

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: CUP 2000-02 – Blowing Rock Market - major amendment

APPLICANT: David Barker of Mountaineer Marketing, Inc.

DATE: July 7, 2017

REQUEST

Mountaineer Marketing, Inc. is requesting an amendment to conditional use permit # 2000-02 to make changes to the parking and outdoor seating of Blowing Rock Market. The current patio will be enclosed. The subject property is located at 990 Main Street and is zoned TC, Town Center and is located in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PIN 2807-98-1314-000.

ORIGINAL PERMIT APPROVAL

The conditional use permit approved in April 2000 allowed a convenience store/retail market and deli with gas sales. The permit specified that 18 parking spaces would have been required for the project but a variance was issued to require only nine (9) spaces. Four (4) of the required spaces were located at the gas pumps.

BUILDING AND SITE MODIFICATION

The Applicant is proposing to keep the same uses on the property but increase the outdoor dining component while reducing the gas sales by removing one (1) pump nearest the entry door. The applicant is proposing to:

1. enclose the existing covered patio
2. remove the gas pump closest to the entry door
3. add angled parking spaces on the right side of the parking lot
4. add up to 38 seats of outdoor dining under the main canopy and to the right of the canopy
5. move the existing ADA space to the left of the building entry
6. modify the driveways on Main Street to be entrance only
7. restrict the driveway onto Park Ave as exit only
8. provide a new landscaped area in front of the building
9. extend the street yard island at the right side driveway on Main Street to guide traffic flow into the site

PARKING

The Applicant is proposing some parking lot amendments that would provide four (4) angled parking spaces on the right side of the parking and move the ADA space and aisle to the right of

the covered entryway. Moving the ADA space will provide better ramp access to the building than its current location.

Based on the proposed changes to the business and the parking requirements in the Land Use Ordinance, the Applicant is required to provide 12 parking spaces. The site can only be arranged to provide 10 spaces, one (1) more than currently on site.

ATTACHMENTS

1. CUP 2000-02
2. Original Site Plan
3. Revised Site Plan

Please return to:

Barbara Beach
TOWN OF BLOWING ROCK
POST OFFICE BOX 47
BLOWING ROCK, NC 28609

Conditional Use Permit No. 2000-02

FILED
WANDA C. SCOTT
REGISTER OF DEEDS

00 JUN -7 AM 10: 50

BY: *Carolyn Greer*
TOWN OF BLOWING ROCK

Blowing Rock General Store
WATAUGA COUNTY, NC
CUP No. 2000-02

NORTH CAROLINA

WATAUGA COUNTY

188736

BK 0571 PG 498

On the date listed below, the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: David Wray (Appalachian Energy Corporation)

Project Name: Blowing Rock General Store

Property Location: 990 Main Street (Northwest Corner of Main Street and Park Avenue)

Tax Parcel Nos.: 2807-98-1314

Property Owners of Record: Grandfather Corporation

Proposed Use of Property: Gas Station, Convenience Store, and Retail Market

Current Zoning Classification of Property: CB, Central Business

Meeting Date: April 11, 2000

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board finds that the application complies with all applicable requirements of the Code of Ordinance of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

1. The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, which plans are dated April 11, 2000, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Conditional Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.
2. Any new utilities shall be installed at the Applicant's expense and shall be underground utilities installed in accordance with the Land Use Code. Materials shall be subject to approval by the Town Engineer and the Director of Public Works.

3. All building designs, exterior building materials, and exterior colors shall be those specifically approved by the Board of Commissioners. All signage shall conform to the requirements of the Town's sign code and shall be approved by the Zoning Officer.
4. All rooftop mechanical and electrical equipment shall be screened from the view of streets and adjacent property.
5. Any trash containment area shall meet the following standards:
 - a. The trash containment area shall be enclosed to contain windblown litter.
 - b. The enclosure shall effectively screen the containers and equipment from the view of adjacent streets and property.
 - c. The enclosure shall be made of a material that is opaque and compatible with the design and materials of the principal building.
 - d. The containers shall be placed on a concrete pad that allows for positive drainage and conforms to health department regulations.
 - e. The enclosure shall contain gates to allow for access and to provide security and screening.
 - f. The Applicant shall maintain the solid waste containment area in good repair at all times.
6. Because the property is currently developed and the proposed project will generate no additional storm water runoff, and in accordance with the recommendation of the Town Engineer, a waiver is hereby granted from the stormwater detention requirements.
7. The design of access drives, parking areas, and parking spaces shall comply with the standards of the Town Code including, but not necessarily limited to, Sections 16-293 through 16-296. All parking spaces, other than the parking spaces to serve the gasoline pumps, shall have painted lines. The handicapped parking space shall also have appropriate markings.

The Land Use Ordinance would require a total of 18 parking spaces for the proposed project. The Applicant has requested and a variance is hereby granted to reduce the number of parking spaces to nine.

8. Exterior lighting for the parking area shall use the same coach-style lights that have been selected as the lighting standard for the Town (available from Blue Ridge Electric). These lights are to be installed and maintained at the expense of the Applicant. Any under-canopy lighting for the pump islands shall also use high-pressure sodium or equivalent fixtures. The

resulting diffused or otherwise visible light on adjacent properties shall not be more than one foot-candle at the common lot line separating the properties.

9. The coach lights along Main Street shall be installed by BREMCO, and, once installed, shall become a part of the Town street light system.

10. The Applicant shall plant and maintain a *Type "C", broken screen*, landscape buffer along Main Street. A minimum of four street trees shall be planted or maintained within that landscape buffer. The trees shall have an average spacing of 30 feet or less between the trees; and the trees, when planted, shall have a minimum caliper of 2½ inches (measured at 4½ feet above grade.) The selected trees shall be consistent with the species identified in Appendix Section E-13 in the Land Use Ordinance.

The Applicant shall plant and maintain a *Type "A", opaque buffer*, in the landscape area along Park Avenue as shown on the approved plans.

The Applicant shall maintain a *Type "C", broken screen*, along the north property line.

11. The Applicant shall be responsible for the perpetual maintenance of all trees, plants, and landscaping required herein. Any dead, unhealthy, or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation.

12. There shall be no outside display or storage of goods and materials on the subject property.

13. Before any building permit is issued, the Applicant shall submit a revised site plan, in such form as shall be required by the Zoning Officer, that incorporates the terms and conditions of this Conditional Use Permit.

14. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the permit and a stop work order on any further construction.

15. The Applicant shall reimburse the Town for all required legal advertising and the cost of mailing notices to all adjoining property owners. Two site plan reviews are included in the basic permit fees. An additional amount of \$100.00 will be charged for each additional review of the same site plan. The review by the Town Engineer of the basic site plan is included in the basic permit fee structure. However, the Applicant shall reimburse the Town for the Engineer's design or review of storm water management plans, water supply plans, erosion control plans, grading plans, or other detailed plans. The Applicant shall also reimburse the Town for all on-site inspections conducted by the Town Engineer.

16. In the event it is determined by the Town that the Applicant is in violation of any condition of this permit, thereby causing the Town to employ the Town Engineer to review and inspect the project, the Applicant shall be obligated to pay the Town Engineer for all time associated with his work on the project.

BK 0571 PG 498

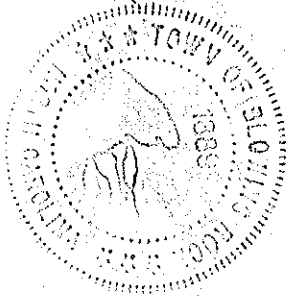
IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) do hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

BY: J.B. Lawrence
J.B. Lawrence, Mayor

ATTEST: Barbara G. Beach
Barbara G. Beach, Town Clerk

(CORPORATE SEAL)

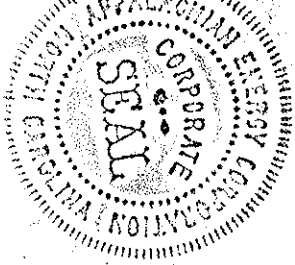


APPLICANT:
APPALACHIAN ENERGY CORPORATION

BY: David Wray
David Wray, President

ATTEST: Irene Greene
Irene Greene, Secretary

(CORPORATE SEAL)

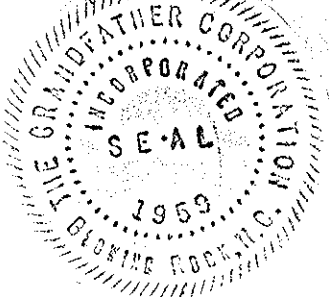


PROPERTY OWNER:
GRANDFATHER CORPORATION

By: Betty R. Pitts
Betty R. Pitts, President

ATTEST: Lynn Lawrence
Lynn Lawrence, Secretary

(CORPORATE SEAL)



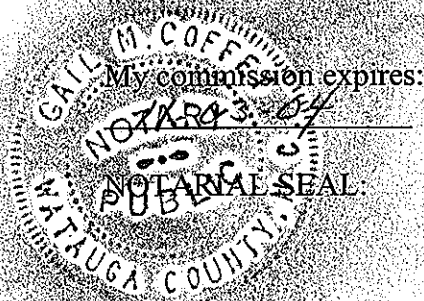
STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of said County and State, do hereby certify that Barbara G. Beach personally appeared before me and acknowledged that she is Town Clerk of the Town of Blowing Rock and that by authority duly given and as the act of the Corporation the foregoing instrument was signed in its name by its Mayor and sealed with its corporate seal, and attested by its Town Clerk.

WITNESS my hand and official seal this, the 15 day of May, 2000.

Gail M. Coffey
Notary Public



BK 0571 PG 497

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of said County and State, do hereby certify that Irene Greene personally appeared before me this day and acknowledged that she is Secretary of Appalachian Energy Corporation, a North Carolina Corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by its Secretary. ✓

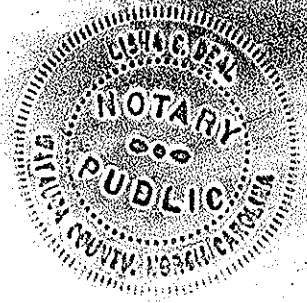
WITNESS my hand and official seal, this the 8th day of May, 2000.

Richard Seal
Notary Public

My commission expires:

7-8-02

NOTARIAL SEAL:



STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of said County and State, do hereby certify that Lynn Lawrence personally appeared before me this day and acknowledged that she is Secretary of Grandfather Corporation, a North Carolina Corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by its Secretary.

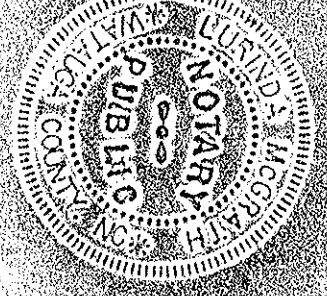
WITNESS my hand and official seal, this the 10 day of May, 2000.

[Handwritten Signature]
Notary Public

My commission expires:

12-28-2002

NOTARIAL SEAL



NORTH CAROLINA

WATAUGA COUNTY

The foregoing certificates of Gail M. Coffey, Notary Public, Watauga County, NC; Lisha G. Deal, Notary Public, Watauga County, North Carolina, and Lurinda McGrath, Notary Public, Watauga County, NC are certified to be correct. This 7th day of June, 2000.

Wanda C. Scott - Register of Deeds

By: *Carolyn Greer*
Deputy

APPENDIX B
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS

Name of Project: **BLOWING ROCK GENERAL STORE**
Address: **MAIN STREET**
Proposed Use: **GAS STATION/MERCANTILE**
Owner or Contact Person: **DAVID WRAY** Phone #: **828-245-1200**
Code Enforcement Jurisdiction: **Town of Blowing Rock, Watauga Co., NC**

DESIGNER OF RECORD	NAME	LICENSE#	TELEPHONE#
Architectural	BILL DIXON	NC5574	(828) 265-2405
Electrical	GREG McDONELL	NC18519	(828) 528-1818 (EXT. 11)
Plumbing	DON BRITAIN	NC18883	(828) 528-1818 (EXT. 12)
Mechanical	DON BRITAIN	NC18883	(828) 528-1818 (EXT. 12)
Structural	BILL MAHLER	NC5090	(336) 482-2331
Sprinkler-Standpipe	NA		
Fire Alarm	NA		
Other- CIVIL	NA		

BUILDING DATA Mercantile
Head occupancy: Yes NO Separation: NA

Construction Type: **TYPE V**
Mixed construction: Yes No Type _____
Sprinkled? Yes NO (15 IRR 13D): _____
Fire District? Yes NO
Building Height: **26** Feet Number of Stories _____
Mezzanine: Yes NO
High Rise? Yes NO
Gross Building Area: _____
Floor: _____
Ground Floor: **2750 S.F.**
Total Gross Area: **2750 S.F.** sq.ft.
Area Increase? Yes No Yes: code reference: NA
If Yes, calculations: _____

FIRE RESISTANCE RATINGS	Required rating *	Detail # & Sheet	Design No. for Rated Assemblies *
Party/Walls:	NA	NA	NA
Exterior bearing Walls:			
FRONT (MAIN ST)	1	2(CS-1)	N.C.N.L. 30% U904
REAR	3	4(CS-1)	N.L. 0% U904
Exterior non-bearing Walls:			
LEFT (PARK ST)	1	2(CS-1)	N.C.N.L. 33% U904
RIGHT	3	2(CS-1)	N.L. 0% U904

Interior Walls:	Required rating *	Detail # & Sheet	Design No. for Rated Assemblies *
Bearing:	0	0	0
Non-Bearing:	0	0	0
Tenant Separation:	0	NA	NA
Ceiling-Floors Assembly:	0	0	0
Boards:	0	0	0
Columns:	0	0	0
Ceiling-Roof Assembly:	0	0	0
Vertical Shafts: *	0	NA	NA
Chases-F.E.M.:	0	0	0
Mixed Occupancy Separation:	0	NA	NA

FOOTNOTES:
1. Required if wall to property line or assumed line is less than 30 feet.
2. All fire rated walls shall be identified on plans by hatching, shading, etc.: show legend.
3. Identify code section when using any special exceptions, etc.
4. Stairs, elevators and/or atrium.
5. Details or Reproductions of rated assemblies/penetrations shall be incorporated on drawings.

LIFE SAFETY SYSTEM:
Emergency Lighting and Exit Signs: Yes YES No
Fire Alarm and Smoke Detection Systems: Yes YES No
Panic Hardware: Yes NO

EXIT REQUIREMENTS
Dead end limit-maximum condition: **0** Feet
Travel distance to exit-maximum condition: **64** Feet
Number exits: _____
Total Square Footage of Floor: **2750** Divided by net/sq.ft. per (30) occupancy (Table 1002.1) = **92** Total number of people on floor: **2750/30=92**
Number of doors provided: **3** Number of doors required: **2**

DESIGN LOADS:
Roof live load: **20** psf.
Wind: Zone **3** mph Importance Factor **1.0**
VOLUME I Section 1606 ASCE-7 1988 Exposure **C**
Floor: **100** psf.
Snow: **20** psf.

