Savona Mill

Local Landmark Designation

Prepared by

Ryan LLC

In partnership with

Portman Holdings LLC

I. General Information

1. Historic Name of Property: Savona Mill
   Other Common Names: Old Dominion Box Company, Alfred Cotton Mill

2. Physical Address:

   528 South Turner Avenue
   Charlotte, North Carolina

3. Tax Parcel Identification Number: 07111417

4. Current Owner Name: Savona Mill Office (NC), LLC

5. Current Owner Mailing Address:

   c/o Neil Kamin
   Savona Mill Office (NC), LLC
   303 Peachtree Center Ave NE
   Suite 575
   Atlanta GA 30303

II. Abstract

1. Summary of Property's Significance and Degree of Integrity

The Savona Mill is an excellent example of the evolution of industrial architecture with three distinct periods of construction techniques and materials utilized by industrial designers during the twentieth century. The Savona Mill at 528 South Turner Avenue in the West End neighborhood of Charlotte is comprised of three historic sections which display distinct structural systems that correspond to changes in industrial design during the twentieth century. The Weave Mill, constructed 1915-1916, is a one-story rectangular brick building built of traditional heavy timber mill construction with segmental arched head windows, a low gable roof with exposed beam ends and a wood clerestory monitor roof. Subsequent additions to the building were done to meet the manufacturing needs of the occupants in a manner that reflected the best practices of architectural design for manufacturing buildings. In 1921, the three-story rectangular brick Spinning Mill was connected to the north side of the Weave Mill using a combination of structural and finish materials including a poured concrete foundation, timber beams and floors, metal columns, and large rectangular steel windows.
All textile production ceased at the site in 1934 and the property was later occupied by the Old Dominion Box Company. In 1951, the Old Dominion Box Company constructed the three-story Paper Warehouse addition at the north end of the Spinning Mill with a reinforced poured concrete frame, brick infill walls and steel sash windows. A non-contributing one-story steel frame and metal siding addition built in 1996 connects to the south end of the Weave Mill via a concrete block and steel frame connector. The extant structures at the Savona Mill are excellent examples of three methods of industrial construction: heavy timber mill construction; combination iron and timber fireproof construction; and reinforced concrete framed construction with concrete mushroom columns. The building retains a relatively high degree of historic integrity of location, type, construction, size, and significant features to convey its architectural significance. The period of significance for the property starts in 1916 when the first extant building (Weave Mill) was completed and extends through 1951, when the final contributing section (Paper Warehouse) was completed. The mill was actively used for manufacturing until the 1990s when Old Dominion Box Company ceased production at the South Turner Avenue property. The property is currently undergoing a historic tax credit rehabilitation and has approvals from the SHPO and NPS for the ongoing work to convert the building to office space. New construction on adjacent parcels is outside of the historic property boundary for the Savona Mill and Old Dominion Box Company.

2. Property and Boundaries

The property is located at 528 South Turner Avenue, Charlotte, North Carolina on tax parcel identification number 07111417. The lot is bounded by South Turner Avenue to the southeast, Stewart Creek to the west, State Street to the south, and 401 South Gardner Avenue to the north. The building sits on the east side of the lot along South Turner Avenue. The boundary includes the weave mill, spinning mill, and the paper warehouse all associated with the Savona Mill and Old Dominion Box Company. While the historic property encompassed the adjacent property to the west, all associated structures have been demolished. The designation does not include the 1990s warehouse structure to the south of the Weave Mill. This portion of the parcel originally housed a reservoir for the mill and later a warehouse for the box company, but the 1950s era warehouse was destroyed by a fire and the current warehouse was built in the 1990s.

III. Historic Background

1. Property History: Initial construction of the historic Savona Mill began in 1915 and finished in 1916. The heavy timber textile mill was designed by Lockwood Greene Company, the foremost industrial designers of the era, for the Savona Manufacturing Company. The new one-story, weave mill gave them more space for manufacturing and allowed them to run their existing machinery in a structure specifically designed for their process.

   In 1920, The Savona Manufacturing Company hired the prominent North Carolina mill engineer and architect Richard C. Biberstein to design the Spinning Mill. R.F. Rankin from Mt. Holly was hired to construct both a three-story brick addition and worker's houses nearby. With the expansion the company doubled the size of their operations on the property by building the addition and installing 30,000 spindles to spin their own yarn. The enlarged facility provided additional space for the company to process raw cotton into threads. The three-story building is tied together with heavy timber beams and wood flooring spanning each level. However, the Spinning Mill rests on a poured concrete foundation and is supported by iron columns that diminish in width from the bottom of the structure to the top. Since thinner iron and steel members could provide the same or greater strength than timber, the use of metal posts and window sashes provided more space in the floor plan making work easier and more efficient for the workers.

   The Savona Manufacturing Company operated at the property until 1931 when they leased the mill to Alfred Cotton Mills. By 1934 the site was vacant, and Savona was sold to Old Dominion Box Company. They began producing and assembling boxes at the location. In 1951, the Old Dominion expanded their manufacturing at the Savona Mill site with a large addition at the north end of the former mill building. They constructed a three-story, brick Paper Warehouse by connecting it in a linear fashion to the north end of the existing building. The newer reinforced concrete construction techniques presented a more utilitarian appearance with both reinforced concrete and brick visible on the exterior. The building used a mushroom column system including flared capitals at the head of each concrete column that allowed the concrete floor slabs above to rest entirely on the capitals below, eliminating the need for large beams and girders. Old Dominion Box Company consolidated operation in other branches in the 1990s and ceased production at the South Turner Avenue property, which has remained vacant since that time.

2. Date(s) of Construction: 1916

3. Date(s) of Additions and/or Alterations: 1921, 1951, 1996

IV. Assessment

1. Statement of Significance

The first large-scale textile manufacturing operation in the city of Charlotte, the Charlotte Cotton Mills, was established by R.M. and D.W. Oates between 1880 and 1881. Although the textile industry started relatively late in the area it took less than twenty years to gain prominence. By 1900, Mecklenburg County had the third highest number of textile mills in the state of North Carolina, with sixteen mills running 1,456 looms. The Savona Manufacturing Company was one of six additional manufacturers to open in Charlotte between 1900 and 1910 and initially was one of the smallest.

The company was incorporated in 1908 by a group of New York-area businessmen headed by Charles C. Lima and concentrated on producing fine finished textiles using cotton damask weaving techniques. They began operation shortly after organizing by renting manufacturing space in a now-demolished building between South College Street and South Tryon Streets in downtown Charlotte. [1]

By 1914, Savona Manufacturing Company was an established operation in the city and began plans to expand to a property along the east side of Stewart's Creek two miles northwest of their existing building in downtown Charlotte. The new site was located just northeast of the Piedmont and Northern Railway line which afforded a useful means for delivery of unfinished materials and shipping of goods. The property provided plenty of land to build a purpose-built structure, growing their current process and space for further expansion of their manufacturing capacity. In July of 1914 the Savona Manufacturing successfully petitioned the North Carolina Supreme Court, who ordered the railroad to build a spur to join the new mill to their line.[2]

By spring of 1915, construction work was underway at the new property on South Turner Avenue. The new one-story brick Weave Mill, designed by Lockwood Greene Company, the foremost industrial designers of the era, increased the company's space for manufacturing and allowed them to run their existing machinery in a structure specifically designed for their process.[3] Like any manufacturing building, the Savona Mill was designed to provide the most efficient space to produce finished goods for the owner in a safe manner.

Textile mills were largely a standardized type of building by the time the Savona Mill was constructed in 1916. Throughout the late nineteenth century, architects and designers of textile mills balanced the need to provide large areas of production space, high ceilings, and the need for substantial light to

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[1] Charlotte Daily Observer 1/12/1916 p. 110; Thompson, Edgar T. Agricultural Mecklenburg and Industrial Charlotte, Social and Economic. Charlotte: Charlotte Chamber of Commerce, 1926, p. 140.
[2] State of North Carolina Corporation Commission. Sixteenth Annual Report for the Year Ending December 31, 1914. Raleigh: State of North Carolina, 1915, p.22.
[3] Lincoln, Samuel Bicknell. Lockwood Greene: The History of an Engineering Business, 1832-1958. Stephen Greene Press, 1960. P. 290.

operate the machinery with the necessity of creating a structurally sound building and reducing the risk of fire. These parameters were addressed over time through changes in design practices and the introduction of new building materials.[4] Most textile mills in North Carolina follow a standard form of construction with a rectangular form, brick walls, heavy timber framing, a low-pitched gable roof and large window openings. The heavy brick walls and timber post and beams of the structural system, referred to as "slow-burning" or "fire-resistive" construction, protected a mill from complete loss in the case of fire. By the early twentieth century, the use of metal and concrete allowed for some evolution of the traditional heavy timber mill construction. Introduction of these stronger materials generally allowed for wider bays, higher ceilings, and larger window areas in manufacturing buildings, while providing similar or better fireproofing result. While most types of manufacturing buildings saw increased efficiencies by incorporating metal and concrete, there was one notable exception where a true timber frame construction was advantageous, weaving mills.

Weaving mills continued to be designed as a single-story timber frame building to handle the incredible amount of vibration from the looms. The elasticity of wooden posts and columns helped absorb the lateral movement of machinery. One promoter suggested that positioning the weaving machinery in a single level building that could handle vibration might allowed for looms to operate at a speed twelve percent higher than by placing looms in multi-story buildings with other processes.[5] As a single-story brick and heavy timber building, the Weave Mill at Savona Mill might not appear to include the most technologically advanced materials for an early twentieth century manufacturing building, but the use of a traditional wood framing system was considered the best practice in the industry at that time. And since the Savona Manufacturing Company was only weaving a specialized type of fabric and not processing the cotton and spinning it to yarn, the efficiency provided by a more elastic framing system was particularly appropriate for their business.

In January of 1916, the company the Savona Manufacturing Company was busy removing their equipment from their rented space to the new one. The company owned and operated just over one hundred looms that produced damask cloth, a specialized of woven fabric for higher end goods. The increased floor space provided in their new facility gave them space for the additional of new looms to produce another more versatile fabric, jacquard terry cloth.[6]

By 1919 the Savona Mill employed 175 workers, many of which lived in nearby housing constructed by the company. Tension between managers of the mill and the workers reached a flash point in June of 1919, when the company refused to allow the National Textile Worker's organization to hold a conference at the property. The workers went on strike and the mill was closed for nearly six weeks

[4] Bradley, The Works, p. 133.
Glass, Textile Industry, p. 38.
[5] Bradley, The Works, p.126.
[6] America's Textile Reporter: For the Combined Textile Industries, Volume 30, 1/13/1916.

before resuming operation in August.[7] Despite periodic labor unrest the Savona Manufacturing Company continued to grow.

