Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

INDEX OF DRAWINGS

C-100 COVER
C-101 SPECIFICATIONS
SP-100 SITE PLAN
D-102 MAIN LEVEL DEMO PLAN
D-103 UPPER LEVEL DEMO PLAN
D-104 ROOF DEMO PLAN
A-102 NEW MAIN LEVEL FLOOR PLAN
A-103 NEW UPPER LEVEL FLOOR PLAN
A-104 NEW ROOF PLAN
A-201 FRONT & REAR ELEVATIONS
A-202 RIGHT & LEFT ELEVATIONS
A-211 INTERIOR ELEVATIONS

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Davidson, NC 28036
704-439-2931

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NOT FOR CONSTRUCTION

Proposed Renovation For
The Bolton Family
525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME:

COVER SHEET

DRAWING NO.:

C-100

GENERAL NOTES

1. Contractor to ensure subcontractors receive a complete set of drawings for coordination with all trades.
2. Scale. Do not scale drawings, these are conceptual plans.
3. Codes. All work shall be performed in accordance with these plans and specifications and comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes.
4. Job Site. Contractor shall visit job site and notify owner of any conditions not included in these documents which require corrective or additional actions. Report any discrepancies to the architect.
5. Dimensions. All dimensions are to face of stud walls or masonry foundation. Contractor to verify all dimensions prior to construction. Report any discrepancies to the architect/engineer. All changes shall be made in writing.
6. Plan Review. The contractor is responsible for all site conditions, including but not limited to: orientation, drainage, soil bearing, and other subsurface conditions.
7. Changes or Modifications to Plans. Any minor or required changes or modifications to this plan do not reduce or void the copyrights covering this set of plans in any way. Modifications to this plan, for any reason, should be executed by an architect or engineer only. Architect accepts no responsibility for the quality and completeness of any changes attempted unless consulted.
8. Installation. All materials, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. The architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures in connection with the work, for the acts or omissions of the contractor, sub-contractor, or any other person performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
9. Material Storage. Materials stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful affects.
10. Products used. Manufacturer's names and model number listed in the specifications or on the schedules are for the purpose of establishing a quality of manufacturer or a specific design configuration. Equal products, as approved by the owner, will be acceptable from other manufacturers.
11. Workmanship. All work to be first rate, high quality, and accomplished in a workmanlike manner by skilled craftsmen using accepted practices and methods appropriate to the trade involved.
12. Permits. Prior to construction, the owner shall be responsible to obtain all required permits, approvals and final certificate of occupancy. The contractor will assist in obtaining all such necessary permits, approvals, and certificates. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to construction, contractor/owner shall verify service with utility agency.
13. Contract Documents. These Contract Documents are the property of the Architect and shall not be used without his or her written consent. The Contract Documents shall not be used for issue of a building permit unless signed and sealed by the Architect.
14. HVAC. Size, location and equipment specifications shall be determined by a licensed Mechanical Contractor to meet the owner's requirements. Details of HVAC system shall comply with all applicable codes. Mechanical Contractor shall provide min. 1 year warranty.
15. Electrical. Electrical plan is intended to indicate the owner's requirements. The details of the electrical system shall be determined by an Electrical Contractor licensed according to the State of North Carolina. All work shall comply with the NEC and local and state codes.
16. Plumbing. Plumbing fixtures are shown in their approximate locations. Do not scale the Plans. The details of the plumbing system shall be determined by Plumbing Contractor licensed according to the State of North Carolina. Coordinate all water and waste lines with the building structure. All work shall comply local and state codes.
17. Termite Control. The soil beneath a slab on grade shall be chemically treated before the concrete is placed. Verification of the treatment shall be attached to the permit showing the name of the applicator, chemical name, and areas treated.
18. Slab Finish. Provide steel trowel finish for all interior slab areas and garage. Create a broom finish texture for all exterior concrete patios and sidewalks. Color, if any, to be determined by owner. Provide expansion joints as required.

DESIGN CRITERIA/LOADING CONDITIONS

1. Design Criteria. All new structural elements shall be in compliance with International Residential Building Code with North Carolina Amendments, 2018 and all local and state codes as required by the building inspector.
2. Design wind load = SEE STRUCTURAL NOTES
3. Floor Live load = SEE STRUCTURAL NOTES
   Roof Live load = SEE STRUCTURAL NOTES
   Roof Dead load = SEE STRUCTURAL NOTES
   Snow Load = SEE STRUCTURAL NOTES
4. Soil Bearing Capacity. SEE STRUCTURAL NOTES

MECHANICAL NOTES

1. Codes. This floor plan is intended to indicate the requirements of the owner. The details of the mechanical system shall be determined by a mechanical contractor licensed according to North Carolina and the local building department.
2. Verify Dimensions. Prior to start of construction, contractor shall verify and coordinate all dimensions in field. These are conceptual drawings. Report any discrepancies to the architect/engineer. All changes shall be made in writing.
3. Ductwork. All A/C ductwork to have a minimum R-6 insulation value with 1 1/2" rigid fiberglass, or approved equal. All work shall be coordinated with all trades involved. Offsets in ducts and piping, divided ducts, and transitions around obstructions shall be provided at no additional cost to the owner.
4. Review Drawings. Review drawings and provide all work for a complete and operable system, including all incidentals, required by code agencies and local governing bodies.
5. Copper Piping. All refrigerant copper piping above grade to be insulated with 1" wall Armaflex to eliminate condensate dripping from piping. Provide 3/4" PVC condensate line to exterior as required by code.
6. Thermostats. Locate thermostats 5'-0" or as directed, above finished floor elevation. Thermostats shall be programmable standard electric subbase type for manual selection of heating or cooling and manual fan-off-auto selector switch. Locate thermostat near return air duct. See also energy code notes.
7. Ductwork and Diffuser Locations. Ductwork and diffuser locations and clearances shall be coordinated with architectural, plumbing, electrical and systems trades to fit spaces provided.
8. Support of Ductwork. All equipment, ductwork, etc. shall be supported from structural members as required to provide minimal vibration.
9. Manufacturer's Name. Manufacturer's names and model number listed in the specifications or on the schedules are for the purpose of establishing a quality of manufacturer or a specific design configuration. Equal products, as approved by the architect / engineer, will be acceptable from other manufacturers.
10. HVAC. Provide electric disconnect at air handler and compressor. Provide plastic drip pan with water sensor. Details of air-handler system to comply with International Mechanical Code and Energy Efficiency code.
11. Zoned System. Provide separate zoned heating and cooling as distinguished by owner.

PLUMBING NOTES

1. Codes. This floor plan is intended to indicate the requirements of the owner. The details of the plumbing system shall be determined by a plumbing contractor licensed according to local codes and the local building department. This design is allowed by the NC Plumbing Code for the plumbing systems having fewer than 250 fixture units, or if the system is to accommodate 100 or fewer persons.
2. Verify Dimensions. Prior to the start of construction, contractor shall verify all building conditions, coordinate all dimensions in field and verify all locations of utilities in field. These are conceptual drawings. Report any discrepancies to the architect/engineer. All changes shall be made in writing.
3. Codes. Install all water, waster and vent piping in accordance with all applicable codes. Review drawings and provide all work for a complete and operable system, including all incidentals, required by code agencies and local governing bodies.
4. Insulate Piping. Insulate all concealed hot water piping from HWH to fixtures. All piping shall be concealed within the ceiling space, wall and chases as shown on plans.
5. Exposed piping. All exposed piping at plumbing fixtures shall be chrome plated brass with escutcheon plates at the wall, floor or ceiling penetrations. Provide shut off valve, ½" at all lavatory sinks, and water closets.
6. Shock arrestors. Contractor shall furnish and install water Shock Arrestors as required equal to Zurn Shoktrol, installed per Manufacturer's specifications.
7. Piping. Soil, waste and vent piping shall be sloped ¼" per foot minimum,
8. Dielectric Unions. Provide Dielectric unions at all connections of dissimilar metals.
9. Water Supply. Provide ¾" RPZ backflow preventer at water supply connection point. Provide supply water shut-off valve at house locations.
10. Plumbing locations. Plumbing locations and clearance shall be coordinated with architectural, structural, mechanical, electrical and systems trades to fit in spaces provided. All work shall be coordinate with all trades involved.
11. Manufacturer's Name. Manufacturer's names and model number listed in the specifications or on the schedules are for the purposes of establishing a quality of manufacturer or a specific design configuration. Equal products, as approved by the architect/engineer will be acceptable from the other manufacturers.
12. Water Heater. Install a 80 gallon water heater with electric disconnect and plastic drip pan. Installation per standard building mechanical code. Provide owner with option of 2 water heaters with recirculating pump.
13. Plumbing Waste Riser. Provide Cast Iron riser pipe located in non-public wall. Cast Iron pipe may be substituted with PVC. If substitution used, PVC pipe must be insulated with spray foaminsulation to deaden sound produced by PVC.

ELECTRICAL PLAN NOTES

1. Codes. This floor plan is intended to indicate the requirements of the owner. Locations as shown on plans are schematic, consult with the owner prior to installation. The details of the electrical system shall be determined by an electrical contractor licensed according to North Carolina and by the local building department. Install all electrical wiring, conduit and panel boxes, co-axial cable, and telephone wiring per local codes. All electrical work to be in accordance with N.E.C. Review drawings and provide all work for a complete and operable system, including all incidentals, required by code agencies and local governing bodies.
2. Verify all Dimensions. Prior to start of construction, Electrical contractor shall verify and coordinate all dimensions in field. These are conceptual drawings. Report any discrepancies to the Architect. All changes shall be made in writing.
3. Power Panel. Provide recessed electrical power panel as indicated, (by electrical contractor). Install in accordance with all applicable codes.
4. Electrical Meter Panel. Consult electrical engineer for panel size and load requirements. Verify location with the power company for transformer location.
5. Smoke Detector. Provide surface mounted, direct wired smoke detectors located on ceilings or walls in conformance with Fire Marshall's requirements.
6. Not Used.
7. Electrical Layout. All electrical service shall comply with National Electrical Code, standard building code, N.F.P.A. and all other applicable state and local codes. Locations are suggested only. Consult your engineers and subcontractors for exact locations, specifications, sizes and code compliance.
8. Engineering. This drawing represents power and communication receptacle, ceiling fixture locations and switching diagrams as suggestions only, and shall not be utilized as an engineering document.
9. Cover Plates. Install white cover plates throughout interior of home unless otherwise specified by owner. At the exterior, install silver cover plates with waterproof covers, or as required by code.
10. Switches and Receptacles. When two (2) or more switches or receptacles are located together; gang with one common faceplate. If they cannot be ganged, install with a minimum distance between units.
11. Receptacles. Install all receptacles at 18" on center (OC) above finished floor. At counters, locate receptacles at 44" on center (OC) above finished floor. All receptacles to be tamper resistant.
12. Switches. Install switches 48" on center (OC) above finished floor, unless otherwise noted. Locate light switch cover plates to avoid conflict with moldings.
13. Appliances. Provide and install necessary electrical requirements for appliances. Check manufacturer's recommendations.
14. Telephone. Install cabling for telephone. Locations as shown on plans are schematic, consult with the owner prior to installation.
15. Cable. Install cabling for cable TV system. Locations as shown on plans are schematic, consult with the owner prior to installation.