Lateral Design Control Earthquake Wind
Calculated Wind Base Shears (for MWFRS) Vx = **5** kips Vy = **5** kips
SEISMIC PERFORMANCE CATEGORY A Compliance with Section 1607.3.6.1 (Ties and Continuity) YES
SEISMIC PERFORMANCE CATEGORY B & C Provide the following Seismic Design Parameters Effective peak velocity-related acceleration Peak acceleration coefficient Seismic Hazard Exposure Group SHEG = **1** Seismic Performance Group SPC = **C** Site coefficient S = **2.0**
Basic structural system (check one) bearing wall Dual w/special moment frame building frame Dual w/hybrid/ajakak ??? or special steel moment frame
Response modification factor R_x = **3.5** R_y = **3.5**

NOTE: PME INFORMATION PROVIDED ON PME DRAWINGS

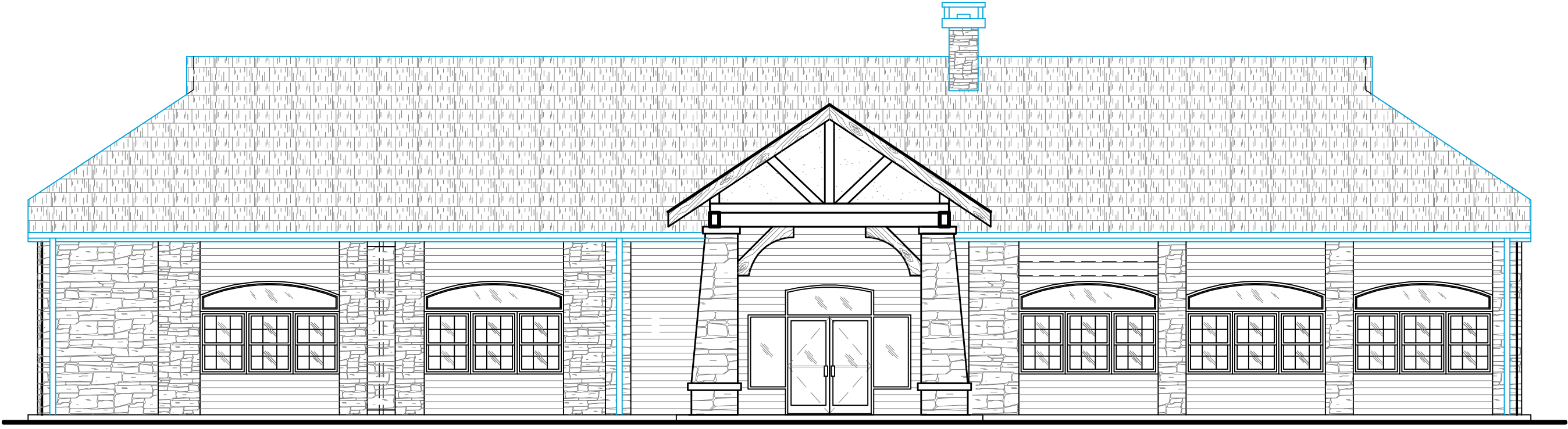
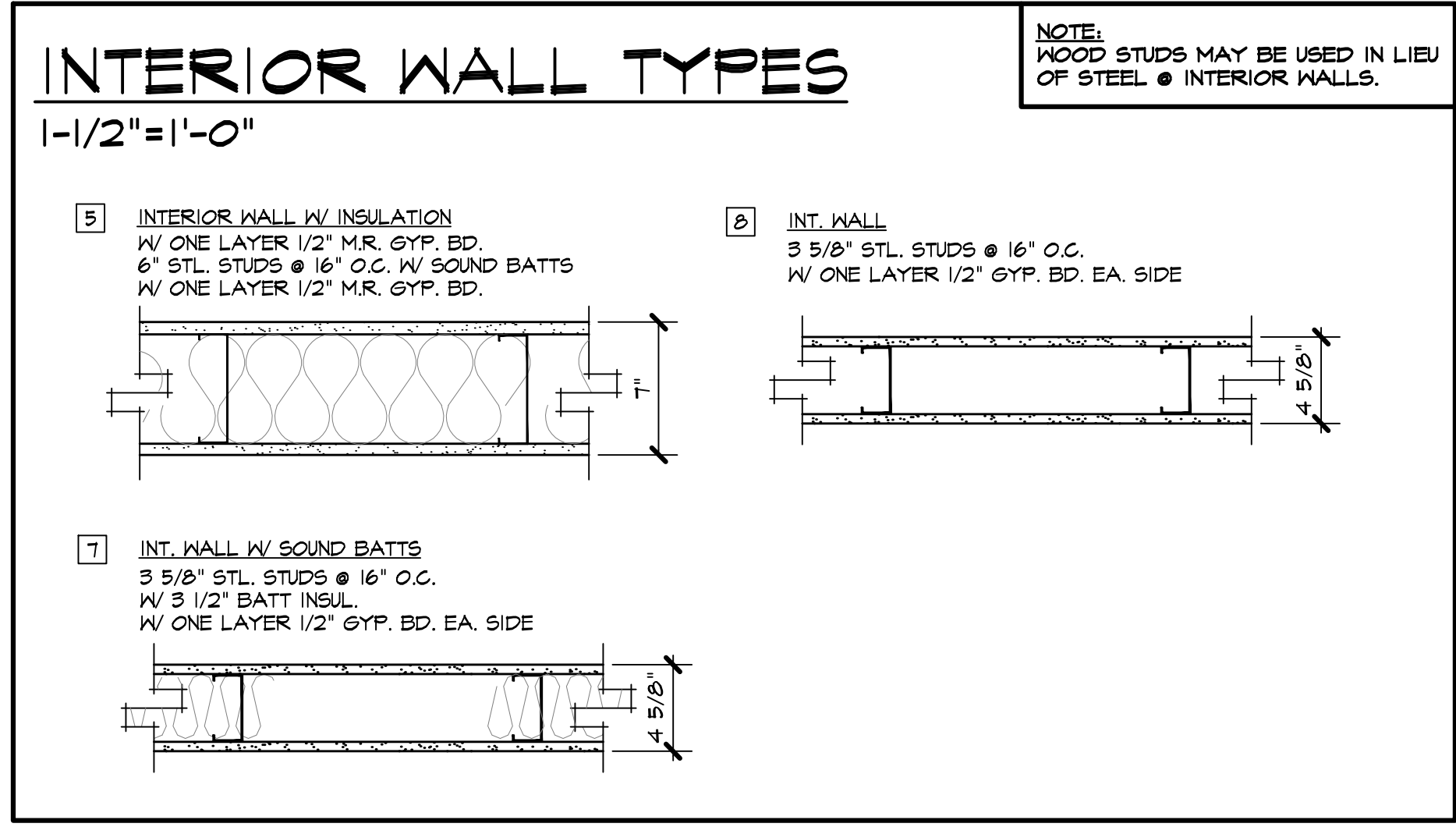
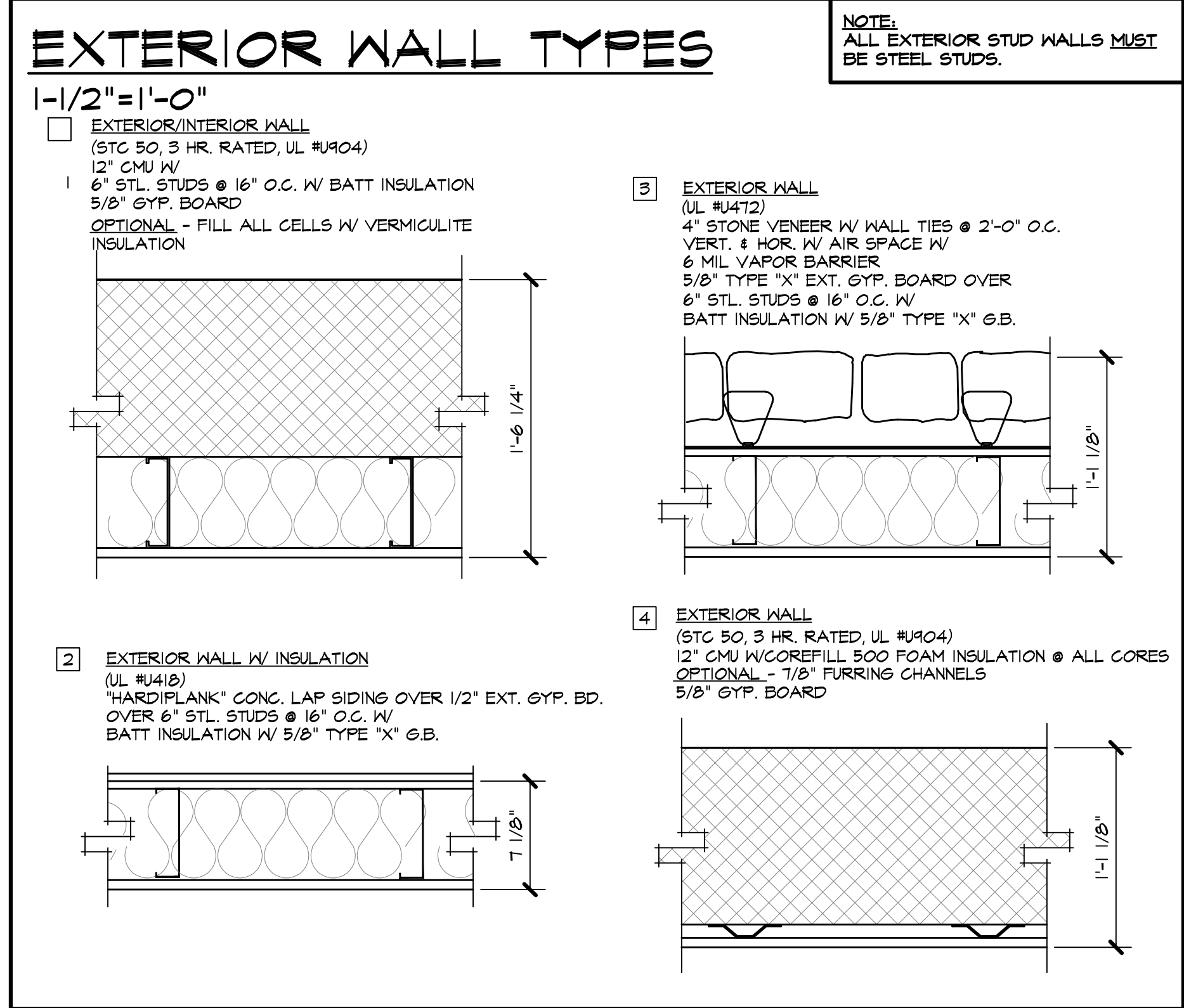
Deflection modification factor	C _{dx}	3.0
	C _{dy}	3.0
Building Height linear feet	H	NL
Seismic base shear	V	10 kips
MODAL ANALYSIS PROCEDURE	V ₁	N/A
Modal base shear	V	N/A
ELF procedure base shear	V	N/A
Architectural/Mechanical/Components anchored per force 0&R1	YES	

SOIL BEARING CAPACITIES:
Field Test (provided copy of test report) N/A psf.
Presumptive Bearing capacity 2,500 psf.
Pile size, type, and capacity N/A

BLOWING ROCK GENERAL STORE

990 MAIN STREET, BLOWING ROCK, NC

OWNER: **DAVID WRAY**
APPALACHIAN ENERGY
PO BOX 84
BOONE, NC 28607



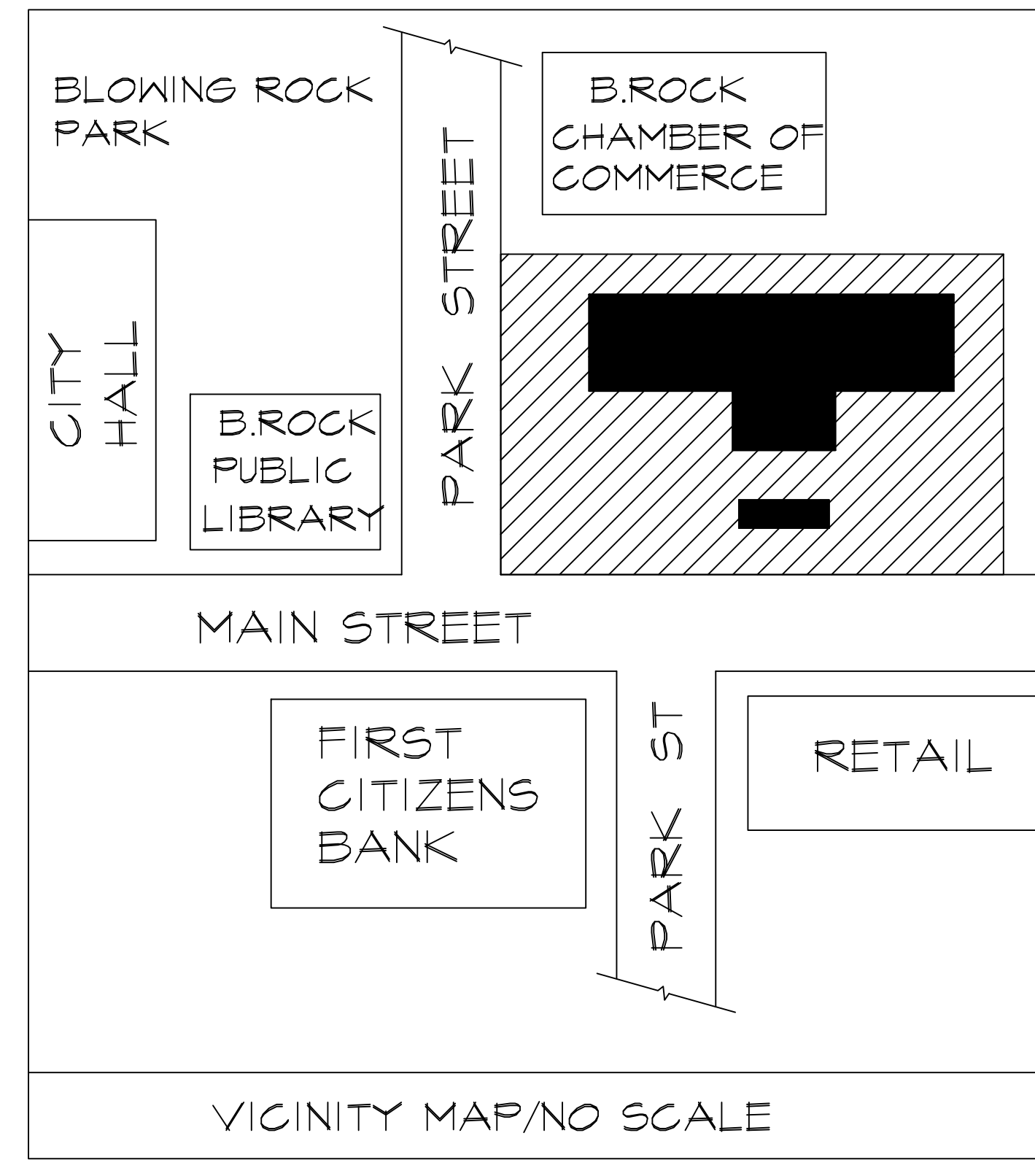
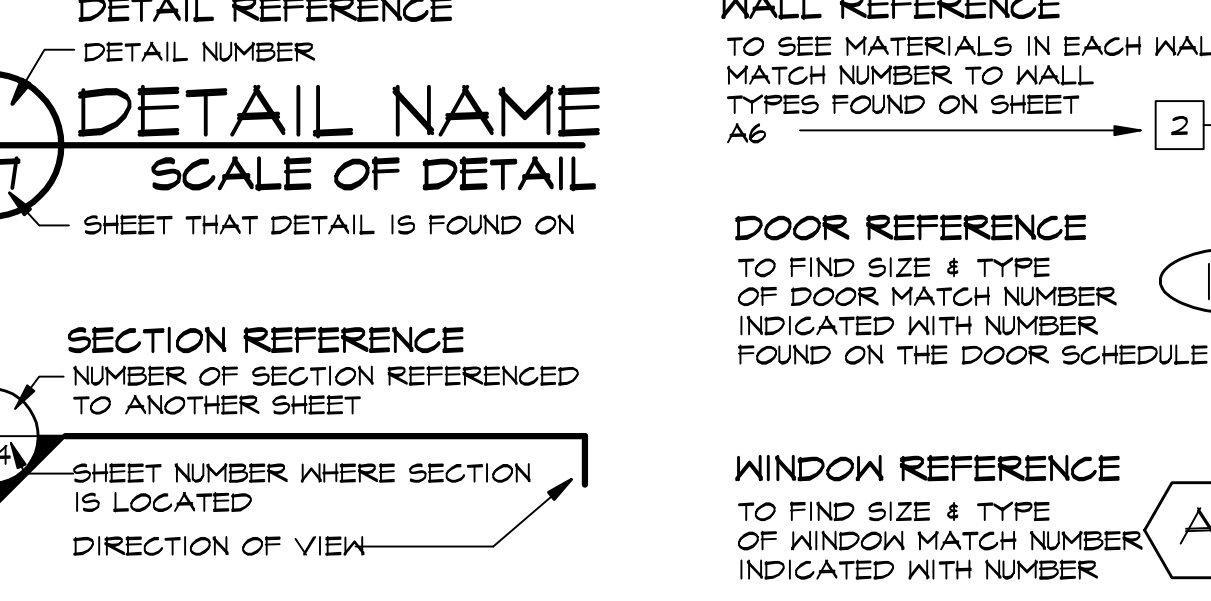
DRAWING INDEX

CS-1 COVER SHEET - APPENDIX "B"
S-1 SITE PLAN - C.U.P.

