

**Town of Valdese
Town Council Meeting
Valdese Town Hall
102 Massel Avenue SW, Valdese
Monday, July 11, 2022
6:00 P.M.**

- 1. Call Meeting to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**

4. Informational Items:

- A. Communication Notes
- B. Reading Material

5. Open Forum/Public Comment

- A. Designation of July as Park and Recreation Month
- B. Recognition of the Valdese Tigers Baseball Champions

6. Consent Agenda

All items below are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 7.

- A. Approval of Regular Meeting Minutes of June 6, 2022
- B. Approval of Special Council Workshop of June 16, 2022
- C. Valdese Park & Recreation Commission Board Appointment

7. New Business

- A. Introduction of New Employee
- B. Presentation of Valdese Weavers Mill Housing
- C. Approval of Resolution for Housing Authority – Valdese Waldensian Mill Revenue Bonds
- D. Valdese Community Center Gymnasium Project
- E. Valdese Tiger Gymnasium Ventilation
- F. Budget Amendment
- G. Project Ordinance Amendment

8. Manager's Report

- A. Ribbon Cutting for the McGalliard Creek Bridge, Wednesday, July 13, 2022, 9:30 a.m.
Refreshments at McGalliard Falls, 10:30 a.m. Ceremony at the McGalliard Creek Bridge
- B. Coffee with the Chief, Thursday, July 14, 2022, 9:00 a.m. at Old World Baking Company
- C. Old Colony Players Presents: From This Day Forward, July 15-August 13, Fridays and Saturdays, 8:00 p.m. at the Fred B. Cranford Amphitheatre
- D. Next Regular Council meeting scheduled for Monday, August 1, 2022, 6 p.m.

9. Mayor and Council Comments

10. Adjournment

COMMUNICATION NOTES

To: Mayor Watts
Town Council

From: Seth Eckard, Town Manager

Date: July 8, 2022

Subject: Monday, July 11, 2022, Council Meeting

6. Consent Agenda

A. Approval of Regular Meeting Minutes of June 6, 2022

B. Approval of Special Council Workshop of June 16, 2022

C. Approval of Valdese Parks & Recreation Commission Board Appointment

The Valdese Parks & Recreation Commission Board recommends the appointment of Lin Ward (first term), who replaces Grayson Turner's unexpired term, to the board. The unexpired term will expire on 12/31/2023. A short bio is included in the agenda packet.

7. New Business

A. Introduction of New Employee

Water Resources Director Greg Padgett will introduce Water Plant Operator Jacob Craig and Wastewater Plant Operator John Thao.

B. Presentation of Valdese Weavers Mill Housing

Enclosed in the agenda packet is a memo from E.G. "Ned" Fowler, President of Northwestern Housing Enterprises, Incorporated, introducing agenda items 7. B & C. Don Tise of Tise-Kiester Architects will give Council a short presentation on the creation of the Historic Valdese Weavers Mill, which will be a sixty (60) unit affordable workforce housing.

C. Resolution for Housing Authority – Valdese Waldensian Mill Revenue Bonds

Enclosed in the agenda packet is a memo from Planning Director Larry Johnson and a Resolution. The Valdese Housing Authority has requested this Resolution to be adopted by the Town Council. This is necessary because the North Carolina Housing Finance Agency approved an allocation of tax-exempt bonds for the Historic Waldensian Mills project. In the State of North Carolina, bonds allocated by the North Carolina Housing Finance Agency are issued through the local housing authority. The Valdese Housing Authority adopted the Resolution without objections, and their Public Hearing Certificate and Summary are enclosed for your review. Both the local housing authority and municipality must adopt the Resolution. The Bond and Issuer's Counsel, Kristen Kirby, Esp., will be at the meeting to present the Resolution.

Requested Action: Staff recommends that Council approve the Resolution, as presented.

D. Valdese Community Center Gymnasium Project

Enclosed in the agenda packet is a memo and presentation from Parks & Recreation Director David Andersen requesting funds for the outstanding items and services for the Wayne Owens Project. Mr. Andersen will present what was voted on at the May 2, 2022, Council meeting, what is needed for the July 11, 2022, Council meeting, and what is pending for the August 1, 2022, Council meeting. The funds requested for July 11, 2022, Council meeting is in the amount of \$111,465.

Requested Action: Staff recommends that Council approve the outstanding items and services for the Valdese Community Center Gymnasium project in the amount of \$111,465.

E. Valdese Tiger Gymnasium Ventilation

Enclosed in the agenda packet is a memo from Parks & Recreation Director David Andersen requesting funds for improvements at the Tiger Gym. Previous renovation work at Tiger Gym removed fans and ventilation, blocking the holes and leading to poor environmental conditions. Staff has received a quote to install two fans and louvers with motorized dampers to restore the airflow. Staff requests to contract with Houck Construction, LLC, in the amount of \$35,863.

Requested Action: Staff recommends that Council approve contracting with Houck Construction, LLC, for the ventilation repairs at the Tiger Gym in the amount of \$35,863.

F. Budget Amendment

Enclosed in the agenda packet is a budget amendment prepared by Finance Director Bo Weichel. This amendment will move funds to the appropriate account. Mr. Weichel will be at the meeting to present.

Requested Action: Staff recommends that Council approve the budget amendment as presented.

G. Project Ordinance Amendment

Enclosed in the agenda packet is a Project Ordinance Amendment prepared by Finance Director Bo Weichel. This amendment will move funds to the appropriate account. Mr. Weichel will be at the meeting to present this amendment.

Requested Action: Staff recommends that Council approve the Project Ordinance Amendment as presented.

READING MATERIAL

VALDESE FIRE DEPARTMENT - MONTHLY ACTIVITY REPORT**MAY 1st-31st, 2022**

THE BELOW REPORT OUTLINES THE ACTIVITIES PERFORMED BY THE FIRE DEPARTMENT DURING THE MONTH OF MAY, 2022. THE REPORT SHOWS THE AMOUNT OF TIME SPENT ON EACH ACTIVITY AND THE TYPE AND NUMBER OF EMERGENCY FIRE DEPARTMENT RESPONSES.

<u>ACTIVITY / FUNCTION</u>	<u>MONTHLY TOTAL</u>	
STATION DUTY	129 HOURS	
VEHICLE DUTY	84 HOURS	
EQUIPMENT DUTY	34 HOURS	
EMERGENCY RESPONSES (ON DUTY)	60 HOURS	
TRAINING (ON DUTY)	27 HOURS	
FIRE ADMINISTRATION	234 HOURS	
TRAINING ADMINISTRATION	2 HOURS	
MEETINGS	21 HOURS	
FIRE PREVENTION ADMINISTRATION	68 HOURS	
FIRE PREVENTION INSPECTIONS	42 HOURS	
<u>TYPE</u>	<u>NUMBER OF INSPECTIONS</u>	<u>VIOLATIONS</u>
ASSEMBLY	6	19
BUSINESS	2	6
DAYCARE	0	0
EDUCATIONAL	0	0
FACTORY	1	6
HAZARDOUS	0	0
INSTITUTIONAL	0	0
MERCANTILE	3	19
RESIDENTIAL	5	5
STORAGE	4	33
UTILITY/MISC	0	0
REINSPECTIONS	16	23
TOTAL:	37	111
PUBLIC RELATIONS	11 HOURS	
HYDRANT MAINTENANCE	92 HOURS	
SAFETY ADMINISTRATION	16 HOURS	
SAFE KIDS ADMIN/CRS INSPECTIONS	8 HOURS	
EXTRA DUTY FIRES	30 HOURS	
NON-DEPARTMENTAL DUTIES	0 HOURS	
EXTRA DUTY TRAINING	22 HOURS	
EXTRA DUTY FIRE/MED STANDBY	0 HOURS	
PHYSICAL TRAINING	12 HOURS	
EXTRA DUTY MEDICAL RESPONSES	29 HOURS	
VOLUNTEER FIREFIGHTER TRAINING	119 HOURS	
TOTAL TRAINING MANHOURS:	168 HOURS	

FIRE DEPARTMENT EMERGENCY RESPONSES:

<u>FIRE:</u>	<u>MONTHLY TOTAL</u>
FIRE ALARM	6
CARBON MONOXIDE ALARM	1
SMOKE SCARE	1
MUTUAL AID TO STATION 66	2
GAS LEAK OR ODOR	1
ILLEGAL BURN	1
OUTSIDE FIRE	1
SERVICE CALL	5
STRUCTURE FIRE	1
ELECTRICAL HAZARD	<u>2</u>
	21
<u>MEDICAL:</u>	
ABDOMINAL PAIN	1
ALLERGIC REACTION	0
ANIMAL BITE	0
ASSAULT	0
ASSIST EMS	3
BACK PAIN	0
CANCELLED ENROUT	1
CARDIAC	0
CHEST PAIN	1
CHOKING	1
CODE BLUE	0
DIABETIC	0
DOA	1
FAINTING	1
FALL	9
HEADACHE	0
HEMORRHAGE	1
MOTOR VEHICLE ACCIDENT	0
MEDICAL STANDBY	0
OTHER	1
OVERDOSE/INTOXICATED	0
PREGNACY	0
PSYCHIATRIC	1
RESPIRATORY	7
SEIZURE	2
SICK	4
STROKE	0
TRAUMATIC	0
UNCONSCIOUS	0
UNKNOWN	<u>2</u>
	36
<u>TOTAL RESPONSES:</u>	<u>57</u>

GREG STAFFORD, CHIEF
VALDESE FIRE DEPARTMENT

Community Affairs & Tourism Monthly Stats

June 2022

Tourism Statistics

visitvaldese.com Visits (reported from June 1-19) 4,962

townofvaldese.com Visits (reported from June 19) 6,077

Top 5 Pages Viewed: Recreation, Code Enforcement, Waldensian Footrace, Town Council Minutes, FFN Summer Concerts Series

Facebook

of followers 14,922

Post Engagement (last 28 days) 58,265

Post Reach (last 28 days) 121,313

Zoho Social Media Monthly Report: Positive vs. Negative Feedback

Positive: 99.78%

Negative: .22%

TOP FIVE MARKETS: Morganton, Valdese, Hickory, Lenoir, Drexel

Approximate # of Visitors to the Tourism/CA Office 390

Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	0
TEACHER'S COTTAGE	11
WALDENSIAN ROOM	10
CLASSROOMS	0
MAJOR EVENT (ENTIRE SCHOOL)	3

Major Events Held at the Old Rock School	Average Number of Attendees
VES Awards Ceremony, Pitch Perfect, Main Street Dance Recital	400

Monthly Old Rock School Rentals 24

Old Rock School Total Attendance 1,640

CA Summary for June 2022

Summer is officially in full swing for Community Affairs! The Family Friday Nights Summer Concert Series has remained a large success, each show generating an average of 500 attendees thus far in the season. Multiple downtown businesses have taken advantage of the crowds and setup booths at the concerts. The addition of the new stage has generated a great deal of positive feedback from the community and the department looks forward to continuing the success throughout the Summer. Preparation for the Independence Day Celebration is going well, with entertainment and vendors booked. Promotion is the current focus for this event, with several print media, e-blasts, and social media notifications scheduled throughout the month of June. Beer will be provided by the American Legion Ladies Auxillary and concessions & 50/50 raffle will be available courtesy of the Valdese Recreation. Preparation for the Waldensian Festival is also heavily underway, with vendor bookings and sponsorships under review. Facility rentals remained busy as usual, with 3 major events hosted in the Old Rock School. A colossal triumph for the department was news that the Old Rock School will be awarded the Rural Economic Development Division Rural Transformation Grant for major Old Rock School renovations. Community Affairs Director Morrissa Angi worked tirelessly on the grant application process over the course of several months and has a firm foundation ahead of the plans to come for the Old Rock School.

VALDESE POLICE DEPARTMENT

Jack W. Moss
Chief of Police
Post Office Box 339
121 Faet Street
Valdese, North Carolina 28690

Telephone 828-879-2109
Fax 828-879-2106

July 6, 2022

To: Seth Eckard
From: Chief Moss
Re: Boots on the ground

Progress reports: Boots on the Ground

Location:

Officer Visits:

McGalliard Falls	121	Visual Checks / Walk around
Old Rock School	107	Visuals Checks / Walk around
Children's Park	108	Visual Checks / Walk around
Community Center	117	Visual Checks / Walk around
Lakeside Park	40	Community Contact
Main St Extra Patrol		Nightly Door Checks
Business/Residential Contact	44	Community Policing
Family Fun Night	4	Community policing
Myra's Car show	4	

Our officer have logged 611 residential/business security checks, 502 extra patrols and 44 community policing contacts in 36 days for a total of 1157 events related to the safety, security and public interest. These checks and extra patrols include all of the standard residential checks, business, and boots on the ground CAD logs.

Designation of July as Park and Recreation Month

WHEREAS parks and recreation is an integral part of communities throughout this country, including the Town of Valdese; and

WHEREAS parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS parks and recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS the Town of Valdese recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Valdese Town Council that July is recognized as Park and Recreation Month in the Town of Valdese.

This 11th day of July 2022.

Charles Watts, Mayor

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
JUNE 6, 2022**

The Town of Valdese Town Council met on Monday, June 6, 2022, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Rexanna Lowman, and Councilman Paul Mears. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various department heads.

Absent: Councilman J. Andrew Thompson

A quorum was present.

Mayor Watts called the meeting to order at 6:00 p.m. He offered the invocation and led the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT:

Mayor Pro Tem Frances Hildebran read the Rules & Procedures for Public Comment:

Rule 5. Public Comment

Any individual or group who wishes to address the council shall inform the town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Comments should be limited to five minutes per speaker.

ZONING - SUSAN BOTTAFUOCO, 605 CAROLINA ST, VALDESE, NC: Ms. Bottafuoco shared her history of how her family chose Valdese to live. Ms. Bottafuoco expressed her concern with the re-zoning at the Pineburr Mill, where she lives close. Ms. Bottafuoco reminded Council that it was stated that our Valdese taxes would not go up. Ms. Bottafuoco shared that based on the age, history, and the property on Pineburr Ave., she is concerned about what will come next. The EPA was not created until 1970. Ms. Bottafuoco stated that this property is a Pandora's Box, and it is best to leave it unopened.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING AND CLOSED SESSION MINUTES OF MAY 2, 2022

APPROVED VEDIC BOARD OF DIRECTORS APPOINTMENTS The VEDIC Board of Directors recommended the re-appointment of Forrest Fleming(second term) and T.R. Robinson(third term) to the VEDIC Board. The three-year terms will expire on July 1, 2025.

APPROVED ANIMAL CONTROL APPELLATE BOARD APPOINTMENTS Town Manager Seth Eckard recommended appointing Mayor Charles Watts and Planning Director Larry Johnson to the Animal Control Appellate Board.

APPROVED LEASE AGREEMENT AT THE OLD ROCK SCHOOL WITH DREAM CONNECTIONS Lease agreement for rental space at the Old Rock School. The Dream Connections Lease in the amount of \$1,045 per month.

APPROVED RESOLUTION FOR FUNDING OFFER AND ACCEPTANCE FOR VALDESE BLUFFS SEWER LINE PROJECT

TOWN of VALDESE
RESOLUTION
Funding Offer and Acceptance
Valdese Bluffs Sewer Line Extension
Project: SRP-W-ARP-0015

WHEREAS, the Town of Valdese has received an earmark for the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$721,580 to perform work detailed in the submitted application, and

WHEREAS, the Town of Valdese intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF VALDESE:

That the Town of Valdese does hereby accept the American Rescue Plan Grant offer of \$721,580.

That the Town of Valdese does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Bo Weichel (Finance Director), and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

THE FOREGOING RESOLUTION IS ADOPTED THIS 6th DAY OF JUNE, 2022.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE**

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

Town of Valdese
PO Box 339
Valdese NC 28690

Project Number: SRP-W-ARP-0015

CFDA Number:

Funding Program

Drinking Water	<input type="checkbox"/>	Additional Amount for Funding Increases	Previous Total	Total Offered
Wastewater\Stormwater	<input checked="" type="checkbox"/>			
State Revolving Fund (SRF)	<input type="checkbox"/>			
State Reserve Loan (SRP)	<input type="checkbox"/>			
State Reserve Grant (SRP)	<input type="checkbox"/>			
State Grant Appropriation (SAP)	<input type="checkbox"/>			
American Rescue Plan Act (ARPA)	<input checked="" type="checkbox"/>			\$721,580

Project Description:

Valdese Bluffs Sewer Line Extension project

Total Financial Assistance Offer: \$721,580

Total Project Cost: \$721,580

Estimated Closing Fee*: na

For Loans

Principal Forgiveness: \$0

Interest Rate: 0.0% Per Annum

Maximum Loan Term: 0 Years

**Estimated closing fee calculated based on grant and loan amount.*


Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under Federal and State law,
- The project is eligible under Federal and State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina:

Shadi Eskaf, Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality

	4/5/2022
Signature	Date

On Behalf of:

Town of Valdese

Name of Representative in Resolution:

Bo Weichel

Title (Type or Print):

CFO

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

Signature	Date
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STANDARD CONDITIONS

1. Acceptance of this Funding Offer does not exempt the Recipient from complying with requirements stated in the U.S. Treasury's [Final Rule](#) for the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and the [SLFRF Compliance and Reporting Guidance](#) not explicitly referred to in this document and any future requirements implemented by the U.S Treasury.
 2. Acquisition of Real Property must comply with all applicable provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (PL 92-646), as amended. The applicant shall certify that it has or will have a fee simple or such other estate or interest in the site of the project, including necessary easements and rights-of-way, to assure undisturbed use and possession for the purpose of construction and operation for the estimated life of the project using a certification form provided by DEQ.
 3. Specific MBE/WBE (DBE) forms and instructions are provided that are to be included in the contract specifications. These forms will assist with documenting positive efforts made by recipients, their consultants and contractors to utilize disadvantaged businesses enterprises. Such efforts should allow DBEs the maximum feasible opportunity to compete for subagreements and subcontracts to be performed. Documentation of efforts made to utilize DBE firms must be maintained by all recipients, and construction contractors, and made available upon request.
 4. Subrecipients shall fully comply with Subpart C of 2 CFR Part 180 entitled, "Responsibilities of Participants Regarding Transactions Doing Business with Other Persons," as implemented and supplemented by 2 CFR Part 1532. Recipient is responsible for ensuring that any lower tier covered transaction, as described in Subpart B of 2 CFR Part 180, entitled "Covered Transactions," includes a term or condition requiring compliance with Subpart C. Recipient is responsible for further requiring the inclusion of a similar term or condition in any subsequent lower tier covered transactions. Subrecipients may access suspension and debarment information at: <http://www.sam.gov>. This system allows subrecipients to perform searches determining whether an entity or individual is excluded from receiving Federal assistance.
 5. Projects with a total cost of \$10,000,000 or more must meet U.S. Treasury requirements for prevailing wage rates, project labor agreements, and related requirements. Recipients can either certify meeting the requirements or provide plans and reports as the [SLFRF Compliance and Reporting Guidance](#) specifies.
 6. The Uniform Guidance 2 CFR 200.317 through 2 CFR 200.327 gives minimum requirements for procurement, with 2 CFR 200.319(b) addressing engineering services procurement guidelines. ARPA-funded projects must also adhere to North Carolina State law, specifically NC General Statute 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying (A/E) Services. NCGS 143-64.32 cannot be used to exempt funding recipients from a qualification-based selection for A/E. The State provides applicable certification forms that must be completed prior to receiving funds for any engineering services covered under this funding offer.
 7. Local government units designated as distressed must complete associated requirements of statute §159G-45(b).
 8. Funds made available by the ARPA that are not disbursed to the entity accepting the funds in this document by December 31st, 2026, will no longer be available for the project. Unused Federal funds will revert from the State of North Carolina to the U.S. Treasury.
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ASSURANCES

1. The Applicant intends to construct the project or cause it to be constructed to final completion in accordance with the Application approved for financial assistance by the Division.
2. The Applicant is responsible for paying for the costs ineligible for ARPA funding.
3. The construction of the project, including the letting of contracts in connection therewith, conforms to the applicable requirements of State and local laws and ordinances.
4. The Applicant will provide and maintain adequate engineering supervision and inspection.
5. The recipient agrees to establish and maintain a financial management system that adequately accounts for revenues and expenditures. Adequate accounting and fiscal records will be maintained during the construction of the project and these records will be retained and made available for a period of at least three years following completion of the project.
6. All ARPA funds shall be expended solely for carrying out the approved project, and an audit shall be performed in accordance with G.S. 159-34. Partial disbursements on this loan will be made promptly upon request, subject to adequate documentation of incurred eligible costs, and subject to the recipient's compliance with the Standard Conditions of this Award. The Applicant agrees to make prompt payment to its contractor, and to retain only such amount as allowed by North Carolina General Statute.
7. The applicant will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State. Please note that the State is not a party to the construction contract(s) and the Applicant is expected to uphold its contract obligations regarding timely payment.
8. Funds must be fully spent (i.e., fully reimbursed to the recipient) by December 31, 2026.

Acknowledgement of Standard Conditions and Assurances

The Applicant hereby gives assurance to the Department of Environmental Quality that the declarations, assurances, representations, and statements made by the Applicant in the Application; and all documents, amendments, and communications filed with the Department of Environmental Quality by the Applicant in support of its request for financial assistance will be fulfilled.

.....
Signature

.....
Date

APPROVED RESOLUTION FOR FUNDING OFFER AND ACCEPTANCE FOR VALDESE BLUFFS WATER LINE PROJECT

TOWN of VALDESE
RESOLUTION
Funding Offer and Acceptance
Valdease Bluffs Water Line Extension
Project: SRP-D-ARP-0016

WHEREAS, the Town of Valdese has received an earmark for the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$80,403 to perform work detailed in the submitted application, and

WHEREAS, the Town of Valdese intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF VALDESE:

That the Town of Valdese does hereby accept the American Rescue Plan Grant offer of \$80,403.

That the Town of Valdese does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Bo Weichel (Finance Director), and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

THE FOREGOING RESOLUTION IS ADOPTED THIS 6th DAY OF JUNE, 2022.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

Town of Valdese
PO Box 339
Valdese NC 28690

Project Number: SRP-D-ARP-0016

CFDA Number:

Funding Program

Drinking Water	<input checked="" type="checkbox"/>	Additional Amount for	Previous Total	Total Offered
Wastewater/Stormwater	<input type="checkbox"/>	Funding Increases		
State Revolving Fund (SRF)	<input type="checkbox"/>			
State Reserve Loan (SRP)	<input type="checkbox"/>			
State Reserve Grant (SRP)	<input type="checkbox"/>			
State Grant Appropriation (SAP)	<input type="checkbox"/>			
American Rescue Plan Act (ARPA)	<input checked="" type="checkbox"/>			\$80,403

Project Description:

Valdese Bluffs Water Line Extension project

Total Financial Assistance Offer: \$80,403
 Total Project Cost: \$80,403
 Estimated Closing Fee*: na
For Loans
 Principal Forgiveness: \$0
 Interest Rate: 0.0% Per Annum
 Maximum Loan Term: 0 Years

*Estimated closing fee calculated based on grant and loan amount.


Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under Federal and State law,
- The project is eligible under Federal and State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina:

Shadi Eskaf, Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality

 Signature	5/2/2022 Date
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On Behalf of:

Town of Valdese

Name of Representative in Resolution:

Bo Weichel

Title (Type or Print):

CFO

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

Signature	Date
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STANDARD CONDITIONS

1. Acceptance of this Funding Offer does not exempt the Recipient from complying with requirements stated in the U.S. Treasury's [Final Rule](#) for the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and the [SLFRF Compliance and Reporting Guidance](#) not explicitly referred to in this document and any future requirements implemented by the U.S Treasury.
 2. Acquisition of Real Property must comply with all applicable provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (PL 92-646), as amended. The applicant shall certify that it has or will have a fee simple or such other estate or interest in the site of the project, including necessary easements and rights-of-way, to assure undisturbed use and possession for the purpose of construction and operation for the estimated life of the project using a certification form provided by DEQ.
 3. Specific MBE/WBE (DBE) forms and instructions are provided that are to be included in the contract specifications. These forms will assist with documenting positive efforts made by recipients, their consultants and contractors to utilize disadvantaged businesses enterprises. Such efforts should allow DBEs the maximum feasible opportunity to compete for subagreements and subcontracts to be performed. Documentation of efforts made to utilize DBE firms must be maintained by all recipients, and construction contractors, and made available upon request.
 4. Subrecipients shall fully comply with Subpart C of 2 CFR Part 180 entitled, "Responsibilities of Participants Regarding Transactions Doing Business with Other Persons," as implemented and supplemented by 2 CFR Part 1532. Recipient is responsible for ensuring that any lower tier covered transaction, as described in Subpart B of 2 CFR Part 180, entitled "Covered Transactions," includes a term or condition requiring compliance with Subpart C. Recipient is responsible for further requiring the inclusion of a similar term or condition in any subsequent lower tier covered transactions. Subrecipients may access suspension and debarment information at: <http://www.sam.gov>. This system allows subrecipients to perform searches determining whether an entity or individual is excluded from receiving Federal assistance.
 5. Projects with a total cost of \$10,000,000 or more must meet U.S. Treasury requirements for prevailing wage rates, project labor agreements, and related requirements. Recipients can either certify meeting the requirements or provide plans and reports as the [SLFRF Compliance and Reporting Guidance](#) specifies.
 6. The Uniform Guidance 2 CFR 200.317 through 2 CFR 200.327 gives minimum requirements for procurement, with 2 CFR 200.319(b) addressing engineering services procurement guidelines. ARPA-funded projects must also adhere to North Carolina State law, specifically NC General Statute 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying (A/E) Services. NCGS 143-64.32 cannot be used to exempt funding recipients from a qualification-based selection for A/E. The State provides applicable certification forms that must be completed prior to receiving funds for any engineering services covered under this funding offer.
 7. Local government units designated as distressed must complete associated requirements of statute §159G-45(b).
 8. Funds made available by the ARPA that are not disbursed to the entity accepting the funds in this document by December 31st, 2026, will no longer be available for the project. Unused Federal funds will revert from the State of North Carolina to the U.S. Treasury.
-

ASSURANCES

1. The Applicant intends to construct the project or cause it to be constructed to final completion in accordance with the Application approved for financial assistance by the Division.
2. The Applicant is responsible for paying for the costs ineligible for ARPA funding.
3. The construction of the project, including the letting of contracts in connection therewith, conforms to the applicable requirements of State and local laws and ordinances.
4. The Applicant will provide and maintain adequate engineering supervision and inspection.
5. The recipient agrees to establish and maintain a financial management system that adequately accounts for revenues and expenditures. Adequate accounting and fiscal records will be maintained during the construction of the project and these records will be retained and made available for a period of at least three years following completion of the project.
6. All ARPA funds shall be expended solely for carrying out the approved project, and an audit shall be performed in accordance with G.S. 159-34. Partial disbursements on this loan will be made promptly upon request, subject to adequate documentation of incurred eligible costs, and subject to the recipient's compliance with the Standard Conditions of this Award. The Applicant agrees to make prompt payment to its contractor, and to retain only such amount as allowed by North Carolina General Statute.
7. The applicant will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State. Please note that the State is not a party to the construction contract(s) and the Applicant is expected to uphold its contract obligations regarding timely payment.
8. Funds must be fully spent (i.e., fully reimbursed to the recipient) by December 31, 2026.

Acknowledgement of Standard Conditions and Assurances

The Applicant hereby gives assurance to the Department of Environmental Quality that the declarations, assurances, representations, and statements made by the Applicant in the Application; and all documents, amendments, and communications filed with the Department of Environmental Quality by the Applicant in support of its request for financial assistance will be fulfilled.

<p>.....</p> <p>Signature</p>	<p>.....</p> <p>Date</p>
-------------------------------	--------------------------

APPROVED RESOLUTION FOR FUNDING OFFER AND ACCEPTANCE FOR WATER DISTRIBUTION SYSTEM ASSESSMENT

TOWN of VALDESE
RESOLUTION
Funding Offer and Acceptance
Water Distribution System Assessment
Project: H-AIA-D-20-0203

WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Reserve Grant in the amount of \$150,000 to perform asset inventory and assessment work, and

WHEREAS, the Town of Valdese intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF VALDESE:

That the Town of Valdese does hereby accept the State Reserve Grant offer of \$150,000.

That the Town of Valdese does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Bo Weichel (Finance Director), and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

THE FOREGOING RESOLUTION IS ADOPTED THIS 6th DAY OF JUNE, 2022.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE**

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

Project Number:

H-AIA-D-20-0203

Town of Valdese
PO Box 339
Valdese, NC 28690

Drinking Water	<input checked="" type="checkbox"/>	Additional Amount for	Previous Total	Total Offered
Wastewater	<input type="checkbox"/>	Funding Increases		
State Revolving Fund (SRF)	<input type="checkbox"/>			
State Reserve Loan (SRP)	<input type="checkbox"/>			
State Reserve Grant (SRP)	<input type="checkbox"/>			
State Emergency Loan (SEL)	<input type="checkbox"/>			
Asset Inventory & Assessment Grant (AIA)	<input checked="" type="checkbox"/>			150,000.00
Merger/Regionalization Feasibility Grant (MRF)	<input type="checkbox"/>			

Project Description:

Asset Inventory Assessment Project

Total Financial Assistance Offer: **\$150,000**

Match Percentage 5% \$ 7,500

Grant Fee* (1.5 %): \$2,250

**Grant fee calculated based on grant amount.*


Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under State law,
- The project is eligible under State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina:

Kim H. Colson, P.E., Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality

 Signature	June 22, 2020 Date
--	-----------------------

On Behalf of:

Town of Valdese

Name of Representative in Resolution:

Bo Weichel

Title (Type or Print):

CFO

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

_____ Signature	_____ Date
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STANDARD CONDITIONS FOR ASSET INVENTORY AND ASSESSMENT GRANTS

1. The recipient acknowledges that no disbursements will be made until the grant fee has been received by the Division of Water Infrastructure.
2. The recipient acknowledges that no disbursements will be made until applicable service agreements or contracts are submitted. The description of work listed on invoices must be included in the scope of work shown on the agreements or contracts.
3. The required grant match must be documented to receive the full amount of this financial assistance offer. The grant match is a percentage of the financial assistance offer amount.
4. All funds provided pursuant to North Carolina General Statute 159G shall be expended solely for carrying out the approved project and an audit shall be performed in accordance with G.S. 159-34, as amended. **The recipient will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State.** Please note that the State is not a party to any contract(s) and the grant recipient is expected to uphold its contract obligations regarding timely payment.
5. Partial disbursements will be made promptly upon request, subject to adequate documentation of incurred eligible costs and grant match, and subject to the recipient's compliance with the conditions of this grant. Requests for reimbursement must be made using the Division of Water Infrastructure's reimbursement form.
6. The recipient must provide a digital copy of the Asset Inventory and Assessment products in a universally readable format.
7. The recipient must provide an executive level summary of the work performed, any conclusions made, and the next steps to be taken as a result of this work.
8. The recipient must provide approved minutes or a resolution confirming the completed Asset Inventory and Assessment work has been presented to the recipient's governing board.
9. A maximum of 95% of the grant will be paid prior to receipt of the documentation described in Standard Condition Nos. 6, 7, and 8. After receipt of this documentation, final payment will be made once it is requested.

APPROVED REQUEST FROM OLD COLONY PLAYERS TO SELL ALCOHOL AT OLD ROCK SCHOOL & FRED B. CRANFORD AMPHITHEATRE Request from Old Colony Players to sell alcohol at the *Love Letters* Dinner Theatre on June 24-26 & 30, 2022, and July 2-3, 2022, at the Old Rock School. The request also included *From This Day Forward* performance on July 15-16, 2022, & August 12-13, 2022, at the Fred B. Cranford Amphitheatre.

Councilwoman Hildebran made a motion to approve the aforementioned item on the Consent Agenda, seconded by Councilwoman Lowman. The vote was unanimous.

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

2021 SAFETY AWARDS Safety Director Truman Walton presented the North Carolina Department of Labor Safety Awards for 2021. Mr. Walton presented the following Safety awards: Administration – 34th consecutive year, Community Affairs – 11th consecutive year, Fire Department – 7th consecutive year, Public Works – 4th consecutive year, Water Department – 5th consecutive year, and WasteWater

Department – 6th consecutive year. Mr. Walton thanked all the staff for their hard work in maintaining safety for another year.

PUBLIC HEARING FOR RE-ZONING OF TOWN-OWNED PROPERTY ON PINEBURR AVE. Mayor Watts re-opened the Public Hearing that was recessed at the May 2, 2022, Council meeting at 6:11 p.m.

Planning Director Larry Johnson presented a re-zoning for town-owned property on Pineburr Ave., the Valdese Town Council zoning map amendment consistency/inconsistency statement, and the Valdese Town Council zoning map amendment reasonableness statement. Mr. Johnson requested that Council re-zone the current M-1 Manufacturing, R-12 Residential, and R-8 Residential to B-2 General Business. Mr. Johnson explained that this would allow for government buildings and residential uses.

Planning Director Larry Johnson presented the following presentation:

Property Location: 408 – 800 Pineburr Avenue SE

Parcel ID Numbers: 2743038327, 2743037173, 2743137307, 2743135181

Requested Action: Rezone properties from current designations of M-1 Manufacturing, R-12 Residential, and R-8 Residential to B-2 General Business District

BACKGROUND: The Town of Valdese purchased and received donated property along Pineburr Avenue SE. The property is under consideration for the location of a new public safety building. The current zoning designations of M-1 Manufacturing, R-12 Residential, and R-8 Residential restrict the use of the properties for government buildings over 5,000 square feet or do not list "government building" as a permitted use. As the probable site, Staff recommended a zoning designation of B-2 General Business. Government buildings are allowed in the B-2 General Business District without size restrictions.

REVIEW CRITERIA:

1. Existing land uses in the general vicinity of the subject's property are residential and vacant and right-of-way.

- **North:** The properties to the North are manufacturing and residential, separated by rail and street right of way.
- **South:** The properties to the South are residential, zoned R-8 and R-12 Residential, and vacant and wooded land.
- **East:** The properties to the East are zoned manufacturing and residential, with wooded areas.
- **West:** The properties to the West are zoned R-8 Residential and R-12 Residential. The properties are single-family residences.

To the extent to which zoning will detrimentally affect properties in the general vicinity of the applicant's properties, the requested B-2 General Business District is an upgrade to the predominant manufacturing zoning designation. The B-2 General Business District also permits residential uses similar to those in the area, including single-family and multifamily.

2. Traffic

- A traffic study on Pineburr Avenue by Valdese Public Works reveals an Average Daily Traffic count (ADT) of 442 vehicles per day during a seven-day period.
- There was no traffic study conducted for Ribet Avenue SE.
- Additional traffic on Pineburr Avenue SE is expected due to shifting changes, administrative trips, meal breaks, and emergency response.
- Police and Fire anticipate an average of forty (40) vehicles per day (vpd) increase in traffic on Pineburr Avenue SE and ten (10) cars per day along Ribet Avenue SE.

Anticipated Traffic volume generated from the development of four lots should not negatively impact existing traffic. Pineburr Avenue SE can expect a traffic increase of less than ten percent if developed for a government building.

3. Public Services;
The extent to which the proposed amendment (zoning map) will cause public services to fall below acceptable levels, public services are in place and serve the area. These include public infrastructure, water and sewer, and possibly police and fire protection.
4. Consistency of the proposed zoning with the Valdese Vision: A Land Use Action Plan for the Future;
*The general area is classified as industrial, residential, and commercial by the land use plan adopted by the Valdese Town Council. There are aspects of this rezoning petition **inconsistent** with The Valdese Vision: Land Use Action Plan.*

REVIEW:

Staff finds Rezoning Petition 2-3-22 **inconsistent** with the Valdese Vision: A Land Use Action Plan for the Future. In so finding, Staff provides the following review:

1. The Town of Valdese requested a zoning map amendment in March 2022 to rezone four parcels with zoning designations of M-1 Manufacturing, R-12 Residential, and R-8 Residential to B-2 General Business District.
2. Three of four parcels are vacant or undeveloped. The fourth contains the primary and accessory structures.
3. The four parcels are contiguous with residential uses, utility easement, and rail tracks. The proposed Rezoning to B-2 General Business permits "government building" without size restrictions.
4. The rezoning petition is consistent with one of four parcels identified in The Valdese Vision: Land Use Action Plan. The Land Use Action Plan identifies Parcel #4, the parking lot, for commercial development, which will be consistent with the proposed B-2 General Business designation.
5. Staff confirmed the following steps were taken in advance of the public hearing on Rezoning Petition 2-3-22:
 - a. adjoining property owners received first-class mail notifications.
 - b. The Town Clerk advertised the public hearing in the local paper.
 - c. Staff placed Rezoning Public Hearing signs along with the properties.

Introduction

Town of Valdese

Rezoning Application

2-3-22

Filed by

Town of Valdese

An application was filed March 14, 2022 by the Town of Valdese to rezone four parcels purchased and donated to the Town. The current zoning designation of the parcels are a combination of M-1 Manufacturing District, R-12 Residential District and R-8 Residential District.

Zoning and Location

(PINEBURR MILL PROPERTIES)

Parcel #1 408 Pineburr Avenue SE (3.7 Acres)



- ▶ The 3.7 acre parcel is located along Pineburr Avenue SE and Ribet Avenue SE. Vacant plant buildings are located on the parcel.
- ▶ This parcel has two zoning designations, M-1 Manufacturing District and R-12 Residential district.



Parcel #2 650 Pineburr Avenue SE (13.8 Acres)



- ▶ The 13.8 acre parcel is located along Pineburr Avenue SE. The lots is vacant, partially wooded, and contains high voltage lines and rail right of way to the North.
- ▶ This parcel has two zoning designations, M-1 Manufacturing District and R-8 Residential district.

Parcel #3 800 Pineburr Avenue SE (0.5 Acres)



- ▶ The 0.5 acre parcel is located along Pineburr Avenue SE. The lots is vacant, partially wooded, and is bordered to the north by Parcel #2.
- ▶ This parcel has a zoning designation of R-8 Residential district.