In 1920 the company announced a plan to double the size of their operations on the property by building an addition and installing 30,000 spindles to spin their own yarn. Rather than simply weaving and finishing textile goods, the new facility would provide additional space for the company to process raw cotton into threads. By controlling the entire manufacturing process from raw material to finished products on one site, the company could better control their supplies and create a more efficient operation.[8]

The Savona Manufacturing Company hired the prominent North Carolina mill engineer and architect Richard C. Biberstein to design the Spinning Mill. R.F. Rankin from Mt. Holly was hired to construct both the three-story brick addition and worker's houses nearby.[9] The new construction was based on the same basic design parameters employed in the 1916 Weave Mill, but it incorporated a combination of materials to provide a more open manufacturing space and to incorporate additional light into the space. The building is tied together with heavy timber beams and wood flooring spanning the floor area. However, the Spinning Mill rests on a poured concrete foundation and is supported by iron columns that diminish in width from the bottom of the structure to the top. Since thinner iron and steel members could provide the same or greater strength than timber, the use of metal posts and window sashes provided more space in the floor plan making work easier and more efficient for the workers.[10]

Inclusion of the facilities to encompass the entire process of manufacturing cotton to finished textile presented additional planning hurdles and risks for the Savona Mill that are found within the design of the building. The highest risk of fire in any textile mill was at the beginning of the manufacturing line as raw cotton was 'picked' to remove lint and debris. This created a refined cotton prior to spinning permitting the machinery to work in an efficient manner. However, the static produced by the picking process and the presence of the combustible lint meant a constant risk of fire. By the later part of the nineteenth century most mills had the picking operations located in a separate building or picker house.[11] Advances in building materials and fire separation techniques led to the reincorporation of this function back into mills after 1900. The Savona Spinning Mill includes brick fire walls on the first and second floors at the northwest corner of the plan to house these operations. On the first floor, much of the south wall of the picker area has been removed but a remnant at the ceiling and metal posts continue to define this specialized part of the spinning operations. Large arched openings with heavy metal fire doors exist on the second level. A "dust flue" is shown on the 1929

[7] Charlotte Daily Observer "Savona Mill Closed When Workers Strike" 6/21/19 and "Savona Mill Operating Again After Shut-down" 8/1/19.
[8] America's Textile Reporter: For the Combined Textile Industries, Volume 34, 8/19/1920.
[9] Charlotte Daily Observer "Savona Mill to Double Output" 3/7/20
[10] Bradley, The Works, p. 131.
[11] Bradley, The Works, p. 126-7.

Sanborn fire insurance maps projecting from the north wall of the Spinning Mill.[12] This feature, also called a lint chimney, was designed to draw the combustible lint or cotton dust away from the potential spark in the picker house. It partially exists today as one of the freight elevators between the Spinning Mill and Paper Warehouse to the north.

The 1921 expansion extended beyond the Spinning Mill and included ancillary buildings at the complex. A dyeing and finishing house allowed this part of the process, previously housed in the Weave Mill, to move just west of the main mill buildings and expanded to match the increased production of the mill. Additionally, a steam plant was added west of the main mill building to provide auxiliary power for the complex.[13]

By 1925, the facility expansion at the property increased production and the value of the business. Savona Manufacturing Company stock rose five times from the initial 1908 value to $500,000. The mill employed 550 workers, had 18,000 spindles on 950 looms and provided housing for 100 families.[14]

The Savona Manufacturing Company continued operation at the mill until 1931 when the property was leased by the Alfred Cotton Mills. Although the lease record appears in the Mecklenburg County deed records, which the city directory confirms, no records have been located concerning the Alfred Cotton Mills. City directories list the facility as vacant in 1934. In 1935, the Old Dominion Box Company was operating from the complex which they eventually purchased and operated as their Charlotte branch until the 1990s.

Old Dominion Box Company started in Lynchburg, Virginia in 1905 to provide boxes for its parent company, Craddock Terry Shoes. The company quickly grew to provide boxes and packaging for all types of retailers. In a 1955 chronicle of their business, the company credited much of their growth to the presence of the textile industry in the southeast. They opened new plants in Asheboro in 1926 and in Winston-Salem, Burlington, and Charlotte in 1929. The Charlotte branch was initially described as a "set-up operation" or an assembly plant and for its first six years was housed at another property. In 1935, the year they began operating from the former Savona Mill, the Old Dominion Box Company purchased a corrugator for the property and began producing boxes at the site. The company continued to open and operate plants throughout Virginia and North Carolina but concentrated much of their production at the Charlotte facility in the 1950s.[15]

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[12] Sanborn Fire Insurance Map, 1929.
[13] Industrial Development and Manufacturer's Record, volume 79, p. 110.
[14] Thompson, Agricultural Mecklenburg, p. 141.
[15] Old Dominion Box Company: Our First Fifty Years, 1905-1955, pp 1-3.

In 1951, the Old Dominion Box Company expanded their manufacturing at the Savona Mill site constructing a large addition at the north end of the former mill building. A Sanborn Fire Insurance Map from 1953 shows that the three-story brick Paper Warehouse was built two years prior of fireproof construction. The new addition followed typical industrial planning practice by simply connecting in a linear fashion to the north end of the existing building.[16] However, the newer reinforced concrete construction techniques presented a more utilitarian appearance with both reinforced concrete and brick visible on the exterior. The construction materials employed in the Paper Warehouse stand in contrast to the earlier textile mill structures to the south but are the product of the same approach and set of parameters from the industrial engineer. The Paper Warehouse was built for strength to house industrial operations, space for manufacturing, business efficiency, and above all fireproof for safety and protection of the combustible inventory.

Reinforced concrete construction was not employed on a large scale for industrial buildings until after 1900, though the technology was developed in the late-nineteenth century to fireproof iron structural systems.[17] Although the advantage of fireproofing buildings with reinforced concrete was well-established by the 1920s, the complexity of the building process kept the cost high. To produce each column, beam, and floor level metal reinforcing rods are bent and welded together in the shape of each element. A metal or wood form is then constructed to hold the poured the concrete in place. As pieces of the structure are cast and harden, additional forms are built until all components are tied together into a single system. Evidence of this process survives in the Paper Warehouse. Wood grain patterns from the forms used to cast floors are visible throughout the ceilings in addition to impressions from the fasteners and metal plate edges used to cast the columns.

The mushroom columns found in the Paper Warehouse are a particularly good example of important innovations in reinforced concrete construction. The first mushroom column system was developed in 1908 by Minneapolis engineer, C.A.P Turner. His system included flared capitals at the head of each concrete column that allowed the concrete floor slabs above to rest entirely on the capitals below, eliminating the need for large beams and girders. This advancement was further refined by industrial designers in the 1910s and 1920s most notably in the drop slab system. This innovation extended the reach of each column by casting a wider rectangular slab atop a conical column on which the floor slab above would bear. [18] In the Paper Warehouse at the former Savona Mill this system is well preserved with the circular flared head of the mushroom column supporting a much wider rectangular pad just below the cast floor slab above. This permitted a wider and higher space for storing and moving materials.

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[16] Sanborn Maps, "Charlotte 1950" and "Charlotte 1953", Sheet 344.
[17] Bradley, The Works, p. 156.
[18] Mattson and Alexander, "(Former) Union Storage and Warehouse Company Building," National Register Nomination, 2000.
Mattson and Alexander, "(Former) Carolina Transfer and Storage Company Building," National Register Nomination, 1999.

By 1955 the Charlotte branch was, by far, the largest of seven facilities operated by the Old Dominion Box Company. More than 500 people were employed on the property at South Turner Avenue, representing nearly half of the company's entire workforce.[19] During the 1950s the company was one of the largest suppliers of boxes in the region and was regarded as a model industrial operation in the 1950s promotional film "Boxes, Cartons, and Cases!" by Industry on Parade. The company boasted that "just about everything but a ton of coal comes in a container, and any time the coal industry decides to package every lump, our box makers are ready to oblige."[20] Old Dominion Box Company consolidated operation in other branches in the 1990s and ceased production at the South Turner Avenue property, which has remained vacant since that time.

Additional Context

Richard C. Biberstein

In 1887, Richard C. Biberstein arrived in Charlotte to work for the Mecklenburg Iron Works first as a draftsman and then designing new buildings and engineering systems. Born in Fredericksburg, Texas, in 1859, he was the son of Herman R. von Biberstein, an engineer who surveyed parts of Texas during the 1840s. In 1882, Biberstein graduated from the Worcester Polytechnic Institute in Massachusetts. He worked for U.S. Electric Light Company in Newark, New Jersey, Western Manufacturing Company in Richmond, Indiana and Atlas Engine Works in Indianapolis, Indiana before settling in Charlotte. [21]

Biberstein worked with the textile equipment supplier Charlotte Machine Company for approximately five years before joining Stuart W. Cramer's firm in 1902. Cramer was a local architect and engineer of mill buildings. During his three years of employment with Cramer, the firm was responsible for design and construction of Highland Park Mill #3 (1903-1904), one of the largest textile facilities in the Charlotte area. By the time he ventured out on his own, records indicate that he served as project captain for at least two dozen mills in the southeast.[22]

In 1905, Biberstein began his own architectural and engineering firm which evolved into a series of partnerships that became Biberstein, Bowles, Meacham and Reid, a firm which still operates today. Over nearly three decades Biberstein's firm designed many dozens of textile mill properties, mostly concentrated in the Charlotte and Gaston County areas. The Savona Mill's three-story Spinning Mill addition built by Biberstein in 1921 was completed at the height of the architect's career. The design

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[19] Old Dominion Box Company: Our First Fifty Years, 1905-1955, p 8.
[20] Industry on Parade, "Boxes, Cartons and Crates", ca. 1955-1960.
[21] Biberstein, Bowles, Meacham and Reid Records, 1895-1960. Special Collections, J. Murrey Atkins Library, University of North Carolina at Charlotte.; Huffman, William H. The Biberstein House: Survey and Research Report. Charlotte-Mecklenburg Historic Properties Commission, 1984.
[22] "Richard C. Biberstein" North Carolina Architects

drew upon modern mill technology and fireproofing techniques and includes features found in similar textile projects that he designed in the early 1920s.