ARCHITECTURAL

A-1 FOUNDATION/FLOOR PLAN
A-2 REFLG CLG/ROOF PLAN
A-3 FRONT & REAR ELEVATIONS
A-4 RIGHT & LEFT SIDE ELEVATIONS
A-5 BUILDING SECTIONS
A-6 BUILDING SECTIONS
A-7 CANOPY DETAILS
A-8 ABS TRUSS LAYOUT

PME DRAWINGS TO BE SUBMITTED @ LATER DATE.

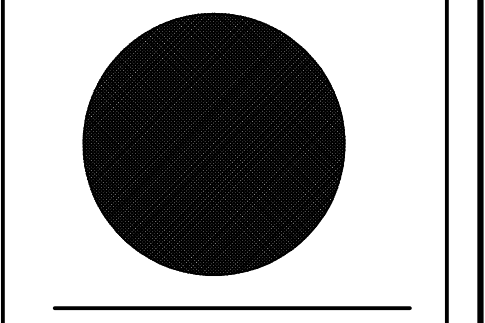


APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
708 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
E-MAIL: APPALARCH@KYBBEST.COM

DATE: 5/13/00

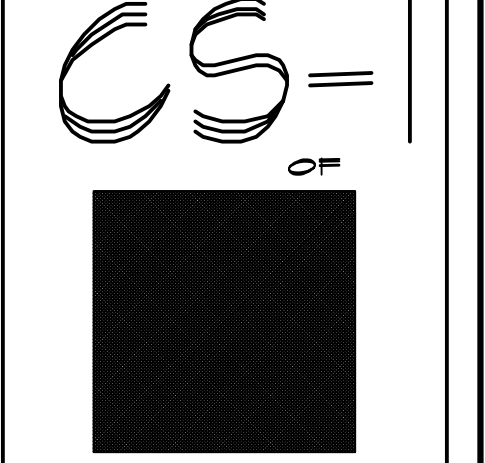
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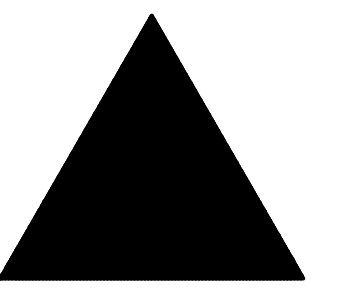
NO.	DATE	REVISION
1	7/10/00	PERMIT ARCH. ONLY



APPENDIX "B"/COVER SHEET
BLOWING ROCK GENERAL STORE
for DAVID WRAY
990 MAIN STREET, BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LH
CHECKED BY: BD
SHEET TITLE



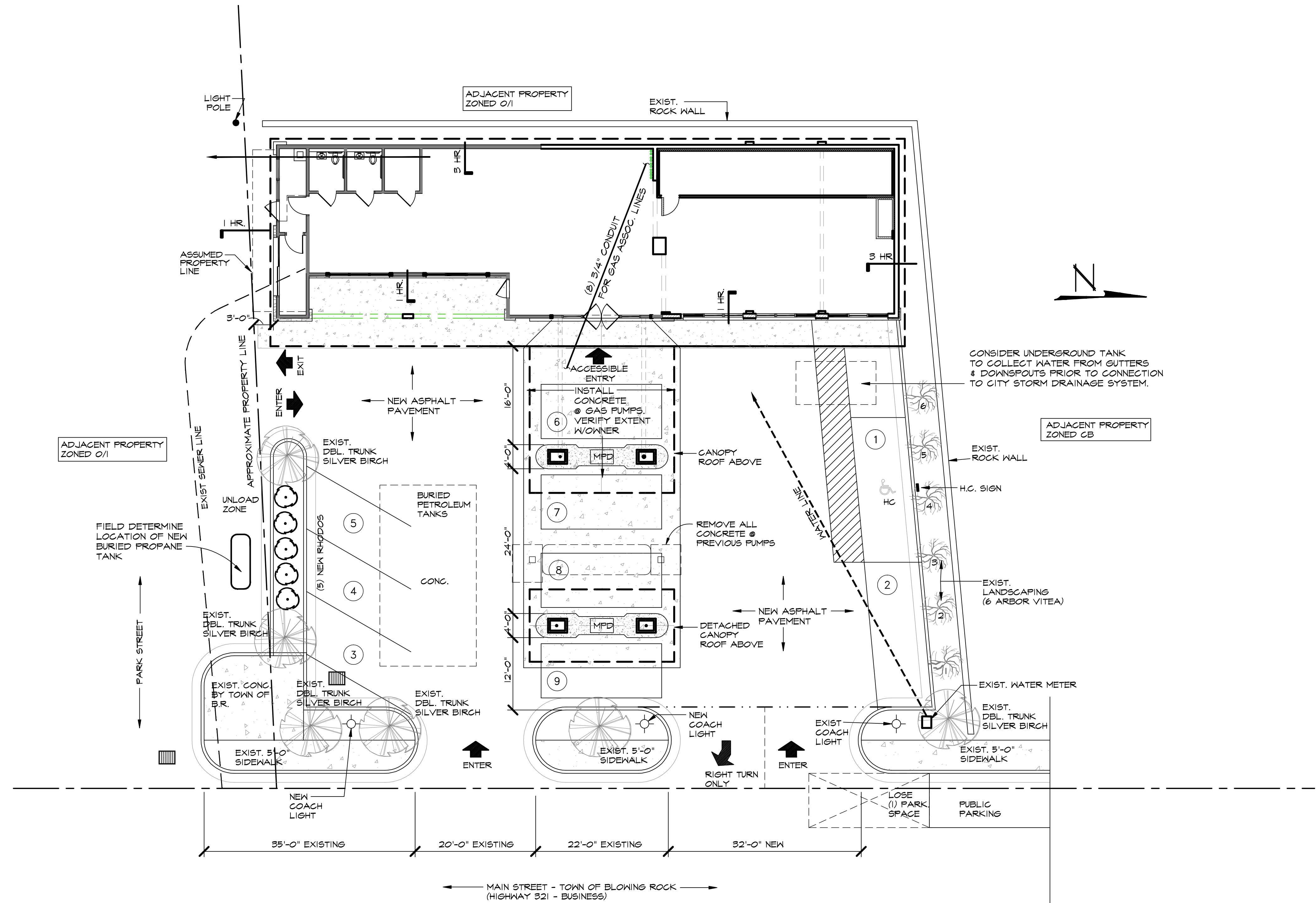


APPALACHIAN ARCHITECTURE, PA

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BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
E-MAIL: APPALARCH@SKYBEST.COM

DATE: 5/24/00

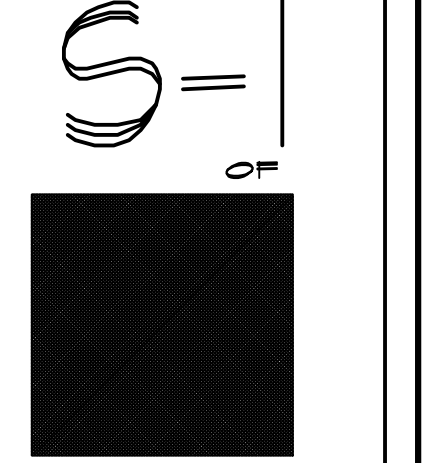
REVISIONS:
DATE: 5/24/00
BY: [initials]
PERMIT ARCH. ONLY



1 SITE PLAN
5-1 1"=10'-0"

SITE PLAN
BLOWING ROCK GENERAL STORE
GROCERIES & GAS FOR DAVID WRAY
CORNER OF MAIN ST. & PARK ST.
DOWNTOWN BLOWING ROCK, NC

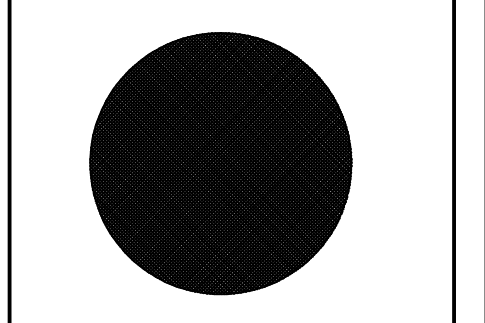
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CHECKED BY: BD
SHEET TITLE



REVISIONS:

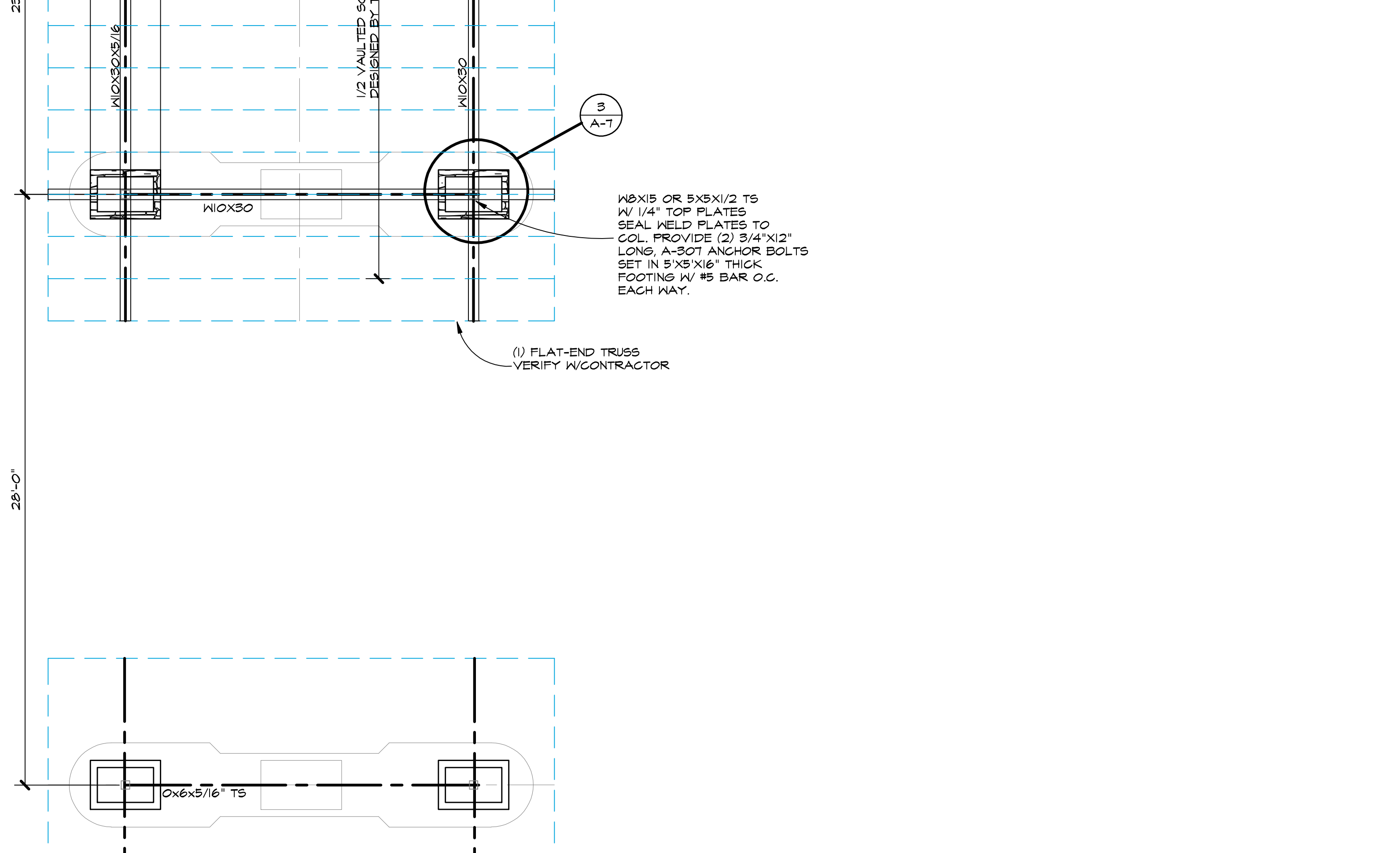
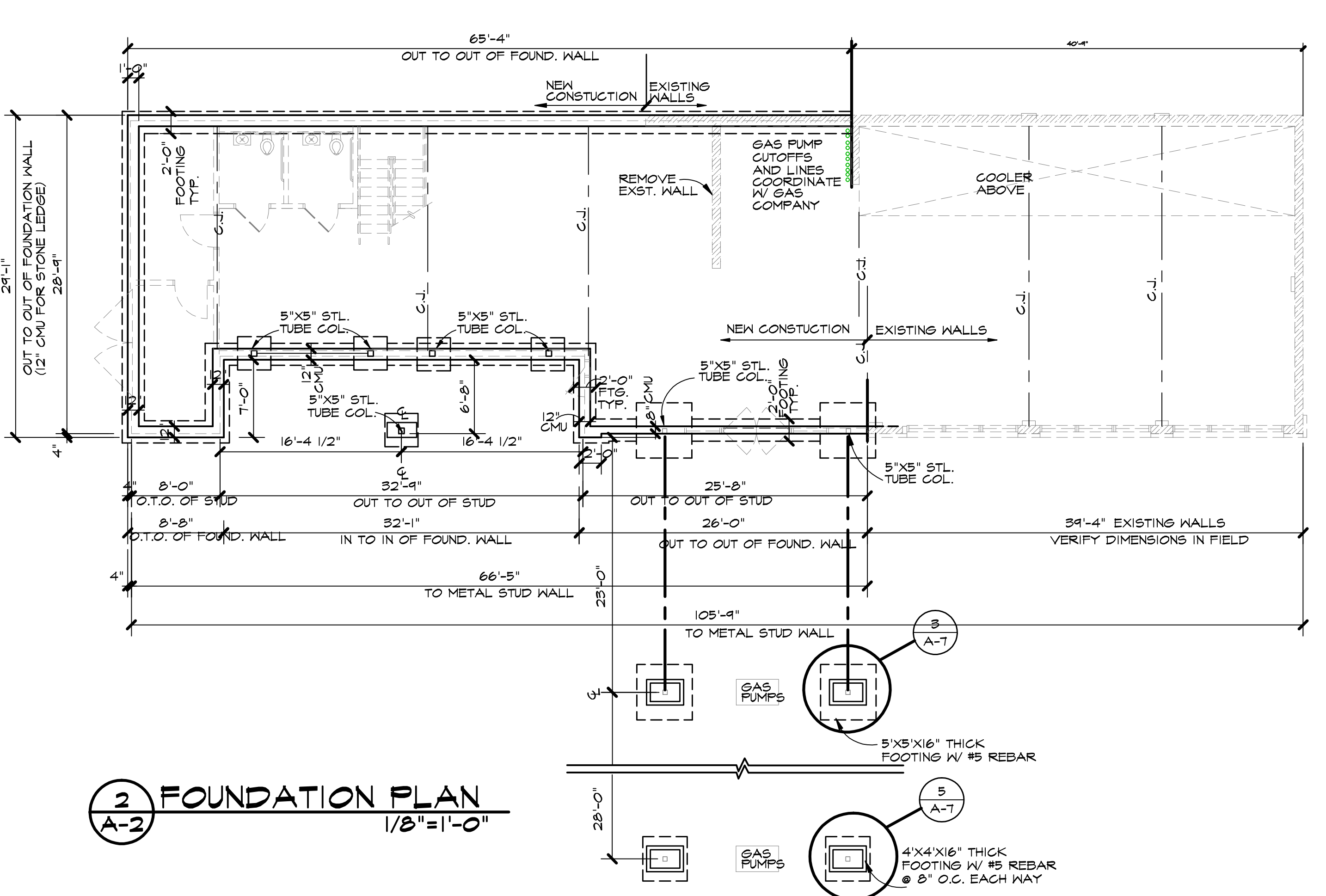
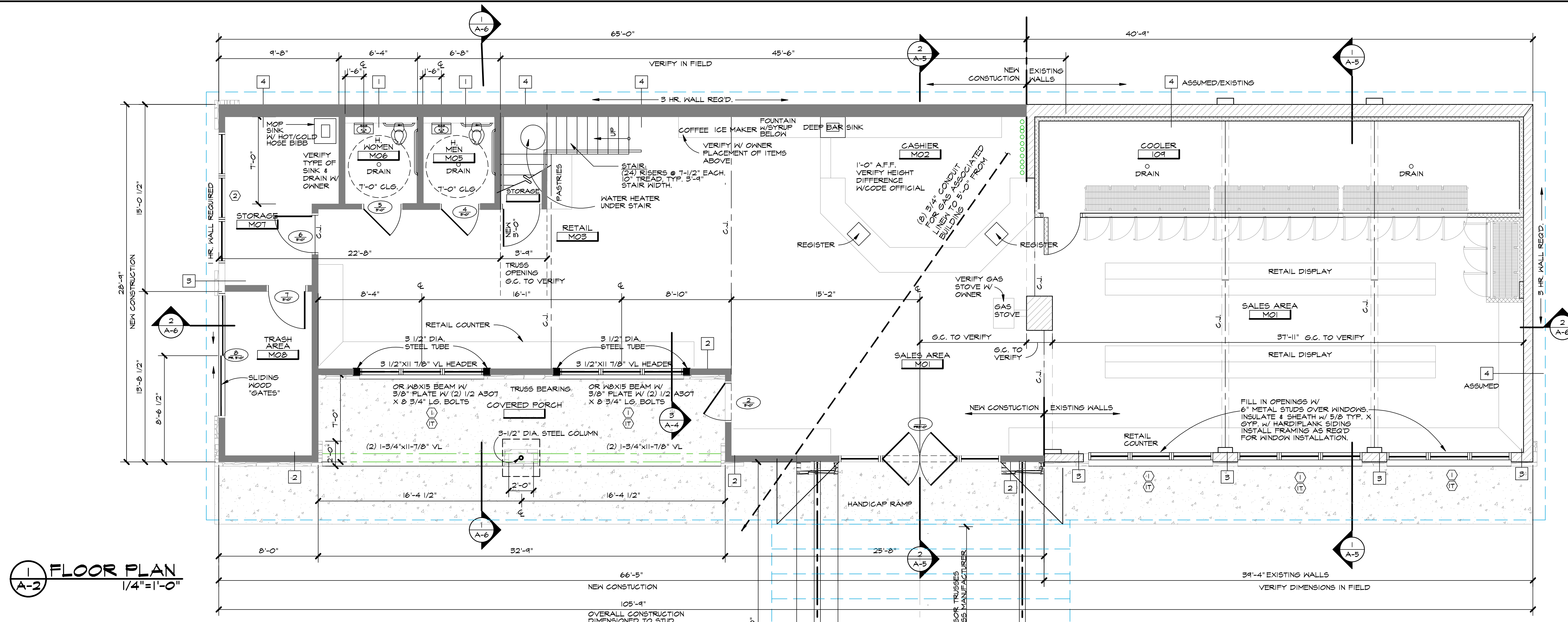
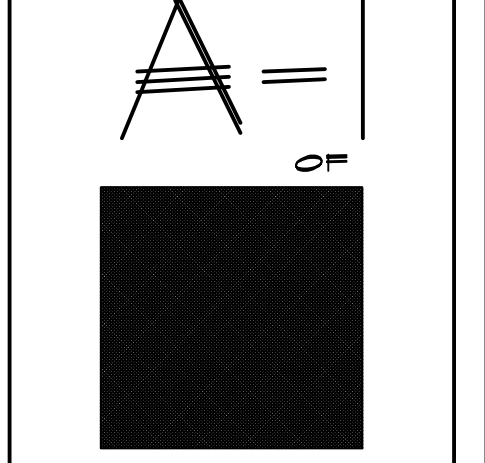
DATE	REV.	BY

