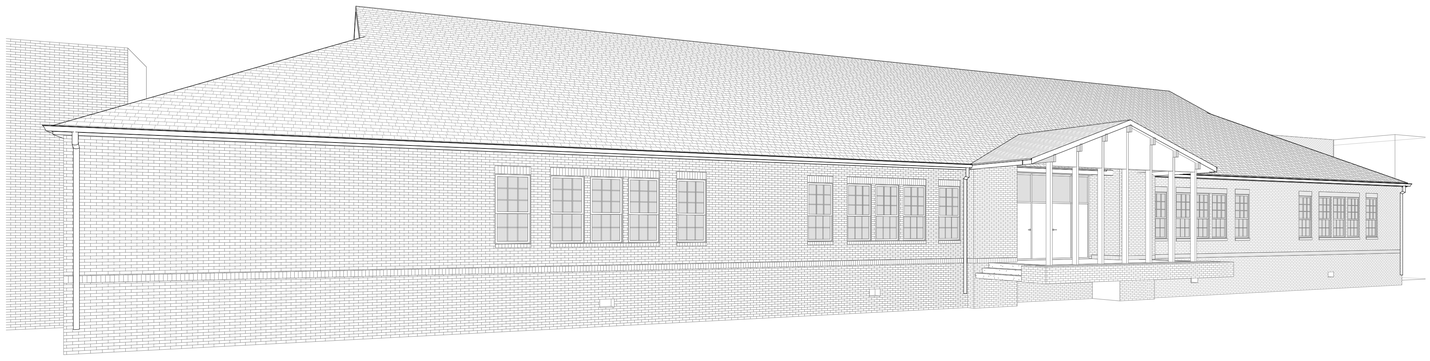

# Torrence Lytle

**302 Holbrooks Road, Huntersville, NC, 28708**

vinyet
ARCHITECTURE


Architecture
Vinyet Architecture

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Structural
ATS Engineering

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CERT. NO. 52816
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Revision Schedule

| Rev # | Revision Description | Date |
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PLAN NORTH

TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

COVER SHEET

| A24028 | 10/01/24 |
|---|---|

**A000**

# 2018 APPENDIX B
# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)**
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: Torrence Lytle
Address: 302 Holbrooks Rd., Huntersville, NC Zip Code 28708
Owner/Authorized Agent: _____ Phone # (_____) _____ - _____ E-Mail david.Gieser@mecklenburgcountync.gov
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ☐ City_____ ■ County Mecklenburg ☐ State

CONTACT: Vinyet Architecture - Rachel Pierce - 803-324-5531

| DESIGNER | FIRM | NAME | LICENSE # | TELEPHONE # | E-MAIL |
|---|---|---|---|---|---|
| Architectural | Vinyet Architecture | Myles Alexander | 7387 | (803) 324-5531 | myles@vin-yet.com |
| Civil | | | | (___) | |
| Electrical | | | | (___) | |
| Fire Alarm | | | | (___) | |
| Plumbing | | | | (___) | |
| Mechanical | | | | (___) | |
| Sprinkler-Standpipe | | | | (___) | |
| Structural | ATS Engineering | TJ Philbrick | 024578 | (704) 662-8473 | tphilbrick@atslab.com |
| Retaining Walls >5' High | | | | (___) | |
| Other | | | | (___) | |

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

**2018 NC BUILDING CODE:** ☐ New Building ☐ Addition ■ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

**2018 NC EXISTING BUILDING CODE: EXISTING:** ☐ Prescriptive ■ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
■ Historic Property ☐ Change of Use

CONSTRUCTED: (date) 1923 CURRENT OCCUPANCY(S) (Ch. 3): _____
**RENOVATED:** (date) 2021 PROPOSED OCCUPANCY(S) (Ch. 3): _____

RISK CATEGORY (Table 1604.5): **Current:** ☐ I ■ II ☐ III ☐ IV
**Proposed:** ☐ I ■ II ☐ III ☐ IV

**BASIC BUILDING DATA**
**Construction Type:** ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ■ V-B
**Sprinklers:** ■ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
**Standpipes:** ■ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
**Fire District:** ■ No ☐ Yes **Flood Hazard Area:** ■ No ☐ Yes
**Special Inspections Required:** ■ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

| GROSS BUILDING AREA | | | | |
|---|---|---|---|---|
| FLOOR | EXISTING (SQ FT) | RENOVATED (SQ FT) | NEW (SQ FT) | SUB TOTAL (SQ FT) (EXISTING AND NEW ONLY) |
| LEVEL 01 | 110,699SF | 11,564 SF | 0 SF | 11,564 SF |
| Grand total | 110,699SF | 11,564 SF | 0 SF | 11,564 SF |

## ALLOWABLE AREA

**Primary Occupancy Classification(s):**
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ■
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

**Accessory Occupancy Classification(s):** S-2
Incidental Uses (Table 509): NOT APPLICABLE
**Special Uses (Chapter 4– List Code Sections):** NOT APPLICABLE
**Special Provisions: (Chapter 5– List Code Sections):** NOT APPLICABLE
**Mixed Occupancy:** ■ No ☐ Yes Separation: ____ Hr. Exception: _____

■ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area of Occupancy A + Actual Area of Occupancy B < 1
Allowable Area of Occupancy A Allowable Area of Occupancy B
+ _____ + ..... = _____ < 1.00

| STORY NO. | DESCRIPTION AND USE | (A) BLDG AREA PER STORY (ACTUAL) | (B) TABLE 506.24 AREA | (C) AREA FOR FRONTAGE INCREASE1,5 | (D) ALLOWABLE AREA PER STORY OR UNLIMITED2,3 |
|---|---|---|---|---|---|
| 1 | E | 11,564 SF | 9,500 SF | 3,990 SF | 13,490 SF |
| | | | | | |
| | | | | | |

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 324'-4" (F)
b. Total Building Perimeter = 480' - 7" (P)
c. Ratio (F/P) = .67 (F/P)
d. W = Minimum width of public way = 30' (W)
e. Percent of frontage increase If = 100[F/P– 0.25] x W/30 = 42% (%)
2 Unlimited area applicable under conditions of Section 507.
3 Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the unsprinklered area value in Table 506.2.

## ALLOWABLE HEIGHT

| | ALLOWABLE | SHOWN ON PLANS | CODE REFERENCE 1 |
|---|---|---|---|
| Building Height in Feet (Table 504.3) 2 | 40'-0" | 29' 3" | |
| Building Height in Stories (Table 504.4) 3 | 1 | 1 | |

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4.

EXISTING TO REMAIN

## FIRE PROTECTION REQUIREMENTS

| BUILDING ELEMENT | FIRE SEPARATION DISTANCE (FEET) | RATING REQ'D | RATING PROVIDED (W/_____ * REDUCTION) | DETAIL # AND SHEET # | DESIGN # FOR RATED ASSEMBLY | SHEET # FOR RATED PENETRATION | SHEET # FOR RATED JOINTS |
|---|---|---|---|---|---|---|---|
| Structural Frame, including columns, girders, trusses | | 0 | 0 | | | | |
| Bearing Walls | | 0 | 0 | | | | |
| Exterior | | 0 | 0 | | | | |
| North | | | | | | | |
| East | | | | | | | |
| West | | | | | | | |
| South | | 0 | 0 | | | | |
| Interior | | 0 | 0 | | | | |
| Nonbearing Walls and Partitions | | 0 | 0 | | | | |
| Exterior walls | | | | | | | |
| North | | 0 | 0 | | | | |
| East | | 0 | 0 | | | | |
| West | | 0 | 0 | | | | |
| South | | 0 | 0 | | | | |
| Interior walls and partitions | | 0 | 0 | | | | |
| Floor Construction Including supporting beams and joists | | 0 | 0 | | | | |
| Floor Ceiling Assembly | | 0 | 0 | | | | |
| Columns Supporting Floors | | N/A | N/A | | | | |
| Roof Construction, including supporting beams and joists | | 0 | 0 | | | | |
| Roof Ceiling Assembly | | 0 | 0 | | | | |
| Columns Supporting Roof | | 0 | 0 | | | | |
| Shaft Enclosures - Exit | | N/A | N/A | | | | |
| Shaft Enclosures - Other | | N/A | N/A | | | | |
| Corridor Separation | | N/A | N/A | | | | |
| Occupancy/Fire Barrier Separation | | 0 | 0 | | | | |
| Party/Fire Wall Separation | | N/A | N/A | | | | |
| Smoke Barrier Separation | | N/A | N/A | | | | |
| Smoke Partition | | 0 | N/A | | | | |
| Tenant/Dwelling Unit/ Sleeping Unit Separation | | N/A | N/A | | | | |
| Incidental Use Separation | | N/A | N/A | | | | |

* Indicate section number permitting reduction

EXISTING TO REMAIN

## PERCENTAGE OF WALL OPENING CALCULATIONS

| FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES | DEGREE OF OPENINGS PROTECTION (TABLE 705.8) | ALLOWABLE AREA (%) | ACTUAL SHOWN ON PLANS (%) |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

## LIFE SAFETY SYSTEM REQUIREMENTS

EXISTING TO REMAIN

Emergency Lighting: ■ No ☐ Yes
Exit Signs: ■ No ☐ Yes
Fire Alarm: ■ No ☐ Yes
Smoke Detection Systems: ■ No ☐ Yes ☐ Partial _____
Carbon Monoxide Detection: ■ No ☐ Yes

## LIFE SAFETY PLAN REQUIREMENTS

EXISTING TO REMAIN

Life Safety Plan Sheet #: REPAIR ONLY

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ Occupant loads for each area
☐ Exit sign locations (1013)
☐ Exit access travel distances (1017)
☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☐ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

## ACCESSIBLE DWELLING UNITS
(SECTION 1107)

| UNIT CLASSIFICATION | TOTAL UNITS | ACCESSIBLE UNITS REQUIRED | ACCESSIBLE UNITS PROVIDED | TYPE A UNITS REQUIRED | TYPE A UNITS PROVIDED | TYPE B UNITS REQUIRED | TYPE B UNITS PROVIDED | TOTAL ACCESSIBLE UNITS PROVIDED |
|---|---|---|---|---|---|---|---|---|
| N/A | | | | | | | | |
| | | | | | | | | |

## ACCESSIBLE PARKING
(SECTION 1106)

| LOT OR PARKING AREA | TOTAL # OF PARKING SPACES | | # OF ACCESSIBLE SPACES PROVIDED | | TOTAL # ACCESSIBLE PROVIDED |
|---|---|---|---|---|---|
| | REQUIRED | PROVIDED | 96" SPACES | 132" SPACES | |
| EXISTING TO REMAIN | | | | | |
| | | | | | |

