTALLATION. THE GENERAL CONTRACTOR (OR CMAR) SHALL COORDINATE, SUPERVISE, AND DIRECT ALL WORK, SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE, AND SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.

1-4. PRIOR TO BIDDING, THE GENERAL CONTRACTOR (OR CMAR) AND EACH SUB-CONTRACTOR ARE RESPONSIBLE FOR REVIEWING AND COMPARING THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS. BIDS ARE REQUIRED TO INCLUDE ALL WORK REQUIRED FOR A COMPLETE JOB BASED ON ALL ELEMENTS OF THE CONTRACT DOCUMENTS.

1-5. PRIOR TO BIDDING, THE GENERAL CONTRACTOR (OR CMAR) AND EACH SUB-CONTRACTOR ARE RESPONSIBLE FOR VISITING THE PROJECT SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND ARE RESPONSIBLE FOR INCLUDING IN THEIR BID ALL WORK REQUIRED FOR A COMPLETE JOB.

1-6. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.

1-7. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OWNER'S VENDORS INCLUDING, BUT NOT LIMITED TO, TELECOMMUNICATIONS, AUDIO/VISUAL, AND SECURITY SYSTEMS. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS AND THE OWNER 'S VENDORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.

1-8. EXISTING CONDITIONS FOR THE BUILDING AND/OR SITE AS REPRESENTED IN THE CONTRACT DOCUMENTS ARE NOT GUARANTEED. PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION, THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE EXISTENCE AND LOCATION OF EXISTING CONSTRUCTION AFFECTING THE WORK INCLUDING, BUT NOT LIMITED TO, UNDERGROUND AND OVERHEAD UTILITIES, EXISTING BUILDING SYSTEMS, FLOOR ELEVATIONS, AND OTHER STRUCTURAL OR BUILDING DATUMS.

GENERAL DIMENSIONING REQUIREMENTS

2-1. DIMENSIONS ARE NOTED OR CAN BE DETERMINED FROM OTHER INFORMATION INCLUDED IN THE DRAWINGS. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS. DO NOT PROCEED WITH AFFECTED WORK OR RELATED WORK UNTIL THE VARIATIONS OR OMISSIONS HAVE BEEN RESOLVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DRAWING SHEETS LESS THAN 24x36" MAY HAVE BEEN REDUCED FROM THE ORIGINALS.

2-2. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.

2-3. WALLS, BULKHEADS, AND/OR OTHER ARCHITECTURAL ELEMENTS SHOWN TO ALIGN ARE TO HAVE FINISH FACES ALIGN UNLESS OTHERWISE NOTED.

2-4. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

2-5. ANY DIMENSIONS AND/OR ELEVATIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED BY GENERAL CONTRACTOR (OR CMAR) PRIOR TO COMMENCEMENT OF SHOP DRAWINGS, FABRICATION, OR INSTALLATION. VERIFY ANY DISCREPANCIES W/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

2-6. REFER TO P/M/E/FP DRAWINGS FOR QUANTITY AND DESIGN OF ALL FIXTURES / DEVICES / ETC. REFER TO ARCHITECTURAL ENLARGED PLANS AND ELEVATIONS FOR EXACT PLACEMENT OF ANY DEVICES INDICATED. LOCATIONS OF ALL PLUMBING, MECHANICAL, ELECTRICAL, FIRE ALARM, SPRINKLER, AND TELECOMMUNICATIONS DEVICES, FIXTURES, AND ACCESSORIES DIMENSIONED, NOTED, OR OTHERWISE DESCRIBED ON ARCHITECTURAL ENLARGED PLANS AND ELEVATIONS, ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.

2-7. ALIGN ALL ELECTRICAL, MECHANICAL, FIRE ALARM, AND TELE/DATA / CABLE DEVICES WHERE IN CLOSE PROXIMITY. COORDINATE WITH OTHER TRADES TO RESERVE PATHWAYS TO MULTIPLE DEVICES - THIS MAY REQUIRE PIPING TO THE SIDES OF JUNCTION BOXES OR DEVICES.

GENERAL MATERIAL REQUIREMENTS

3-1. PROVIDE GALVANIC ISOLATION AT ALL DISSIMILAR MATERIALS.

3-2. PROVIDE PRESSURE-TREATED MATERIAL AT LOCATIONS OF WOOD IN CONTACT WITH MASONRY.

3-3. MAINTAIN CONTINUITY OF AIR/WEATHER BARRIER AT ALL OPENINGS AND PENETRATIONS.

3-4. PROVIDE END DAMS AT ALL SILL CONDITIONS.

OTHER REQUIREMENTS

4-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.

4-2. THE GENERAL CONTRACTOR (OR CMAR) IS RESPONSIBLE FOR ANY REQUIRED DEMOLITION, TEMPORARY SUPPORT OF, AND/OR DAMAGE TO NEW OR EXISTING STRUCTURE DURING CONSTRUCTION. ANY UTILITY LINES, PIPING, EQUIPMENT, FINISHES, OR ANY OTHER PORTION OF THE EXISTING BUILDING OR NEW CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE ARCHITECT'S DIRECTION AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR.

4-3. THE GENERAL CONTRACTOR (OR CMAR) IS TO COORDINATE, PROVIDE, AND INSTALL CONCEALED BLOCKING FOR ALL WALL- AND CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETRY AND OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. BLOCKING IS TO BE FIRE-RETARDANT WOOD OR 20ga METAL WITH A FLAME SPREAD AND SMOKE DEVELOPMENT RATING <25 IF THE PROJECT IS IDENTIFIED AS A TYPE 1 OR TYPE 2 BUILDING IN THE CODE SUMMARY.

4-4. CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHERE VER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR AND REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED) OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED).

4-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.

4-6. ALL FRAMING, SOUND ATTENUATION, AND GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE.

4-7. ALL DEBRIS SHALL BE TRANSPORTED FROM THE SITE AND LEGALLY DISPOSED OF BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

4-8. ALL MATERIALS, COMPONENTS, AND SYSTEMS SHALL BE INSTALLED PER MANUFACTURER 'S INSTALLATION REQUIREMENTS/RECOMMENDATIONS AND WARRANTY REQUIREMENTS EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE REQUIRED BY THE CONTRACT DOCUMENTS OR APPLICABLE CODES OR REGULATIONS.

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11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_0120
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SHEET DATA

GENERAL NOTES

SHEET NO.

G001

DEMOLITION GENERAL NOTES

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, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR SHALL ASSUME THE PRESENCE OF LEAD-BASED PAINT. HANDLING AND DISPOSAL OF LEAD-BASED PAINT SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND NCDENR REQUIREMENTS. THE CONTRACTOR MAY ENCOUNTER ASBESTOS-CONTAINING MATERIAL (ACM). THE CONTRACTOR SHALL REPORT POTENTIAL ACM TO THE ARCHITECT, ARRANGE TESTING IF NEEDED TO CONFIRM, AND RECOMMEND A REMEDIATION APPROACH.

MATERIAL DISPOSAL/SALVAGE

ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE. **MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT AND OWNER SHALL BE CONDUCTED TO IDENTIFY COMPONENTS THAT ARE TO BE SALVAGED.**

EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

TEMPORARY PROTECTION

THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES +PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL SERVICE FOR THE SITE. ALL ELECTRICAL COMPONENTS WITHIN AREAS TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF OR SALVAGED AS NOTED INCLUDING BUT NOT LIMITED TO PANELS, CONDUIT/WIRING/RACEWAYS, DEVICES, FIXTURES, ETC. . JUNCTION BOXES AND RACEWAYS FOR EXISTING CEILING-MOUNTED LIGHTING LOCATIONS WITHIN PORCH AREAS TO BE RECONSTRUCTED SHALL BE PROVIDED FOR FUTURE FIXTURES AND WIRING. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. THE CONTRACTOR SHALL PROVIDE TEMPORARY DOMESTIC WATER SERVICE FOR THE SITE. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE DEMO AREA. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

F. ANY FEES AND/OR PERMITS REQUIRED BY LOCAL UTILITIES AND LOCAL JURISDICTION ASSOCIATED WITH REMOVAL OF EXISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYNOTES - DEMOLITION

NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRA-COTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/ REPRODUCTION AS NEEDED
D03	TYP.	REMOVED.
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/ STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED
D18	TYP.	REMOVED
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.

DEMOLITION PLAN LEGEND

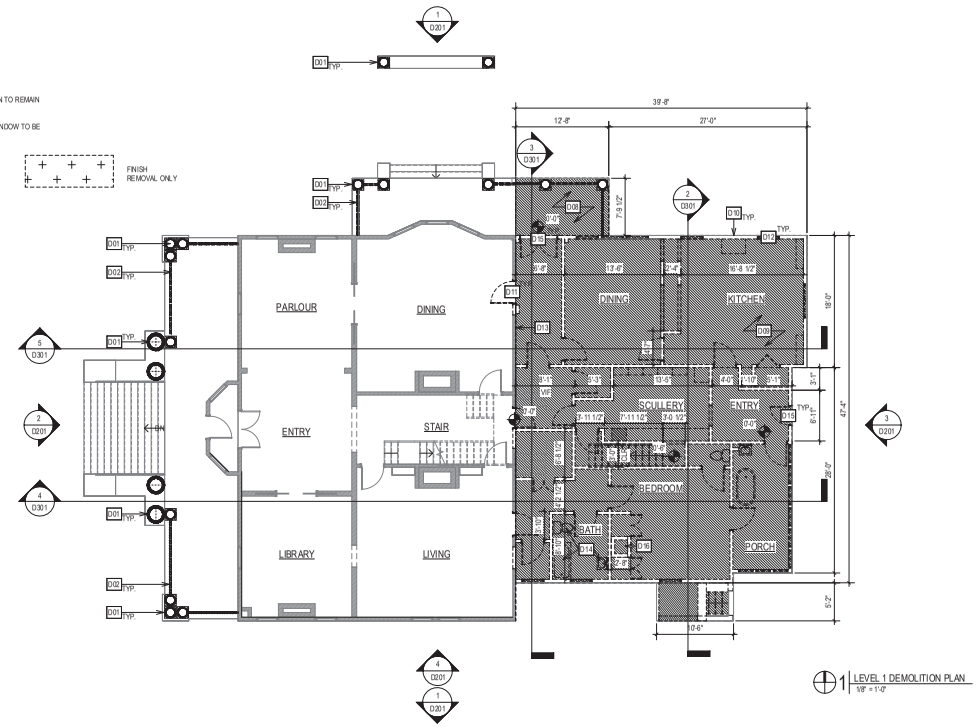
EXISTING CONSTRUCTION TO REMAIN

DEMOLITION KEYNOTE

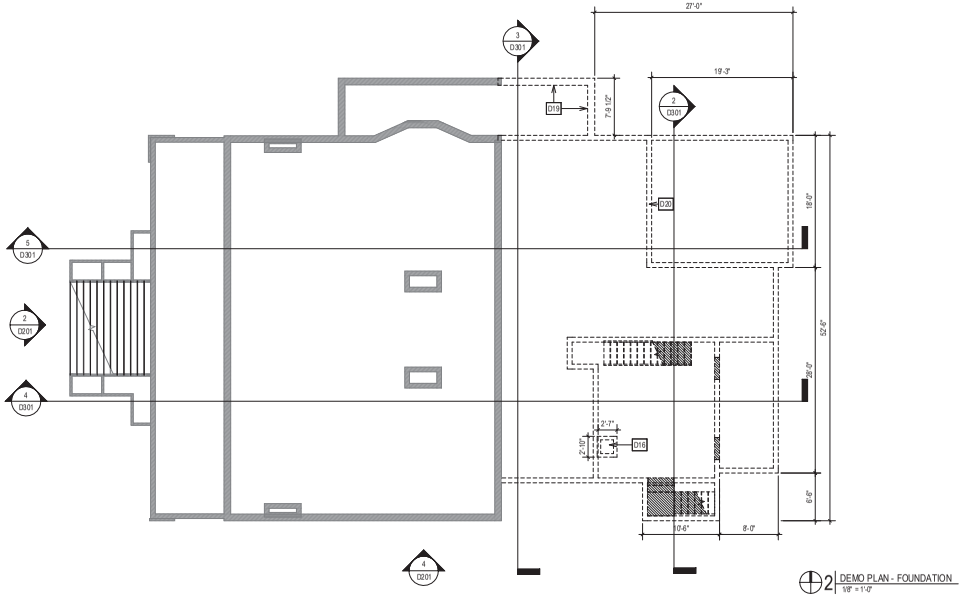
EXISTING WALL,DOOR/WINDOW TO BE DEMOLISHED

AREA TO BE REMOVED

FINISH REMOVAL ONLY



1 LEVEL 1 DEMOLITION PLAN
1/8" = 1'-0"



2 DEMO PLAN - FOUNDATION
1/8" = 1'-0"

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11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

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CHECKED: Checker
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA

DEMOLITION PLANS - BASEMENT & GROUND

SHEET NO.

D101

DEMOLITION GENERAL NOTES

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, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR SHALL ASSUME THE PRESENCE OF LEAD-BASED PAINT. HANDLING AND DISPOSAL OF LEAD-BASED PAINT SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND NCDENR REQUIREMENTS. THE CONTRACTOR MAY ENCOUNTER ASBESTOS-CONTAINING MATERIAL (ACM). THE CONTRACTOR SHALL REPORT POTENTIAL ACM TO THE ARCHITECT, ARRANGE TESTING IF NEEDED TO CONFIRM, AND RECOMMEND A REMEDIATION APPROACH.

MATERIAL DISPOSAL/SALVAGE

ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE. **MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT AND OWNER SHALL BE CONDUCTED TO IDENTIFY COMPONENTS THAT ARE TO BE SALVAGED.**

EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

TEMPORARY PROTECTION

THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES +PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL SERVICE FOR THE SITE. ALL ELECTRICAL COMPONENTS WITHIN AREAS TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF OR SALVAGED AS NOTED INCLUDING BUT NOT LIMITED TO PANELS, CONDUIT/WIRING/RACEWAYS, DEVICES, FIXTURES, ETC. . JUNCTION BOXES AND RACEWAYS FOR EXISTING CEILING-MOUNTED LIGHTING LOCATIONS WITHIN PORCH AREAS TO BE RECONSTRUCTED SHALL BE PROVIDED FOR FUTURE FIXTURES AND WIRING. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. THE CONTRACTOR SHALL PROVIDE TEMPORARY DOMESTIC WATER SERVICE FOR THE SITE. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE DEMO AREA. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

F. ANY FEES AND/OR PERMITS REQUIRED BY LOCAL UTILITIES AND LOCAL JURISDICTION ASSOCIATED WITH REMOVAL OF EXISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYNOTES - DEMOLITION

NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRA-COTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/ REPRODUCTION AS NEEDED
D03	TYP.	REMOVED
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/ STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED
D18	TYP.	REMOVED
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.

DEMOLITION PLAN LEGEND

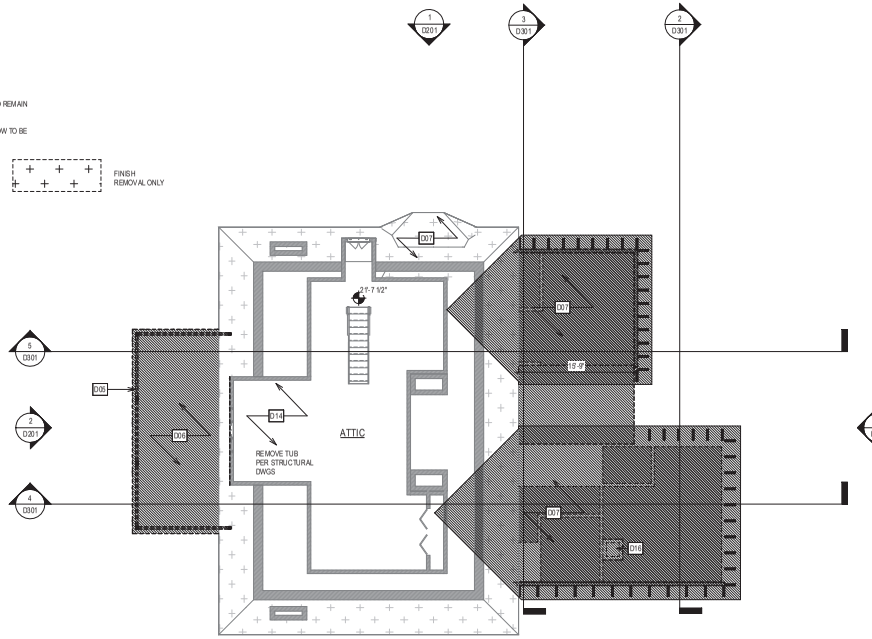
EXISTING CONSTRUCTION TO REMAIN

DEMOLITION KEYNOTE

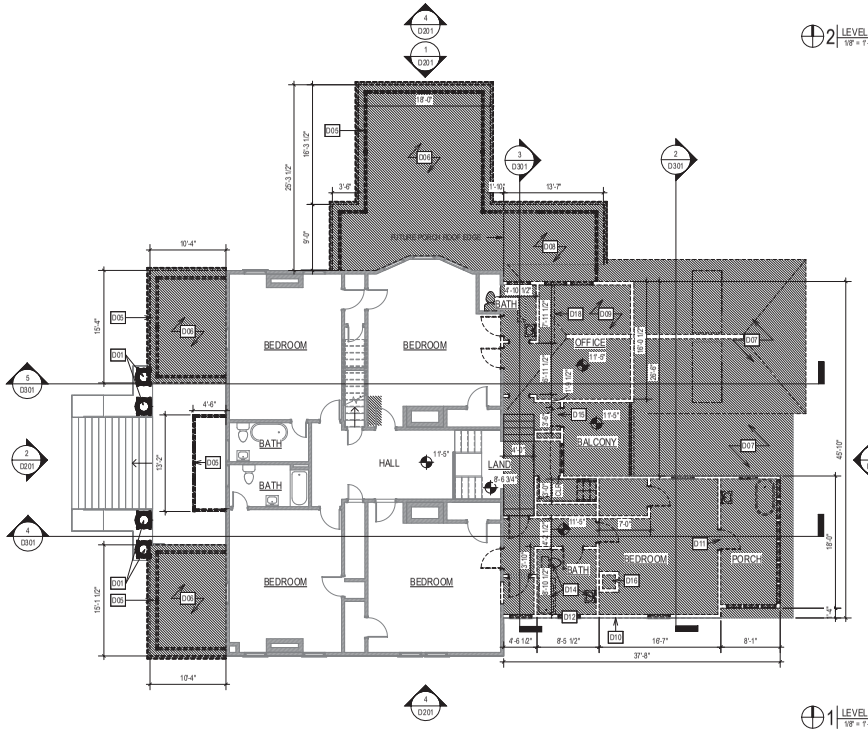
EXISTING WALL/DOOR/WINDOW TO BE DEMOLISHED

AREA TO BE REMOVED

FINISH REMOVAL ONLY



2 LEVEL 3 DEMOLITION PLAN
1/8" = 1'-0"



1 LEVEL 2 DEMOLITION PLAN
1/8" = 1'-0"

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SEALS

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WILLIAM BRADLEY SELLERS 5481 REGISTERED LANDSCAPE ARCHITECT RALEIGH, NC

11/10/2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_020
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA

DEMOLITION PLANS - SECOND & ATTIC

SHEET NO.