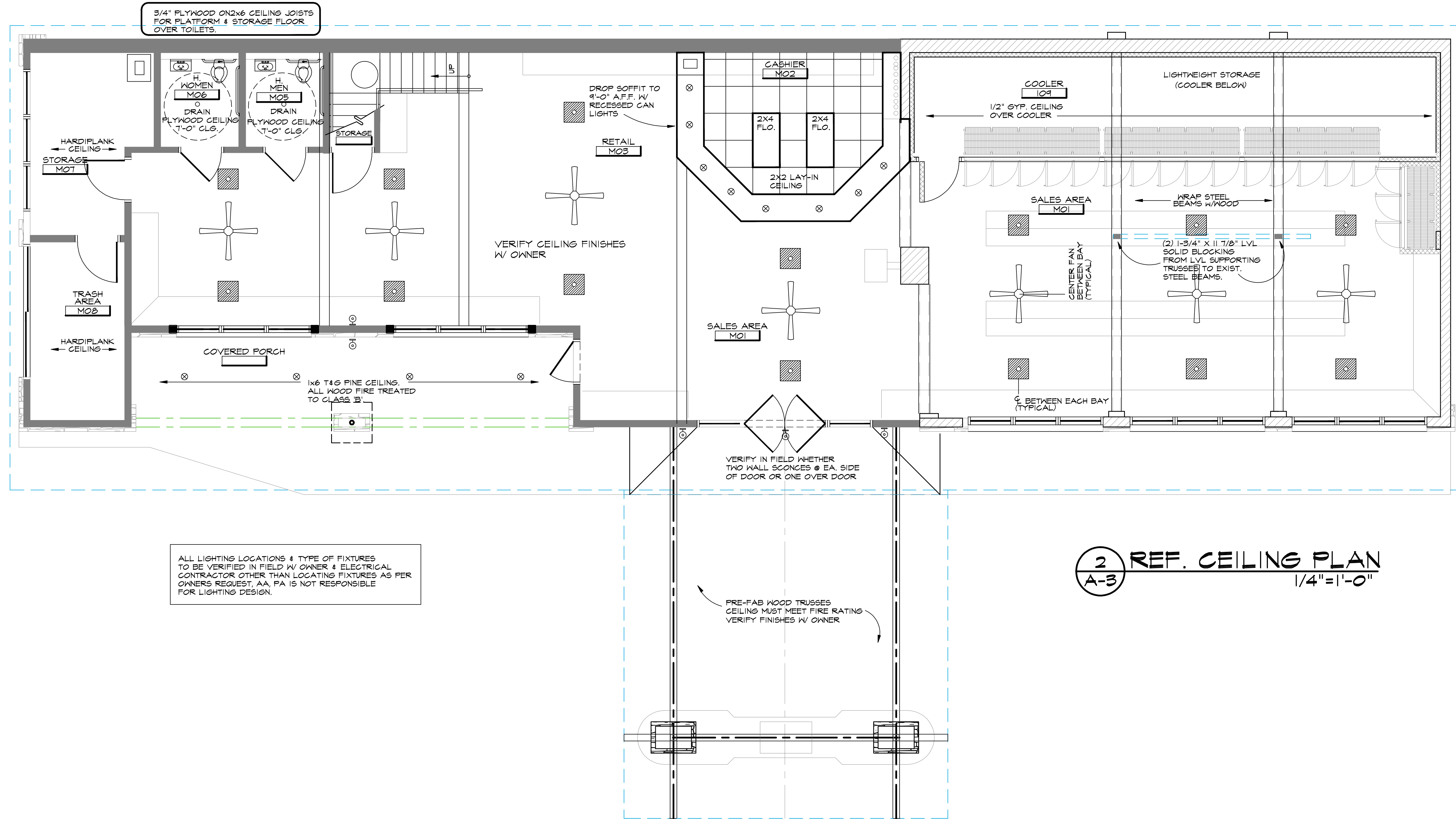
T/1000 PERMIT ARCH. ONLY



PLAN & ELEVATION
BLOWING ROCK GENERAL STORE
 FOR DAVID WRAY
 MAIN STREET, BLOWING ROCK
 NORTH CAROLINA

DRAWN BY: LH
 CHECKED BY: BD
 SHEET TITLE





ALL LIGHTING LOCATIONS & TYPE OF FIXTURES TO BE VERIFIED IN FIELD W/ OWNER, & ELECTRICAL CONTRACTOR OTHER THAN LOCATING FIXTURES AS PER OWNERS REQUEST, AA, PA IS NOT RESPONSIBLE FOR LIGHTING DESIGN.

2 REF. CEILING PLAN
A-3 1/4" = 1'-0"

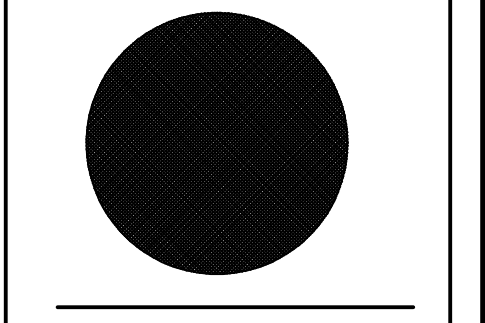


APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
708 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2409
FAX: 828 265 2406
E-MAIL: APPALARCH@KYBEST.COM

DATE: 3/14/00

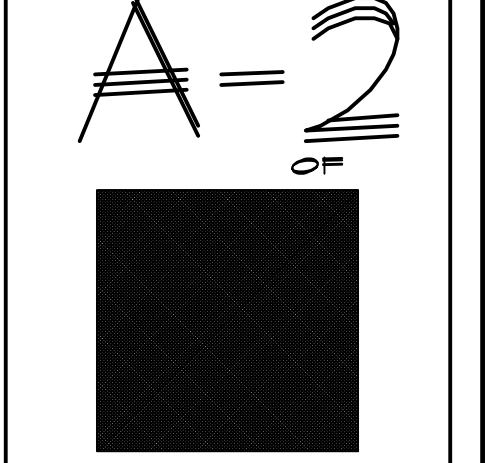
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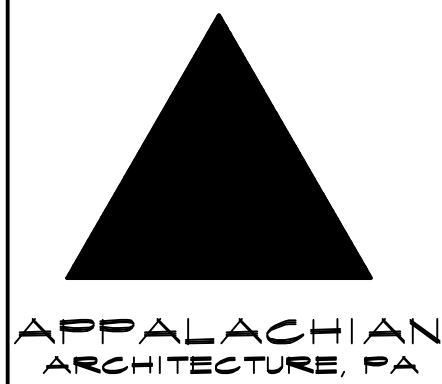
DATE	REV#	BY
7/10/00		PERMIT ARCH. ONLY
9/25/00		REVISED LIGHTING LAYOUT PER OWNER



REVISED REF. CEILING PLAN
BLOWING ROCK GENERAL STORE
FOR DAVID WRAY
MAIN STREET, BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LH
CHECKED BY: BD
SHEET TITLE

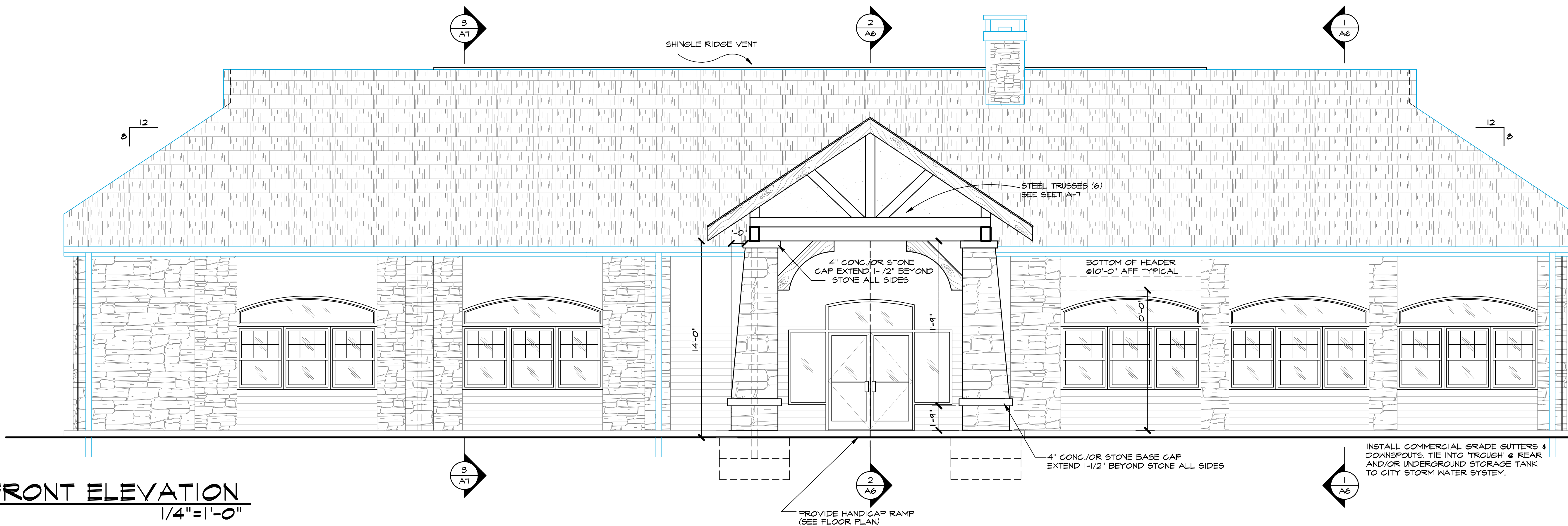




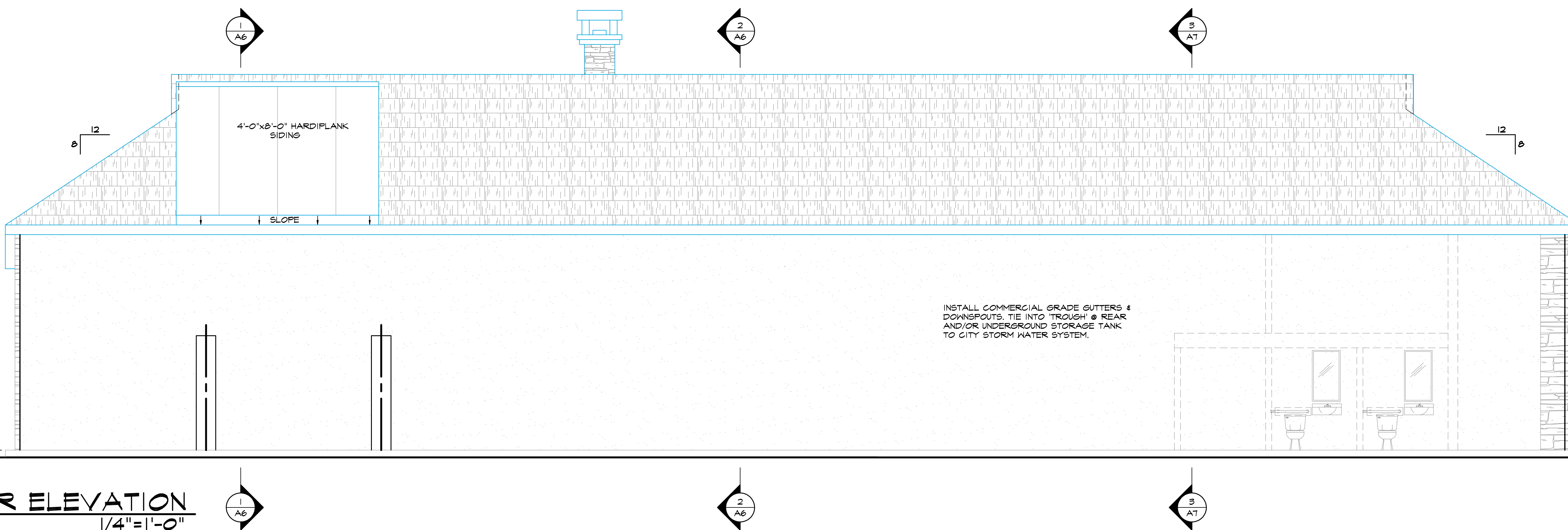
APPALACHIAN ARCHITECTURE, PA
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 828 269 2408
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 E-MAIL: APPALARCH@SKYBEST.COM