TOTAL

## PLUMBING FIXTURE REQUIREMENTS
## (TABLE 2902.1)

EXISTING TO REMAIN

| USE | | WATER CLOSETS MALE | WATER CLOSETS FEMALE | WATER CLOSETS UNISEX | URINALS | LAVATORIES MALE | LAVATORIES FEMALE | LAVATORIES UNISEX | SHOWERS / TUBS | DRINKING FOUNTAINS REGULAR | DRINKING FOUNTAINS ACCESSIBLE | SERVICE SINK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPACE | EXIST'G | | | | | | | | | | | |
| | NEW | | | | | | | | | | | |
| | REQ'D | | | | | | | | | | | |

## SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)
_____
_____

## ENERGY SUMMARY

NO CHANGES TO EXTERIOR

**ENERGY REQUIREMENTS:**
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

**Existing building envelope complies with code:** ☐ No ☐ Yes (The remainder of this section is not applicable)

**Exempt Building:** ☐ No ☐ Yes (Provide code or statutory reference): _____

**Climate Zone:** ☐ 3A ☐ 4A ☐ 5A

**Method of Compliance: Energy Code** ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

**Roof/ceiling Assembly (each assembly)**
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly:
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

**Exterior Walls (each assembly)**
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

**Walls below grade (each assembly)**
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

**Floors over unconditioned space (each assembly)**
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

**Floors slab on grade**
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

# 2018 APPENDIX B
# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**STRUCTURAL DESIGN**
**(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)**

**DESIGN LOADS:** NOT APPLICABLE

**Importance Factors:** Snow (IS) _____
Seismic (IE) _____

**Live Loads:** Roof _____ psf
Mezzanine _____ psf
Floor _____ psf

**Ground Snow Load:** _____ psf

**Wind Load:** Ultimate Wind Speed _____ mph (ASCE-7)
Exposure Category _____

**SEISMIC DESIGN CATEGORY:** ☐ A ☐ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
**Spectral Response Acceleration** SS_____ %g S1_____ %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
**Basic structural system** ☐ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
**Analysis Procedure:** ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
**Architectural, Mechanical, Components anchored?** ☐ Yes ☐ No

**LATERAL DESIGN CONTROL: Earthquake** ☐ Wind ☐

**SOIL BEARING CAPACITIES:**
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

# 2018 APPENDIX B
# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**MECHANICAL DESIGN**
**(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)**

EXISTING TO REMAIN

## MECHANICAL SUMMARY

**MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT**

**Thermal Zone**
winter dry bulb: _____
summer dry bulb: _____

**Interior design conditions**
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

**Building heating load:** _____

**Building cooling load:** _____

**Mechanical Spacing Conditioning System**
Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler
Size category. If oversized, state reason.: _____
Chiller
Size category. If oversized, state reason.: _____

**List equipment efficiencies:** _____

# 2018 APPENDIX B
# BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**ELECTRICAL DESIGN**
**(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)**

EXISTING TO REMAIN

## ELECTRICAL SUMMARY

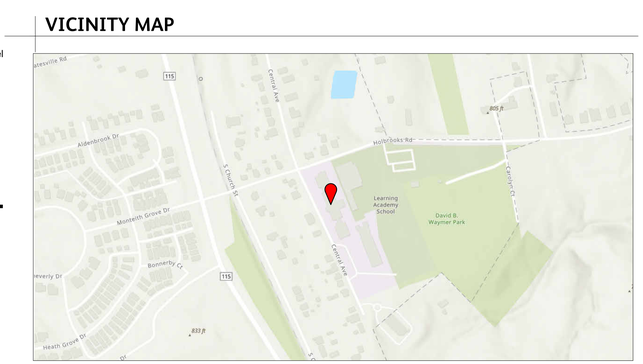
**ELECTRICAL SYSTEM AND EQUIPMENT**

**Method of Compliance:** Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

**Additional Efficiency Package Options**
**(When using the 2018 NCECC; not required for ASHRAE 90.1)**
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

## VICINITY MAP





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Revision Schedule

| Rev # | Revision Description | Date |
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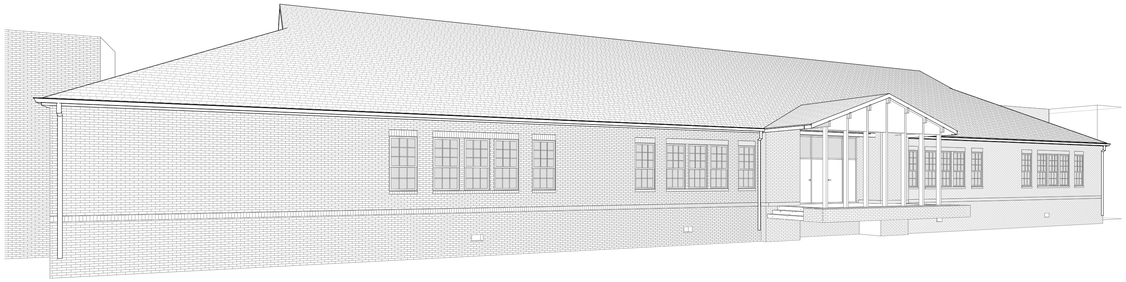
PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

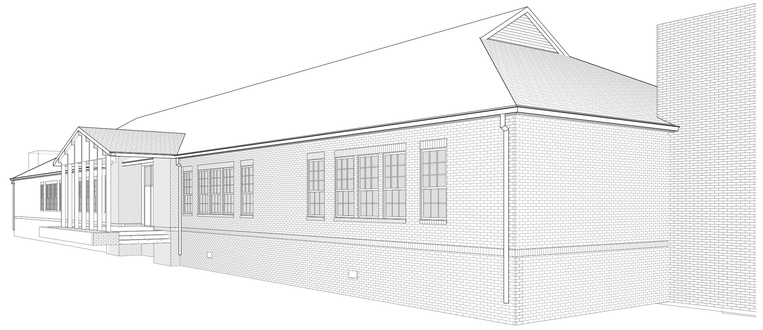
CODE SUMMARY

A24028 | 10/01/24

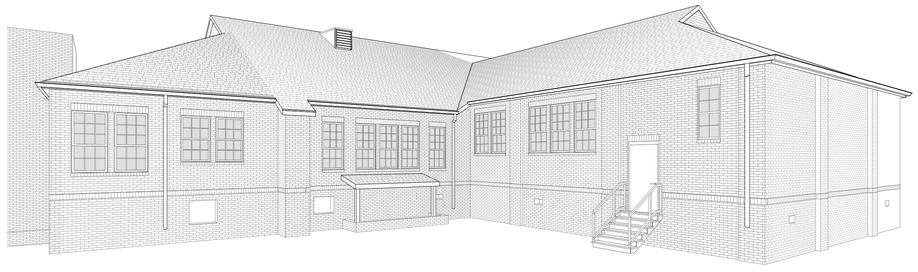
**A002**



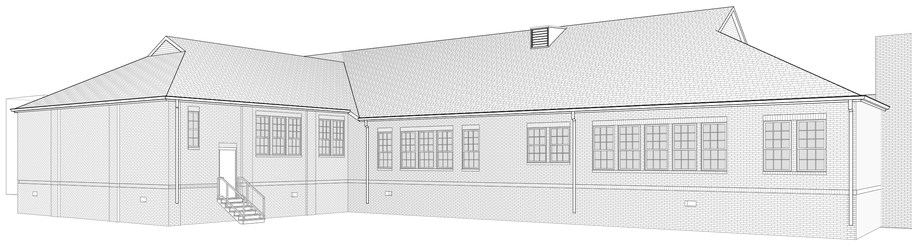
1 PERSPECTIVE VIEW 01
A006



2 PERSPECTIVE VIEW 02
A006



3 PERSPECTIVE VIEW 03
A006



5 PERSPECTIVE VIEW 04
A006

S ALEXANDER REGISTERED ARCHITECT 10220 NORTH CAROLINA 11.1.24 ASHEVILLE NC

VINYET ARCHITECTURE PC REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 52816 NORTH CAROLINA ASHEVILLE NC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PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

PERSPECTIVES

| A24028 | 10/01/24 |
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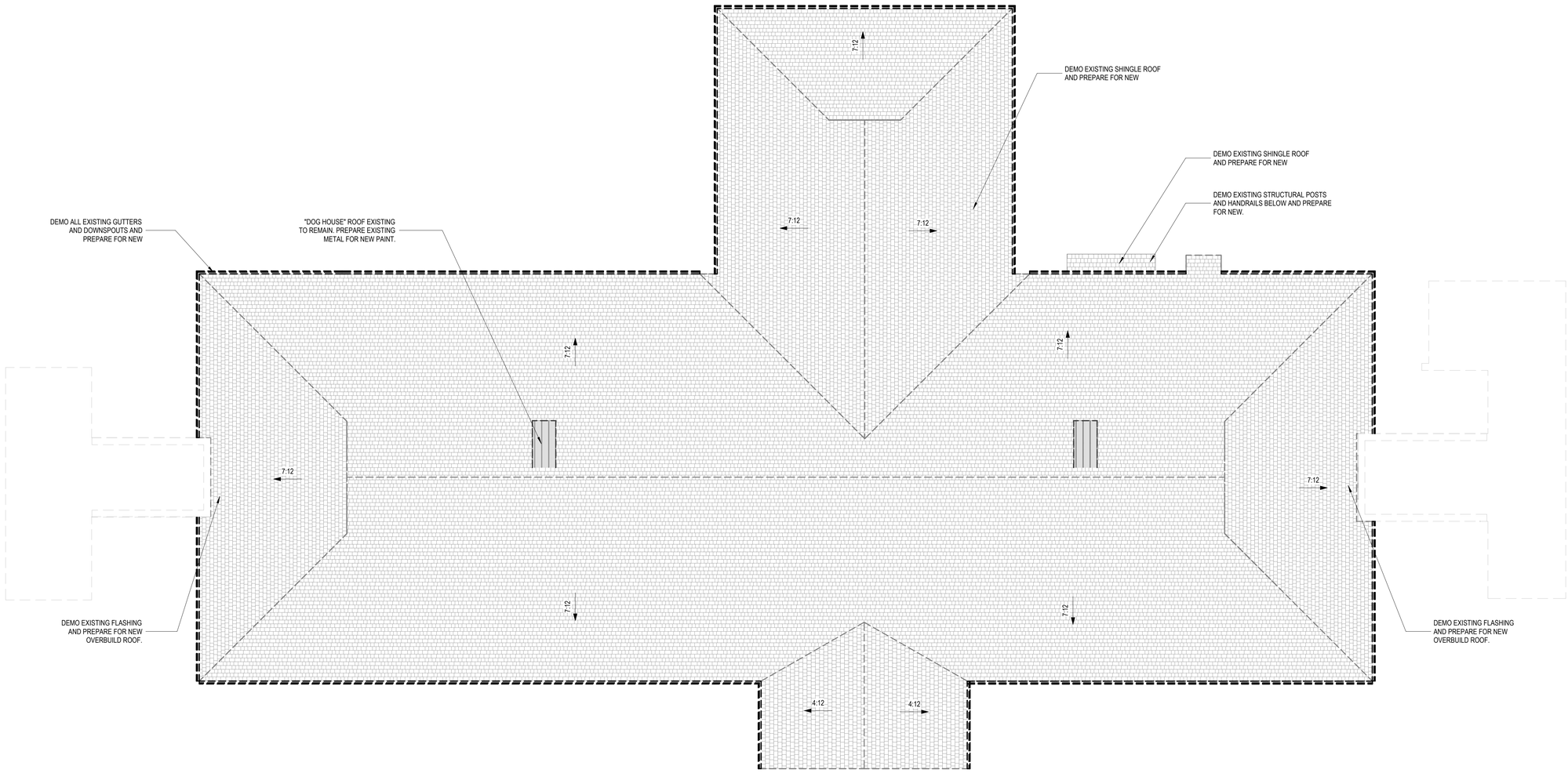
**A006**