Parcel #4 409 Pineburr Avenue SE (0.4 Acres)



- ▶ The 0.4 acre parcel is located along Pineburr Avenue SE. The parcel is vacant, served as the parking lot for the main plant building.
- ▶ This parcel has a zoning designation of R-8 Residential district.



Request
Amendment of the Valdese Zoning Map to reclassify
four parcels to B-2 General Business District



9-3056 General Business District B-2

9-3056.1 Permitted Uses (65)

- (26) Essential services 1 and 2
- (27) Farmers Market
- (28) Feed, seed, and fertilizer sales, retail
- (29) Financial Services
- (30) Florist shops, but not commercial greenhouses
- (31) Food stores, retail only
- (32) Funeral Homes
- (33) Government buildings
- (34) Gunsmiths
- (35) Hospice and Palliative Care Facility
- (36) Hospitals
- (37) Hotels, Motels, boarding houses
- (38) Laundromats
- (39) Locksmiths
- (40) Massage therapy
- (41) Medical or professional services

(c) B-2 General Business District
Uses permitted with a Special Use Permit:

- (1) Automotive Body Repair
- (2) Bars
- (3) Modular Home
- (4) Multi-family building
- (5) Planned Unit Development - Business
- (6) Planned Unit Development - Residential
- (7) Public and private elementary and secondary schools
- (8) Sign painting and fabrication shops
- (9) Single-family dwellings, excluding manufactured houses
-

Surrounding Land Use and Zoning



North



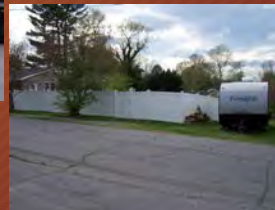
South



South



West



East



Approval Considerations

- Traffic Impact
- Zoning Use Consistency
- The Valdese Vision - Land Use Action Plan for Future



Traffic Impact

- Pineburr Avenue SE (between Carolina Street and Eldred) is identified as a local or minor street residential street. It currently provides ingress and egress for a multi-family building complex, mobile home park and approximately twenty-five single-family homes
- Ribet Avenue SE ends at Parcel #2. It is the probable means of ingress and egress for emergency fire vehicles
- Approximately six single family homes are along Ribet Avenue, east of Carolina Street

Traffic Impact Cont.

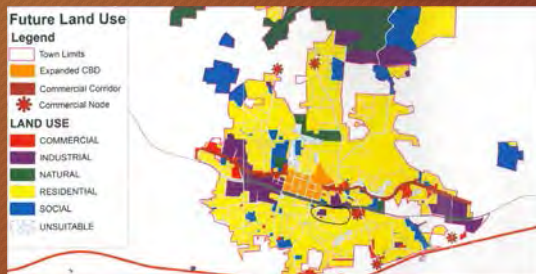
- A traffic study on Pineburr Avenue by Valdese Public Works reveals Average Daily Traffic count (ADT) of 442 vehicles per day during a seven day period.
- There was no traffic study conducted for Ribet Avenue SE
- Additional traffic on Pineburr Avenue SE is due to shift changes, administrative trips, meal breaks, emergency responses
- Police and Fire anticipates an increase in traffic that will average of 40 vehicles per day (vpd) on Pineburr Avenue SE.
- Increase in traffic along Ribet Avenue SE is 10 vehicles per day.



Zoning Consistency

The four parcels are contiguous with residential and manufacturing uses within the corporate limits. A zoning change from M-1 Manufacturing to B-2 General Business is a zoning upgrade for the area. While the R-8 Residential District permits all residential type, the B-2 also supports residential development including single-family, multifamily, and Planned Unit Developments with permission from Town Council.

The Valdese Vision: A Land Use Action Plan Future Land Use Map



The Valdese Vision - Land Use Action Plan for Future

- Adopted by Town Council in 2014, the Valdese Vision: A Land Use Plan established a vision for future growth, and constitutes the legal basis for land-use decision making.
- There are aspects of the current zoning designations that are *inconsistent* with the Land Use Action Plan
- There are aspects of the proposed rezoning that are *inconsistent* with the Land Use Action Plan.
- However, Town Council is not bound by the comprehensive or land use plan and may adopt an amendment even though inconsistent with the land use plan.
- But, if Town Council adopts an amendment that is inconsistent with the plan, the decision has the effect of amending the future land-use map

The Valdese Vision - Land Use Action Plan Current Zoning Designations

- The Valdese Vision identifies the 408 Pineburr (parcel #1) as industrial, consistent with the current zoning, except for NW corner zoned R-12 Residential.
- The Valdese Vision identifies parcel #2 (650 Pineburr Ave) the 13+ acre parcel as residential, but it is mostly zoned industrial. Industrial is inconsistent with plan.
- The Valdese Vision identifies parcel #3 (800 Pineburr) as residential, consistent with the current zoning designation.
- The Valdese Vision identifies the parking lot and parcel #4 (409 Pineburr) as commercial, inconsistent with the current R-8 designation.

The Valdese Vision - Land Use Action Plan Proposed Zoning Designation

The proposed B-2 General Business zoning designation of the four parcels will be inconsistent with for three of four parcels. Only Parcel #4, the parking lot that is identified as commercial in the land use plan will be consistent with the proposed B-2 Business District designation.

<h3>Review and Discussion</h3> <ul style="list-style-type: none"> Town of Valdese requested a zoning map amendment, March 14, 2022 to rezone four parcels with zoning designations of M-1 Manufacturing, R-12 Residential and R-8 Residential to B-2 General Business District Three of four parcels are vacant or undeveloped. The fourth contains the principal and accessory structures The four parcels are contiguous with residential, manufacturing uses, utility easement and rail tracks. 	<ul style="list-style-type: none"> The proposed rezoning to B-2 General Business will permit "government building" without square footage limitations The B-2 General Business District permits residential development including single-family, multi-family, and Planned Unit Development Residential. Rezoning petition 2-3-22 is <i>consistence</i> with parcel #4.
<h3>Adjoining Property Owners</h3> 	<ul style="list-style-type: none"> Adjoining property owners were notified initially of the May 2nd public hearing and of the recess public hearing to June 6th by first class mailings. The four parcels remain posted with Notices of Public Hearing Signage
<h3>Planning Board's Recommendation</h3> <p>The Planning Board met on April 18, 2022 to consider four parcels under the ownership of the Town of Valdese for a rezoning change from M-1 Manufacturing, R-8 Residential and R-12 Residential to B-2 General Business District.</p>	<p>The Planning Board considered and adopted a statement affirming the petition's request is <i>inconsistence</i> with the Valdese Vision: A Land Use Action Plan; In a vote of <u>five</u> to <u>zero</u>, the Planning Board presents a recommendation to approve the petition to the Valdese Town Council.</p>
<h3>TOWN COUNCIL ACTION</h3> <ul style="list-style-type: none"> G.S. 160D-605 - For an amendment to the zoning Map or the governing board must consider the recommendation from the Planning Board Town Council must adopt a statement describing whether that action is consistent or inconsistent with an adopted plan (The Valdese Vision: A Land Use Action Plan) 	<ul style="list-style-type: none"> For zoning map amendments, the governing board (Town Council) must also adopt a Statement of Reasonableness.

<p>Town Council CONSISTENCY STATEMENT</p> <p><i>On June 6, Town Council met to consider Rezoning Petition 2-3-22, and received a recommendation from the Planning Board. Upon consideration, the Valdese Town Council finds:</i></p> <p>1. The Town of Valdese Planning Board has considered rezoning the following parcels from their currently designated zoning (as set forth below) to B-2 General Business District.</p> <ul style="list-style-type: none"> • A 3.70 parcel commonly known as 408 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743038327, Zoned M-1 Manufacturing and R-12 Residential; • A 13.80-acre parcel commonly known as 650 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743137307, Zoned M-1 Manufacturing and R-8 Residential; • A 0.50-acre parcel commonly known as 800 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743135181, Zoned R-8 Residential; and • A 0.40-acre parcel commonly known as 409 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743037173, Zoned R-8 Residential. 	<p>2. Found the request to amend the Town's Zoning Map around the parcels described above from their currently designated zoning to Zone B-2 General Business District to be <i>inconsistent</i> with the adopted Town of Valdese 2014, The Valdese Vision: A Land Use Action Plan.</p> <p>3. The Land Use Plan calls for Manufacturing and Residential uses on three parcels of interest. Valdese's B-2 General Business District does not allow manufacturing uses.</p> <p>4. The B-2 General Business District permits government buildings and residential development, including single-family, multi-family, and Planned Unit Development Residential.</p> <p>5. The four parcels are contiguous with residential uses and manufacturing uses.</p> <p>6. The Planning Board voted five to zero to recommend that Town Council amend the Town's zoning map regarding the parcels from M-1 Manufacturing, R-8 Residential, and R-12 Residential to B-2 General Business District.</p>
<p>• Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council, having found Rezoning Petition 2-3-22 to be inconsistent with the Valdese Vision: A Land Use Action Plan for the Future, approves Rezoning Petition 2-3-22 and the recommendation from the Valdese Planning Board to amend the Town's zoning map regarding the parcels of interest from M-1 Manufacturing, R-8 Residential and R-12 Residential to B-2 General Business District.</p>	<p>Town Council Statement of Reasonableness</p> <p>On June 6, 2022, the Valdese Town Council met to consider Rezoning Petition 2-3-22 and found the proposed zoning amendment is reasonable and in the public interest because:</p> <p>1. The total acreage of the four parcels subject to Rezoning Petition 2-3-22 (18.4 acres) is of sufficient size so as not to be construed as "spot" zoning.</p> <p>2. The surrounding zoning designations are R-8 Residential, R-12 Residential, and M-1 Manufacturing. The surrounding land uses include residential development and manufacturing.</p>
<p>3. As zoned (M-1 Manufacturing), a portion of the subject properties could be developed for industrial and related uses, which could include, by way of example and not limited to, an automotive body repair shop, automotive repair, automotive service station, recycling center, a collection point or plant, manufacturing, truck terminal, and warehousing. In addition, with a Special Use Permit, a portion of the subject properties could be developed and used as, by way of example and with no limitation, a flea market, landfill, lumberyard, mixing plant for concrete or paving materials, stone crushing, cutting and polishing, and tobacco processing and storage.</p>	<p>The B-2 General Business District permits residential development, including single-family, multi-family, and Planned Unit Development Residential. Some of the above M-1 Manufacturing uses could be more detrimental to the surrounding residential development than the permitted uses in a B-2 General Business District and the intended use of the subject properties for the construction and operation of a public safety building.</p>
<p>Based upon those above and the findings from the public hearing, the Valdese Town Council, finds Rezoning Petition 2-3-22 to be reasonable and approves Rezoning Petition 2-3-22.</p>	<p>QUESTIONS?</p>

PLANNING BOARD ACTION:

The Planning Board took up the issue of the Town's request to amend the Town's Zoning Map around the parcels described by Parcel ID Numbers: 2743038327, 2743037173, 2743137307, 2743135181 from their

currently designated zoning to Zone B-2 General Business District. The Land Use Plan calls for industrial and residential uses on three parcels of interest.

The Planning Board found Rezoning Petition 2-3-22 map amendment request to be **inconsistent** with the Town of Valdese 2014 Valdese Vision: A Land Use Action Plan. However, in a five to zero vote, the Planning Board recommends that Town Council amend the Town's zoning map regarding the parcels of interest from M-1 Manufacturing, R-8 Residential, and R-12 Residential to B-2 General Business District. The Planning Board consistency/inconsistency stated is included with this memorandum.

**VALDESE PLANNING BOARD
ZONING MAP AMENDMENT CONSISTENCY/INCONSISTENCY STATEMENT**

The Town of Valdese Planning Board has considered rezoning the following parcels from their currently designated zoning (as set forth below) to Zone B-2 General Business District.

1. A 3.70 parcel commonly known as 408 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743038327, Zoned M-1 Manufacturing and R-12 Residential;
2. A 13.80-acre parcel commonly known as 650 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743137307, Zoned M-1 Manufacturing and R-8 Residential;
3. A 0.50-acre parcel commonly known as 800 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743135181, Zone R-8 Residential; and
4. A 0.40-acre parcel commonly known as 409 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743037173, Zoned R-8 Residential.

The Planning Board finds the Petitioner's request to amend the Town's Zoning Map around the parcels described above from their currently designated zoning to Zone B-2 General Business District to be inconsistent with the adopted Town of Valdese 2014, The Valdese Vision: A Land Use Action Plan. The Land Use Plan calls for Manufacturing and Residential uses on three parcels of interest. The Town's B-2 General Business District zoning does not allow manufacturing and residential uses.

Even though the Planning Board found Rezoning Petition 2-3-2022 map amendment request to be inconsistent with the Town of Valdese 2014 Valdese Vision: A Land Use Action Plan, per NCGS 160A-383 in a 5 to 0 vote, the Planning Board recommends that Town Council amend the Town's zoning map regarding the parcels of interest from M-1 Manufacturing, R-8 Residential and R-12 Residential to B-2 General Business District.


Roy Sweezy, Chairman

4-18-22
Date

TOWN COUNCIL ACTION:

Before taking such lawful action as it may deem advisable, the Town Council shall consider the Planning Board's recommendations. In turn, Town Council must adopt a written statement (Consistency Statement) documenting its consideration of the land-use plan when making rezoning map amendment decisions. Town Council does not have to take actions consistent with The Valdese Vision: A Land Use Action Plan.

Additionally, when adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed Rezoning shall be approved by the Town Council. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

**VALDESE TOWN COUNCIL
ZONING MAP AMENDMENT
CONSISTENCY/INCONSISTENCY STATEMENT**

On June 6, 2022, the Valdese Town Council met to consider Rezoning Petition 2-3-22 and received a recommendation from the Valdese Planning Board. Upon consideration, the Valdese Town Council finds:

1. The Town of Valdese Planning Board has considered rezoning the following parcels from their currently designated zoning (as set forth below) to B-2 General Business District.
 - a) A 3.70 parcel commonly known as 408 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743038327, Zoned M-1 Manufacturing and R-12 Residential;
 - b) A 13.80-acre parcel commonly known as 650 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743137307, Zoned M-1 Manufacturing and R-8 Residential;
 - c) A 0.50-acre parcel commonly known as 800 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743135181, Zoned R-8 Residential; and
 - d) A 0.40-acre parcel commonly known as 409 Pineburr Avenue SE, Valdese, NC, Parcel ID Number 2743037173, Zoned R-8 Residential.
2. Found the request to amend the Town's Zoning Map around the parcels described above from their currently designated zoning to Zone B-2 General Business District to be **inconsistent** with the adopted Town of Valdese 2014, The Valdese Vision: A Land Use Action Plan.
3. The Land Use Plan calls for Manufacturing and Residential uses on three parcels of interest. Valdese's B-2 General Business District does not allow manufacturing uses.
4. The B-2 General Business District permits government buildings and residential development, including single-family, multi-family, and Planned Unit Development Residential.
5. The four parcels are contiguous with residential uses and manufacturing uses.
6. The Planning Board voted five to zero to recommend that Town Council amend the Town's zoning map regarding the parcels from M-1 Manufacturing, R-8 Residential, and R-12 Residential to B-2 General Business District.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council, having found Rezoning Petition 2-3-22 to be **inconsistent** with the Valdese Vision: A Land Use Action Plan for the Future, approves Rezoning Petition 2-3-22 and the recommendation from the Valdese Planning Board to amend the Town's zoning map regarding the parcels of interest from M-1 Manufacturing, R-8 Residential and R-12 Residential to B-2 General Business District.

/s/ Charles Watts, Mayor

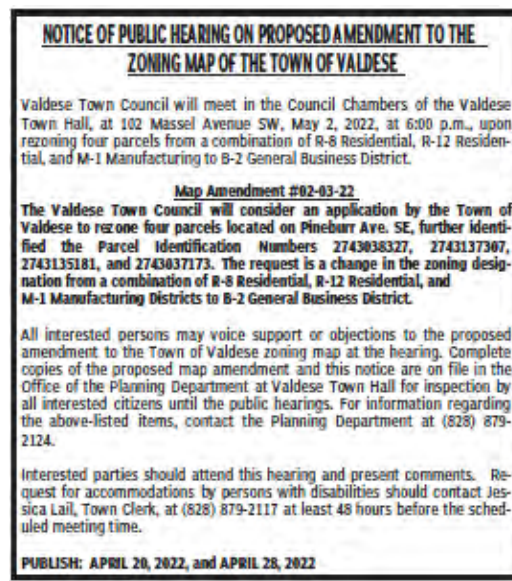
**VALDESE TOWN COUNCIL
Zoning Map Amendment Reasonableness Statement**

On June 6, 2022, the Valdese Town Council met to consider Rezoning Petition 2-3-22 and found the proposed zoning amendment is reasonable and in the public interest because:

7. The total acreage of the four parcels subject to Rezoning Petition 2-3-22 (18.4 acres) is of sufficient size so as not to be construed as "spot" zoning.
8. The surrounding zoning designations are R-8 Residential, R-12 Residential, and M-1 Manufacturing. The surrounding land uses include residential development and manufacturing.
9. As zoned (M-1 Manufacturing), a portion of the subject properties could be developed for industrial and related uses, which could include, by way of example and not limited to, an automotive body repair shop, automotive repair, automotive service station, recycling center, a collection point or plant, manufacturing, truck terminal, and warehousing. In addition, with a Special Use Permit, a portion of the subject properties could be developed and used as, by way of example and with no limitation, a flea market, landfill, lumberyard, mixing plant for concrete or paving materials, stone crushing, cutting and polishing, and tobacco processing and storage. The B-2 General Business District permits residential development, including single-family, multi-family, and Planned Unit Development Residential. Some of the above M-1 Manufacturing uses could be more detrimental to the surrounding residential development than the permitted uses in a B-2 General Business District and the intended use of the subject properties for the construction and operation of a public safety building.
10. B-2 General Business development will not harm the surrounding land uses in that, among other things, it will remain subject to the site plan ordinance governing development criteria.
11. The zoning amendment will allow the construction of a government building to benefit the Town and surrounding landowners and enable non-industrial development in the vacant primary building.
12. The Valdese Vision: A Land Use Action Plan for the Future was adopted in 2014. The Town subsequently acquired the subject property while exploring locations for constructing and operating a new public safety building. There are few reasonably available alternate locations in the Town of Valdese to build and operate a new public safety building, which is needed to protect and serve the community and hire, retain, and serve the community's emergency responders. Town Council finds that conditions have changed since adopting the Valdese Vision: A Land Use Action Plan for the Future, warranting this zoning amendment.

Based upon those above and the findings from the public hearing, the Valdese Town Council, finds Rezoning Petition 2-3-22 to be reasonable and approves Rezoning Petition 2-3-22.

/s/ Charles Watts, Mayor



Councilman Mears asked Mr. Johnson if any citizens inquired about this public hearing. Mr. Johnson shared that he received one call from someone who lived outside the zoning area and answered their question on the use of the new zoning. Council discussed the traffic count in that area.

Mayor Watts asked if anyone wished to speak either for or against the proposed amendments.

Rick McClurd – 408 Garrou Ave., SE, Valdese: Mr. McClurd shared that he grew up in this area and was concerned about the parking lot across from the Mill and would hate to see a business come across the street. Mr. McClurd shared that he understands zoning from past experiences.

There being no one else wishing to speak, Mayor Watts closed the public hearing at 6:48 p.m.

Councilman Mears made a motion to approve Application #2-3-22 for re-zoning, adopt the Valdese Town Council Zoning Map Consistency/Inconsistency Statement, and the Valdese Town Council Zoning Map Amendment Reasonableness Statement as presented, seconded by Councilwoman Lowman. Three - Yes(Councilman Mears, Councilwoman Lowman, Councilwoman Hildebran), One - No(Councilman Ogle)

APPROVED RESOLUTION APPROVING ADDING LAKE RHODHISS DRIVE RD TO NCDOT SECONDARY ROAD SYSTEM Planning Director Larry Johnson presented the following Resolution:

A RESOLUTION FROM THE TOWN OF VALDESE COUNCIL TO THE NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION TO REQUEST THE ADDITION OF ROADS TO THE STATE MAINTAINED SECONDARY ROAD SYSTEM

WHEREAS, petitions are from time to time filed with the Town of Valdese Town Council for addition of roads to the North Carolina Department of Transportation State Maintenance System; and

WHEREAS, Town Council does not investigate these petitioned roads for addition to the State Maintenance System, but instead, relies on the North Carolina State Department of Transportation to investigate the petitioned roads and to determine if they meet the established standards and criteria for addition to the State Maintenance System.

NOW, THEREFORE BE IT RESOLVED, that Town Council adopts this resolution requesting the Division of Highways to process all road additions without the further approval of Town Council and requesting to receive notification of each addition to the State Maintenance System.

THIS RESOLUTION IS ADOPTED this ____ day of _____, 2022.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

(SEAL)

/s/ Charles Watts, Mayor


ATTEST:

/s/ Town Clerk

Mr. Johnson explained that this is just a part of the process for NCDOT to take over the road and is recommended by the staff. Mr. Johnson shared that NCDOT will take over road maintenance; however, the Police can still enforce speed.

Councilman Ogle made a motion to approve the Resolution Adding Lake Rhodhiss Drive to NCDOT Secondary Road System as presented, seconded by Councilwoman Lowman. The vote was unanimous.

LAKE RHODHISS DRIVE ROAD IMPROVEMENTS Interim Public Works Director Allen Hudson explained to Council that for NCDOT to take over Lake Rhodhiss Drive, the Town would need to construct a turnaround at the end of the road that will meet DOT standards.

 <p>Valdese Public Works</p> <p>Project: Lake Rhodhiss Drive Turn Around</p>	<p><u>Project Description</u></p> <p>Before NCDOT accepts for maintenance Lake Rhodhiss Drive NE, the Town will have to complete the following task:</p> <p><input type="checkbox"/> Construct a turnaround at the end of Lake Rhodhiss Drive according to DOT standards,</p> <p>Valdese Public Works</p> <p>Project: Lake Rhodhiss Drive Turn Around</p>
 <p>Valdese Public Works</p> <p>Project: Lake Rhodhiss Drive Turn Around</p>	 <p>Turn Around Proposed Location</p> <p>Valdese Public Works</p> <p>Project: Lake Rhodhiss Drive Turn Around</p>
 <p>Project Site</p> <p>Valdese Public Works</p> <p>Project: Lake Rhodhiss Drive Turn Around</p>	 <p>Site Plan</p> <p>ALTERNATE A</p>
<p>Cost Estimates received to construct a Turnaround to North Carolina Department of Transportation standards:</p> <ol style="list-style-type: none"> 1. \$7,848.00 - Evans Construction (Connelly Springs) 2. \$6,730 - Foothills Asphalt (Connelly Springs) <p>Staff recommends Foothills Asphalt</p>	

Mr. Hudson recommends Foothills Asphalt of Connelly Springs to complete this project in the amount of \$6,730. (Other Bid – Evans Construction, Connelly Springs - \$7,848)

Councilman Ogle made a motion to award the bid to Foothills Asphalt in the amount of \$6,730 to construct the DOT required turnaround, seconded by Councilman Mears. The vote was unanimous.

FY 2022-2023 BUDGET PUBLIC HEARING & ORDINANCE ADOPTION: Mayor Watts opened the Public Hearing at 6:59 p.m. Mayor Watts asked Town Manager Seth Eckard if there had been any changes since the May 2, 2022, Council meeting. Mr. Eckard said there were no changes.

Mayor Watts asked if anyone wished to speak either for or against the proposed budget.

RICK MCCLURD – 408 GARROU AVE., SE, VALDESE: Mr. McClurd asked Council to adopt three TVs for the Council Chambers because you cannot see what is being presented. Town Manager Seth Eckard shared that there is money in the budget for the Chambers audio/visual upgrades.

There being no one else wishing to speak, Mayor Watts closed the public hearing at 7:01 p.m.

Councilman Ogle shared that he is concerned with the increase in the water/sewer rates with the current economy and the funds going to the Burke County Library.

Councilwoman Hildebran shared that she has always advocated for not increasing rates, but with the aging infrastructure, if we do not do it gradually, there may be a big jump in the future. Councilwoman Hildebran feels the 10-year CIP has put us on a good path forward.

Town of Valdese Budget Ordinance
Fiscal Year 2022-2023

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF VALDESE, NORTH CAROLINA, THAT:

Section 1: The following amounts are hereby appropriated to the fund set forth for the operation of the town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this town:

GENERAL FUND - OPERATIONS		\$	6,364,259
Governing Body	\$	82,835	
Administration		1,139,938	
Public Works		193,523	
Maintenance & Grounds		261,432	
Planning		66,944	
Police		1,210,334	
Fire		972,961	
Street		408,041	
Powell Bill		146,300	
Sanitation		335,472	
Recreation		938,939	
Tourism/Community Affairs		607,540	
GENERAL FUND - CAPITAL OUTLAY		\$	405,000
Governing Body	\$	23,000	
Administration		2,000	
Public Works		20,000	
Maintenance & Grounds		-	
Planning		16,000	
Police		45,000	
Fire		175,000	
Street		32,000	
Powell Bill		-	
Sanitation		32,000	
Recreation		-	
Tourism/Community Affairs		60,000	
WATER SEWER FUND - OPERATIONS		\$	4,910,641
Water	\$	1,907,590	
Wastewater		1,739,692	
Water & Sewer Construction		1,263,359	
WATER SEWER FUND - CAPITAL OUTLAY		\$	764,600
Water	\$	400,000	
Wastewater		364,600	
Water & Sewer Construction		-	
TOTAL BUDGET		\$	12,444,500

Section 2: It is estimated, and therefore appropriated, that the following revenues will be made available to the respective funds for the fiscal year beginning July 1, 2022 as follows:

GENERAL FUND	\$	6,769,259
UTILITY FUND		5,675,241
TOTAL REVENUES		\$ 12,444,500

Section 3: There is hereby levied an ad valorem tax at the rate of fifty-four and one half cents (\$0.545) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2021, for the purpose of raising a portion of the revenue listed in the General Fund appropriation in Section II of this ordinance. This rate, based upon an estimated total valuation of \$390,920,742 will generate a levy of \$2,081,302 with

an estimated collection rate of 97.69%.

Section 4: As set forth in the Utility Fund Debt Service of the FY 2022-2023 budget document, the amount of \$360,688 is appropriated for the purpose of debt service and that this amount is sufficient for the complete and proper payment of all bond principal, bond interest and commissions on the outstanding debt of the town relating thereto for the fiscal year beginning July 1, 2022, and ending June 30, 2023.

Section 5: As set forth in the General Fund Debt Service Section of the FY 2022-2023 budget document, the amount of \$260,244 is appropriated for the purpose of debt service and that this amount is sufficient for the complete and proper payment of all bond principal, bond interest and commissions on the outstanding debt of the town relating thereto for the fiscal year beginning July 1, 2022, and ending June 30, 2023.

Section 6: The operating funds encumbered on the financial records of June 30, 2022 are hereby reappropriated into this budget.

Section 7: The corresponding "Fiscal Year 2022-2023 Rate and Fee Schedule" is approved with the adoption of this Annual Budget Ordinance.

Section 8: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a. He may transfer amounts between line-item expenditures within a department without limitation and without a report being required.
- b. He may transfer amounts of \$10,000 between departments of the same fund without a report being required.
- c. He may not transfer any amounts between funds or from any fund balance appropriation within any fund without approval of the Town Council.

Section 9: The Budget Officer is hereby authorized to execute agreements, within funds included in the Budget Ordinance or other actions by the Governing Body, for the following purposes:

- a. Form grant agreements to public and non-profit organizations
- b. Leases of routine business equipment
- c. Consultant, professional, or maintenance service agreements
- d. Purchase of supplies, materials, or equipment where formal bids are not required by law
- e. Applications for and agreements for acceptance of grant funds from federal, state, public, and non-profit organizations, and other funds from other governmental units, for services to be rendered which have been previously approved by the Governing Body
- f. Construction or repair projects
- g. Liability, health, life, disability, casualty, property, or other insurance or performance bonds
- h. Other administrative contracts which include agreements adopted in accordance with the directives of the Governing Body.

Section 10: Copies of this budget ordinance and accompanying documents shall be furnished to the finance office, budget officer, and other department heads of the Town of Valdese to be kept on file by them for their direction in the disbursement of funds.

Upon introduction by Town Manager Seth B. Eckard, motion to adopt by

Council _____, and seconded by Council _____, the vote was _____.

This ordinance is adopted on this the 6th day June, 2022.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

PUBLIC NOTICE TOWN OF VALDESE		
Public notice is hereby given that a public hearing will be held on Monday, June 6, 2022, at 6:00 p.m. , Valdese Town Hall, Town Council Chambers, 102 Massel Avenue SW, Valdese, North Carolina, to receive public comments and input concerning the Fiscal Year 2022 – 2023 proposed budget. The budget has been submitted to the Governing Board and is available for public inspection in the Office of Town Clerk.		
SUMMARY OF FISCAL YEAR 2022 – 2023 PROPOSED BUDGET		
Section I: The following amounts are hereby appropriated to the fund set forth for the operation of the Town Government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the Chart of Accounts heretofore established for this Town:		
GENERAL FUND - OPERATIONS	\$	6,364,259
Governing Body	\$	82,835
Administration		1,139,938
Public Works		193,523
Maintenance & Grounds		261,432
Planning		66,944
Police		1,210,334
Fire		972,961
Street		408,041
Powell Bill		146,300
Sanitation		335,472
Recreation		938,939
Tourism/ Community Affairs		607,540
GENERAL FUND - CAPITAL OUTLAY	\$	\$405,000
Governing Body		\$23,000
Administration		2,000
Public Works		20,000
Maintenance & Grounds		-
Planning		16,000
Police		45,000
Fire		175,000
Street		32,000
Powell Bill		-
Sanitation		32,000
Recreation		-
Tourism/ Community Affairs		60,000
WATER SEWER FUND - OPERATIONS	\$	4,910,641
Water	\$	1,907,590
Wastewater		1,739,692
Water & Sewer Construction		1,263,359
WATER SEWER FUND - CAPITAL OUTLAY	\$	764,600
Water	\$	400,000
Wastewater		364,600
Water & Sewer Construction		-
TOTAL BUDGET	\$	12,444,500
Section II: It is estimated, and therefore appropriated, that the following revenues will be made available to the respective funds for the fiscal year beginning July 1, 2022 as follows:		
GENERAL FUND		\$6,769,259
UTILITY FUND		<u>5,675,241</u>
TOTAL REVENUES	\$	12,444,500
Jessica Lail		
Clerk		
PUBLISH: May 24, 2022		

Councilwoman Hildebran made a motion to adopt the FY 2022-2023 Fee Schedule, FY 2022-2023 General Fund Capital Improvement Plan, FY 2022-2023 Utility Capital Improvements Plan, and the FY 2022-2023 Budget Ordinance, seconded by Councilwoman Lowman. Three – Yes(Councilman Mears, Councilwoman Lowman, Councilwoman Hildebran), One - No(Councilman Ogle)

BUDGET AMENDMENT: Finance Director Bo Weichel presented the following Budget Amendment:

Valdese Town Council Meeting

Monday, June 6, 2022

Budget Amendment #

17

Subject: Turn around at Lake Rhodhiss Dr

Description: Site prep and paving of a turn around area on Lake Rhodhiss Dr per NCDOT specifications.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		6,730
Total		\$0	\$6,730

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5600.450	Contracted Service	6,730	
Total		\$6,730	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the Budget Amendment, seconded by Councilman Mears. The vote was unanimous.

MANAGER'S REPORT: Town Manager Seth Eckard made the following announcements:

Mr. Eckard welcomed and introduced Trey Blackwood from ASU, who is completing a summer internship with the Town of Valdese.

Coffee with the Chief, Thursday, June 9, 2022, 9:00 a.m. at Old World Baking Company

Special Council Workshop, Thursday, June 16, 2022, from 9:00 a.m. – 12:00 noon, we will meet at the Valdese Community Center.

Old Colony Players Presents Dinner Theatre "Love Letters," June 24-26 & 30, 2022, and July 2-3, 2022, at the Old Rock School. Visit www.oldcolonyplayers.com for more information and to purchase tickets.

Valdese Independence Day Celebration, Friday, July 1, 2022, 7:00 p.m., Main Street

Town Offices Closed on Monday, July 4, 2022, in Observance of Independence Day

MAYOR AND COUNCIL COMMENTS: Councilwoman Lowman congratulated the Town departments on the safety awards they received tonight and appreciates their work.

Councilwoman Hildebran asked Police Chief Jack Moss to give Council an update on our local school safety due to the recent school shooting in Texas. Chief Moss reassured everyone that between Valdese PD, Burke County Sherriff's Department, Morganton PD, and Drexel PD, our county PDs train hard for this type of event. Town Manager Seth Eckard commended Dr. Swan with the BC School System on the steps he is taking to make our school system better. Mayor Watts shared his experience in the past with active shooter training in Burke County, which has been in place since 1999. Chief Moss stated that the next training would be in August 2022.

Mayor Watts recognized Police Sergeant Dean Berry for completing his Bachelor's degree in Criminal Justice. Mayor Watts also recognized PT Firefighter Abigail Hendricks, who obtained her Bachelor's degree in Emergency Management with a minor in Emergency and Disaster Management.

Mayor Watts thanked everyone who participated in the Granville Morrow Fun Fish and Family Friday Night events. Mayor Watts noted the newspaper article about the Dog Park at Lakeside Park. Lastly, Mayor Watts recognized the Charters of Freedom phase one opening and is excited about having it in our community to teach our children.

ADJOURNMENT: At 7:20 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, July 11, 2022, at 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

jl

June 16, 2022, MB#31

TOWN OF VALDESE
TOWN COUNCIL SPECIAL MEETING
June 16, 2022

The Town of Valdese Town Council met on Thursday, June 16, 2022, at 9:00 a.m., for a tour of the Valdese Recreation Community Center(312 Massel Ave SE, Valdese) and Valdese Tiger Gym(301 Church St NW, Valdese) and convened in the Community Room at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Leonard “Charlie” Watts, Councilman J. Andrew Thompson, Councilwoman Rexanna Lowman, Councilman Keith Ogle, and Councilman Paul Mears. Also present were: Town Manager Seth Eckard, Town Clerk Jessica Lail, Finance Director Bo Weichel, and Parks & Recreation Director David Andersen.

Absent: Councilwoman Frances Hildebran

A quorum was present.

Mayor Watts called the meeting to order at 9:00 a.m. at the Valdese Recreation Community Center. Mr. Watts stated that this was a Special Called Council Meeting to tour the Valdese Recreation Gym and Tiger Gym facility with town staff. Parks and Recreation Director David Andersen led a tour of the facilities, identifying issues throughout the buildings.

VALDESE RECREATION COMMUNITY CENTER TOUR: Mr. Andersen shared that the Valdese gymnasium was built in 1938. Mr. Andersen went over the renovation items that were approved at the May 2, 2022, Council meeting and the items for consideration that will be on the July 11, 2022, regular Council meeting. In addition, the Town Council toured the gymnasium and the upper lobby area looking at future renovations. The Town Council also toured the pool/fitness lobby area downstairs and the men and women’s locker rooms identifying areas that need to be addressed and renovated.



GYMNASIUM RENOVATION PROJECT

Items approved during May 2nd Town Council Meeting:

- Gymnasium Flooring and Demolition/Installation including mid-court logo and court lines
- Retractable Bleachers and Installation
- Retractable Dividing Curtain and Installation
- Retractable Goals (6) and Installation
- Safety Padding for Walls and Installation

Items for Consideration during July 11th Town Council Meeting:

- Nevco 2700 Scoreboard (and Installation)
- Electrical work for goal and curtain motors, scoreboard power, vent fan motor repair
- Structural engineering assessment for placement of goals/curtain
- Painting walls, ceiling, and cages around ventilation fans/louvres
- Donor Recognition Jerseys for gymnasium

FUTURE COMMUNITY CENTER LOBBY RENOVATIONS

- | | |
|--|--|
| <ul style="list-style-type: none"> • Flooring, including stair treads and stair landings • Remove ceiling mounted heater • Upgrade water fountain to include bottle filler • Informational Wall (Bathroom wall side) <ul style="list-style-type: none"> ○ Wayne Owens image, information about Coach Owens, Community Center ○ Bulletin Board for game information, rules over water fountain and filler • Donor Wall (Wall between porch and lobby) <ul style="list-style-type: none"> ○ Solid Surface Counter/Work Area ○ Reclaimed court mounted on wall ○ Donor Recognition mounted on reclaimed flooring ○ Receptacles with USB Charging | <ul style="list-style-type: none"> • Feature Wall (Wall between gym and lobby) • Seating <ul style="list-style-type: none"> ○ Banquettes along feature wall ○ Stools under donor wall counter ○ In lobby benches • Painting including wall and ceiling repairs <p><u>Lobby Bathrooms</u></p> <ul style="list-style-type: none"> • New Tile/Paint • Wall-mounted baby changing stations • New doors • Relocate bathroom heaters • New fixtures |
|--|--|

June 16, 2022, MB#31



FUTURE COMMUNITY CENTER LOCKER ROOM AND POOL/FITNESS LOBBY RENOVATIONS

MEN'S AND WOMEN'S LOCKER ROOMS

- Plastic lockers instead of pressed board
 - Several options for locks
 - Antimicrobial options
- Flooring
- Shower Spaces
 - Replace valves from metered shower control to more traditional faucet control
 - Provide partitions in men's showers, expand partitions in women's showers
 - Shower flooring/walls
 - Additional ventilation in both shower spaces
- Painting and surface repairs on walls and ceilings
- Solid surface countertops with two undermount sinks
- Upgrade water fountains to include bottle filler
- Suitmate water extractors for swimsuits
- StepNWash stools for children's sink access (one in each locker room)
- Baby changing stations in main locker areas instead of in stalls
- HVAC replacement in Men's locker room (Women's HVAC replaced 2020)

POOL/FITNESS LOBBY

- Check-In Counter surfaces
- Plastic staff lockers instead of pressed board
- Painting and ceiling repairs
- Flooring in lobby area and throughout hallway

Mr. Andersen shared that the Coach Wayne Owens fundraiser efforts have surpassed its goal of raising \$100,000.