DATE: 3/14/00

NO.	DATE	REVISION	BY
1	3/14/00	PERMIT ARCH. ONLY	



1 FRONT ELEVATION
 A-4 1/4"=1'-0"

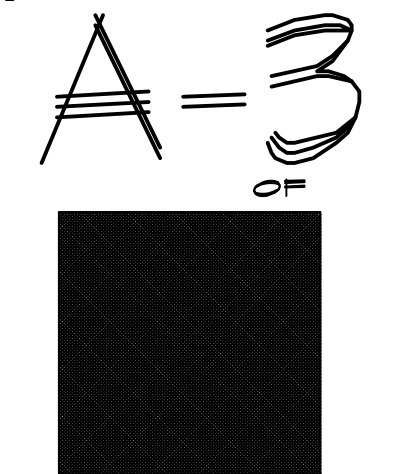


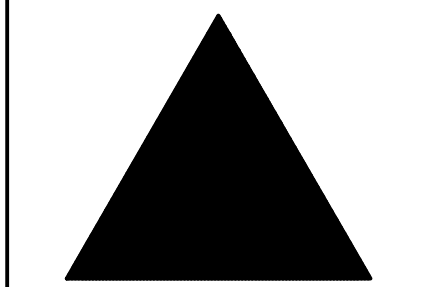
2 REAR ELEVATION
 A-4 1/4"=1'-0"

SIDE ELEVATIONS
 BLOWING ROCK GENERAL STORE
 FOR DAVID WRAY
 MAIN STREET, BLOWING ROCK
 NORTH CAROLINA

DRAWN BY: LH
 CHECKED BY: BD

SHEET TITLE



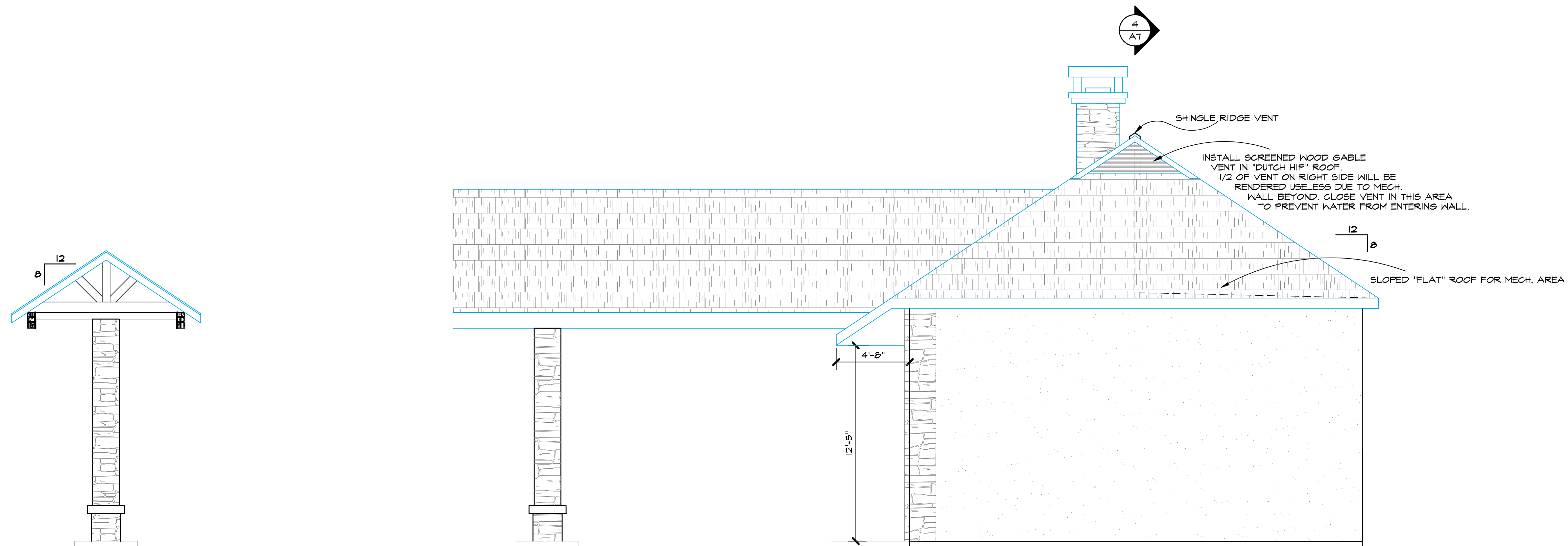


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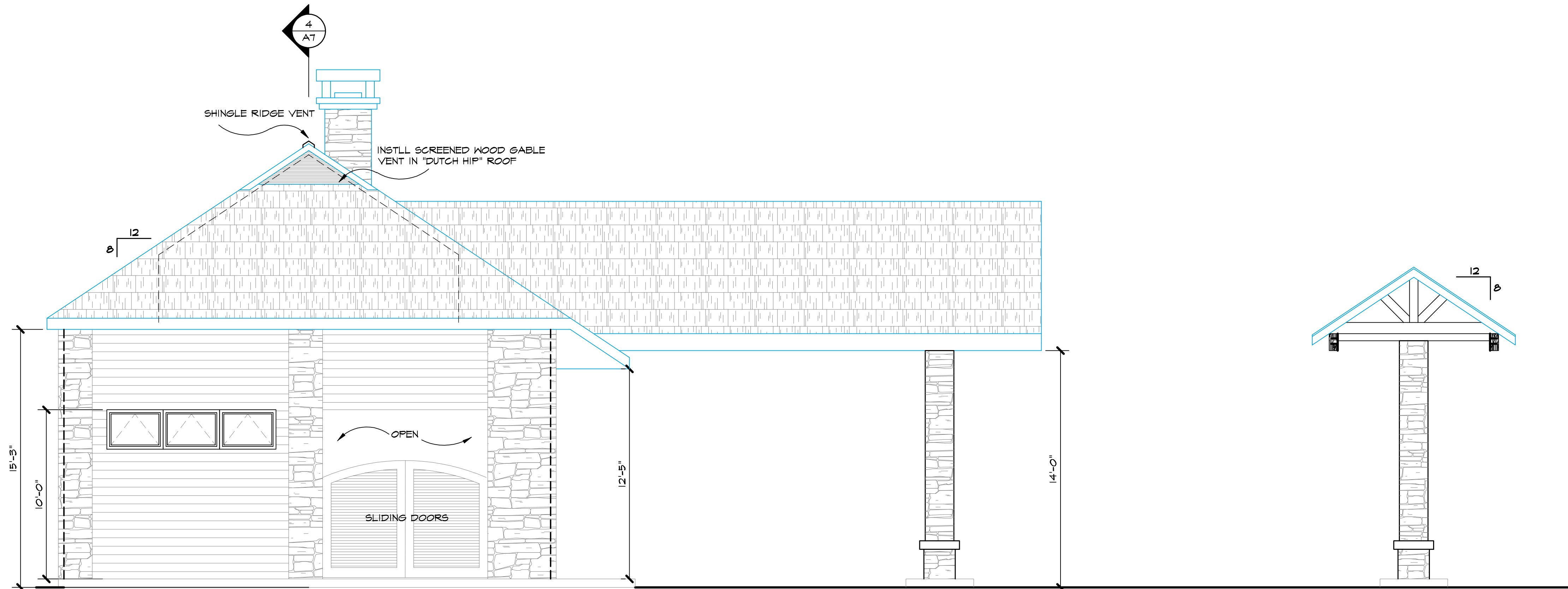
APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
703 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
E-MAIL: APPALARCH@SKYBEST.COM

DATE: 3/14/00

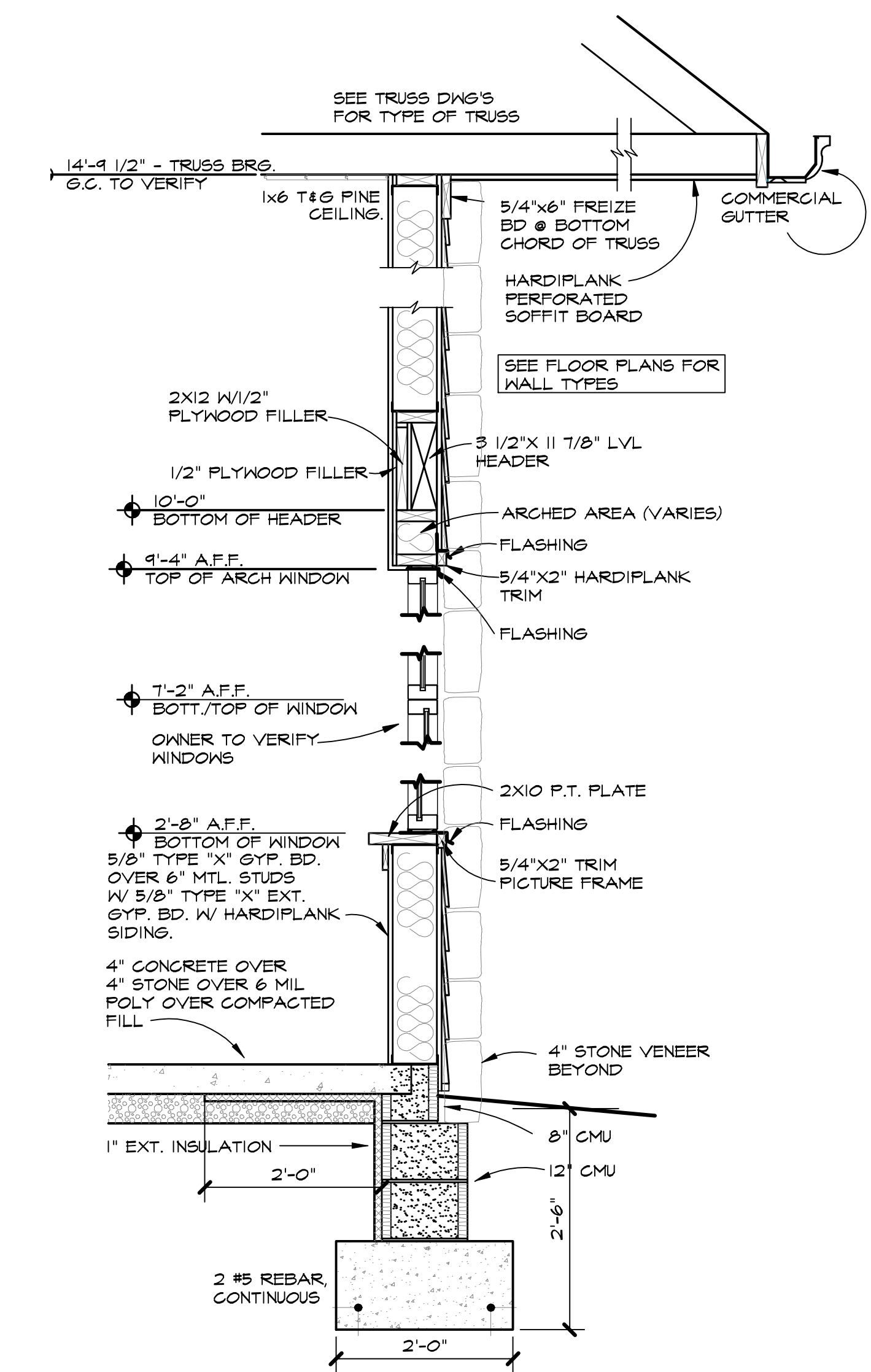
NO.	REVISIONS	DATE	BY
1	DATE		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		



1 RIGHT SIDE ELEVATION
A-5 1/4"=1'-0"



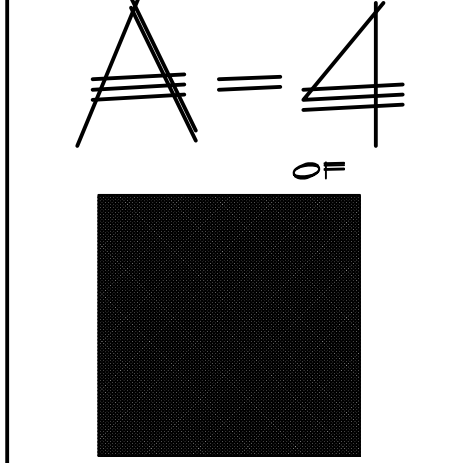
2 LEFT SIDE ELEVATION
A-5 1/4"=1'-0"

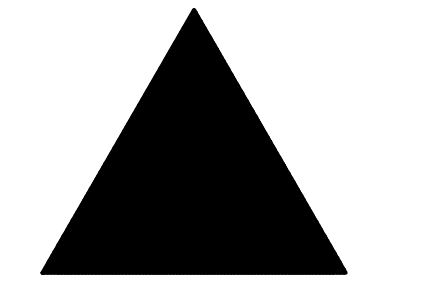
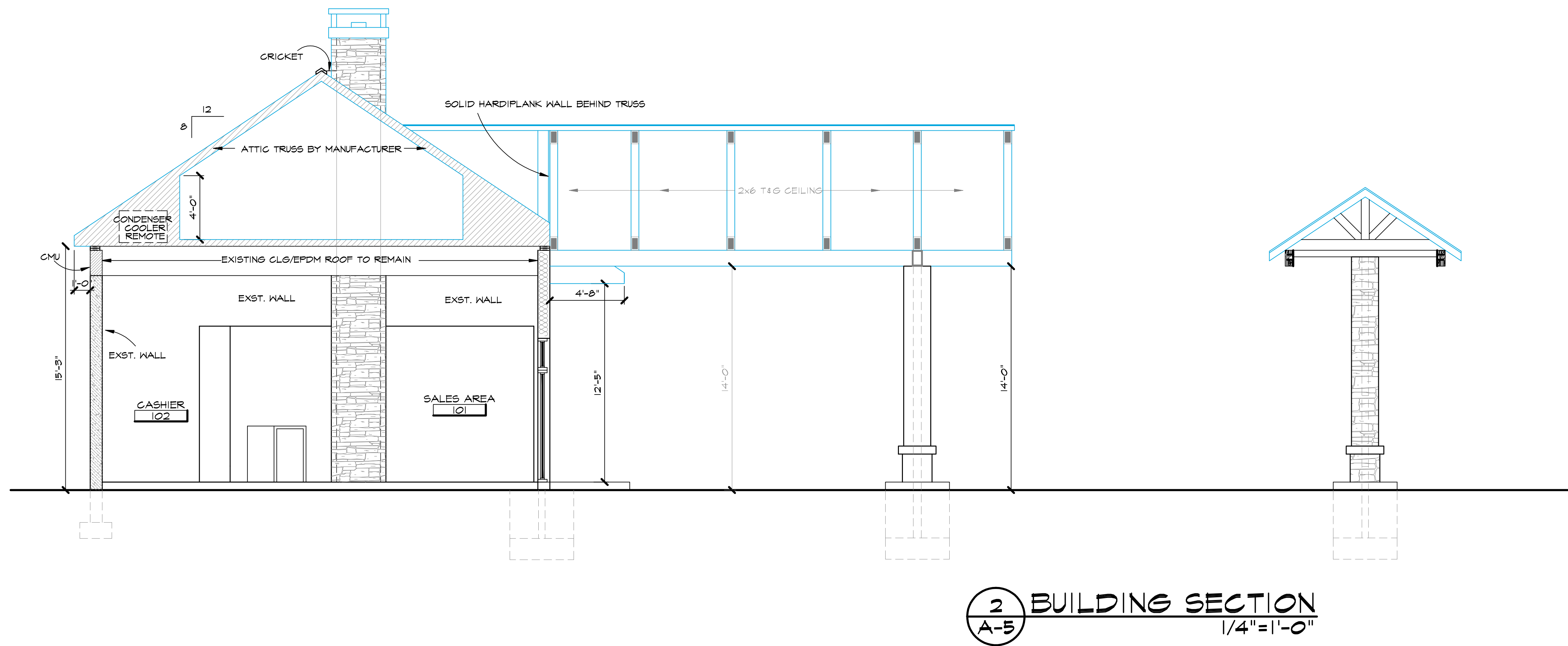
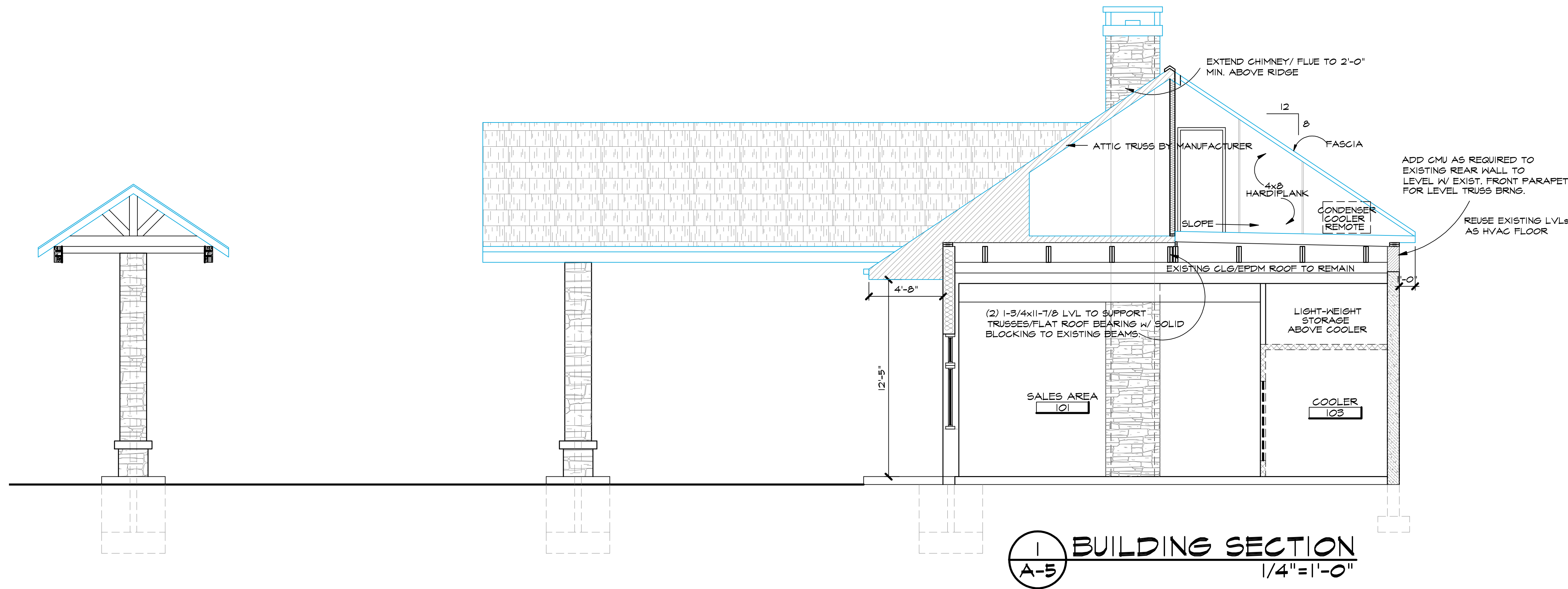