D102

DEMOLITION GENERAL NOTES

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, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR SHALL ASSUME THE PRESENCE OF LEAD-BASED PAINT. HANDLING AND DISPOSAL OF LEAD-BASED PAINT SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND NCDENR REQUIREMENTS. THE CONTRACTOR MAY ENCOUNTER ASBESTOS-CONTAINING MATERIAL (ACM). THE CONTRACTOR SHALL REPORT POTENTIAL ACM TO THE ARCHITECT, ARRANGE TESTING IF NEEDED TO CONFIRM, AND RECOMMEND A REMEDIATION APPROACH.

MATERIAL DISPOSAL/SALVAGE

ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE. **MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT AND OWNER SHALL BE CONDUCTED TO IDENTIFY COMPONENTS THAT ARE TO BE SALVAGED.**

EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

TEMPORARY PROTECTION

THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES +PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL SERVICE FOR THE SITE. ALL ELECTRICAL COMPONENTS WITHIN AREAS TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF OR SALVAGED AS NOTED INCLUDING BUT NOT LIMITED TO PANELS, CONDUIT/WIRING/RACEWAYS, DEVICES, FIXTURES, ETC. . JUNCTION BOXES AND RACEWAYS FOR EXISTING CEILING-MOUNTED LIGHTING LOCATIONS WITHIN PORCH AREAS TO BE RECONSTRUCTED SHALL BE PROVIDED FOR FUTURE FIXTURES AND WIRING. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. THE CONTRACTOR SHALL PROVIDE TEMPORARY DOMESTIC WATER SERVICE FOR THE SITE. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE DEMO AREA. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

F. ANY FEES AND/OR PERMITS REQUIRED BY LOCAL UTILITIES AND LOCAL JURISDICTION ASSOCIATED WITH REMOVAL OF EXISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYNOTES - DEMOLITION

NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRA COTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/ REPRODUCTION AS NEEDED
D03	TYP.	REMOVED
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/ STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED
D18	TYP.	REMOVED
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.

DEMOLITION PLAN LEGEND

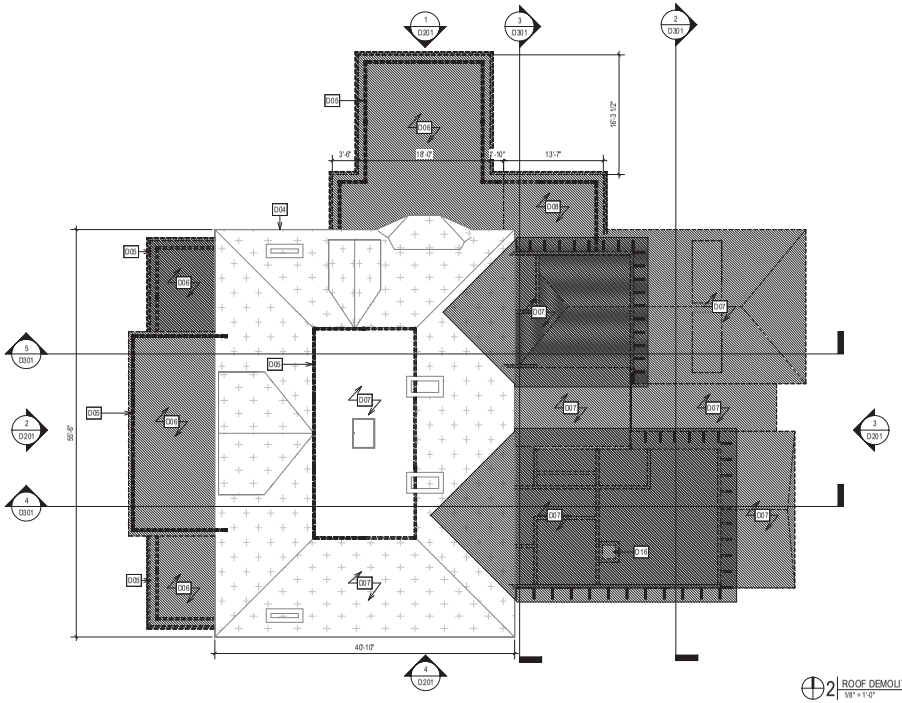
EXISTING CONSTRUCTION TO REMAIN

1D DEMOLITION KEYNOTE

EXISTING WALL/DOOR/WINDOW TO BE DEMOLISHED

AREA TO BE REMOVED

FINISH REMOVAL ONLY



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

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REGISTERED ARCHITECT WILLIAM BRUCE LEAVENWORTH 5981 NORTH CAROLINA NOT FOR CONSTRUCTION UNTIL SEALED RALEIGH, N.C.

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA

DEMOLITION PLANS - ROOF

SHEET NO.

D103

DEMOLITION GENERAL NOTES

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, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

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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.

HAZARDOUS MATERIAL

THE CONTRACTOR SHALL ASSUME THE PRESENCE OF LEAD-BASED PAINT. HANDLING AND DISPOSAL OF LEAD-BASED PAINT SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND NCDENR REQUIREMENTS. THE CONTRACTOR MAY ENCOUNTER ASBESTOS-CONTAINING MATERIAL (ACM). THE CONTRACTOR SHALL REPORT POTENTIAL ACM TO THE ARCHITECT, ARRANGE TESTING IF NEEDED TO CONFIRM, AND RECOMMEND A REMEDIATION APPROACH.

MATERIAL DISPOSAL/SALVAGE

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EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

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THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES +PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL SERVICE FOR THE SITE. ALL ELECTRICAL COMPONENTS WITHIN AREAS TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF OR SALVAGED AS NOTED INCLUDING BUT NOT LIMITED TO PANELS, CONDUIT/WIRING/RACEWAYS, DEVICES, FIXTURES, ETC. . JUNCTION BOXES AND RACEWAYS FOR EXISTING CEILING-MOUNTED LIGHTING LOCATIONS WITHIN PORCH AREAS TO BE RECONSTRUCTED SHALL BE PROVIDED FOR FUTURE FIXTURES AND WIRING. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. THE CONTRACTOR SHALL PROVIDE TEMPORARY DOMESTIC WATER SERVICE FOR THE SITE. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE DEMO AREA. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

F. ANY FEES AND/OR PERMITS REQUIRED BY LOCAL UTILITIES AND LOCAL JURISDICTION ASSOCIATED WITH REMOVAL OF EXISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYNOTES - DEMOLITION

NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRA COTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/REPRODUCTION AS NEEDED.
D03	TYP.	REMOVED.
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF/STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED.
D18	TYP.	REMOVED.
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.

DEMOLITION PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

1D — DEMOLITION KEYNOTE

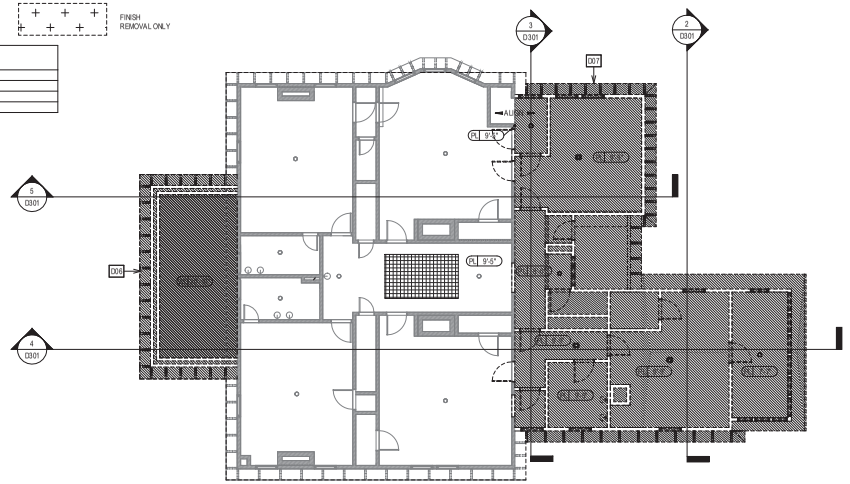
EXISTING WALL/DOOR/WINDOW TO BE DEMOLISHED

AREA TO BE REMOVED

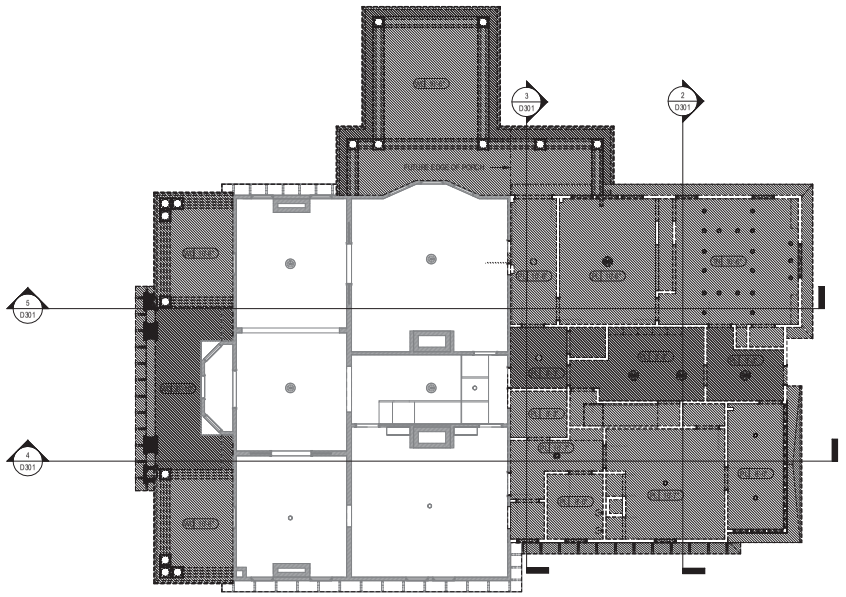
FINISH REMOVAL ONLY

CEILING SCHEDULE

TYPE	DESCRIPTION
PL	PLASTER ON LATHE, PTD.
TN	TIN CEILING TILES
WD	BEADBOARD, PTD.



2 DEMO RCP - SECOND
1/8" = 1'-0"



1 DEMO RCP - GROUND
1/8" = 1'-0"

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SEALS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 50551 CLEARSCAPES, P.A.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION. WILLIAM BRIAN CAMPBELL 9401 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, N.C.

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA

DEMOLITION PLANS - RCP

SHEET NO.

D104

GENERAL DEMOLITION NOTES

THE DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED AS DESCRIBED IN THE DEMOLITION DOCUMENTS. THE WORK REQUIRED SHALL BE DONE WITH CARE, AND SHALL INCLUDE ALL REQUIRED SHORING, BRACING, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR MAY ENCOUNTER HAZARDOUS MATERIAL INCLUDING, BUT NOT LIMITED TO, LEAD-BASED PAINT. ALL HAZARDOUS MATERIALS SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND INCIDENT REQUIREMENTS. ANY QUESTIONABLE MATERIALS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE OWNER WILL MAKE ARRANGEMENTS TO SAMPLE AND TEST MATERIALS. IF DEEMED HAZARDOUS, THE OWNER WILL FURTHER ARRANGE ABATEMENT OF THE MATERIAL. UNLESS NOTED OTHERWISE, LEAD-BASED PAINTS WILL NOT BE ABATED.

MATERIAL DISPOSAL/SALVAGE

ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE. MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT AND OWNER SHALL BE CONDUCTED TO IDENTIFY COMPONENTS THAT ARE TO BE SALVAGED. RECYCLING AND/OR DISPOSAL IS TO BE CONDUCTED IN ACCORDANCE WITH LEED REQUIREMENTS.

EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

TEMPORARY PROTECTION

THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES. XISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. WITH THE EXCEPTION OF A PANEL TO DISTRIBUTE POWER DURING THE CONSTRUCTION PERIOD, ALL ELECTRICAL APPARATUS AND ASSOCIATED COMPONENTS IN DEMO SCOPE ARE TO BE REMOVED AND SALVAGED. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, SUBPANELS, CONDUIT, TELE/DATA, WIRING, BOXES, RECEPTACLES, FIXTURES, SWITCHES, SUPPORTS, MISCELLANEOUS DEVICES, ETC. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIAL AS EXISTING PIPING.

D. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE BUILDING. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

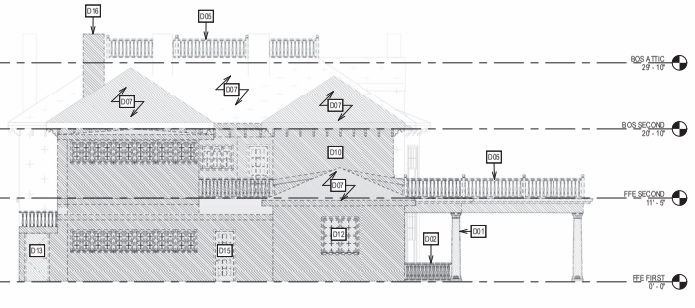
E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

KEYNOTES - DEMOLITION

NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRACOTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/ REPRODUCTION AS NEEDED
D03	TYP.	REMOVED
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF/STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/ STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED
D18	TYP.	REMOVED
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.



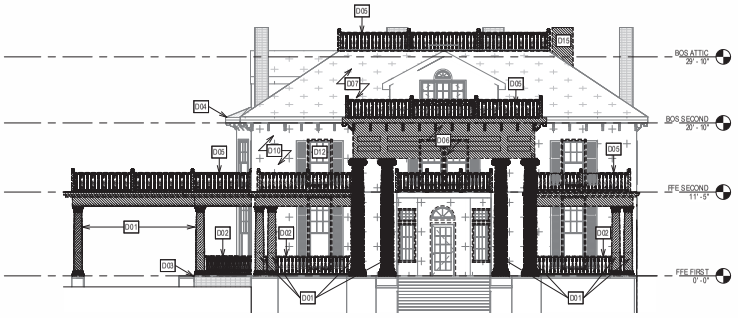
1 Demo Elevation - North
1/8" = 1'-0"



3 Demo Elevation - East
1/8" = 1'-0"



4 Demo Elevation - South
1/8" = 1'-0"



2 Demo Elevation - West
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

D1 DEMOLITION KEYNOTE

EXISTING WALL/DOOR/WINDOW TO BE DEMOLISHED

AREA TO BE REMOVED

FINISH REMOVAL ONLY

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SEALS

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JEFFREY WILLIAM BECK 5907 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, N.C.

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT
WEBBLEY EXTERIOR RESTORATION
403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA
DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA
DEMOLITION ELEVATIONS

SHEET NO.
D201

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THE DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED AS DESCRIBED IN THE DEMOLITION DOCUMENTS. THE WORK REQUIRED SHALL BE DONE WITH CARE, AND SHALL INCLUDE ALL REQUIRED SHORING, BRACING, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

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WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

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THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES. XISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

B. WITH THE EXCEPTION OF A PANEL TO DISTRIBUTE POWER DURING THE CONSTRUCTION PERIOD, ALL ELECTRICAL APPARATUS AND ASSOCIATED COMPONENTS IN DEMO SCOPE ARE TO BE REMOVED AND SALVAGED. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, SUBPANELS, CONDUIT, TELE/DATA, WIRING, BOXES, RECEPTACLES, FIXTURES, SWITCHES, SUPPORTS, MISCELLANEOUS DEVICES, ETC. LIGHTING LAMP COMPONENTS AND BALLASTS, AS WELL AS ELECTRONIC EQUIPMENT CONTAINING HAZARDOUS MATERIALS SUCH AS MERCURY, LEAD AND PCBS (POLYCHLORINATED BIPHENYL) SHALL BE PROPERLY HANDLED, PROTECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL ENVIRONMENTAL, SAFETY, AND GOVERNMENTAL REGULATIONS RELATED TO THESE ITEMS.