The following items, if required by owner, will be coordinated by a separate consultant to the owner.

16. Sound System. Wire for sound system, as outlined on the plans. Coordinate with sound system company and the owner for final locations
17. Alarm System. Install alarm system, as outlined on the plans. Coordinate with alarm system company and the owner for final locations.
18. Back Up System. Provide for future back-up generator as required by owner. Coordinate size and capacity with owner.

ENERGY CODE PLAN NOTES

1. This building shall conform to the 2018 N.C. Energy Conservation Code.
2. Insulation and Fenestration Requirements shall be as follows:

CLIMATE ZONE 3 (MECKLENBURG/CABARRUS)		CLIMATE ZONE 4 (IREDELL/CATAWBA)	
Fenestration U-Factor	0.35	Fenestration U-Factor	0.35
Skylight U-Factor	0.55	Skylight U-Factor	0.55
Glazed Fenestration SHGC	0.30	Glazed Fenestration SHGC	0.30
Ceiling R-Value	38 for Cavity (c,f,) 30ci for Cont. (e,f)	Ceiling R-Value	38 for Cavity (e,f) 30 for Cont. (e,f)
Wall R-Value	15 for Cavity 13+2.5 (a)	Wall R-Value	15 for Cavity, 13+2.5 (a)
Mass Wall R-Value	5/13 for Cavity (b) 5/10ci for Cont. (b)	Mass Wall R-Value	5/13 for Cavity (b) 5/10ci for Cont. (b)
Floor R-Value	19	Floor R-Value	19
Basement Wall R-Value	5 / 13 (c)	Basement Wall R-Value	10 / 15 (c)
Slab R-Value	0 (d)	Slab R-Value	10 (d)
Crawlspace Wall R-Value	5/13 (c)	Crawlspace Wall R-Value	10/15 (c)

(a) The first value is cavity insulation, the second is continuous insulation, so "13+2.5" means R-2.5 continuous insulation. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing shall be supplemented with insulated sheathing of at least R-2.
(b) The second R-value applies when more than half the insulation is on the interior of the mass wall.
(c) 10/15 means R-10 continuous insulated sheathing on the interior or exterior of the wall or R-15 cavity insulation on the interior of the wall.
(d) For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade, whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches. R-5 shall be added to the required slab edge R-values for heated slabs.
(e) R-30 shall be deemed to satisfy the ceiling insulation requirement wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Otherwise R-38 insulation is required where adequate clearance exists or insulation must extend to either the insulation baffle or within 1" of the attic roof deck.
(f) Table value required except for roof edge where the space is limited by the pitch of the roof, there the insulation must fill the space up to the air baffle.
(g) Basement wall meeting the minimum mass wall specific heat content requirement may use the mass wall R-value as the minimum requirement

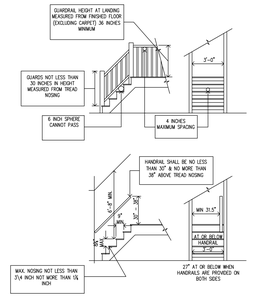
3. Design - The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72° F for heating and minimum of 75° F for cooling.

ENERGY CODE PLAN NOTES - CONTINUED

4. Certificate - Builder to provide a compliance certificate affixed to the electrical service panel. This certificate shall include all R-values for insulation installed in walls, floors, attic/ceiling, basement and crawlspace walls, and ducts outside of conditioned spaces. It shall also include the window U-Factors and SHGC. Certificate shall also state the Building air leakage test and Duct leakage test results as well as the testing company.
5. Insulation Identification - The R-Value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12" or greater in width. For spray foam insulation, the installed thickness of the areas covered and R-value shall be listed on the certification. For blown-in or sprayed insulation, the thickness shall be written in inches on markers that are installed at least one for every 300 sq. ft. of space being applied.
6. Attic Access - Access hatches from conditioned to unconditioned spaces shall be weather-stripped and insulated to a R-10 minimum value. Vertical doors shall be weather-stripped and insulated to a R-5 minimum value.
7. Installation - Insulation shall be substantially free from installation gaps, voids, or compression. Insulation must be in permanent contact with subfloor above. Maximum 18" between tension supports, wires or other devices that hold insulation in place. Supports shall be no more than 6" from end of insulation. Basement wall insulation shall be installed from top of wall to 10'-0" below grade or to basement floor which ever is less. Slab-on-grade insulation shall be installed according to N1102.2.8 and in accordance with Table 402.1.1.
8. Enclosure - For framed walls, the cavity insulation shall be enclosed on all sides with rigid material or an air barrier. Wall insulation shall be enclosed at all tubs, showers, stairs, fireplace units, and attic knee-walls. Attic knee-walls of any type require solid backing enclosing the insulation. Solid air barrier is required at framed out fireplaces, tubs, showers, and any other framed out areas.
9. Blocking - Block stud cavities at changes in ceiling height. Install blocking between insulated attic floor and floor under heated space. Install blocking between joists to prevent air in attic from flowing under conditioned floor. Install blocking in joist cavities under attic knee-walls.
10. Building Thermal Envelope - The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing method between dissimilar materials shall allow for differential expansion and contraction. Air barrier inspection shall conform to the following; Ceiling/Attic - Sealants or gaskets provide a continuous air barrier system joining the top plate of framed walls with either the ceiling drywall or the top edge of wall drywall to prevent air leakage. Top plate penetrations are sealed. For ceiling finishes that are not air barrier systems such as tongue-andgroove planks, air barrier systems, (for example, taped house wrap), shall be used above the finish.
    Walls - Sill plate is gasketed or sealed to subfloor or slab. Seal all penetrations in exterior wall sheathing.
    Windows/Doors - Space between window and exterior door jambs and framing is sealed.
    Floors - Air barrier system is installed at any exposed edge of insulation. This includes above-garage and cantilevered floors.
    Penetrations - Utility penetrations through the building thermal envelope, including those for plumbing, electrical wiring, ductwork, security and fire alarm wiring, and control wiring, shall be sealed.
    Garage Separation - Air sealing is provided between the garage and conditioned spaces. An air barrier system shall be installed between the ceiling system above the garage and the ceiling system of interior spaces.
    Duct Boots - Sealing HVAC register boots and return boxes to subfloor or drywall.
    Recessed Lighting - Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures not penetrating the building envelope.
    Building Envelope testing shall conform to N1102.4.2.2 including 0.30 CFM50/Sf of surface area (SFSA) or Five air changes per hour (ACH50).
11. Closed Crawl Space - Closed crawl spaces shall conform to N1102.2.9. Where the floor above a closed crawl space is not insulated, the exterior crawlspace walls shall be insulated in accordance with table 402.1.1. Wall insulation requires that the exterior wall band joist area of the floor frame be insulated. Wall insulation shall begin 3" below the top of the masonry foundation wall and extend down to 3" above the top of the footing or concrete floor, 3" above the interior ground surface or 24" below the outside finished grade, whichever is less. Insulation allowances for termite treatment and inspection shall be as follows: 3" outside between top of insulation and bottom of siding, 6" below-grade treatment, 3" top of insulation and bottom of sill, and 3" clearance/wicking space between bottom of insulation and top of grade, footing, or concrete floor. Provide ground cover for un-vented crawlspaces. Overlap minimum 6" and tape seams.
12. Programmable Thermostat - Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day.
13. Supplementary Heat - Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load. A heat strip outdoor temperature lockout shall be provided to prevent supplemental heat operation in response to the thermostat being changed to a warmer setting. The lockout shall be set no lower than 35° F and no higher than 40° F.
14. Duct Work - Supply and return ducts in unconditioned space and outdoors shall be insulated to R-8. Supply ducts inside semi-conditioned space shall be insulated to R-4. Return ducts inside conditioned and semi-conditioned space are not required to be insulated. Ducts located inside conditioned space are not required to be insulated other than as may be necessary for preventing the formation of condensation on the exterior of cooling ducts. Building framing cavities shall not be used as supply ducts. Exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
15. Duct Sealing - All ducts air handlers, filter boxes and building cavities used as ducts shall be sealed. No cloth duct tape allowed. Ducts must be sealed with UL181 or mastic. Joints and seams shall comply with Part V Mechanical, Section 603.9 of the North Carolina Residential Code. Duct tightness shall be verified as follows: Total Duct leakage less than or equal to 6 CFM per 100 ft² of conditioned floor area served by that system.
16. Mechanical Piping - Mechanical system piping capable of carrying fluids above 105° F or below 55° F shall be insulated to a minimum of R-3. All circulating service hot water piping shall be insulated to at least R02. Circulating system shall include an automatic or readily accessible manual switch that can turn off the circulating pump when not in use.
17. Mechanical Equipment - Heating and cooling equipment shall be sized in accordance with the North Carolina Mechanical Code. Equipment efficiencies shall comply with the current NAECA minimum standards.
18. Lighting - A minimum of 75% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
19. Voluntary Criteria - Additional voluntary criteria for increasing energy efficiency shall conform to Appendix E-4 and the High Efficiency Residential Option (HERO) code. This includes improvements that have been evaluated to be most cost effective for achieving an additional 15-20% improvement in energy efficiency beyond code minimums.

STAIR DESIGN SHALL CONFORM TO THE FOLLOWING

1. The greatest tread depth or the greatest riser height shall not exceed the smallest by more than 3/8".
2. The top and bottom riser of interior stairs shall not exceed the smallest riser within that stair run by more than 3/4".
3. The height of the top and bottom riser of the interior stairs shall be measured for permanent finished surface to permanent finished surface (carpet excluded).
4. Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, or finished grade, the height of the riser may be less than the height of the adjacent riser.
5. Stairs with 4 or more risers require a handrail. Guardrails/handrails are required on all porches, balconies or raised floor surfaces located more than 30" above the floor or grade below. Guardrails shall not be less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails not less than 34" nor more than 38" in height measured from nosing of the treads.
6. Handrail grip size. Then handgrip portion of the handrails shall not be more than 2" in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion shall have a smooth surface with no sharp corners.
7. Picket spacing on the open side of stair treads only. Pickets can be spaces such that a 4-3/8" sphere cannot pass through.
8. Exterior and Garage handrails (decks, screen porches, garage, and areas exposed to weather) shall not be more than 3-1/2" in cross section.