**DEMOLITION NOTES:**

1. **SEE ENGINEERING DEMOLITION PLANS FOR ADDITIONAL INFORMATION.**
2. REFER TO NEW CONSTRUCTION PLANS TO COORDINATE THE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.
3. DEMOLITION OF BUILDING SYSTEMS INCLUDING CONDUIT, WIRING, DUCTWORK AND PLUMBING LINES MAY EXTEND BEYOND THE LIMITS SHOWN ON THE DEMOLITION PLANS. THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS SCOPE OF WORK.
4. THE GENERAL CONTRACTOR SHALL SEAL OR PROVIDE FILTERS ON ALL REMAINING DUCTWORK TO PREVENT INFILTRATION OF DUST. MAINTAIN FILTERS AS REQUIRED.
5. GENERAL CONTRACTOR SHALL MAINTAIN EGRESS AND INTEGRITY OF LIFE SAFETY SYSTEMS DURING ALL DEMOLITION AND NEW CONSTRUCTION.
6. ALL EXISTING FLOORING TO BE DEMOLISHED; PREPARE FOR NEW AS REQUIRED.
7. DEMO ALL ITEMS INDICATED WITH DASHED LINES
8. IN ALL WALLS & CEILINGS THAT ARE REMOVED THE GC SHALL BE RESPONSIBLE FOR DISCONNECTING AT SOURCE & REMOVING OR CAPPING ANY ELECTRICAL, PLUMBING, GAS LINES & MECHANICAL DUCT THAT IS DISCLOSED & NOT SCHEDULED FOR REUSE. REROUTE & CONTINUE ANY SYSTEM THAT MUST BE RETAINED FOR ADJACENT BLDG AREA THAT ARE NOT IN CONTRACT.
9. GC TO COORDINATE W/ OWNER AS TO THE DISPOSAL OF ALL ITEMS REMOVED
10. GC SHALL PATCH & REPAIR ALL CEILINGS, WALLS & FLOORS, AS REQUIRED TO RECEIVE NEW FINISHES

## 1 ROOF DEMO PLAN

A101 | 1/8" = 1'-0"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PLAN NORTH TRUE NORTH

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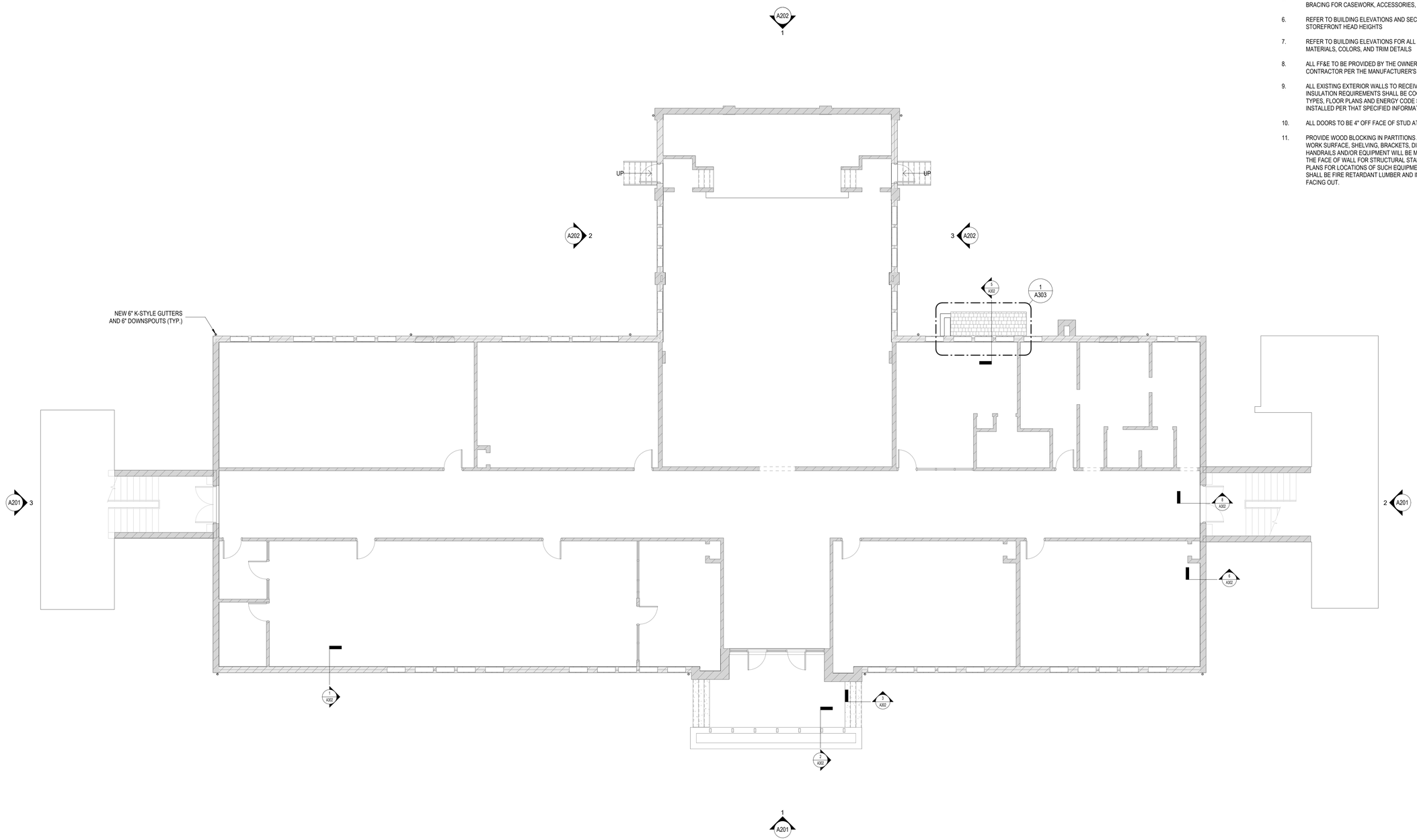
302 Holbrooks Road, Huntersville, NC, 28708

DEMO PLAN

A24028 | 10/01/24

# A101




**FLOOR PLAN NOTES:**

1. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. OPENING DIMENSIONS OF WINDOWS AND DOORS ARE TO CENTERLINE OF MANUFACTURED UNIT UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURED UNIT PRIOR TO FRAMING.
4. ALL WALLS AND SLABS ARE AT 90° TO EACH OTHER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE AND INSTALL ALL BLOCKING AND BRACING FOR CASEWORK, ACCESSORIES, ETC. AS REQUIRED.
6. REFER TO BUILDING ELEVATIONS AND SECTIONS FOR ALL WINDOW/ STOREFRONT HEAD HEIGHTS
7. REFER TO BUILDING ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS, COLORS, AND TRIM DETAILS
8. ALL FF&E TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR PER THE MANUFACTURER'S RECCOMENDATIONS.
9. ALL EXISTING EXTERIOR WALLS TO RECEIVE SPECIFIED SHEATHING, INSULATION REQUIREMENTS SHALL BE COORDINATED WITH WALL TYPES, FLOOR PLANS AND ENERGY CODE SUMMARY AND BE INSTALLED PER THAT SPECIFIED INFORMATION.
10. ALL DOORS TO BE 4" OFF FACE OF STUD AT HINGE SIDE U.N.O.
11. PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATION WHERE WORK SURFACE, SHELVING, BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF WALL FOR STRUCTURAL STABILITY. REFERENCE FLOOR PLANS FOR LOCATIONS OF SUCH EQUIPMENT. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT LUMBER AND INSTALLED WITH THE LABEL FACING OUT.

**1 | FLOOR PLAN**
A111 | 1/8" = 1'-0"


JAMES S ALEXANDER
REGISTERED ARCHITECT
10220
11-1-24
NORTH CAROLINA
ASHEVILLE NC

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PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

