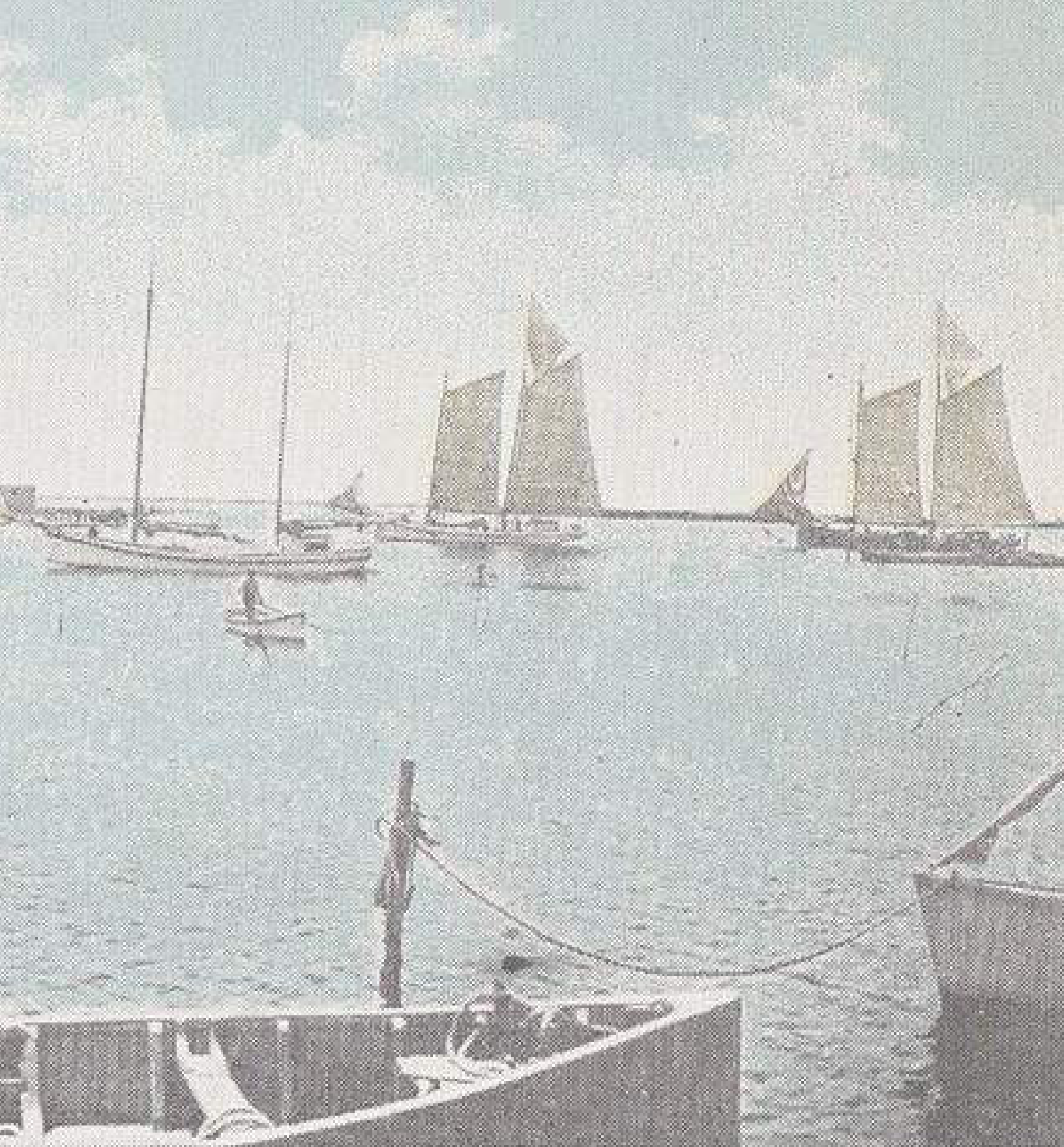
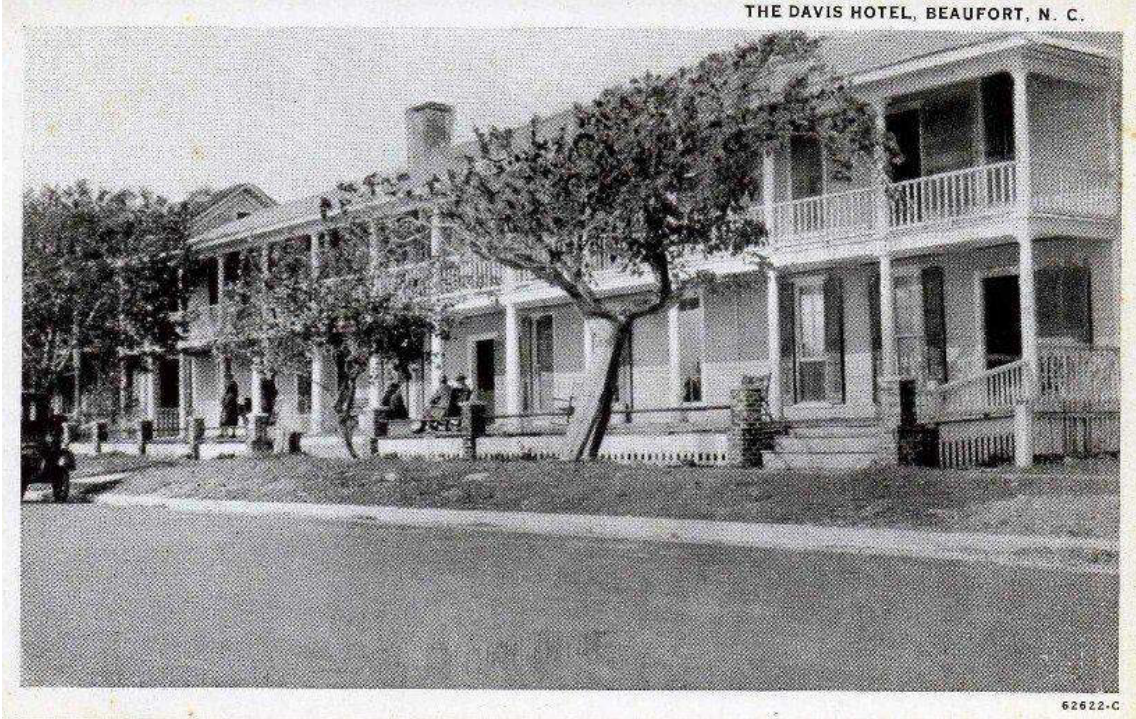