Industrial Buildings in Charlotte Context

Following the Civil War, the City of Charlotte and Mecklenburg County began to experience a transition from an economy based largely on agriculture to one that relied heavily on manufacturing. The change was the result of several factors that turned much of agricultural Mecklenburg County into a metropolitan area by the 1920s. In 1880, Mecklenburg County was the highest producer of cotton in the state of North Carolina and its county seat saw a boom in population and investments. Charlotte's population increased from 2,265 in 1860 just before the start of the Civil War to 18,091 in 1900 and again to 34,014 by 1910. Much of this growth was driven by the arrival of textile manufacturing in the region and investors looking to revive the southern economy using the slogan "Bring the Mills to the Cotton." The city's access to transportation, both rail and roadways, development of reliable electricity, and the vast and inexpensive pool of laborers motivated many entrepreneurs, including D.A. Tompkins, to invest in industrial enterprises.[23]

Following construction of the Charlotte Cotton Mills (1880-1881), the first large-scale textile operation in the city of Charlotte, the textile industry expanded rapidly. By 1900, Mecklenburg County had sixteen mills running 1,456 looms and by 1910 had over 5,000 looms producing all types of textile products.[24] By the end of the nineteenth century most mill buildings were a standardized type of construction with heavy timber framing, also called slow-burning construction, that allowed for a certain level of fire resistance. Heavy brick walls with massive timber beams, girders and columns, a low-pitched gable roof and heavy brick partitions with fire doors prevented fire from spreading and limited the amount of potential damage to the structures. Monitor roofs and large window openings, often with arched heads, provided the maximum amount of light possible to enter the production floor.

Nearly all the recorded textile mills in the Charlotte area exhibit traditional heavy timber construction, or slow burning construction, adapted throughout the course of the nineteenth century. This may be attributed to D.A. Tompkins, the well-known Charlotte industrialist who advocated strongly for the slow burning building system as he developed numerous textile operations in the area. He and other entrepreneurs borrowed building practices from the well-established textile companies of the Northeast. Tompkins was the most influential industrialist in Charlotte and developed three mills starting in 1889: Ada Mill, Alpha Mill and Atherton Mill. All three of these complexes employed brick walls and heavy timber framing. Other well-documented examples of heavy timber construction include Louise Mill (1897 and 1901, NR listed in 2013), Hoskins Cotton Mill (1904, NR listed in 1988), Highland Park Mill #3 (1903, NR listed in 1988), Mecklenburg Mill (1904, NR listed in North

[23] Woodard and Wyatt, Industry, Transportation and Education: The New South Development of Charlotte and Mecklenburg County, p. 2.
[24] Hanchett, Charlotte's Textile Heritage.

Charlotte HD 1990) Johnston Mill (1904, NR listed in North Charlotte HD 1990) and the Weave Mill at Savona Mill (1916).[25]

As building technology changed and structural systems evolved textile designers began incorporating newer materials into their structure to provide additional space, light, and manufacturing efficiencies. As a result, some mills constructed after 1900 include iron and steel elements including columns, beams, and window sashes. In Charlotte textile mills these materials are most often seen in alterations to mill buildings or in small additions to earlier heavy timber frame mills. At the Highland Park Mill #3, changes to the property in the 1920s introduced steel sash windows to the main mill building and included construction of a new Dye House with a combination of traditional and modern materials.[26] One exception to the small-scale addition of these combination construction systems is the Spinning Mill addition to the Savona Mill in 1921. This three-story expansion is one of the only major construction projects to employ metal columns and a concrete foundation with earlier, tradition timber frame construction.

While textile facilities ushered in industrial progress for Charlotte during the late nineteenth and early twentieth centuries, there were a great number of manufacturing and industrial companies operating in the region. By 1935 the City Directory showed at least ninety different types of industrial businesses within their listings.[27] One of the more prolific building forms to emerge as a product of this diversity and the interconnected transportation routes was the industrial warehouse. Blocks of downtown Charlotte that were located next to railroad corridors became home to warehouse districts in the late nineteenth century. These earlier warehouses often took a similar form and type of construction to the textile mills of the area. One well-documented example is the Philip Carey Building (1908, NR listed in 1984) which has heavy timber framing, a rectangular plan and thick brick walls.

As automobile transportation became more accessible later warehouses in Charlotte were sited along roadways or took advantage of both rail and road access. Warehouses in the Charlotte area were among the first structures to rely on improvements in reinforced concrete construction as a fire-proofing method. Well-documented examples of this construction include the (former) Carolina Transfer and Storage Company Building (1927, NR listed in 1999) and the (former) Union Storage and Warehouse Company Building (1927, NR listed in 2000). The Paper Warehouses at the Savona Mill property that were constructed by the Old Dominion Box Company fits into this context as a particularly good example of reinforced concrete construction.

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[25] Neville and Salmon, Louise Mill, National Register Nomination, 2013); Hoskins Cotton Mill, NR Nomination, 1988; Highland Park Mill #3, NR Nomination, 1988), North Charlotte HD NR Nomination, 1990).
[26] Huffman, Highland Park Mill #3, National Register Nomination, 1988.
[27] Woodard and Wyatt, Industry, Transportation and Education: The New South Development of Charlotte and Mecklenburg County, p. 11.

2. Architectural Description

The Savona Mill is a series of three structures of different construction joined together in a linear arrangement along South Turner Avenue in the West End neighborhood of Charlotte in Mecklenburg County, North Carolina. The three sections of the building display three distinctive structural systems that correspond to changes in industrial design during the twentieth century. The Weave Mill, constructed 1915-1916, is a one-story rectangular brick building built of traditional heavy timber mill construction with segmental arched head windows, a low gable roof with exposed beam ends and a wood clerestory monitor roof. In 1921, the three-story rectangular brick Spinning Mill was connected to the north side of the Weave Mill using a combination of structural and finish materials including a poured concrete foundation, timber beams and floors, metal columns, and large rectangular steel windows. In 1951, the Old Dominion Box Company constructed the three-story Paper Warehouse addition at the north end of the Spinning Mill with a reinforced poured concrete frame, brick infill walls and steel sash windows. The mill faces southeast to South Turner Avenue with the main pedestrian entrance located in the southernmost bay of the Spinning Mill. Redevelopment has begun on all three buildings which will focus on preserving historic materials, openings, and character-defining features. Future proposed uses for the buildings are office and retail space.

Site

The property is just a portion of the historic acreage associated with the Savona Manufacturing Company and the Old Dominion Box Company but includes all the extant manufacturing resources. Several brick and frame support buildings associated with the manufacturing operations were located on land between the mill and Stewart's Creek, located approximately 600 feet northwest of the building. However, a previous owner subdivided that portion of the site into five parcels and demolished all the ancillary buildings between 2000 and 2010. The demolished buildings include the bleaching and finishing building, boiler house, engine house, and several warehouses built by the Savona Manufacturing Company and a pulp mill constructed by the Old Dominion Box Company. A rail spur once connected loading docks on the west façade to the Piedmont and Northern Railway line. Although the tracks and main trestle elements were removed by a previous owner unrelated to the applicant, some elements of the rail corridor are still apparent. The rail corridor will be retained as a site feature with a paved pedestrian walkway. The new parking garage behind the mill is designed to sit separate from the historic structure and will have a bridge as a minimal tie in.

Exterior

The Savona Mill at 528 South Turner Avenue is a brick and concrete manufacturing building just north of the intersection of State Street and South Turner Avenue 2.5 miles northwest of Charlotte, North Carolina. The building is situated on a hillside sloping gently away from South Turner Avenue and the entire height of the partial basement is revealed on the northwest side of the building. The main elevation of the mill, hereafter referred to as the east elevation for simplicity, is setback from South Turner Avenue by approximately ten feet. A concrete retaining wall creates an areaway along portions of the Weave Mill and Spinning Mill where the partial basement exists. South Turner Avenue along the mill is currently closed for construction. A chain-link fence secures the property along South Turner Avenue and State Street. On the west facade a concrete loading dock runs along the length of

the building. A rail line previously ran along this west elevation. On this side of the property the change in grade makes the basement level at the center of the building more visible.

Weave Mill, Mill No. 1 (1915-1916)

The one-story brick Weave mill is the original building constructed on this site and put into operation in 1916. The structure is laid in 7:1 common bond with Flemish headers and stretches twenty-two bays along South Turner Avenue with a low-pitch gable roof and exposed rafter tails. A five-foot high wood clerestory monitor with nearly flat gable roof and exposed rafter tails projects above the main roof. The large segmental arch windows openings that define each bay along the main façade have lintels of five soldier courses of brick and concrete sills that have been cut into each opening. Nearly all the original paired nine-over-six wooden window sashes with pivoting six-light transoms survive and have been removed for repair. Existing windows will be repaired and, where missing or beyond repair, new wood windows will be built to match the existing with ½" insulated glass panes. The original pivoting fifteen-light wood sashes at the clerestory were intact behind translucent plexi-glass. However, upon further inspection the sashes were heavily damaged. Areas of damage to the sashes were hidden under layer of paint during the life of the building. Many of the frame elements have been replaced over time and moisture continues to be a problem where the roof meets the windows. The clerestory windows have been replaced with new Pella windows to be a close match to the historic windows.

At the time of purchase the loading door in the south end bay was filled with concrete block. The infill was removed, and new metal clad paneled double doors with an arched top will be installed in the opening. The other historic loading door opening in the third bay from the north end of the Weave Mill was previously reduced with brick to create a window and later infilled. A new wood window will be installed in the opening. The northern end bay of the Weave Mill was previously converted into a doorway with a paneled wood door with six window lights and a modern flat canopy roof supported with metal pipe columns. Those alteration were removed, and the window restored to its historic dimensions. Short window openings with arch heads sit within the areaway to light the partial basement in the five northernmost bays.

The south end of the Weave Mill received several additional one-story frame alterations over time which were covered with synthetic siding. The non-historic additions were removed as a part of the historic tax credit rehabilitation. A large portion of the brick south wall was removed when the frame additions were added in the later part of the twentieth century. Those portions of the brick wall have been reconstructed and the historic fenestration restored. Windows at the southeast corner will match the existing historic windows but will not have any glazing, this is further detailed in the attached drawings. Additionally, the two set of metal clad, segmental arched double doors will be installed on the south façade and remain open.