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ISSUED FOR: DESIGN REVIEW

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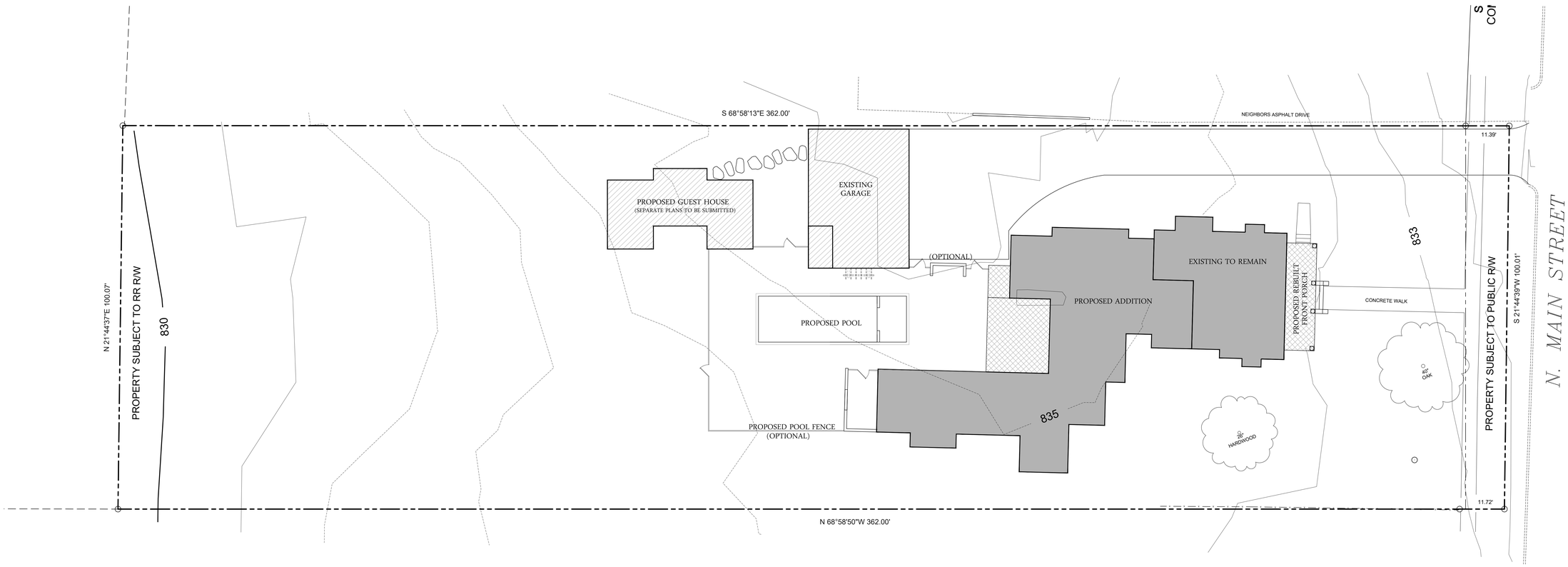
SPECIFICATIONS

DRAWING NO.:

C-101



SITE PLAN

1"=10'-0"

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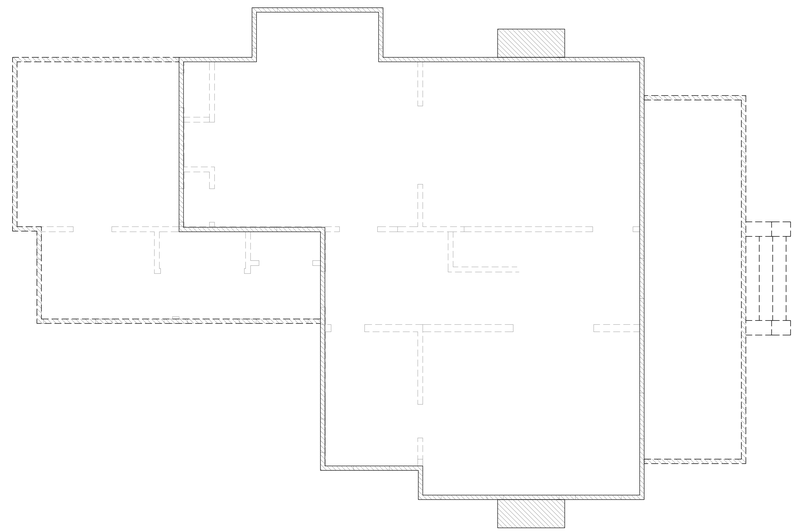
DRAWING NO.: SP-100



FOUNDATION DEMO PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

EXISTING MASONRY FOUNDATION TO REMAIN

FOUNDATION TO BE DEMOLISHED

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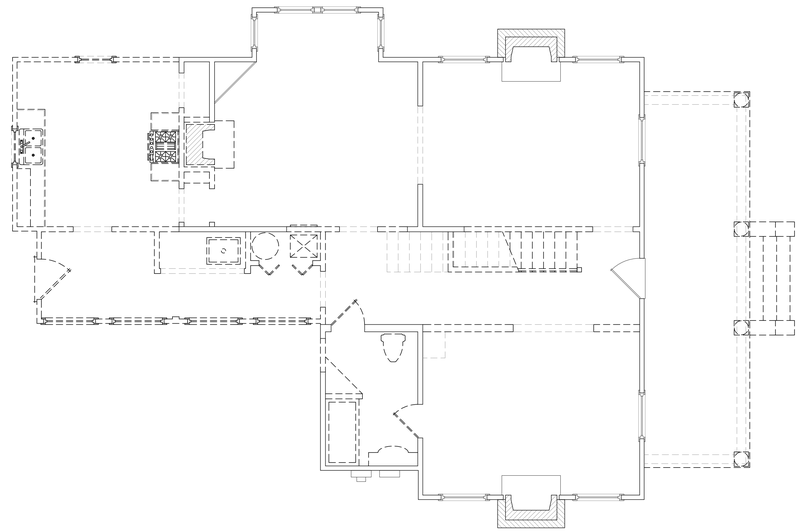
EXISTING FOUNDATION PLAN

DRAWING NO.:

D-101



MAIN LEVEL DEMO PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

EXISTING WALL

DEMO

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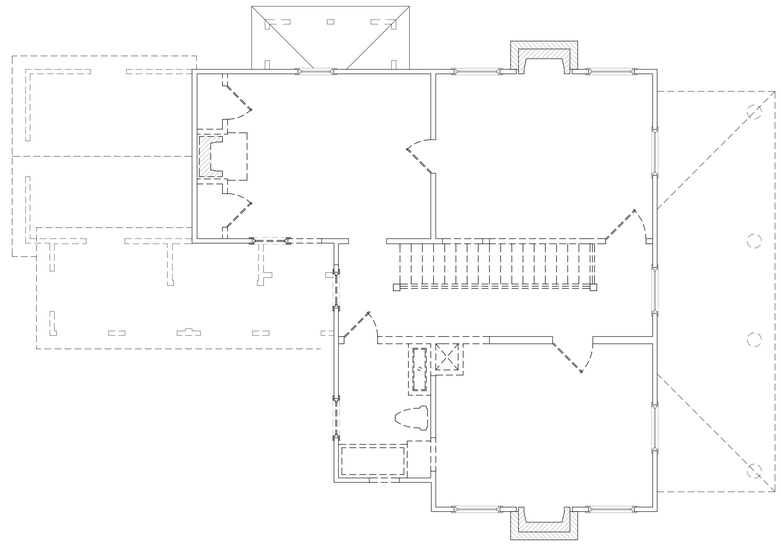
MAIN LEVEL
DEMO PLAN

DRAWING NO.:

D-102



UPPER LEVEL DEMO PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

- EXISTING WALL
- WALL BELOW
- DEMO

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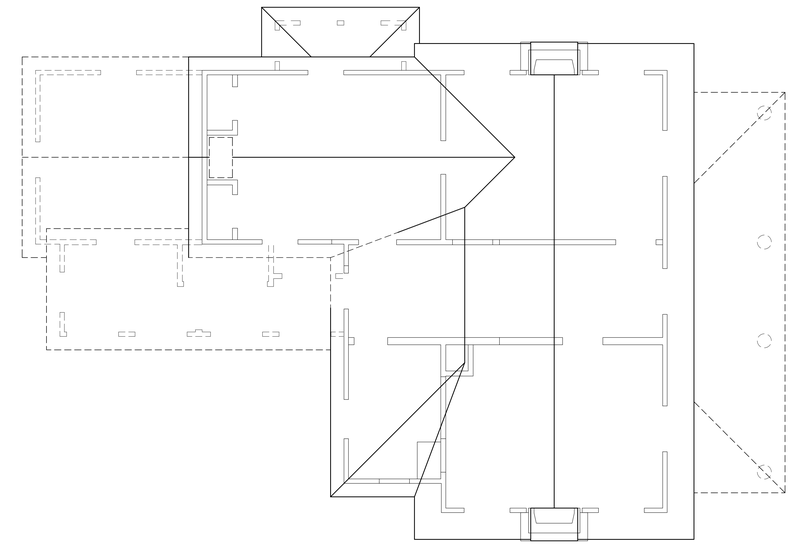
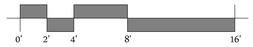
DRAWING NO.:

D-103



ROOF DEMO PLAN

1/4"=1'-0"