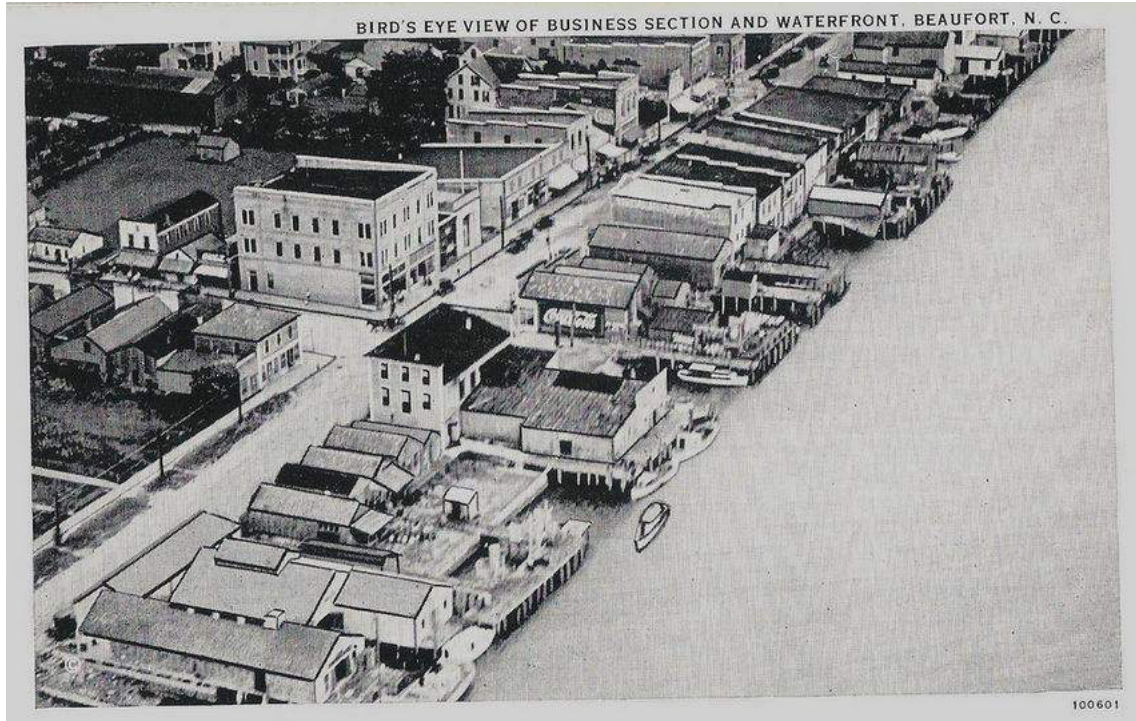