FLOOR PLAN

A24028 | 10/01/24

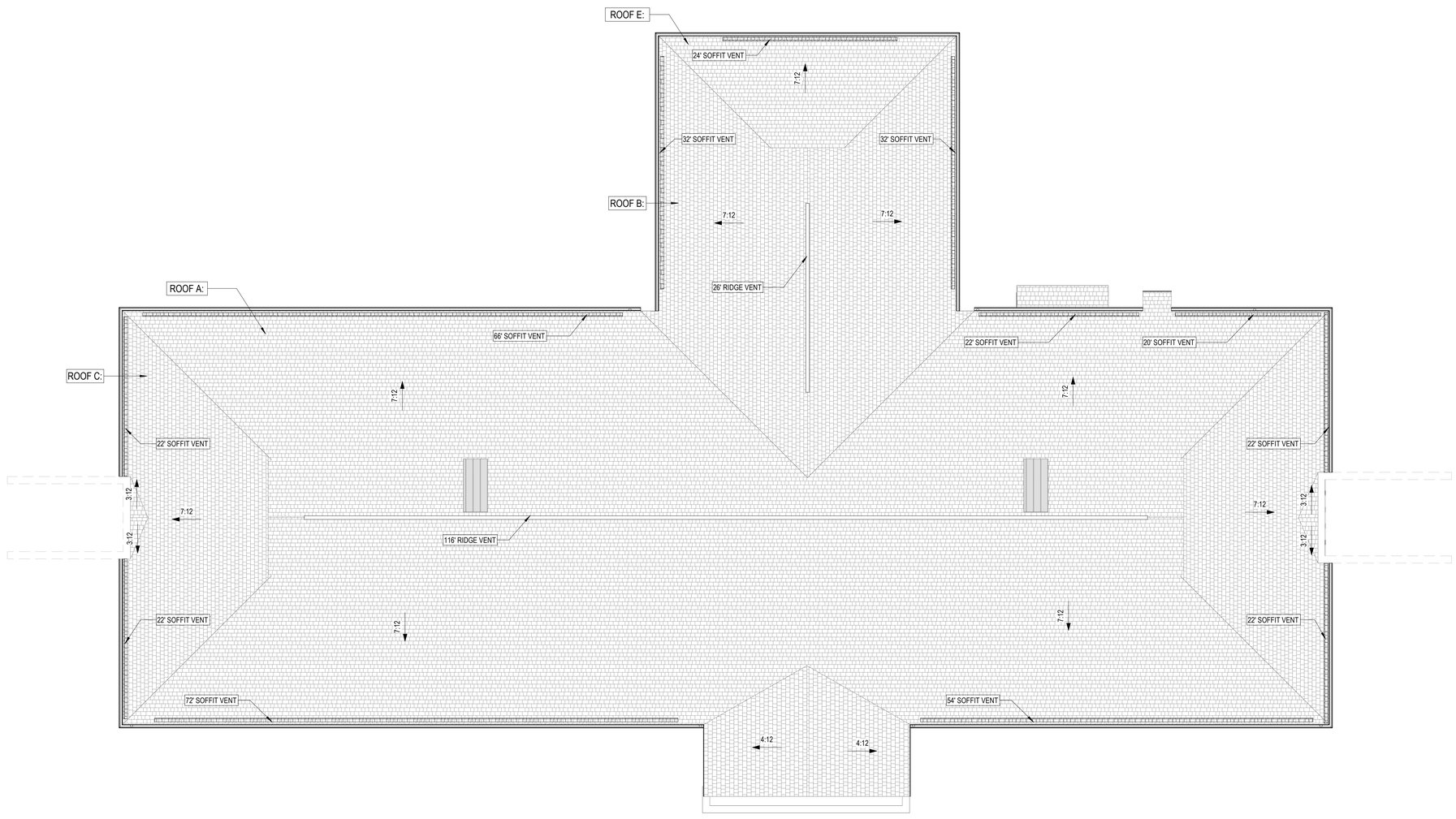
**A111**

**ROOF PLAN NOTES:**

1. G.C. TO COORDINATE EXACT LOCATIONS OF ANY ROOF PENETRATIONS WITH OTHER TRADES AND LOCAL JURISDICTION/ CODE REQUIREMENTS. SEE STRUCTURAL DRAWINGS FOR TYPICAL FRAMING AT ROOF OPENINGS. COORDINATE FINAL SIZES WITH EQUIPMENT CURB REQUIREMENTS.
2. INSTALL ALL ROOFING MATERIALS IN ACCORDANCE WITH THE MANUFACUTURER'S RECCOMENDATIONS.
3. LOCATE ALL PLUMBING VENTS, EXHAUST FLUES, FAN HOODS AND SIMILAR ROOFTOP EQUIPMENT IN LOCATIONS THAT ARE MOST HIDDEN FROM VIEW FROM ALL PUBLIC AND PRIVATE STREETS. TO THE EXTENT POSSIBLE, LOCATE SUCH ITEMS BEHIND RIDGES AND PAINT TO BLEND IN WITH THE BACKGROUND ROOFING MATERIAL.
4. ALL GUTTERS AND DOWNSPOUTS TO BE FINISHED TO MATCH PNT- 6.

**ROOF LEGEND**

- SOFFIT VENT
- RIDGE VENT




**ROOF VENTILATION**

Per section 1202.2 of the 2021 NC building code: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

Roof Ventilation:
2" continuous soffit vent provides approximately 8 square inches of vented area per linear foot
Ridge Vents provide approximately 12.5 square inches of vented area per linear foot

Calculation ROOF A:
Total under roof square footage requiring ventilation = 7,348 square feet
Converted to square inches = 1,058,112 square inches
1,058,112 square inches / 300= 3,257.04 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
226 linear feet x 8 square inches / linear foot = 1,808 square inches
Approximate ridge vents (per plan)
116 linear feet x 12.5 square inches / linear foot = 1,450 square inches (provided) (44.5 percent)
Total = 3,258 square inches of net free ventilating area

Notes:
1. Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
2. Contractor to confirm square inch per linear foot area of soffit and ridge vent with manufacturer specifications

Calculation ROOF B:
Total under roof square footage requiring ventilation = 1,687 square feet
Converted to square inches = 242,928 square inches
242,928 square inches / 300= 809.76 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
64 linear feet x 8 square inches / linear foot = 512 square inches
Approximate ridge vents (per plan)
26 linear feet x 12.5 square inches / linear foot = 325 square inches (provided) (40 percent)
Total = 837 square inches of net free ventilating area

Notes:
1. Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
2. Contractor to confirm square inch per linear foot area of soffit and ridge vent with manufacturer specifications

Calculation ROOF C:
Total under roof square footage requiring ventilation = 730 square feet
Converted to square inches = 105,120 square inches
105,120 square inches / 300= 350.4 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
44 linear feet x 8 square inches / linear foot = 352 square inches

Total = 352 square inches of net free ventilating area

Notes:
1. Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
2. Contractor to confirm square inch per linear foot area of soffit and ridge vent with manufacturer specifications.

Calculation ROOF D:
Total under roof square footage requiring ventilation = 722 square feet
Converted to square inches = 103,968 square inches
103,968 square inches / 300= 346.56 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
44 linear feet x 8 square inches / linear foot = 352 square inches

Total = 352 square inches of net free ventilating area

Notes:
1. Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
2. Contractor to confirm square inch per linear foot area of soffit and ridge vent with manufacturer specifications.

Calculation ROOF E:
Total under roof square footage requiring ventilation = 396 square feet
Converted to square inches = 57,024 square inches
57,024 square inches / 300= 190.08 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
24 linear feet x 8 square inches / linear foot = 192 square inches

Total = 192 square inches of net free ventilating area

Notes:
1. Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
2. Contractor to confirm square inch per linear foot area of soffit and ridge vent with manufacturer specifications.

1 **ROOF PLAN**
A131 | 1/8" = 1'-0"


S ALEXANDER REGISTERED ARCHITECT 10220 10/1/24 ASHEVILLE NC

VINYET ARCHITECTURE PC REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 52816 NORTH CAROLINA ASHEVILLE NC

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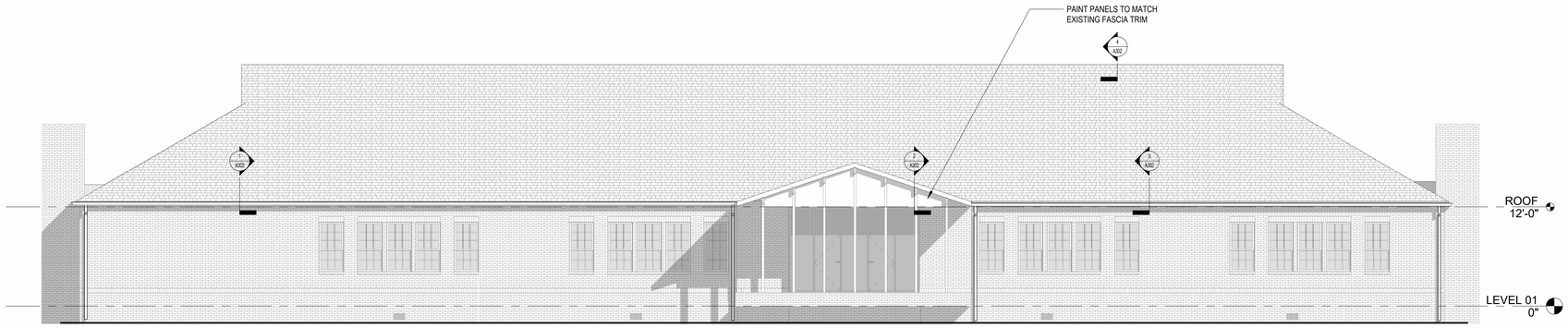
PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

ROOF PLAN

A24028 | 10/01/24

A131

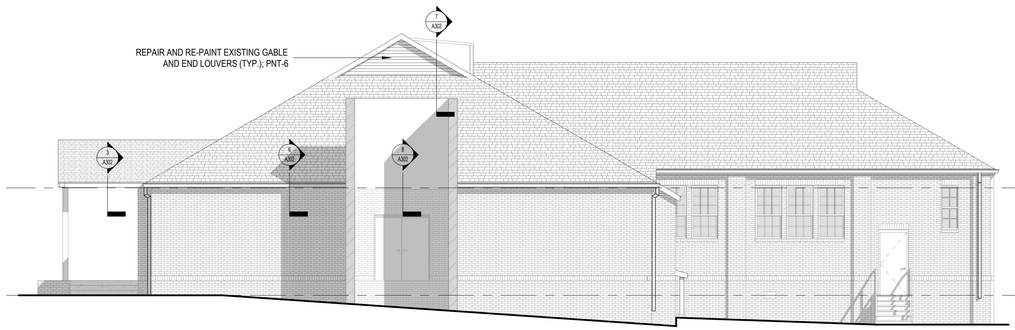



## 1 FRONT ELEVATION

A201 | 1/8" = 1'-0"

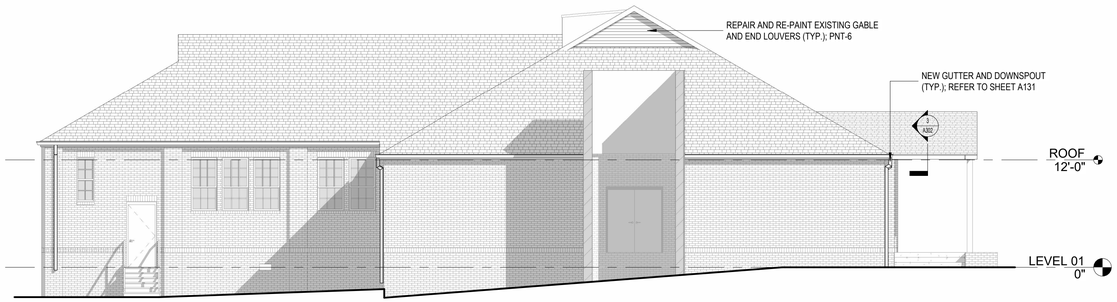
**ELEVATION NOTES:**

1. SEAMING, BREAK POINTS, PATTERNS, AND MATERIAL LENGTHS FOR ALL EXTERIOR MATERIALS INCLUDING SIDING, COPING, ROOFING, ETC. TO BE CENTERED ON THAT BUILDING ELEMENT OR LOCATED AT A NATURAL BREAK IN THE BUILDING. CONTACT ARCHITECT FOR SEAM LOCATION IF ONE IS NOT APPARENT.
2. ALL EXTERIOR EXPOSED WOOD FRAMING (STUDS, BEAMS, RIM BOARDS, JOISTS, AND LEDGERS) TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. CONTRACTOR TO WEATHERIZE ANY PRESSURE TREATED WOOD TO BE STAINED OR PAINTED.
3. ALL EXTERIOR EXPOSED STEEL TO BE SHOP-PRIMED WITH SHERWIN WILLIAMS PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES THEN FINISHED WITH 2 COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES. COLOR TO BE DETERMINED. SUBMIT COATING SPECIFICATIONS AND DRAWDOWN TO ARCHITECT FOR APPROVAL.
4. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATIONS.
5. SEALANT TO BE SIKAFLEX POLYURETHANE SEALANT. COLOR MATCH TO ADJACENT BUILDING SURFACE.
6. ALL COPING TO BE ATAS RAPID LOCK CONTINUOUS CLEAT COPING - PRE-FINISHED TO MATCH ADJACENT BUILDING MATERIAL UNLESS NOTED OTHERWISE.
7. CEMENTITIOUS LAP SIDING TO BE HORIZONTAL SMOOTH CEMENTITIOUS; W/ 8" EXPOSURE; PNT-02.
8. TRIM BOARDS TO BE 3/4" THICK CEMENTITIOUS BOARDS (U.N.O), SMOOTH TEXTURE. MINIMUM LENGTH OF BOARD BETWEEN CUT JOINTS SHALL 10'-0". ALL SIDING AND TRIM MUST BE FLASHED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. PAINT PNT-03.