C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE BUILDING. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

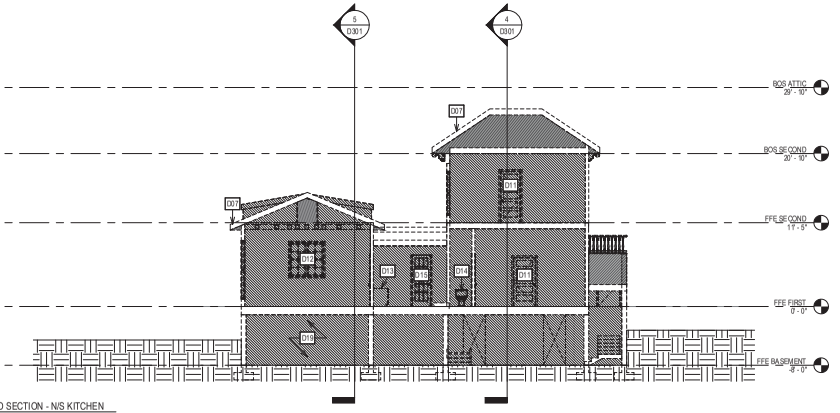
E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

KEYNOTES - DEMOLITION

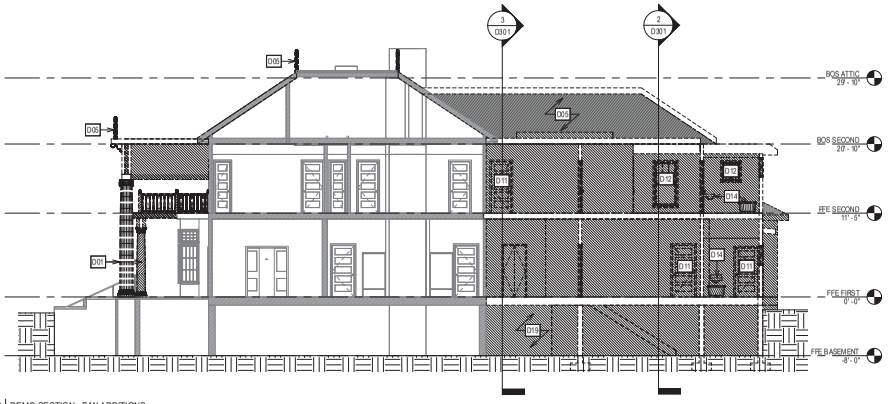
NO.	-	DESCRIPTION
D01	TYP.	SALVAGE WOOD COLUMN AND PILASTER SHAFT, BASE, AND CAPITAL, INCLUDING THE TERRACOTTA CAPITALS AT THE DOUBLE-HEIGHT PORCH.
D02	TYP.	SALVAGE BALUSTRADE AND POSTS FOR REPAIR AND REINSTALLATION W/ REPRODUCTION AS NEEDED
D03	TYP.	REMOVED
D05	TYP.	INSPECT BALUSTRADE FOR REPAIR NEEDS OR REPLACEMENT. SALVAGE WITH CARE.
D06	TYP.	SALVAGE ALL SALVAGEABLE FINISHES AND DECORATIVE ELEMENTS AT PORCHES AND ROOF TO BE REMOVED TO BE RECONSTRUCTED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, RUNNING TRIM PROFILES, SIDING, ETC. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. REMOVE ROOF ASSEMBLY DOWN TO SOUND ROOF SHEATHING AT ANY AREAS OF ROOF/STRUCTURE TO REMAIN. COORDINATE REMOVAL OF AREAS OF PORCH ROOF AND STRUCTURE TO BE DEMOLISHED W/ STRUCTURAL DRAWINGS.
D07	TYP.	SALVAGE ALL SALVAGEABLE STAMPED METAL SHINGLES FOR REUSE. REMOVE ALL OTHER PORTIONS OF ROOF ASSEMBLIES INCLUDING BUT NOT LIMITED TO BUILT-UP OR FLAT SEAM METAL ROOFING OR MEMBRANES, WEATHER BARRIERS, INSULATION, AND ADHESIVES DOWN TO SOUND ROOF SHEATHING. COORDINATE REMOVAL OF DAMAGED SHEATHING AND STRUCTURE PER STRUCTURAL DRAWINGS. EXISTING ROOF HATCH TO REMAIN IN PLACE OR BE TEMPORARILY REMOVED FOR REINSTALLATION.
D08	TYP.	SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
D09	TYP.	SALVAGE HEART PINE FLOORING. REMOVE FLOOR STRUCTURE PER STRUCTURAL DWGS.
D10	TYP.	SALVAGE EXTERIOR WOOD SIDING AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED FOR SELECTIVE REPAIR/REPLACEMENT OF DAMAGED/MISSING SIDING AT STRUCTURE TO REMAIN.
D11	TYP.	SALVAGE ALL INTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE.
D12	TYP.	SALVAGE ALL WOOD WINDOWS AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED INCLUDING FRAME, SASH, CASING/TRIM, AND HARDWARE AT PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
D13	TYP.	REMOVE PLASTER AND LATH FROM EXTERIOR FACE OF NEWLY EXPOSED WALL TO ALLOW FOR INSTALLATION OF NEW DOORS, WINDOWS, AND SIDING.
D14	TYP.	SALVAGE PLUMBING FIXTURES.
D15	TYP.	SALVAGE ALL EXTERIOR DOORS AT PORTIONS OF THE STRUCTURE TO BE REMOVED INCLUDING FRAME, DOOR, TRIM, AND HARDWARE
D16	TYP.	DISASSEMBLE CHIMNEY AND FIREPLACE. SALVAGE FACE BRICK MATERIAL. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D17	TYP.	REMOVED
D18	TYP.	REMOVED
D19	TYP.	REMOVE BRICK MASONRY FOUNDATION WALLS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.
D20	TYP.	REMOVE BRICK MASONRY AND CONCRETE FOUNDATION WALLS AND ASSOCIATED FOOTINGS AND SLABS. SALVAGE FACE BRICK MATERIAL IF POSSIBLE. REMOVAL OF MORTAR FROM BRICK IS NOT REQUIRED.



5 DEMO SECTION - E/W KITCHEN
1/8" = 1'-0"



2 DEMO SECTION - N/S KITCHEN
1/8" = 1'-0"



4 DEMO SECTION - E/W ADDITIONS
1/8" = 1'-0"



3 DEMO SECTION - N/S ADDITIONS
1/8" = 1'-0"

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11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

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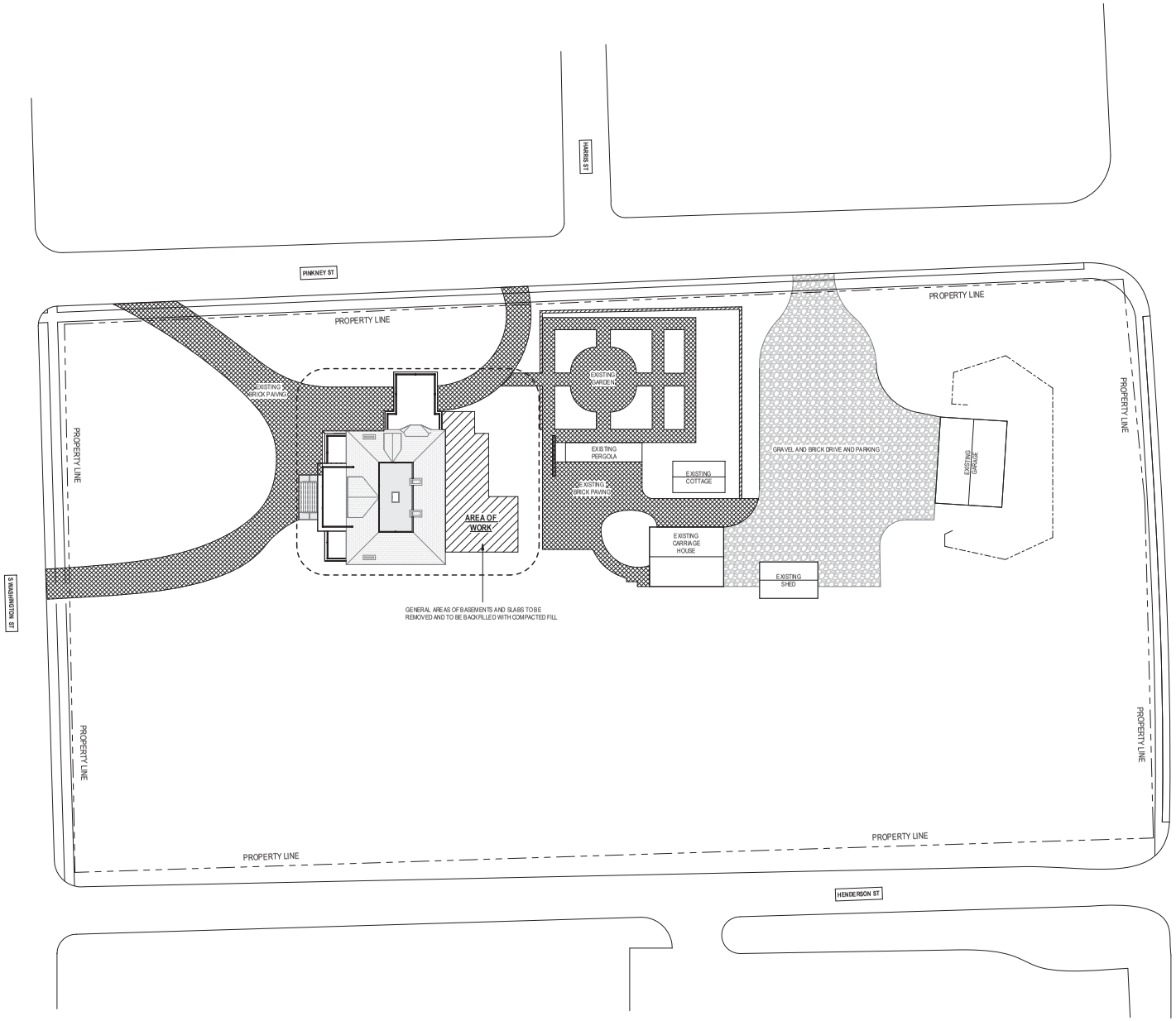
DEMOLITION SECTIONS

SHEET NO.

D301



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE LAYOUT SHOWN FOR REFERENCE ONLY.

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PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

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ARCHITECTURAL SITE PLAN

SHEET NO.

A100

FLOOR PLAN / REFLECTED CEILING PLAN GENERAL NOTES

1-1. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
1-2. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OWNER'S VENDORS INCLUDING, BUT NOT LIMITED TO, TELECOMMUNICATIONS, AUDIOVISUAL AND SECURITY SYSTEMS. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS AND THE OWNER 'S VENDORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
1-3. EXISTING CONDITIONS FOR THE BUILDING AND/OR SITE AS REPRESENTED IN THE CONTRACT DOCUMENTS ARE NOT GUARANTEED. PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION, THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE EXISTENCE AND LOCATION OF EXISTING CONSTRUCTION AFFECTING THE WORK INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, EXISTING BUILDING SYSTEMS, FLOOR ELEVATIONS, AND OTHER STRUCTURAL OR BUILDING DATUMS.

2-1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
2-2. WALLS SHOWN TO ALIGN ARE TO HAVE FINISHED FACES ALIGN UNLESS NOTED OTHERWISE.
2-3. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2-4. LOCATIONS OF ALL DEVICES AND FIXTURES DIMENSIONED, NOTED OR OTHERWISE DESCRIBED ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
2-5. ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. VERIFY WITH ARCHITECT.

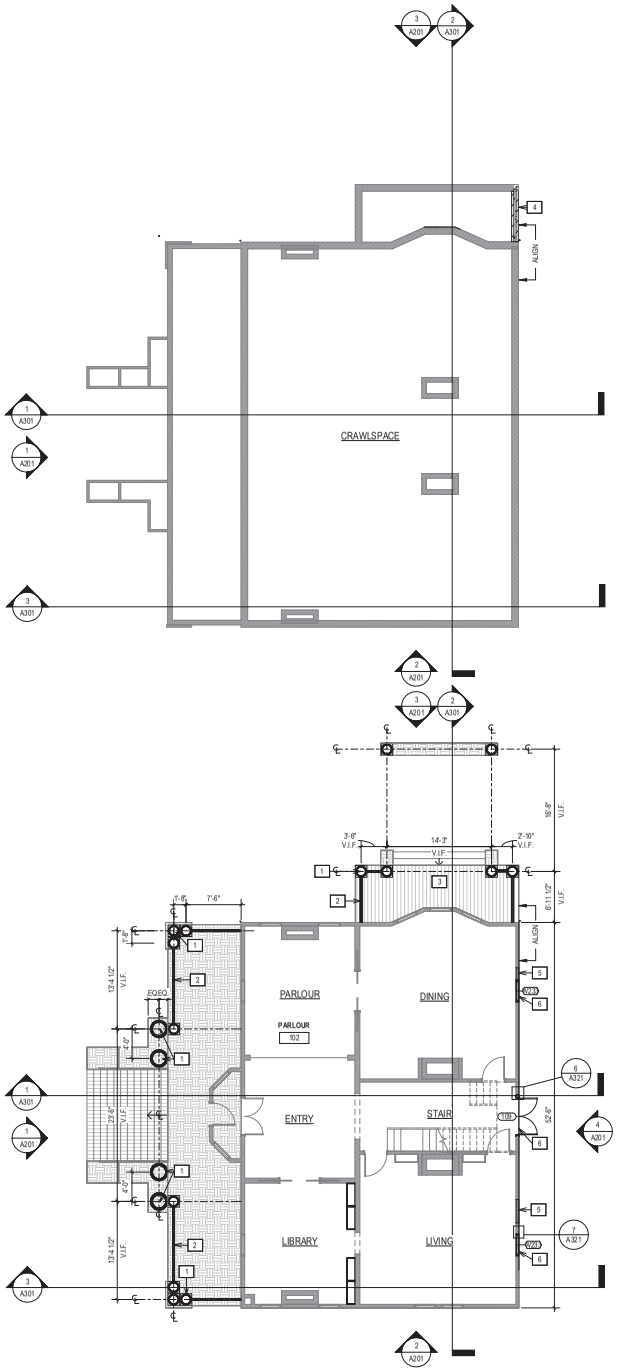
3-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
3-2. THE GENERAL CONTRACTOR (OR CMAR) IS RESPONSIBLE FOR ANY REQUIRED DEMOLITION, TEMPORARY SUPPORT OF, AND/OR DAMAGE TO NEW OR EXISTING STRUCTURE DURING CONSTRUCTION. ANY UTILITY LINES, PIPING, EQUIPMENT, FINISHES, OR ANY OTHER PORTIONS OF THE EXISTING BUILDING OR NEW CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE ARCHITECT'S DIRECTION AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR.
3-3. THE GENERAL CONTRACTOR (OR CMAR) IS TO COORDINATE, PROVIDE, AND INSTALL CONCEALED BLOCKING FOR ALL WALL- AND CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETRY AND OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. BLOCKING IS TO BE FIRE-RETARDANT WOOD OR 20ga METAL WITH A FLAME SPREAD AND SMOKE DEVELOPMENT RATING <25 IF THE PROJECT IS IDENTIFIED AS A TYPE 1 OR TYPE 2 BUILDING IN THE CODE SUMMARY.
3-4. CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHEREVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR AND REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED) OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED)
3-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
3-6. ALL FRAMING, SOUND ATTENUATION, AND GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE.
3-7. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ACT CEILING GRIDS SHALL BE CENTERED WITHIN EACH ROOM OR SPACE WITH NO CUT PERIMETER TILES TO BE >6".
3-8. ALL ELECTRICAL, CAT-V, AND TELEDATA OUTLETS TO BE LOCATED 16" O.C. ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL FIXTURES AT KITCHEN COUNTERS AND BATHROOM VANITIES TO BE LOCATED 48" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL SWITCHES, THERMOSTATS, AND OTHER CONTROL DEVICES TO BE CENTERED 46" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
3-9. UNLESS DIMENSIONED OR OTHERWISE NOTED, SET THE NEAREST EDGE OF SWITCH PLATES 24" FROM THE CENTER OF DOOR OPENINGS. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE SHOWN, THEY SHOULD BE GANGED UNLESS SPECIFICALLY NOTED OTHERWISE. IN ANY LOCATIONS WITH MULTIPLE DEVICES (ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, HORN/STROBES, EMERGENCY LIGHTS, ETC), ALL DEVICES ARE TO BE CENTERED ON A VERTICAL AXIS UNLESS SPECIFICALLY NOTED OTHERWISE.
3-10. ACOUSTICAL INSULATION NOT SHOWN FOR CLARITY. REFER TO PARTITION TYPES FOR LOCATION OF ACOUSTICAL INSULATION.
3-11. ALL HINGE SIDE DOOR JAMBS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

4-1. SEE G001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS

PARTITION LEGEND

100 — KEYNOTE
EXISTING CONSTRUCTION TO REMAIN
UNRATED WALL
— PARTITION TYPE

KEYNOTES - FLOOR PLAN	
NO.	DESCRIPTION
1	REPAIRED AND MODIFIED DOUBLE HEIGHT COLUMNS - WOOD COLUMN SHAFTS TO BE CUT IN HALF SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
2	EXAMINE EXISTING RAIL AND BALUSTERS FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. ELEMENTS SHOULD BE INSPECTED FOR MINOR CRACKS AND GAPS AND FILLED WITH WOOD EPOXY OR MATCHING WOOD. SAND AND REFINISH.
3	REPAIR PORCH AND ROOF PER STRUCTURAL DWGS. ON SIDE PORCH. NEW WOOD T&G DECKING, PTD.
4	NEW FOUNDATION WALL. USE SALVAGED MATERIAL TO MATCH EXISTING.
5	INFILL WOOD STUD WALL TO MATCH EXISTING.
6	NEW WINDOW OR DOOR PER SCHEDULE TO MATCH EXISTING. USE SALVAGED WINDOWS WHEN POSSIBLE.
7	NEW TIN SHINGLES TO MATCH EXISTING, TYP.
8	EXAMINE SALVAGED BALUSTRADE FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. IN CASES OF REPAIR, INSPECT FOR MINOR CRACK OR GAPS AND FILL WITH WOOD EPOXY FILLER OR MATCHING WOOD. SAND AND REFINISH.
9	BOX GUTTER, TYP.
10	REPAIR EXISTING WOOD SIDING, REPLACE WITH SALVAGE WHERE NECESSARY. WHERE NO SIDING EXISTS, INFILL WITH SALVAGE. PAINT PER SCHEDULE.
11	REPAIR EXISTING WOOD WINDOW AND TRIM. PAINT PER SCHEDULE.
12	NEW TPO ROOF. SLOPE 1/4"/12" TO DOWNSPOUTS
13	NEW STUD WALL PER STRUCTURAL



2 CRAWLSPACE FLOOR PLAN
1/8" = 1'-0"

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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SEALS
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5401 WILLIAM BRANCH BEASLEY RALEIGH, N.C.
11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT
WEBBLEY EXTERIOR RESTORATION
403 S. WASHINGTON ST. SHELBY, NC 28150

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SHEET DATA
FLOOR PLAN - BASEMENT & GROUND

SHEET NO.
A102

FLOOR PLAN / REFLECTED CEILING PLAN GENERAL NOTES

1-1. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
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1-3. EXISTING CONDITIONS FOR THE BUILDING AND/OR SITE AS REPRESENTED IN THE CONTRACT DOCUMENTS ARE NOT GUARANTEED. PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION, THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE EXISTENCE AND LOCATION OF EXISTING CONSTRUCTION AFFECTING THE WORK INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, EXISTING BUILDING SYSTEMS, FLOOR ELEVATIONS, AND OTHER STRUCTURAL OR BUILDING DATUMS.

2-1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
2-2. WALLS SHOWN TO ALIGN ARE TO HAVE FINISHED FACES ALIGN UNLESS NOTED OTHERWISE.
2-3. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2-4. LOCATIONS OF ALL DEVICES AND FIXTURES DIMENSIONED, NOTED OR OTHERWISE DESCRIBED ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
2-5. ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. VERIFY WITH ARCHITECT.