VALDESE TIGER GYM TOUR: Mr. Andersen led the Council on a tour of the Valdese Tiger Gym and basement area, identifying areas of concern that need to be addressed.

TOWN HALL COMMUNITY ROOM - DISCUSSION:

VALDESE TIGER GYM: Councilman Ogle asked what the recommendation is for the Valdese Tiger Gym. Town Manager Seth Eckard recommends installing an air circulation unit to ventilate the Tiger Gym to help with the moisture buildup on the gym floor. The cost of this would be around \$36,000.00, which would include installing two fans and two louvers.

VALDESE RECREATION GYM: The Town Council discussed adding an air condition unit to the Valdese Recreation Gymnasium and included that in the July 11, 2022 agenda. Councilwoman Lowman asked what the timeline would be for all the renovations. Mr. Eckard stated that the gymnasium repairs that will go before Council on July 11, 2022, should be completed by spring 2023, and the Tiger Gym repair should be completed by fall 2022. Mr. Eckard shared that at the September 6, 2022, Council meeting, we should have a Request for Qualifications (RFQ) contract on the agenda for the future renovations on the gym lobby, pool/fitness lobby, and the men & women's locker rooms. Mr. Eckard explained that we have to do an RFQ because we anticipate the cost to be over \$500,000. The funds will come out of the Towns fund balance. Mr. Eckard explained that we should have a bid recommendation for those renovations at the March 2023 meeting. These dates are subject to change. Council discussed how important it is to renovate the community center for our kids and community. Councilman Ogle mentioned that we should look at a permanent structure over the pool. Mr. Eckard stated that the exterior lining of the pool buddle is fine, and the interior lining has been repaired which, should be good for at least ten more years.

ADJOURNMENT: At 11:04 a.m., Councilwoman Lowman made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

June 16, 2022, MB#31

The next meeting is a regularly scheduled meeting on Monday, July 11, 2022, at 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

jl

Memo

To: Seth Eckard, Town Manager

From: David Andersen, Parks & Recreation Director

Date: July 8, 2022

Re: Parks & Recreation Commission Appointment

Staff recommends the following appointment to the Valdese Parks & Recreation Commission:

- Appointment – Lin Ward

Lin Ward has lived in the Valdese area his entire life. He played sports for the Valdese Recreation Department teams as a youth, and he and his family have remained in the area for school and work. His wife of nearly 19 years, Jamie, is a coach and teacher in Burke County Public Schools. Together, they are invested in youth athletic programming in the area, particularly youth volleyball. Lin and Jamie's son Ayden is a senior at Draughn High School. Lin is employed by Apple as a software engineer.

Mr. Ward will fill Grayson Turner's unexpired term. Term expires December 31, 2023.

jl



June 16, 2022

Mayor Charles Watts
Manager Seth Eckard
Planner Larry Johnson
Members of the Town Board of Valdese, NC

Re: HISTORIC VALDESE WEAVERS MILL

Dear Mssrs Mayor, Manager and Planner and Honorable Members of the Town Board:

Greetings! We appreciate the opportunity of being on the agenda for your July 11, 2022 Regular Meeting. Our esteemed architect, Don Tise of Tise-Kiester Architects will represent our development team with a five-minute presentation at the meeting about our impending historic adaptive reuse in downtown Valdese for the creation of sixty (60) units of affordable workforce housing. Don is well equipped to show you the exciting design we will execute on the site beginning later this year.

Also in attendance at the meeting will be Bond and Issuer's Counsel Kristen Kirby, Esq. of the McGuireWoods Law Firm or her designee. They will introduce that certain Resolution approving in principle the issuance of housing bonds in support of this development, a document which her office has shared with each of you.

On September 17, 2021 the North Carolina Housing Finance Agency, acting in capacity of the North Carolina Federal Tax Reform Allocation Committee, approved our application for an allocation of \$6.5 million dollars of tax-exempt housing bond authority. In North Carolina, the bonds are allocated by NCHFA but are issued by a Local Public Housing Authority. The Valdese Housing Authority has induced the bonds and has held the required public hearing with no objection.

Before the bonds can be issued, the Town Board of Valdese is asked to adopt the Resolution because such action is required by the IRS code. The resolution is very clear on the fact that the housing bonds will not constitute a debt nor the faith and credit or taxing authority of the Town. The bonds will look only to the ownership entity for repayment.

We appreciate the kind assistance of the Town of Valdese on this critically important development and respectfully request its approval of the Resolution as presented.

During the course of the work to come, do not hesitate to call me on any question or concern as the need may arise. Our development and management team are determined to take any and all actions necessary to be a good neighbor to you and your constituents.

Sincerely,

E.G. "Ned" Fowler
President

RHODE ISLAND MILL

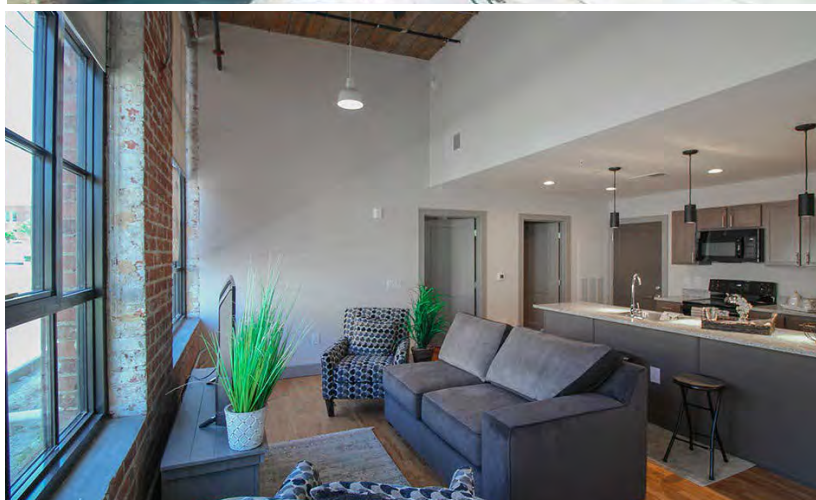
EDEN, NC

The program for the Rhode Island Mill Project included the conversion of a 100,000 square foot former textile mill, built in 1901, into sixty three dwelling units for low income families. Located on a prominent rise overlooking the Smith River, the two and three story brick structure functioned as the centerpiece of the surrounding mill village for decades. Having fallen in to disrepair, the facility was repositioned to include the residential units, a Head Start daycare and a business center. The design attempted to stitch together the fragmented history of the existing structures to create a unified whole that would serve contemporary needs. The project was developed using historic tax credits, low-income housing tax credits and conventional financing.



GREY HOSIERY MILL
HENDERSONVILLE, NC

Grey Hosiery Mill was once a vibrant 35,000 square foot textile facility located in Downtown Hendersonville, NC. Constructed in 1915, with additions in 1919 and 1947, the facility is the only historical industrial building remaining in the city of Hendersonville. Abandoned for several decades, the three building complex was converted into 35 market rate dwellings. The defining features of the complex are wood floors, steel sash windows, heavy timber framing and operable clerestory windows which run down the center of the two main buildings. The renovation is organized to take advantage of these features, creating a wonderful sense of place in the public spaces. Project financing utilized North Carolina State historic tax credits and was completed per the standards of the National Park Service and the Hendersonville Historic Preservation Committee.



Constructed in 1896 as a saloon and general store, the Cascade Saloon served the community of Greensboro for decades. By the 1980s, the 9,245 square foot structure had been all but abandoned and had fallen into a state of dangerous disrepair. Located between four major rail lines, the renovation of the three-story building presented significant technical challenges. To stabilize the masonry walls, a new support structure was erected within the historic shell. Over 1,000 reclaimed bricks were recycled to repair the building facades. Granite windowsills and lintels were restored and the elaborate cornices replicated. Listed on the National Register of Historic Places, the building was restored through a public / private partnership between the contractor / owner, The Christman Company, Preservation Greensboro and the City of Greensboro.



STANDARD ABBREVIATIONS

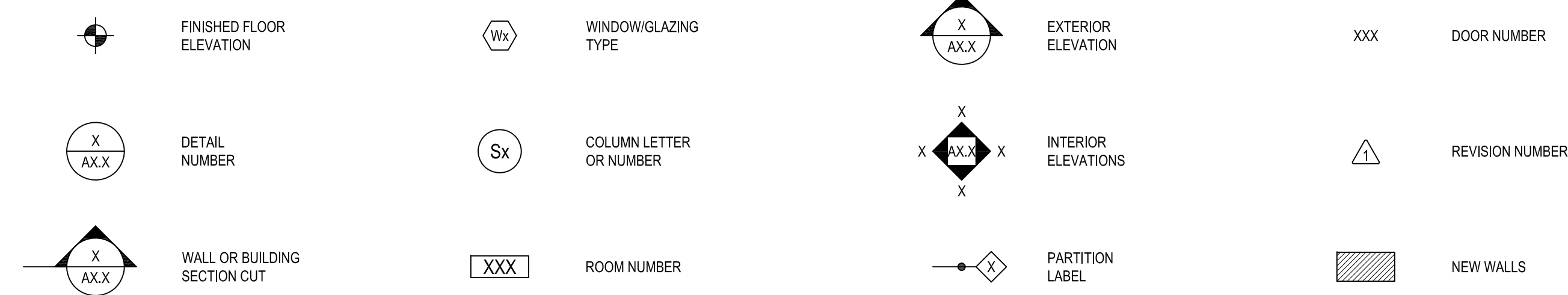
A	@	AT	L	LAM	LAMINATE OR LAMINATED
	AB	ANCHOR BOLT	LAV	LAVATORY	
	AC	AIR CONDITIONING	LBS	POUNDS	
	ACI	AMERICAN CONCRETE INSTITUTE	LGT	LIGHTING	
	ADJ	ADJACENT OR ADJUSTABLE	LVR	LOUVER	
B	ALUM	ALUMINUM	M	MAS	MASONRY
	APPROX	APPROXIMATELY	MAX	MAXIMUM	
	ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL	
	BLDG	BUILDING	MFR	MANUFACTURER	
	BLK	BLOCKING	MIN	MINIMUM or MINUTES	
C	BM	BEAM OR BENCH MARK	MISC	MISCELLANEOUS	
	BOT	BOTTOM	MO	MASONRY OPENING	
	BRG	BEARING	MTD	MOUNTED	
	CI	CAST IRON	MTL	METAL	
	CJ	CONTROL JOINT	N	NEC	NATIONAL ELECTRICAL CODE
D	CL	CENTER LINE	NEMA	NATIONAL ELECTRICAL MFR'S ASSOC.	
	CLG	CEILING	NFPA	NATIONAL FIRE PROTECTION ASSOC.	
	CLO	CLOSET	NIC	NOT IN CONTRACT	
	CLR	CLEAR	NO	NUMBER	
	CNU	CONCRETE MASONRY UNIT	NOM	NOMINAL	
E	COL	COLUMN	NTS	NOT TO SCALE	
	CONC	CONCRETE	O	OC	ON CENTER
	CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER	
	CONT	CONTINUOUS	OF	OFFICE	
	CORR	CORRIDOR	OHC	OPPOSITE HAND	
F	CPT	CARPET	OPZ	OPENING	
	CT	CERAMIC TILE	OUN	OUNCE	
	CTR	CENTER	P	PL	PLATE OR PROPERTY LINE
	CW	COLD WATER	PLAS	PLASTIC	
	DTL	DETAIL	PLGB	PLUMBING	
G	DIA	DIAMETER	PLYND	PLYWOOD	
	DIM	DIMENSION(ED)	PNL	PANEL	
	DN	DOWN	PSF	POUNDS PER SQUARE FOOT	
	DWG	DRAWING	PSI	POUNDS PER SQUARE INCH	
	EA	EACH	PT	PRESSURE TREATED	
H	EJ	EXPANSION JOINT	PVC	PAINTED OR PAPER TOWEL DISPENSER	
	ELEC	ELECTRICAL	PTD	POLYVINYL CHLORIDE	
	ELEV	ELEVATION OR ELECTRICAL	R	R	RADIUS OR RISER
	EOS	EDGE OF SLAB	RCP	REFLECTED OR CEILING PLAN	
	EQ	EQUAL	RO	ROOF DRAIN	
I	EQUIP	EQUIPMENT	RCPT	RECEPTACLE	
	EW	ELECTRIC WATER COOLER	REINF	REINFORCED	
	EWV	ELECTRIC WATER HEATER	REQD	REQUIRED	
	EXH	EXHAUST	RM	ROOM	
	EXT	EXTERIOR OR EXTERNAL	ROW	RIGHT-OF-WAY	
J	F	FILLER PANEL	RFP	REFERENCE POINT	
	FD	FLOOR DRAIN	S	SATC	SUSPENDED ACOUSTICAL TILE CEILING
	FEC	FIRE EXTINGUISHER CABINET	SECT	SECTION	
	FFE	FINISHED FLOOR ELEVATION	SFT	SQUARE FOOT OR FEET	
	FHC	FIRE HOSE CABINET	SH	SHEET	
K	FLUOR	FLUORESCENT	SM	SIMILAR	
	FOM	FACE OF MASONRY	SPEC	SPECIFICATION(S)	
	FT	FOOT OR FEET	SS	STAINLESS STEEL	
	FTG	FOOTING	STD	STANDARD	
	FV	FIELD VERIFY	STC	SOUND TRANSMISSION CLASS	
L	GA	GAUGE	STL	STEEL	
	GALV	GALVANIZED	STRUCT	STRUCTURE OR STRUCTURAL	
	GB	GRAB BAR	SV	SHEET VINYL	
	GL	GLASS OR GLAZING	T	T	TREAD
	GWB	GYPSUM WALL BOARD	TA	TOILET ACCESSORY	
M	GYP	GYPSUM	TEL	TELEPHONE	
	HB	HOSE BIBB	T&G	TONGUE AND GROOVE	
	HCP	HANDICAP	TOB	TOP OF BEAM	
	HDW	HARDWARE	TCC	TOP OF CONCRETE	
	HID	HIGH INTENSITY DISCHARGE	TFF	TOP OF FOOTING	
N	HM	HOLLOW METAL	TOS	TOP OF SLAB OR STEEL	
	HORIZ	HORIZONTAL	TOW	TOP OF WALL	
	HR	HOOR	TP	TEXTURED PRODUCT	
	HT	HEIGHT	TPO	TOILET PAPER DISPENSER	
	HTG	HEATING	TYP	TYPICAL	
O	HTR	HEATER	U	UNDERWRITER'S LABORATORY	
	HVAC	HTG. VENTILATION & AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE	
	HW	HOT WATER	V	V	VINYL COMPOSITION TILE
	ID	INSIDE DIAMETER	VERT	VERTICAL	
	INCAN	INCANDESCENT	VIF	VERIFY IN FIELD	
P	INCL	INCLUDING	VNT	VENT TO ROOF	
	INSUL	INSULATION	VWR	VINYL WALL COVERING	
	INT	INTERIOR OR INTERNAL	W	W	WITH
	JAN	JANITOR	WC	WATER CLOSET	
	JT	JOINT	WD	WOOD	
Q	JST	JOIST	WH	WATER HEATER	
	KIT	KITCHEN	W/O	WITHOUT	
			W/P	WATERPROOF(ING)	
			WWF	WELDED WIRE FABRIC	
			Y	YD	YARD(S)

Valdese Weavers Mill

Valdese, NC



DRAWING SYMBOLS



PROJECT TEAM



**119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tisekiester.com**

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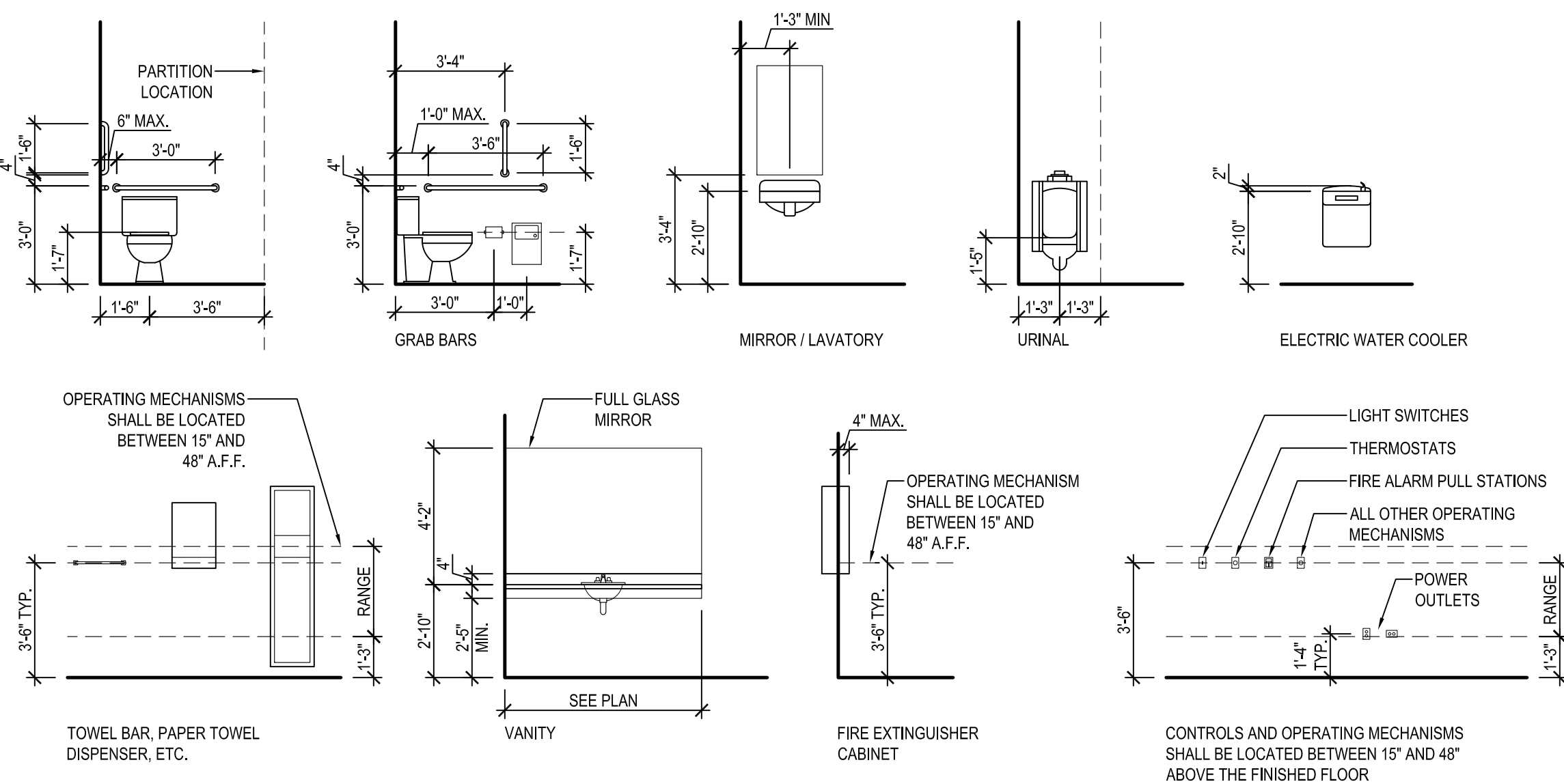
Valdese
Weavers Mill
Valdese, NC

Job Number: 2112

■ Date: 02.04.22

■ Revisions:

STANDARD MOUNTING HEIGHTS



INDEX OF DRAWINGS

GENERAL

- G1.1 COVER SHEET, STANDARDS, AND INDEX

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- C2 EXISTING CONDITIONS AND DEMOLITION
C3 SITE PLAN
C4 LANDSCAPE AND ZONING

DEMOLITION

- D1.1 FIRST FLOOR PLAN - DEMOLITION
D1.2 SECOND FLOOR PLAN - DEMOLITION
D1.3 THIRD FLOOR PLAN - DEMOLITION
D3.1 EXTERIOR ELEVATIONS - DEMOLITION
D3.2 EXTERIOR ELEVATIONS - DEMOLITION

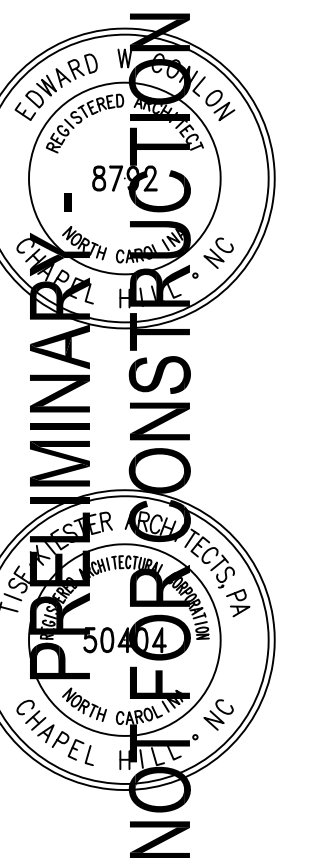
ARCHITECTURAL

- A1.1 FIRST FLOOR PLAN - NEW WORK
- A1.2 SECOND FLOOR PLAN - NEW WORK
- A1.3 THIRD FLOOR PLAN - NEW WORK
- A3.1 EXTERIOR ELEVATIONS - NEW WORK
- A3.2 EXTERIOR ELEVATIONS - NEW WORK
- A6.0 ENLARGED PLANS
- A6.1 ENLARGED PLANS
- A6.2 ENLARGED PLANS
- A6.3 ENLARGED PLANS
- A6.4 ENLARGED PLANS
- A6.5 ENLARGED PLANS
- A6.6 ENLARGED PLANS
- A6.7 ENLARGED PLANS
- A6.8 ENLARGED PLANS
- A6.9 ENLARGED PLANS
- A6.10 ENLARGED PLANS
- A6.11 ENLARGED PLANS
- A6.12 ENLARGED PLANS
- A6.13 ENLARGED PLANS

ARCHITECTURAL (CONTINUED)

- A8.1 FIRST FLOOR REFLECTED CEILING PLAN
A8.2 SECOND FLOOR REFLECTED CEILING PLAN
A8.3 THIRD FLOOR REFLECTED CEILING PLAN

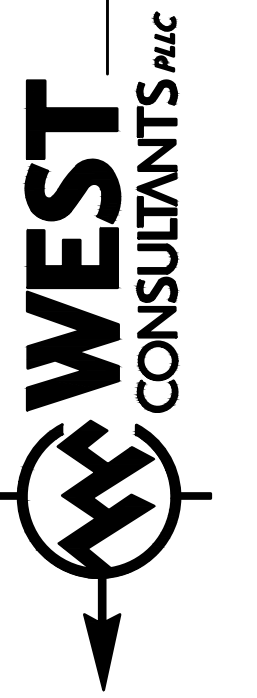
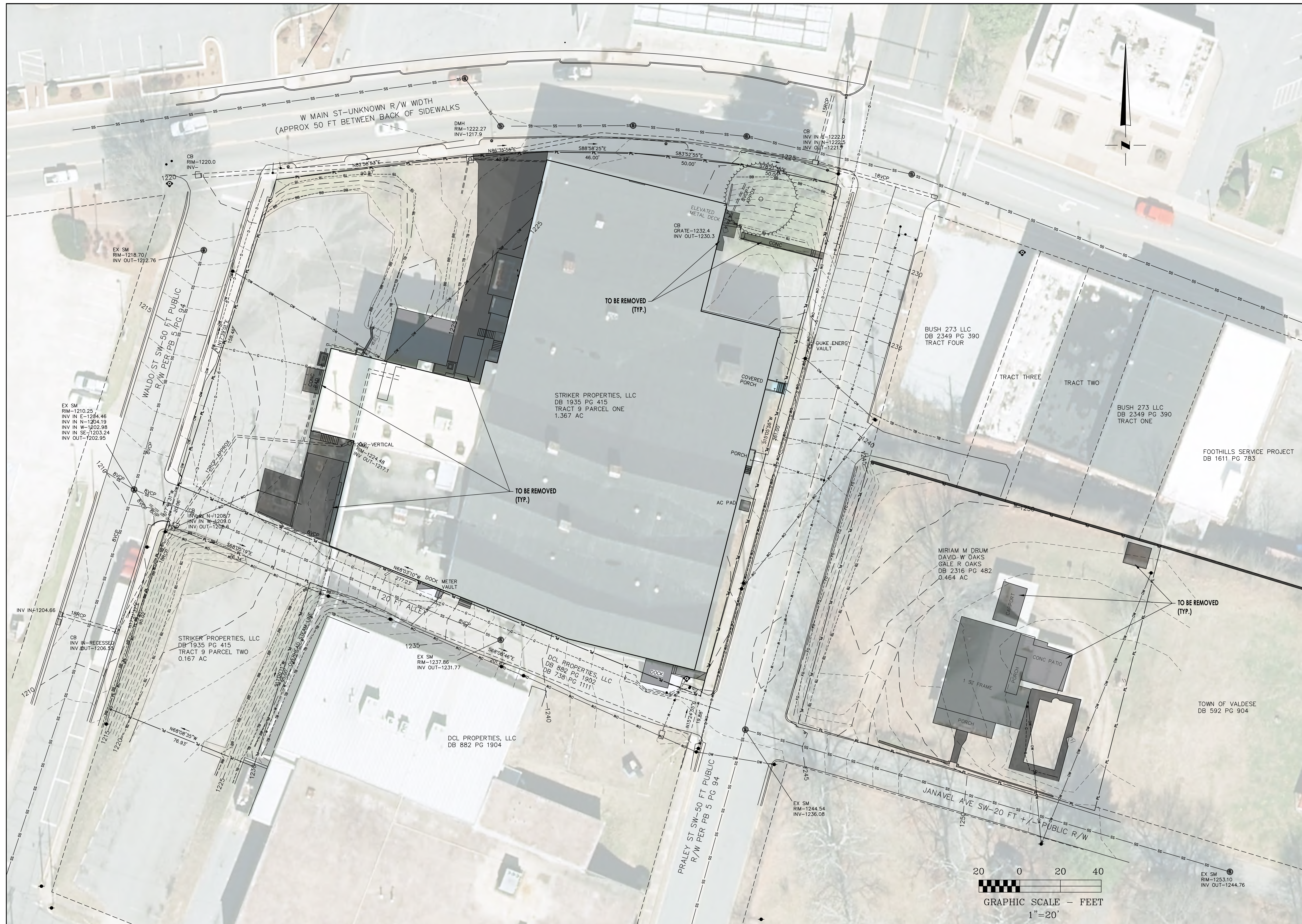
- A9.2 HISTORIC WINDOW DETAILS
A9.3 FINISH SCHEDULES



Cover Sheet, Standards,
and Index

Sheet

G1.1



PRELIMINARY

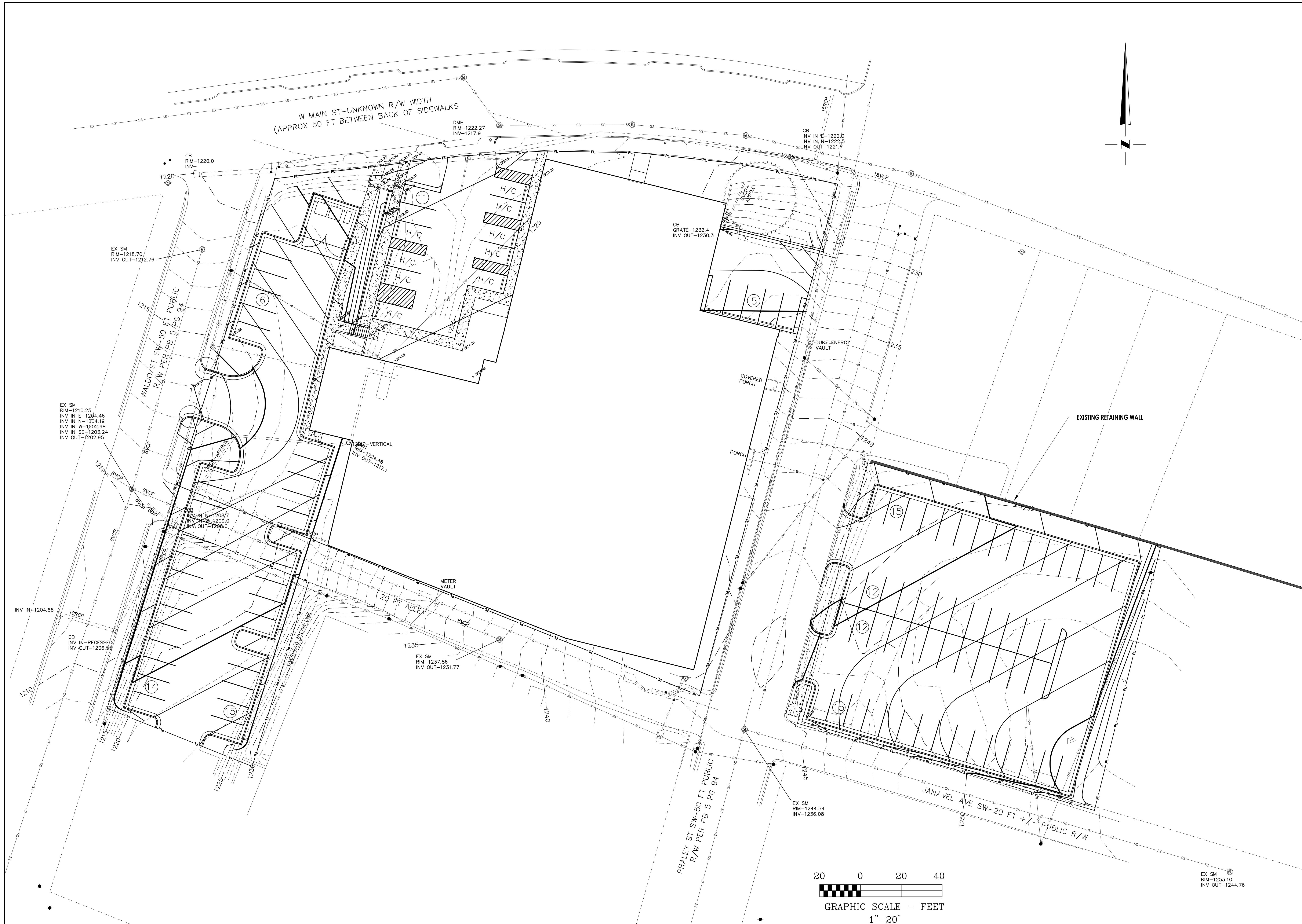
PRELIMINARY - NOT FOR CONSTRUCTION
EXISTING CONDITIONS & DEMOLITION

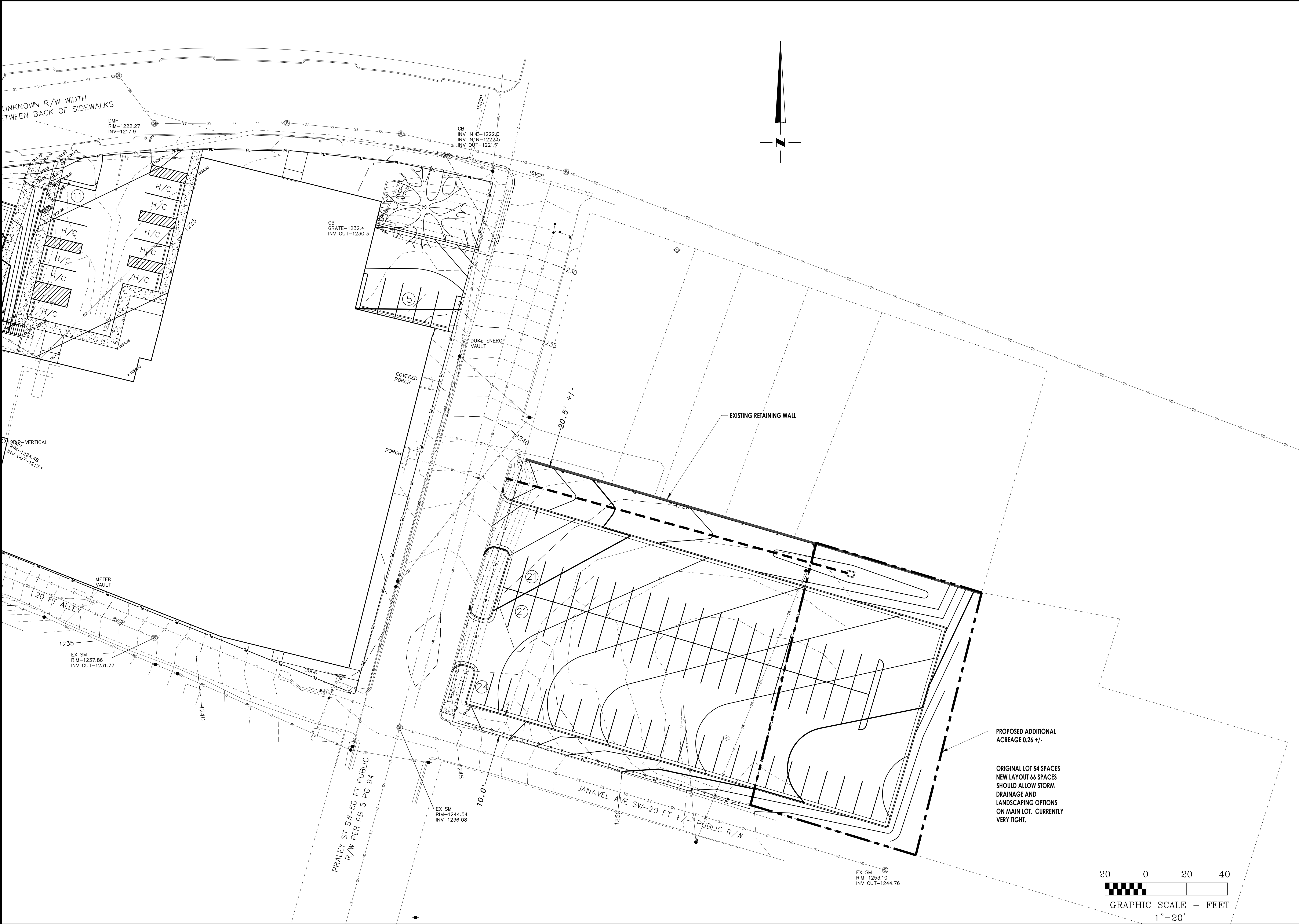
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SCALE: 1"=20'
DATE: OCTOBER, 2021
DRAWN BY: MCC
REVISION:

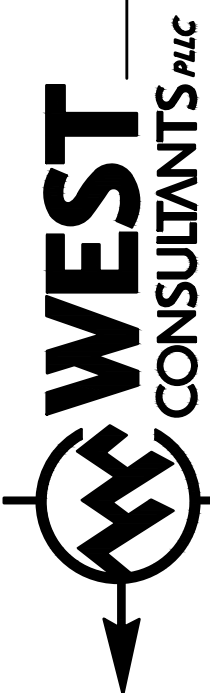
NORTHWESTERN HOUSING ENTERPRISES, INC
HISTORIC VALDESE WEAVERS MILL
60 UNIT APARTMENT COMPLEX
VALDESE, NORTH CAROLINA

SHEET

2 OF 4







405 South Sterling Street
Morganton, NC 28655
(828) 433-5661
Fax (828) 433-5662
NC License No. P-0210
www.west-consultants.com

PRELIMINARY

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

PROJECT NO.: 21.130
SCALE: 1"=20'
DATE: OCTOBER, 2021
DRAWN BY: MCC
REVISION: 12-30-2021

NORTHWESTERN HOUSING ENTERPRISES, INC
HISTORIC VALDEASE WEAVERS MILL
60 UNIT APARTMENT COMPLEX
VALDEASE, NORTH CAROLINA

SHEET

3 OF 4



HOSPICE LANDSCAPE REQUIREMENTS:

I. PROPERTY ZONING = B-1, B-2

II. ABUTTING PROPERTY BUFFER REQUIREMENTS: NA

III. VEHICULAR AREA LANDSCAPING:

A. USE 162 SF MINIMUM OF LANDSCAPED PLANTING AREA. NO PARKING SPACES MORE THAN 50 FEET FROM PLANTING AREA.

B. PARKING AND DRIVE AREA = 35,818 SF.

C. (SHADE) TREES REQUIRED:

35,818 SF + 2000 SF = 18 TREES.

D. SHRUBBERY REQUIRED:

35,818 SF + 1000 SF = 36 SHRUBS.