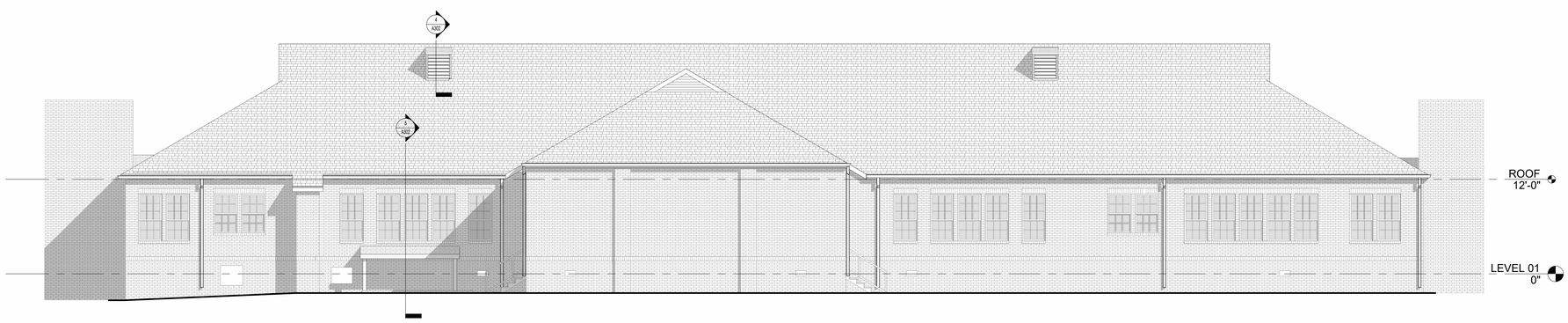

## 2 EAST ELEVATION

A201 | 1/8" = 1'-0"




## 3 WEST ELEVATION

A201 | 1/8" = 1'-0"




## 4 REAR ELEVATION

A201 | 1/8" = 1'-0"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PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

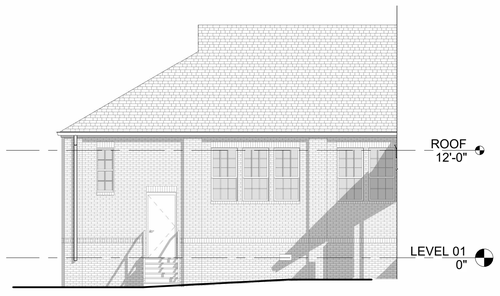
EXTERIOR ELEVATIONS

A24028 | 10/01/24

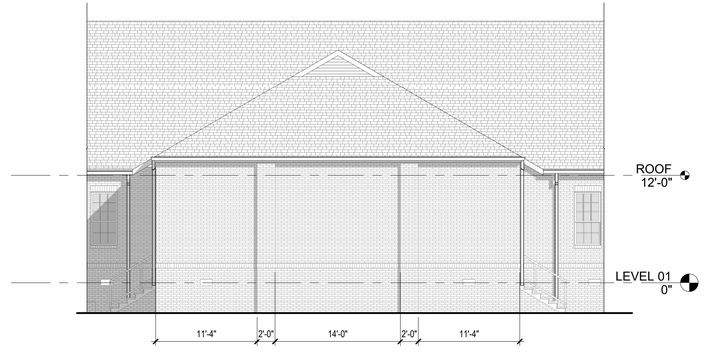
# A201

**ELEVATION NOTES:**

1. SEAMING, BREAK POINTS, PATTERNS, AND MATERIAL LENGTHS FOR ALL EXTERIOR MATERIALS INCLUDING SIDING, COPING, ROOFING, ETC. TO BE CENTERED ON THAT BUILDING ELEMENT OR LOCATED AT A NATURAL BREAK IN THE BUILDING. CONTACT ARCHITECT FOR SEAM LOCATION IF ONE IS NOT APPARENT.
2. ALL EXTERIOR EXPOSED WOOD FRAMING (STUDS, BEAMS, RIM BOARDS, JOISTS, AND LEDGERS) TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. CONTRACTOR TO WEATHERIZE ANY PRESSURE TREATED WOOD TO BE STAINED OR PAINTED.
3. ALL EXTERIOR EXPOSED STEEL TO BE SHOP-PRIMED WITH SHERWIN WILLIAMS PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES THEN FINISHED WITH 2 COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES. COLOR TO BE DETERMINED. SUBMIT COATING SPECIFICATIONS AND DRAWDOWN TO ARCHITECT FOR APPROVAL.
4. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATIONS.
5. SEALANT TO BE SIKAFLEX POLYURETHANE SEALANT. COLOR MATCH TO ADJACENT BUILDING SURFACE.
6. ALL COPING TO BE ATAS RAPID LOCK CONTINUOUS CLEAT COPING - PRE-FINISHED TO MATCH ADJACENT BUILDING MATERIAL UNLESS NOTED OTHERWISE.
7. CEMENTITIOUS LAP SIDING TO BE HORIZONTAL SMOOTH CEMENTITIOUS; W/ 8" EXPOSURE; PNT-02.
8. TRIM BOARDS TO BE 3/4" THICK CEMENTITIOUS BOARDS (U.N.O), SMOOTH TEXTURE. MINIMUM LENGTH OF BOARD BETWEEN CUT JOINTS SHALL 10'-0". ALL SIDING AND TRIM MUST BE FLASHED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. PAINT PNT-03.




2 AUDITORIUM WEST ELEVATION
A202 1/8" = 1'-0"




1 AUDITORIUM REAR ELEVATION
A202 1/8" = 1'-0"


3 AUDITORIUM EAST ELEVATION
A202 1/8" = 1'-0"

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10220
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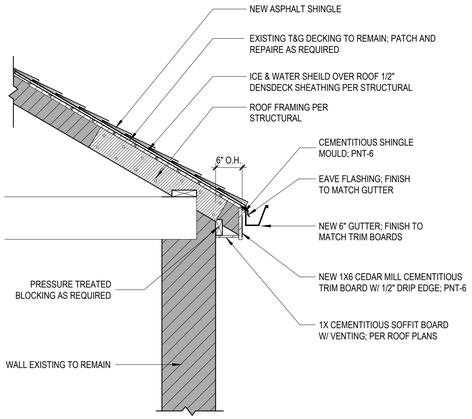
PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

EXTERIOR ELEVATIONS

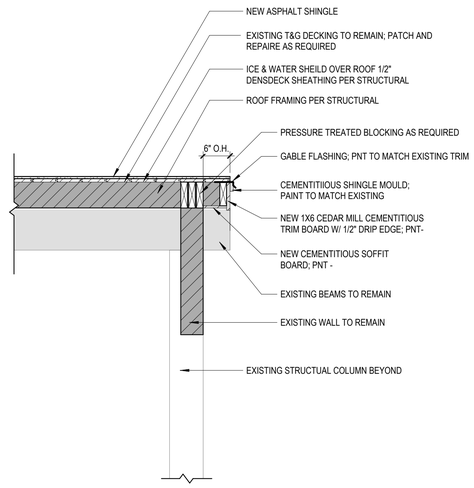
A24028 | 10/01/24

**A202**



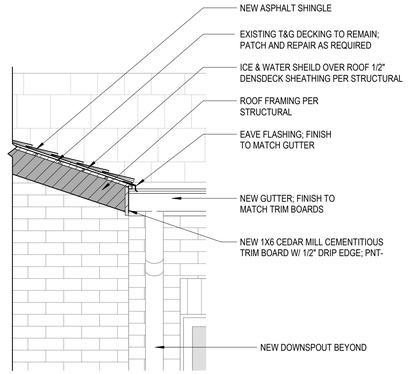

## 1 SECTION 01

A302 | 3/4" = 1'-0"



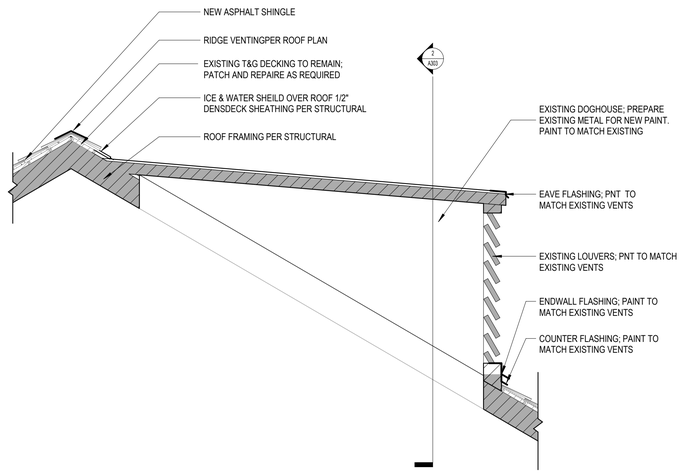

## 2 SECTION 02

A302 | 3/4" = 1'-0"



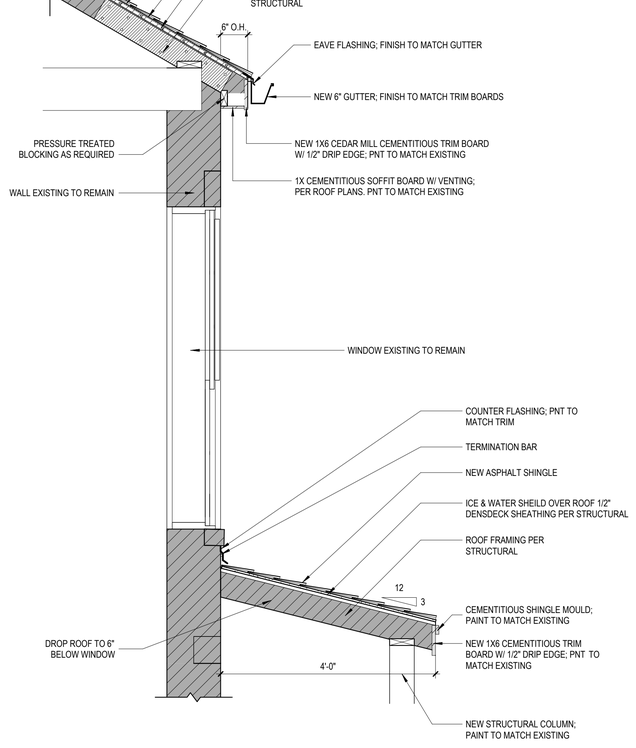

## 3 SECTION 03

A302 | 3/4" = 1'-0"