3-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
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3-4. CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHEREVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR AND REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED) OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED)
3-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
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3-7. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ACT CEILING GRIDS SHALL BE CENTERED WITHIN EACH ROOM OR SPACE WITH NO CUT PERIMETER TILES TO BE >6".
3-8. ALL ELECTRICAL, CATV, AND TELE/DATA OUTLETS TO BE LOCATED 16" O.C. ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL FIXTURES AT KITCHEN COUNTERS AND BATHROOM VANITIES TO BE LOCATED 48" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL SWITCHES, THERMOSTATS, AND OTHER CONTROL DEVICES TO BE CENTERED 46" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
3-9. UNLESS DIMENSIONED OR OTHERWISE NOTED, SET THE NEAREST EDGE OF SWITCH PLATES 24" FROM THE CENTER OF DOOR OPENINGS. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE SHOWN, THEY SHOULD BE GANGED UNLESS SPECIFICALLY NOTED OTHERWISE. IN ANY LOCATIONS WITH MULTIPLE DEVICES (ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, HORN/STROBES, EMERGENCY LIGHTS, ETC), ALL DEVICES ARE TO BE CENTERED ON A VERTICAL AXIS UNLESS SPECIFICALLY NOTED OTHERWISE.
3-10. ACOUSTICAL INSULATION NOT SHOWN FOR CLARITY. REFER TO PARTITION TYPES FOR LOCATION OF ACOUSTICAL INSULATION.
3-11. ALL HINGE SIDE DOOR JAMBS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

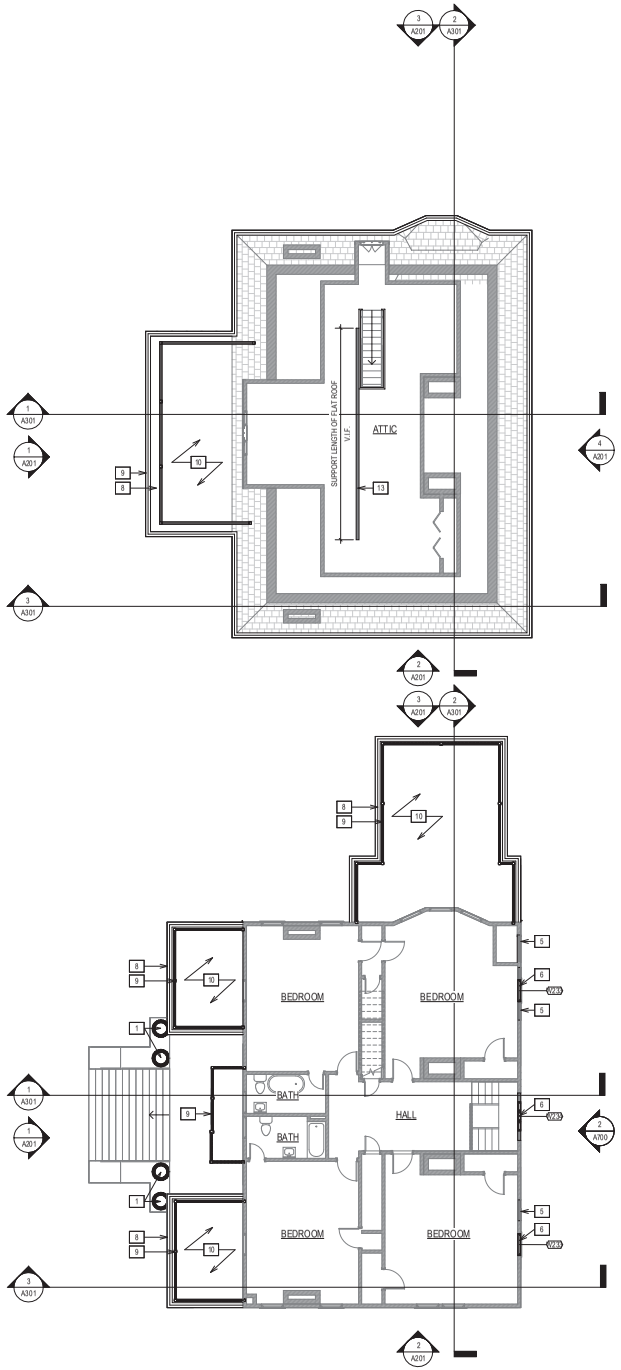
4-1. SEE G001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS

PARTITION LEGEND

100 — KEYNOTE
EXISTING CONSTRUCTION TO REMAIN
UNRATED WALL
— PARTITION TYPE

KEYNOTES - FLOOR PLAN

NO.	DESCRIPTION
1	REPAIRED AND MODIFIED DOUBLE HEIGHT COLUMNS - WOOD COLUMN SHAFTS TO BE CUT IN HALF& SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
2	EXAMINE EXISTING RAIL AND BALUSTERS FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. ELEMENTS SHOULD BE INSPECTED FOR MINOR CRACKS AND GAPS AND FILLED WITH WOOD EPOXY OR MATCHING WOOD, SAND AND REFINISH.
3	REPAIR PORCH AND ROOF PER STRUCTURAL DWGS. ON SIDE PORCH, NEW WOOD T&G DECKING, PTD.
4	NEW FOUNDATION WALL, USE SALVAGED MATERIAL TO MATCH EXISTING.
5	INFILL WOOD STUD WALL TO MATCH EXISTING
6	NEW WINDOW OR DOOR PER SCHEDULE TO MATCH EXISTING, USE SALVAGED WINDOWS WHEN POSSIBLE.
7	NEW TIN SHINGLES TO MATCH EXISTING, TYP.
8	EXAMINE SALVAGED BALUSTRADE FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. IN CASES OF REPAIR, INSPECT FOR MINOR CRACK OR GAPS AND FILL WITH WOOD EPOXY FILLER OR MATCHING WOOD, SAND AND REFINISH.
9	BOX GUTTER, TYP.
10	REPAIR EXISTING WOOD SIDING, REPLACE WITH SALVAGE WHERE NECESSARY. WHERE NO SIDING EXISTS, INFILL WITH SALVAGE. PAINT PER SCHEDULE.
11	REPAIR EXISTING WOOD WINDOW AND TRIM. PAINT PER SCHEDULE.
12	NEW TPO ROOF, SLOPE 1/4"/12" TO DOWNSPOUTS
13	NEW STUD WALL PER STRUCTURAL



2 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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KENNETH WILLIAM BOSS 5481 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, N.C.

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
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PROJECT NO: 2024_0120
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SHEET DATA

FLOOR PLAN - SECOND & ATTIC

SHEET NO.

A103

FLOOR PLAN / REFLECTED CEILING PLAN GENERAL NOTES

1-1. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
1-2. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OWNER'S VENDORS INCLUDING, BUT NOT LIMITED TO, TELECOMMUNICATIONS, AUDIO/VISUAL AND SECURITY SYSTEMS. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS AND THE OWNER 'S VENDORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
1-3. EXISTING CONDITIONS FOR THE BUILDING AND/OR SITE AS REPRESENTED IN THE CONTRACT DOCUMENTS ARE NOT GUARANTEED. PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION, THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE EXISTENCE AND LOCATION OF EXISTING CONSTRUCTION AFFECTING THE WORK INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, EXISTING BUILDING SYSTEMS, FLOOR ELEVATIONS, AND OTHER STRUCTURAL OR BUILDING DATUMS.

2-1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
2-2. WALLS SHOWN TO ALIGN ARE TO HAVE FINISHED FACES ALIGN UNLESS NOTED OTHERWISE.
2-3. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2-4. LOCATIONS OF ALL DEVICES AND FIXTURES DIMENSIONED, NOTED OR OTHERWISE DESCRIBED ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
2-5. ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. VERIFY WITH ARCHITECT.

3-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
3-2. THE GENERAL CONTRACTOR (OR CMAR) IS RESPONSIBLE FOR ANY REQUIRED DEMOLITION, TEMPORARY SUPPORT OF, AND/OR DAMAGE TO NEW OR EXISTING STRUCTURE DURING CONSTRUCTION. ANY UTILITY LINES, PIPING, EQUIPMENT, FINISHES, OR ANY OTHER PORTIONS OF THE EXISTING BUILDING OR NEW CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE ARCHITECT'S DIRECTION AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR.
3-3. THE GENERAL CONTRACTOR (OR CMAR) IS TO COORDINATE, PROVIDE, AND INSTALL CONCEALED BLOCKING FOR ALL WALL- AND CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETRY AND OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. BLOCKING IS TO BE FIRE-RETARDANT WOOD OR 20ga METAL WITH A FLAME SPREAD AND SMOKE DEVELOPMENT RATING <25 IF THE PROJECT IS IDENTIFIED AS A TYPE 1 OR TYPE 2 BUILDING IN THE CODE SUMMARY.
3-4. CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHEREVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR AND REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED)
3-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
3-6. ALL FRAMING, SOUND ATTENUATION, AND GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE.
3-7. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ACT CEILING GRIDS SHALL BE CENTERED WITHIN EACH ROOM OR SPACE WITH NO CUT PERIMETER TILES TO BE >6 ".
3-8. ALL ELECTRICAL, CATV, AND TELEDATA OUTLETS TO BE LOCATED 16" O.C. ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL FIXTURES AT KITCHEN COUNTERS AND BATHROOM VANITIES TO BE LOCATED 48" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL SWITCHES, THERMOSTATS, AND OTHER CONTROL DEVICES TO BE CENTERED 48" O.C. ABOVE RINISHED FLOOR UNLESS NOTED OTHERWISE.
3-9. UNLESS DIMENSIONED OR OTHERWISE NOTED, SET THE NEAREST EDGE OF SWITCH PLATES 24" FROM THE CENTER OF DOOR OPENINGS. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE SHOWN, THEY SHOULD BE GANGED UNLESS SPECIFICALLY NOTED OTHERWISE. IN ANY LOCATIONS WITH MULTIPLE DEVICES (ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, HORNS/STROBES, EMERGENCY LIGHTS, ETC), ALL DEVICES ARE TO BE CENTERED ON A VERTICAL AXIS UNLESS SPECIFICALLY NOTED OTHERWISE.
3-10. ACOUSTICAL INSULATION NOT SHOWN FOR CLARITY. REFER TO PARTITION TYPES FOR LOCATION OF ACOUSTICAL INSULATION.
3-11. ALL HINGE SIDE DOOR JAMBS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

4-1. SEE A001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS

PARTITION LEGEND

- 100 — KEYNOTE
- EXISTING CONSTRUCTION TO REMAIN
- UNRATED WALL
- # # — PARTITION TYPE

ROOF PLAN LEGEND

- WALKPAD
- VTR — SOIL VENT
- VENTILATOR
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- SLOPE
- TAPERED INSULATION
- OS — OVERFLOW SCUPPER

KEYNOTES - FLOOR PLAN

NO.	DESCRIPTION
1	REPAIRED AND MODIFIED DOUBLE HEIGHT COLUMNS - WOOD COLUMN SHAFTS TO BE CUT IN HALF SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
2	EXAMINE EXISTING RAIL AND BALUSTERS FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. ELEMENTS SHOULD BE INSPECTED FOR MINOR CRACKS AND GAPS AND FILLED WITH WOOD EPOXY OR MATCHING WOOD. SAND AND REFINISH.
3	REPAIR PORCH AND ROOF PER STRUCTURAL DWGS. ON SIDE PORCH. NEW WOOD T&G DECKING, PTD.
4	NEW FOUNDATION WALL. USE SALVAGED MATERIAL TO MATCH EXISTING.
5	INFILL WOOD STUD WALL TO MATCH EXISTING
6	NEW WINDOW OR DOOR PER SCHEDULE TO MATCH EXISTING. USE SALVAGED WINDOWS WHEN POSSIBLE.
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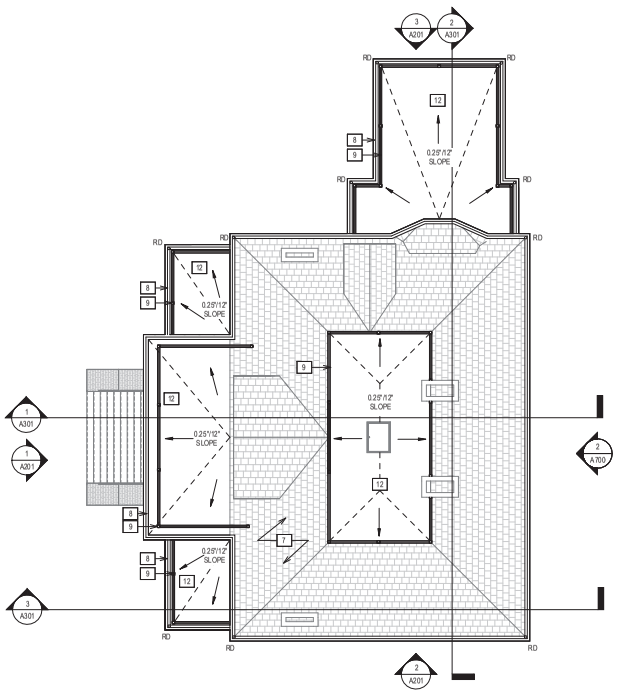

1 ROOF PLAN
1/8" = 1'-0"

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11/10/2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

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PROJECT DATA

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SHEET DATA

ROOF PLAN

SHEET NO.

A105

FLOOR PLAN / REFLECTED CEILING PLAN GENERAL NOTES

1-1. THE GENERAL CONTRACTOR (OR CMAR) AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING AND SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
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2-1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
2-2. WALLS SHOWN TO ALIGN ARE TO HAVE FINISHED FACES ALIGN UNLESS NOTED OTHERWISE.
2-3. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2-4. LOCATIONS OF ALL DEVICES AND FIXTURES DIMENSIONED, NOTED OR OTHERWISE DESCRIBED ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
2-5. ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. VERIFY WITH ARCHITECT.

3-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
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3-3. THE GENERAL CONTRACTOR (OR CMAR) IS TO COORDINATE, PROVIDE, AND INSTALL CONCEALED BLOCKING FOR ALL WALL- AND CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETRY AND OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. BLOCKING IS TO BE FIRE-RETARDANT WOOD OR 20ga METAL WITH A FLAME SPREAD AND SMOKE DEVELOPMENT RATING <25 IF THE PROJECT IS IDENTIFIED AS A TYPE 1 OR TYPE 2 BUILDING IN THE CODE SUMMARY.
3-4. CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHEREVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR AND REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED) OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED).
3-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
3-6. ALL FRAMING, SOUND ATTENUATION, AND GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE.
3-7. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ACT CEILING GRIDS SHALL BE CENTERED WITHIN EACH ROOM OR SPACE WITH NO CUT PERIMETER TILES TO BE >6".
3-8. ALL ELECTRICAL, CATV, AND TELEDATA OUTLETS TO BE LOCATED 18" O.C. ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL FIXTURES AT KITCHEN COUNTERS AND BATHROOM VANITIES TO BE LOCATED 46" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL SWITCHES, THERMOSTATS, AND OTHER CONTROL DEVICES TO BE CENTERED 46 " O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
3-9. UNLESS DIMENSIONED OR OTHERWISE NOTED, SET THE NEAREST EDGE OF SWITCHPLATES 24" FROM THE CENTER OF DOOR OPENINGS. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE SHOWN, THEY SHOULD BE GANGED UNLESS SPECIFICALLY NOTED OTHERWISE. IN ANY LOCATIONS WITH MULTIPLE DEVICES (ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, HORN/STROBES, EMERGENCY LIGHTS, ETC), ALL DEVICES ARE TO BE CENTERED ON A VERTICAL AXIS UNLESS SPECIFICALLY NOTED OTHERWISE.
3-10. ACOUSTICAL INSULATION NOT SHOWN FOR CLARITY. REFER TO PARTITION TYPES FOR LOCATION OF ACOUSTICAL INSULATION.
3-11. ALL HINGE SIDE DOOR JAMBS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

4-1. SEE A001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS

PARTITION LEGEND

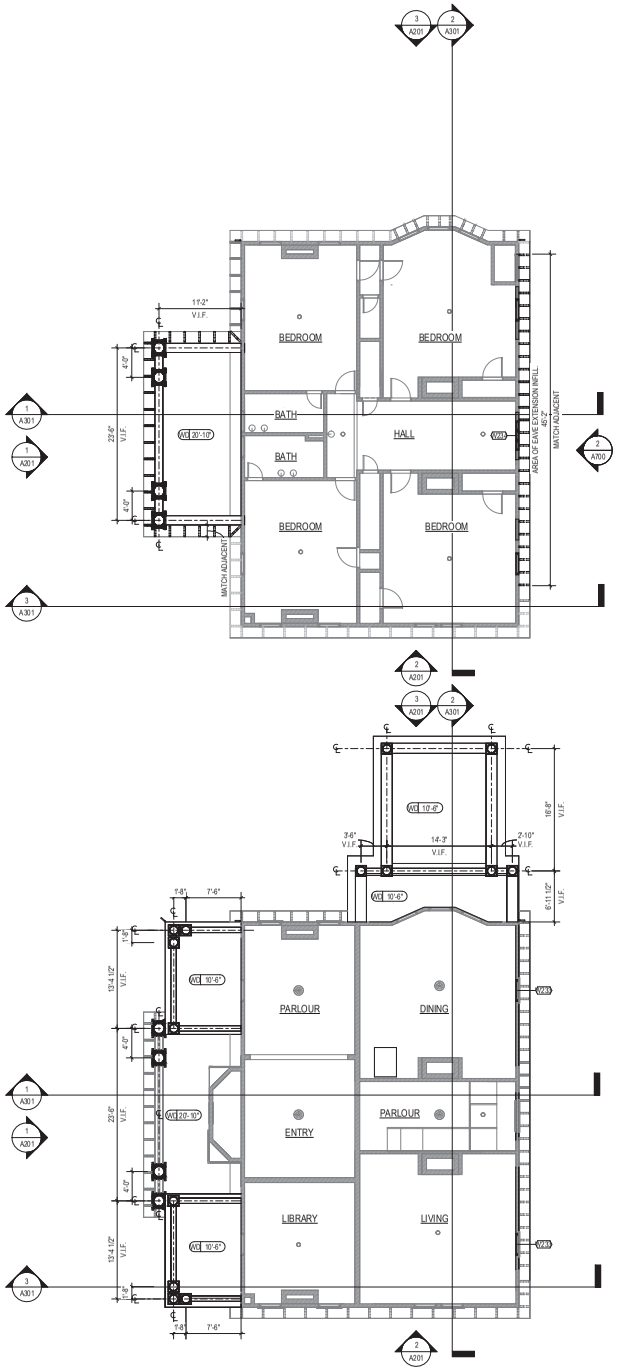
- 100 — KEYNOTE
- EXISTING CONSTRUCTION TO REMAIN
- UNRATED WALL
- A-# — PARTITION TYPE

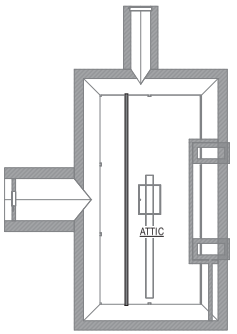
CEILING SCHEDULE

TYPE	DESCRIPTION
PL	PLASTER ON LATHE, PTD.
TN	TIN CEILING TILES
WD	BEADBOARD, PTD.