IV. STREET YARD REQUIREMENT:

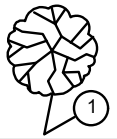


A. USE ONE (1) LARGE SHADE TREE EVERY 50' OR ONE (1) SMALL SHADE TREE EVERY 25 FEET ALONG STREET FRONTAGE.

LARGE TREE = 9

B. USE SHRUB BEDS OF 50 S.F. MINIMUM AND TEN (10) SHRUBS PER BED EVERY 40 FEET ALONG STREET FRONTAGE.

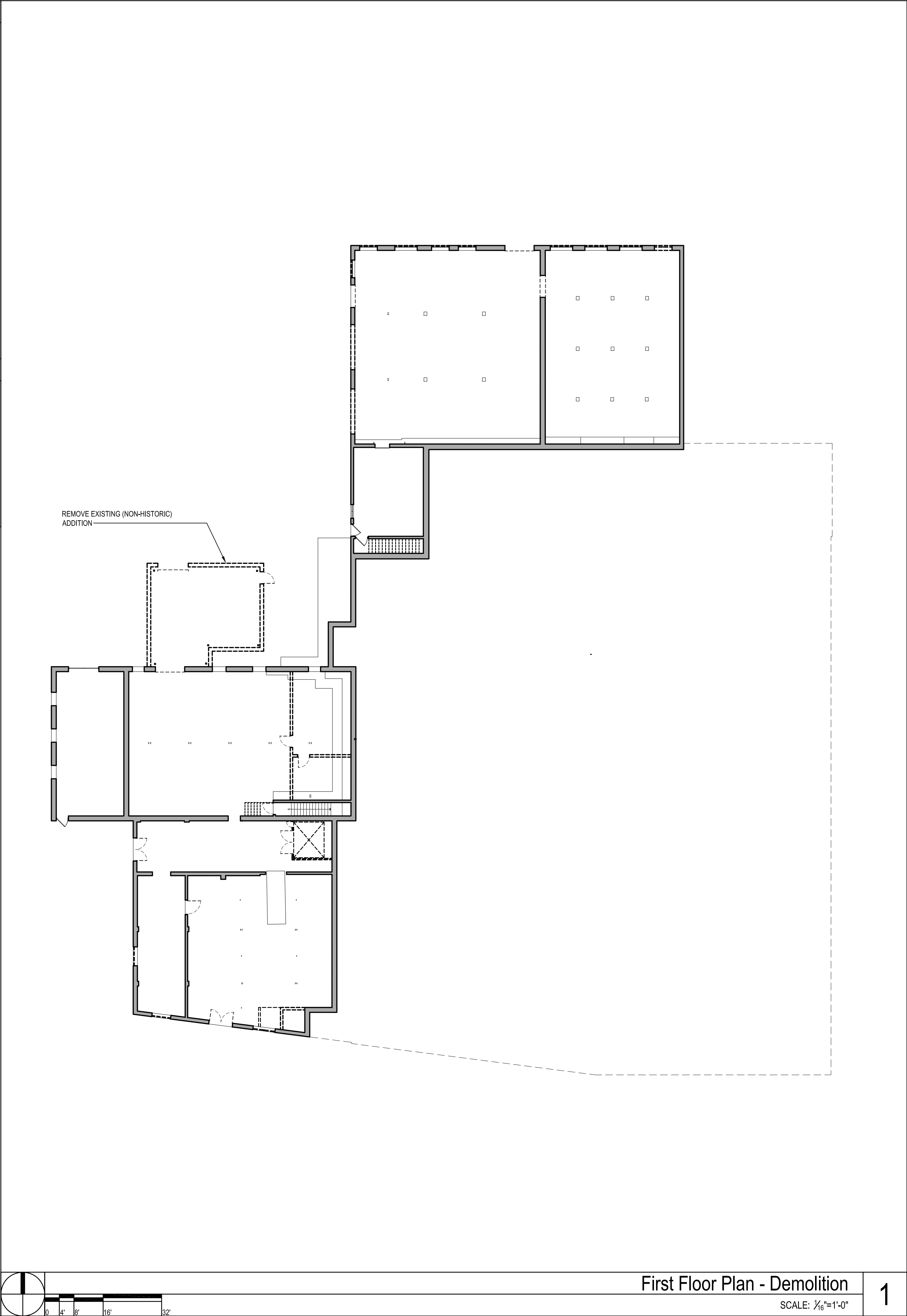
SHRUB = 108

NOTE: SEE TOWN OF VALDEESE ZONING ORDINANCE SECTION 9-3077 FOR MORE DETAILED INFORMATION.

LANDSCAPING SCHEDULE				
AREA LANDSCAPED	KEY NO.	TYPE	NO. OF PLANTS	TYPE
ABUTTING PROPERTY	NA			
VEHICULAR AREA	1	MAPLE (SUGAR)	13	LARGE TREE**
& STREET YARD	2	NELLIE R. STEVENS HOLLY	28	SMALL TREE**
TOTALS	3	AZALEA	145	SHRUB
LANDSCAPE AREA		MULCH	REQUIRED: 1,299 S.F.	PROPOSED: 2,827 S.F.
<p>NOTES:</p> <p>** MIN 8' HIGH - 2" DIAMETER</p>				
  				

GENERAL PLAN NOTES - DEMOLITION	
1. PAINT THROUGHOUT IS TO BE CONSIDERED AS LEAD-CONTAINING PAINT. WORKERS SHALL BE PROPERLY PROTECTED TO MINIMIZE EXPOSURE TO LEAD. CONTRACTOR SHALL COMPLY WITH 29 CFR 1926.62 AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO LEAD IN CONSTRUCTION.	14. THE OWNER RESERVES THE RIGHT TO RETAIN POSSESSION OF ANY OR ALL ITEMS OF REMOVAL OR DEMOLITION. THE CONTRACTOR SHALL COORDINATE THE ITEMS TO BE SALVAGED WITH THE OWNER AT THE PRE-CONSTRUCTION MEETING.
2. NOT ALL SPACES WERE ACCESSIBLE DURING THE SURVEY OF THE EXISTING CONDITIONS. ANY AREAS AND/OR CONDITIONS THAT VARY FROM THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF DEMOLITION.	15. ALL SURFACES AFFECTED BY DEMOLITION SHALL BE PATCHED, REPAIRED, AND REFINISHED TO MATCH ADJACENT SURFACES WHERE THEY WILL BE VISIBLE.
3. OIL/FUEL IS TO BE EMPTIED FROM ANY EQUIPMENT THAT IS TO BE REMOVED AS PART OF DEMOLITION SCOPE.	16. CONTRACTOR SHALL PROTECT WALL, FLOORS AND OTHER SURFACES IN ALL ROUTES OF EQUIPMENT AND DEBRIS EXTRACTION AND FOOT TRAFFIC.
4. DEMOLITION SHALL INCLUDE THE REMOVAL OF WALLS, PARTITIONS, DOORS, AND WINDOWS AS INDICATED ON THE DRAWINGS. DEMOLITION SHALL INCLUDE ASSOCIATED TRIM, WIRING, ETC. AS REQUIRED FOR INSTALLATION OF NEW WORK.	17. CONTRACTOR SHALL PROVIDE FIXED LADDER ACCESS TO ALL FLOORS AFTER REMOVAL OF STAIRS.
5. REMOVE ALL WALLS AND PARTITIONS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.	18. UNDER NO CIRCUMSTANCES SHALL BUILDING STRUCTURAL MEMBERS BE ALTERED TO FACILITATE DEMOLITION. DEMOLITION OF STRUCTURAL COMPONENTS TO BE COORDINATED WITH STRUCTURAL DRAWINGS AND NEW WORK. CONTACT ARCHITECT WHEN A STRUCTURAL MEMBER IS IN CONFLICT WITH RENOVATION PLANS.
6. REFER TO NEW WORK DRAWINGS FOR LOCATIONS, EXTENT AND DIMENSIONS OF NEW WORK.	19. REMOVE ALL EXISTING WIRES, MISC. HARDWARE, FASTENERS, CONDUIT, FIXTURES, ETC. LOCATED ON THE EXTERIOR WALLS OF BUILDING, UNLESS SPECIFICALLY NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY ITEMS THAT ARE NEEDED FOR CONTINUING SERVICE TO THE BUILDING.
7. SEE ROOF PLAN SHEET FOR DEMOLITION AT ROOF. SCOPE OF WORK TO BE COORDINATED WITH ABATEMENT SCOPE.	20. CONTRACTOR TO PROVIDE TEMPORARY SHORING/BRACING AS REQUIRED BY THE NEW WORK. DESIGN OF SHORING/BRACING TO BE BY OTHERS AND SUBMITTED TO THE DESIGN TEAM FOR REVIEW. COORDINATE THE INSTALLATION WITH THE ARCHITECT AND STRUCTURAL ENGINEER AS REQUIRED.
8. ALL EXISTING CEILING & SOFFIT SURFACES ARE TO BE REMOVED TO EXISTING STRUCTURE, TYPICAL, UNLESS NOTED OTHERWISE.	
9. ANY EXISTING TRIM THAT IS REMOVED AS PART OF THE REQUIRED DEMOLITION OF ANOTHER COMPONENT IS TO BE SALVAGED FOR REUSE OR REPLICATION.	
10. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, MECHANICAL UNITS, DUCTWORK, AIR DEVICES, AND ASSOCIATED PIPING AND WIRING. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING.	
11. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ELECTRICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, GEAR, PANELS, LIGHTS, OUTLETS, CONDUIT, AND WIRING. SEE NEW CONSTRUCTION PLANS FOR LOCATION OF NEW SERVICE, LAMPS, BALLASTS, AND OTHER COMPONENTS THAT MAY CONTAIN HAZARDOUS MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH OSHA STANDARDS. COORDINATE WITH ABATEMENT CONSULTANT.	
12. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL EXISTING PLUMBING FIXTURES AND SYSTEM COMPONENTS. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING. COORDINATE WITH NEW WORK.	
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLITION DEBRIS & ABANDONED EQUIPMENT FROM THE PREMISES. DISPOSAL AND RECYCLING SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.	

DEMOLITION LEGEND	
	EXISTING WALLS TO REMAIN. FINISHES TO BE REMOVED WHERE NOTED (AREA OF WORK)
	NEW OPENING IN EXISTING WALL. PROVIDE HEADER AS REQUIRED
	WALL/CONSTRUCTION ELEMENT TO BE REMOVED
	DOOR AND FRAME TO BE REMOVED



TISE · KIESTER
ARCHITECTS

TKa

119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tisekiester.com

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Valdese

Weavers Mill

Valdese, NC

Job Number:	2112
Date:	02.04.22
Revisions:	

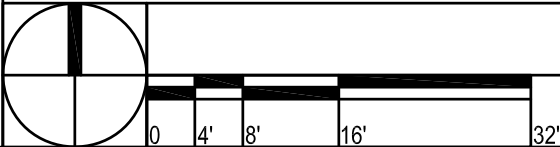
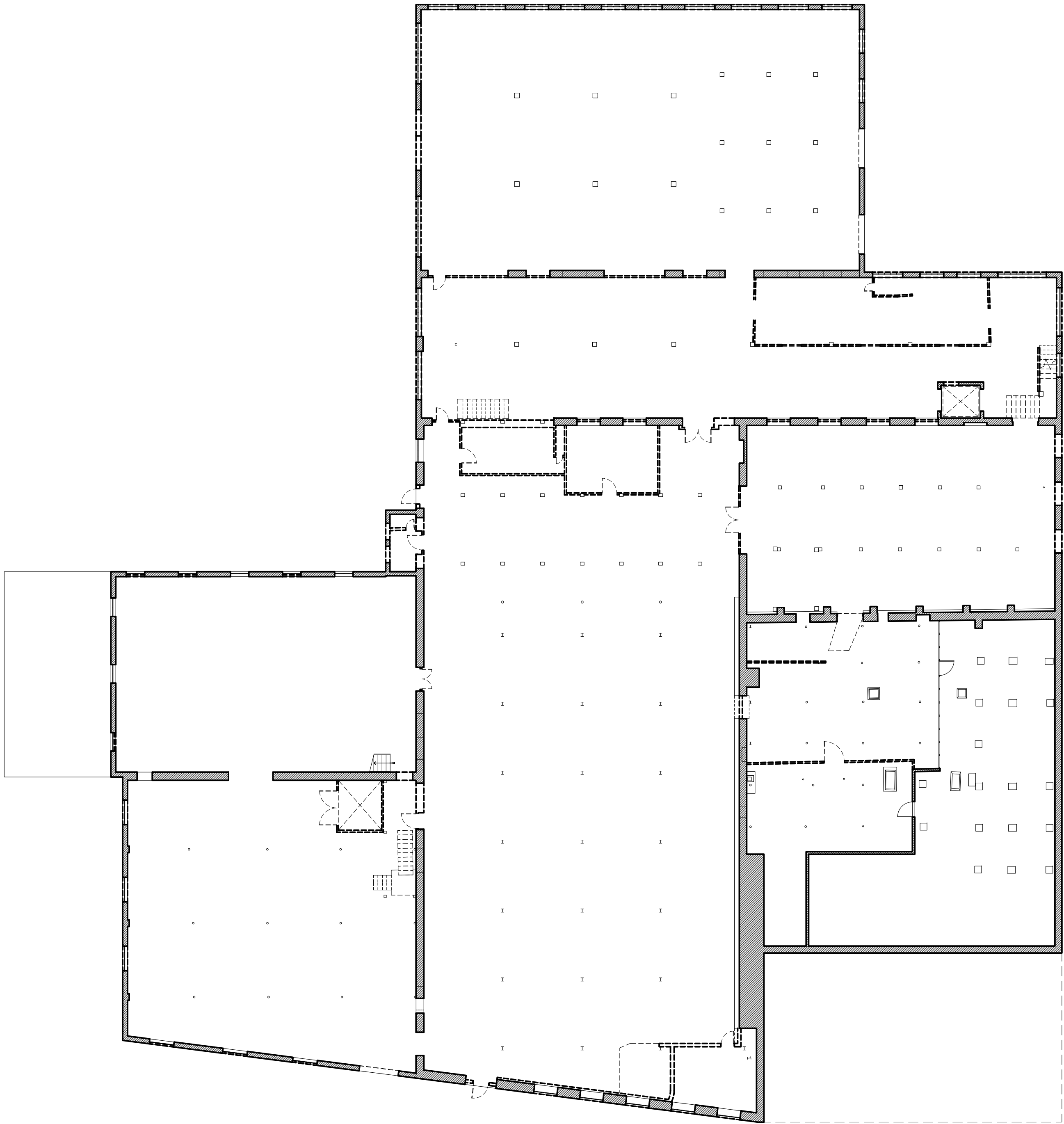


First Floor Plan
Demolition
Sheet

D1.1

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9. ANY EXISTING TRIM THAT IS REMOVED AS PART OF THE REQUIRED DEMOLITION OF ANOTHER COMPONENT IS TO BE SALVAGED FOR REUSE OR REPLICATION.	
10. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, MECHANICAL UNITS, DUCTWORK, AIR DEVICES, AND ASSOCIATED PIPING AND WIRING. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING.	
11. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ELECTRICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, GEAR, PANELS, LIGHTS, OUTLETS, CONDUIT, AND WIRING. SEE NEW CONSTRUCTION PLANS FOR LOCATION OF NEW SERVICE, LAMPS, BALLASTS, AND OTHER COMPONENTS THAT MAY CONTAIN HAZARDOUS MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH OSHA STANDARDS. COORDINATE WITH ABATEMENT CONSULTANT.	
12. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL EXISTING PLUMBING FIXTURES AND SYSTEM COMPONENTS. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING. COORDINATE WITH NEW WORK.	
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLITION DEBRIS & ABANDONED EQUIPMENT FROM THE PREMISES. DISPOSAL AND RECYCLING SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.	

DEMOLITION LEGEND	
	EXISTING WALLS TO REMAIN. FINISHES TO BE REMOVED WHERE NOTED (AREA OF WORK)
	NEW OPENING IN EXISTING WALL. PROVIDE HEADER AS REQUIRED
	WALL/CONSTRUCTION ELEMENT TO BE REMOVED
	DOOR AND FRAME TO BE REMOVED



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ARCHITECTS

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119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
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Valdese

Weavers Mill

Valdese, NC

Job Number: 2112

Date: 02.04.22

Revisions:



Second Floor Plan

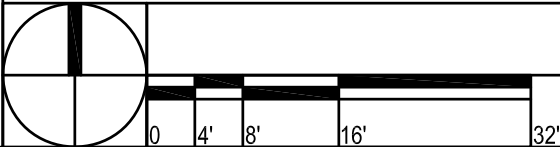
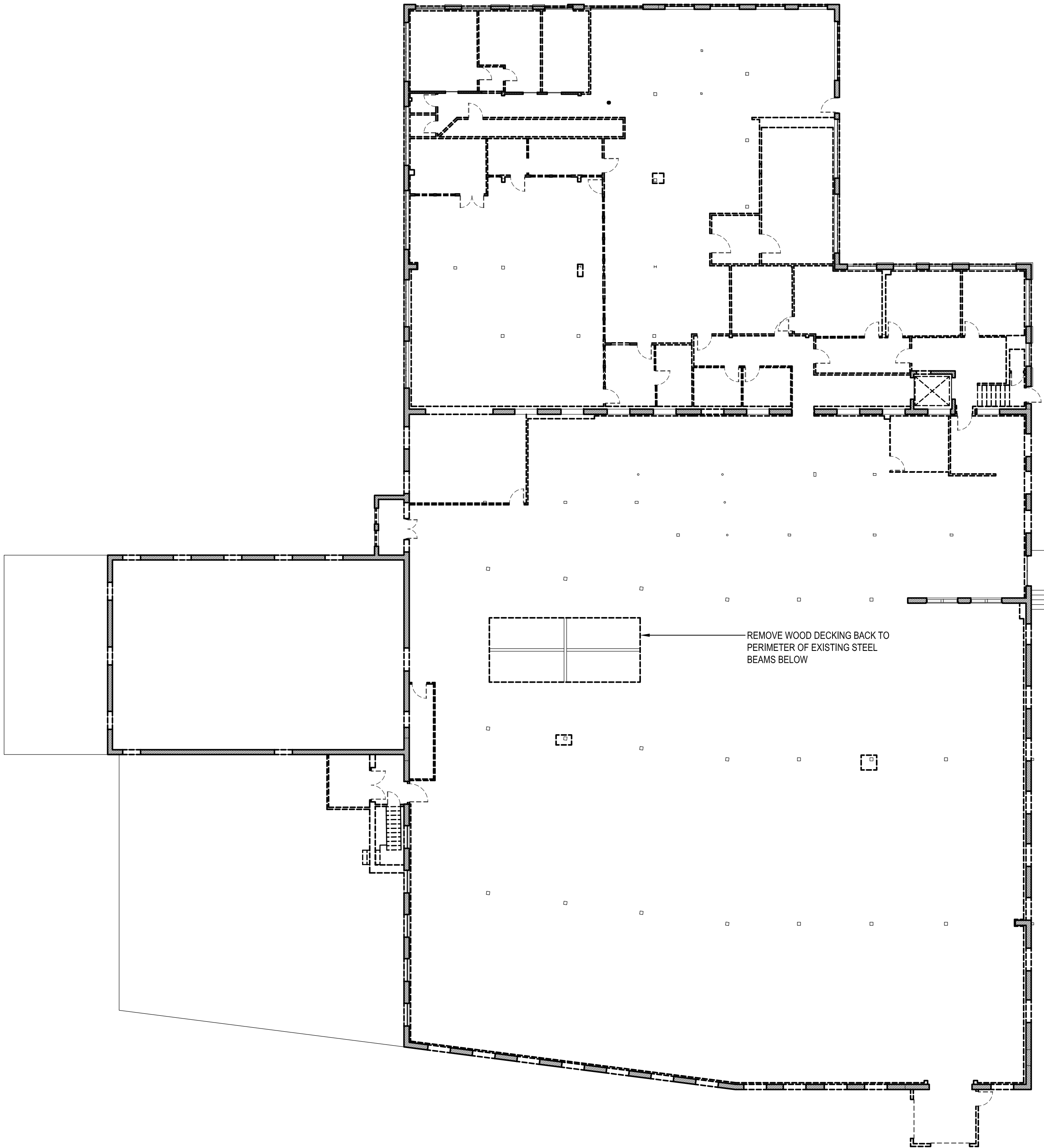
Demolition

Sheet

D1.2

GENERAL PLAN NOTES - DEMOLITION	
1. PAINT THROUGHOUT IS TO BE CONSIDERED AS LEAD-CONTAINING PAINT. WORKERS SHALL BE PROPERLY PROTECTED TO MINIMIZE EXPOSURE TO LEAD. CONTRACTOR SHALL COMPLY WITH 29 CFR 1926.62 AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO LEAD IN CONSTRUCTION.	14. THE OWNER RESERVES THE RIGHT TO RETAIN POSSESSION OF ANY OR ALL ITEMS OF REMOVAL OR DEMOLITION. THE CONTRACTOR SHALL COORDINATE THE ITEMS TO BE SALVAGED WITH THE OWNER AT THE PRE-CONSTRUCTION MEETING.
2. NOT ALL SPACES WERE ACCESSIBLE DURING THE SURVEY OF THE EXISTING CONDITIONS. ANY AREAS AND/OR CONDITIONS THAT VARY FROM THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF DEMOLITION.	15. ALL SURFACES AFFECTED BY DEMOLITION SHALL BE PATCHED, REPAIRED, AND REFINISHED TO MATCH ADJACENT SURFACES WHERE THEY WILL BE VISIBLE.
3. OIL/FUEL IS TO BE EMPTIED FROM ANY EQUIPMENT THAT IS TO BE REMOVED AS PART OF DEMOLITION SCOPE.	16. CONTRACTOR SHALL PROTECT WALL, FLOORS AND OTHER SURFACES IN ALL ROUTES OF EQUIPMENT AND DEBRIS EXTRACTION AND FOOT TRAFFIC.
4. DEMOLITION SHALL INCLUDE THE REMOVAL OF WALLS, PARTITIONS, DOORS, AND WINDOWS AS INDICATED ON THE DRAWINGS. DEMOLITION SHALL INCLUDE ASSOCIATED TRIM, WIRING, ETC. AS REQUIRED FOR INSTALLATION OF NEW WORK.	17. CONTRACTOR SHALL PROVIDE FIXED LADDER ACCESS TO ALL FLOORS AFTER REMOVAL OF STAIRS.
5. REMOVE ALL WALLS AND PARTITIONS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.	18. UNDER NO CIRCUMSTANCES SHALL BUILDING STRUCTURAL MEMBERS BE ALTERED TO FACILITATE DEMOLITION. DEMOLITION OF STRUCTURAL COMPONENTS TO BE COORDINATED WITH STRUCTURAL DRAWINGS AND NEW WORK. CONTACT ARCHITECT WHEN A STRUCTURAL MEMBER IS IN CONFLICT WITH RENOVATION PLANS.
6. REFER TO NEW WORK DRAWINGS FOR LOCATIONS, EXTENT AND DIMENSIONS OF NEW WORK.	19. REMOVE ALL EXISTING WIRES, MISC. HARDWARE, FASTENERS, CONDUIT, FIXTURES, ETC. LOCATED ON THE EXTERIOR WALLS OF BUILDING, UNLESS SPECIFICALLY NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY ITEMS THAT ARE NEEDED FOR CONTINUING SERVICE TO THE BUILDING.
7. SEE ROOF PLAN SHEET FOR DEMOLITION AT ROOF. SCOPE OF WORK TO BE COORDINATED WITH ABATEMENT SCOPE.	20. CONTRACTOR TO PROVIDE TEMPORARY SHORING/BRACING AS REQUIRED BY THE NEW WORK. DESIGN OF SHORING/BRACING TO BE BY OTHERS AND SUBMITTED TO THE DESIGN TEAM FOR REVIEW. COORDINATE THE INSTALLATION WITH THE ARCHITECT AND STRUCTURAL ENGINEER AS REQUIRED.
8. ALL EXISTING CEILING & SOFFIT SURFACES ARE TO BE REMOVED TO EXISTING STRUCTURE, TYPICAL, UNLESS NOTED OTHERWISE.	
9. ANY EXISTING TRIM THAT IS REMOVED AS PART OF THE REQUIRED DEMOLITION OF ANOTHER COMPONENT IS TO BE SALVAGED FOR REUSE OR REPLICATION.	
10. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, MECHANICAL UNITS, DUCTWORK, AIR DEVICES, AND ASSOCIATED PIPING AND WIRING. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING.	
11. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ELECTRICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, GEAR, PANELS, LIGHTS, OUTLETS, CONDUIT, AND WIRING. SEE NEW CONSTRUCTION PLANS FOR LOCATION OF NEW SERVICE, LAMPS, BALLASTS, AND OTHER COMPONENTS THAT MAY CONTAIN HAZARDOUS MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH OSHA STANDARDS. COORDINATE WITH ABATEMENT CONSULTANT.	
12. DEMOLITION SHALL INCLUDE THE ENTIRE REMOVAL OF ALL EXISTING PLUMBING FIXTURES AND SYSTEM COMPONENTS. ALL PENETRATIONS ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT CONSTRUCTION AND TO MAINTAIN REQUIRED RATING. COORDINATE WITH NEW WORK.	
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DEMOLITION LEGEND	
	EXISTING WALLS TO REMAIN. FINISHES TO BE REMOVED WHERE NOTED (AREA OF WORK)
	NEW OPENING IN EXISTING WALL. PROVIDE HEADER AS REQUIRED
	WALL/CONSTRUCTION ELEMENT TO BE REMOVED
	DOOR AND FRAME TO BE REMOVED



TISE · KIESTER
ARCHITECTS

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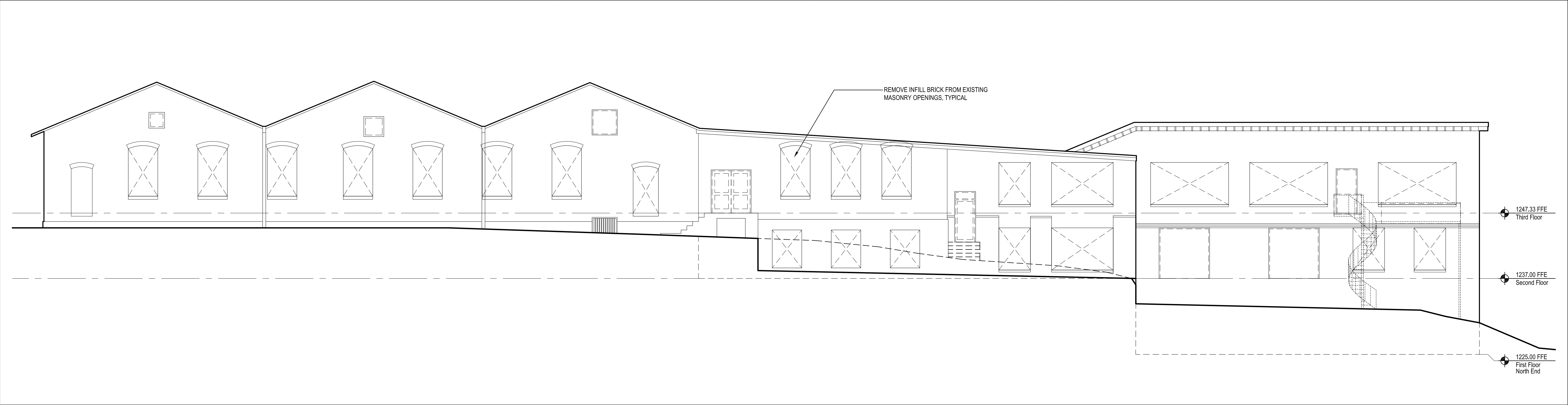
Job Number:	2112
Date:	02.04.22
Revisions:	



Third Floor Plan
Demolition
Sheet

D1.3

ELEVATION GENERAL NOTES		LEGEND	ELEVATION KEYNOTES	
<div>1. ALL EXIST BRICK TO BE CLEANED, TYP. HOLES, OPENINGS, ETC. IN WALL TO BE PATCHED/REPAIRED TO MATCH EXIST. SEE SPECIFICATIONS.</div> <div>2. REMOVE BRICK INFILL AT ALL EXISTING MASONRY WINDOW OPENINGS.</div> <div>3. EXISTING STEEL WINDOWS TO BE REFURBISHED U.N.O. NEW INSULATED GLAZING PANELS TO BE INSTALLED.</div> <div>4. DEGRADED WOOD AT RAFTER TAILS, FASCIA AND POP-UPS TO BE REPLACED. TRIM TO BE PAINTED TO MATCH EXISTING</div> <div>5. EXCEPT WHERE NOTED, ALL REMNANT HARDWARE, CONDUIT, FIXTURES, ETC TO BE REMOVED AND HOLES PATCHED</div> <div>6. PAINT ON EXTERIOR BRICK WALL TO REMAIN - COORDINATE LOCATIONS WITH ARCHITECT</div> <div>7. ALL NEW BRICK WORK AND MORTAR TO MATCH EXISTING. SAMPLE PANELS TO BE APPROVED BY ARCHITECT</div>		<div>NEW WALL SCONCE TO LIGHT ADJACENT WALKWAYS</div> <div>UNLESS OTHERWISE NOTED ALL UNHATCHED WALL SURFACES ARE RUNNING BOND BRICK MASONRY</div> <div>DARK DASHED LINE INDICATES NEW OPENING OR RESTORED OPENING</div> <div>BRICK HATCH INDICATES BRICK INFILL, SET 1" BACK FROM EXISTING BRICK, TYP</div> <div>WINDOW TAG. SEE A10 SHEETS FOR WINDOWS TYPES AND REHAB DETAILS.</div>	<div>1</div>	<div>13</div>
			<div>2</div>	<div>14</div>
			<div>3</div>	<div>15</div>
			<div>4</div>	<div>16</div>
			<div>5</div>	<div>17</div>
			<div>6</div>	<div>18</div>
			<div>7</div>	<div>19</div>
			<div>8</div>	<div>20</div>
			<div>9</div>	<div>21</div>
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			<div>11</div>	<div>23</div>
			<div>12</div>	<div>24</div>

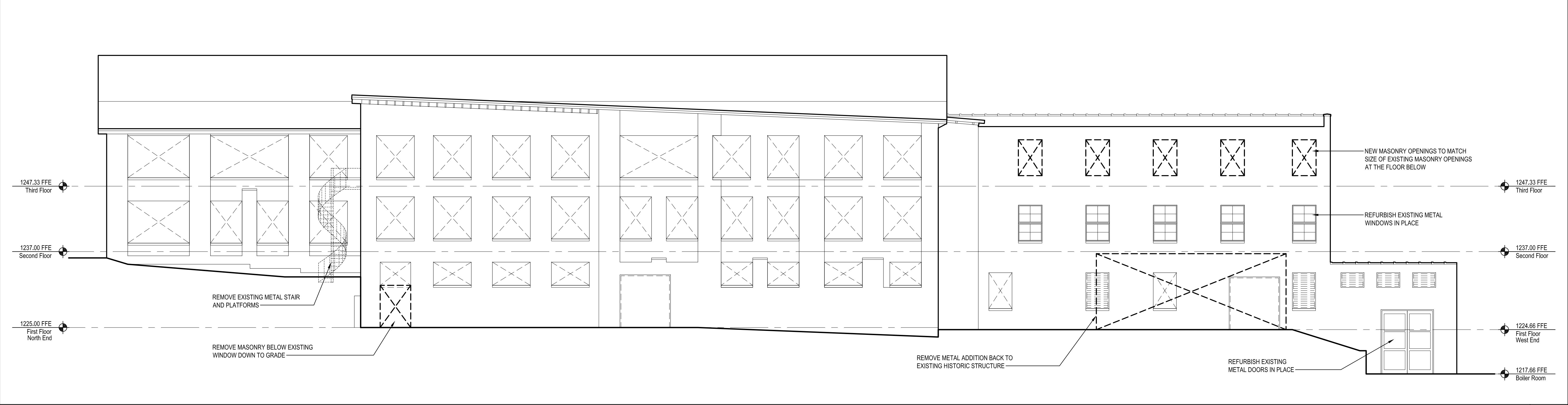


0'2'4'8'16'

East Elevation - Demolition

SCALE: 1/8"=1'-0"

2



0'2'4'8'16'

North Elevation - Demolition

SCALE: 1/8"=1'-0"

1

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Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
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- Revisions:

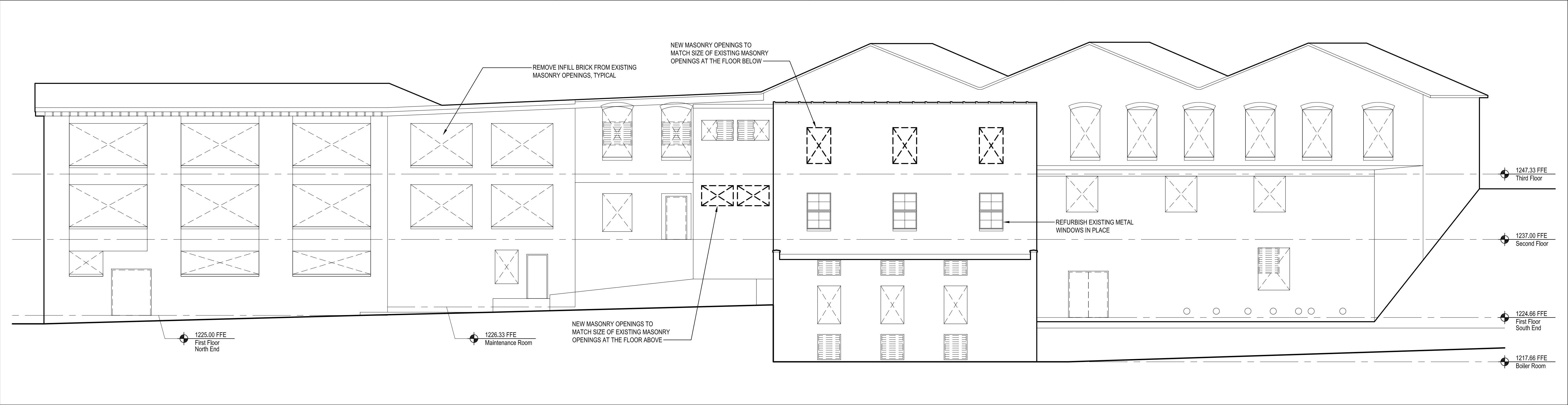
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REGISTERED ARCHITECT
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NORTH CAROLINA

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CHapel Hill, NC

PRELIMINARY - NOT FOR CONSTRUCTION

Exterior Elevations
Demolition
Sheet
D3.1

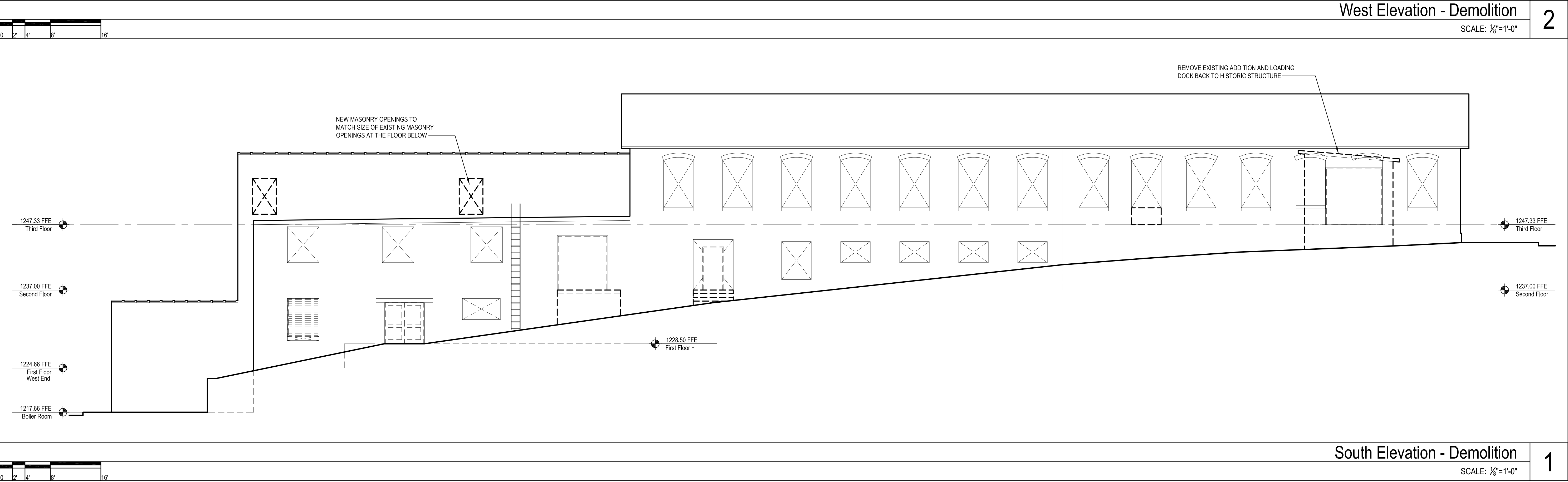
ELEVATION GENERAL NOTES	LEGEND	ELEVATION KEYNOTES
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West Elevation - Demolition

SCALE: 1/8"=1'-0"

2



South Elevation - Demolition

SCALE: 1/8"=1'-0"

1

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Fax: 919.967.0159
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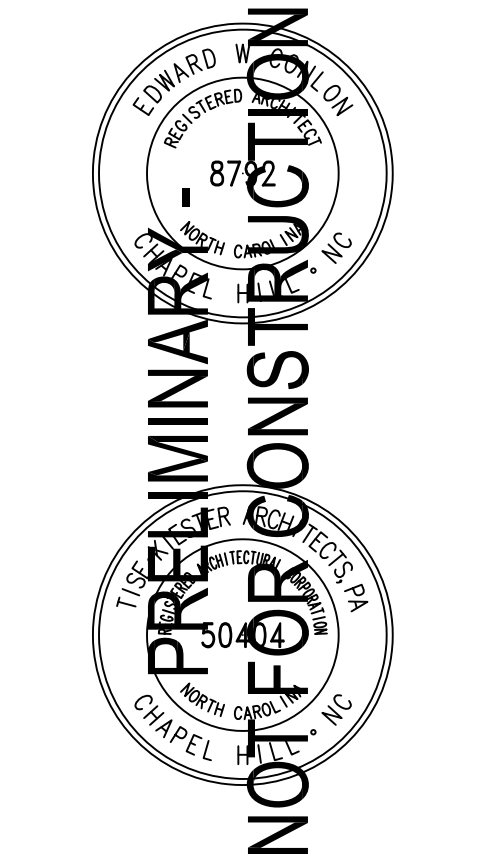
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Valdese
Weavers Mill
Valdese, NC

- Job Number:

2112
- Date:

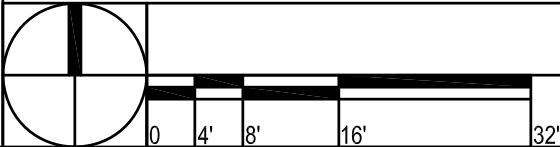
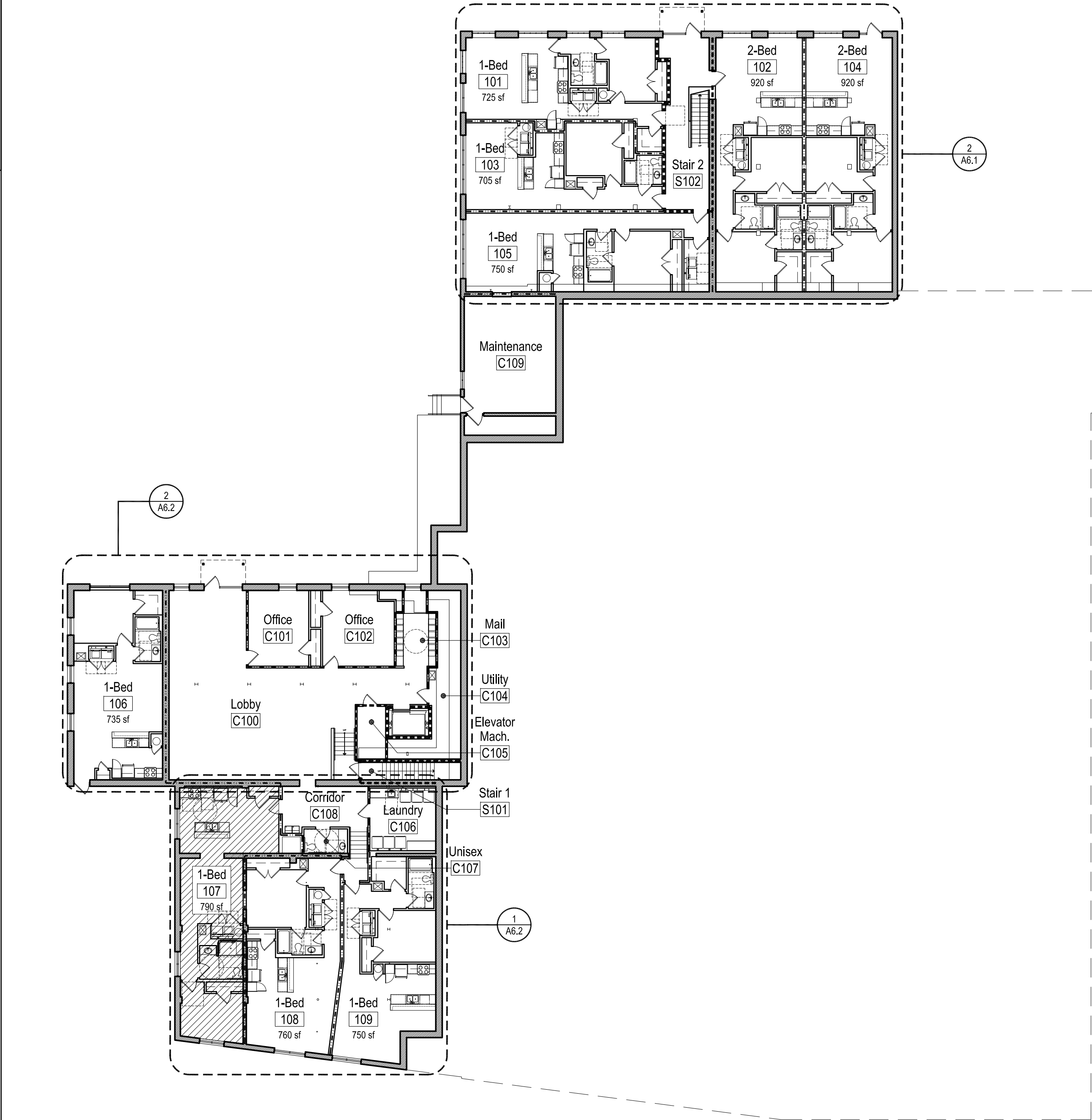
02.04.22
- Revisions:



Exterior Elevations
Demolition
Sheet

D3.2

GENERAL PLAN NOTES - NEW WORK	PLAN LEGEND
<div>1. REFER TO D1 SHEETS FOR OVERALL DIMENSIONS OF EXISTING BUILDINGS</div> <div>2. FINISH FLOOR ELEVATIONS TAKEN FROM SITE SURVEY AND SCAN INFORMATION. FIELD VERIFY FLOOR TO FLOOR HEIGHTS DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL</div> <div>4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY CONFLICTS</div> <div>5. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION</div> <div>6. REFER TO PLANS AND ENLARGED PLANS FOR LOCATIONS OF OTHER PARTITION TYPES</div> <div>7. UNLESS NOTED OTHERWISE, ALL NEW CORRIDOR WALLS AND TENANT SEPARATION WALLS TO BE PARTITION TYPE 'P3'</div> <div>8. REFER TO BUILDING SECTIONS AND UNIT PLANS FOR WALL HEIGHTS</div> <div>9. REFER TO SHEET G4.1 FOR PARTITION TYPES AND ASSEMBLY DETAILS, TYPICAL</div> <div>10. UNIT TYPES LISTED AS 'HC' ARE 'TYPE A' ACCESSIBLE UNITS</div> <div>11. UNIT TYPES LISTED AS 'SH' ARE SIGHT/HEARING IMPAIRED UNITS AND INCLUDE ACCESSIBLE COMMUNICATION FEATURES REQUIRED BY THE ACCESSIBILITY CODE</div> <div>12. REFER TO ENLARGED UNIT PLANS (A6 SHEETS) FOR DIMENSIONS AND ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNITS</div> <div>13. CONTRACTOR TO PROVIDE SEMI-RECESSED FEC'S WHERE SHOWN. PROVIDE RATED ENCLOSURE WHERE LOCATED IN RATED WALLS</div> <div>14. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION AND CONTINUATION OF SIDEWALKS. TYPICAL. ALL ENTRANCES TO BE HANDICAP ACCESSIBLE AND SLOPED AT 1:20 MAXIMUM</div>	<div><div><div></div></div> PARTITION/ASSEMBLY TYPE - SEE SHEET G4.1</div> <div><div></div> INDICATES EXISTING CONSTRUCTION TO REMAIN</div> <div><div></div> INDICATES 1-HR RATED FIRE PARTITION (NCBC SECTION 708)</div> <div><div></div> INDICATES 1-HR RATED FIRE BARRIER (NCBC SECTION 707)</div>



First Floor Plan - New Work
SCALE: 1/16"=1'-0"

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119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
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Fax: 919.967.0159
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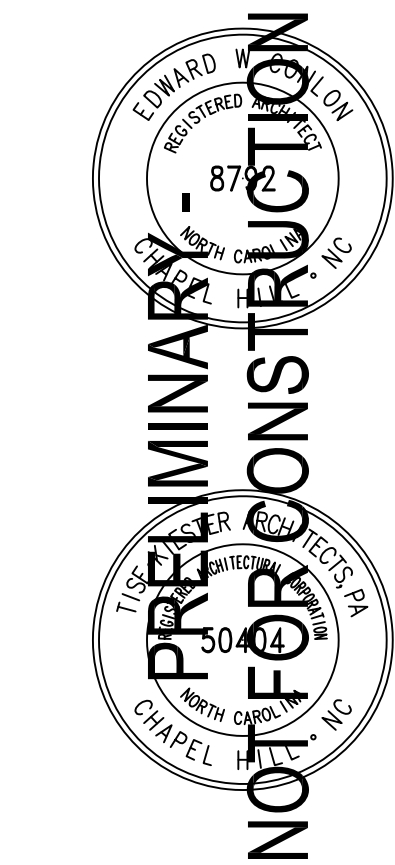
Valdese Weavers Mill

Valdese, NC

- Job Number:

2112
- Date:

02.04.22
- Revisions:

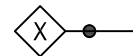





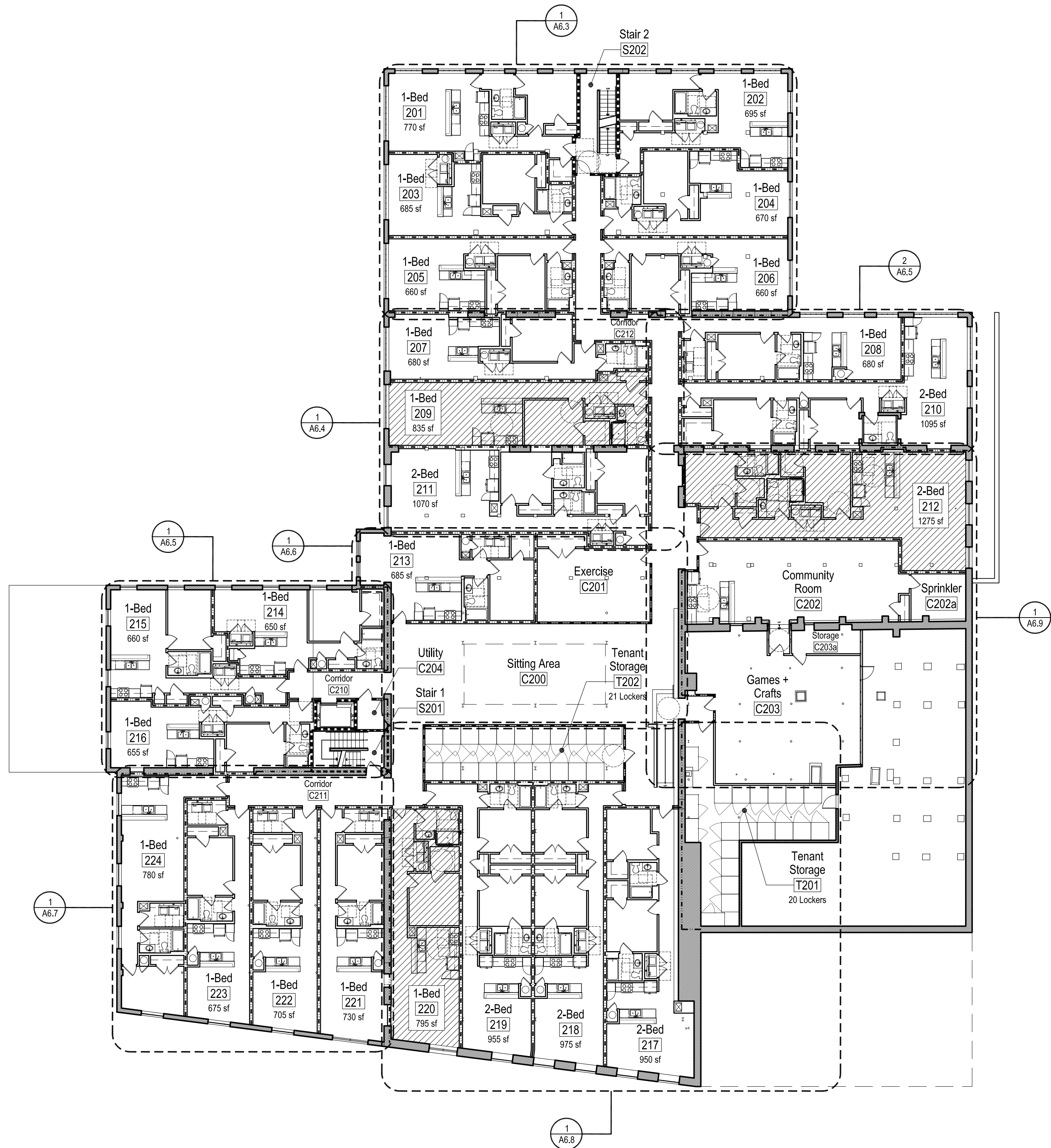
First Floor Plan
New Work
Sheet

GENERAL PLAN NOTES - NEW WORK

1. REFER TO D1 SHEETS FOR OVERALL DIMENSIONS OF EXISTING BUILDINGS
2. FINISH FLOOR ELEVATIONS TAKEN FROM SITE SURVEY AND SCAN INFORMATION. FIELD VERIFY FLOOR TO FLOOR HEIGHTS
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY CONFLICTS
5. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION
6. REFER TO PLANS AND ENLARGED PLANS FOR LOCATIONS OF OTHER PARTITION TYPES
7. UNLESS NOTED OTHERWISE, ALL NEW CORRIDOR WALLS AND TENANT SEPARATION WALLS TO BE PARTITION TYPE 'P3'
8. REFER TO BUILDING SECTIONS AND UNIT PLANS FOR WALL HEIGHTS
9. REFER TO SHEET G4.1 FOR PARTITION TYPES AND ASSEMBLY DETAILS, TYPICAL
10. UNIT TYPES LISTED AS 'HC' ARE 'TYPE A' ACCESSIBLE UNITS
11. UNIT TYPES LISTED AS 'SH' ARE SIGHT/HEARING IMPAIRED UNITS AND INCLUDE ACCESSIBLE COMMUNICATION FEATURES REQUIRED BY THE ACCESSIBILITY CODE
12. REFER TO ENLARGED UNIT PLANS (A6 SHEETS) FOR DIMENSIONS AND ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNITS
13. CONTRACTOR TO PROVIDE SEMI-RECESSED FEC'S WHERE SHOWN. PROVIDE RATED ENCLOSURE WHERE LOCATED IN RATED WALLS
14. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION AND CONTINUATION OF SIDEWALKS. TYPICAL. ALL ENTRANCES TO BE HANDICAP ACCESSIBLE AND SLOPED AT 1:20 MAXIMUM

PLAN LEGEND

-  PARTITION/ASSEMBLY TYPE - SEE SHEET G4.1
-  INDICATES EXISTING CONSTRUCTION TO REMAIN
-  INDICATES 1-HR RATED FIRE PARTITION (NCBC SECTION 706)
-  INDICATES 1-HR RATED FIRE BARRIER (NCBC SECTION 707)



Second Floor Plan - New Work

SCALE: 1/16"=1'-0"

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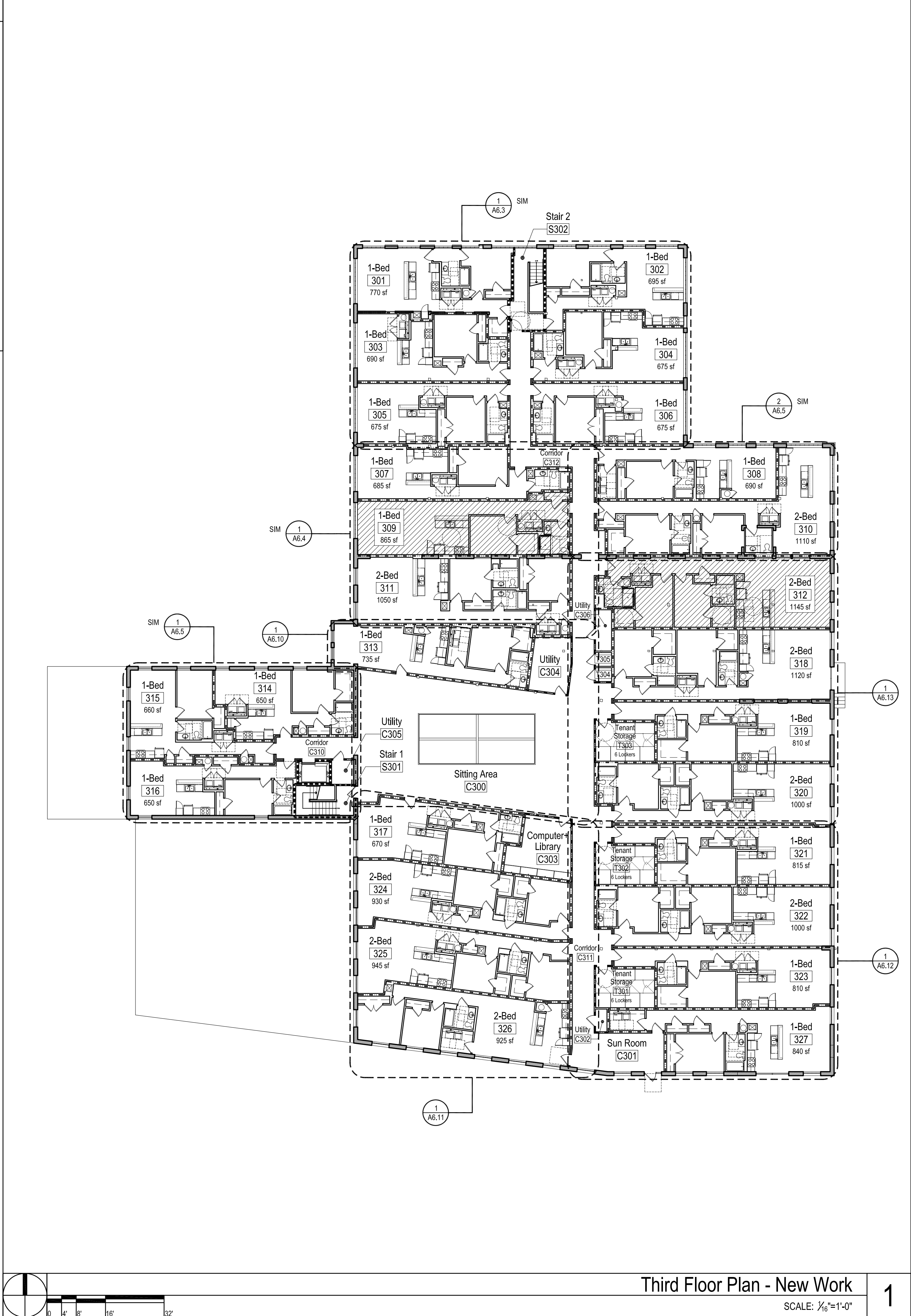
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- Date: 02.04.22
- Revisions:



Second Floor Plan
New Work
Sheet

A1.2

GENERAL PLAN NOTES - NEW WORK	PLAN LEGEND
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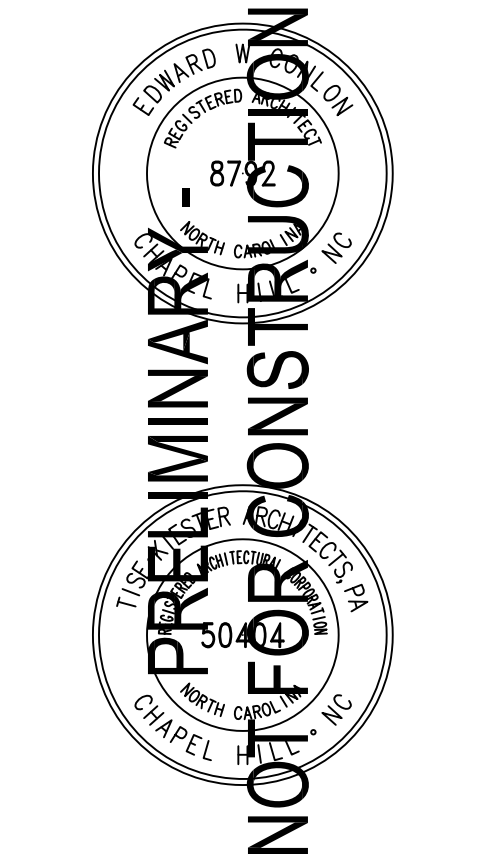
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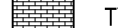
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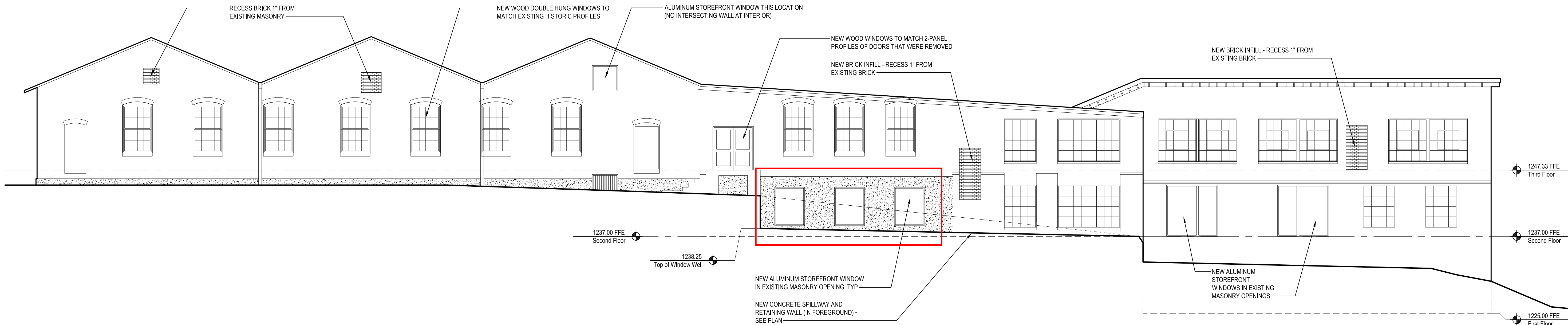
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Date:	02.04.22
Revisions:	



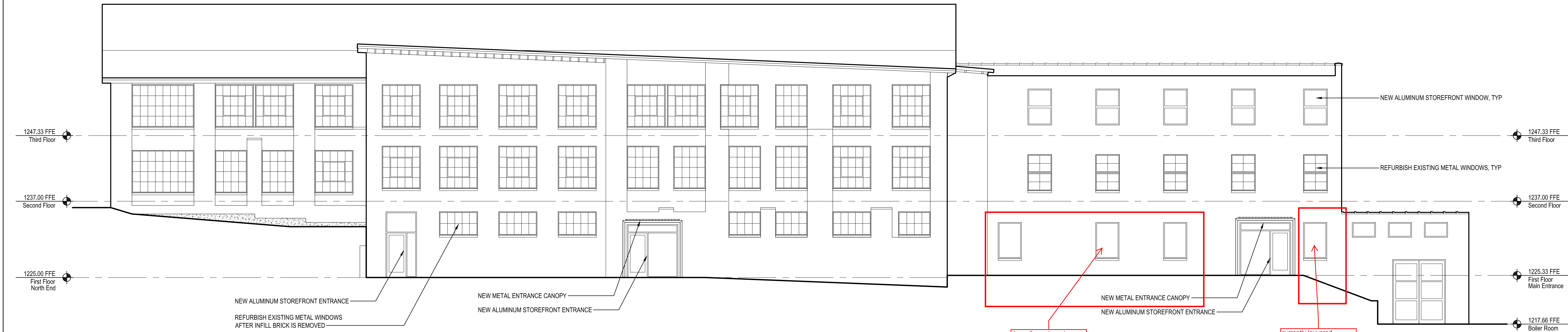
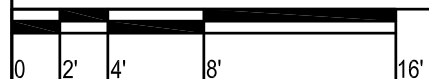
		ELEVATION GENERAL NOTES	LEGEND	ELEVATION KEYNOTES
	1.	PAINT TO BE REMOVED FROM ALL EXIST BRICK. HOLES, OPENINGS, ETC. IN WALL TO BE PATCHED/REPAIRED TO MATCH EXIST. SEE SPECIFICATIONS.	 NEW WALL SCONCE TO LIGHT ADJACENT WALKWAYS	<div>1</div>
	2.	REMOVE BRICK INFILL AT ALL EXISTING MASONRY WINDOW OPENINGS.	 UNLESS OTHERWISE NOTED ALL UNHATCHED WALL SURFACES ARE RUNNING BOND BRICK MASONRY	<div>2</div> EXISTING BRICK OR CAST CONCRETE SILLS TO REMAIN - PATCH OR REPLACE WHERE DAMAGED OR MISSING
	3.	EXISTING STEEL WINDOWS TO BE REFURBISHED U.N.O. NEW INSULATED GLAZING PANELS TO BE INSTALLED.	 DARK DASHED LINE INDICATES NEW OPENING OR RESTORED OPENING	<div>3</div>
	4.	DEGRADED WOOD AT RAFTER TAILS, FASCIA AND POP-UPS TO BE REPLACED. TRIM TO BE PAINTED TO MATCH EXISTING	 BRICK HATCH INDICATES BRICK INFILL, SET 1" BACK FROM EXISTING BRICK, TYP.	<div>4</div> PATCH / REPAINT EXISTING WOOD FASCIAS, TYP.
	5.	EXCEPT WHERE NOTED, ALL REMNANT HARDWARE, CONDUIT, FIXTURES, ETC TO BE REMOVED AND HOLES PATCHED	 WINDOW TAG. SEE A10 SHEETS FOR WINDOWS TYPES AND REHAB DETAILS.	<div>5</div> REPAIR / REPAINT EXISTING WOOD RAFTER TAIL, TYP.
	6.	ALL NEW BRICK WORK AND MORTAR TO MATCH EXISTING. SAMPLE PANELS TO BE APPROVED BY ARCHITECT		<div>6</div> NEW METAL CANOPY SYSTEM
				<div>7</div> NEW CONCRETE RAMP WITH BRICK CHEEK WALLS AND PRECAST CONCRETE CAP
				<div>8</div> NEW DOWNSPOUTS AT EXISTING LOCATIONS, TYP.
				<div>9</div> NEW GUTTERS, TYP.
				<div>10</div> REMOVE MASONRY BELOW EXISTING WINDOW
				<div>11</div>
				<div>12</div>
				<div>13</div>
				<div>14</div>
				<div>15</div>
				<div>16</div>
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				<div>19</div>
				<div>20</div>
				<div>21</div>
				<div>22</div>
				<div>23</div>
				<div>24</div>



East Elevation - New Work

SCALE: $\frac{1}{8}"=1'-0"$

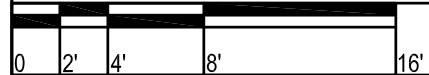
2



North Elevation - New Work

SCALE: $\frac{1}{8}"=1'-0"$

1



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Valdese
Weavers Mill
Valdese, NC

Job Number: 2112

■ Date: 02.04.22

■ Revisions:



Exterior Elevations

New Work

Shee

A3.1

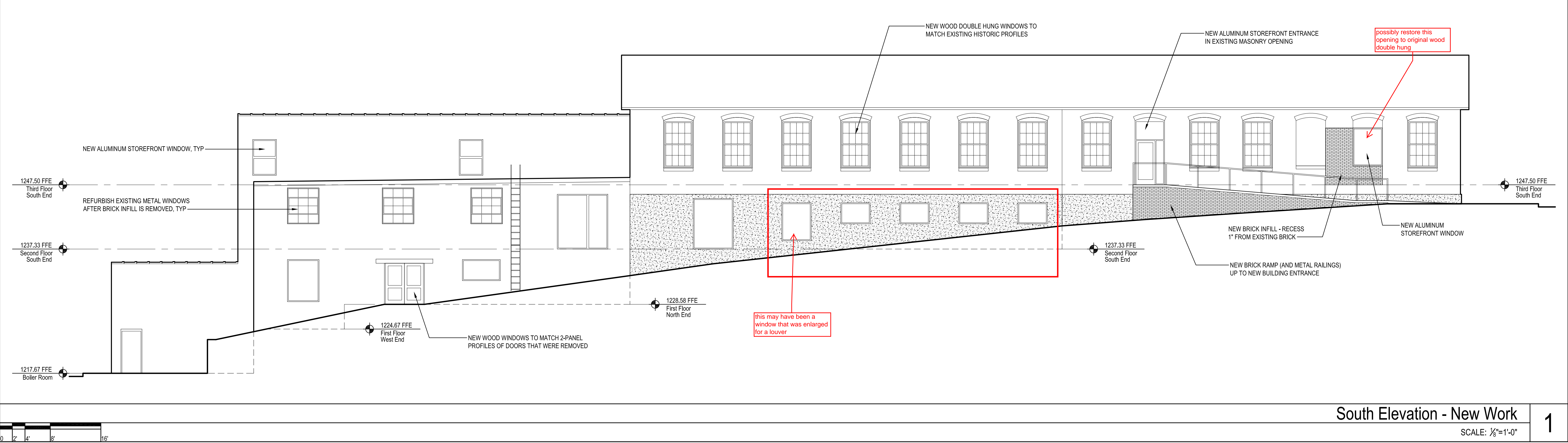
ELEVATION GENERAL NOTES	LEGEND	ELEVATION KEYNOTES
<div>1. PAINT TO BE REMOVED FROM ALL EXIST BRICK. HOLES, OPENINGS, ETC. IN WALL TO BE PATCHED/REPAIRED TO MATCH EXIST. SEE SPECIFICATIONS.</div> <div>2. REMOVE BRICK INFILL AT ALL EXISTING MASONRY WINDOW OPENINGS.</div> <div>3. EXISTING STEEL WINDOWS TO BE REFURBISHED U.N.O. NEW INSULATED GLAZING PANELS TO BE INSTALLED.</div> <div>4. DEGRADED WOOD AT RAFTER TAILS, FASCIA AND POP-UPS TO BE REPLACED. TRIM TO BE PAINTED TO MATCH EXISTING</div> <div>5. EXCEPT WHERE NOTED, ALL REMNANT HARDWARE, CONDUIT, FIXTURES, ETC TO BE REMOVED AND HOLES PATCHED</div> <div>6. ALL NEW BRICK WORK AND MORTAR TO MATCH EXISTING. SAMPLE PANELS TO BE APPROVED BY ARCHITECT</div>	<div><div></div>NEW WALL SCONCE TO LIGHT ADJACENT WALKWAYS</div> <div><div></div>UNLESS OTHERWISE NOTED ALL UNHATCHED WALL SURFACES ARE RUNNING BOND BRICK MASONRY</div> <div><div></div>DARK DASHED LINE INDICATES NEW OPENING OR RESTORED OPENING</div> <div><div></div>BRICK HATCH INDICATES BRICK INFILL, SET 1" BACK FROM EXISTING BRICK, TYP</div> <div><div></div>WINDOW TAG. SEE A10 SHEETS FOR WINDOWS TYPES AND REHAB DETAILS.</div>	<div><div>1</div></div> <div><div>2</div>EXISTING BRICK OR CAST CONCRETE SILLS TO REMAIN - PATCH OR REPLACE WHERE DAMAGED OR MISSING</div> <div><div>3</div></div> <div><div>4</div>PATCH / REPAINT EXISTING WOOD FASCIAS, TYP.</div> <div><div>5</div>REPAIR / REPAINT EXISTING WOOD RAFTER TAIL, TYP.</div> <div><div>6</div>NEW METAL CANOPY SYSTEM</div> <div><div>7</div>NEW CONCRETE RAMP WITH BRICK CHEEK WALLS AND PRECAST CONCRETE CAP</div> <div><div>8</div>NEW DOWNSPOUTS AT EXISTING LOCATIONS, TYP.</div> <div><div>9</div>NEW GUTTERS, TYP.</div> <div><div>10</div>REMOVE MASONRY BELOW EXISTING WINDOW</div> <div><div>11</div></div> <div><div>12</div></div> <div><div>13</div></div> <div><div>14</div></div> <div><div>15</div></div> <div><div>16</div></div> <div><div>17</div></div> <div><div>18</div></div> <div><div>19</div></div> <div><div>20</div></div> <div><div>21</div></div> <div><div>22</div></div> <div><div>23</div></div> <div><div>24</div></div>



West Elevation - New Work

SCALE: 1/8"=1'-0"

2



South Elevation - New Work

SCALE: 1/8"=1'-0"

1

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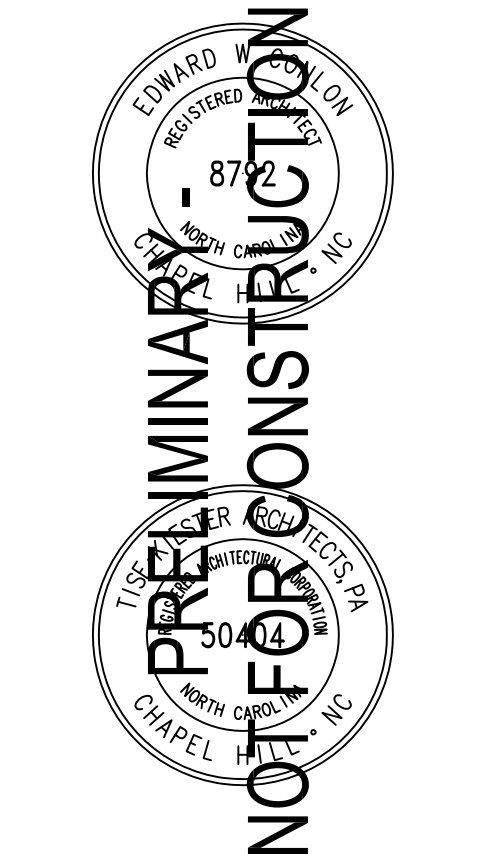
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Valdese
Weavers Mill
Valdese, NC

- Job Number:

2112
- Date:

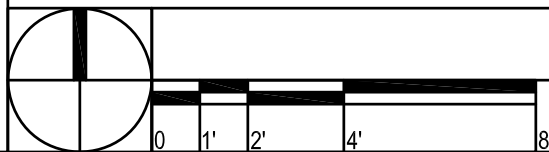
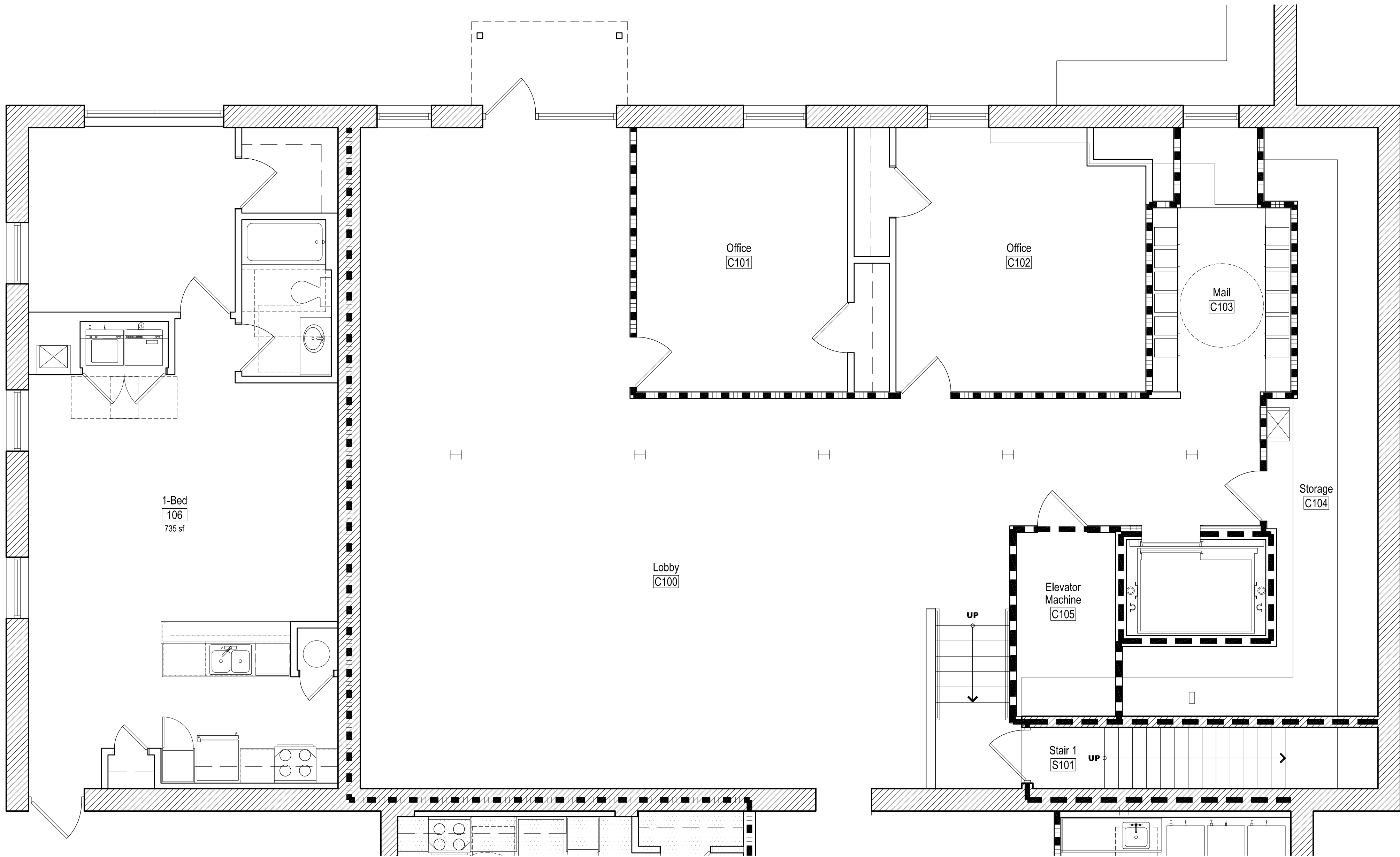
02.04.22
- Revisions:



Exterior Elevations
New Work
Sheet
A3.2

GENERAL NOTES - UNIT PLANS

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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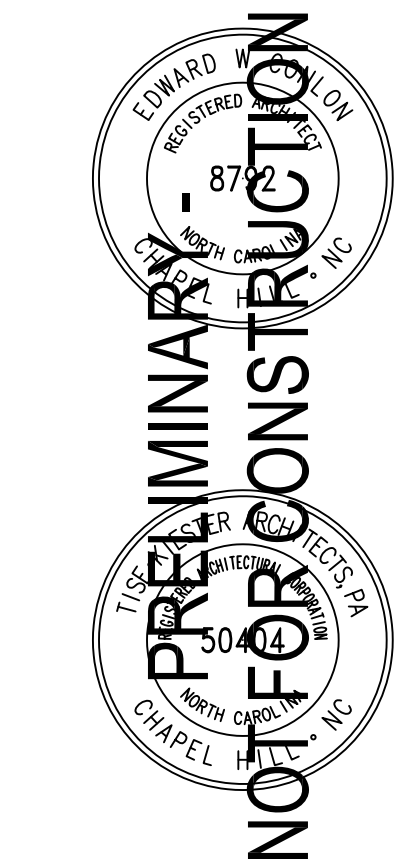
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Valdese Weavers Mill

Valdese, NC

- Job Number: 2112
- Date: 02.04.22
- Revisions:

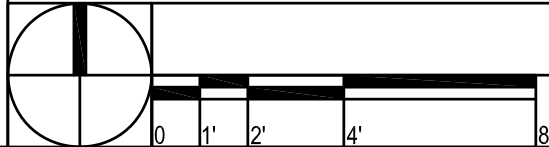
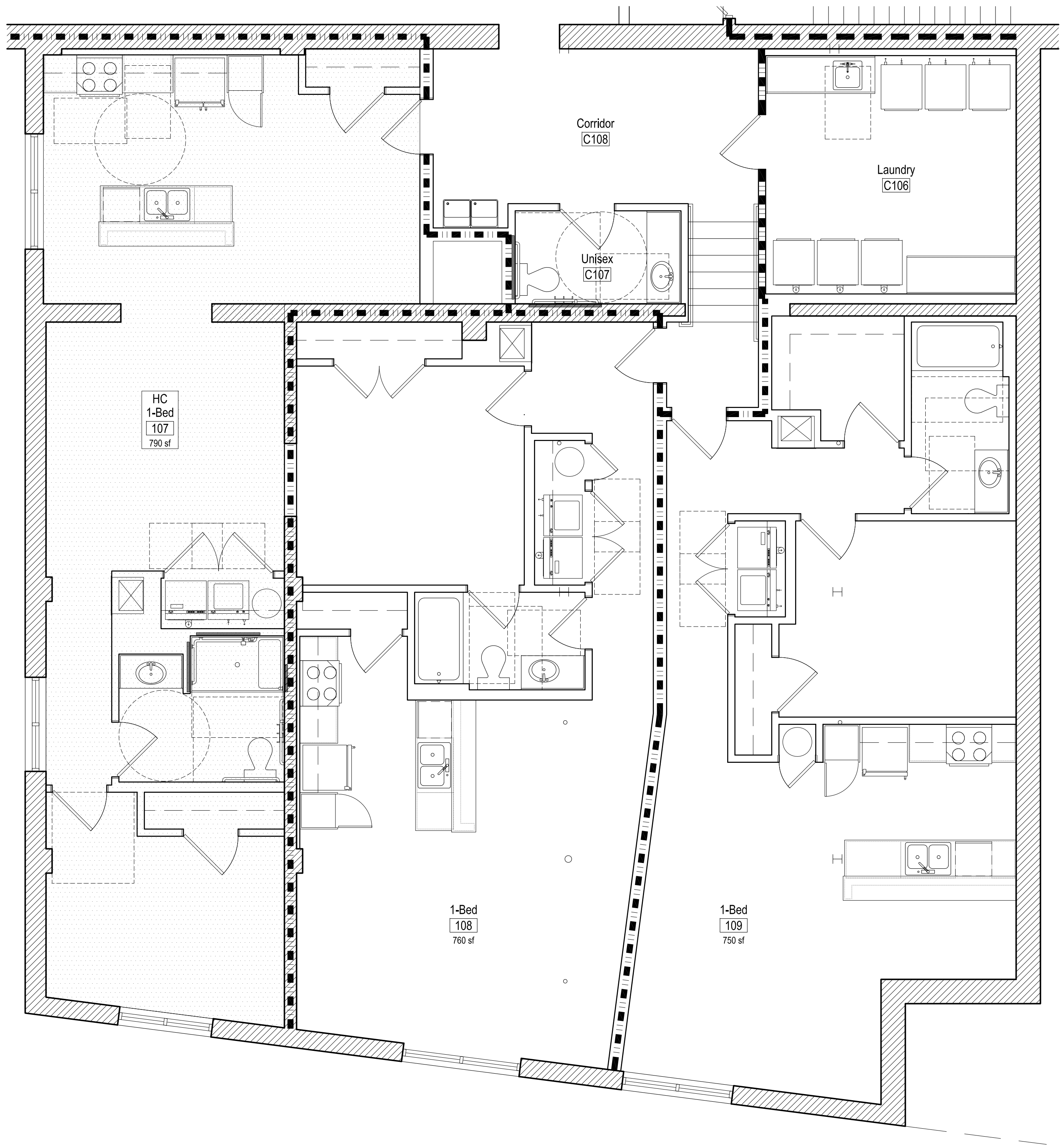


Enlarged Plans
Sheet

A6.0

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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Valdese, NC

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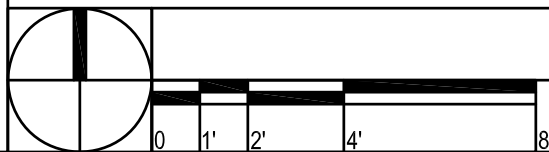
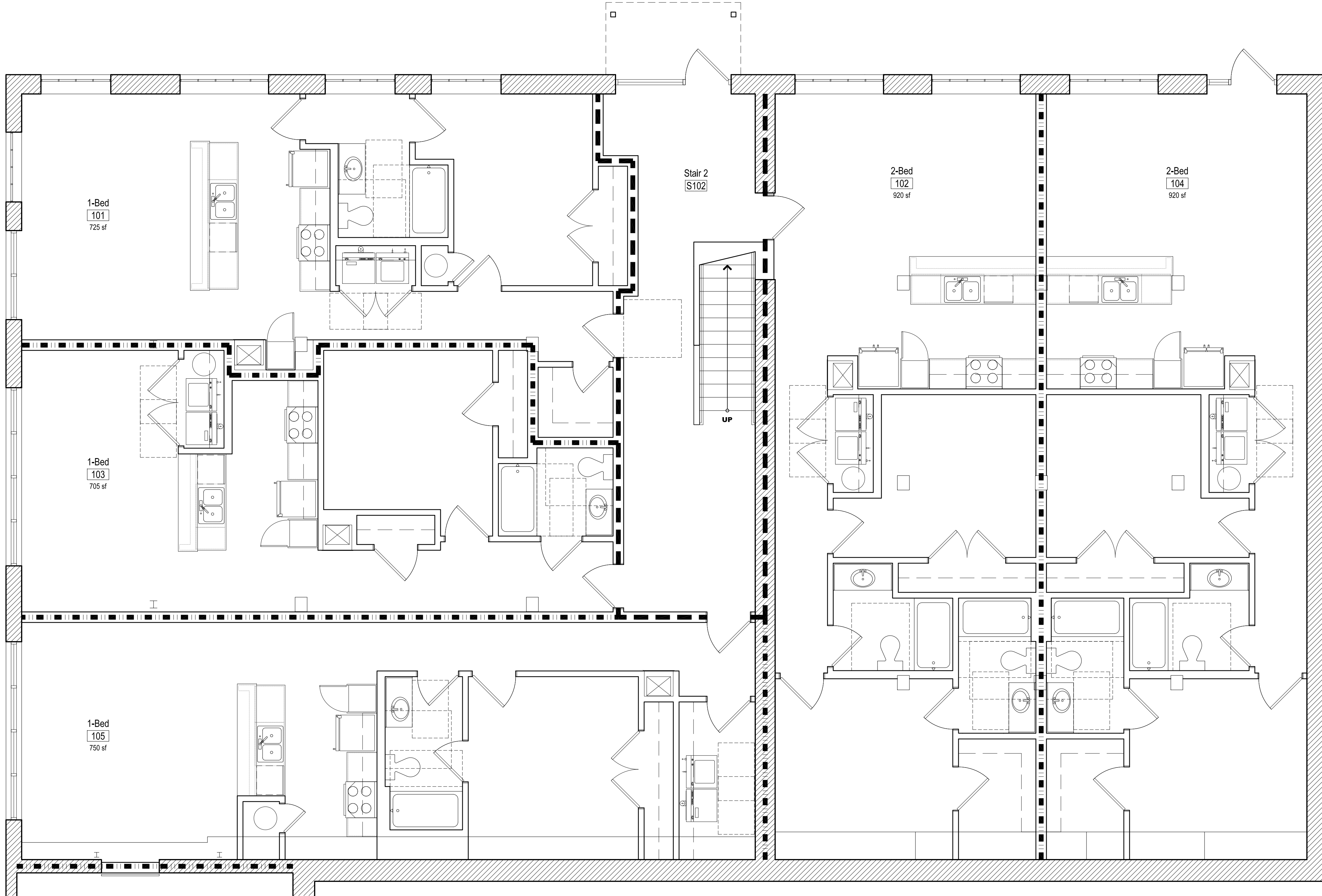


Enlarged Plans
Sheet

A6.1

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Enlarged Plan
SCALE: 1/2"=1'-0"

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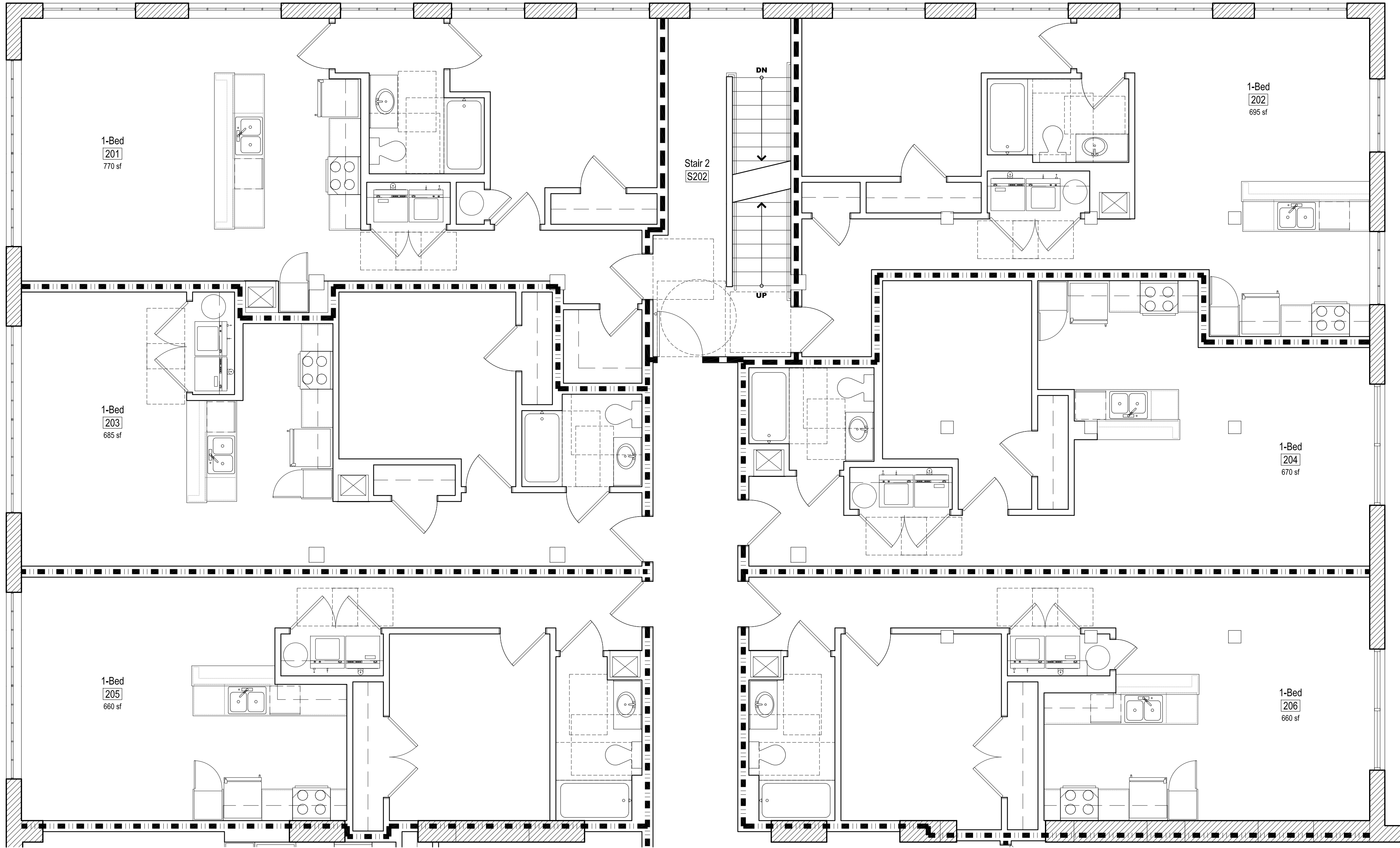


Enlarged Plans
Sheet

A6.2

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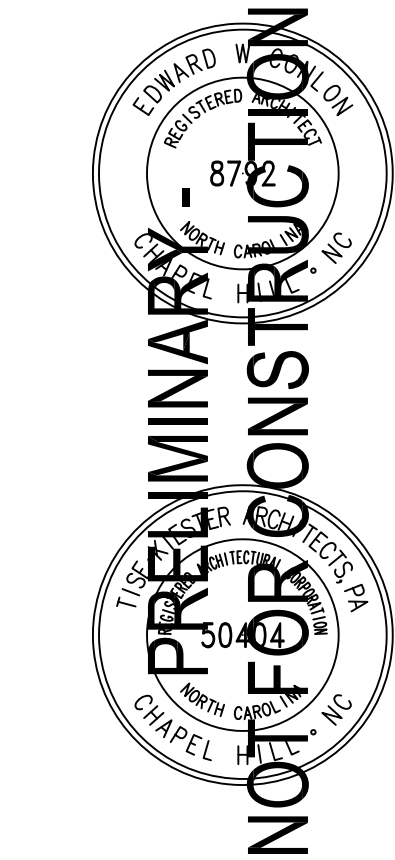
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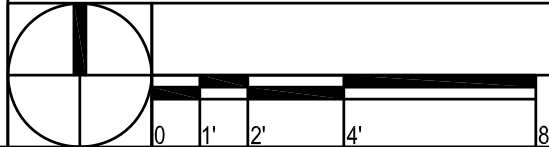
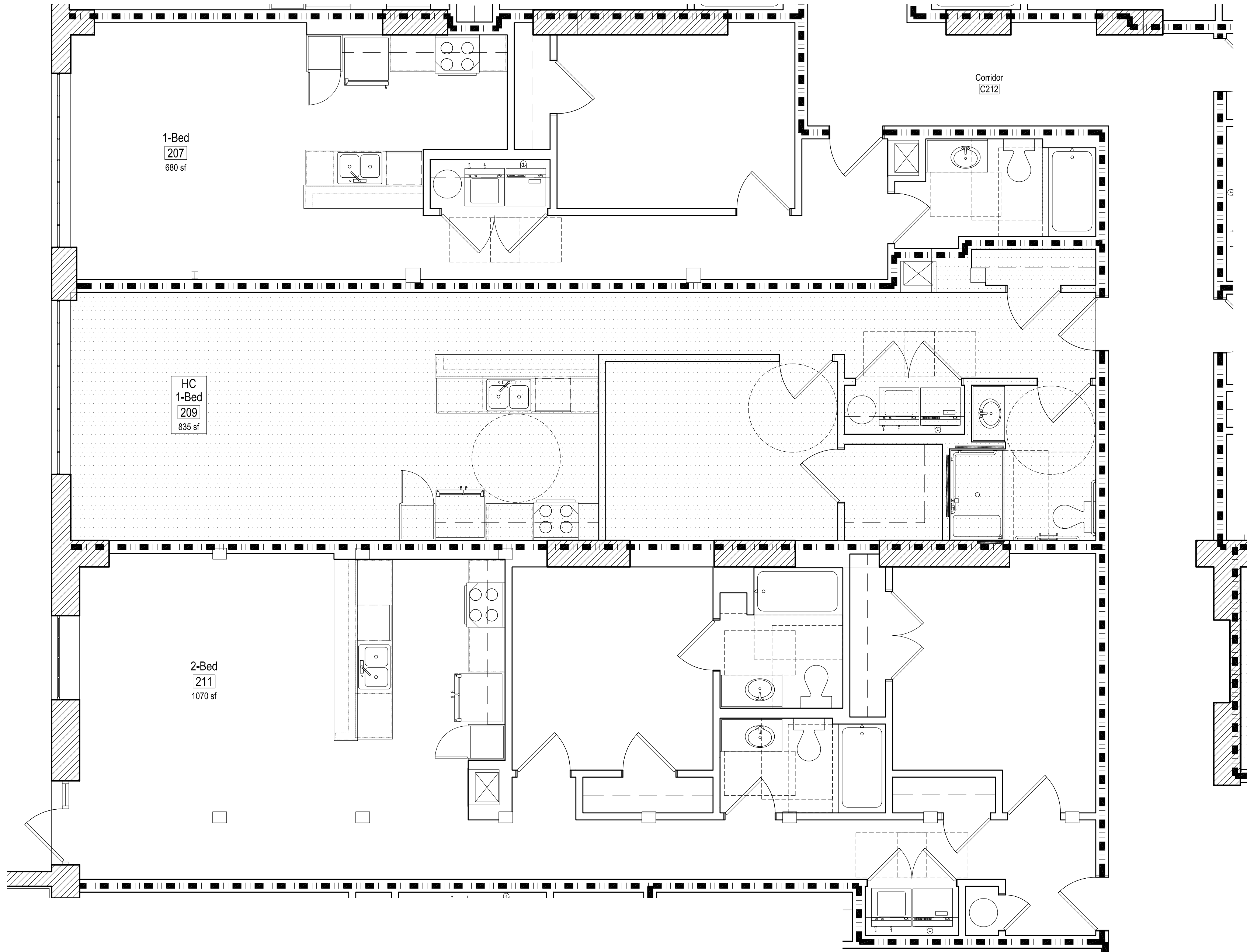
Enlarged Plans
Sheet

A6.3

Enlarged Plan
SCALE: 1/2"=1'-0"

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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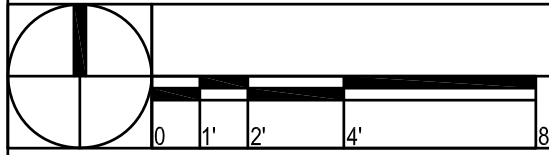
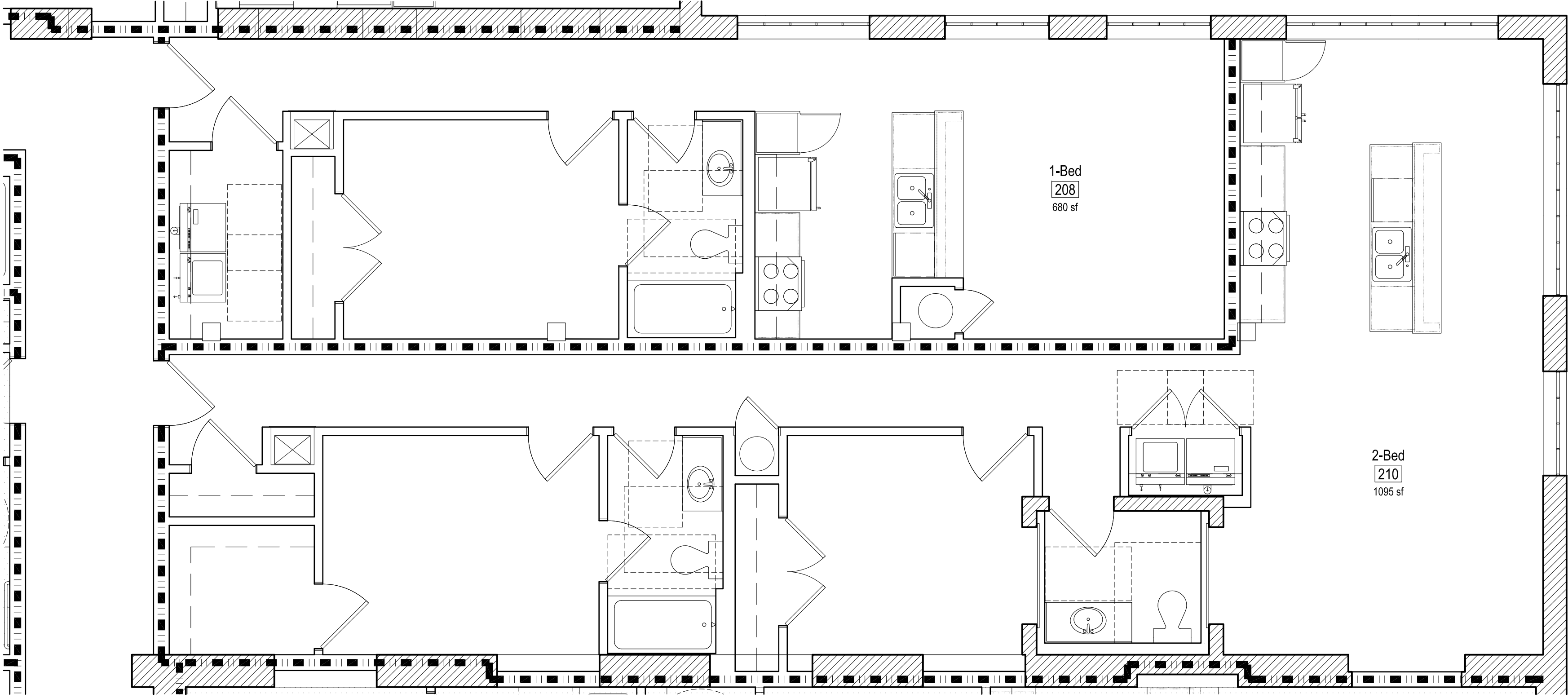


Enlarged Plans
Sheet

A6.4

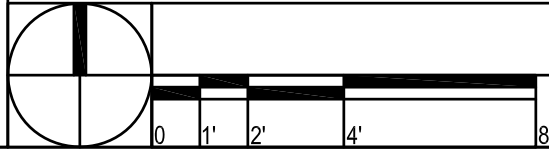
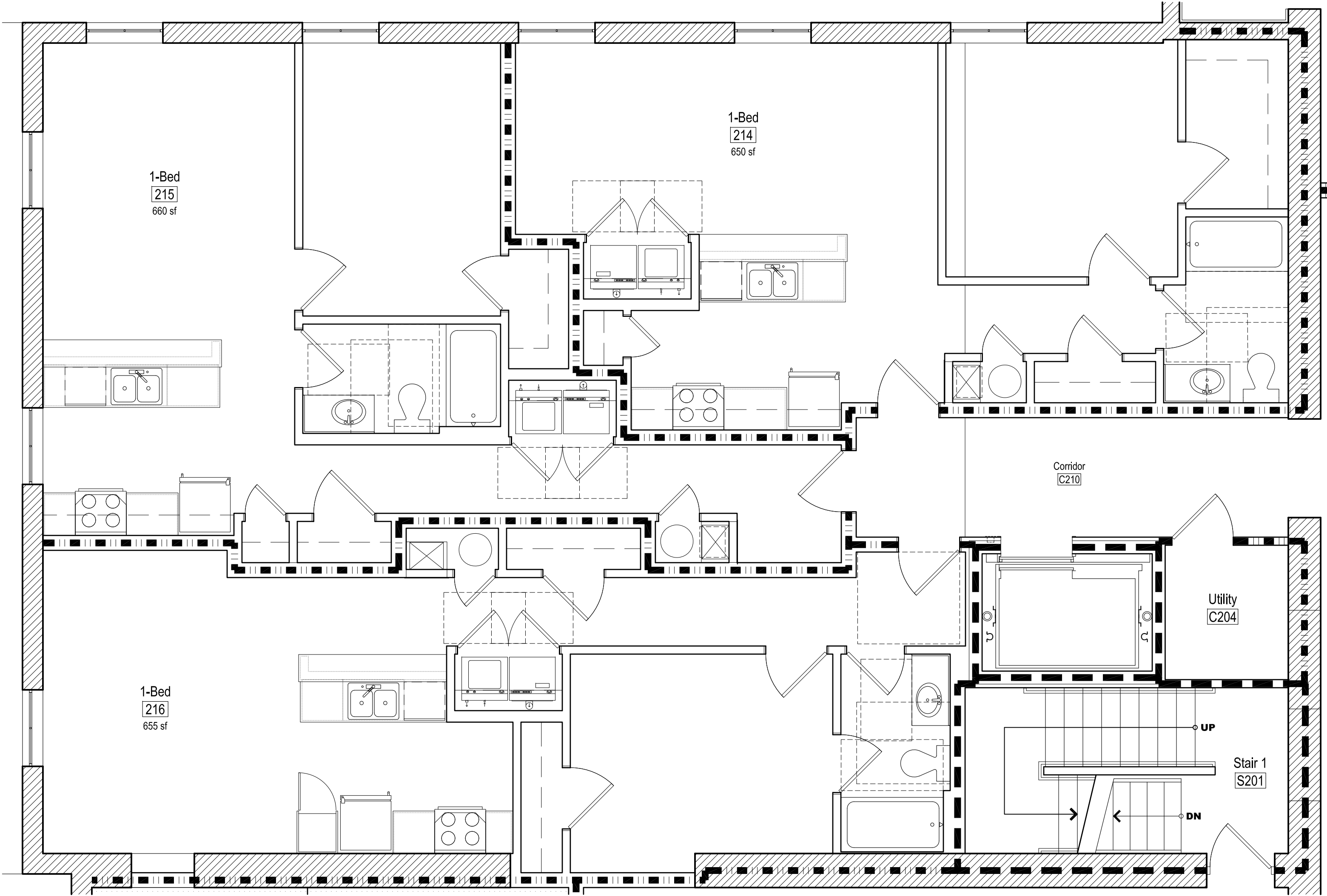
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Enlarged Plan
SCALE: 1/2"=1'-0"

2



Enlarged Plan
SCALE: 1/2"=1'-0"

1

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Valdese
Weavers Mill
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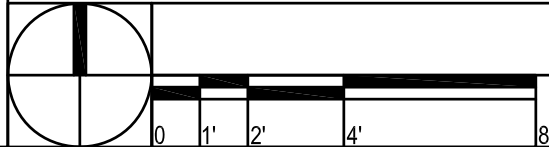
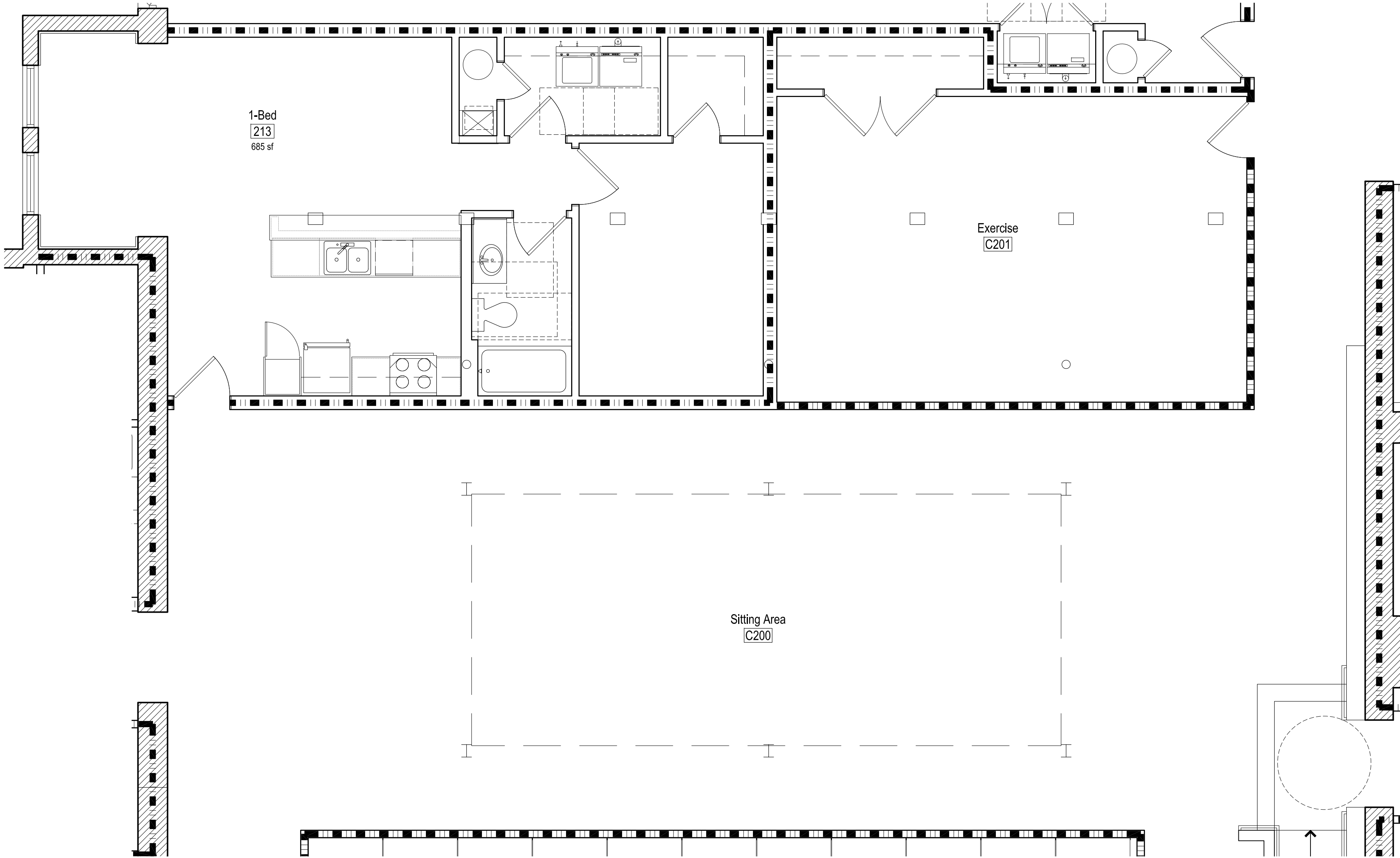


Enlarged Plans
Sheet

A6.5

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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Valdese
Weavers Mill
Valdese, NC

- Job Number: 2112
- Date: 02.04.22
- Revisions:

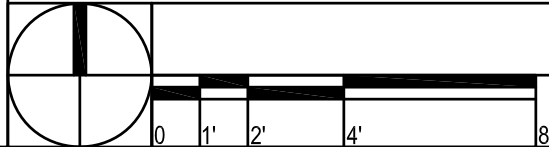
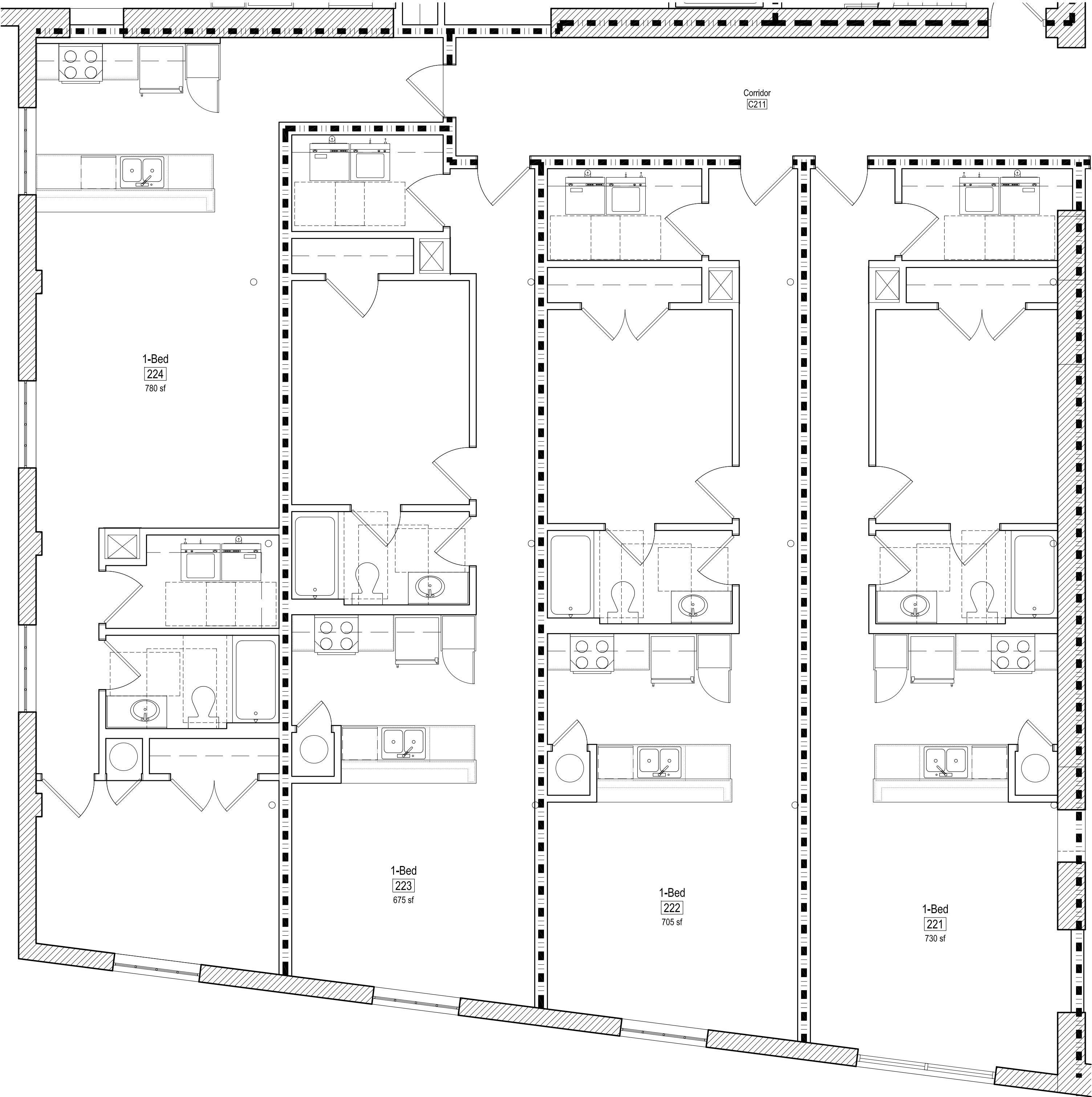


Enlarged Plans
Sheet

A6.6

GENERAL NOTES - UNIT PLANS

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Enlarged Plan
SCALE: 1/2"=1'-0"

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Valdese, NC

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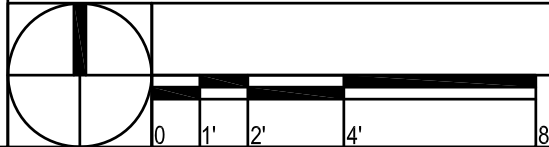
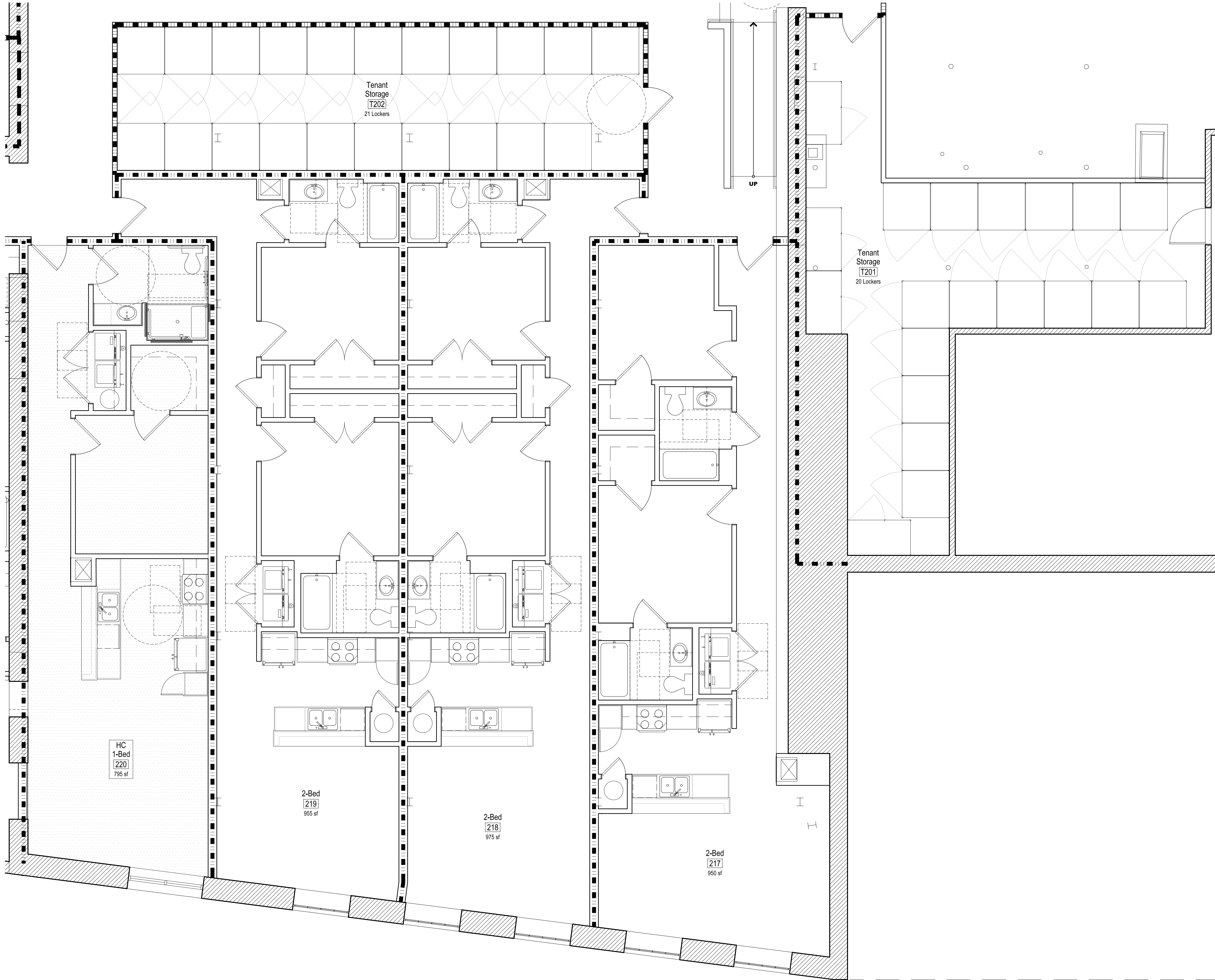


Enlarged Plans
Sheet

A6.7

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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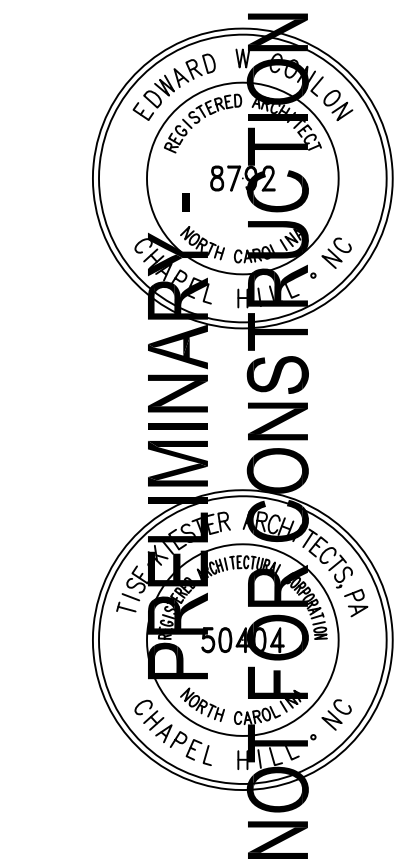
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Weavers Mill
Valdese, NC