A concrete loading platform lines the west side of the Weave Mill. A two-bay brick restroom structure extends from the center of the Weaving Building onto the loading platform with partial length arched windows. Two non-historic "lean-to" structures were removed from the loading platform during the historic tax credit rehabilitation after their condition and non-historic age was confirmed. Window openings along the west elevation were restored to their historic dimensions including removal of infill. The original paired nine-over-six wooden sash windows with pivoting six-light transoms were refurbished and reinstalled unless missing. Those missing or damaged beyond repair were built to

match the existing. Two window openings on the west side of the Weave Mill were lowered to create doors. The one in the second bay from the south end was lowered by a previous owner and the other in the seventh bay from the south had a single leaf passenger door. Both openings will feature two-pane metal clad, double doors.

The interior of the Weave Mill is largely open with regularly spaced original wood columns supporting an exposed timber beam ceiling. Slightly more than half of the original wood columns are still in place. Many wood columns were replaced by a previous owner many years ago with circular steel columns of the same dimension which fit appropriately into the existing metal capitals. In the easternmost row of columns two modern steel columns have been inserted to reinforce the structure. The building is five structural bays wide (east to west) with a wood frame monitor roof structure above the center bay. The monitor is lined with 15-light mechanically operated pivoting clerestory windows. The original wood window sashes are being restored and will be reinstalled the segmental arched openings. Each opening holds paired 9/6 wood sash windows with a six-light tilting transom above. A poured concrete floor was likely added in place of a wooden floor during the period of significance. The last four bays at the north end of the building cover a partial basement and retain the earlier wood flooring in most of this area.

The interior of the Weaving Building will be divided in a manner that retains the open industrial appearance of the building. Tenant office space is located at the north side of the Weaving Building and an open-air entrance and lobby with two enclosed retail space at the south end of the plan. A glazed storefront system will divide the open-air vestibule ("Porch" on enclosed plans) space, from the conditioned lobby, corridor, and tenant spaces. The design will allow the full height of the space and structural elements of the building to remain visible while differentiating it from a historic system. A Gallery corridor is proposed that will extend the width of the clerestory roof with glazed partitions running in line with the clerestory, allowing for the expression of the historic volume to be visible. New drywall partitions will be added to separate the retail and tenant spaces and to establish a restroom area at the west side of the plan.

The north wall served as the historic exterior wall prior to the construction of the 1921 Spinning portion. There are two doorways with historic fire doors creating the only connections between the Spinning and Weaving portions of the building. It appears that the brick wall of the Weaving Building was covered on the interior side with concrete when the Spinning Building was built. Two original arch head doorways near the center of the west wall led to the one-story restroom wing. Both sides of the restroom wing have brick walls that have been painted.

Spinning Mill, Mill No. 2 (1921-1922)

The three-story with a partial basement brick Spinning Mill and nearly flat gable roof is fully engaged with the north side of the Weave Mill and stretches twenty-three bays along South Turner Avenue. The brick walls are laid in 6:1 common bond and are pierced by regularly spaced rectangular window openings with concrete sills. Each window opening in the first through third floor holds a fixed 35-light steel window with six-light tilt sections at both the top and bottom of the window frames. At the basement level are 18-light steel windows along the areaway. Extant steel windows have been restored and new glazing installed. The building is covered with a nearly flat gable roof with overhanging eaves and exposed rafter tails. A doorway at the south most bay of the east elevation provides direct access to the Spinning Mill and the southeast stairway. A one-story enclosed porch or office structure was

built across the south five bays ca. 1960. The non-historic enclosure was removed but a single bay canopy will be restored above the south entry door. A new transom will be installed above the door and a metal bridge across the areaway. A new storefront door system will also be installed in the northern most bay with a transom and partial length sidelight. Both doors will be metal clad, two light storefront doors.

The south elevation of the Spinning Mill is covered on the first and part of the second level by the Weave Mill and the monitor roof. There are no window openings on the second level of the south elevation. The third level has ten window openings evenly placed across the building width, each with the same 35-light steel windows with two six-pane tilting sections found throughout the rest of the Spinning Mill section of the complex. Like the east elevation each window bay is marked with an exposed rafter tail under the overhanging eave at the roofline.

The west elevation of the building overlooks Stewart Creek and the area that once held ancillary mill buildings. An overhanging eave with exposed rafter tails has a modern gutter system and downspouts attached at the roofline. The twenty-three bays of the west elevation are clearly marked by window and loading door openings. Each window opening holds the same 35-light steel window found throughout the Spinning Mill. Only three bays, just south of the center of the Spinning Mill, do not conform to the rest of the building as a simple rectangular restroom tower with a nearly flat roof projects from this portion of the elevation. The restroom tower has two smaller window openings on each of its sides with a 16-light steel window with 8-pane tilting sections in each opening. Like the remaining window openings on the west elevation the restroom tower windows have concrete sills. The restroom tower interrupts what is otherwise a continuous concrete loading platform along the first level of the Spinning Mill, built on tall, poured concrete piers and extending approximately ten feet from the west wall. Openings in the first floor Spinning Buildings restroom tower will be opened and cut down to the loading dock level to allow passage through the tower, connecting the north and south sides of the loading dock. First floor openings to the interior from the tower will be infilled to facilitate this. Following this approach will allow the team to avoid adding a walkway around the tower which will interrupt the continuous line of the loading dock along the rail corridor. Some of the window openings along the first level were altered over the life of the building. Window openings that have been altered to doorways will be either be utilized for new entrances and receive new doors or will be restored as window openings, as shown on the included drawings.

The interior of the Spinning Mill is mostly open floor space divided by a regular system of iron columns supporting exposed heavy timber beams with chamfered edges. The beams support exposed wood ceilings and narrow board hardwood flooring on the first through third floors. The columns in the partial basement at the south end of the building are noticeably wider to support the weight of the building above. The floor at the basement level is poured concrete and includes a ramp from the center of the space down to a loading door at the west side of the building. The bathrooms on each level are accessible by two doorways on each level, the first-floor doorways will be infilled. The bathrooms have full height ceilings and painted brick walls.

The first level includes a masonry wall at the northwest corner of the building that originally functioned as the Picker House. The east wall of this area extends the full height of the floor. A former loading opening at the center of the east wall is now filled with concrete block. The entire length of the south wall of the Picker House is now open to a height of approximately ten feet. Modern steel columns and steel beams support the upper eight to ten feet of the masonry wall at the ceiling. All existing frame partitions on the first and second floors of the Spinning Building were removed to

uncover the original window openings. Removal of the frame insertions returned the historic design intent of the Spinning Building by again opening the windows and exposing the historic structural elements.

During exploratory demolition the original wood staircase in the southeast corner of the spinning will was uncovered. A section of the original staircase between the second and third floor was removed when offices were inserted into the second floor by the Old Dominion box company and the runs altered in the 1950s. The historic wood staircase has been retained, missing portions rebuilt, and the feature restored. The top portion of the staircase on the third floor has been enclosed with frame and sheetrock walls for fire separation purposes.

The second level is like the first with a masonry wall at the northwest corner of the building. Original segmental arch openings on both the east and south walls of the masonry partition remain open. The third floor of the Spinning Mill does not have a masonry wall enclosure in the northwest corner.

In the majority of the first floor, wood floors will be repaired and patched where possible to make them safe for use. An opening will be created in the southeast section of the Spinning Room plan, removing a portion of the floor between the first level and basement, to provide daylighting in the basement space. In the northwest corner of both floors where the picker house partitions remain the concrete floor will be retained and repaired as necessary. The interior of the Spinning Building will receive new restrooms, elevators, a new stair in the northwest corner, and will have historic finishes addressed. The space will remain a shell until tenants are identified. Modern restrooms stacks with an elevator shaft have already been added on the west side of each floor.

Paper Warehouse Addition (1951)

The three-story reinforced concrete framed and brick addition at the north end of the building was constructed in 1951 by the Old Dominion Box Company. The structure is fully engaged to the north end of the Spinning Mill and its construction encapsulated many of the original 35-light windows on the north elevation of the Spinning Mill between the two structures. Poured concrete structural columns and flooring are expressed on the exterior of the building with 5:1 common bond brick walls between. A flat roof covers the building.

There are six structural bays along the east elevation of the Paper Warehouse, each one holds two window openings except for the end bay at the north. An external metal stair provided access to doors at the second and third level of the building and has been removed. The door openings have been converted to windows. Since the basement level at the northeast corner of the building is partially covered by the higher grade of the land, the end bay here is entirely formed with poured concrete. Throughout the building window openings hold 21-light steel windows each with two operable six-pane tilting sections. Most of the windows are intact and the glazing has been restored.

At the north elevation, the Paper Warehouse is six structural bays wide, each with two window openings with 21-light windows. The slope of the ground at the northeast corner of the property partially covers the first level at this corner of the building. The two bays at the east side of the north elevation are entirely constructed of poured concrete. The level of the concrete foundation steps down along the north wall as the slope descends to the west and only the four westernmost bays hold

windows on the basement level. Gutters at the roofline channel water to galvanized metal downspouts. There are no door openings on the north elevation of the Paper Warehouse.

The west elevation of the Paper Warehouse is six structural bays wide with two window openings in each bay on the second and third floor that hold 21-light steel windows. A concrete loading dock runs along the first level of the west elevation. Loading door openings have been restored. Openings will receive new windows or storefront system. The concrete block freight elevator addition attached to the northernmost bay of the west elevation was removed. A recessed store front entry system will be installed on the first floor opening and storefront window systems on the first and second floor to read as a void. Metal anchors and ghost marks between the first and second level along most of the west elevation indicate where a series of metal and frame roofs once attached to the building to cover the loading docks.

The interior of the Paper Warehouse addition is mostly open space with some frame and concrete partitions on the first level. Poured concrete 'mushroom' columns with circular splayed caps support the building and create a regular division of the interior space. The concrete columns and ceilings show the markings of the metal and plywood molds used to form the structural members. Concrete columns will remain visible. On the first floor, frame walls and concrete machinery platforms will be removed. A steel and concrete staircase and elevator at the southwest corner of the floor plan open into both the Paper Warehouse and the Spinning Mill. The staircase will be retained, and a new run added to reach the roof. Most walls and ceilings on the first level have been painted. On the second and third levels of the Paper Warehouse all columns, ceiling and walls are exposed concrete and exposed brick. Nearly all the original steel sash windows survive and are visible from the interior. No partitions divided the second and third level of the Paper Warehouse.