REFLECTED CEILING PLAN LEGEND

- X'-#"/-##" — CEILING TYPE & HEIGHT AFF
- 2X2 ACOUSTICAL CEILING TILES
- 2X4 ACOUSTICAL CEILING TILES
- GWB CEILING
- WOOD CEILING
- ACCESS DOOR
- CEILING FAN
- HVAC DIFFUSERS - SEE MECHANICAL DRAWINGS
- LAY-IN LIGHT FIXTURES - SEE ELECTRICAL DRAWINGS
- RECESSED DOWNLIGHT - SEE ELECTRICAL DRAWINGS
- SUSPENDED LINEAR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- EMERGENCY WALL LIGHT
- FIRE ALARM FIXTURE - SEE ELECTRICAL DRAWINGS
- SMOKE DETECTOR - SEE ELECTRICAL DRAWINGS
- EXIT LIGHT - SEE ELECTRICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS





3 RCP - ATTIC
1/8" = 1'-0"

2 RCP - SECOND FLOOR
1/8" = 1'-0"

1 RCP - GROUND FLOOR
1/8" = 1'-0"

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT WILLIAM ARTHUR BELL 5401 CERTIFICATE OF AUTHORIZATION RALEIGH, N.C.
1.10.2025

CONSTRUCTION DRAWINGS
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PROJECT
WEBBLEY EXTERIOR RESTORATION
403 S. WASHINGTON ST. SHELBY, NC 28150

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PROJECT NO: 2024_0120
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REFLECTED CEILING PLANS - GROUND & SECOND FLOOR
SHEET NO.
A111

GENERAL DEMOLITION NOTES

THE DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED AS DESCRIBED IN THE DEMOLITION DOCUMENTS. THE WORK REQUIRED SHALL BE DONE WITH CARE, AND SHALL INCLUDE ALL REQUIRED SHORING, BRACING, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR MAY ENCOUNTER HAZARDOUS MATERIAL INCLUDING, BUT NOT LIMITED TO, LEAD-BASED PAINT. ALL HAZARDOUS MATERIALS SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND NCDENR REQUIREMENTS. ANY QUESTIONABLE MATERIALS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE OWNER WILL MAKE ARRANGEMENTS TO SAMPLE AND TEST MATERIALS. IF DEEMED HAZARDOUS, THE OWNER WILL FURTHER ARRANGE ABATEMENT OF THE MATERIAL, UNLESS NOTED OTHERWISE, LEAD-BASED PAINTS WILL NOT BE ABATED.

MATERIAL DISPOSAL/SALVAGE

ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE. MATERIAL DESIGNATED BY THE ARCHITECT OR ENGINEER TO BE SALVAGED SHALL BE STORED ON THE CONSTRUCTION SITE AS DIRECTED. A PRE-DEMOLITION WALKTHROUGH WITH THE ARCHITECT AND OWNER SHALL BE CONDUCTED TO IDENTIFY COMPONENTS THAT ARE TO BE SALVAGED. RECYCLING AND/OR DISPOSAL IS TO BE CONDUCTED IN ACCORDANCE WITH LEED REQUIREMENTS.

EXISTING STRUCTURES

WHERE PORTIONS OF THE EXISTING STRUCTURE TO REMAIN ARE TO BE 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 ARE TO 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.

TEMPORARY PROTECTION

THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN, LIGHTS, BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC AS WELL AS WORKMEN ENGAGED IN DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ALSO PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL REMOVE TEMPORARY WORK, SUCH AS ENCLOSURES, SIGNS, GUARDS, AND THE LIKE WHEN SUCH TEMPORARY WORK IS NO LONGER REQUIRED OR WHEN DIRECTED AT THE COMPLETION OF THE WORK.

SITE DISTURBANCE

THE PROPERTY IS SURROUNDED BY PUBLICLY OWNED RIGHT-OF-WAYS WHICH ARE TO REMAIN OPEN AND CLEAR OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL MINIMIZE, AS MUCH AS POSSIBLE, ANY DISRUPTION TO THE NEIGHBORS' DAILY OPERATIONS DURING THE COURSE OF THIS WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ACTIVITIES WHICH WILL NECESSITATE BLOCKING AND/OR DISRUPTING TRAFFIC SO THAT WORK CAN BE COORDINATED AT A TIME WHEN IT IS LEAST DISRUPTIVE TO ALL PARTIES.

EXISTING UTILITIES

THE CONTRACTOR SHALL INSPECT THE EXISTING UTILITIES, INCLUDING ELECTRICAL, PLUMBING, TELE/DATA AND MECHANICAL SYSTEMS TO DETERMINE THE EXTENT OF THE WORK REQUIRED. CARE SHALL BE TAKEN TO NOT REMOVE UTILITIES THAT ARE FEEDING THE ADJACENT PROPERTIES. EXISTING EQUIPMENT, PIPING, METERS, ETC. BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

A. COORDINATE DE-ENERGIZATION AND REMOVAL/DISPOSAL OF ALL INCOMING UTILITIES TO BE REMOVED WITH LOCAL UTILITY COMPANIES. SUBMIT CONFIRMATION THAT SERVICES HAVE BEEN DECOMMISSIONED IN WRITING TO THE ARCHITECT.

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C. IN THE EVENT THAT IT IS PRESENT, REMOVE EXISTING GAS PIPING, REGULATORS, ETC. THROUGHOUT THE DEMO AREA WITH LOCAL GAS UTILITY COMPANY. GAS PIPING TO BE ABANDONED IN PLACE SHALL BE PURGED THEN CAPPED AND SEALED WITH SAME MATERIALS AS EXISTING PIPING.

D. REMOVE EXISTING ABANDONED DOMESTIC WATER PIPING, VALVES, ETC. THROUGHOUT THE BUILDING. CAP INCOMING SERVICE WHERE APPLICABLE (OTHERWISE, SERVICES TO BE REMOVED IN ACCORDANCE WITH CIVIL DRAWINGS) AND PREP FOR NEW WORK. COORDINATE WORK WITH LOCAL AUTHORITIES AS REQUIRED.

E. REMOVE ALL EXISTING ABANDONED SANITARY SEWER PIPING THROUGHOUT THE DEMO AREA. COORDINATE WORK WITH LOCAL AUTHORITIES. SANITARY SEWER PIPING ABANDONED IN PLACE SHALL BE CAPPED OR PLUGGED WITH SAME MATERIAL AS EXISTING PIPING.

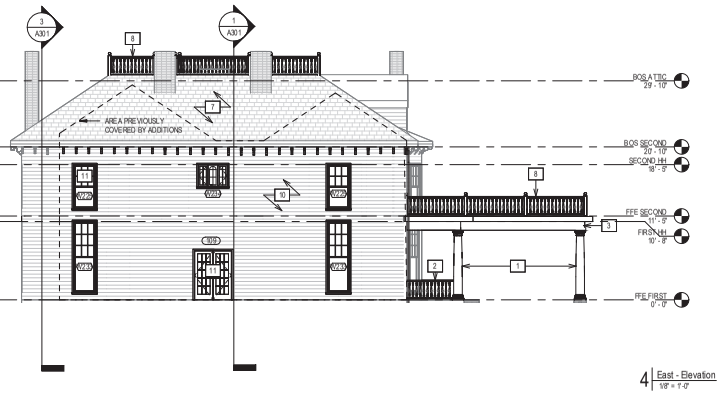
KEYNOTES - FLOOR PLAN

NO.	DESCRIPTION
1	REPAIRED AND MODIFIED DOUBLE HEIGHT COLUMNS - WOOD COLUMN SHAFTS TO BE CUT IN HALF SALVAGE ALL SALVAGEABLE DECORATIVE ELEMENTS AT AREA OF PORCH TO BE REMOVED INCLUDING COLUMNS, EAVE BRACKETS, FRIEZE, AND RUNNING TRIM PROFILES. DOCUMENT UNSALVAGEABLE ELEMENTS WITH PHOTOS AND DIMENSIONS. COORDINATE REMOVAL OF STRUCTURE PER STRUCTURAL DRAWINGS.
2	EXAMINE EXISTING RAIL AND BALUSTERS FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. ELEMENTS SHOULD BE INSPECTED FOR MINOR CRACKS AND GAPS AND FILLED WITH WOOD EPOXY OR MATCHING WOOD, SAND AND REFINISH.
3	REPAIR PORCH AND ROOF PER STRUCTURAL DWGS. ON SIDE PORCH, NEW WOOD T&G DECKING, PTD.
4	NEW FOUNDATION WALL. USE SALVAGED MATERIAL TO MATCH EXISTING.
5	INFILL WOOD STUD WALL TO MATCH EXISTING
6	NEW WINDOW OR DOOR PER SCHEDULE TO MATCH EXISTING. USE SALVAGED WINDOWS WHEN POSSIBLE.
7	NEW TIN SHINGLES TO MATCH EXISTING, TYP.
8	EXAMINE SALVAGED BALUSTRADE FOR REPAIR OR REPLACEMENT ACCORDING TO TYPE AND EXTENT OF DAMAGE. IN CASES OF REPAIR, INSPECT FOR MINOR CRACK OR GAPS AND FILL WITH WOOD EPOXY FILLER OR MATCHING WOOD, SAND AND REFINISH.
9	BOX GUTTER, TYP.
10	REPAIR EXISTING WOOD SIDING, REPLACE WITH SALVAGE WHERE NECESSARY. WHERE NO SIDING EXISTS, INFILL WITH SALVAGE. PAINT PER SCHEDULE.
11	REPAIR EXISTING WOOD WINDOW AND TRIM. PAINT PER SCHEDULE.
12	NEW TPO ROOF, SLOPE 1/4"/12" TO DOWNSPOUTS
13	NEW STUD WALL PER STRUCTURAL

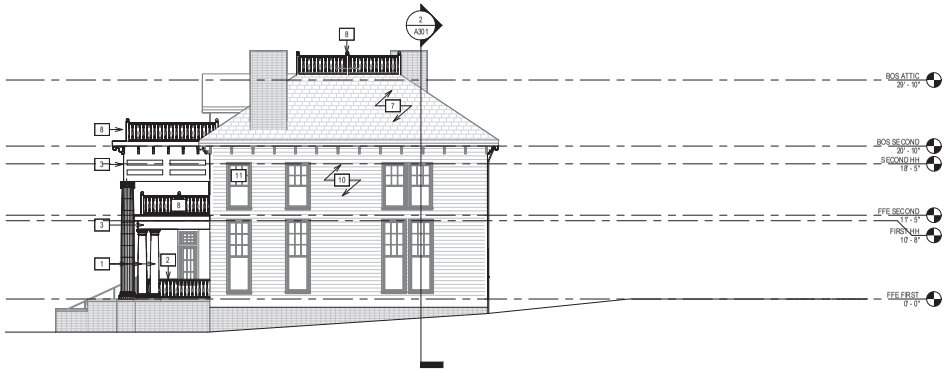
NOTE: APPLY MOCKUPS OF EACH PAINT COLOR AND FINISH INDICATED TO VERIFY PRELIMINARY SELECTIONS MADE AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.



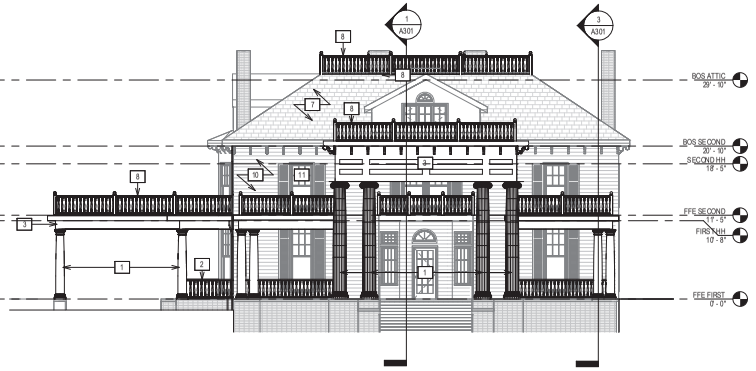
3 North - Elevation
1/8" = 1'-0"



4 East - Elevation
1/8" = 1'-0"



2 South - Elevation
1/8" = 1'-0"



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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT WILLIAM BRUCE STOCKBURGER 5481 RALEIGH, N.C.

11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
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CHECKED: Checker
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SHEET DATA

BUILDING ELEVATIONS

SHEET NO.

A201

GENERAL DEMOLITION NOTES

THE DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED AS DESCRIBED IN THE DEMOLITION DOCUMENTS. THE WORK REQUIRED SHALL BE DONE WITH CARE, AND SHALL INCLUDE ALL REQUIRED SHORING, BRACING, 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. PRIOR TO COMMENCEMENT 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 ARCHITECT.

INVESTIGATION

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.

HAZARDOUS MATERIAL

THE CONTRACTOR MAY ENCOUNTER HAZARDOUS MATERIAL INCLUDING, BUT NOT LIMITED TO, LEAD-BASED PAINT. ALL HAZARDOUS MATERIALS SHALL BE ADDRESSED IN ACCORDANCE WITH OSHA AND INCIDENT REQUIREMENTS. ANY QUESTIONABLE MATERIALS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE OWNER WILL MAKE ARRANGEMENTS TO SAMPLE AND TEST MATERIALS. IF DEEMED HAZARDOUS, THE OWNER WILL FURTHER ARRANGE ABATEMENT OF THE MATERIAL. UNLESS NOTED OTHERWISE, LEAD-BASED PAINTS WILL NOT BE ABATED.

MATERIAL DISPOSAL/SALVAGE

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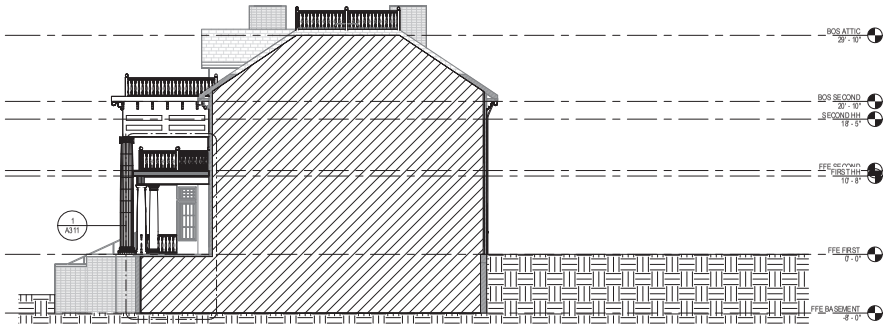
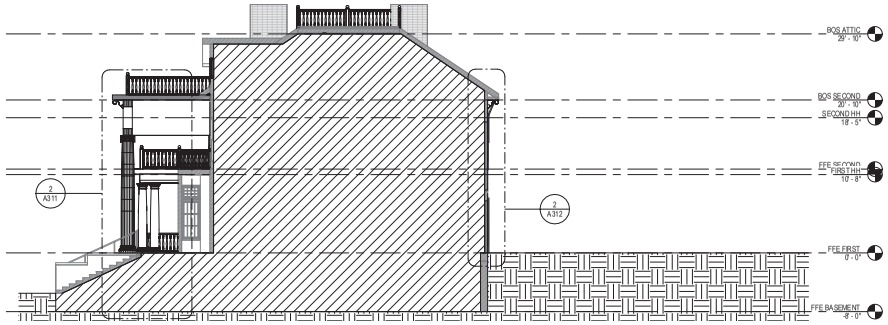
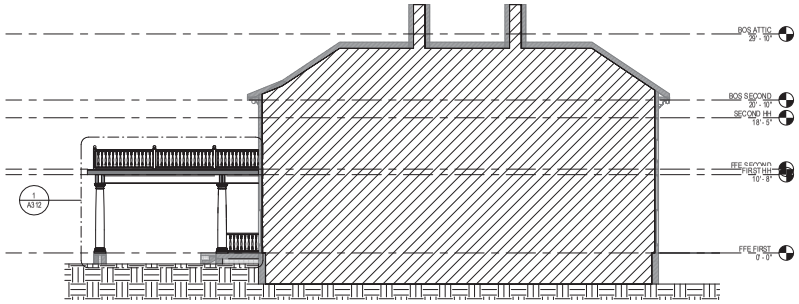


3 BUILDING SECTION - LOW PORCH
1/8" = 1'-0"



1 BUILDING SECTION - HIGH PORCH
1/8" = 1'-0"



2 BUILDING SECTION - PORTE COCHERE
1/8" = 1'-0"

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11.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
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CHECKED: PB
PROJECT NO: 2024_0120
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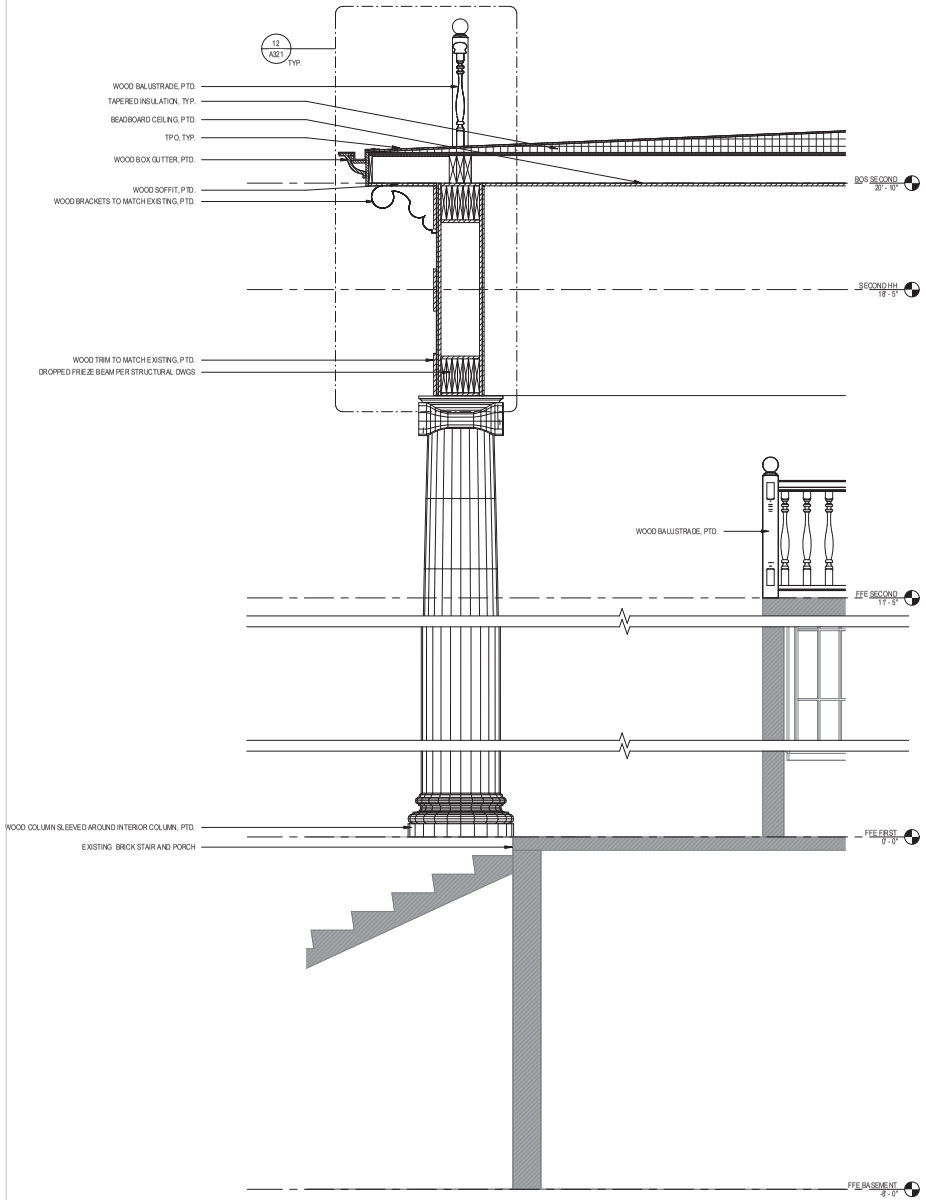
SHEET DATA