LEGEND

- LINE OF ROOF TO REMAIN
- LINE OF ROOF TO BE REMOVED
- WALL BELOW

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NOT FOR CONSTRUCTION

CERT. NO. 52904

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

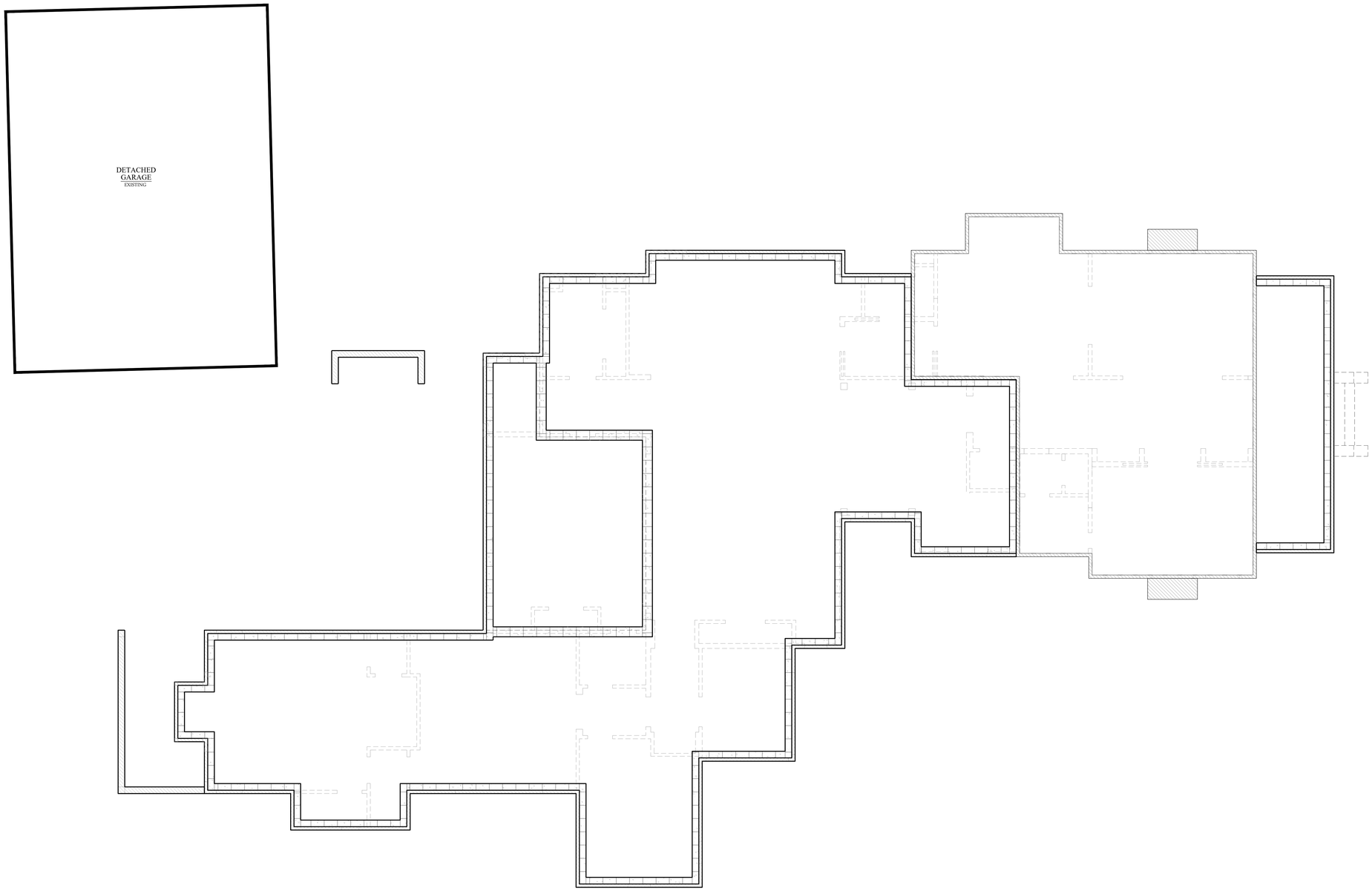
DATE: 10/09/19

DRAWING NAME:

EXISTING ROOF PLAN

DRAWING NO.:

D-104



NEW FOUNDATION PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

- EXISTING FOUNDATION
- NEW FOUNDATION CMU
- NEW BRICK

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CERT. NO. 52904

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME:

NEW FOUNDATION PLAN

DRAWING NO.:

A-101

BID NOTES - OPTIONAL ITEMS

1	BEAMS AND COLUMNS IN GATHERING/BREAKFAST ROOM
2	CASEWORK IN THE CRAFT ROOM
3	'THIN BRICK' OR 4" BRICK FOR INT. FINISHES (OR OMIT)
4	VERANDA FIREPLACE
5	COFFEE BAR IN MASTER SUITE
6	BUILT-IN NOOK AT BREAKFAST ROOM
7	SHIP-LAP FOR INT. FINISHES
8	FLOATING SHELVES IN FOYER/HALL TO MASTER SUITE
9	FENCE AND PRIVACY WALL(S) AROUND FUTURE POOL
10	ACCENT AND RECLAIMED WOOD CLG. AT KITCHEN
11	BEAMS AND RECLAIMED WOOD CLG. AT MASTER SUITE
12	BATHROOMS #2 AND #3 - ROUGH IN ONLY NOW
13	PLAYROOM (FINISHED)
14	BEAMS AT PLAYROOM
15	FUTURE WASHER AND DRYER CLOSET IN PLAYROOM
16	'HIDDEN DOOR' IN FOYER

SQUARE FOOTAGE

EXTERIOR OF STUD - EXISTING (AS IS)		10.09.19
MAIN LEVEL HEATED	1,258	SQ. FTG.
UPPER LEVEL HEATED	872	SQ. FTG.
TOTAL EXISTING HEATED	2,130	SQ. FTG.
HEATED TO BE DEMOLISHED	335	SQ. FTG.
TOTAL TO REMAIN	1,795	SQ. FTG.
EXTERIOR OF STUD - NEW		**10.09.19**
MAIN LEVEL HEATED	3,364	SQ. FTG.
UPPER LEVEL HEATED	1,323	SQ. FTG.
TOTAL HEATED	4,687	SQ. FTG.
FRONT PORCH (TO BE REBUILT)	217	SQ. FTG.
VERANDA	317	SQ. FTG.
REAR ENTRY	48	SQ. FTG.
OUTDOOR SHOWER ENCLOSURE	140	SQ. FTG.
TOTAL UNHEATED	722	SQ. FTG.
TOTAL UNDER ROOF	5,409	SQ. FTG.

NOTES:
- THE MAIN & UPPER LEVEL SQUARE FOOTAGE FIGURES ARE TAKEN FROM THE OUTSIDE FACE OF THE STUD.

- STAIRS ARE NOT INCLUDED ON THE MAIN & UPPER LEVEL SQUARE FOOTAGE FIGURES

MAIN FLOOR NOTES

*REFER TO ALL STRUCTURAL SHEETS FOR ALL WALL HEIGHT NOTES

*ALL DOORS TO BE 6" OFF CORNERS U.N.O.

*VERIFY ALL WINDOW SIZES WITH SUPPLIER FOR ACTUAL SIZE AND EGRESS PRIOR TO ORDERING

*OWNER TO VERIFY ALL FINISHES. G.C. TO COORD. W/ OWNER FOR FINISH AND STYLE SELECTIONS.

*ALL STAIRS AND RAILING TO BE INSTALLED IN ACCORDANCE WITH 2018 NC RESIDENTIAL CODE

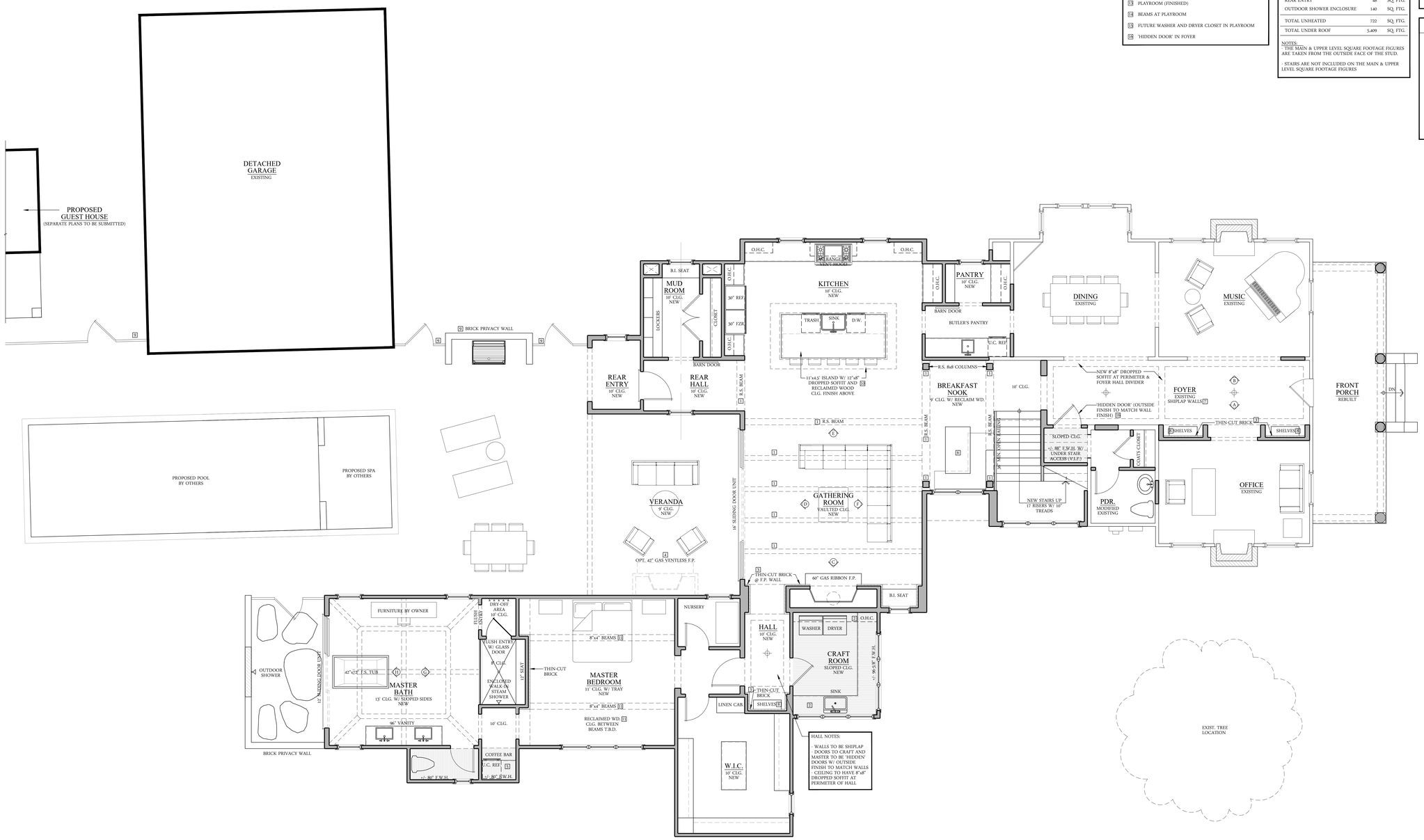
*GC TO VERIFY GRADE AND COORDINATE NUMBER OF STEPS REQUIRED AT ENTRY AREAS PRIOR TO CONSTRUCTION.

*ALL WALLS ARE NOMINAL 2x STUD WALLS DIMENSIONED TO EITHER THE CENTER OF STUD (AT INTERIOR LOCATIONS) OR TO THE OUTSIDE FACE OF STUD (ALL EXTERIOR LOCATIONS)

*CONTRACTOR TO VERIFY ALL WINDOW SIZES AND LOCATIONS OF EXISTING WINDOWS TO BE REPLACED.

ABBREVIATIONS

O.H.C. -	OVER HEAD CABINETS
HGT. -	HEIGHT
O/ -	OVER
CLG. -	CEILING
SIM. -	SIMILAR CONDITION
DBL. -	DOUBLE
W/ -	WITH
T.D.S. -	TURNED DOWN SLAB
M.O. -	MASONRY OPENING
REF. -	REFRIGERATOR
CL. -	CENTER LINE
HDR. -	HEADE
K.W. -	KNEEWALL
PLT. -	PLATE.
VER. -	VERIFY
F.W.H. -	FINISH WALL HEIGHT
W.S. -	WEATHER STRIPPING



NEW MAIN LEVEL FLOOR PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

EXISTING WALL

NEW WALL

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NOT FOR CONSTRUCTION

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME: NEW MAIN LEVEL FLOOR PLAN

DRAWING NO.: A-102

BID NOTES - OPTIONAL ITEMS

1	BEAMS AND COLUMNS IN GATHERING/BREAKFAST ROOM
2	CASEWORK IN THE CRAFT ROOM
3	'THIN BRICK' OR 4" BRICK FOR INT. FINISHES (OR OMIT)
4	VERANDA FIREPLACE
5	COFFEE BAR IN MASTER SUITE
6	BUILT-IN NOOK AT BREAKFAST ROOM
7	SHIP-LAP FOR INT. FINISHES
8	FLOATING SHELVES IN FOYER/HALL TO MASTER SUITE
9	FENCE AND PRIVACY WALL(S) AROUND FUTURE POOL
10	ACCENT AND RECLAIMED WOOD CLG. AT KITCHEN
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12	BATHROOMS #2 AND #3 - ROUGH IN ONLY NOW
13	PLAYROOM (FINISHED)
14	BEAMS AT PLAYROOM
15	FUTURE WASHER AND DRYER CLOSET IN PLAYROOM
16	'HIDDEN DOOR' IN FOYER

SQUARE FOOTAGE

EXTERIOR OF STUD - EXISTING (AS IS)		10.09.19
MAIN LEVEL HEATED	1,258	SQ. FTG.
UPPER LEVEL HEATED	872	SQ. FTG.
TOTAL EXISTING HEATED	2,130	SQ. FTG.
HEATED TO BE DEMOLISHED	335	SQ. FTG.
TOTAL TO REMAIN	1,795	SQ. FTG.
EXTERIOR OF STUD - NEW		**10.09.19**
MAIN LEVEL HEATED	3,364	SQ. FTG.
UPPER LEVEL HEATED	1,323	SQ. FTG.
TOTAL HEATED	4,687	SQ. FTG.
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VERANDA	317	SQ. FTG.
REAR ENTRY	48	SQ. FTG.
OUTDOOR SHOWER ENCLOSURE	140	SQ. FTG.
TOTAL UNHEATED	722	SQ. FTG.
TOTAL UNDER ROOF	5,409	SQ. FTG.