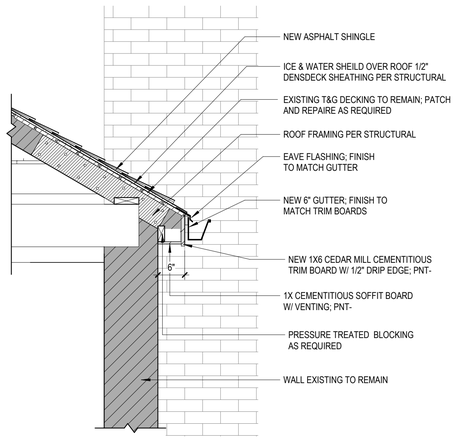

## 4 SECTION 04

A302 | 3/4" = 1'-0"



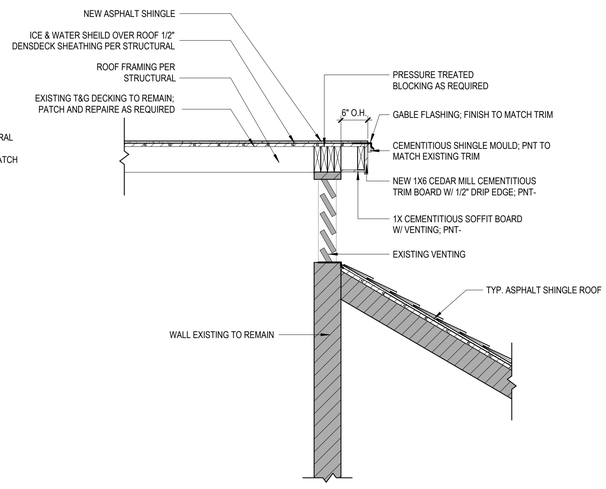

## 5 SECTION 05

A302 | 3/4" = 1'-0"



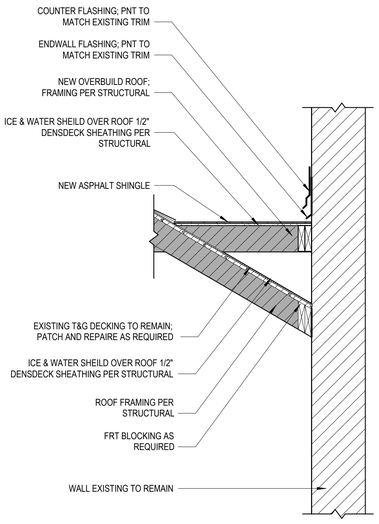

## 6 SECTION 06

A302 | 3/4" = 1'-0"




## 7 SECTION 07

A302 | 3/4" = 1'-0"




## 8 SECTION 08

A302 | 3/4" = 1'-0"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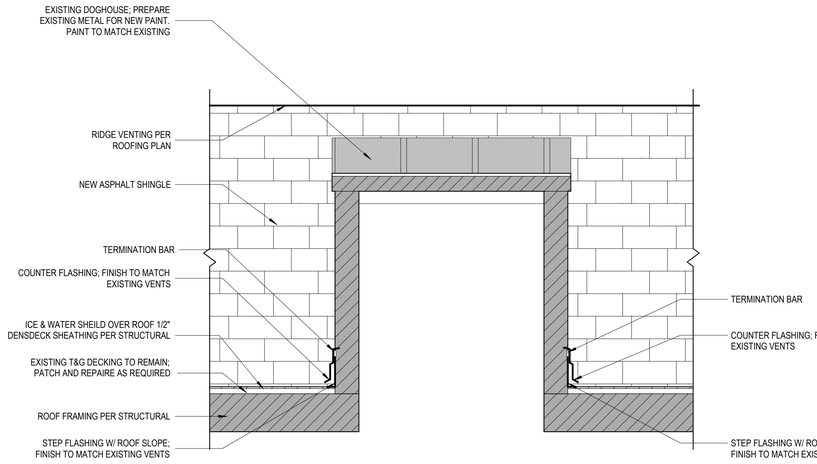
PLAN NORTH | TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

ROOF SECTIONS

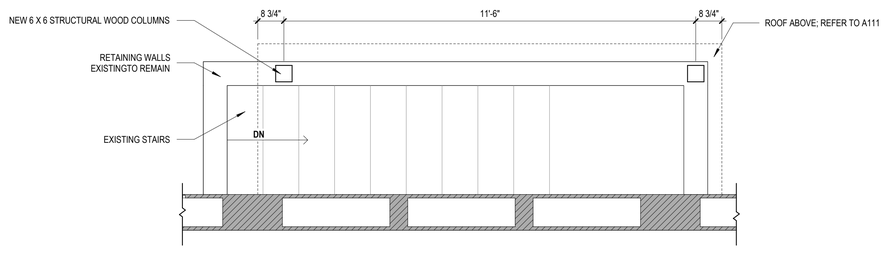
A24028 | 10/01/24

# A302




## 2 ROOF "DOGHOUSE" SECTION

A303 | 1" = 1'-0"




## 1 BASEMENT ACCESS DETAIL

A303 | 1/2" = 1'-0"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VINYET ARCHITECTURE PC REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA CERT. NO. 52816 ASHEVILLE NC

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PLAN NORTH TRUE NORTH

**Torrence Lytle**
302 Holbrooks Road, Huntersville, NC, 28708

DETAILS

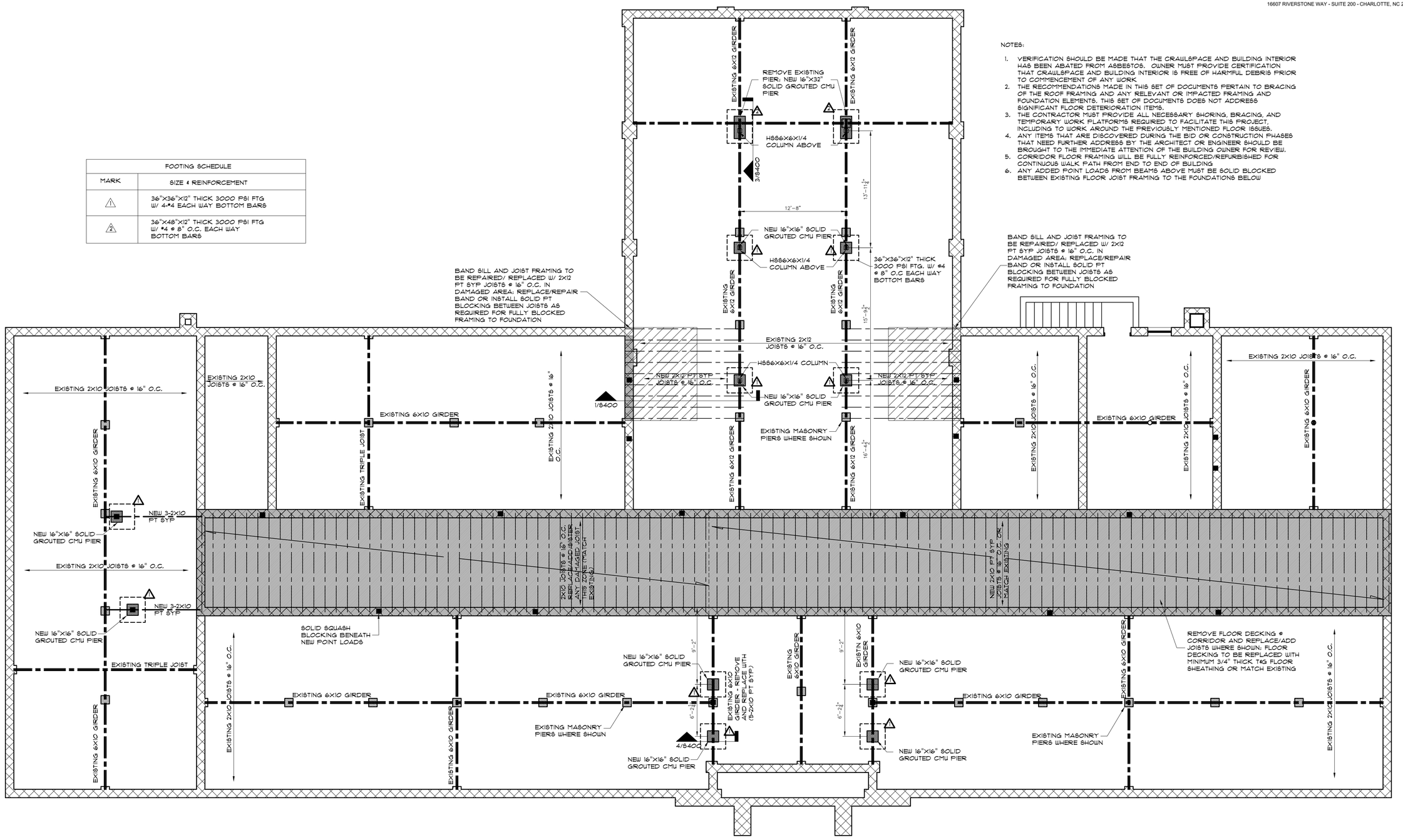
A24028 | 10/01/24

# A303

| FOOTING SCHEDULE | |
|---|---|
| MARK | SIZE & REINFORCEMENT |
| 1 | 36"X36"X12" THICK 3000 PSI FTG W/ 4-#4 EACH WAY BOTTOM BARS |
| 2 | 36"X48"X12" THICK 3000 PSI FTG W/ #4 @ 8" O.C. EACH WAY BOTTOM BARS |

NOTES:

1. VERIFICATION SHOULD BE MADE THAT THE CRAWLSPACE AND BUILDING INTERIOR HAS BEEN ABATED FROM ASBESTOS. OWNER MUST PROVIDE CERTIFICATION THAT CRAWLSPACE AND BUILDING INTERIOR IS FREE OF HARMFUL DEBRIS PRIOR TO COMMENCEMENT OF ANY WORK
2. THE RECOMMENDATIONS MADE IN THIS SET OF DOCUMENTS PERTAIN TO BRACING OF THE ROOF FRAMING AND ANY RELEVANT OR IMPACTED FRAMING AND FOUNDATION ELEMENTS. THIS SET OF DOCUMENTS DOES NOT ADDRESS SIGNIFICANT FLOOR DETERIORATION ITEMS.
3. THE CONTRACTOR MUST PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY WORK PLATFORMS REQUIRED TO FACILITATE THIS PROJECT, INCLUDING TO WORK AROUND THE PREVIOUSLY MENTIONED FLOOR ISSUES.
4. ANY ITEMS THAT ARE DISCOVERED DURING THE BID OR CONSTRUCTION PHASES THAT NEED FURTHER ADDRESS BY THE ARCHITECT OR ENGINEER SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING OWNER FOR REVIEW.
5. CORRIDOR FLOOR FRAMING WILL BE FULLY REINFORCED/REFURBISHED FOR CONTINUOUS WALK PATH FROM END TO END OF BUILDING
6. ANY ADDED POINT LOADS FROM BEAMS ABOVE MUST BE SOLID BLOCKED BETWEEN EXISTING FLOOR JOIST FRAMING TO THE FOUNDATIONS BELOW




1 FOUNDATION AND FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"


NC CORPORATE LICENSE NO. P-1025

ATS ENGINEERING, PLLC

ENGINEERING CONSULTING, TESTING AND INSPECTION

16607 RIVERSTONE WAY - SUITE 200 - CHARLOTTE, NC 28277


NORTH CAROLINA PROFESSIONAL SEAL 024578 ENGINEER TERRENCE W. PHILBRICK, JR.