The interior of the Paper Warehouse building will receive a new elevator in the existing shaft, a new roof stairway and will have historic finishes addressed. The space will remain a shell until tenants are identified. Additional circulation corridors and demising between tenants based on leasing will attempt to retain a highly glazed feel.

In addition to a stair and new mechanical units, a rooftop amenity space will be added to the Paper Warehouse roof near the center of the building. A canopy will be added at the middle of the floorplan and will sit lower than the elevator penthouse. The rooftop space and mechanical units have been situated near the center of the building to reduce their visibility.

3. Archaeological Significance

There is no archaeological significance identified at this site.

4. Evaluation of Integrity: The Charlotte-Mecklenburg Historic Landmark Commission judges that the physical description included in this report demonstrates that the Savona Mill meets this criterion. Integrity is defined on a high, good, fair, and poor scale in the following areas.

a. *Design:* GOOD. The Savona Mill was constructed in 1916 as a heavy timber frame textile mill and was substantially enlarged in 1921 and 1951. The additions to the building were done to meet the manufacturing needs of the occupants in a manner that reflected the best practices

of architectural design for manufacturing buildings in each period. Each portion of the exterior has not seen significant changes since it was constructed. The interior has seen some changes to window and door openings, interior wall placements, and finishes.

b. *Setting:* GOOD. The property is just a portion of the historic acreage associated with the Savona Manufacturing Company and the Old Dominion Box Company but includes all the extant manufacturing resources. Many of the houses in the surrounding blocks to the east and northeast of the mill were constructed by the Savona Manufacturing Company to house mill workers. The mill housing is now separated from the mill by a series of vacant lots and parking areas between Coxe Avenue and State Street, which once included the company office and a store. In addition to the surrounding single-family homes there are three, modern one-story office buildings in proximity.

c. *Workmanship:* GOOD. The extant structures at the Savona Mill are excellent examples of three distinctive methods of industrial construction: heavy timber mill construction; combination iron and timber fireproof construction; and reinforced concrete framed construction with concrete mushroom columns. All were executed by skilled industrial designers and construction workers. The buildings represent three phases of industrial design.

d. *Materials:* GOOD to FAIR. The materials used in the mill include heavy timber framing, brick, steel, and concrete. The complex has been abandoned since the 1990's, leading to some vandalism and deterioration of materials. The exterior brick and concrete are in good condition. Some windows were damaged and altered. Many of the interior finishes have seen minor alterations over time and damage, but the underlying structural materials are in good condition.

e. *Feeling:* GOOD. The Savona Mill has maintained its sense of feeling because it has always served as a space for manufacturing. Few exterior changes and few changes in the setting have kept the same feeling of the building.

f. *Association:* GOOD. The building's association with the industrial development of Charlotte remains strong. The property has been used for manufacturing since its initial construction in 1916. It remained an active production space until the 1990s when Old Dominion ceased operations at the location.

5. Boundary Justification

The local landmark designation boundary is a tight rectangle around the three historic mill buildings. The boundary includes the weave mill, spinning mill, and the paper warehouse all associated with the Savona Mill and Old Dominion Box Company. While the historic property encompassed the adjacent property to the west, all associated structures have been demolished therefore inclusion is unnecessary. This report seeks to designate both the exterior and interior of the building as a historic landmark.

V. Supporting Documentation

1. Photographs: This report contains photographs of the property keyed to a floor plan.

2. Floor Plan: This report contains the post rehab floor plans for the building.

3. Site Plan: This report contains a site plan of the property.

4. Plat or Tax Map: This report contains a tax map.

VI. Bibliography/Source Citations

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Old Dominion Box Company, Inc. Our First Fifty Years, 1905-1955. Lynchburg, Va.: Old Dominion Box Company, 1955.

Thompson, Edgar T. Agricultural Mecklenburg and Industrial Charlotte, Social and Economic. Charlotte: Charlotte Chamber of Commerce, 1926.

State of North Carolina Corporation Commission. Sixteenth Annual Report for the Year Ending December 31, 1914. Raleigh: State of North Carolina, 1915.

1. Spinning Mill and Paper Warehouse, looking NW

2. South end of Weave Mill, looking W

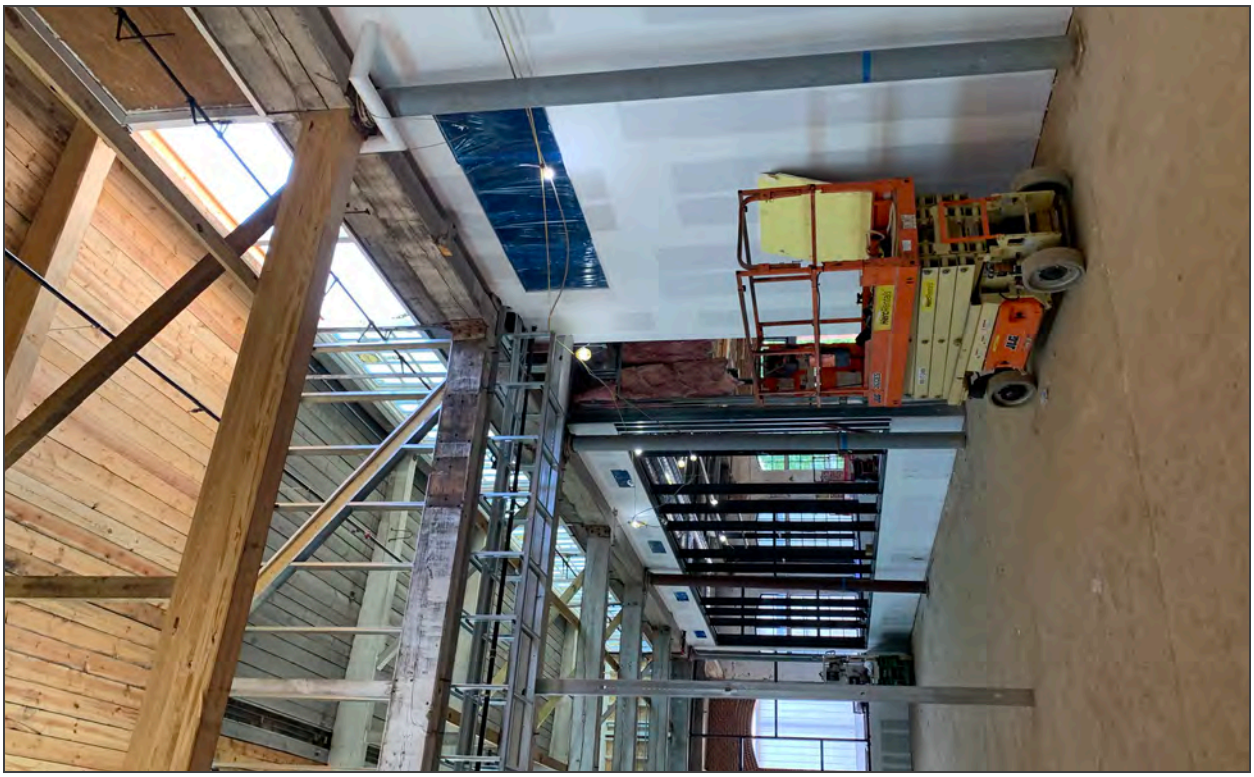
3. Overall site view, looking SE

4. West facade of Weave Mill, looking E

5. Weave and Spinning Mills, looking NW from State Street

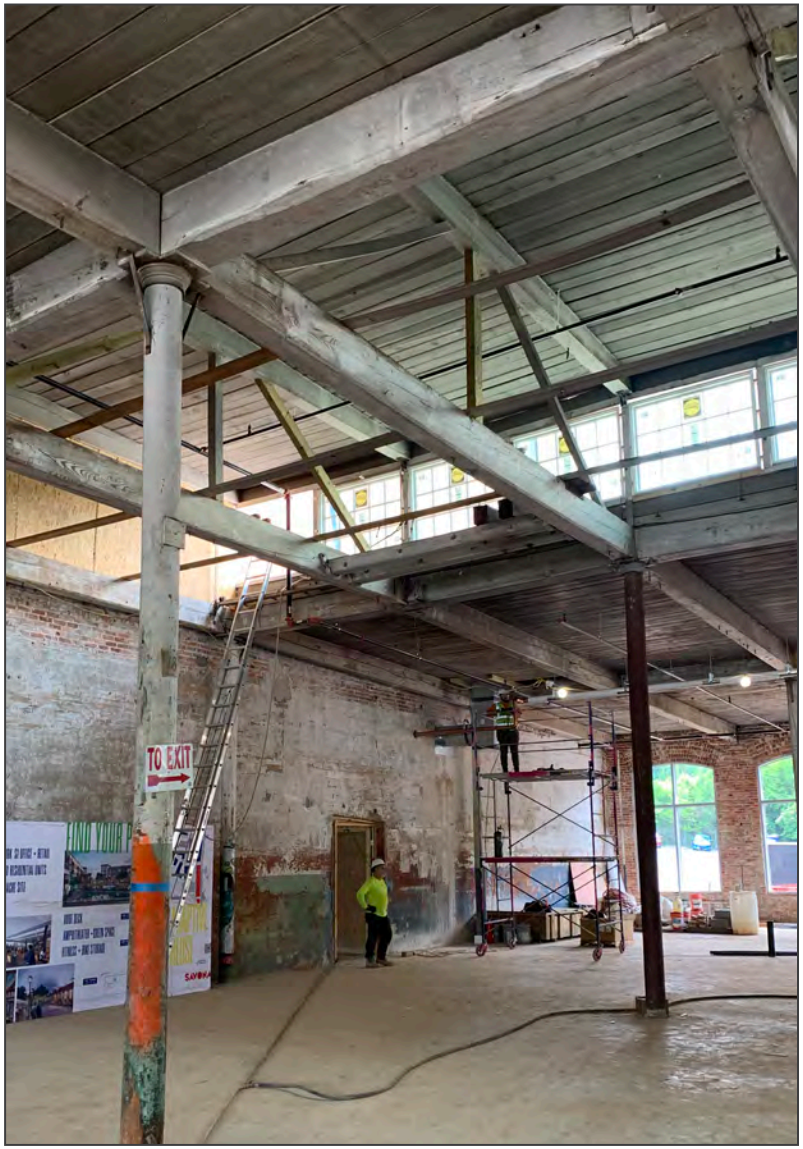
6. North facade of Paper Warehouse, looking SE