THE DAVIS HOTEL, BEAUFORT, N. C.



BIRD'S EYE VIEW OF BUSINESS SECTION AND WATERFRONT, BEAUFORT, N. C.



1. EXISTING BUILDING
2. ADJOINING PROPERTIES
3. PROPOSED PLANS
4. PROPOSED ELEVATIONS
5. PROPOSED RENDERINGS
6. EXTERIOR MATERIALS AND DETAILS
7. PROPOSED LIGHTING
8. PROPOSED ADA LIFT

EXISTING PROPERTY

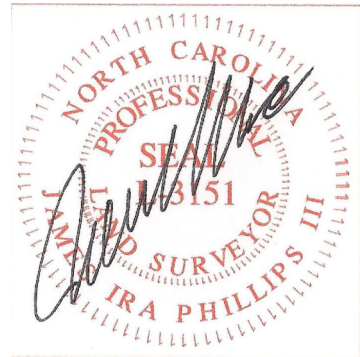
FRONT STREET

SURVEYORS CERTIFICATION

I, JAMES I. PHILLIPS III, CERTIFY THAT THIS PLAT WAS DRAWN BY ME (X), DRAWN UNDER MY SUPERVISION (), FROM AN ACTUAL SURVEY MADE BY ME (X), MADE UNDER MY SUPERVISION (); THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1:10,000+; REGISTRATION NUMBER, AND SEAL THIS 13TH DAY OF MARCH , A.D. 2017.