3 WALL SECT.
A-4 3/4"=1'-0"

SIDE ELEVATIONS
BLOWING ROCK GENERAL STORE
FOR DAVID WRAY
MAIN STREET, BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LH
CHECKED BY: ED
SHEET TITLE



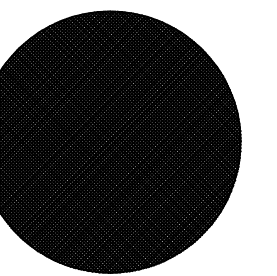


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708 W. KING ST.
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E-MAIL: APPALARCH@SKYBEST.COM

DATE: 5/15/00

REVISIONS:
DATE: REV. BY:
7/10/00 PERMIT ARCH. ONLY

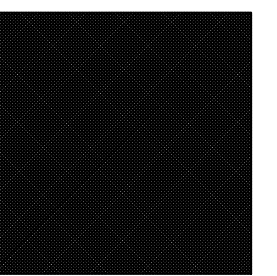


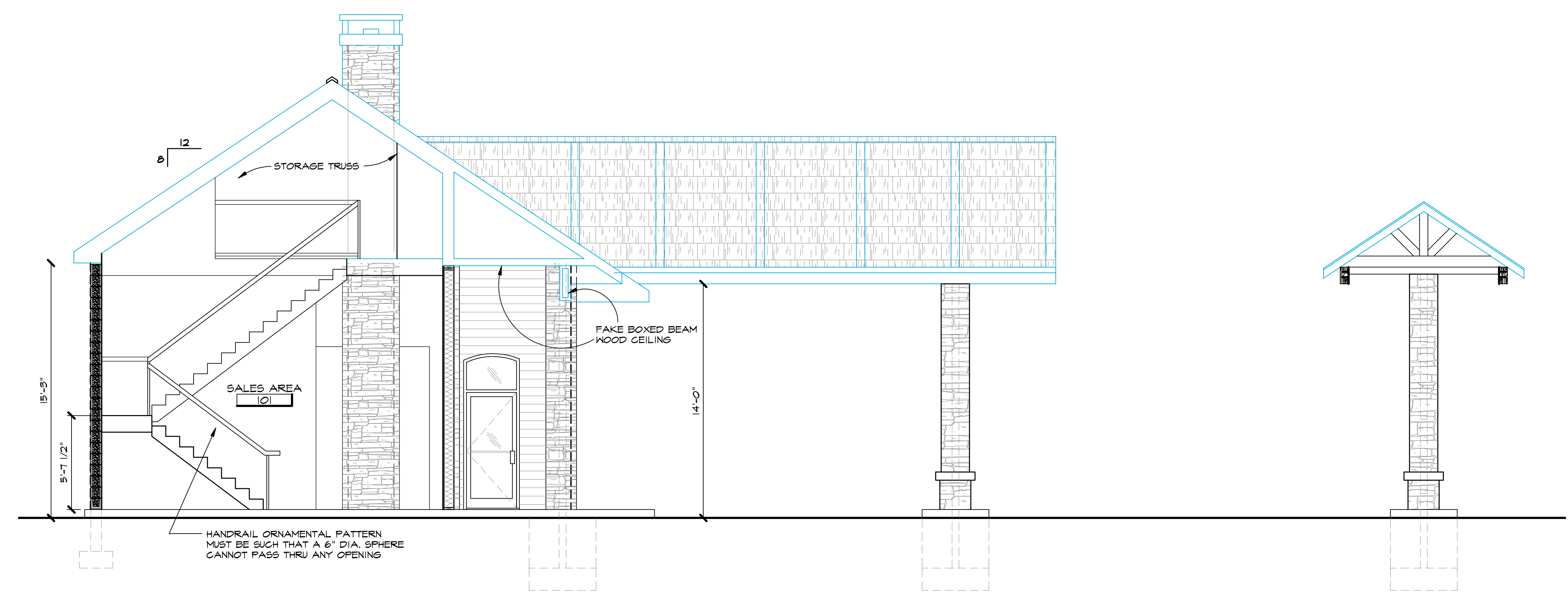
BUILDING SECTIONS
BLOWING ROCK GENERAL STORE
FOR DAVID WRAY
MAIN STREET, BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LH
CHECKED BY: ED

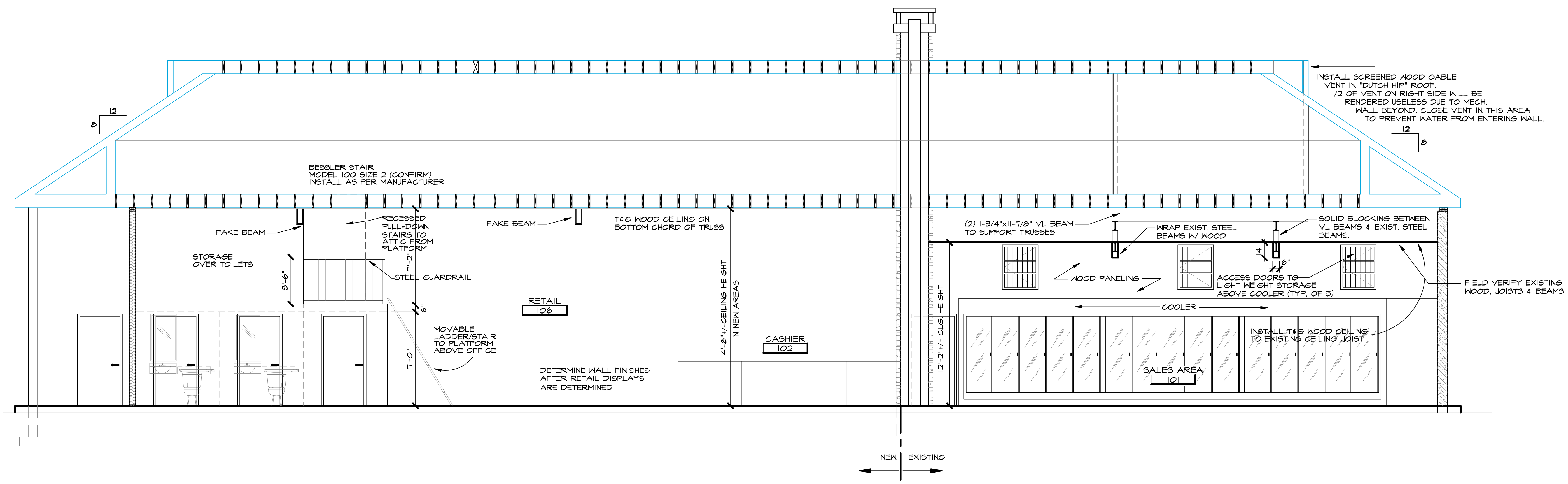
SHEET TITLE

A-5





1 BUILDING SECTION
 A-6
 1/4" = 1'-0"

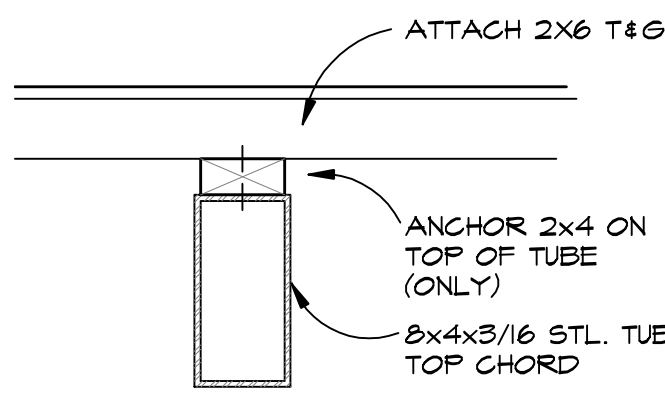


2 BUILDING SECTION
 A-6
 1/4" = 1'-0"

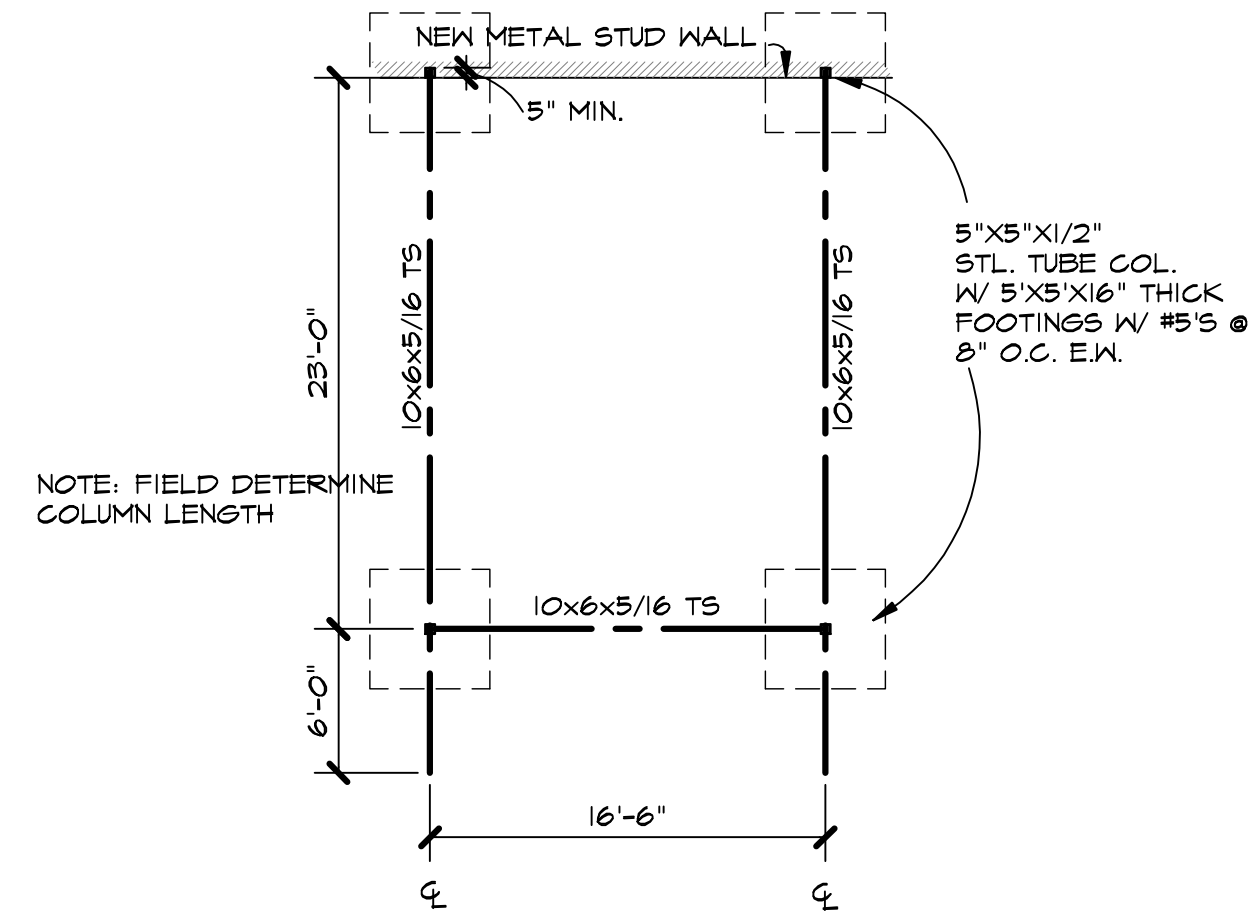
BUILDING SECTIONS
BLOWING ROCK GENERAL STORE
FOR DAVID WRAY
 MAIN STREET, BLOWING ROCK
 NORTH CAROLINA