7. West facade of Paper Warehouse, looking E



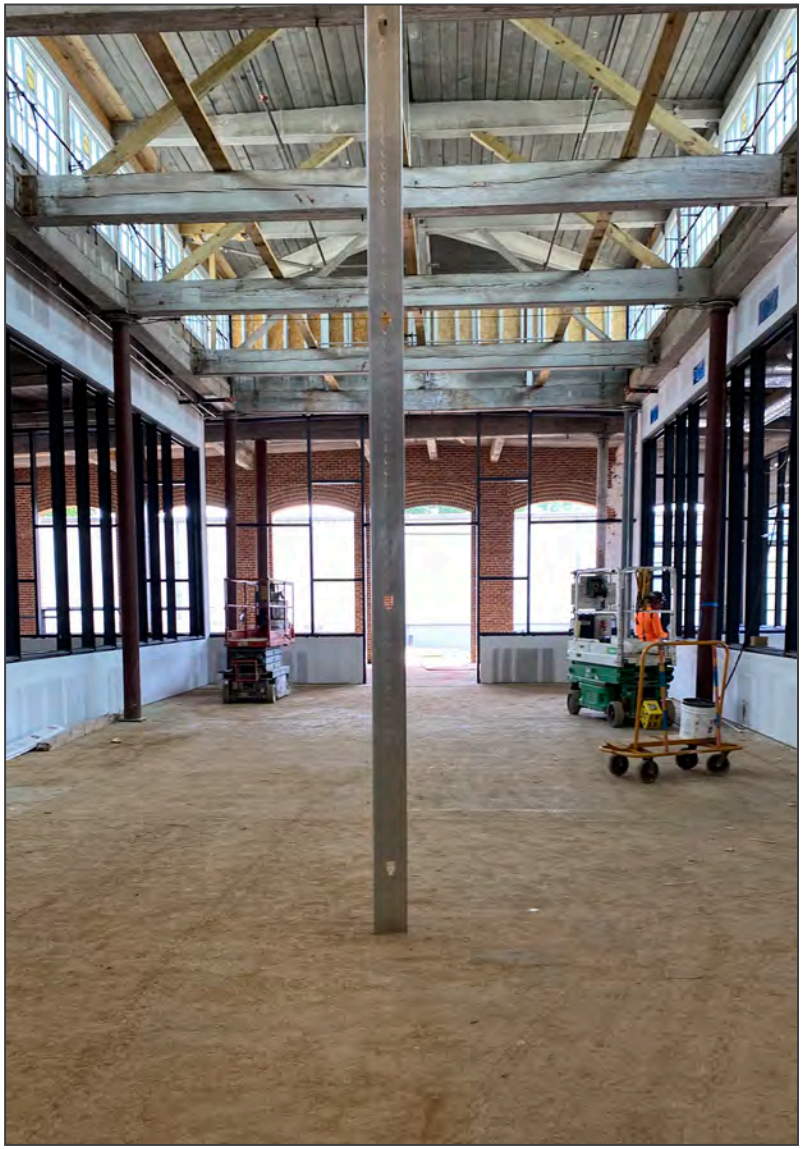
8. Weave mill, looking SW in corridor

9. Weave Mill, looking ENE at clerestory



10. Weave Mill, looking NE at norht interior wall

11. Weave Mill, looking NE to north interior wall

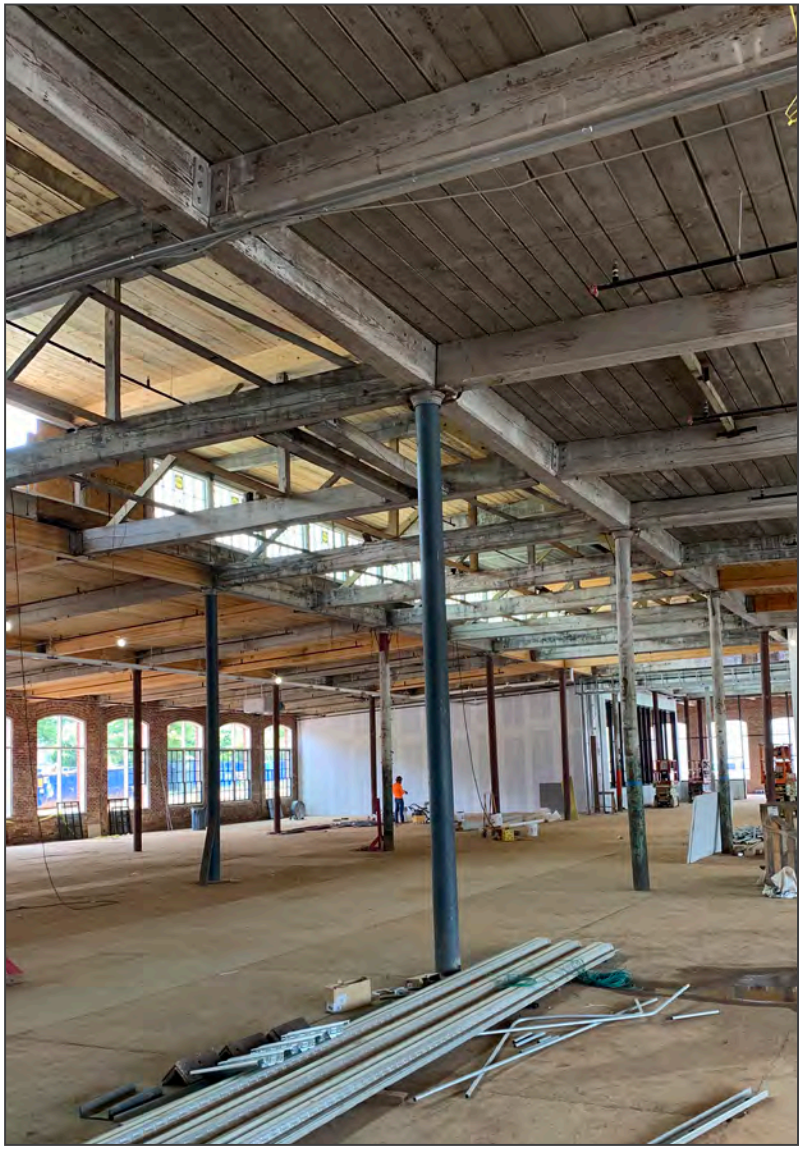


12. Weave Mill, looking S in corridor

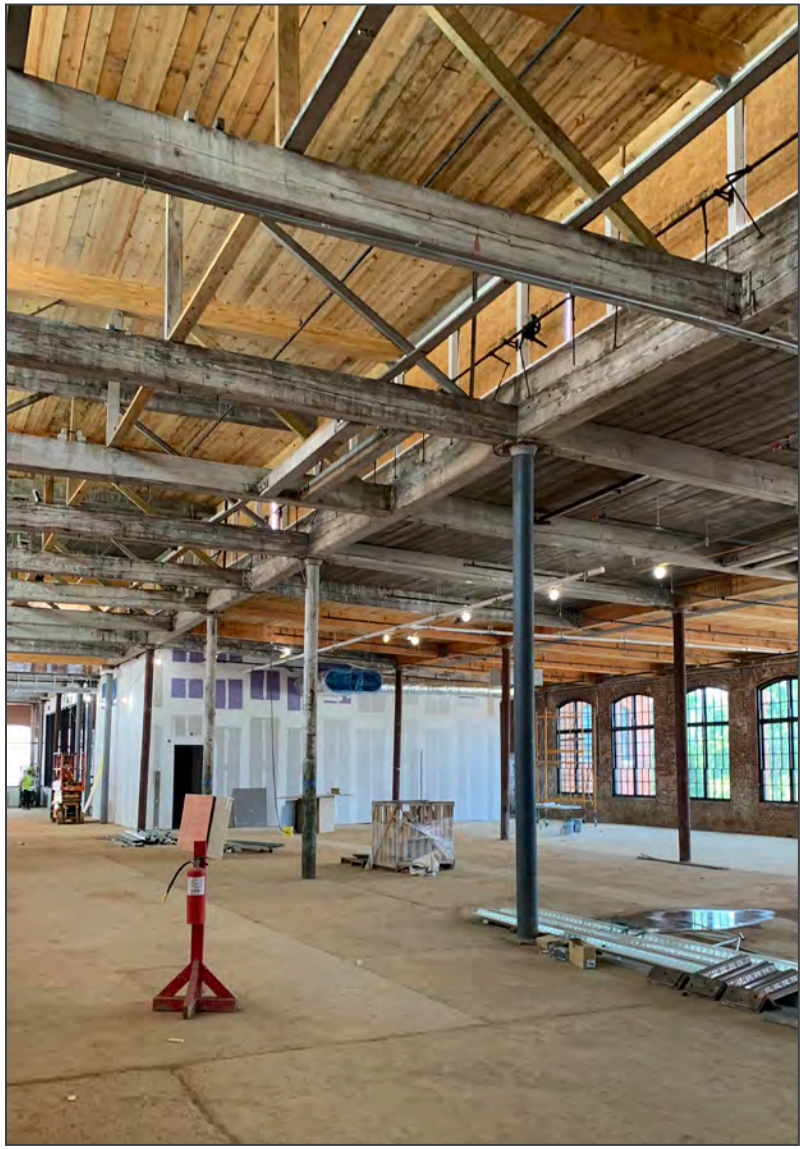