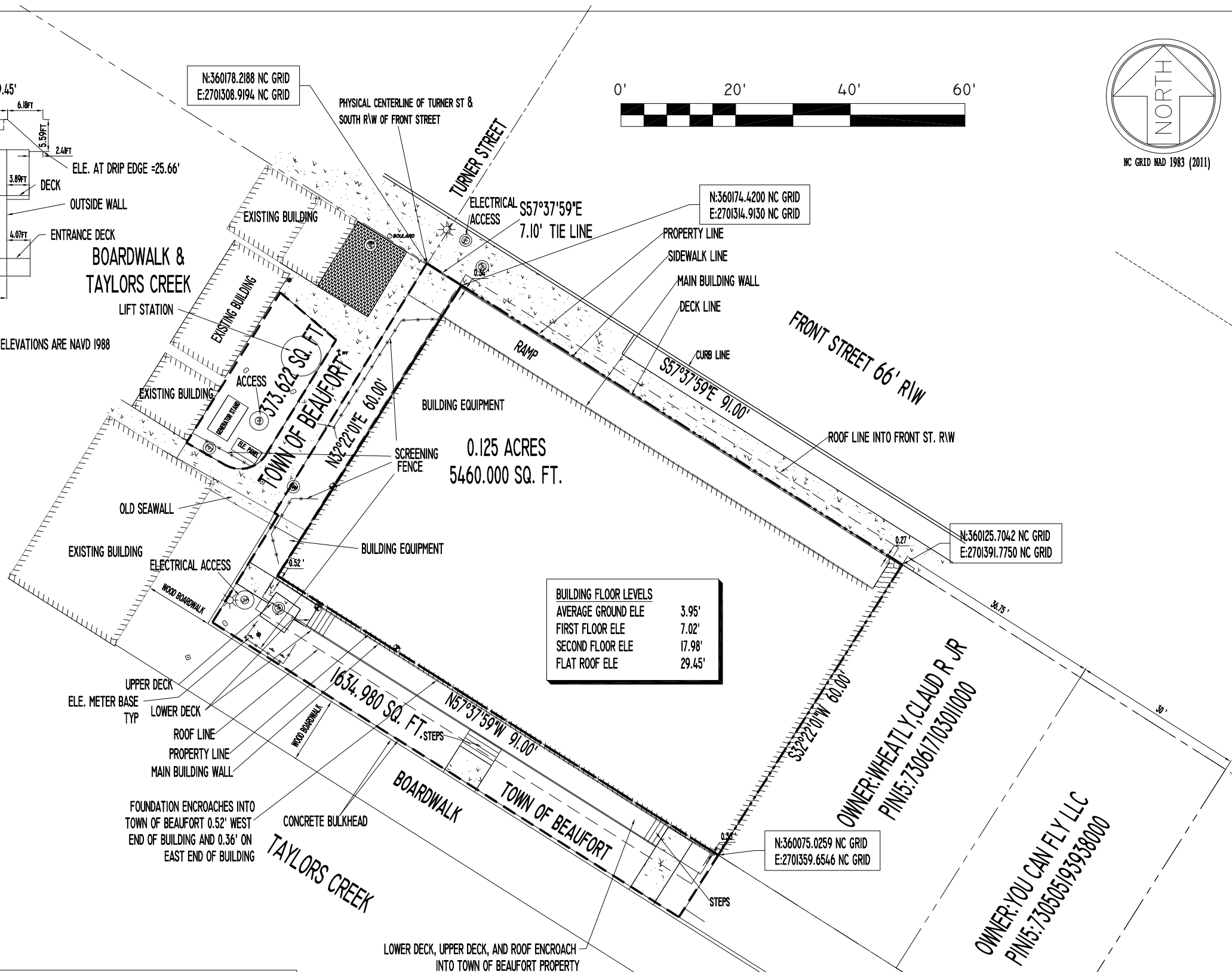
JAMES I. PHILLIPS III RLS NO. L-3151

THIS IS AN EXISTING PARCEL OF LAND



LEGEND
EP-EXISTING IRON PIPE
ER-EXISTING IRON ROD
ECM-EXISTING CONCRETE MONUMENT
EA-EXISTING AXLE
EN-EXISTING NAIL
EPK-EXISTING PK NAIL
POINT-MONITORING EXISTING OR SET
NGS-NORTH CAROLINA GEODETIC SURVEY
NGS-NATIONAL GEODETIC SURVEY
R/W-MON-ACDOT MONUMENT
SIP-SET IRON PIPE
SIR-SET IRON PIPE
SCM-SET CONCRETE MONUMENT
EA-SET AXLE
EN-SET NAIL
SPK-SET PK NAIL
OP-OVERHEAD POWER
NOT HELD-NOT CONSIDERED PART OF SURVEY
NHML-NORMAL HIGH WATER LINE
AEC-AREA OF ENVIRONMENTAL CONCERN
NAVD-NORTH AMERICAN VERTICAL DATUM
NAD-NORTH AMERICAN HORIZONTAL DATUM

NOTE: ALL ELEVATIONS ARE NAVD 1988



PRESENT OWNER: SAME					
DEED REF: BOOK PAGE 1530/396			REVISIONS 2-3-2018 AMENDED TO SHOWN UTILITIES AND COMMON AREA		
MAP REF: BOOK PAGE NONE					
TAX PIN: 730617102064000					
SHEET: 1 OF 1					
JOB #: 15-15870					
DATE OF FIELD SURVEY: 3-13-2017			DATE OF MAPPING: 3-13-2017		
SURVEY BY: JIP		DRAWN BY: JIP		CHECKED BY: JIP	
					