DRAWN BY: LH
 CHECKED BY: BD

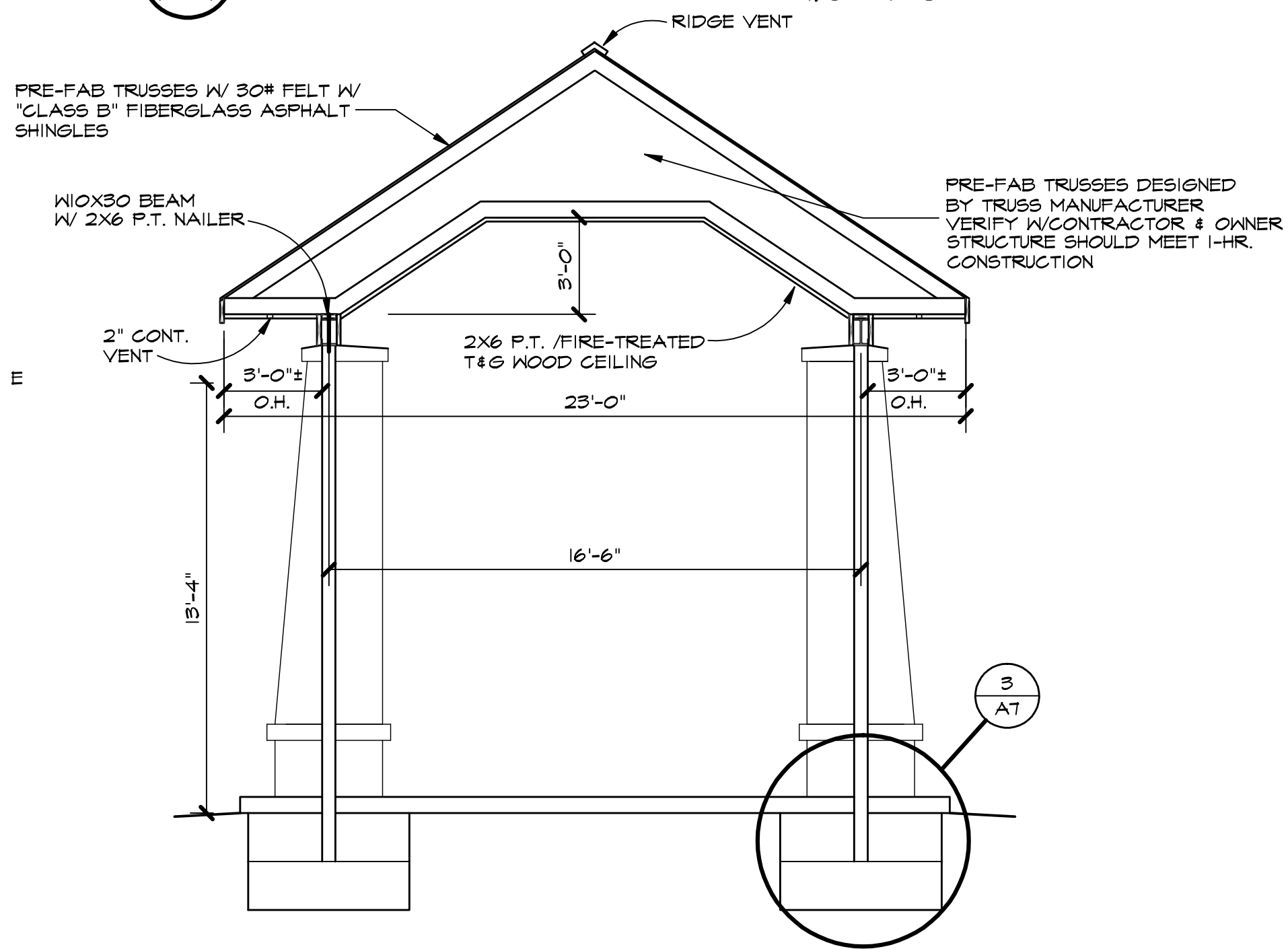
SHEET TITLE
A-6



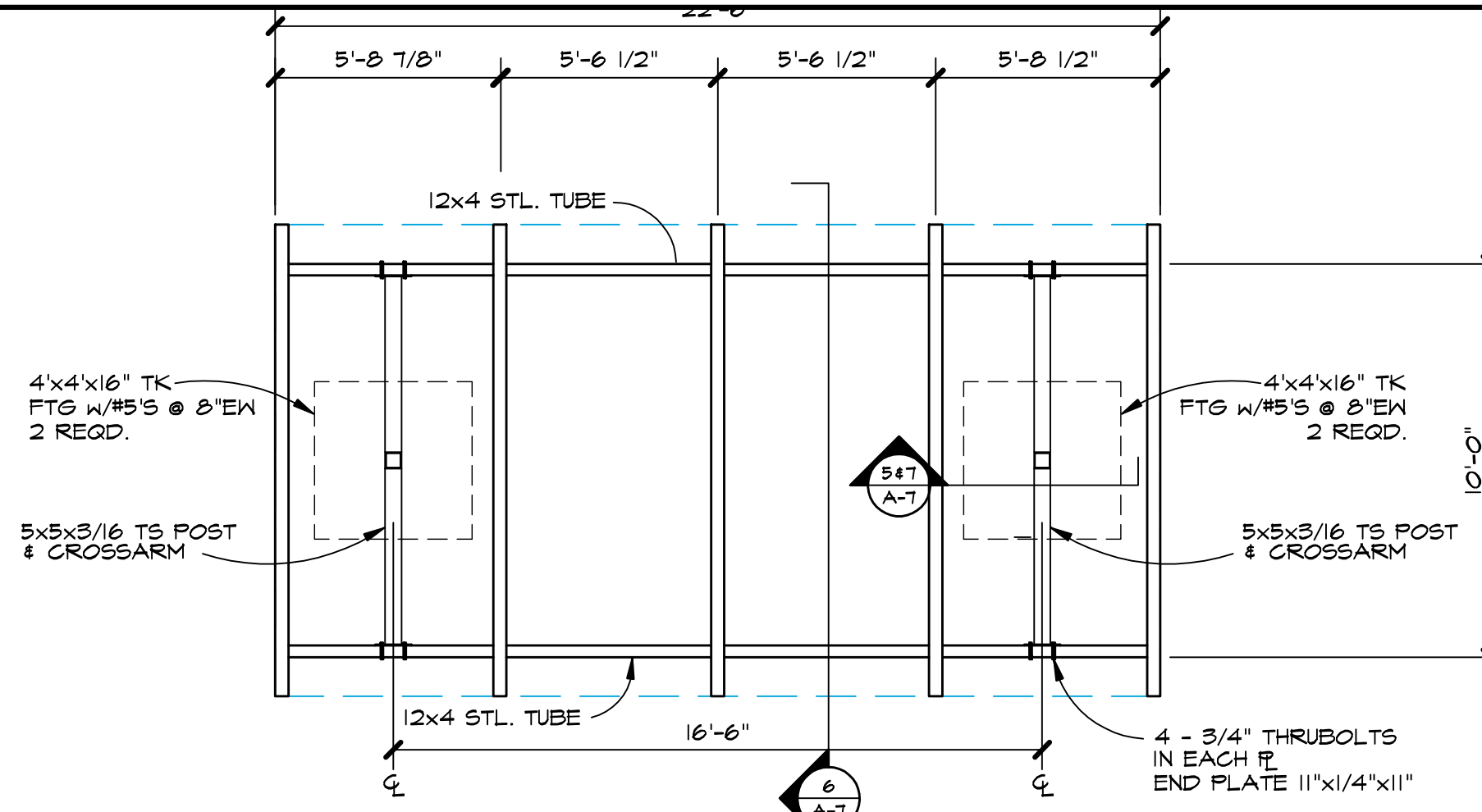
9 SECT. THRU TOP CHORD
A-7 1/2"=1'-0"



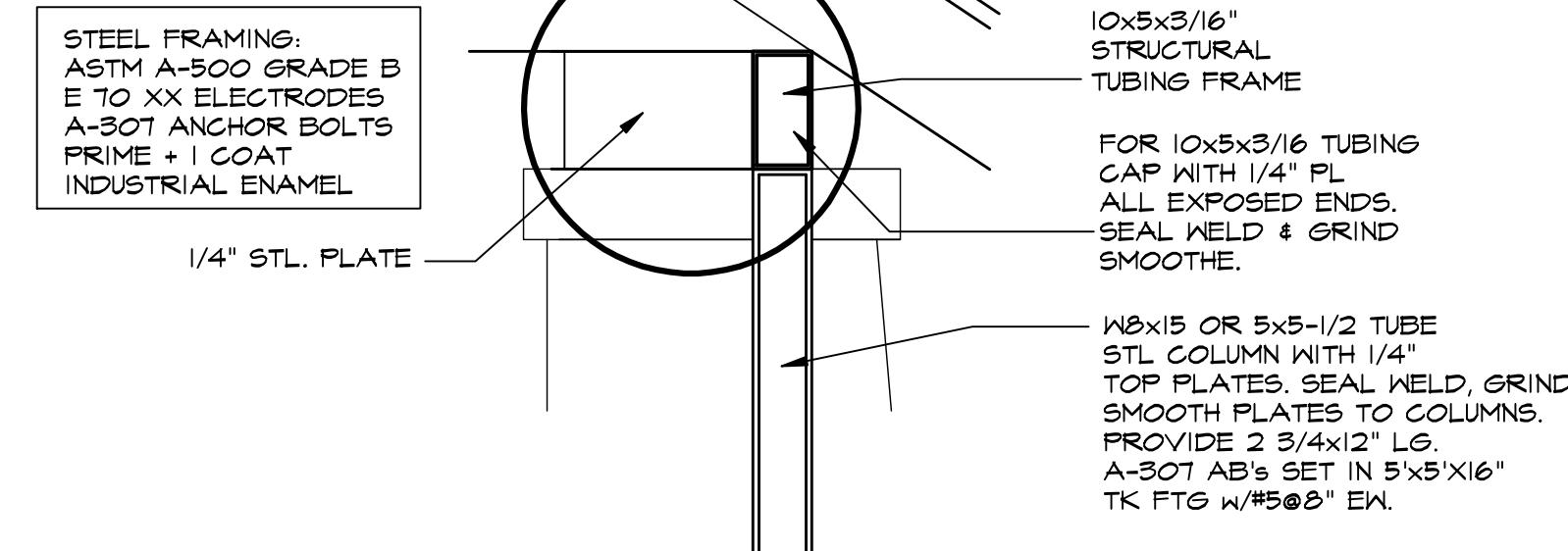
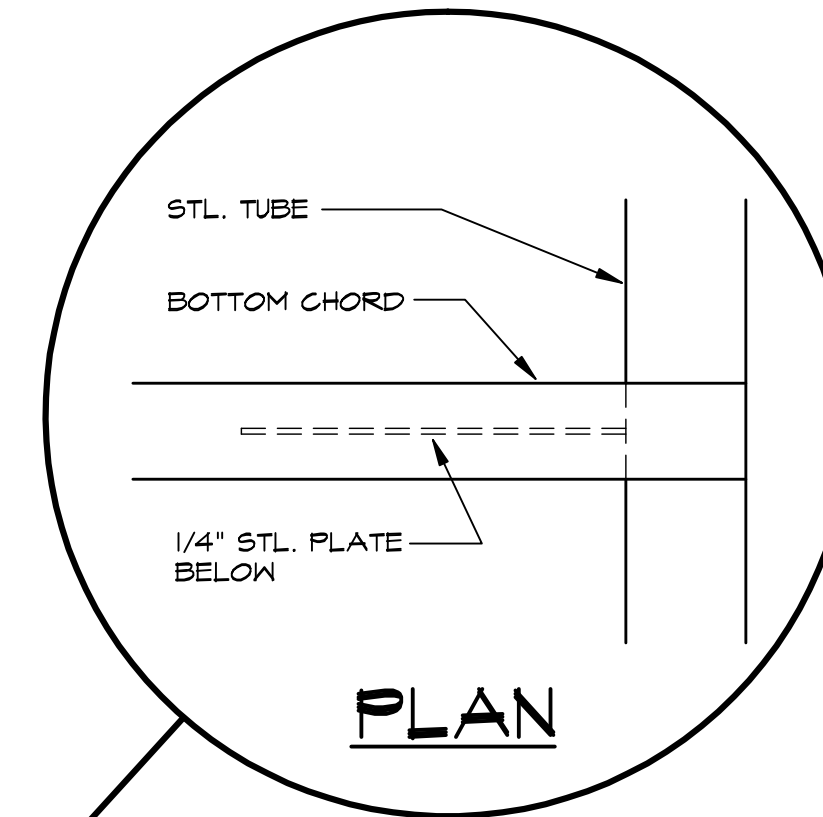
1 DETAIL-ATTACHED CANOPY
A-7 1/8"=1'-0"



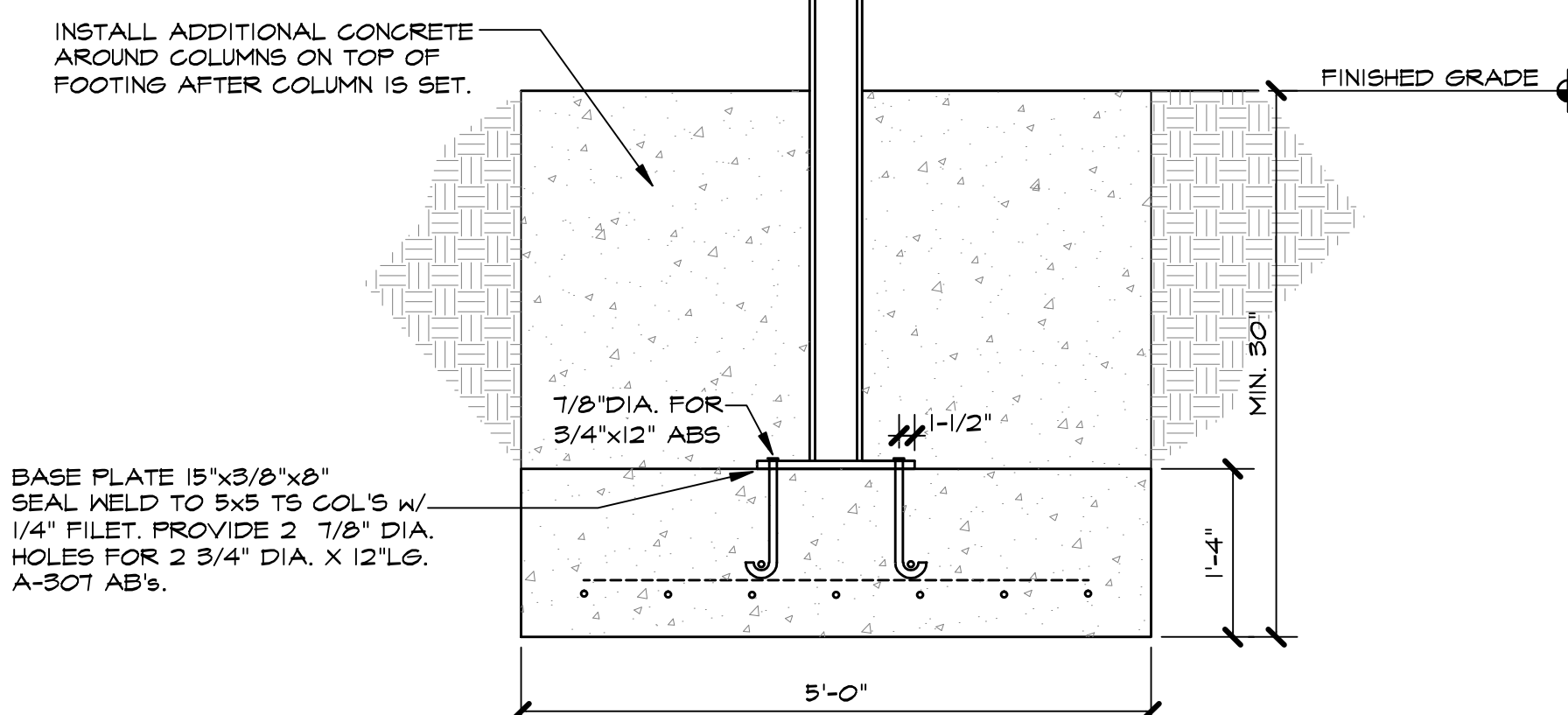
6 SECTION-ATTACHED CANOPY
A-7 1/4"=1'-0"