9/13/24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PLAN NORTH TRUE NORTH

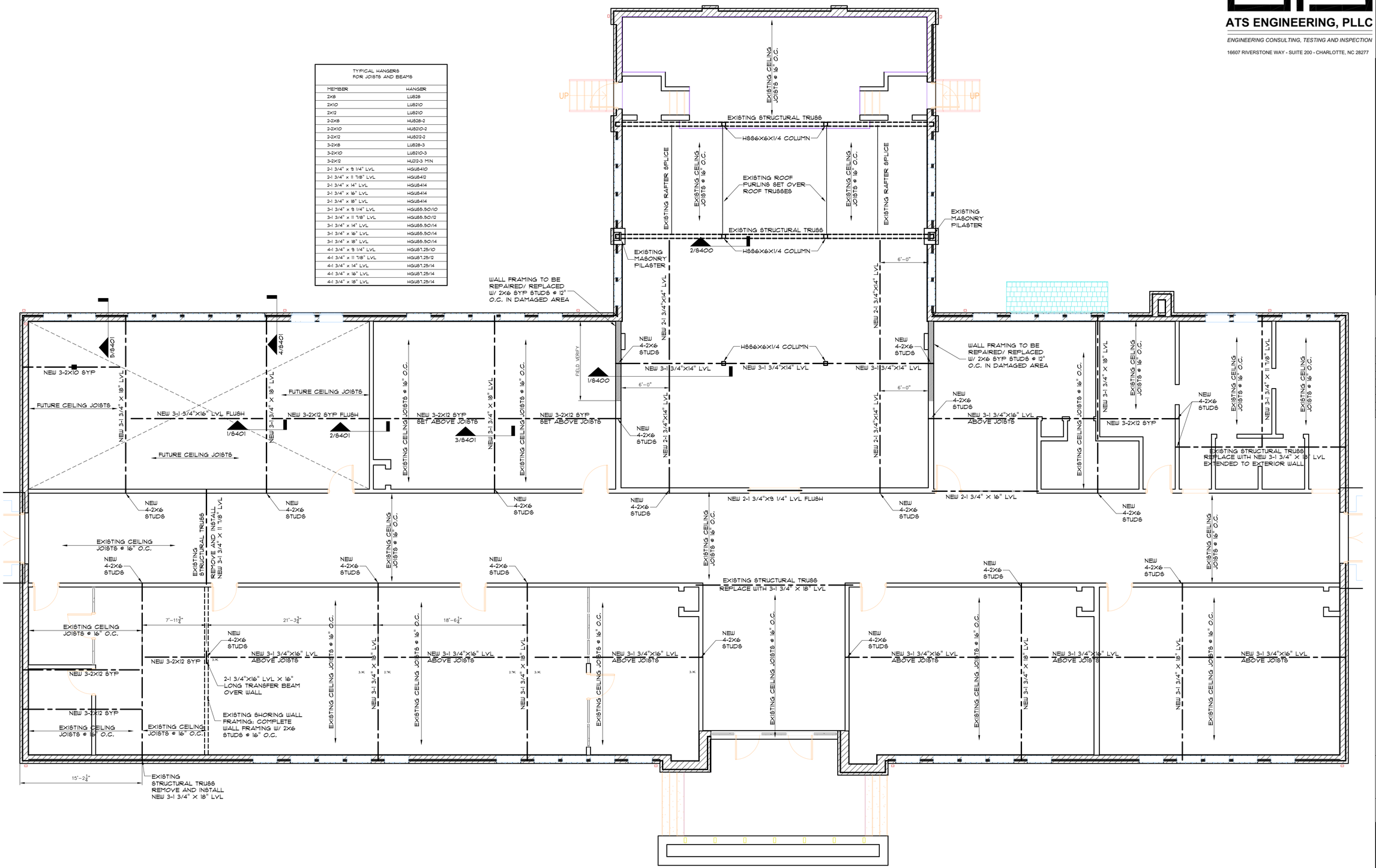
TORRENCE LYTLE
302 Holbrooks Rd
Huntersville, NC 28708

Foundation and First Floor Framing Plan

Proj # 09.13.2024

S100

| TYPICAL HANGERS FOR JOISTS AND BEAMS | |
|---|---|
| MEMBER | HANGER |
| 2X8 | LUS28 |
| 2X10 | LUS210 |
| 2X12 | LUS210 |
| 2-2X8 | HUS28-2 |
| 2-2X10 | HUS210-2 |
| 2-2X12 | HUS212-2 |
| 3-2X8 | LUS28-3 |
| 3-2X10 | LUS210-3 |
| 3-2X12 | HUS212-3 MIN |
| 2-1 3/4" x 9 1/4" LVL | HGUS410 |
| 2-1 3/4" x 11 7/8" LVL | HGUS412 |
| 2-1 3/4" x 14" LVL | HGUS414 |
| 2-1 3/4" x 16" LVL | HGUS414 |
| 2-1 3/4" x 18" LVL | HGUS414 |
| 3-1 3/4" x 9 1/4" LVL | HGUS5.50/10 |
| 3-1 3/4" x 11 7/8" LVL | HGUS5.50/12 |
| 3-1 3/4" x 14" LVL | HGUS5.50/14 |
| 3-1 3/4" x 16" LVL | HGUS5.50/14 |
| 3-1 3/4" x 18" LVL | HGUS5.50/14 |
| 4-1 3/4" x 9 1/4" LVL | HGUS7.25/10 |
| 4-1 3/4" x 11 7/8" LVL | HGUS7.25/12 |
| 4-1 3/4" x 14" LVL | HGUS7.25/14 |
| 4-1 3/4" x 16" LVL | HGUS7.25/14 |
| 4-1 3/4" x 18" LVL | HGUS7.25/14 |




1 CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0"

NC CORPORATE LICENSE NO. P-1025

ATS ENGINEERING, PLLC

ENGINEERING CONSULTING, TESTING AND INSPECTION

16607 RIVERSTONE WAY - SUITE 200 - CHARLOTTE, NC 28277

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024578 TERRENCE W. PHILBRICK, JR. ENGINEER

9/13/24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asheville 828.619.0301
rock hill 803.324.5531




Revision Schedule

| Rev # | Revision Description | Date |
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PLAN NORTH TRUE NORTH

TORRENCE LYTLE
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CEILING FRAMING PLAN

Proj # 09.13.2024

S200

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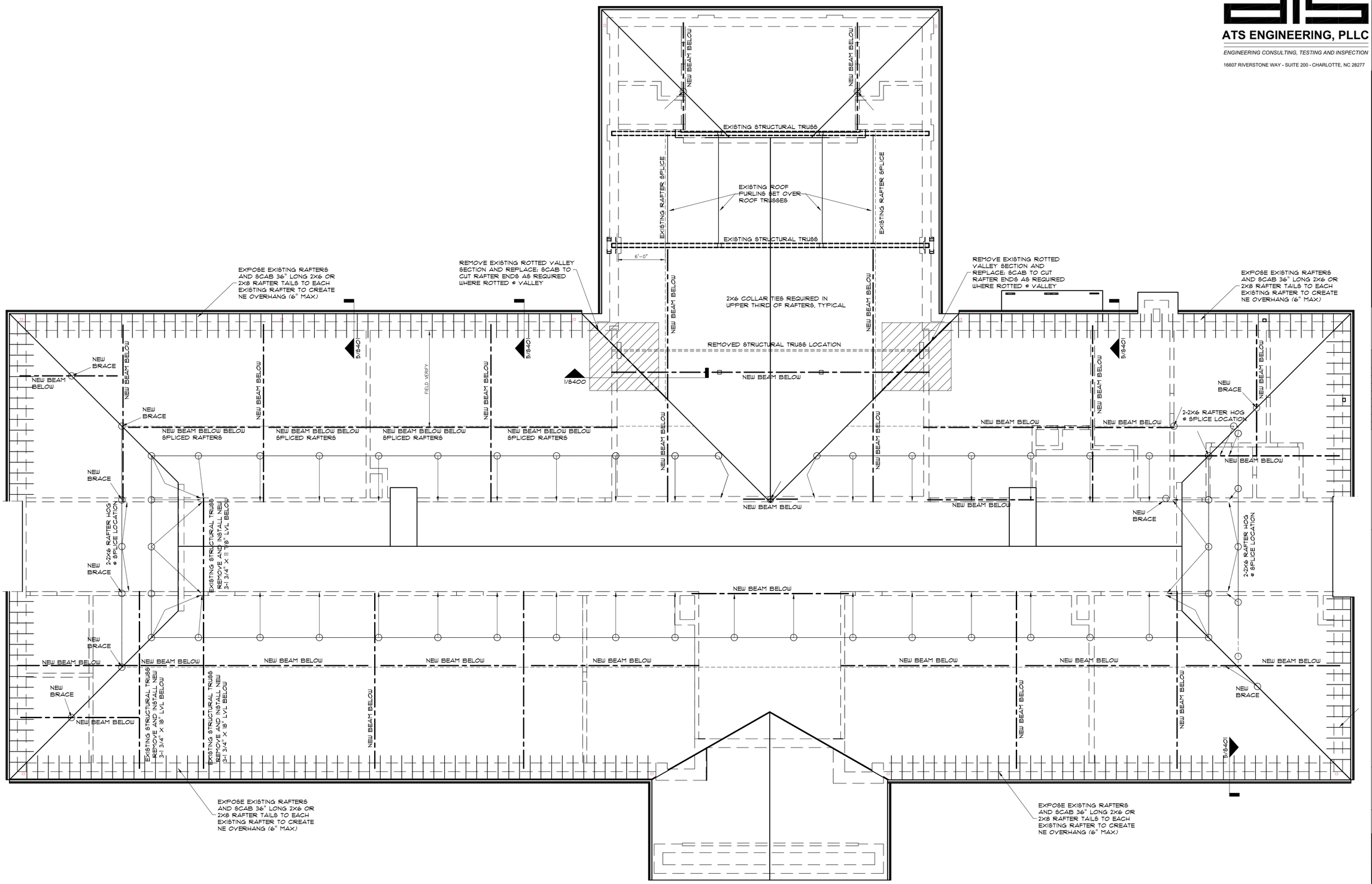


