



TOWN OF DURHAM
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NOTICE OF APPROVAL

Project Name: Pauly's Pockets
Project Description: Approval of Architectural Design – compliance with condition of site plan approval
Address: 49 Main Street
Applicant: Paul Eja
Engineer: Mike Sievert, MJS Engineering
Architect: Shannon Alther, TMS Architects
Map and Lot: Map 5, Lot 1-2
Zoning: Central Business District
Date of approval: February 11, 2015 by the Planning Board

The revised architectural plans are approved as follows:

- 1) The approved plans were drawn by Shannon Alther of TMS Architects and received by the Planning Department on February 11, 2015. There are 2 sheets – P1.0 and P1.1.
- 2) The plans were developed in coordination with the Pauly's Pocket's Architectural Design Committee appointed by the Planning Board.
- 3) 4 in 10 coursing means that the vertical spacing shall be 10 inches for four bricks with mortar in between.
- 4) All windows are to be black color (frames and muntins, not trim).
- 5) The trim is to be 25% Autumn Tan as stated. This applies to all dentils and cornices, including over the first floor on the south elevation, and the corner boards.
- 6) The window trim on the south elevation is to be Khaki Brown, the same as the body.
- 7) The windows on the brick facades will be recessed approximately 2-1/2 to 3" from the brick face.
- 8) The fencing is to be black and heavy duty wrought iron or steel.
- 9) The anchor plate/diamonds are to be Azek, aluminum, or another appropriate material.

- 10) The number “49” will be applied to the stone rather than etched into the stone. It will be black and an appropriate durable material.
- 11) The light fixtures on the face of the building will be black.
- 12) The stone lintel over the stores, the foundation, and the arch over the corner entrance are to be granite or faced in granite.
- 13) The applicant will meet on site later with members of the Architectural Design Committee to approve the selection between the 2 brick samples and the 2 mortar samples. The Town Planner shall simply let the Planning Board know which selections were made.
- 14) If minor adjustments to the configuration of the steps at the corner are needed, the Architectural Design Committee may meet on site later to finalize the configuration. The Town Planner shall simply let the Planning Board know if any adjustments are made.
- 15) The applicant may submit a sign master plan for consideration by the Planning Board at a future date. The sign panels may be adjusted by the board at that time, as appropriate.
- 16) A railing is to be added in the left bay on the western elevation, as discussed at the Planning Board meeting.
- 17) A door is to be added to the southern elevation, approximately in the middle, as discussed at the Planning Board meeting.
- 18) The window at the corner behind the corner steps is to be centered and sized properly, as discussed at the Planning Board meeting.
- 19) Regarding the square window on the southern elevation, if workable, the window is to be made a real window and the size adjusted, as appropriate.