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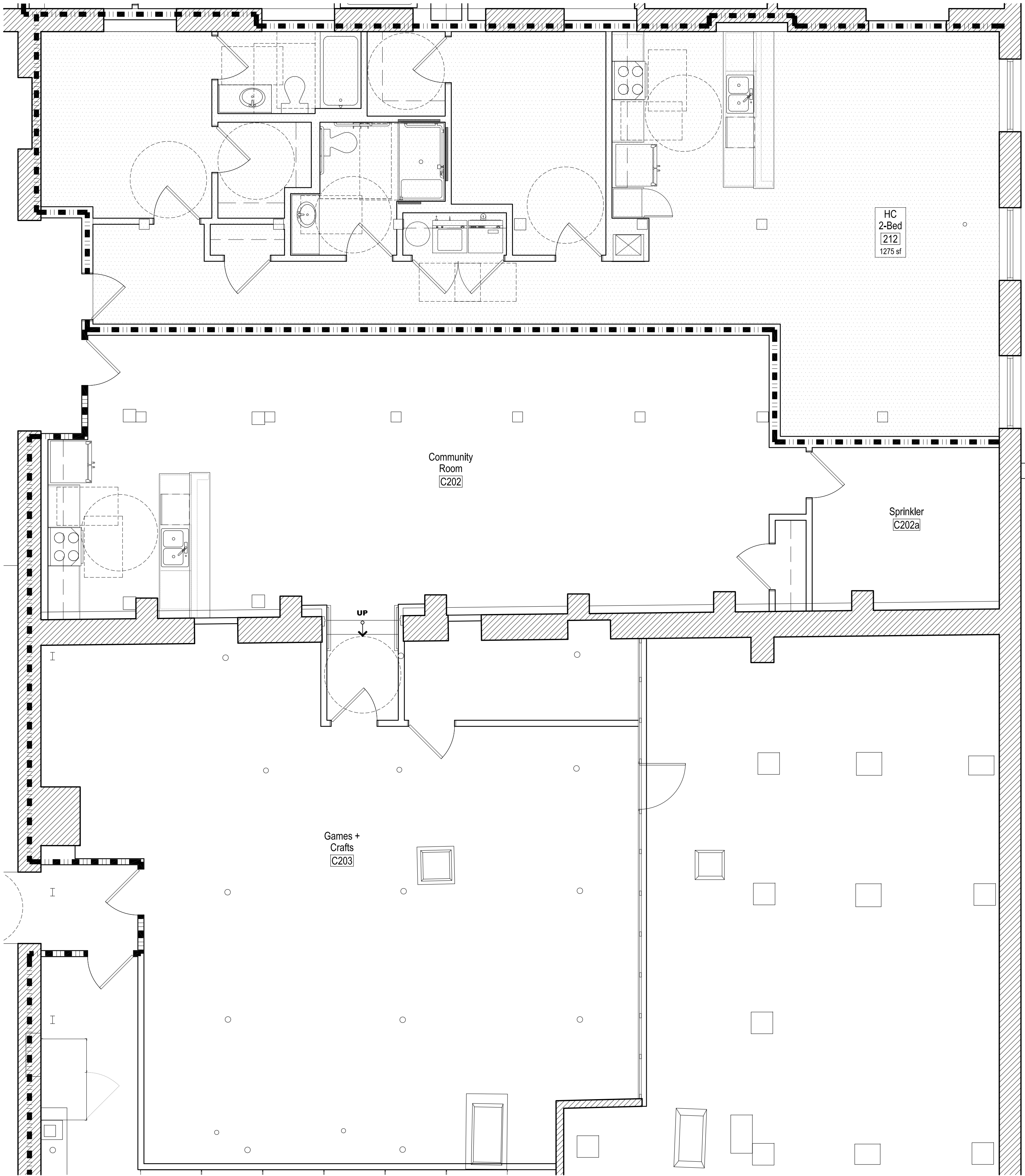


Enlarged Plans
Sheet

A6.8

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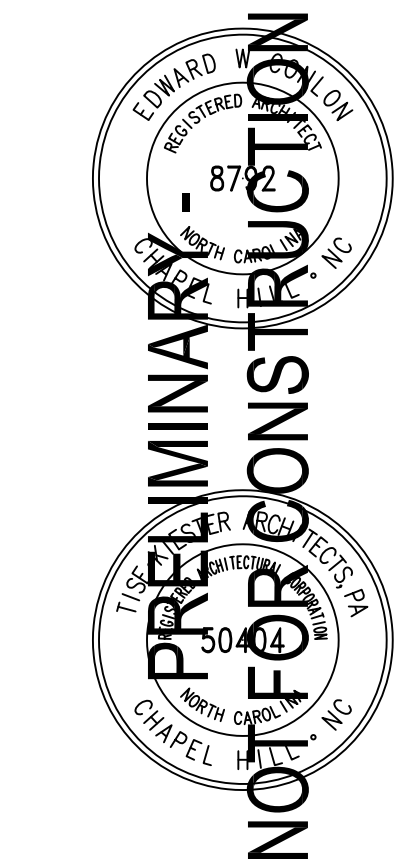
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Enlarged Plans
Sheet

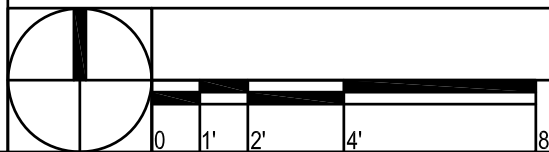
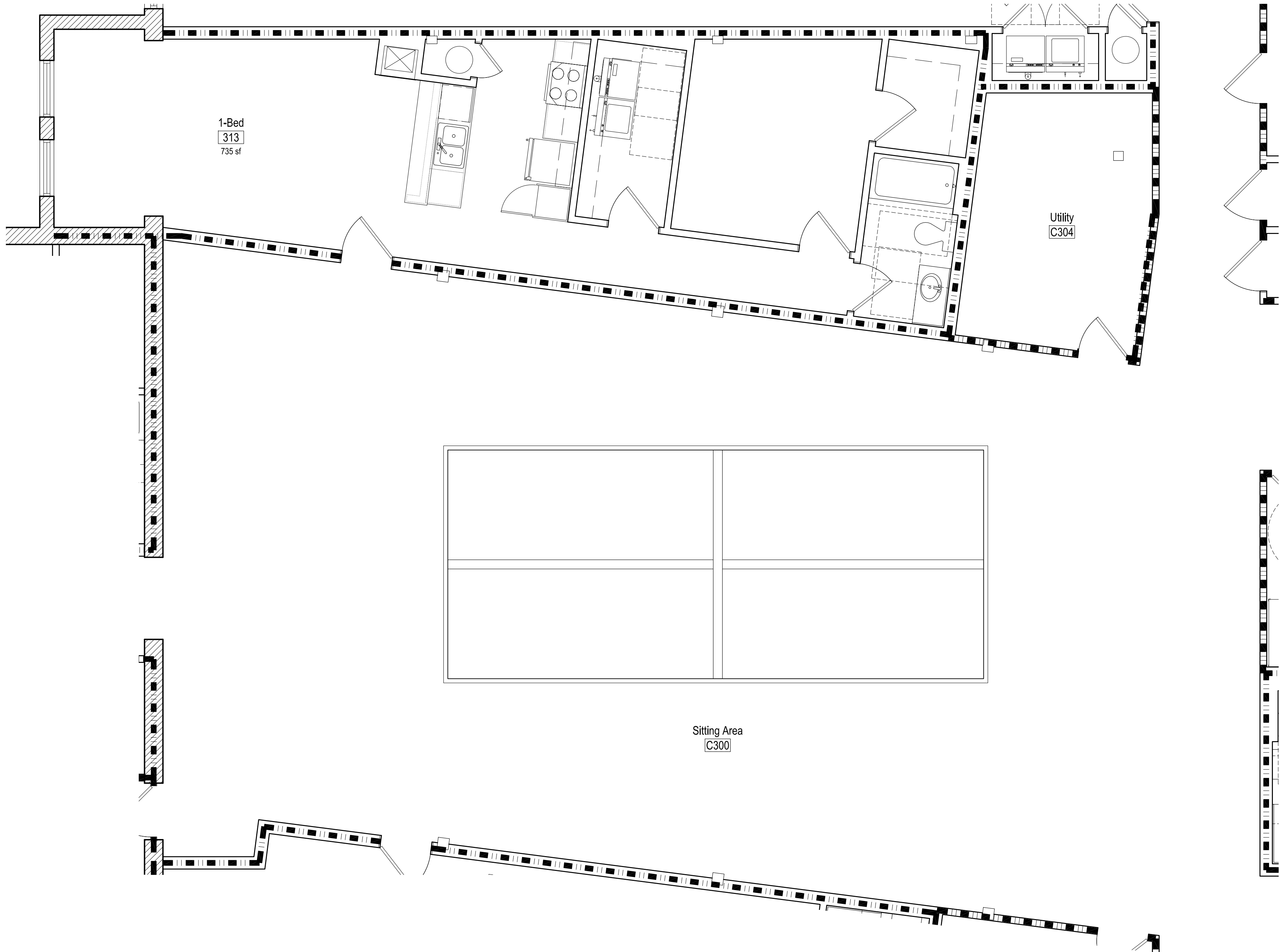
A6.9

Enlarged Plan
SCALE: 1/2"=1'-0"

1

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Enlarged Plan
SCALE: 1/2"=1'-0"

1

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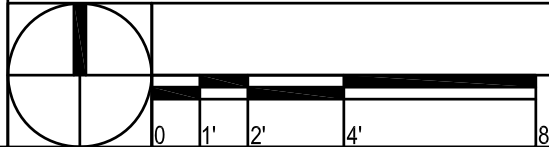
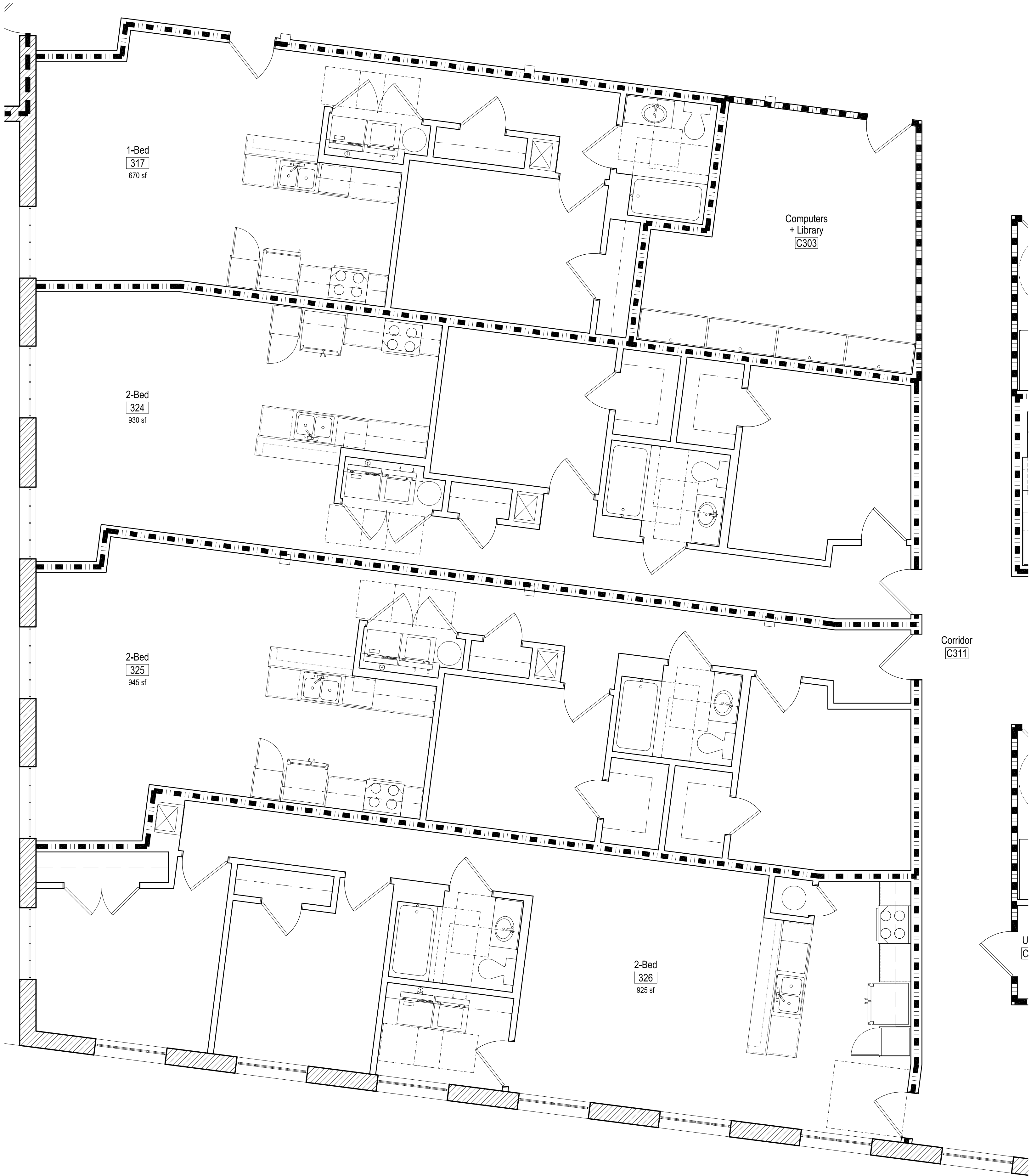


Enlarged Plans
Sheet

A6.10

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Enlarged Plan
SCALE: 1/2"=1'-0"

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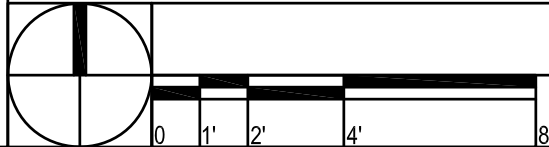
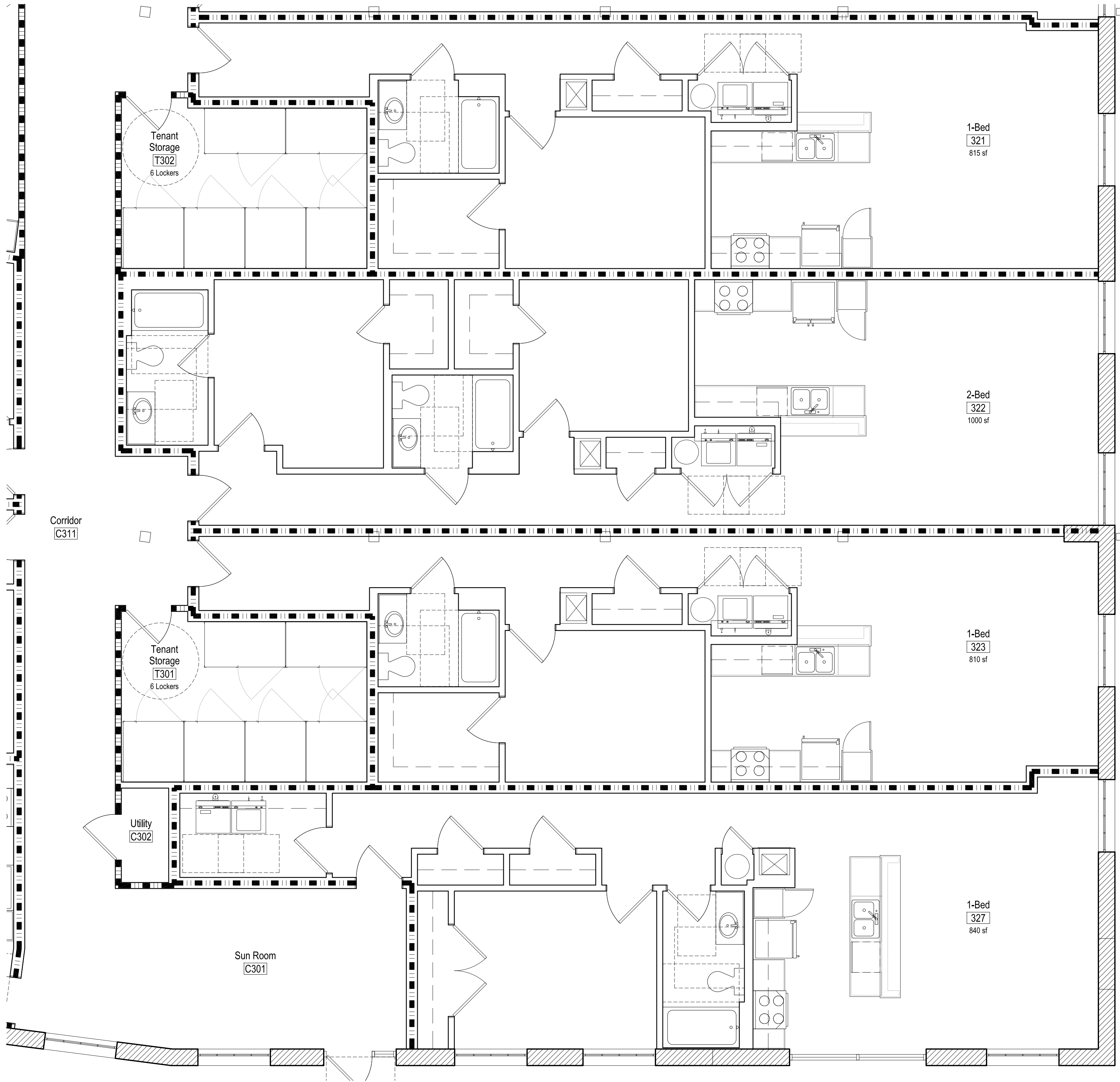


Enlarged Plans
Sheet

A6.11

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Enlarged Plan
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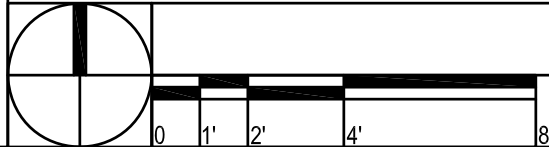
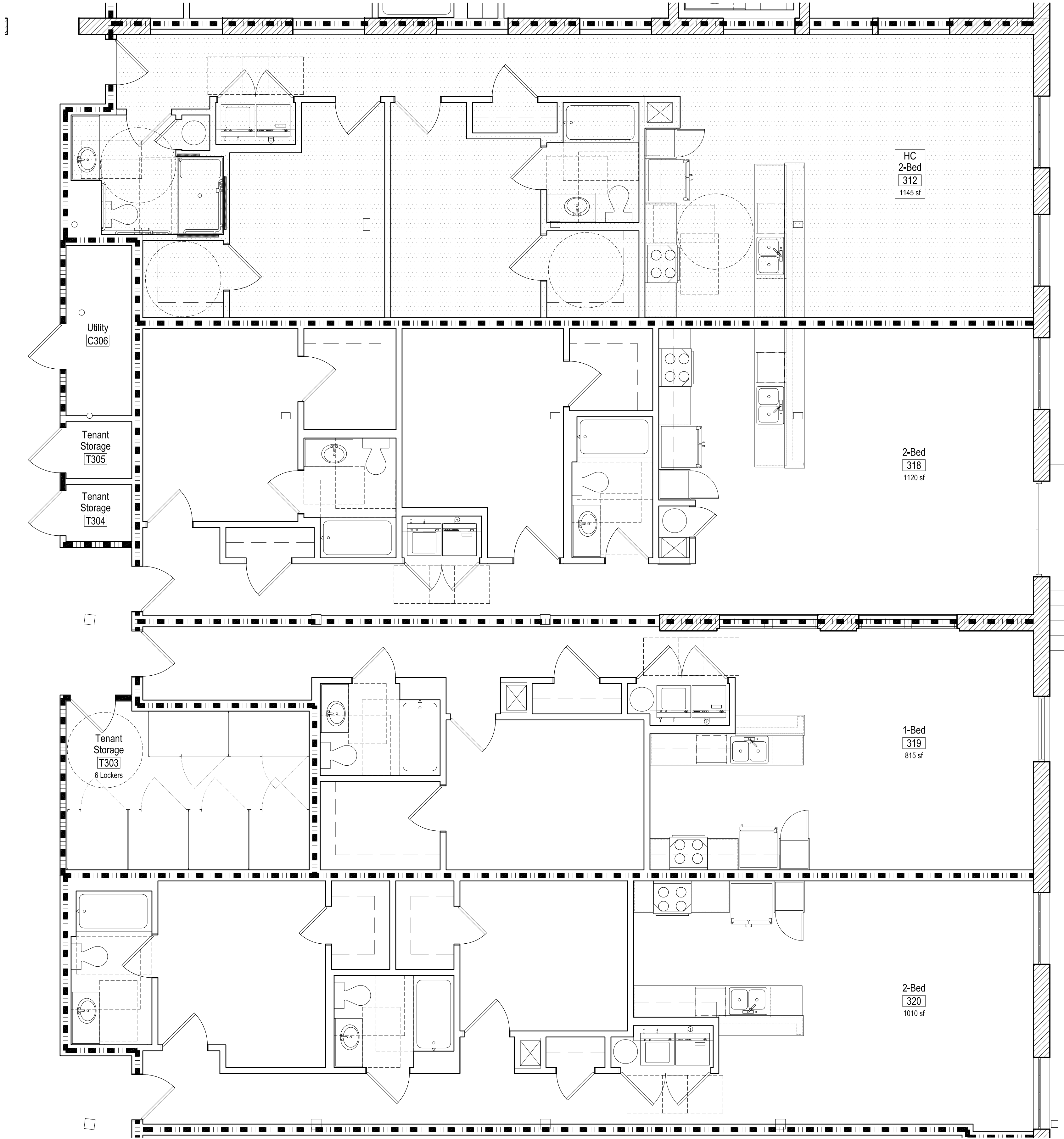


Enlarged Plans
Sheet

A6.12

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Enlarged Plan
SCALE: 1/2"=1'-0"

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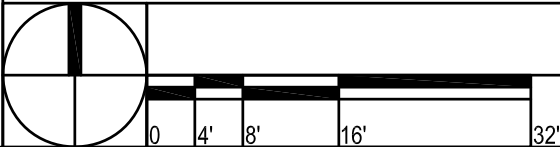
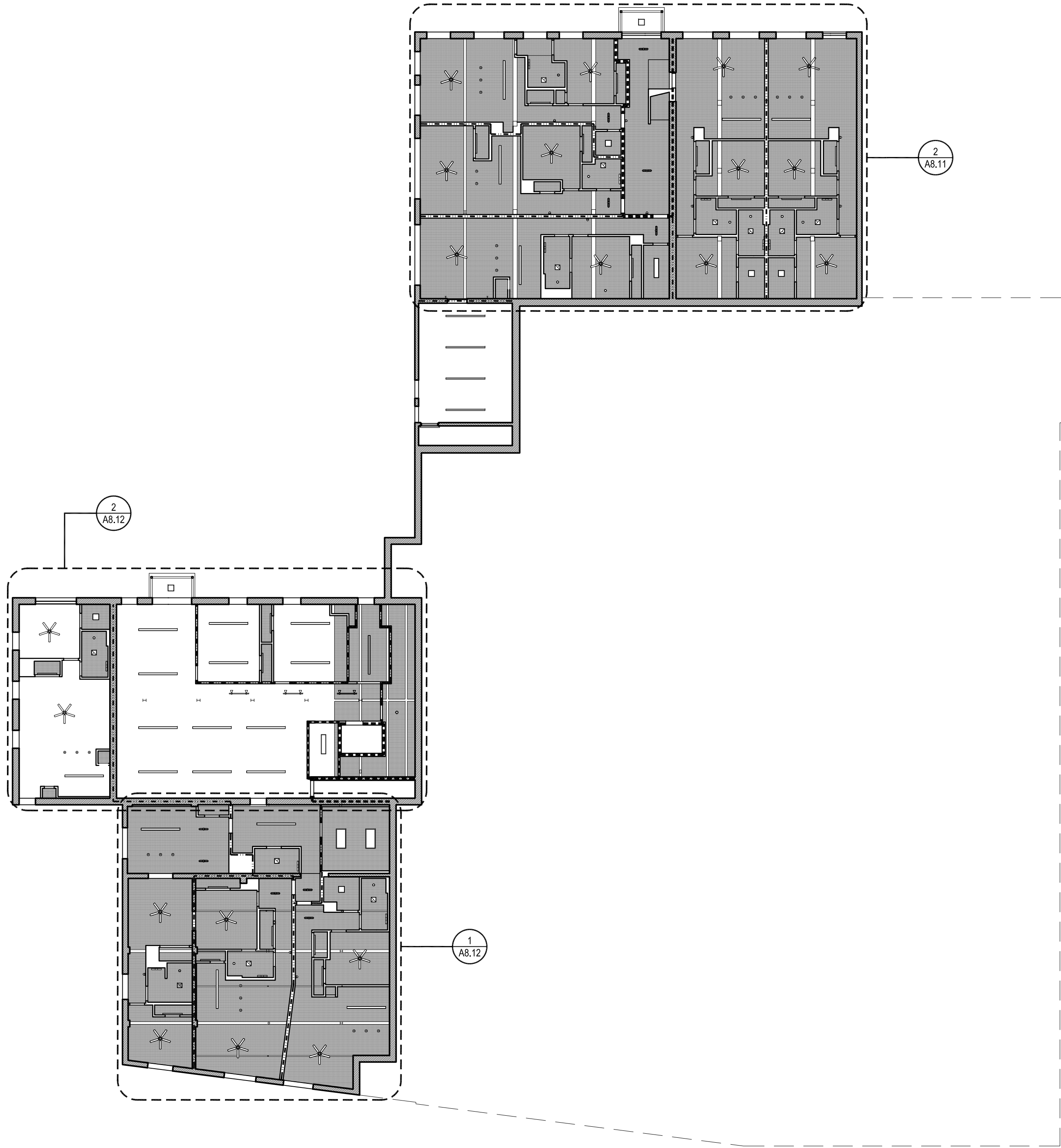


Enlarged Plans
Sheet

GENERAL RCP NOTES

1. UNLESS OTHERWISE INDICATED WITH HATCHING, ALL CEILINGS TO BE EXPOSED EXISTING STRUCTURE.
2. UNLESS OTHERWISE NOTED IN LIGHT SCHEDULE ON ELECTRICAL DRAWINGS, ALL LIGHT FIXTURES TO BE SUSPENDED FROM CEILING WITH STEMS.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL.
4. REFER TO SHEET G4.1 FOR CEILING ASSEMBLY INFORMATION.
5. CEILING HEIGHTS NOTED ON PLAN ARE MEASURED FROM FINISH FLOOR.
6. ALL CEILING HEIGHTS ARE TO BE COORDINATED WITH PME AND SPRINKLER ROUTING REQUIREMENTS. ANY CONFLICTS WITH PROPOSED CEILING HEIGHTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
7. REFER TO PME DRAWINGS FOR INFORMATION ON LOCATION AND ROUTING OF HVAC DEVICES. UNLESS NOTED OTHERWISE, DEVICES TO BE CENTERED WITHIN WIDTH OF CEILINGS AND/OR CENTERED ON LIGHT FIXTURES. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
8. ACCESS PANELS ("AP") SHOWN FOR REFERENCE. COORDINATE WITH PME DRAWINGS.
9. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON LIGHT FIXTURE TYPES AND SWITCHING.
10. REFER TO ELECTRICAL DRAWINGS FOR EXIT AND EMERGENCY LIGHTING LOCATIONS. COORDINATE MOUNTING LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

 INDICATES NEW GWB CEILING



First Floor Reflected Ceiling Plan
SCALE: 1/16"=1'-0"

1

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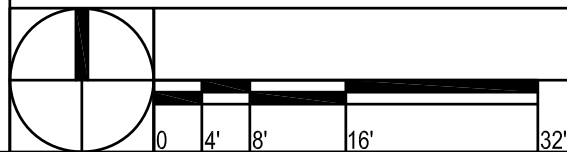
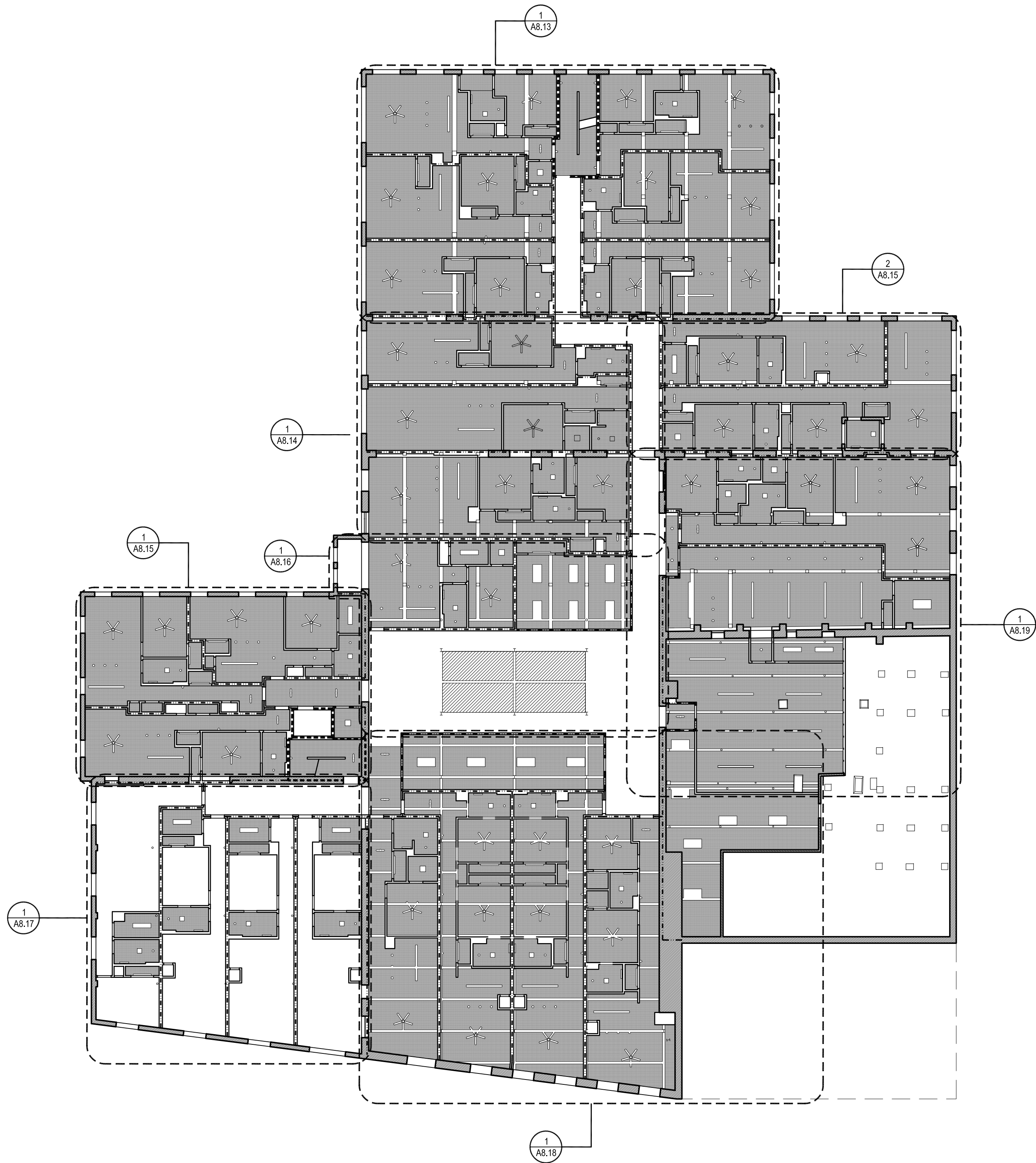
First Floor
Reflected Ceiling Plan
Sheet

A8.1

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INDICATES NEW GWB CEILING



Second Floor Reflected Ceiling Plan

SCALE: 1/16"=1'-0"

1

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Valdese
Weavers Mill
Valdese, NC

Job Number: 2112
Date: 02.04.22
Revisions:



Second Floor
Reflected Ceiling Plan

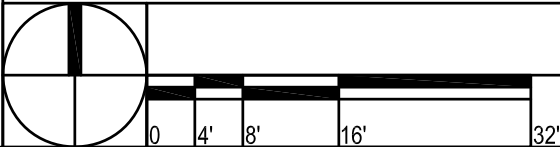
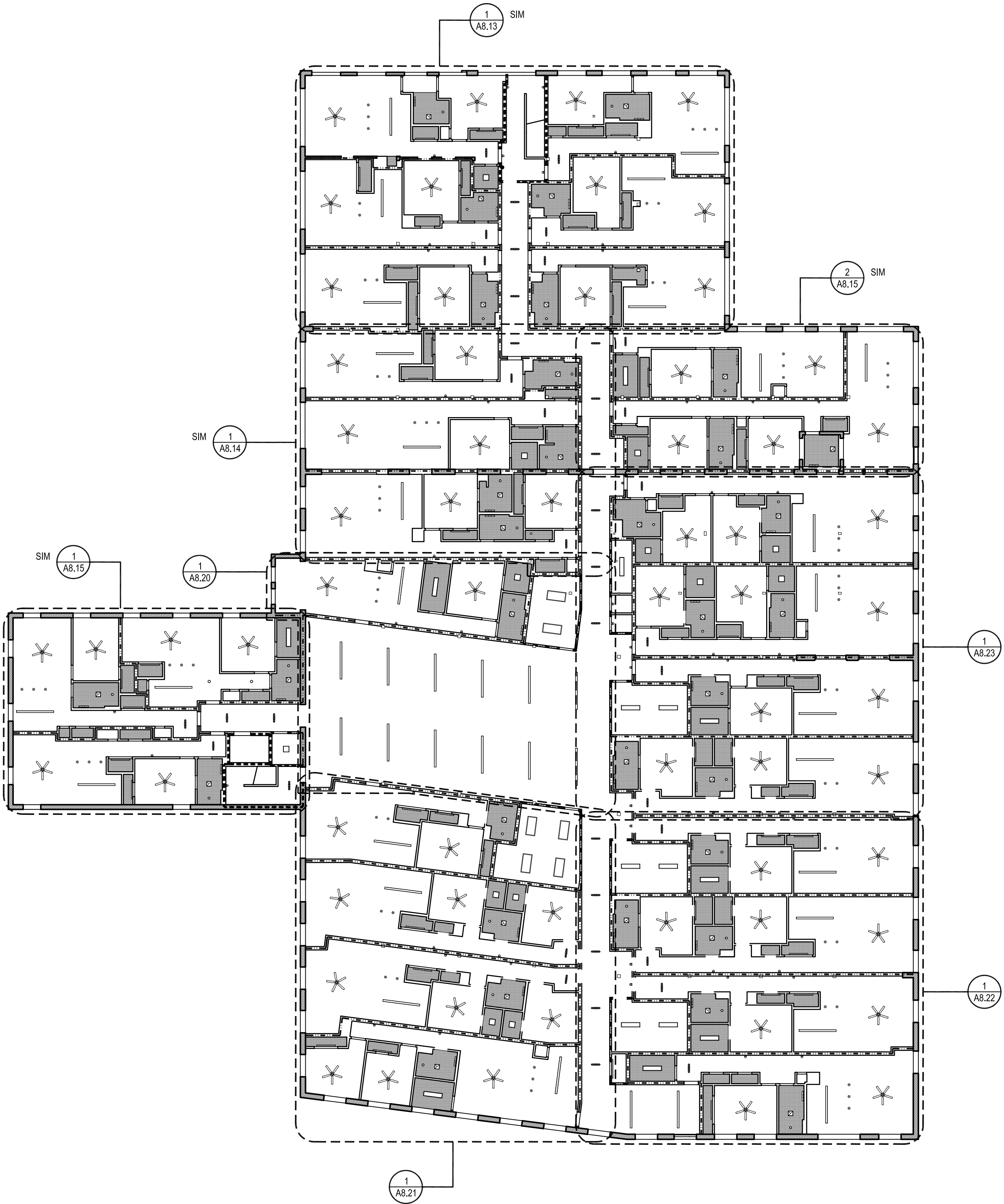
Sheet

A8.2

GENERAL RCP NOTES

1. UNLESS OTHERWISE INDICATED WITH HATCHING, ALL CEILINGS TO BE EXPOSED EXISTING STRUCTURE.
2. UNLESS OTHERWISE NOTED IN LIGHT SCHEDULE ON ELECTRICAL DRAWINGS, ALL LIGHT FIXTURES TO BE SUSPENDED FROM CEILING WITH STEMS.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL.
4. REFER TO SHEET G4.1 FOR CEILING ASSEMBLY INFORMATION.
5. CEILING HEIGHTS NOTED ON PLAN ARE MEASURED FROM FINISH FLOOR.
6. ALL CEILING HEIGHTS ARE TO BE COORDINATED WITH PME AND SPRINKLER ROUTING REQUIREMENTS. ANY CONFLICTS WITH PROPOSED CEILING HEIGHTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
7. REFER TO PME DRAWINGS FOR INFORMATION ON LOCATION AND ROUTING OF HVAC DEVICES. UNLESS NOTED OTHERWISE, DEVICES TO BE CENTERED WITHIN WIDTH OF CEILINGS AND/OR CENTERED ON LIGHT FIXTURES. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
8. ACCESS PANELS ("AP") SHOWN FOR REFERENCE. COORDINATE WITH PME DRAWINGS.
9. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON LIGHT FIXTURE TYPES AND SWITCHING.
10. REFER TO ELECTRICAL DRAWINGS FOR EXIT AND EMERGENCY LIGHTING LOCATIONS. COORDINATE MOUNTING LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

INDICATES NEW GWB CEILING



Third Floor Reflected Ceiling Plan
SCALE: 1/16"=1'-0"

1

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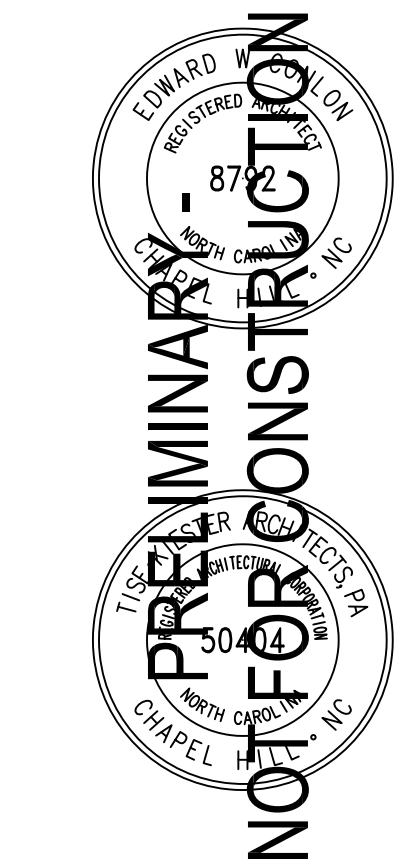
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119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tisekiester.com