1 ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024578 TERRENCE W. PHILBRICK, JR. ENGINEER 9/13/24



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PLAN NORTH TRUE NORTH

TORRENCE LYTLE
302 Holbrooks Rd
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ROOF FRAMING PLAN

| Proj # | 09.13.2024 |
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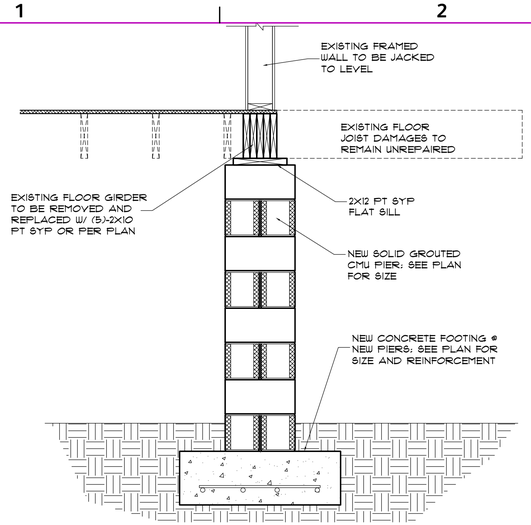
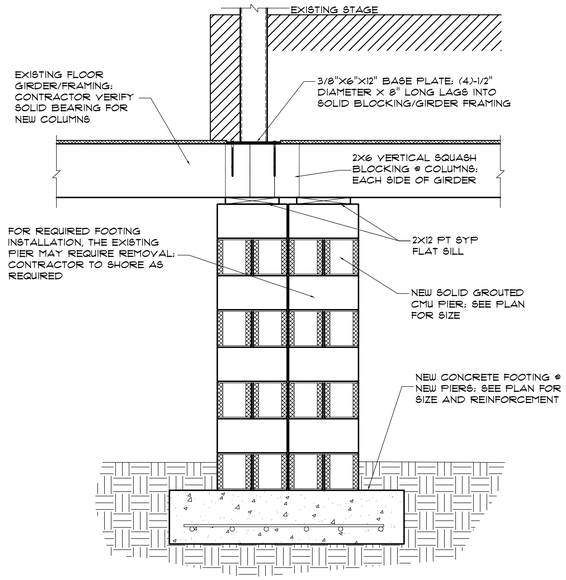
S300



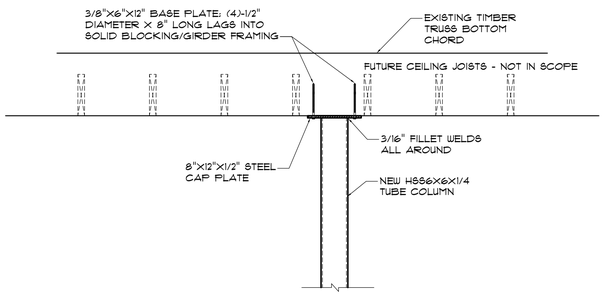

## 4 ENTRY FOYER GIRDER SECTION

SCALE: 3/4" = 1'-0"



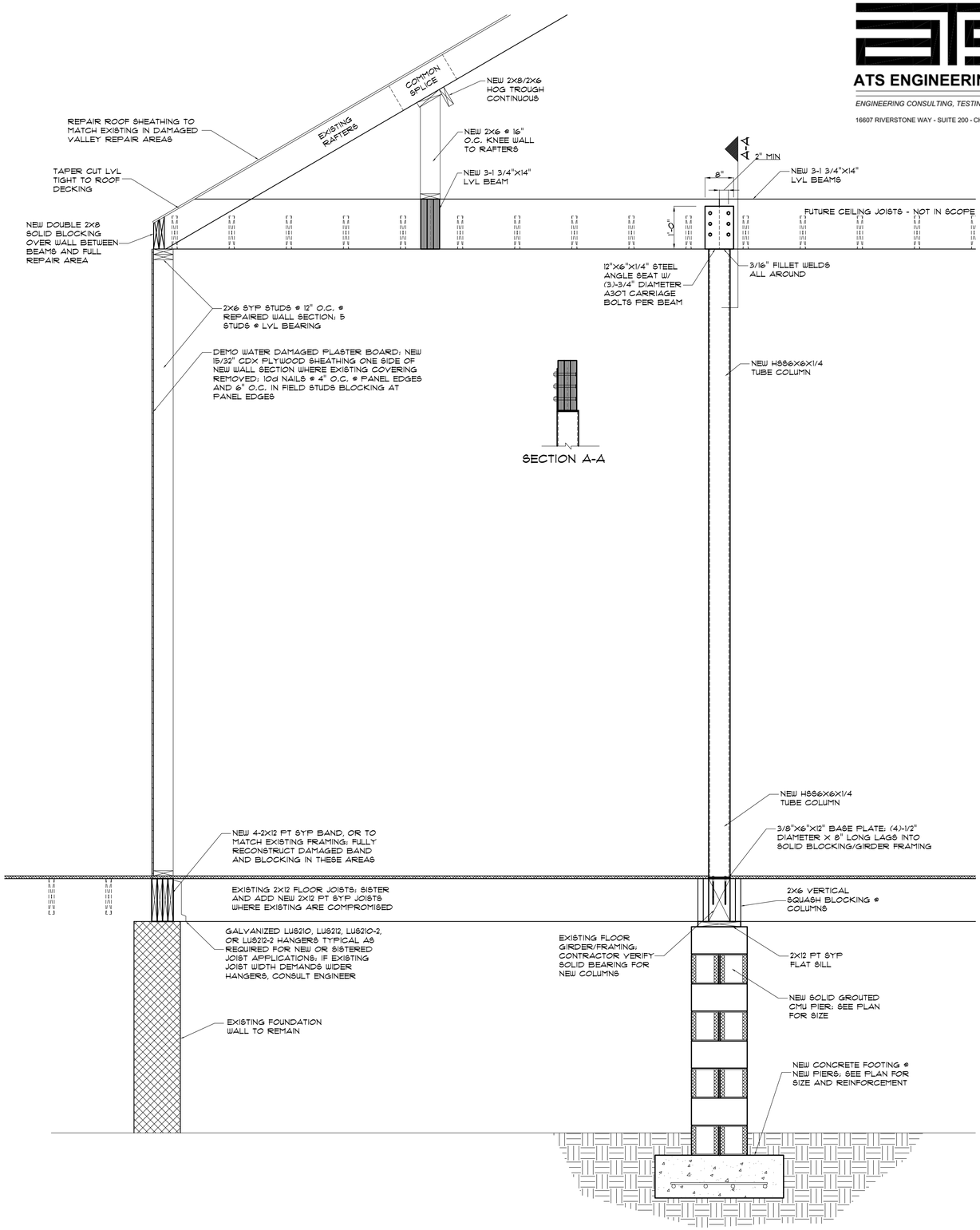

## 3 AUDITORIUM SECTION @ EXISTING STAGE

SCALE: 3/4" = 1'-0"




## 2 AUDITORIUM SECTION @ EXISTING TRUSS

SCALE: 3/4" = 1'-0"




## 1 AUDITORIUM SECTION @ NEW BEAMS

SCALE: 3/4" = 1'-0"

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rock hill 803.324.5531



Revision Schedule

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PLAN NORTH TRUE NORTH

TORRENCE LYTLE
302 Holbrooks Rd
Huntersville, NC 28708

STRUCTURAL DETAILS

Proj # 09.13.2024

S400

NC CORPORATE LICENSE NO. P-1025

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Revision Schedule

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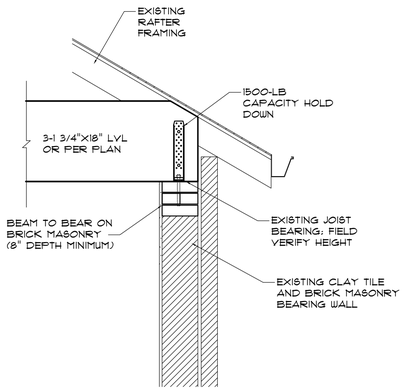
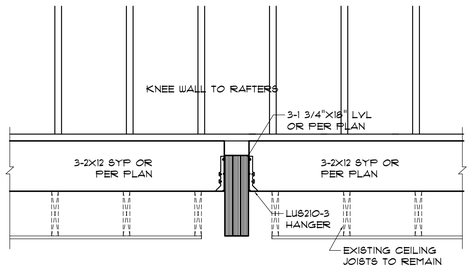
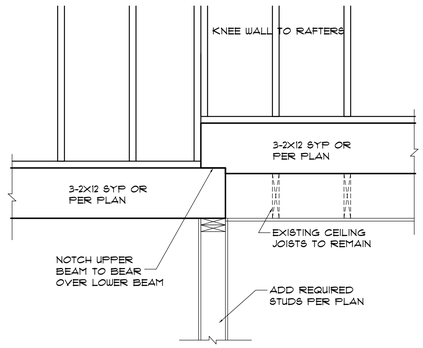
5 NEW ROOF OVERHANG
SCALE: 3/4" = 1'-0"



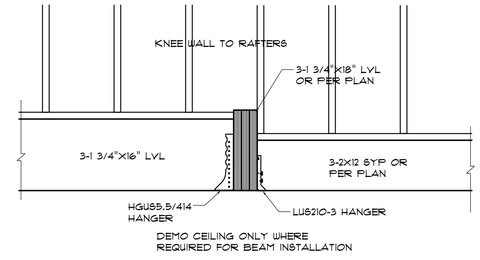

4 LVL BEAM EXTERIOR WALL BEARING
SCALE: 3/4" = 1'-0"




3 CLASSROOM CEILING SECTION - RAISED BEAMS
SCALE: 3/4" = 1'-0"




2 CLASSROOM CEILING SECTION - BEAM STEP
SCALE: 3/4" = 1'-0"




1 CLASSROOM CEILING SECTION - FLUSH BEAMS
SCALE: 3/4" = 1'-0"

PLAN NORTH TRUE NORTH

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STRUCTURAL DETAILS

Proj # 09.13.2024

S401