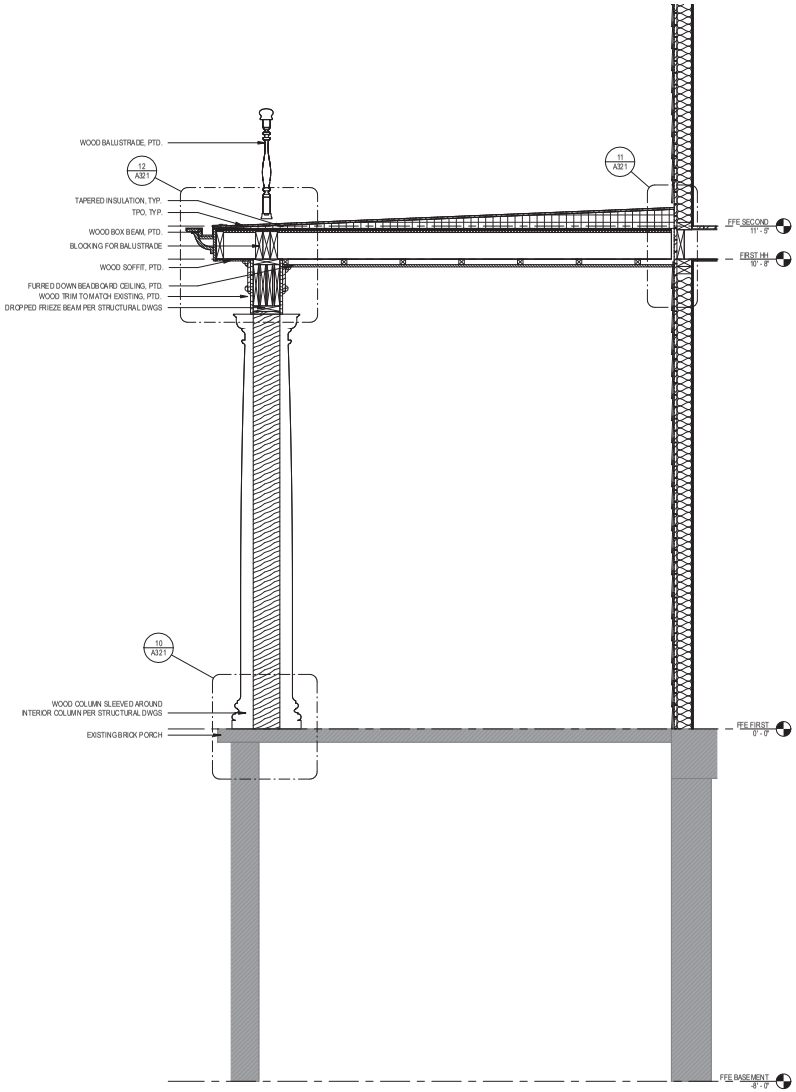
BUILDING SECTIONS

SHEET NO.

A301



2 WALL SECTION - HIGH PORCH
3/4" = 1'-0"



1 WALL SECTION - LOW PORCH
3/4" = 1'-0"

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JAMES WILLIAM BERRY 9401 NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RALEIGH, N.C.
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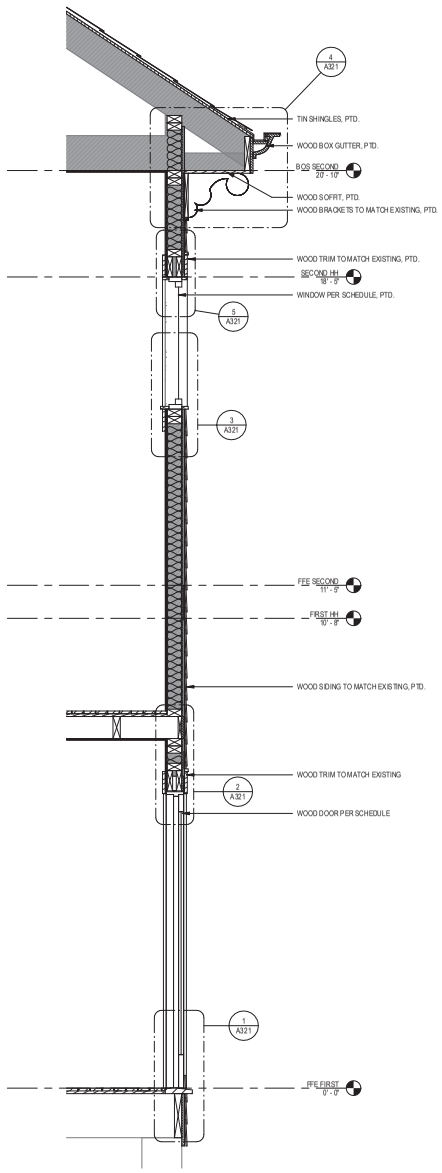
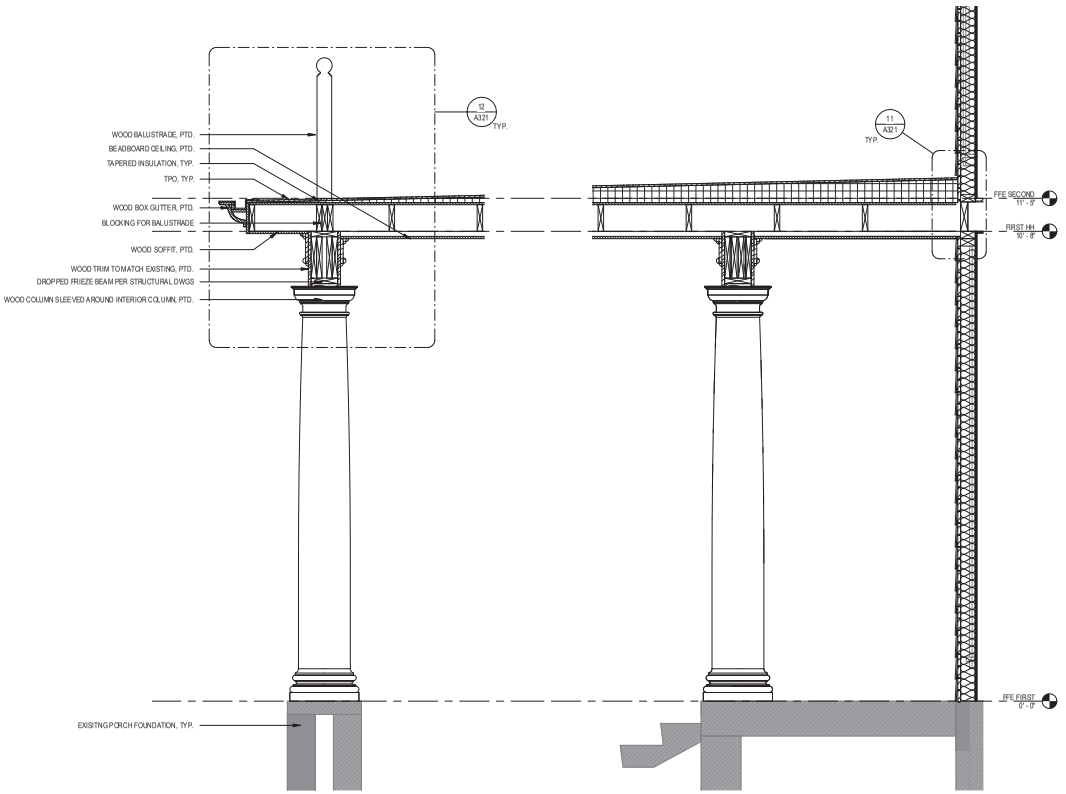
WALL SECTIONS

SHEET NO.
A311



2 WALL SECTION - REAR WALL
3/4" = 1'-0"



1 WALL SECTION - PORTE COCHERE
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SHEET DATA

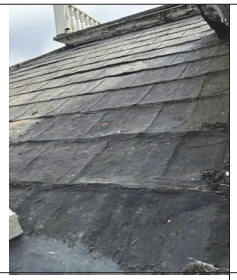
WALL SECTIONS

SHEET NO.

A312



EXAMPLE - PORTE COCHERE:
EXISTING COLUMNS, RAILS, ROOF AND BALUSTRADE



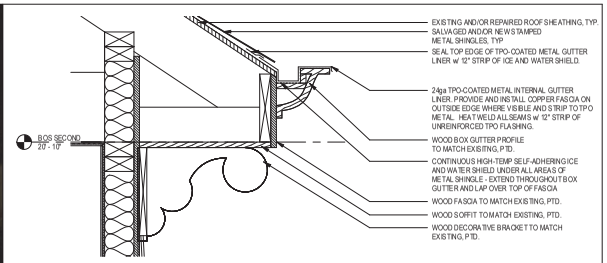
EXAMPLE:
TIN PAINTED SHINGLES



EXAMPLE:
WOOD FLOOR TO BE SALVAGED



EXAMPLE:
WINDOW TO BE SALVAGED



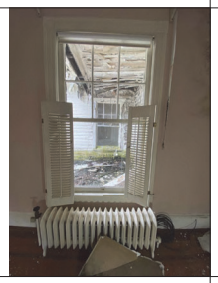
4 EAVE DETAIL, TYP.
1 1/2" = 1'-0"



EXAMPLE - PORTE COCHERE:
EXISTING BOX GUTTER AND BALUSTRADE



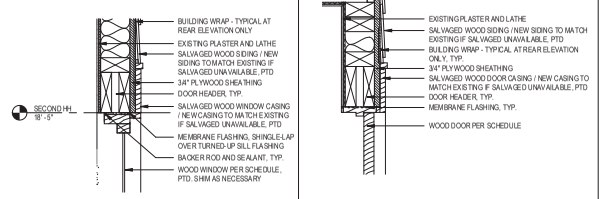
EXAMPLE - ADDITIONS TO BE DEMOLISHED:
SIDING, WINDOWS, DOORS, TRIM, ETC.



EXAMPLE:
INTERIOR WINDOW TRIM TO BE SALVAGED



EXAMPLE:
INTERIOR DOOR AND TRIM TO BE SALVAGED



5 WINDOW HEADER, TYP.
1 1/2" = 1'-0"

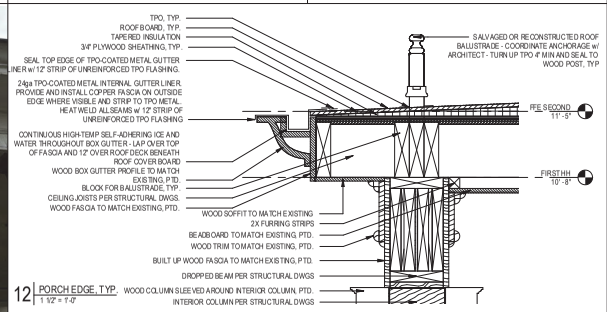
2 DOOR HEADER, TYP.
1 1/2" = 1'-0"



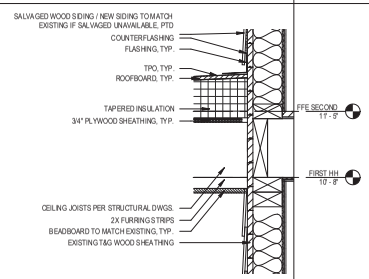
EXAMPLE - PORTE COCHERE:
EXISTING DROPPED FREEZE, BOX GUTTER AND DOWNSPOUT.



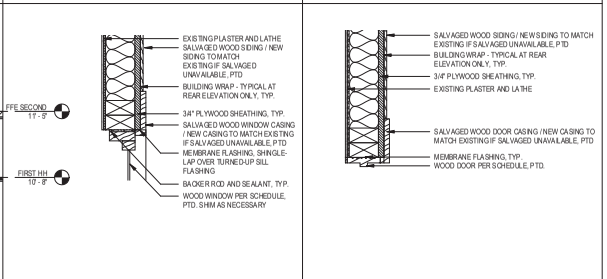
EXAMPLE:
EXISTING COLUMN AND BASE TO BE EXAMINED FOR REPAIR OR REPLACEMENT



12 PORCH EDGE, TYP.
1 1/2" = 1'-0"

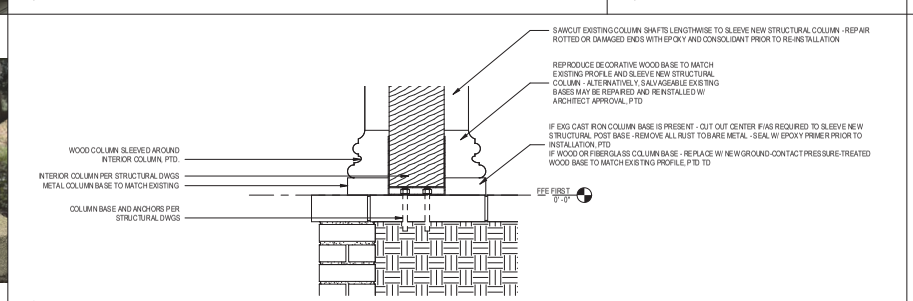


11 VALLEY FLASHING, TYP.
1 1/2" = 1'-0"

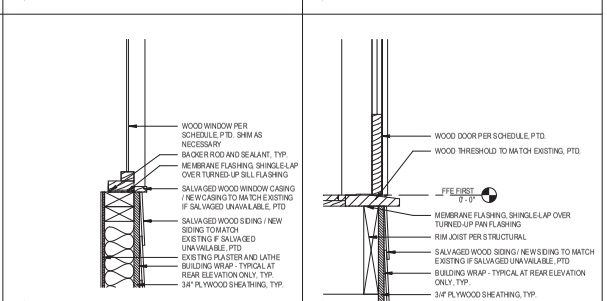


7 WINDOW JAMB, TYP.
1 1/2" = 1'-0"

6 DOOR JAMB, TYP.
1 1/2" = 1'-0"



10 COLUMN BASE, TYP.
1 1/2" = 1'-0"



3 WINDOW SILL, TYP.
1 1/2" = 1'-0"

1 DOOR THRESHOLD, TYP.
1 1/2" = 1'-0"

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KENDRICK WILLIAM BEEBE 9481 REGISTERED LANDSCAPE ARCHITECT RALEIGH, N.C.

1.10.2025

CONSTRUCTION DRAWINGS
11.10.25

PROJECT

WEBBLEY EXTERIOR RESTORATION

403 S. WASHINGTON ST. SHELBY, NC 28150

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 11.10.25
DRAWN: Author
CHECKED: Checker
PROJECT NO: 2024_0120
PRINTING: CONSTRUCTION DRAWINGS

SHEET DATA

DETAILS

SHEET NO.

A321

DOOR SCHEDULE

DOOR NUMBER	TO ROOM: NAME	DOOR				FRAME		FINISH DESCRIPTION	FIRE RATING IN MINUTES	HARDWARE SET	NOTES
		TYPE	WIDTH	HEIGHT	MATERIAL	TYPE	MATERIAL				
109	HALL	102	5' - 0"	6' - 8"	GLASS	DIV. LITE	WOOD	PAINTED. WOOD TRIM TO MATCH EXISTING, PTD.	NA	ENTRY	MATCH EXISITNG FRONT DOOR. WOOD TRIM TO MATCH.



SALVAGED WOOD WINDOW AND WOOD TRIM



SALVAGED WOOD WINDOW AND WOOD TRIM

1 WINDOW SCHEDULE
1/4" = 1'-0"

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SCHEDULES

SHEET NO.

A700

GENERAL STRUCTURAL NOTES

GENERAL

THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF LYSAGHT & ASSOCIATES, P.A., FOR USE SOLELY WITH THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE PROJECT STRUCTURAL ENGINEER-OF-RECORD (SER) WHO BEARS LEGAL RESPONSIBILITY FOR THE PERFORMANCE OF THE STRUCTURAL FRAMING RELATING TO PUBLIC HEALTH, SAFETY AND WELFARE. NO OTHER PARTY, WHETHER OR NOT A PROFESSIONAL ENGINEER, MAY COMPLETE, CORRECT, REVISE, DELETE OR ADD TO THESE CONSTRUCTION DOCUMENTS OR PERFORM INSPECTIONS OF THE WORK WITHOUT THE WRITTEN PERMISSION OF THE SER.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "NORTH CAROLINA EXISTING BUILDING CODE, 2018 EDITION

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STABILIZE THE BUILDING DURING CONSTRUCTION.

SCOPE OF STRUCTURAL ENGINEERING SERVICES

THE STRUCTURAL ENGINEER HAS PERFORMED THE STRUCTURAL DESIGN FOR STABILIZATION OF THE EXISTING BUILDING ROOF FRAMING SYSTEM AND HAS REVIEWED THE ARCHITECTURAL STABILIZATION PLANS FOR THIS PROJECT. THE CONTRACTOR (OR OWNER) SHALL CONTACT THE STRUCTURAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION FOR A FIELD REVIEW OF THE WORK:

1. AFTER ALL DEMO WORK HAS BEEN COMPLETED.
2. AFTER INSTALLATION OF WOOD FRAMING AND STABILIZATION SHORING, BEFORE FINISHES ARE INSTALLED

A "CONSTRUCTION REVIEW REPORT" WILL BE SENT TO THE CONTRACTOR AND THE ARCHITECT FOLLOWING EACH FIELD TRIP.

THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE DESIGN OF THE STRUCTURAL REINFORCEMENTS TO THE ROOF FRAMING SYSTEM ONLY, FOR THE PURPOSES OF STABILIZING THE EXISTING STRUCTURE. RESPONSIBILITY FOR ANY SECONDARY STRUCTURAL AND NON-STRUCTURAL SYSTEMS NOT SHOWN ON THE STRUCTURAL PLANS RESTS WITH THE CONTRACTOR.

THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK; NOR WILL HE BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

FIELD MEASUREMENTS AND THE VERIFICATION OF DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS ARE NOT THE STRUCTURAL ENGINEER'S RESPONSIBILITY.