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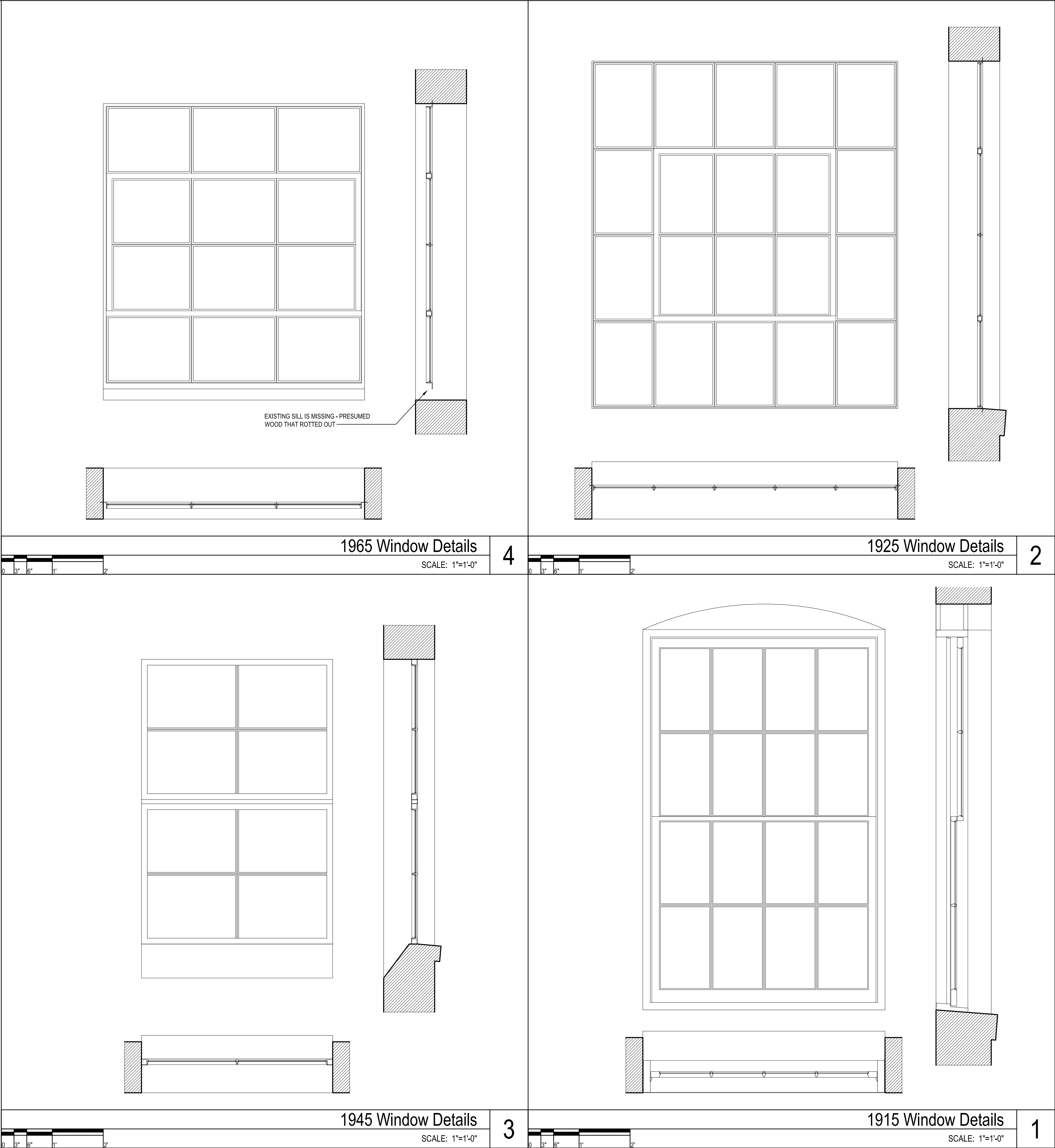
Valdese
Weavers Mill
Valdese, NC

Job Number: 2112
Date: 02.04.22
Revisions:



Third Floor
Reflected Ceiling Plan
Sheet

A8.3



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119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
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Valdese
Weavers Mill
Valdese, NC

- Job Number: 2112
- Date: 02.04.22
- Revisions:



Historic Window Details

Sheet

A9.2

FINISH SCHEDULE - COMMON AREA												ABBREVIATIONS		
FLOOR	ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CLG.	HGT.	REMARKS	BR CONC-S CPT CT EWD EXST GWB-P MGWB-P OPEN RB VCT WD WD-RE	-BRICK, CLEAN -CONCRETE, EXPOSED & SEALED -CARPET TYPE -CERAMIC TILE -ENGINEERED WOOD (OAK) -EXISTING -GYPSUM WALL BOARD, PAINTED -MOLD RESISTANT GWB, PAINTED -OPEN TO ABOVE/BEYOND -RUBBER BASE -VINYL COMPOSITION TILE -WOOD -RECLAIMED WOOD (OAK)	
					NORTH	SOUTH	EAST	WEST						
FIRST	C100	LOBBY	CONC-S	6" WD	EXST-BR	EXST-BR	GWB-P	EXST-BR	EXST-P	11'-8" +/-				
	C101	OFFICE	CONC-S	4" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-P	11'-8" +/-				
	C102	OFFICE	CONC-S	4" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-P	11'-8" +/-				
	C103	MAIL	CONC-S	6" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-P	11'-8" +/-				
	C104	UTILITY	EXST-C	N/A	EXST	EXST	EXST	GWB-P	EXST	11'-8" +/-				
	C105	ELEV MACH	CONC-S	RB	GWB-P	EXST-BR	GWB-P	GWB-P	EXST-P	11'-8" +/-				
	C106	LAUNDRY	EXST-C	4" WD	GWB-P	GWB-P	EXST-P	GWB-P	GWB-P	11'-0" +/-				
	C107	UNISEX	EXST-C	4" WD	GWB-P	EXST-BR	GWB-P	GWB-P	GWB-P	8'-0"	RATED GWB CEILING ABOVE DROP CEILING			
	S101	STAIR 1	EXST-C	N/A	EXST-BR	EXST-BR	EXST-BR	EXST-BR	EXST-P	VARIES	EXISTING METAL STAIR TO REMAIN			
	S102	STAIR 2	EXST-C	6" WD	EXST-BR	GWB-P	EXST-BR	GWB-P	GWB-P	VARIES				
SECOND	C200	SITTING AREA	EXST-C	6" WD	GWB-P	GWB-P	EXST-BR	EXST-BR	GWB-P	9'-0" +/-				
	C201	EXERCISE	EXST-C	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	9'-0" +/-				
	C202	COMMUNITY ROOM	EXST-C	4" WD	GWB-P	EXST-BR	GWB-P	GWB-P	GWB-P	9'-0" +/-				
	C202a	SPRINKLER	EXST-C	RB	GWB-P	EXST-BR	EXST-BR	GWB-P	GWB-P	9'-0" +/-				
	C203	GAMES + CRAFTS	EXST-C	4" WD	VARIES	GWB-P	EXST-WD	VARIES	GWB-P	7'-8" +/-				
	C203a	STORAGE	EXST-C	4" WD	EXST-BR	GWB-P	EXST-WD	GWB-P	GWB-P	7'-8" +/-				
	C204	UTILITY	EXST-WD	RB	GWB-P	GWB-P	EXST-BR	GWB-P	GWB-P	8'-0"				
	C210	CORRIDOR	EXST-WD	6" WD	GWB-P	GWB-P	OPEN	GWB-P	GWB-P	8'-0"				
	C211	CORRIDOR	EXST-WD	6" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-P	11'-0" +/-				
	C212	CORRIDOR	VARIES	6" WD	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	9'-0" +/-				
	T201	TENANT STORAGE	EXST-C	RB	GWB-P	EXST-CMU	EXST-CMU	EXST-BR	GWB-P	7'-8" +/-	NO BASE REQUIRED AT EXISTING MASONRY WALLS			
T202	TENANT STORAGE	EXST-C	RB	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	9'-0" +/-					
S201	STAIR 1	EXST-WD	4" WD	GWB-P	EXST-BR	EXST-BR	GWB-P	GWB-P	VARIES					
S202	STAIR 2	EXST-WD	6" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-WD	VARIES					
THIRD	C300	SITTING AREA	EXST-WD	6" WD	GWB-P	GWB-P	GWB-P	EXST-BR	EXST-WD	VARIES				
	C301	SUN ROOM	EXST-WD	6" WD	GWB-P	EXST-BR	GWB-P	GWB-P	EXST-WD	VARIES				
	C302	UTILITY	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"				
	C303	COMPUTER + LIBRARY	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	ACT	9'-0"				
	C304	UTILITY	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	ACT	9'-0"				
	C305	UTILITY	LVT	RB	GWB-P	GWB-P	EXST-BR	GWB-P	EXST-P	10'-8" +/-				
	C306	UTILITY	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"				
	C310	CORRIDOR	LVT	6" WD	GWB-P	GWB-P	EXST-BR	GWB-P	EXST-P	10'-8" +/-				
	C311	CORRIDOR	EXST-WD	6" WD	N/A	EXST-BR	GWB-P	GWB-P	EXST-P	VARIES				
	C312	CORRIDOR	EXST-WD	6" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST-P	VARIES				
	T301	TENANT STORAGE	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	ACT	8'-0"				
T302	TENANT STORAGE	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	ACT	8'-0"					
T303	TENANT STORAGE	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	ACT	8'-0"					
T304	TENANT STORAGE	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"					
T305	TENANT STORAGE	EXST-WD	RB	GWB-P	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"					
S301	STAIR 1	LVT	4" WD	GWB-P	EXST-BR	EXST-BR	GWB-P	EXST-P	10'-8" +/-					
S302	STAIR 2	EXST-WD	6" WD	EXST-BR	GWB-P	GWB-P	GWB-P	EXST-P	9'-0" +/-					
FINISH SCHEDULE - RESIDENTIAL UNITS														
	ROOM NAME	FLOOR PALETTE 1 (Note 5)	FLOOR PALETTE 2 (Note 5)	BASE	WALLS (Note 6)				CEILING (Note 1)	REMARKS				
TYPICAL UNIT	ENTRY	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST (Note 2)					
	HALL	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST (Note 2)					
	HALL CLOSET	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	8'-0" (Note 3)	ONE VINYL COATED WIRE SHELF				
	LAUNDRY	LVT	EXST-WD	4" WD	MGWB-P	MGWB-P	MGWB-P	MGWB-P	8'-0" (Note 3)	ONE VINYL COATED WIRE SHELF				
	KITCHEN	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST (Note 2)	MGWB-P AT SINK AND RANGE WALLS				
	PANTRY (Note 4)	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"	FOUR VINYL COATED WIRE SHELVES				
	LIVING / DINING	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST (Note 2)					
	BEDROOM	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	EXST (Note 2)					
	BEDROOM CLOSET	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	8'-0" (Note 3)	ONE VINYL COATED WIRE SHELF				
	BATHROOM	LVT	EXST-WD	4" WD	GWB-P	GWB-P	GWB-P	GWB-P	8'-0"					
RESIDENTIAL FINISH NOTES														
1	CEILING HEIGHTS INDICATED ARE TYPICAL, BUT MAY VARY BY SPECIFIC UNIT TYPE AND LOCATION. SEE ENLARGED UNIT RCPS AND NOTES (A7 SHEETS) FOR MORE INFORMATION.													
2	PROVIDE GWB AND SOUND ISOLATION BETWEEN EXISTING BEAMS (ASSEMBLY TYPE 'F'1) WHERE THERE IS OCCUPIABLE SPACE ABOVE (NOT REQUIRED WHERE ROOF IS ABOVE).													
3	CEILING HEIGHT MAY BE TO THE BOTTOM OF THE EXISTING DECK OR ASSEMBLY TYPE 'F'1 PER NOTE 2 ABOVE IF THE CEILING HEIGHT IS NO GREATER THAN 10'-0" AFF.													
4	ONLY IN THOSE UNITS WITH NO PANTRY AS A PART OF UNIT CABINETRY													
5	FLOOR FINISH VARIES DEPENDING ON THE EXISTING MATERIAL AT THE PARTICULAR LOCATION. SEE OVERALL FLOOR PLANS.													
6	WHERE EXISTING MASONRY WALLS REMAIN, THEY ARE TO BE FINISHED SURFACE IN UNITS, OTHERWISE FINISHES ARE PER SCHEDULE													

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ARCHITECTS

TKa

119 E. Franklin St. Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tisekiester.com

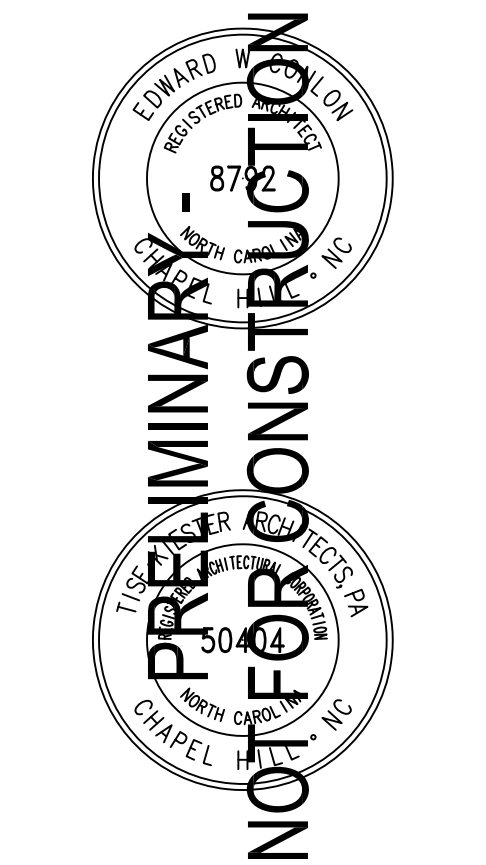
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Valdese
Weavers Mill
Valdese, NC

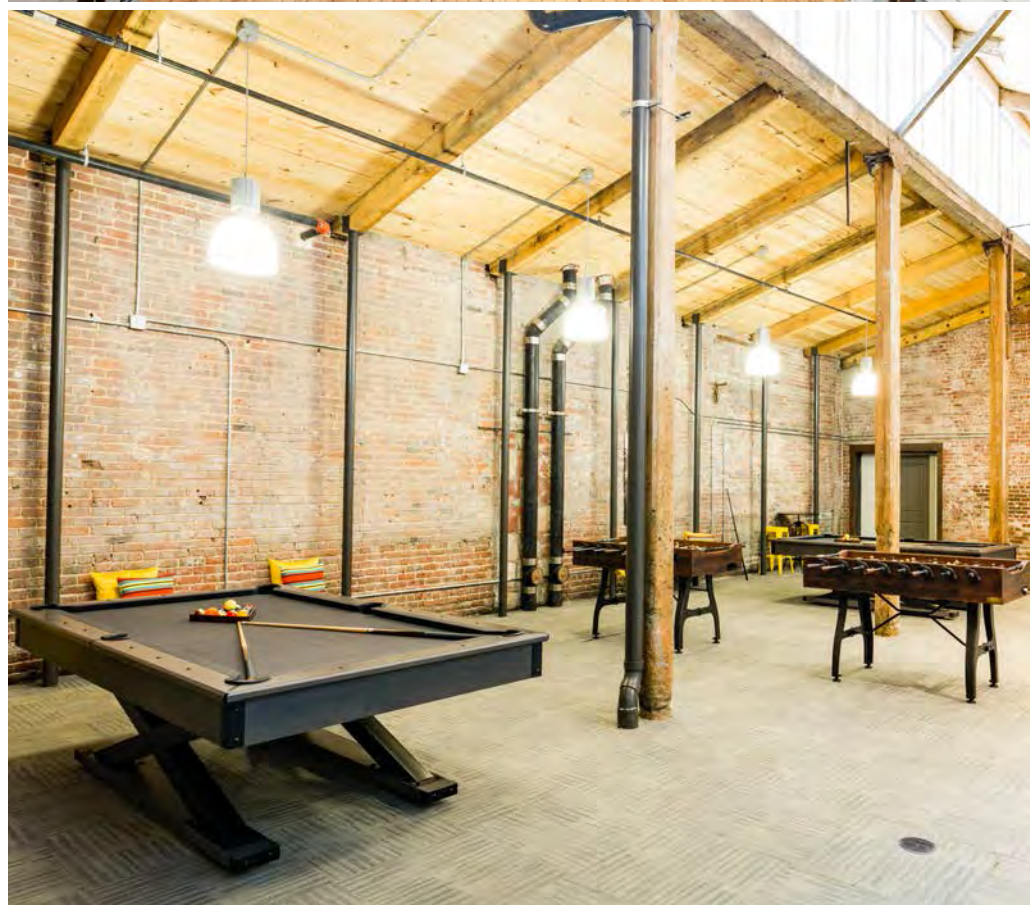
Job Number: 2112

Date: 02.04.22

Revisions:



The Mill 800 Project involved the re-positioning of a 250,000 sf mill facility for market rate apartments. Once owned by the Chatham Manufacturing Company, the mill first produced blankets and then transitioned to car upholstery in the 1930's. Listed on the National Register of Historic Places, the complex is comprised of fifteen distinct structures. Constructed between 1907 and 1946, the buildings occupy a site of approximately 8 acres. Project scope included abatement of hazardous materials, selective demolition and complete building renovation of all structures. The design process involved close coordination with the North Carolina State Historic Preservation Office and the National Park Service. Project funding sources included federal historic tax credits, NC Mill Rehabilitation Tax credits, HUD and conventional financing.



800 CHATHAM - BEFORE AND AFTER



86 of 111
800 CHATHAM - BEFORE AND AFTER



87 of 111
800 CHATHAM - BEFORE AND AFTER



800 CHATHAM - BEFORE AND AFTER



89 of 111
800 CHATHAM - BEFORE AND AFTER



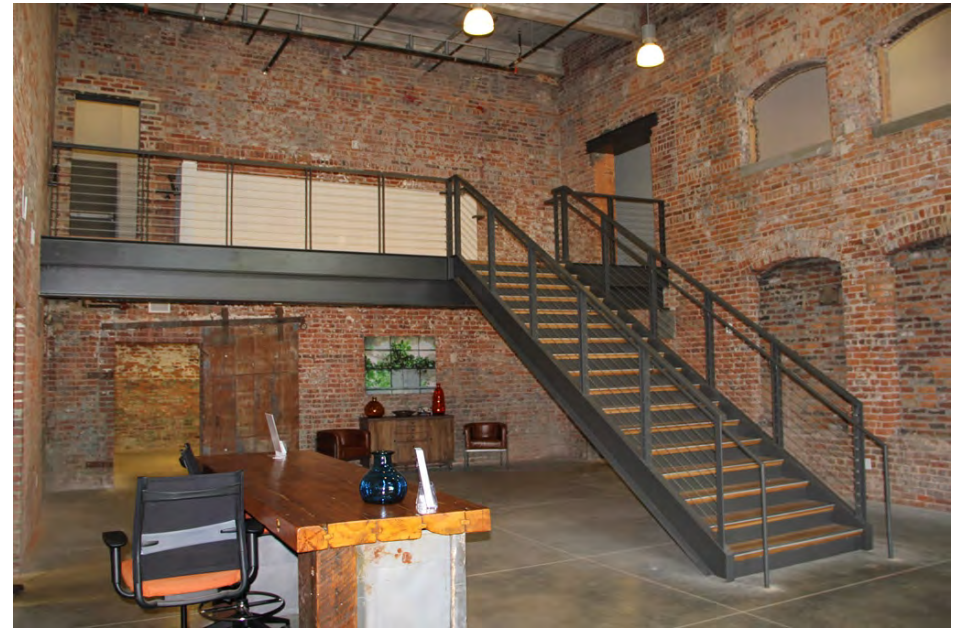
800 CHATHAM - BEFORE AND AFTER

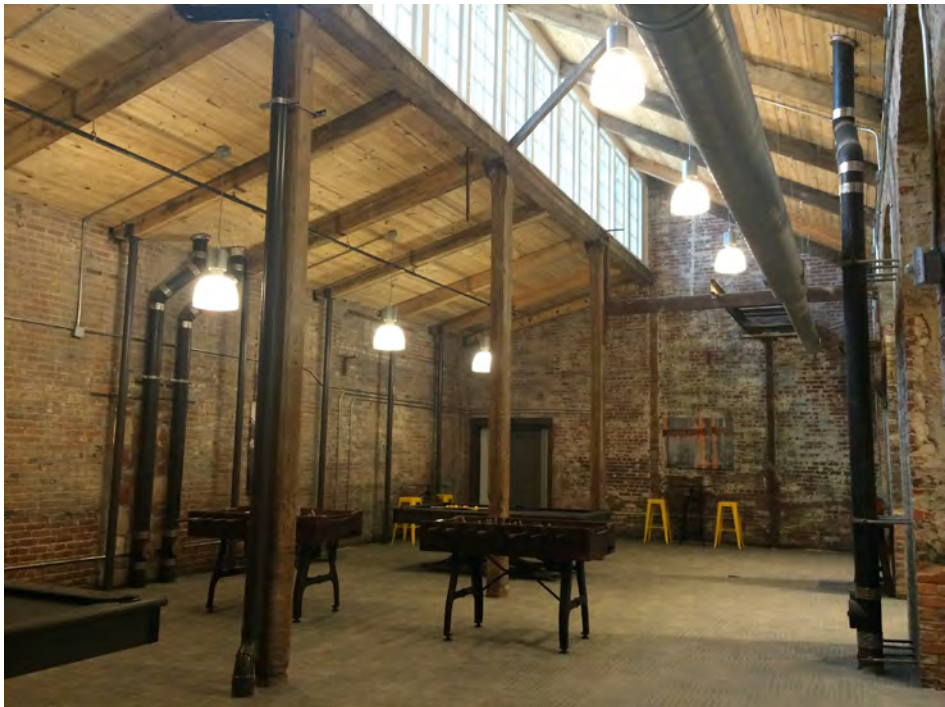
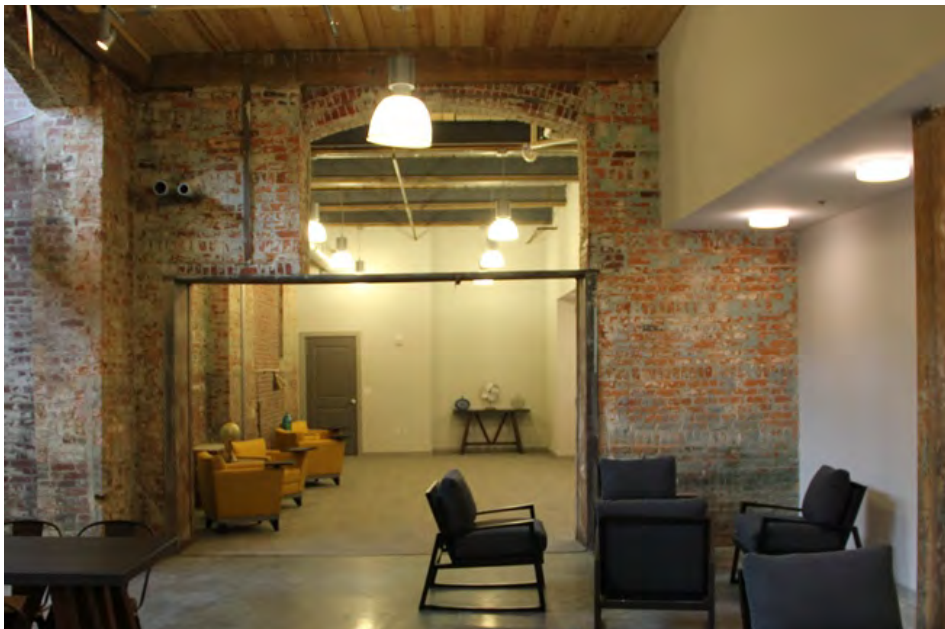


800 CHATHAM - BEFORE AND AFTER



92 of 111
800 CHATHAM - BEFORE AND AFTER





800 CHATHAM - BEFORE AND AFTER



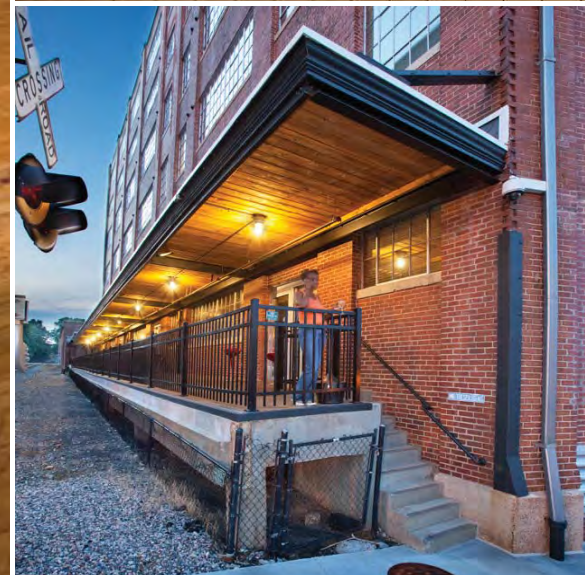


800 CHATHAM - BEFORE AND AFTER



GALLERY LOFTS
WINSTON-SALEM, NC

Gallery Lofts is a collection of seventy two urban loft apartments located in the 1932 Liggett Meyers Tobacco Facility in the Heights Section of downtown Winston-Salem. Due to the deep section of the original facility, the design included three, two-story central atrium spaces that are each connected by a spiral stair. These central public areas serve as gathering spaces for the residents and help to expand the immediate neighborhood of each floor. The seven-story property includes a basement level for parking and a roof top terrace that offers views of the downtown skyline. The architect worked closely with the NC Office of Archives and History and the National Parks Service to insure conformity to historic standards.



Planning Department

TO: Valdese Town Council

FROM: Larry Johnson, Planning Director

DATE: July 8, 2022

SUBJECT: Tax-Exempt Bond Resolution

In your agenda packet is a resolution approving the issuance of Valdese Housing Authority Multifamily Housing Revenue Bonds for the Historic Waldensian Mills Project. The Bond and Issuer's Counsel, Kristen Kirby, Esq., will present the resolution for you to consider.

This resolution is necessary because the North Carolina Housing Finance Agency approved an allocation of tax-exempt bonds for the Historic Waldensian Mills project. In the State of North Carolina, bonds allocated by the North Carolina Housing Finance Agency are issued through the local housing authority. The Valdese Housing Authority adopted the resolution without objections, and their Public Hearing Certificate and Summary are enclosed for your review. However, both the local housing authority and municipality must adopt the resolution.

Staff recommends the adoption of the Bond Resolution following the presentation of the resolution by Ms. Kristen Kirby, Esq. Meanwhile, please do not hesitate to call me if you have questions.

RESOLUTION APPROVING IN PRINCIPLE THE ISSUANCE OF
NOT TO EXCEED \$6,500,000 OF VALDESE HOUSING AUTHORITY
MULTIFAMILY HOUSING REVENUE BONDS FOR THE BENEFIT
OF BLUE RIDGE HOUSING OF BURKE, LLC

WHEREAS, the Town Council (the “Town Council”) of the Town of Valdese, North Carolina (the “Town”) met in Valdese, North Carolina, at 6:00 p.m. on the 11th day of July, 2022; and

WHEREAS, the Valdese Housing Authority (the “Authority”) has tentatively agreed to issue its multifamily housing revenue bonds in one or more series in an aggregate amount not to exceed \$6,500,000 (the “Bonds”), for the purpose of financing the acquisition of the historic Weavers Mill and the renovating and equipping therein by Blue Ridge Housing of Burke, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Company”), of a 60-unit multifamily housing development to be known as Historic Valdese Weavers Mill and located at 108 Praley Street SW, Valdese, North Carolina (the “Development”); and

WHEREAS, the proceeds of the Bonds will be loaned to the Company and used to (a) acquire, rehabilitate and equip the Development and (b) pay certain costs of issuing the Bonds; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that any bonds issued by the Authority for the Development may only be issued as tax-exempt bonds if the plan of financing is approved by the Town Council following a public hearing with respect to such plan; and

WHEREAS, on June 2, 2022, the Authority held a public hearing with respect to the issuance of the Bonds to finance the Development, as evidenced by the Certificate and Summary of Public Hearing attached hereto and has requested the Town approve the issuance of the Bonds as required by the Code; and

WHEREAS, the Bonds shall not be deemed to constitute a debt of the Town or a pledge of the faith and credit of the Town, but shall be limited obligations of the Authority payable solely from the loan repayments to be made by the Company, and shall contain on the face thereof a statement to the effect that neither the faith and credit nor the taxing power of the Town is pledged to the payment of the principal of or interest on the Bonds; and

WHEREAS, because no taxes or other revenues of the Town are pledged to pay the Bonds, the staff of the Town has made no financial analysis of the Bonds, the Town or the Development; and

WHEREAS, the Town Council has determined that approval of the issuance of the Bonds is solely to satisfy the requirements of Section 147(f) of the Code and shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Company, nor shall such approval in any event be construed to obligate the Town for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Authority, or to constitute the Bonds or any of the agreements or obligations of the Authority an indebtedness of the Town, within the meaning of any constitutional or statutory provision whatsoever;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VALDESE, NORTH CAROLINA:

1. The proposed financing of the acquisition, rehabilitation and equipping of the Development described above in the Town of Valdese, North Carolina, and the issuance of the Authority's multifamily housing revenue bonds, in one or more series, in an amount not to exceed \$6,500,000, therefor are hereby approved for purposes of Section 147(f) of the Code.

2. This resolution shall take effect immediately.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

By: _____

Charles Watts, Mayor
Town of Valdese, North Carolina

I, Jessica Lail, Town Clerk for the Town of Valdese, North Carolina DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the Town Council for the Town at a regular meeting duly called and held on July 11, 2022, as it relates in any way to the resolution hereinabove set forth, and that said proceedings are recorded in the minutes of the Town Council. Pursuant to N.C.G.S. § 143-318.12, a current copy of a schedule of regular meetings of the Town Council is on file in the office of the Clerk.

WITNESS my hand and the common seal of said Town, this ____ day of July, 2022.

SEAL

Jessica Lail, Town Clerk
Town of Valdese, North Carolina

CERTIFICATE AND SUMMARY OF PUBLIC HEARING

The undersigned Secretary of the Board of Commissioners of the Valdese Housing Authority (the “Authority”) hereby certifies:

1. Notice of a public hearing (the “Hearing”) to be held on June 2, 2022, with respect to the issuance of bonds by the Authority for the benefit of Blue Ridge Housing of Burke, LLC, a North Carolina limited liability company, or an affiliated or related entity, was published on May 25, 2022, in the *Morganton News Herald*.

2. The presiding officer of the Hearing was Mr. Willie Pascal, Chairman of the Board of Commissioners.


3. The following is a list of the names and addresses of all persons who spoke at the Hearing:

3a. No speakers from the community

4. The following is a summary of the oral comments made at the Hearing:

4a. No Challenges or comments

IN WITNESS WHEREOF, my hand this 2nd day of June, 2022.



Kyle Warlick, Secretary

Memo

To: Valdese Town Council

From: David Andersen, Parks & Recreation Director

cc: Town Council

Date: July 8, 2022

Re: Valdese Community Center Gymnasium Project

The Valdese Parks and Recreation Department has been working with town staff, vendors, contractors, and project donors to conduct planning related to renovations of the Valdese Community Center Gymnasium.

At the May 2, 2022, Town Council Meeting, Town Council approved a contract with The Sports Flooring Group to secure materials and services related to the Coach Wayne Owens/ Valdese Community Center Gymnasium renovation project. During the June 16, 2022, special meeting at the Valdese Community Center, staff provided council with information regarding the additional work needed to complete the project aside from that already secured from The Sports Flooring Group.

The outstanding items and services include:

1. Gymnasium Roof Repair/ Furnace Chimney Cap
2. Painting Gymnasium Ceiling and Walls
3. Scoreboard Purchase/ Scoreboard Installation
4. Electrical work
5. Engineering Costs for Truss Reinforcement

The current project cost is \$343,954, which includes the approved amount of \$209,077 for The Sports Flooring Group. In Fiscal Year 2021-2022, the town provided a \$50,000 match to a private donation, and, to date, the town has received additional private donations of \$182,489. In addition, \$111,465 is needed to fund the above-listed items and services.

Valdese Community Center Gymnasium- Wayne Owens Renovation

Town Council Presentation – July 11, 2022

Previous Approval: Council Approved - May 2, 2022

Contract with The Sports Flooring Group

This Includes:

- Hardwood Beech Flooring with Lines and Logo at mid-Court
- Retractable Bleachers
- Basketball Goals
- Crash Pads on Wall
- Necessary Demolition and Installation for These Items

TOTAL: \$209,077

Seeking Approval:

Project Ordinance Amendment for Council – July 11, 2022

- Roof Repairs/Furnace Chimney Cap
- Painting Gymnasium Ceiling and Walls
- Scoreboard Purchase
- Scoreboard Installation
- Electrical for Goals, Curtain, Bleachers
- Engineering for Truss Reinforcement

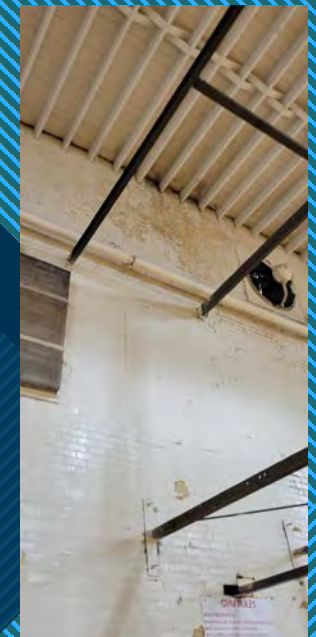
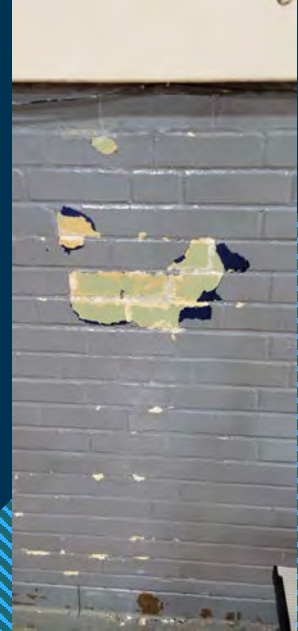
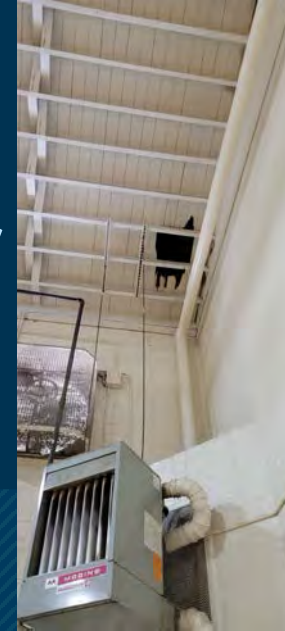
Financial:

Project Cost: \$343,954 (Including \$209,077)

Town FY21-22: \$50,000

Private Donations: \$182,489

Fund Balance Required: \$111,465



Future Approval:

Pending Item– August 1, 2022

- Truss Reinforcement



Memo

To: Valdese Town Council

From: David Andersen, Parks & Recreation Director

cc: Town Council

Date: July 8, 2022

Re: Tiger Gym Ventilation

Previous renovation work to the Tiger Gym building removed fans and ventilation in the gymnasium space, and the spaces were blocked up. As a result, there is seldom air movement in the gymnasium which has led to poor environmental conditions.

To restore air flow to the space and improve conditions in the gymnasium, staff requests to contract with Houck Construction, LLC to install two (2) wall fans and two (2) wall louvers with motorized dampers for a cost of \$35,863.



Houck Contracting LLC

34 Shipwatch Dr
Hickory, NC 28601
Ph: (828) 495-8595
Fax: (828) 495-8592

Estimate

DATE	ESTIMATE ...
5/7/2022	9265

NAME / ADDRESS
Tiger Gym/ Moisture Issues Revised Atten: David

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
To supply and install 2 new side wall fans and 2 wall louvers with motorized dampers in the gym Includes: Cutting holes for the installations Power wiring permits all labor and materials Labor and materials	1	35,863.00	35,863.00
Thank you for the opportunity to quote this project for you.		TOTAL	\$35,863.00

Valdese Tiger Gym Ventilation

- Problem: Tiger Gym is sealed with no air flow, which decreases air quality in the space
- Solution: Introduce a fan and louver system to allow for fresh outside air to be introduced, as well as to move air inside the gymnasium.
- Cost: \$35,863



Valdese Town Council Meeting

Monday, July 11, 2022

Budget Amendment #

1

Subject:

Tiger Gym air circulation

Description:

To help control moisture and lack of moving air, this amendment provide two side wall fans along with two louvers with motorized dampers in the gym area.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2023:

Section I:

The following revenues available to the Town will be increased:

Account Description		Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		35,863
Total		\$0	\$35,863

Amounts appropriated for expenditure are hereby amended as follows:

Account Description		Increase/ Debit	Decrease/ Credit
10.6200.150	Building Maintenance	35,863	
Total		\$35,863	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Capital Project Ordinance Amendment # 1-37

Subject: Community Center Gymnasium Renovation

Description: This amends the project ordinance from November 2021 to accurately reflect the itemized cost of the project.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
37.3970.001	Private Donations		57,489
37.3970.003	Rostan Family Foundation Donation		75,000
37.3970.004	Transfer from General Fund Balance		111,465
Total		\$0	\$243,954

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
37.6200.150	Renovations	213,950	
37.6200.900	Contingency	30,004	
Total		\$243,954	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.