JAMES I. PHILLIPS LAND SURVEYING					
PO BOX 2103, 379 ARRINGTON RD., BEAUFORT, N.C. 28516					
252-728-5848 PHONE					
EMAIL JIP3@COASTALNET.COM					
					

NOTE
AGREEMENTS WITH THE TOWN OF BEAUFORT MAY EXIST FOR THE PLACEMENT OF EQUIPMENT AND ACCESS WALKWAYS, RAMPS, AND STEPS. A MORE DETAILED SEARCH WOULD BE REQUIRED TO LOCATE SUCH AGREEMENTS.



EXISTING BUILDING
 400 FRONT STREET | HISTORIC REVIEW



ADJOINING PROPERTIES



1 330 FRONT STREET
 GEER FAMILY, LLC
 105 B SOUTH 17TH STREET
 MOREHEAD CITY, NC 28557

3 410 FRONT STREET
 WHEATLY PROPERTIES, LLC
 710 CEDAR STREET
 BEAUFORT, NC 28516

5 325 FRONT STREET
 BEAUFORT REAL ESTATE, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

6 411 FRONT STREET
 C/O FIRST CITIZENS BANK
 1505 LIVE OAK STREET
 BEAUFORT, NC 28516

8 415 FRONT STREET
 LEWIS, GENE LEHEW
 168 CANDLEWOOD ROAD
 ROCKY MOUNT, NC 27804

2 PUBLIC BATHROOMS
 TOWN OF BEAUFORT
 PARCEL # 730617101066000

4 412 FRONT STREET
 YOU CAN FLY, LLC
 PO BOX 1839
 NAGSHEAD, NC 27959

331 FRONT STREET
 DUNCAN OF BEAUFORT, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

7 413 FRONT STREET
 PAERL, BARBARA & HANS
 100 HOLLY LANE
 BEAUFORT, NC 28516



FRONT STREET



TAYLORS CREEK

1 330 FRONT STREET
 GEER FAMILY, LLC
 105 B SOUTH 17TH STREET
 MOREHEAD CITY, NC 28557

DESCRIPTION:

1 STORY RESTAURANT, NO EXPOSED FOUNDATION
 PAINTED STUCCO OVER CMU
 WOOD AND VINYL EXTERIOR TRIM
 WOOD AND VINYL WINDOWS
 METAL STANDING SEAM ROOF AND FLAT MEMBRANE ROOF
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FROM GRADE 12' + / -

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



FRONT STREET



TAYLORS CREEK

2

PUBLIC BATHROOMS

TOWN OF BEAUFORT

PARCEL # 730617101066000

DESCRIPTION:

2 STORY OFFICE / BUSINESS BUILDING
 CONCRETE FOUNDATION
 CEMENTITIOUS PANEL SIDING
 WOOD AND VINYL EXTERIOR TRIM
 ALL VINYL WINDOWS W/ DIVIDED LIGHTS
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 12' +/-

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



FRONT STREET



TAYLORS CREEK

3

410 FRONT STREET

WHEATLY PROPERTIES, LLC
710 CEDAR STREET
BEAUFORT, NC 28516

DESCRIPTION:

2 STORY OFFICE / BUSINESS BUILDING
BRICK FOUNDATION
WOOD AND CEMENTITIOUS PANEL SIDING
WOOD AND VINYL EXTERIOR TRIM
WOOD WINDOWS W/ DIVIDED LIGHTS
FABRIC AWNINGS OVER ENTRIES
FLAT MEMBRANE ROOF
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 26' +/-

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



FRONT STREET



TAYLORS CREEK

4 **412 FRONT STREET**
 YOU CAN FLY, LLC
 PO BOX 1839
 NAGSHEAD, NC 27959

DESCRIPTION:

2 STORY OFFICE / BUSINESS BUILDING
 CONCRETE FOUNDATION
 CEMENTITIOUS PANEL SIDING
 WOOD AND VINYL EXTERIOR TRIM
 ALL VINYL WINDOWS W/ DIVIDED LIGHTS
 ASPHALT SHINGLES
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 22' + / -

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



5 325 FRONT STREET
 BEAUFORT REAL ESTATE, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

331 FRONT STREET
 DUNCAN OF BEAUFORT, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

DESCRIPTION:

1 STORY OFFICE / BUSINESS BUILDING
 CONCRETE FOUNDATION
 CEMENTITIOUS PANEL SIDING
 WOOD AND VINYL EXTERIOR TRIM
 ALL VINYL WINDOWS W/ DIVIDED LIGHTS
 ASPHALT SHINGLES AND FLAT MEM-
 BRANE ROOF
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FROM GRADE 20' + / -

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



6

411 FRONT STREET

C/O FIRST CITIZENS BANK
1505 LIVE OAK STREET
BEAUFORT, NC 28516

DESCRIPTION:

2 STORY BANK BUILDING
MASONRY / CONCRETE FOUNDATION
LARGE UNIT STONE MASONRY
STONE TRIM
STEEL / ALUMINUM WINDOWS
FLAT MEMBRANE ROOF
GRADE ELEVATION
FLOOR ELEVATION 2' +/-
BUILDING HEIGHT FRONT GRADE 24' +/-

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



- 7 413 FRONT STREET**
 PAERL, BARBARA & HANS
 100 HOLLY LANE
 BEAUFORT, NC 28516

DESCRIPTION:

1 STORY RETAIL BUILDING
 CONCRETE / MASONRY FOUNDATION
 BRICK MASONRY WALLS
 BRICK AND WOOD EXTERIOR TRIM
 WOOD AND ALUMINUM WINDOWS
 MEMBRANE ROOF W/ METAL PARAPET
 CAP
 STANDING SEAM METAL AWNING AT
 ENTRY
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 20' +/-

- 8 415 FRONT STREET**
 LEWIS, GENE LEHEW
 168 CANDLEWOOD ROAD
 ROCKY MOUNT, NC 27804

DESCRIPTION:

1 STORY RETAIL BUILDING
 MASONRY FOUNDATION
 BRICK MASONRY WALLS
 BRICK AND STONE EXTERIOR TRIM
 ALUMINUM WINDOWS
 FLAT MEMBRANE ROOF W/ METAL PARA-
 PET CAP
 FLAT MEMBRANE AWNING OVER ENTRY
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 14' +/-

ADJOINING PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



326 FRONT STREET

MOONRAKERS RESTAURANT

DESCRIPTION:

2 STORY RESTAURANT BUILDING
 CONCRETE FOUNDATION
 CEMENTITIOUS PANEL SIDING
 WOOD AND VINYL EXTERIOR TRIM
 ALL VINYL WINDOWS W/ DIVIDED LIGHTS
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 20' + / -

NEARBY PROPERTIES

400 FRONT STREET | HISTORIC REVIEW



322 FRONT STREET

HARVEY W. SMITH WATERCRAFT CENTER
NORTH CAROLINA MARITIME MUSEUM

DESCRIPTION:

1 STORY MUSEUM BUILDING
CONCRETE FOUNDATION
SILVERED CEDAR SHAKES SIDING
WOOD EXTERIOR TRIM
ALL WOOD WINDOWS W/ DIVIDED LIGHTS
PAINTED WOOD SIGNAGE
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 28' + / -

425 FRONT STREET

CLAWSON'S RESTAURANT

DESCRIPTION:

1 / 2 STORY RESTAURANT BUILDING
CONCRETE FOUNDATION
CEMENTITIOUS PANEL SIDING
WOOD AND VINYL EXTERIOR TRIM
ALL VINYL WINDOWS W/ DIVIDED LIGHTS
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 20' + / -

NEARBY PROPERTIES

400 FRONT STREET | HISTORIC REVIEW