13. Weave Mill looking S in corridor

14. Weave Mill, looking S

15. Weave Mill, looking SE

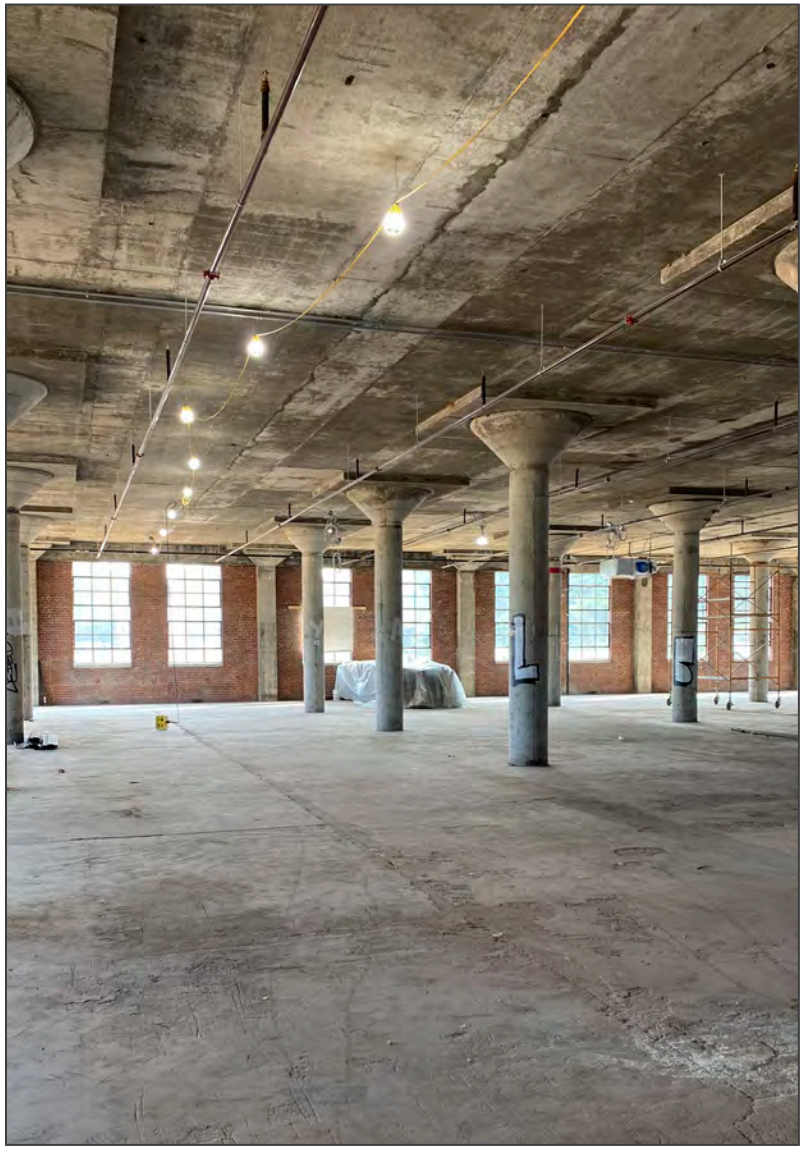


16. Weave Mill, looking SE

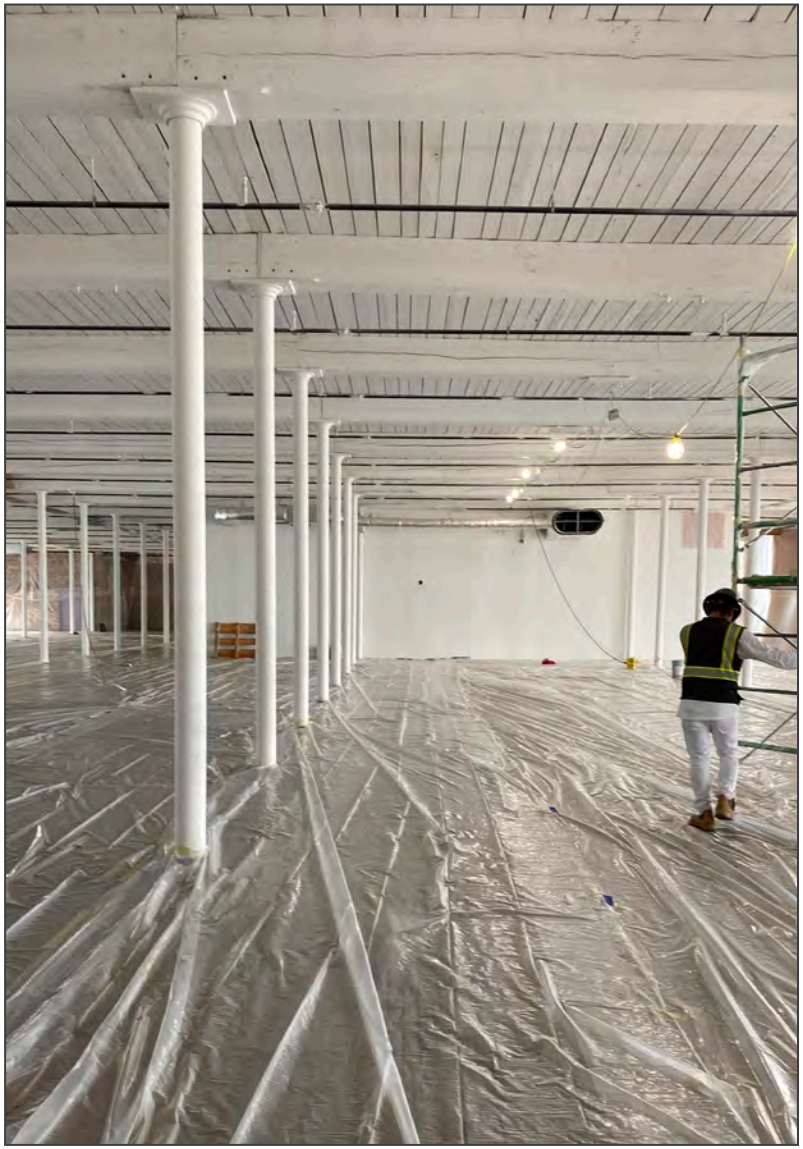


17. Weave Mill, looking SW toward restroom stack

18. Weave Mill. looking E at clerestory

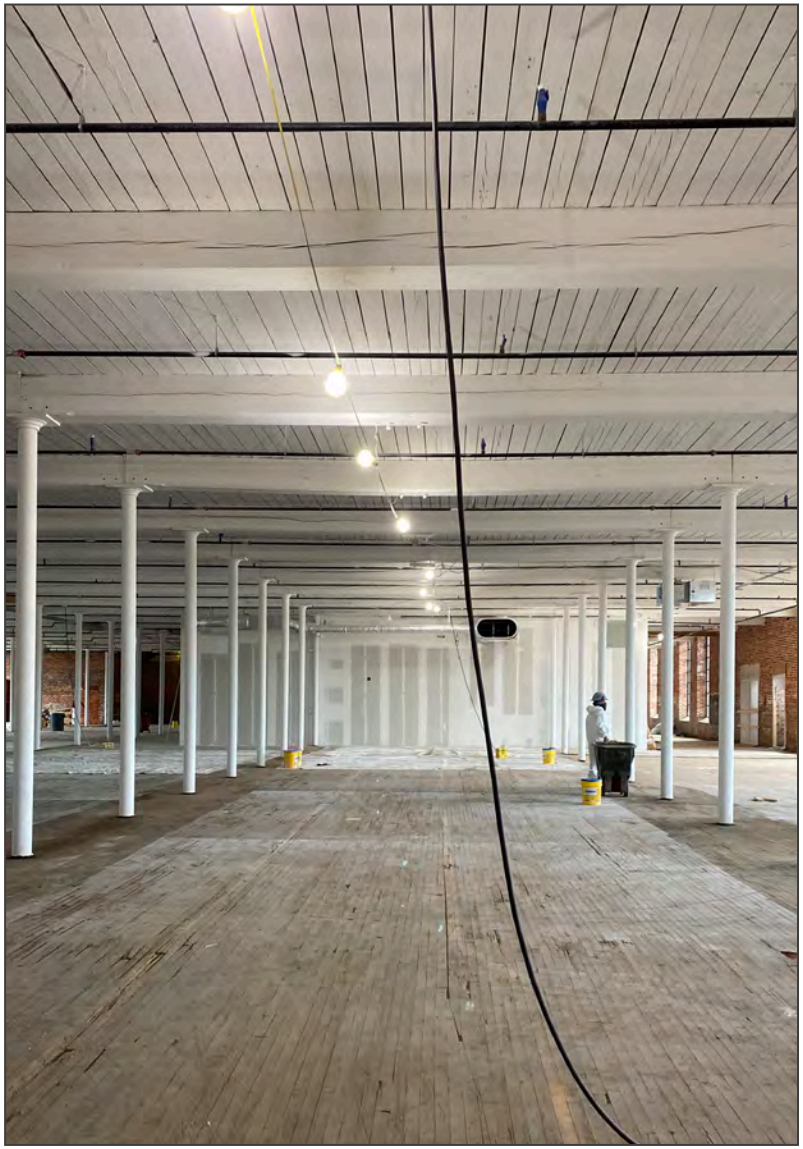


19. Paper Warehouse, second floor, looking E

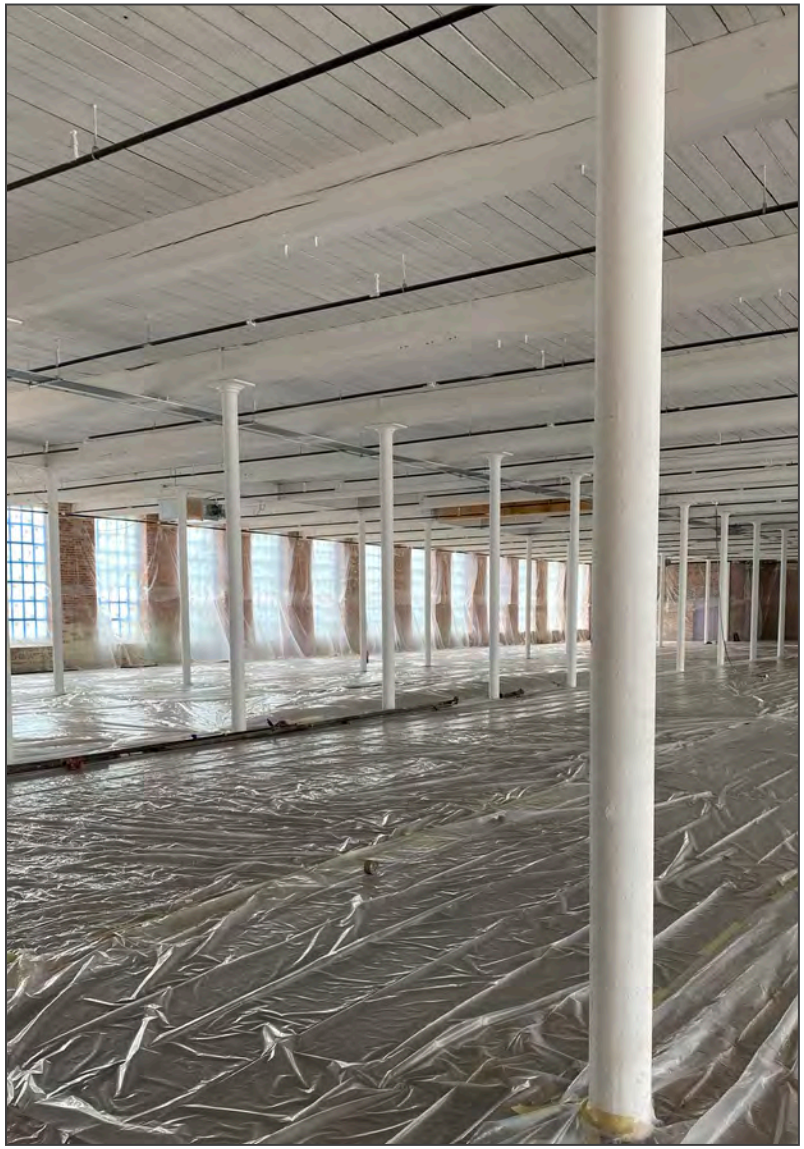