NOTES:
- THE MAIN & UPPER LEVEL SQUARE FOOTAGE FIGURES ARE TAKEN FROM THE OUTSIDE FACE OF THE STUD.

- STAIRS ARE NOT INCLUDED ON THE MAIN & UPPER LEVEL SQUARE FOOTAGE FIGURES

UPPER FLOOR NOTES

*REFER TO ALL STRUCTURAL SHEETS FOR ALL WALL HEIGHT NOTES

*ALL DOORS TO BE 6" OFF CORNERS U.N.O.

*VERIFY ALL WINDOW SIZES WITH SUPPLIER FOR ACTUAL SIZE AND EGRESS PRIOR TO ORDERING

*OWNER TO VERIFY ALL FINISHES. G.C. TO COORD. W/ OWNER FOR FINISH AND STYLE SELECTIONS.

*ALL STAIRS AND RAILING TO BE INSTALLED IN ACCORDANCE WITH 2018 NC RESIDENTIAL CODE

*PROVIDE MIN. 22"x30" ATTIC ACCESS TO ALL AREAS THAT EXCEED 30 SQUARE FEET AND A VERTICAL HEIGHT GREATER THAN 30"

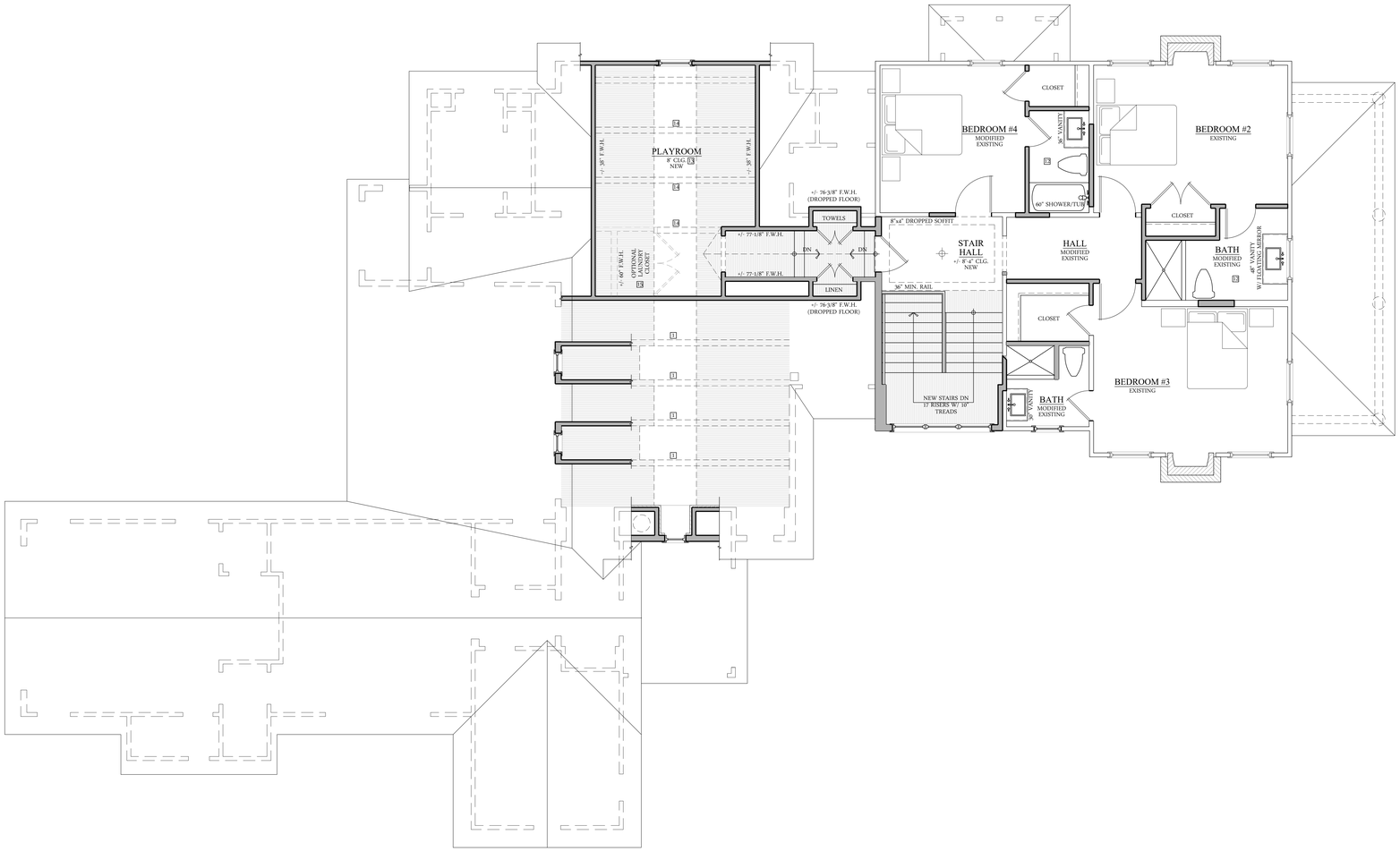
*ALL CLIPS SHOWN ON PLAN ARE BASED ON A 12" FURR DOWN FROM EXTERIOR OF RAFTER TO INTERIOR OF FURR DOWN FRAMING TO ALLOW MINIMUM R-38 INSULATION OR AS REQUIRED BY LOCAL CODE

*ALL WALLS ARE NOMINAL 2x STUD WALLS DIMENSIONED TO EITHER THE CENTER OF STUD (AT INTERIOR LOCATIONS) OR TO THE OUTSIDE FACE OF STUD (ALL EXTERIOR LOCATIONS)

*CONTRACTOR TO VERIFY ALL WINDOW SIZES AND LOCATIONS OF EXISTING WINDOWS TO BE REPLACED.

ABBREVIATIONS

O.H.C.	-	OVER HEAD CABINETS
HGT.	-	HEIGHT
O/	-	OVER
CLG.	-	CEILING
SIM.	-	SIMILAR CONDITION
DBL.	-	DOUBLE
W/	-	WITH
T.D.S.	-	TURNED DOWN SLAB
M.O.	-	MASONRY OPENING
REF.	-	REFRIGERATOR
CL.	-	CENTER LINE
HDR.	-	HEADER
K.W.	-	KNEEWALL
PLT.	-	PLATE
VER.	-	VERIFY
F.W.H.	-	FINISH WALL HEIGHT
W.S.	-	WEATHER STRIPPING



NEW UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

LEGEND

- EXISTING WALL
- NEW WALL WALL (2x4 OR 2x6 PER PLAN)
- CLIPPED CEILING ABOVE (BASED ON 12" FURR DOWN)

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LABELLA ASSOCIATES, P.A. CERT. NO. C-2904 NORTH CAROLINA CHARLOTTE, N.C.

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 21906-48

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME:

NEW UPPER LEVEL FLOOR PLAN

DRAWING NO.:

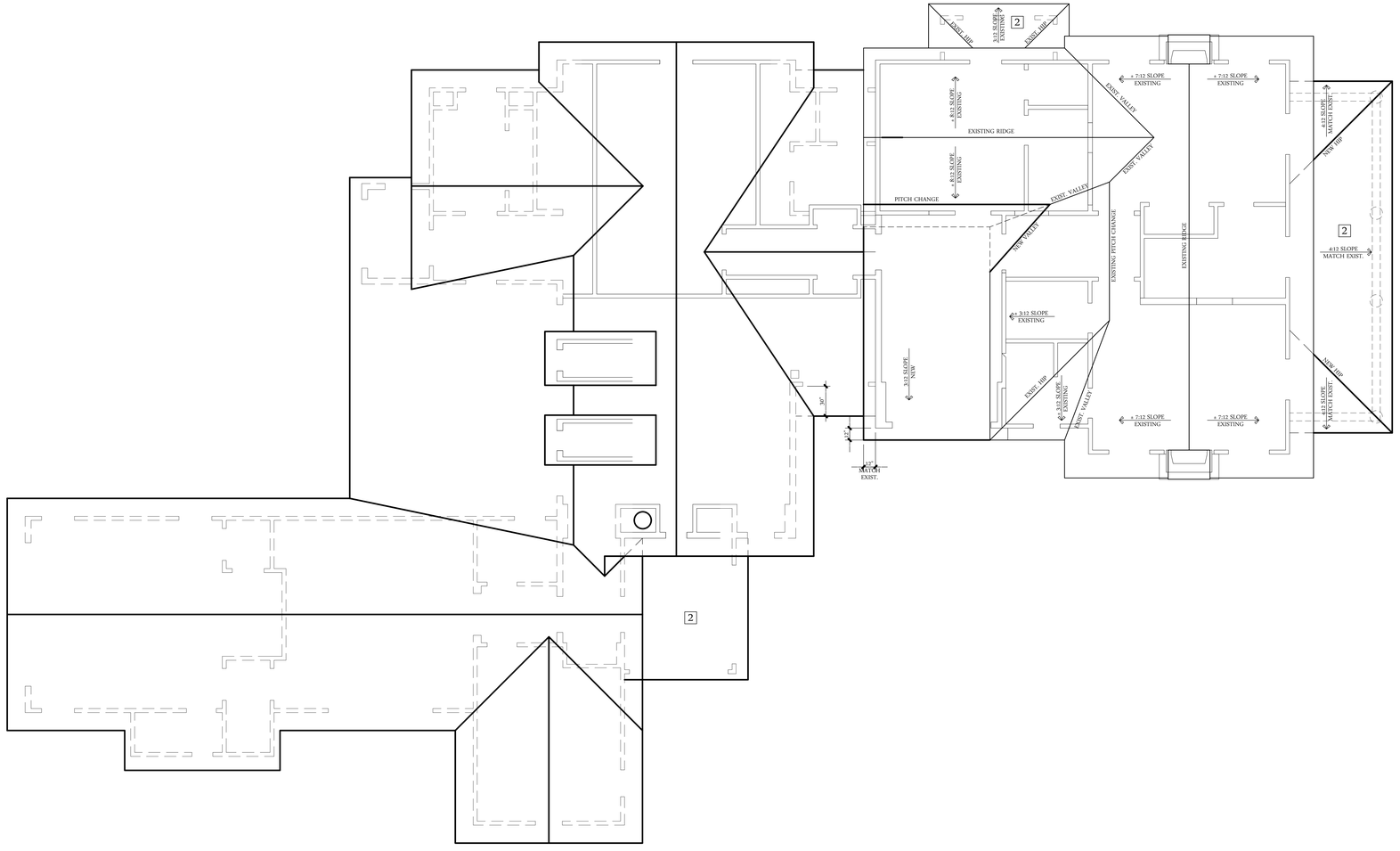
A-103

BID NOTES - ROOF OPTIONS

1. OPTION 1: ALL ROOFING TO BE METAL ROOFING
2. OPTION 2: 'METAL ACCENTS' - PROVIDE METAL ROOFING WHERE MARKED WITH [2] . ALL ELSE TO BE ARCHITECTURAL SHINGLES
3. OPTION 3: ALL ROOFING TO BE ARCHITECTURAL SHINGLES (REAR PORCH ROOF 2:12 SLOPE TO BE METAL)