ABBREVIATIONS

@	AT
ASD	ALLOWABLE STRESS DESIGN
B/U	BUILT-UP
CJ	CONTROL JOINT IN SLAB
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CPMH	CONCEALED FACE MOUNTED HANGER
DJ	DOUBLE JOIST
DR	DOUBLE RAFTER
FMH	FACE MOUNTED HANGER
HD	HOLD DOWN
J	JACK STUD
K	KING STUD
LBW	LOAD BEARING WALL
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
OC	ON CENTER
PT	PRESSURE TREATED
RyL	LARGER OF TWO REACTIONS ON A BEAM, KIPS
RyS	SMALLER OF TWO REACTIONS ON A BEAM, KIPS
SER	STRUCTURAL ENGINEER-OF-RECORD
S-P-F	SPRUCE-PINE-FIR
STL	STEEL
SW	SHEAR WALL
SYP	SOUTHERN YELLOW PINE
TJ	TRIPLE JOIST
TYP	TYPICAL
UDH	UPSIDE DOWN HANGER
UNO	UNLESS NOTED OTHERWISE

CODE

NORTH CAROLINA EXISTING BUILDING CODE, 2018 EDITION

DESIGN LOADS

ROOF DEAD LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ATTIC DEAD LOAD	10 PSF
ATTIC LIVE LOAD (NO STORAGE)	10 PSF
FIRST FLOOR DEAD LOAD	20 PSF
SECOND FLOOR DEAD LOAD	15 PSF
FIRST FLOOR LIVE LOAD	40 PSF
SECOND FLOOR LIVE LOAD	40 PSF
3RD LEVEL LIVE LOAD (LIGHT STORAGE ONLY - NOT FOR HABITABLE USE)	10 PSF
ULTIMATE WIND SPEED (3 SECOND GUST)	115 MPH
EXPOSURE	B

STRUCTURAL STEEL

EXTERIOR STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED OR EPOXY PAINTED.

THE STEEL USED SHALL HAVE THE FOLLOWING MINIMUM YIELD STRESS:

STRUCTURAL PIPE COLUMNS	35 KSI
MISCELLANEOUS SHAPES	36 KSI

USE 3/4" DIAMETER A-307 BOLTS FOR ALL ANCHOR BOLTS U.N.O. USE E-70 ELECTRODES FOR ALL SHOP AND FIELD WELDING.

WOOD FRAMING

EXTERIOR WALLS STUDS, FLOOR AND ROOF JOISTS SHALL BE #2 GRADE S-P-F UNLESS NOTED OTHERWISE ON THE DRAWINGS.

WALL AND ROOF SHEATHING SHALL BE T&G BOARD, MATCHING TO THE EXISTING IN THICKNESS AND WIDTH. ALTERNATIVELY, USE T&G PLYWOOD WITH A 48/24 (MINIMUM) APA RATING. USE SOUTHERN PINE, CDX OR STRUCTURAL EQUIVALENT.

LVL BEAMS AND HEADERS THAT ARE DOUBLED SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED. PROVIDE CONTINUOUS LATERAL SUPPORT FOR TOP OF HEADER. STRENGTH OF LVL BEAMS AND HEADERS SHALL BE EQUAL TO THAT PROVIDED BY TRUSJOIST: Fv = 285 PSI, Fb = 3100 PSI, E = 2000 KSI.

BUILT-UP STUD COLUMNS SHALL BE SECURELY NAILED TOGETHER TO ACT AS A COMPOSITE MEMBER. USE (2) 12d NAILS FOR EACH STUD AT 9" O.C. WITH NAILS INSTALLED ON ALTERNATE SIDES OF COLUMN.

ANY WOOD EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH MASONRY, SHALL BE PRESERVATIVE TREATED TO THE RETENTIONS SHOWN IN THE BUILDING CODE.

LIGHT GAGE SIMPSON CONNECTIONS

SOME PRESERVATIVE TREATED WOOD HAS A CORROSIVE EFFECT ON LIGHT GAGE CONNECTIONS. USE TYPE 304 OR 316 STAINLESS STEEL UNLESS GALVANIZED CONNECTORS ARE SPECIFICALLY RECOMMENDED BY THE TREATED WOOD SUPPLIER.

BUILDING CODE REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 403 ALTERATIONS

403.3 EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOAD.
ANY EXISTING GRAVITY LOAD CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN GRAVITY LOAD OF MORE THAN 10% SHALL BE STRENGTHENED, SUPPLEMENTED, REPLACED OR OTHERWISE ALTERED AS NEEDED TO CARRY THE INCREASED GRAVITY LOAD REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES… WHERE THE ALTERATION DOES NOT RESULT IN INCREASED DESIGN LIVE LOAD, EXISTING GRAVITY LOAD CARRYING STRUCTURAL ELEMENTS SHALL BE PERMITTED TO BE EVALUATED AND DESIGNED FOR LIVE LOADS APPROVED PRIOR TO THE OPERATION.

403.4 EXISTING STRUCTURAL ELEMENTS CARRYING LATERAL LOAD.
WHERE THE ALTERATION INCREASES DESIGN LATERAL LOADS IN ACCORDANCE WITH SECTION 1609 OR 1613 OF THE INTERNATIONAL BUILDING CODE, OR WHERE THE ALTERATION RESULTS IN A PROHIBITED STRUCTURAL IRREGULARITY AS DEFINED IN ASCE7, OR WHERE THE ALTERATION DECREASES THE CAPACITY OF ANY EXISTING LATERAL LOAD CARRYING STRUCTURAL ELEMENT, THE STRUCTURE OF THE ALTERED BUILDING OR STRUCTURE SHALL BE SHOWN TO MEET THE REQUIREMENTS OF SECTIONS 1609 AND 1613 OF THE INTERNATIONAL BUILDING CODE… ANY EXISTING LATERAL LOAD BEARING STRUCTURAL ELEMENT WHOSE DEMAND CAPACITY RATIO WITH THE OPERATION CONSIDERED IS NO MORE THAN 10% GREATER THAN ITS DEMAND CAPACITY RATIO WITH THE ALTERATION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED.

THESE CODE PROVISIONS HAVE BEEN INTERPRETED AS FOLLOWS:

1. THE EXISTING BUILDING IS EXEMPT FROM A WIND OR SEISMIC ANALYSIS BECAUSE THE MAIN WIND (SBSMC) FORCE RESISTING SYSTEM WILL NOT BE ALTERED DURING THIS RENOVATION.

2. ALL EXISTING GRAVITY ELEMENTS THAT ARE AFFECTED BY RENOVATION MUST BE CHECKED FOR DESIGN LOADS SHOWN ABOVE AND REINFORCED AS NECESSARY.

3. ALL DEFECTIVE STRUCTURAL ELEMENTS MUST BE REPAIRED OR REPLACED. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IF ANY DEFECTIVE FRAMING IS UNCOVERED DURING THE RENOVATION AND ADDITION.

SIMPSON HANGER SCHEDULE

SIZE	HANGER	ALLOW. LOAD
2 X 6	LUS26, LUC26Z	710#
(2) 2 X 6	HU26-2, HUC26-2	1190#
(3) 2 X 6	HU26-3, HUC26-3	1190#
2 X 8	LUS26, LUC26Z	710#
(2) 2 X 8	HU26-2, HUC26-2	1190#
(3) 2 X 8	HU26-3, HUC28-2	1190#
2 X 10	LUS210, LUC210Z	1150#
(2) 2 X 10	HU210-2, HUC210-2	2085#
(3) 2 X 10	HU210-3, HUC210-3	2085#
2 X 12	LUS210, LUC210Z	1150#
(2) 2 X 12	HU212-2, HUC212-2	2385#
(3) 2 X 12	HU212-3, HUC212-3	2385#
1 3/4 X 9 1/4 (9 1/2) LVL	HU9, HUCQ1.81/9-SDS	2000#
3 1/2 X 9 1/4 (9 1/2) LVL OR PSL	HGUS410, HUCQ410-SDS	9100#, 4500#
5 1/4 X 9 1/4 (9 1/2) LVL OR PSL	HGUS55.5/10, HUCQ610-SDS	5635#, 4680#
1 3/4 X 11 1/4 LVL (OR DEEPER) OR PSL	HU11, HUCQ1.81/11-SDS	2500#
3 1/2 X 11 1/4 LVL (OR DEEPER) OR PSL	HGUS412, HUCQ412-SDS	9400#, 5045#
5 1/4 X 11 1/4 LVL (OR DEEPER) OR PSL	HGUS5.5/12, HUCQ612-SDS	9400#, 5185#

NOTES

1. LOAD VALUES SHOWN IN THE TABLE ABOVE DO NOT INCLUDE THE LOAD DURATION FACTOR. DO NOT USE CONCEALED HANGERS EXCEPT WHERE SPECIFICALLY CALLED OUT ON DRAWINGS.

2. USE HANGER PER SCHEDULE ABOVE UNLESS SPECIFIED DIFFERENTLY ON FRAMING PLAN. ALL FLUSH WOOD/WOOD CONNECTIONS SHALL BE MADE WITH HANGERS. OTHER HANGERS MAY BE SUBSTITUTED FOR THOSE SHOWN IF DESIGN VALUES ARE EQUAL TO OR GREATER THAN THOSE IN THE TABLE.

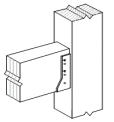
3. INSTALL HANGERS PER MANUFACTURER'S SPECIFICATIONS.

4. USE STAINLESS STEEL HANGERS IF EXPOSED TO THE ELEMENTS OR IN CONTACT WITH TREATED WOOD. (GALVANIZED HANGERS MAY BE USED IN LIEU OF STAINLESS STEEL IF SPECIFICALLY RECOMMENDED BY SIMPSON AND THE TREATING COMPANY.)

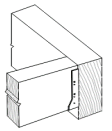
5. AT SPECIAL CONDITIONS - SKEWED, PITCHED, ETC. - CONTRACTOR SHALL SELECT HANGER WITH AN ALLOWABLE LOAD GREATER THAN REACTION SHOWN IN SCHEDULE FOR FACE MOUNTED (NOT CONCEALED) HANGER.



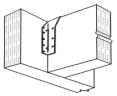
TYPICAL FACE MOUNTED HANGER



TYPICAL CONCEALED HANGER TO POST



TYPICAL CONCEALED HANGER



TYPICAL UPSIDE DOWN HANGER

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Firm No. C-0621

LYSAGHT & ASSOCIATES structural engineers

REV#	DESCRIPTION	DATE

WEBBLEY MANSION
ROOF STABILIZATION DRAWINGS

403 S WASHINGTON STREET
SHELBY, NC 28150

DATE: 07/18/25
DRAWN: DLH
CHECKED: DLH
APPROVED: CAL

SHEET
S100

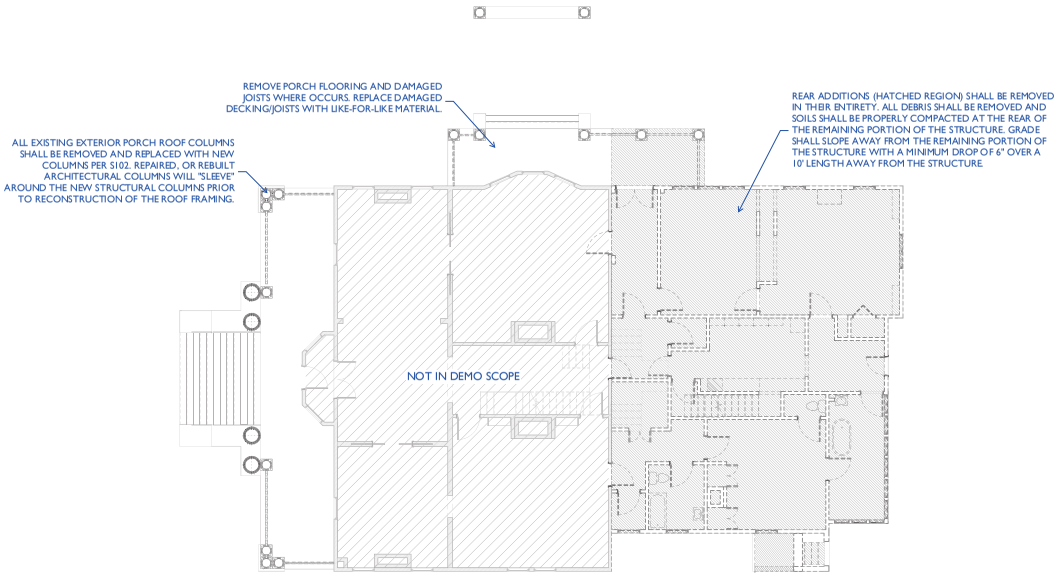
LA-14781.1

DEMOLITION NOTES

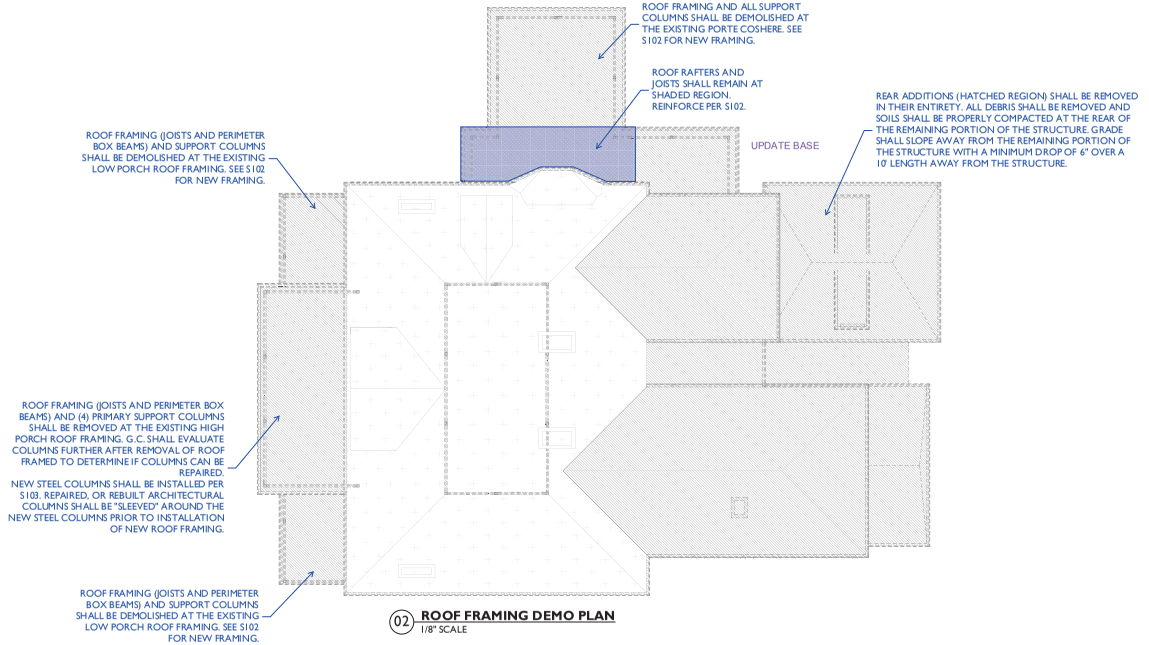
1. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

2. THE EXISTING 1ST FLOOR AND SECOND FLOOR FRAMING SHALL NOT BE INHABITED UNTIL STABILIZED. OUR SCOPE FOR THIS PHASE INCLUDES STABILIZATION OF THE EXISTING ROOF FRAMING, BUT DOES NOT INCLUDE STABILIZATION OF INTERIOR FLOOR FRAMING OR FOUNDATION ELEMENTS. WE HAVE NOT PERFORMED A FULL INVESTIGATION OF THE FIRST AND SECOND FLOOR FRAMING, AS DRYWALL CEILING FINISHES WERE IN PLACE AT THE TIME OF OUR LAST SITE VISIT.

3. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHING SPECIFICATIONS AND ADDITIONAL DEMOLITION NOTES



01 **1ST FLOOR FRAMING DEMO PLAN**
1/8" SCALE



02 **ROOF FRAMING DEMO PLAN**
1/8" SCALE

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LYNAGHT & ASSOCIATES structural engineers

REV#	DESCRIPTION	DATE

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DATE: 07/18/25
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CHECKED: DLH
APPROVED: CAL

SHEET
S101

LA-14781.1

LOW ROOF FRAMING NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

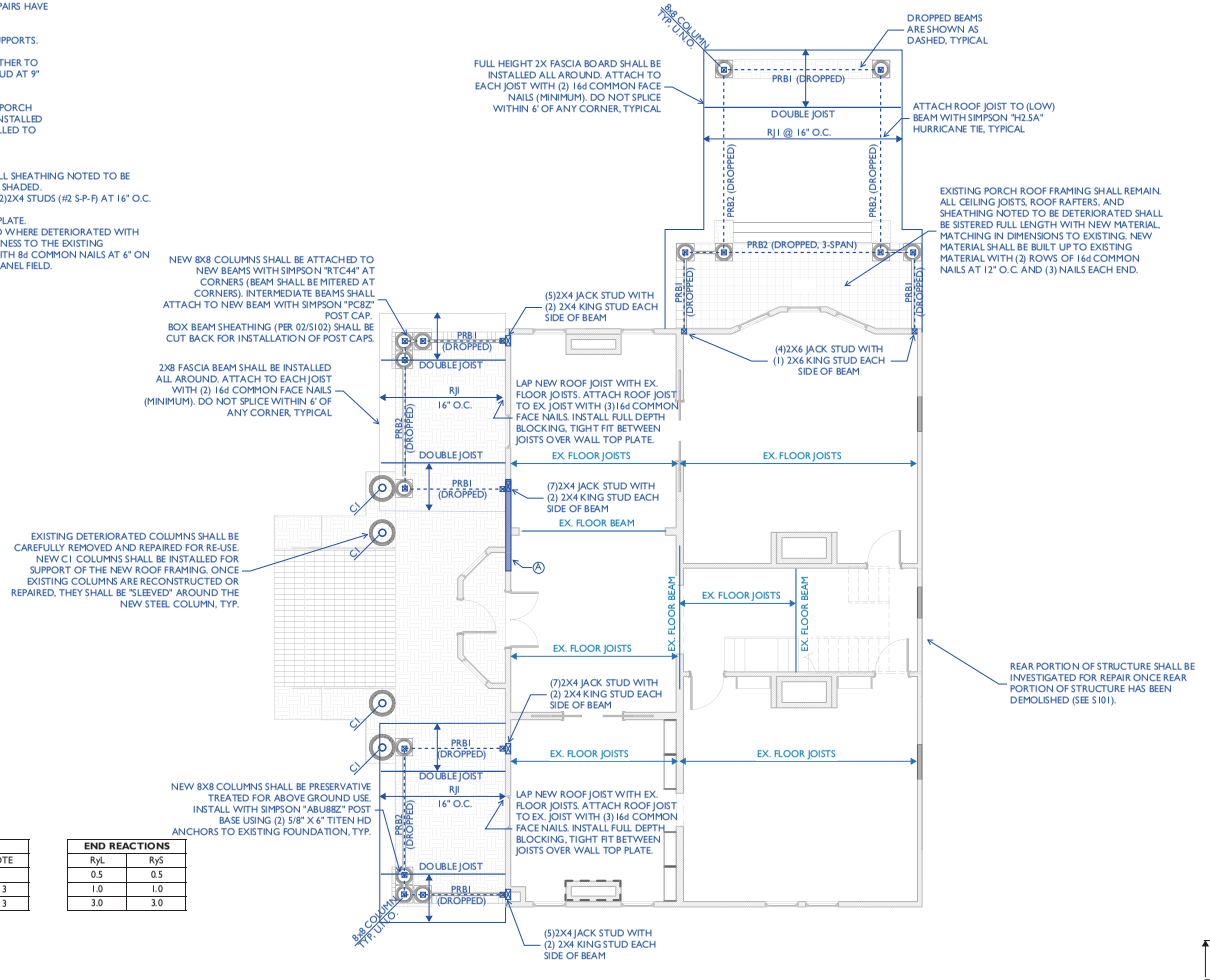
2. THESE DRAWINGS ARE INTENDED FOR STABILIZATION OF THE ROOF FRAMING ELEMENTS (AND THEIR DIRECT SUPPORTS) ONLY. THE EXISTING SECOND FLOOR FRAMING IS NOT WITHIN THE SCOPE OF THESE DRAWINGS AND HAS NOT YET BEEN STABILIZED. THEREFORE, THE SECOND FLOOR SHALL NOT BE USED UNTIL A FULL INVESTIGATION OF THE SECOND FLOOR FRAMING HAS BEEN PERFORMED, AND REPAIRS HAVE BEEN MADE.