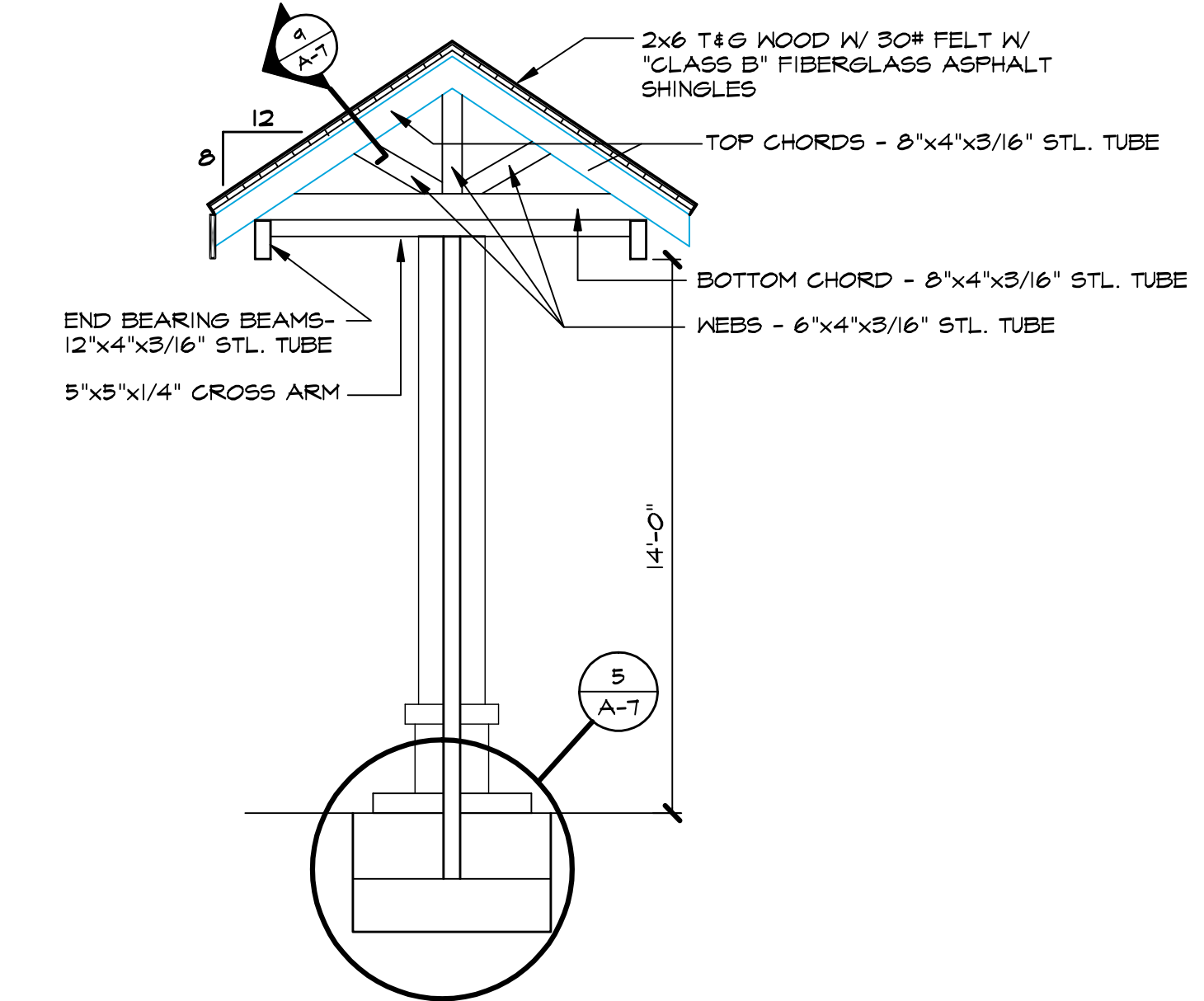
4 DETAIL-FREE STANDING CANOPY
A-7 1/4"=1'-0"



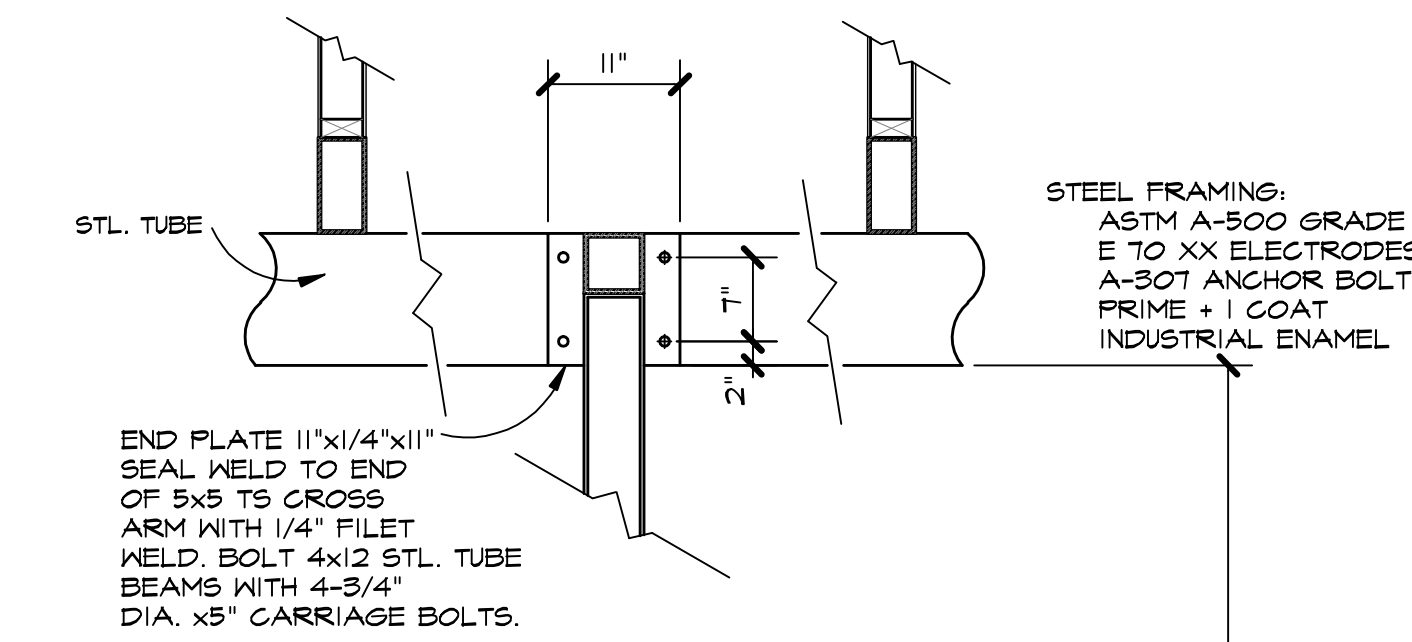
2 DETAIL-ATTACHED CANOPY
A-7 3/4"=1'-0"



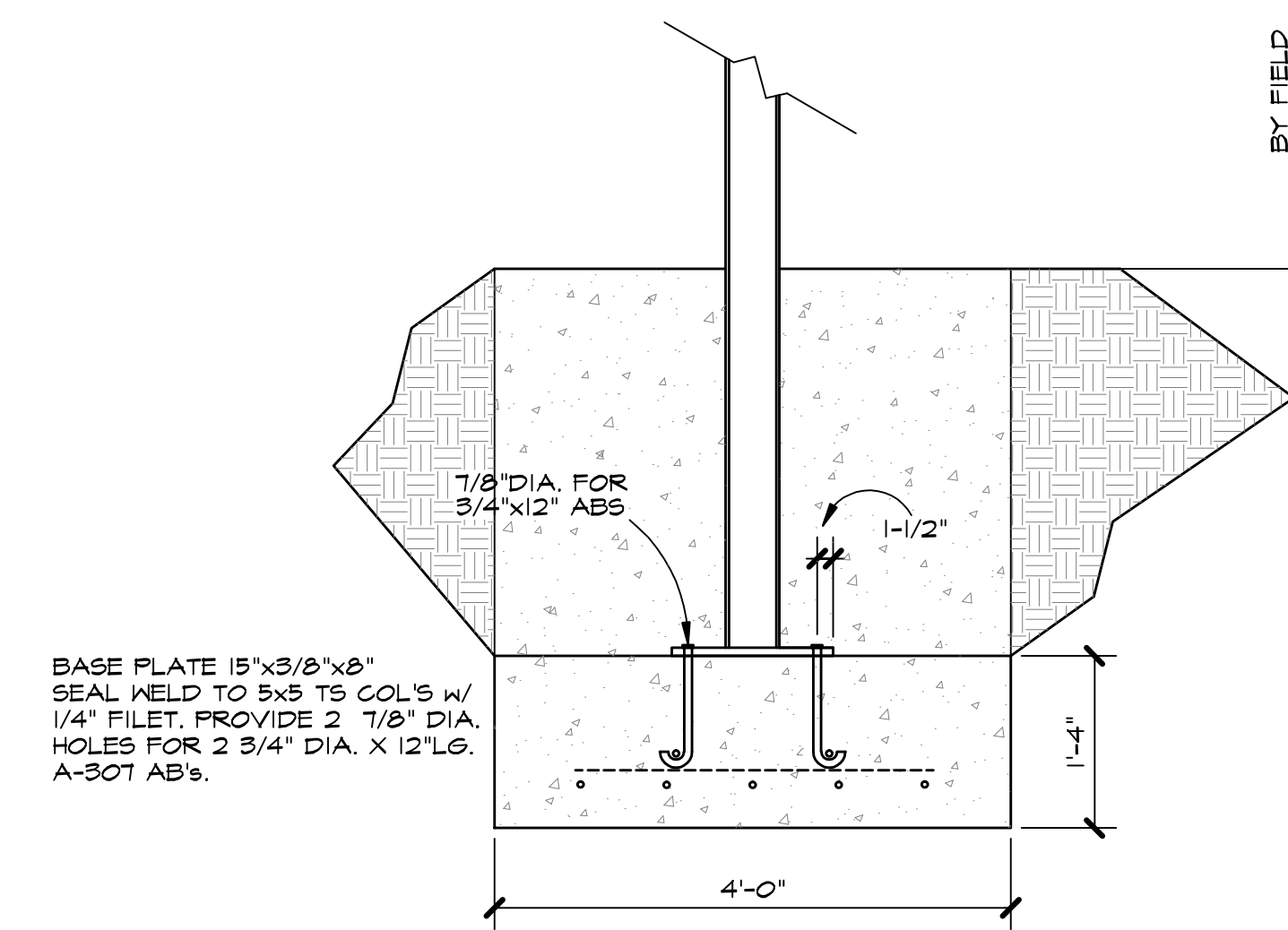
3 FOUNDATION DETAIL
A-7 ATTACHED CANOPY 3/4"=1'-0"



8 DETAIL-FREE STANDING CANOPY
A-7 1/4"=1'-0"



7 CONNECTION DETAIL @ BEARING BEAM
A-7 FREE STANDING CANOPY 3/4"=1'-0"



5 FOUNDATION DETAIL
A-7 FREE STANDING CANOPY 3/4"=1'-0"

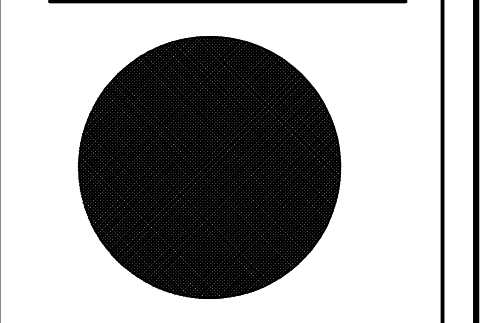


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DATE: 3/14/00

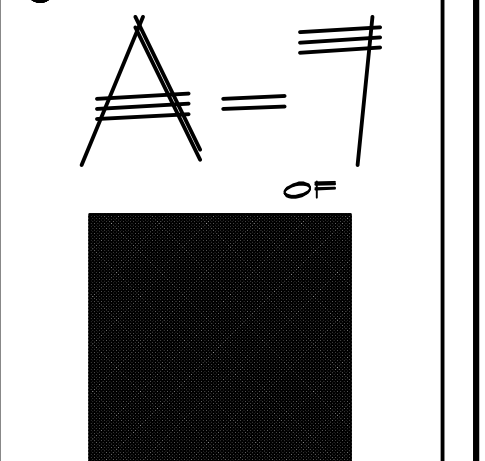
REVISIONS:

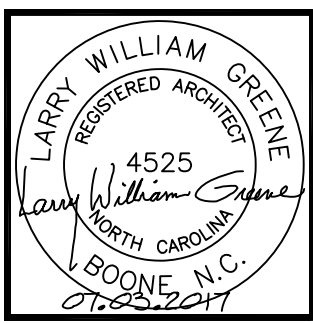
NO.	DATE	REV. BY	DESCRIPTION



DETAILS
BLOWING ROCK GENERAL STORE
FOR DAVID WRAY
MAIN STREET, BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LH
CHECKED BY: BD



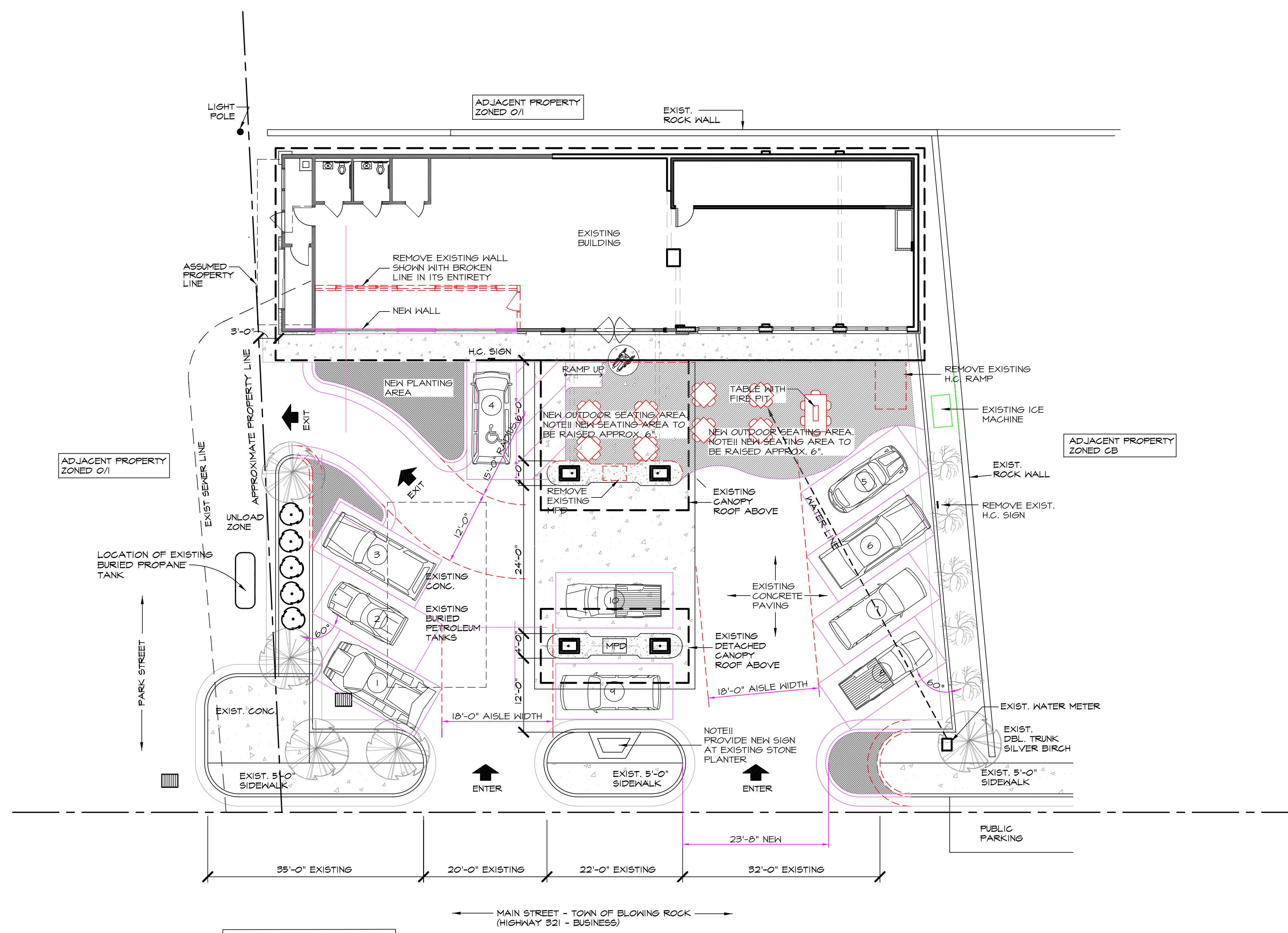


GREENE ARCHITECTURE
 POST OFFICE BOX 711, 131-2 MORRIS STREET
 BLOWING ROCK, NC 28605
 PHONE: 828-298-9192 FAX: 828-298-9193

PROPOSED MODIFICATIONS TO
BLOWING ROCK MARKET & WINE SHOP
 BLOWING ROCK, NORTH CAROLINA 28605

Date:	07.05.2017
No.	Revision Date
1	07.05.2017

Sheet
A1.1
 of
 Project No: GA102



TABULATIONS:
 OUTDOOR SEATING: 38
 SEATSPARKING: 10 SPACES

ADJACENT PROPERTY
 ZONED CB



1 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"