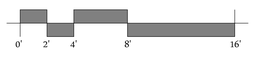
NOTE:

ALL ROOFING MATERIALS/ OPTIONS TO BE VERIFIED WITH THE HISTORIC COMMISSION



NEW ROOF PLAN

1/4"=1'-0"



LEGEND

- LINE OF EXISTING ROOF
- EXISTING WALL BELOW
- LINE OF NEW ROOF

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Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME: NEW ROOF PLAN

DRAWING NO.: A-104

ELEVATION NOTES

*ALL FLASHING TO BE INSTALLED PER R703.4-703.8

*BUILDING WRAP TO BE INSTALLED PER 703.1

*HVAC UNITS TO BE LOCATED IN FIELD

*ALL CHIMNEYS TO EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF - NC 2018 R1003.9

*PROVIDE SPARK ARRESTOR AT CHIMNEY AS REQUIRED

*PROVIDE CORROSION RESISTANT FLASHING AT ALL WALL TO ROOF INTERSECTIONS

ELEVATION FINISHES

- LAP SIDING (HARDIE OR EQUAL) 4" EXPOSURE (MATCH EXIST.) (COLOR SELECTION T.B.D.)
- PANEL BOARD (HARDIE OR EQUAL) (COLOR SELECTION T.B.D.)
- BOARD & BATTEN (HARDIE OR EQ.) (COLOR SELECTION T.B.D.)
- BRICK VENEER (ALL NEW BRICK TO MATCH EXIST.)
- STANDING SEAM METAL ROOFING (COLOR SELECTION T.B.D.)

NEW FRONT ELEVATION

1/4"=1'-0"

NEW REAR ELEVATION

1/4"=1'-0"

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NOT FOR CONSTRUCTION

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

DATE: 10/09/19

DRAWING NAME:

FRONT & REAR ELEVATIONS

DRAWING NO.:

A-201

ELEVATION NOTES

*ALL FLASHING TO BE INSTALLED PER R703.4-703.8

*BUILDING WRAP TO BE INSTALLED PER 703.1

*HVAC UNITS TO BE LOCATED IN FIELD

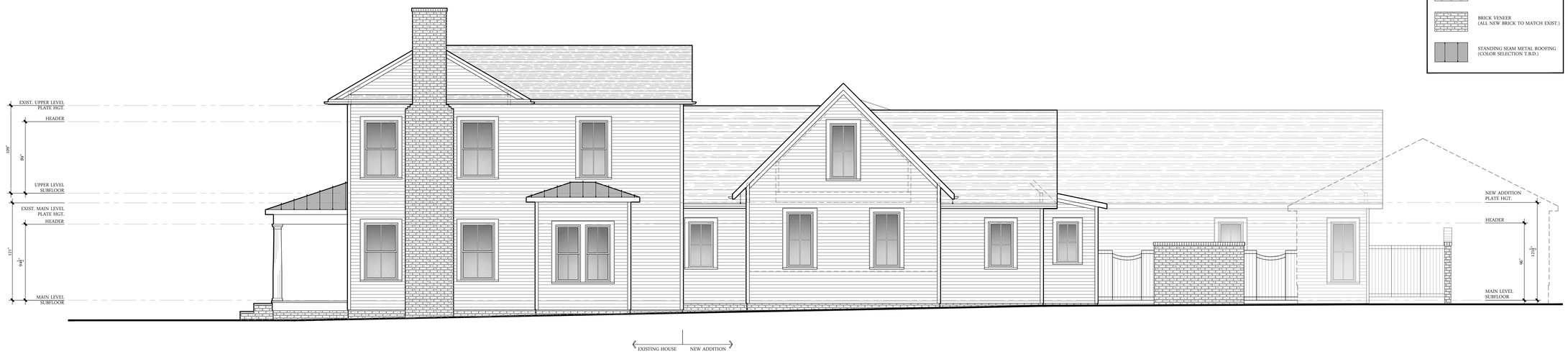
*ALL CHIMNEYS TO EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF - NC 2018 R1003.9

*PROVIDE SPARK ARRESTOR AT CHIMNEY AS REQUIRED

*PROVIDE CORROSION RESISTANT FLASHING AT ALL WALL TO ROOF INTERSECTIONS

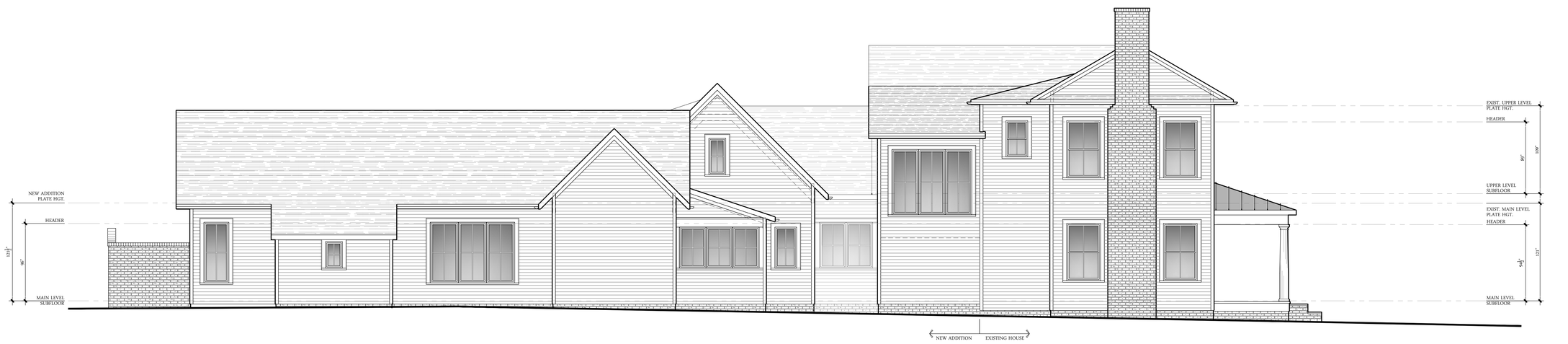
ELEVATION FINISHES

- LAP SIDING (HARDIE OR EQUAL) 4" EXPOSURE (MATCH EXIST.) (COLOR SELECTION T.B.D.)
- PANEL BOARD (HARDIE OR EQUAL) (COLOR SELECTION T.B.D.)
- BOARD & BATTEN (HARDIE OR EQ.) (COLOR SELECTION T.B.D.)
- BRICK VENEER (ALL NEW BRICK TO MATCH EXIST.)
- STANDING SEAM METAL ROOFING (COLOR SELECTION T.B.D.)



NEW RIGHT ELEVATION

1/4"=1'-0"



NEW LEFT ELEVATION

1/4"=1'-0"

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LABELLA ASSOCIATES, P.A. ENGINEERING COMPANY CERT. NO. 52904 NORTH CAROLINA CHARLOTTE, N.C.

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2190648

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: B. BROOKS

APPROVED BY: D. O'BRYAN, D. STRANGE

ISSUED FOR: DESIGN REVIEW

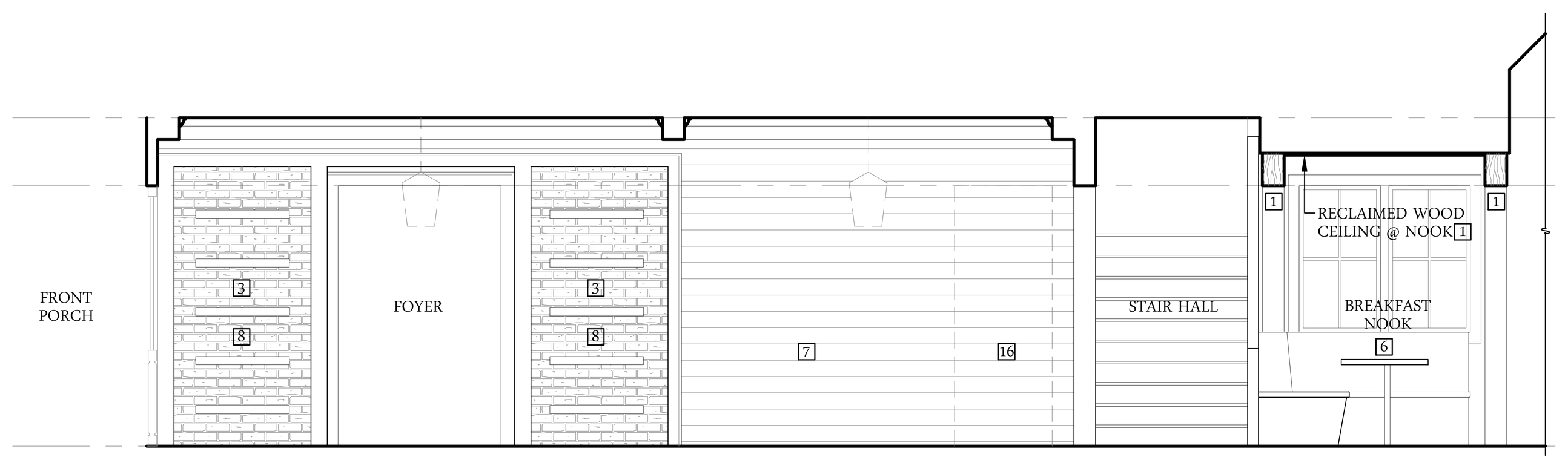
DATE: 10/09/19

DRAWING NAME:

RIGHT & LEFT ELEVATIONS

DRAWING NO.:

A-202



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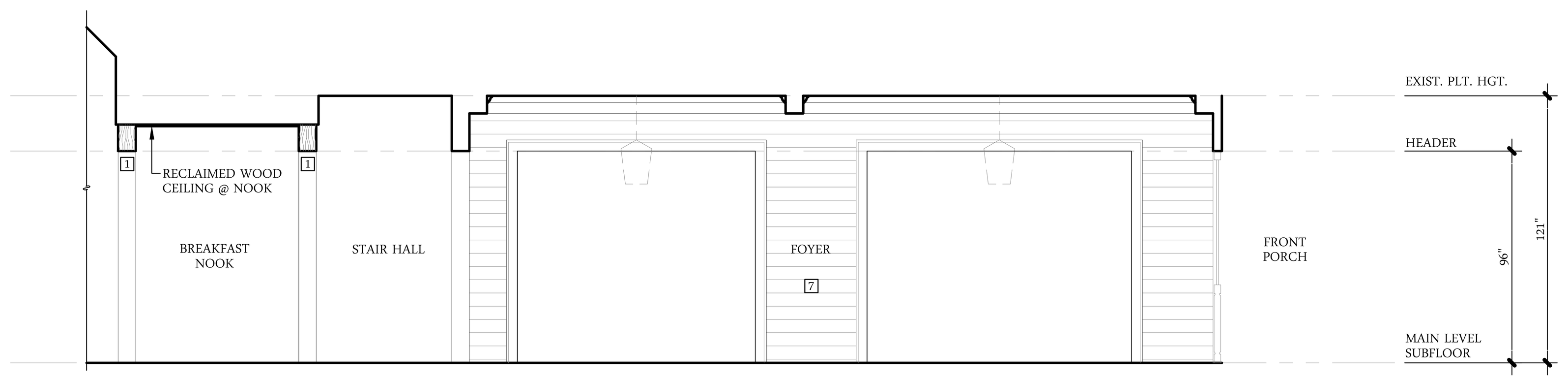

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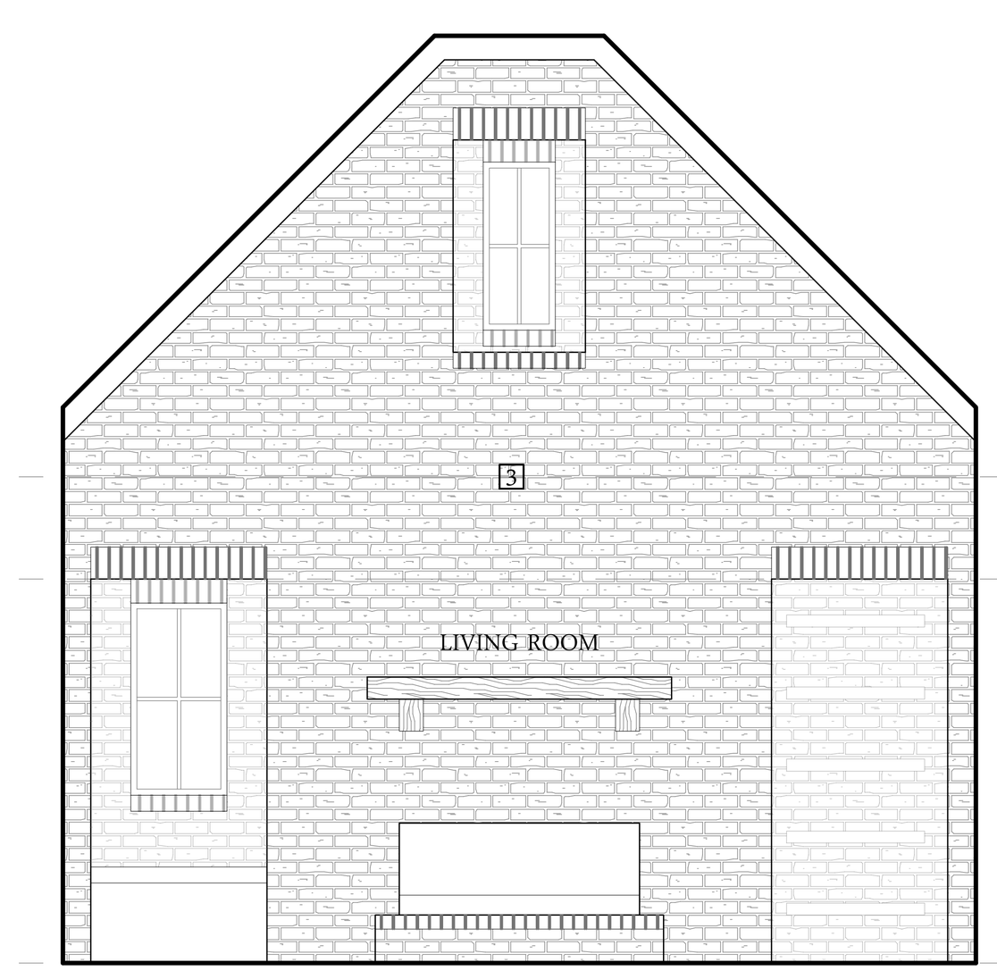

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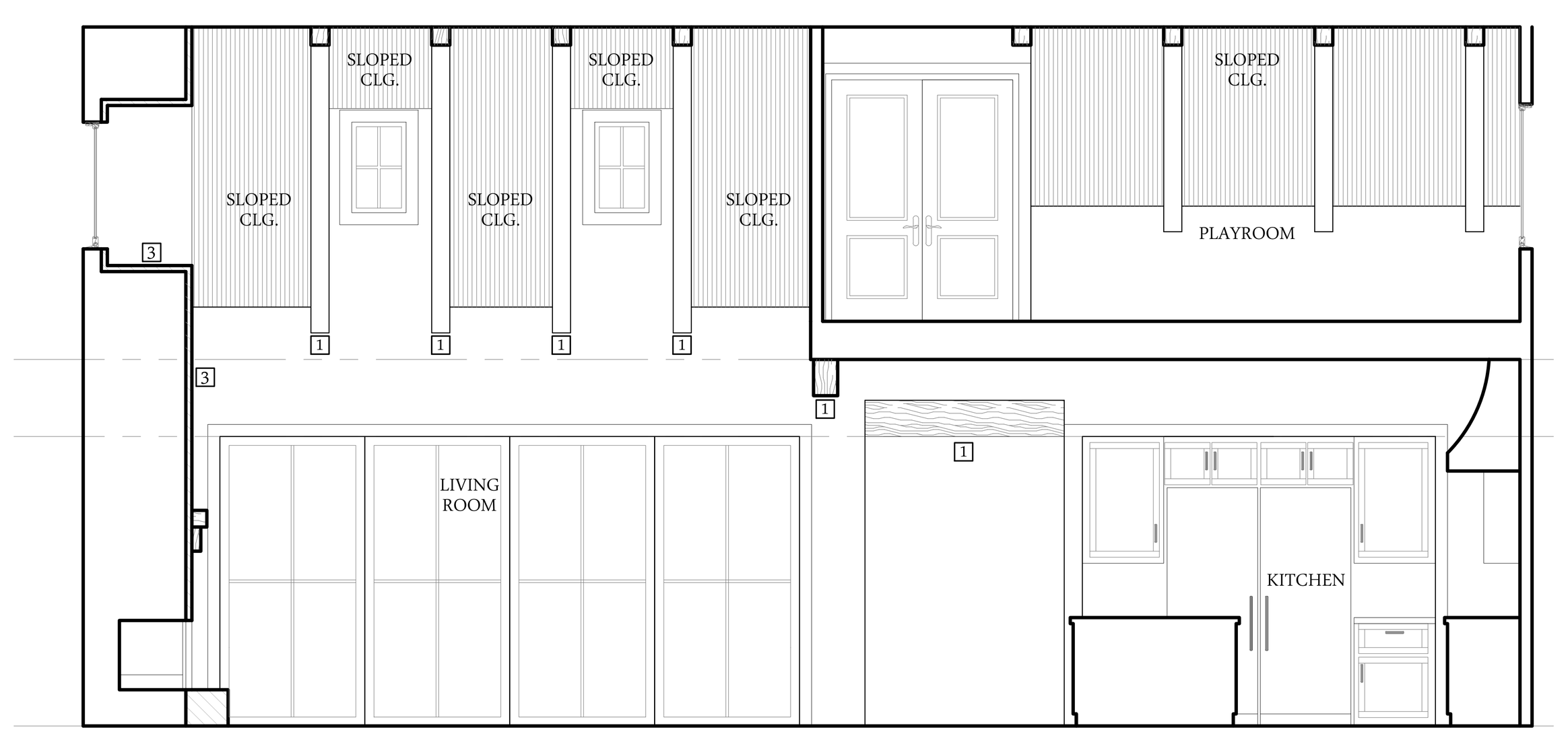

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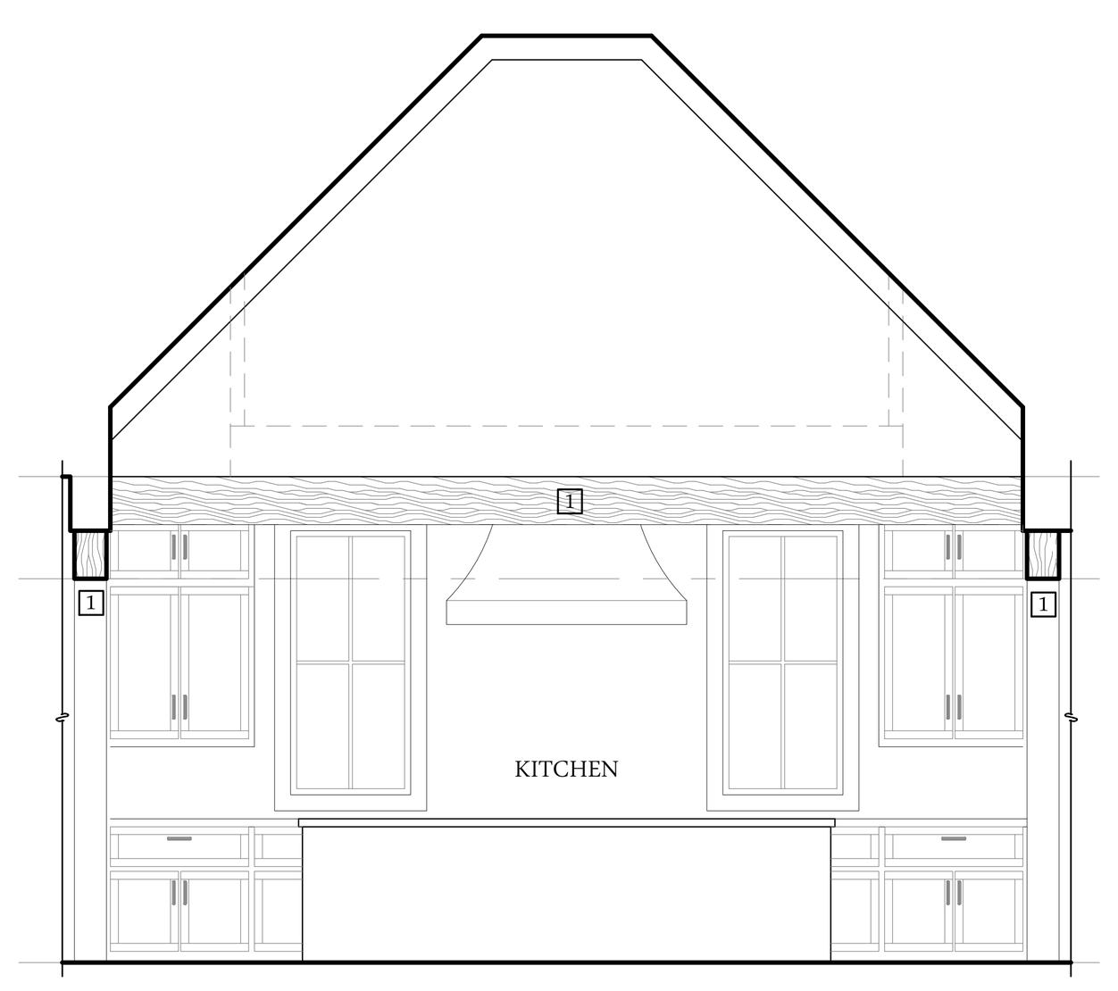