3. NEW MATERIAL SHALL SPAN FULL LENGTH BETWEEN END SUPPORTS.

4. BUILT-UP STUD COLUMNS MUST BE SECURELY NAILED TOGETHER TO ACT AS A COMPOSITE MEMBER. USE (2) 12d NAILS FOR EACH STUD AT 9" O.C.

5. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPE AT LOW PORCH AND PORTE COCHERE ROOF SYSTEMS. ROOF JOISTS SHALL BE INSTALLED LEVEL. TAPERERD INSULATION OR 2X SLEEPERS SHALL BE INSTALLED TO ACHIEVE DESIRED ROOF SLOPE.

Ⓐ WALL STUDS, TOP PLATES, BOTTOM PLATES, AND WALL SHEATHING NOTED TO BE DETERIORATED BEYOND SALVAGEABLE LIMITS WHERE SHADED. REMOVE AND REPLACE EXISTING WALL STUDS WITH (2)2X4 STUDS (#2 S-P-F) AT 16" O.C. REPLACE TOP PLATE WITH (2)2X4 PLATE. REPLACE BOTTOM PLATE WITH SINGLE 2X4 BOTTOM PLATE. WALL SHEATHING SHALL BE REMOVED AND REPLACED WHERE DETERIORATED WITH PLYWOOD OR OSB SHEATHING OF MATCHING THICKNESS TO THE EXISTING SHEATHING. ATTACH SHEATHING TO WALL STUDS WITH 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" O.C. WITHIN THE PANEL FIELD.



01 **2ND FLOOR FRAMING AND LOW ROOF FRAMING PLAN**
3/16" SCALE

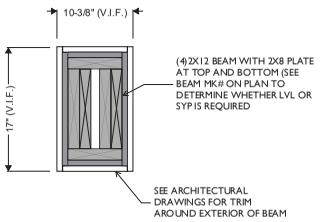
LOW ROOF FRAMING SCHEDULE				
MK#	SIZE	MATERIAL	GRADE	NOTE
RJ1	2 X 8	S-P-F	#2	1
PRB1	(4) 2 X 12	S-P-F	#2	1, 3
PRB2	(4) 1.75 X 11.25	LVL	3100F	2, 3

END REACTIONS	
RyL	RyS
0.5	0.5
1.0	1.0
3.0	3.0

NOTES
1. SIZE SHOWN IS NOMINAL
2. SIZE SHOWN IS ACTUAL
3. SEE DETAIL 02/S102 FOR BOX BEAM CONSTRUCTION

STEEL COLUMN SCHEDULE								
MK#	COLUMN SIZE	BASE PLATE / CAP PLATE			A.B.'S	A.B. PATTERN	CAP PLATE BOLT PATTERN	NOTES
		WIDTH	LENGTH	THICK.				
C1	8" DIA. STD. STL. PIPE	14	14	3/4"	(4) 3/4"	11 X 11	6 X 11	1, 2, 3

NOTES
1. PIPE COLUMNS ARE ASTM A53 GRADE B (Fy = 35 KSI)
2. INSTALL (4) 3/4" EPOXY ANCHORS AT BASE (A307 THREADED ROD). EPOXY SHALL BE HILTI "HIT-HY270," EMBED 12" (MIN)
3. INSTALL (4) 3/4" X 8" HOT DIPPED GALVANIZED LAG SCREWS FROM CAP PLATE TO BOX BEAM ABV.



02 **LOW PORCH ROOF BOX BEAM FRAMING**
NOT TO SCALE

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DRAWN: DLH
CHECKED: DLH
APPROVED: CAL

SHEET
S102

LA-14781.1

ATTIC AND HIGH PORCH ROOF FRAMING NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

2. THESE DRAWINGS ARE INTENDED FOR STABILIZATION OF THE ROOF FRAMING ELEMENTS (AND THEIR DIRECT SUPPORTS) ONLY. THE EXISTING HIGH ATTIC FRAMING IS NOT WITHIN THE SCOPE OF THESE DRAWINGS AND HAS NOT YET BEEN STABILIZED. THEREFORE, THE ATTIC FRAMING SHALL NOT BE USED UNTIL A FULL INVESTIGATION OF THE ATTIC FLOOR FRAMING HAS BEEN PERFORMED, AND REPAIRS HAVE BEEN MADE.

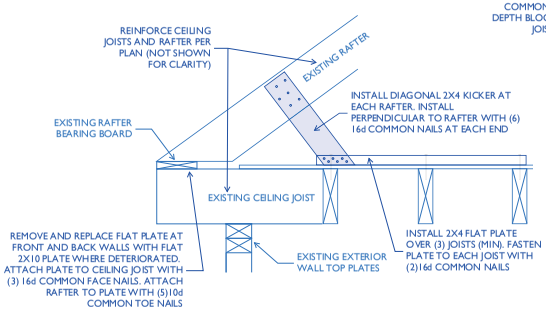
3. NEW MATERIAL SHALL SPAN FULL LENGTH BETWEEN END SUPPORTS.

4. ALL NEW WOOD FRAMING REINFORCEMENT AT THE HIGH ATTIC LEVEL SHALL BE #2 SPRUCE-PINE-FIR (S-P-F), U.N.O.

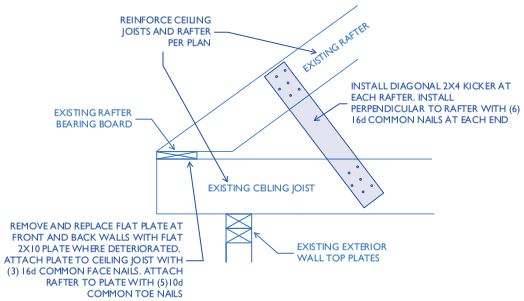
5. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPE AT HIGH PORCH ROOF SYSTEM. ROOF JOISTS SHALL BE INSTALLED LEVEL. TAPERERD INSULATION OR 2X SLEEPERS SHALL BE INSTALLED TO ACHIEVE DESIRED ROOF SLOPE.

Ⓐ EXISTING ATTIC JOISTS WERE NOTED TO BE SPLIT, CRACKED, AND DETERIORATED AT THEIR ENDS.
EXISTING 2X7-1/2 ATTIC JOISTS SHALL REMAIN IN PLACE, AND SHALL BE REINFORCED BY SISTERING EACH EXISTING JOIST, FULL LENGTH WITH NEW 1-3/4" X 7-1/4" LVL MATERIAL.
NEW MATERIAL SHALL BE ATTACHED TO EXISTING JOISTS (FLUSH BOTTOM) WITH (3) ROWS OF 16d COMMON NAILS AT 16" O.C.
ALL NEW JOIST PLIES SHALL HAVE FULL BEARING AT EACH END.

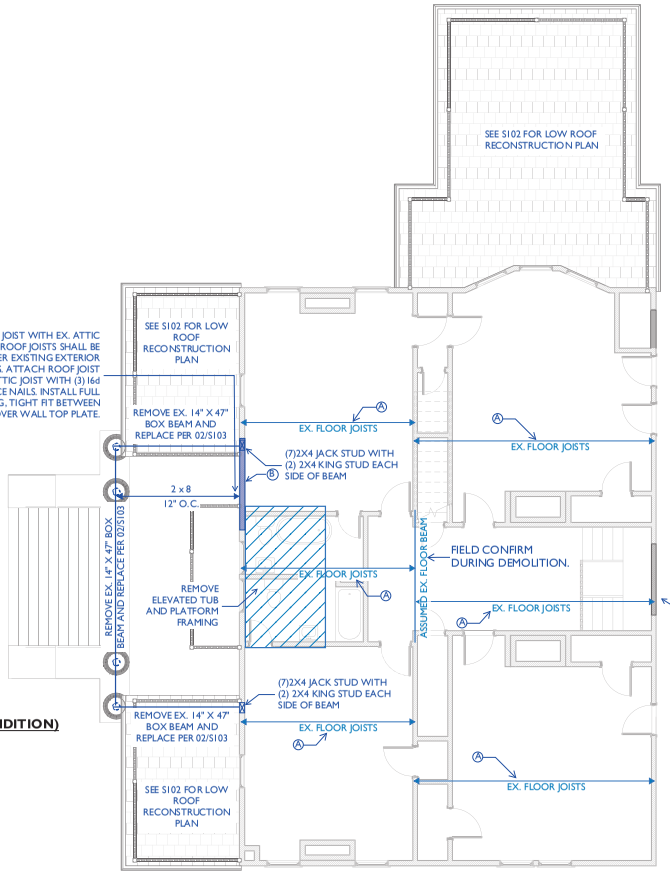
Ⓑ WALL STUDS, TOP PLATES, BOTTOM PLATES, AND WALL SHEATHING NOTED TO BE DETERIORATED BEYOND SALVAGEABLE LIMITS WHERE SHADED.
REMOVE AND REPLACE EXISTING WALL STUDS WITH (2)2X4 STUDS (#2 S-P-F) AT 16" O.C.
REPLACE TOP PLATE WITH (2)2X4 PLATE.
REPLACE BOTTOM PLATE WITH SINGLE 2X4 BOTTOM PLATE.
WALL SHEATHING SHALL BE REMOVED AND REPLACED WHERE DETERIORATED WITH PLYWOOD OR OSB SHEATHING OF MATCHING THICKNESS TO THE EXISTING SHEATHING. ATTACH SHEATHING TO WALL STUDS WITH 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" O.C. WITHIN THE PANEL FIELD.



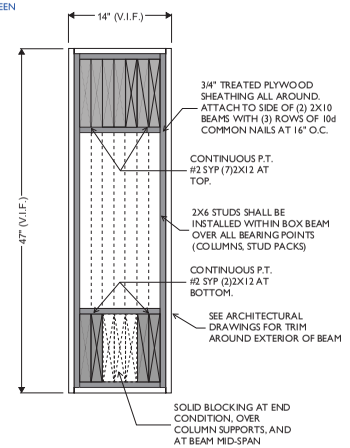
04 **SECTION AT ROOF TO CEILING JOIST CONNECTION (PERPENDICULAR CONDITION)**
NOT TO SCALE



03 **SECTION AT ROOF TO CEILING JOIST CONNECTION (PARALLEL CONDITION)**
NOT TO SCALE



01 **ATTIC AND HIGH PORCH ROOF FRAMING PLAN**
3/16" SCALE



02 **HIGH PORCH ROOF BOX BEAM FRAMING**
NOT TO SCALE

LYSAGHT & ASSOCIATES structural engineers
120 St. Mary's Street
Raleigh, NC 27605
919.833.0465
LysaghtAssociates.com
Firm No. C-0621

NORTH CAROLINA PROFESSIONAL SEAL 7929 ENGINEER CHARLES A. LYSAGHT

REV#	DESCRIPTION	DATE

WEBBLEY MANSION
ROOF STABILIZATION DRAWINGS
403 S WASHINGTON STREET
SHELBY, NC 28150

DATE: 07/18/25
DRAWN: DLH
CHECKED: DLH
APPROVED: CAL

SHEET
S103

LA-14781.1

HIGH ROOF FRAMING NOTES

1. SEE ARCHITECTURAL PLANS FOR ROOF PITCH. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

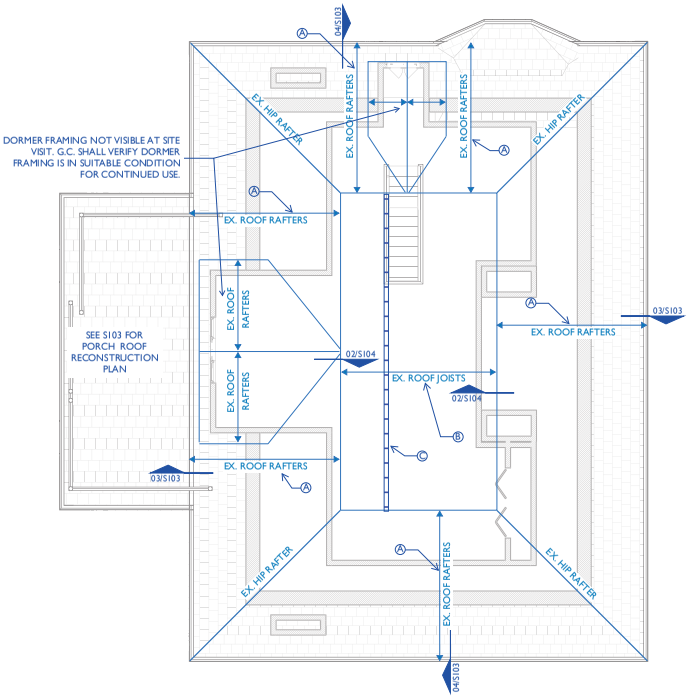
2. ROOFING CONTRACTOR SHALL REPLACE ALL DETERIORATED SHEATHING BOARDS WITH LIKE FOR LIKE MATERIAL OR APA RATED SHEATHING. 32/16, 5/8" MINIMUM THICKNESS. USE 8d NAILS AT 6" OC ALONG THE PANEL EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE ROOF JOISTS WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE ROOF JOISTS.

3. NEW MATERIAL SHALL SPAN FULL LENGTH BETWEEN END SUPPORTS.

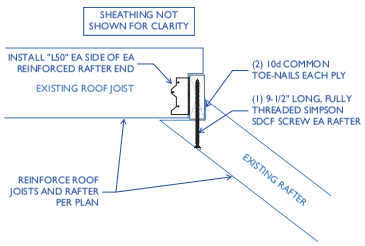
Ⓐ EXISTING SLOPED HIGH ROOF RAFTERS WERE NOTED TO BE SPLIT, CRACKED, AND DETERIORATED AT THEIR ENDS.
EXISTING 2X6 RAFTERS SHALL REMAIN IN PLACE, AND SHALL BE REINFORCED BY SISTERING EACH EXISTING RAFTER, FULL LENGTH WITH NEW 2X6 #2 S-P-F MATERIAL.
NEW MATERIAL SHALL BE ATTACHED TO EXISTING RAFTERS (FLUSH TOP) WITH (2) ROWS OF 16d COMMON NAILS AT 12" O.C.
ALL NEW RAFTER PLIES SHALL HAVE FULL BEARING AT EACH END, AND SHALL BE NOTCHED/COPED TO BE TIGHT FIT AT EXISTING END CONDITIONS, U.N.O.

Ⓑ EXISTING FLAT ROOF JOISTS WERE NOTED TO BE SPLIT AND CRACKED AT THEIR ENDS.
EXISTING FLAT ROOF JOISTS SHALL REMAIN IN PLACE, AND SHALL BE REINFORCED BY SISTERING EACH EXISTING RAFTER, FULL LENGTH, WITH FULL DEPTH (MATCHING DEPTH) #2 S-P-F MATERIAL.
NEW MATERIAL SHALL BE ATTACHED TO EXISTING RAFTERS (FLUSH TOP) WITH (3) ROWS OF 16d COMMON NAILS AT 16" O.C.
ALL NEW RAFTER PLIES SHALL HAVE FULL BEARING AT EACH END, AND SHALL BE NOTCHED/COPED TO BE TIGHT FIT AT EXISTING END CONDITIONS. IN ADDITION, ATTACH THE NEW JOIST END AND EXISTING JOIST END TO THE EXISTING BAND WITH SIMPSON L-50 ANGLES.

Ⓒ INSTALL NEW FULL HEIGHT STUD WALL BETWEEN ATTIC FLOOR SHEATHING AND BOTTOM OF FLAT ROOF JOISTS. NEW WALL SHALL BE ALIGNED DIRECTLY ABOVE LOAD BEARING WALL AT 1ST AND 2ND LEVEL.
KNEE WALL SHALL BE CONSTRUCTED WITH 2X4 #2 S-P-F STUDS AT 16" OC, ATTACHED TO TOP/BOTTOM PLATES WITH (3) 10d COMMON NAILS AT EACH END.
BOTTOM PLATE SHALL BE 2X4 #2 S-P-F PLATE, ATTACHED TO JOISTS (BELOW) WITH (2) 16d COMMON NAILS EACH JOIST.
TOP PLATE SHALL BE (2)2X4 #2 S-P-F PLATE. ATTACH EACH RAFTER TO PLATE WITH (3) 10d COMMON TOE-NAILS.



01 **HIGH ROOF FRAMING PLAN**
3/16" SCALE



02 **FLAT RAFTER TO SLOPED RAFTER CONNECTION**
NOT TO SCALE

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structural engineers
120 St. Mary's Street
Raleigh, NC 27605
919.833.0445
LysaghtAssociates.com
Firm No. C-0621

NORTH CAROLINA PROFESSIONAL SEAL 7929 ENGINEER CHARLES A. LYSAGHT

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WEBBLEY MANSION
ROOF STABILIZATION DRAWINGS
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DATE: 07/18/25
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S104

LA-14781.1

City of Shelby
Agenda Item Summary
March 2, 2026
City Hall Council Chambers

E. New Business

None

Agenda Item F

City Manager's Report: Justin Merritt, City Manager

I will report to Mayor and Council on a number of ongoing projects and issues. The projects and issues reported upon are intended to be for your information and do not necessarily require action by Council.

Agenda Item: G

Council Announcements and Remarks

H. Closed Session:

1) § 143-318.11.(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

I. Adjournment:

To adjourn a meeting of City Council, a majority of the Council members must vote for a motion to adjourn.

1) Motion to adjourn