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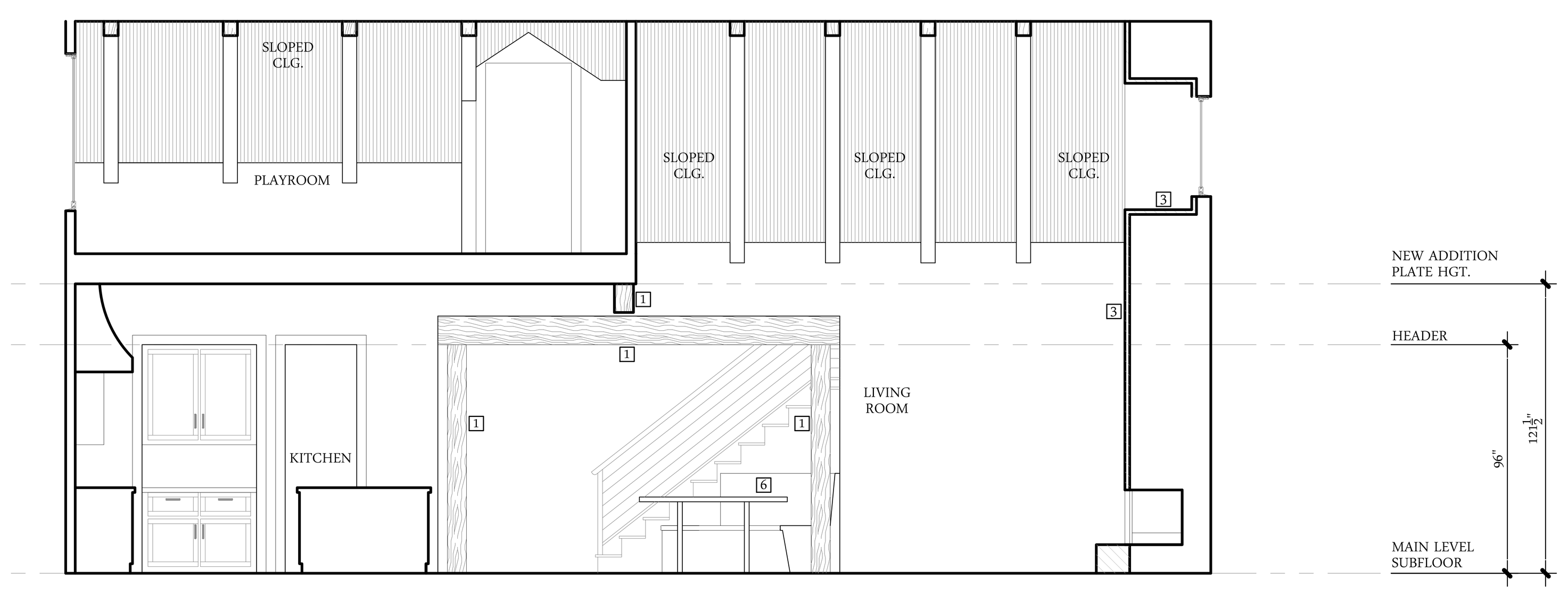

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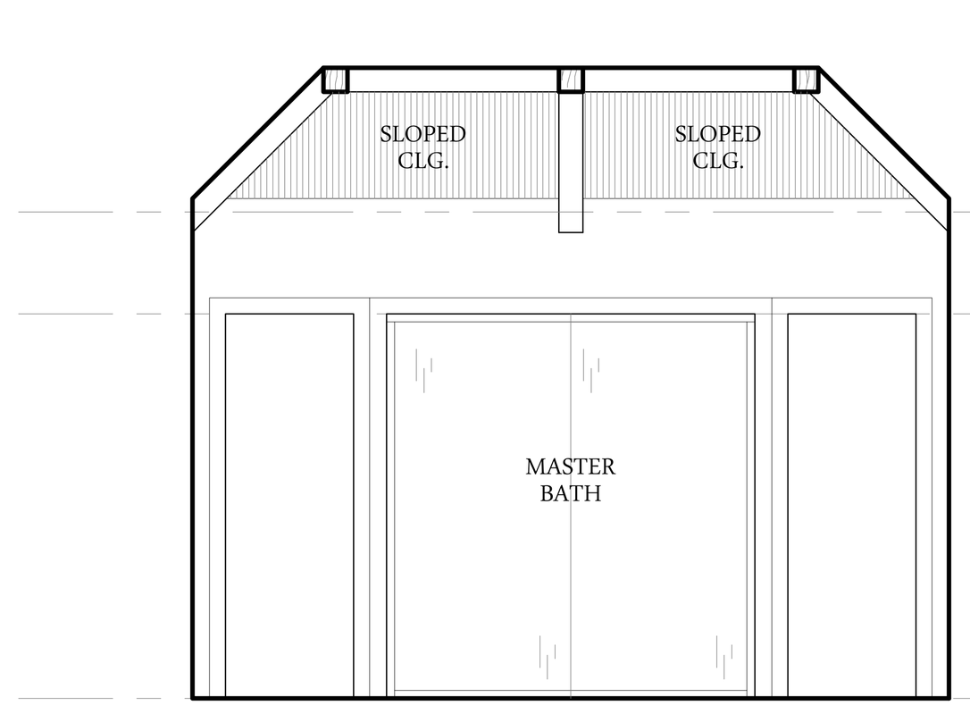

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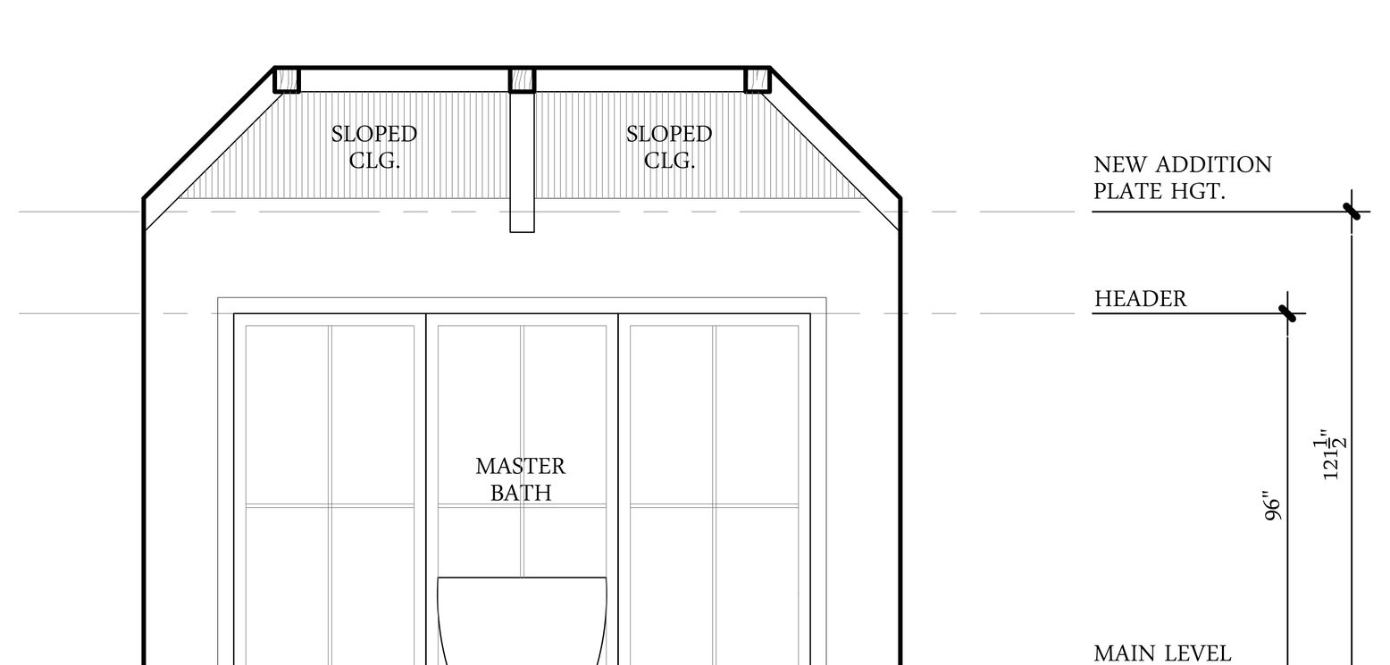

H

BID NOTES - OPTIONAL ITEMS

1. BEAMS AND COLUMNS IN GATHERING/BREAKFAST ROOM
2. CASEWORK IN THE CRAFT ROOM
3. 'THIN BRICK' OR 4" BRICK FOR INT. FINISHES (OR OMIT)
4. VERANDA FIREPLACE
5. COFFEE BAR IN MASTER SUITE
6. BUILT-IN NOOK AT BREAKFAST ROOM
7. SHIP-LAP FOR INT. FINISHES
8. FLOATING SHELVES IN FOYER/HALL TO MASTER SUITE
9. FENCE AND PRIVACY WALL(S) AROUND FUTURE POOL
10. ACCENT AND RECLAIMED WOOD CLG. AT KITCHEN
11. BEAMS AND RECLAIMED WOOD CLG. AT MASTER SUITE
12. BATHROOMS #2 AND #3 - ROUGH IN ONLY NOW
13. PLAYROOM (FINISHED)
14. BEAMS AT PLAYROOM
15. FUTURE WASHER AND DRYER CLOSET IN PLAYROOM
16. 'HIDDEN DOOR' IN FOYER

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Davidson, NC 28036
704-439-2931

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NOT FOR CONSTRUCTION

LABELLA ASSOCIATES P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 52904
NORTH CAROLINA
CHARLOTTE, N. C.

Proposed Renovation For

The Bolton Family

525 N. Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.:	2190648
NO. / DATE / DESCRIPTION	
REVISIONS:	
DRAWN BY:	B. BROOKS
APPROVED BY:	D. O'BRYAN, D. STRANGE
ISSUED FOR:	DESIGN REVIEW
DATE:	10/09/19
DRAWING NAME:	INTERIOR ELEVATIONS
DRAWING NO.:	A-211