20. Spinning Mill, first floor, looking S toward restroom stack

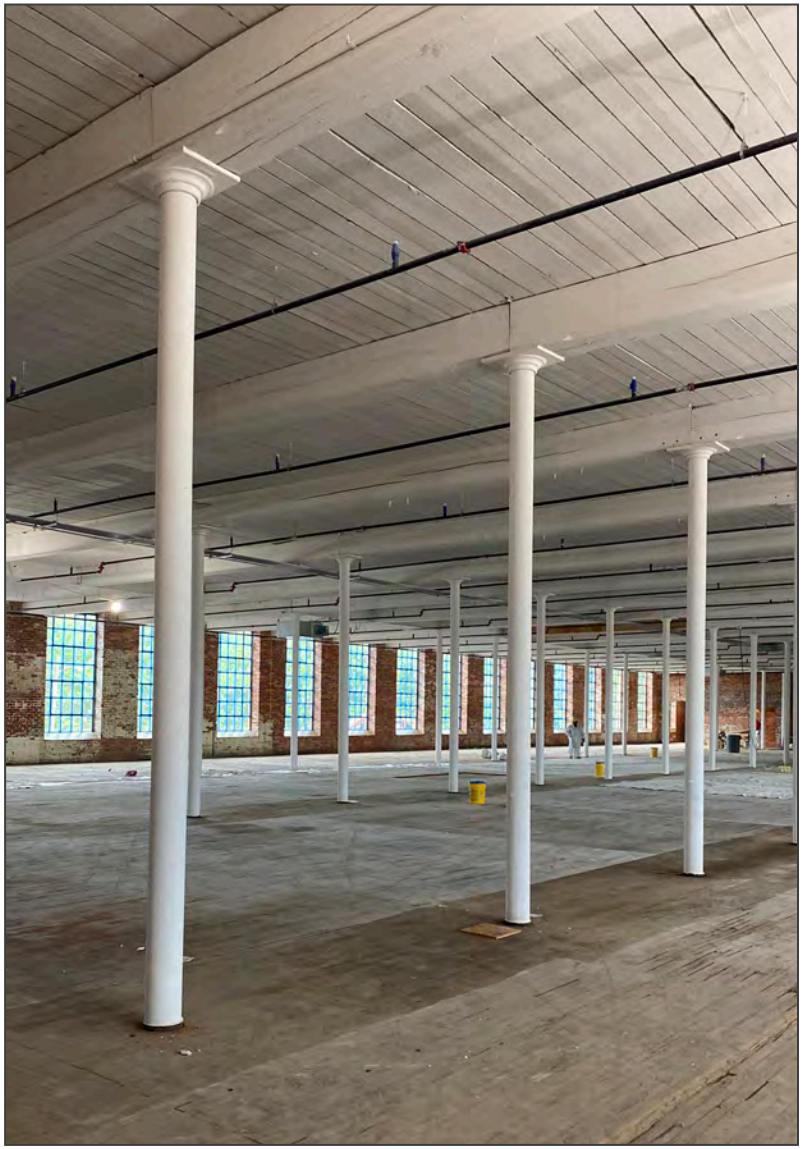
21. Spinning Mill, second floor, looking N along E wall



22. Spinning Mill, second floor, looking S

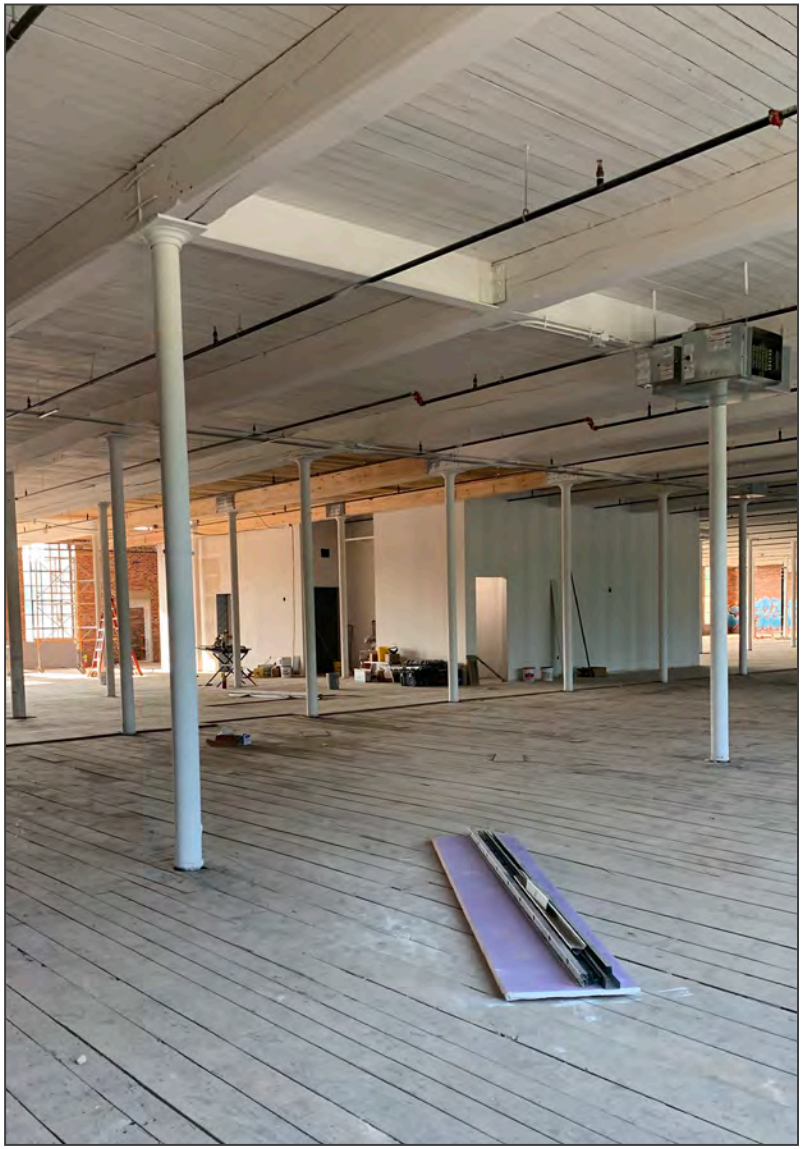


23. Spinning Mill. second floor, looking SE

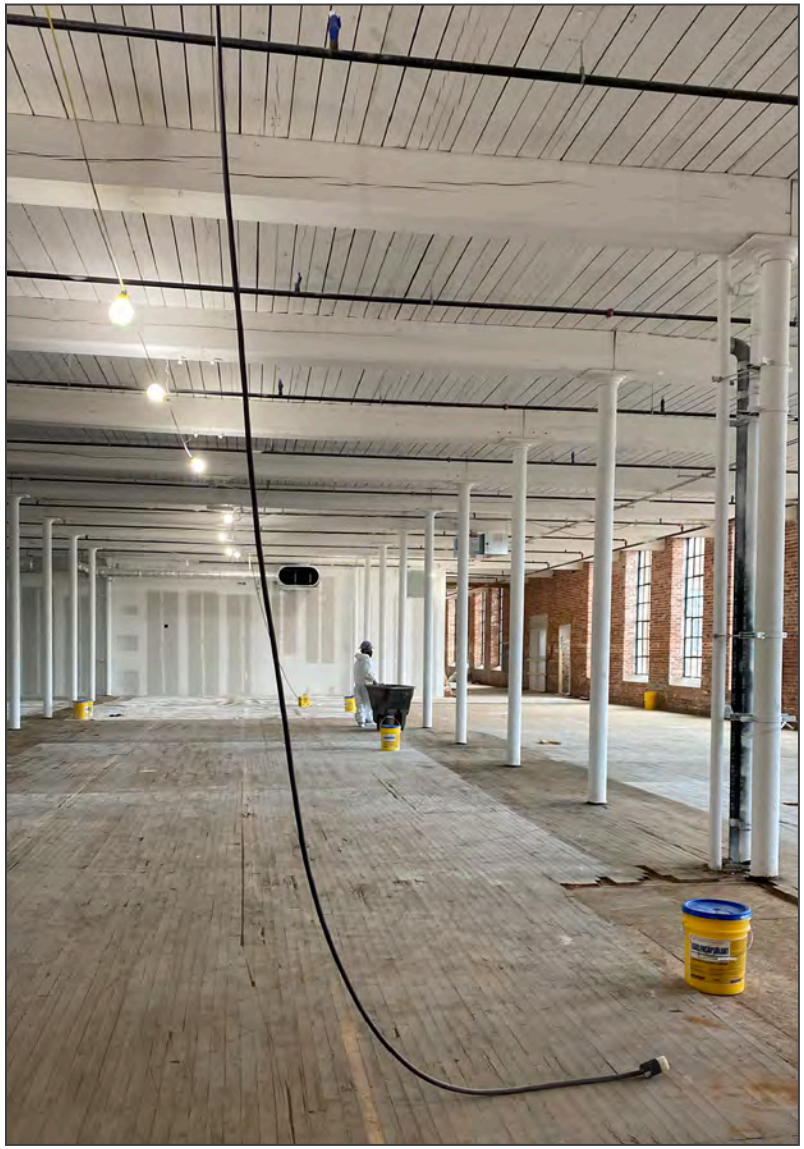


24. Spinning Mill, second floor, looking SE

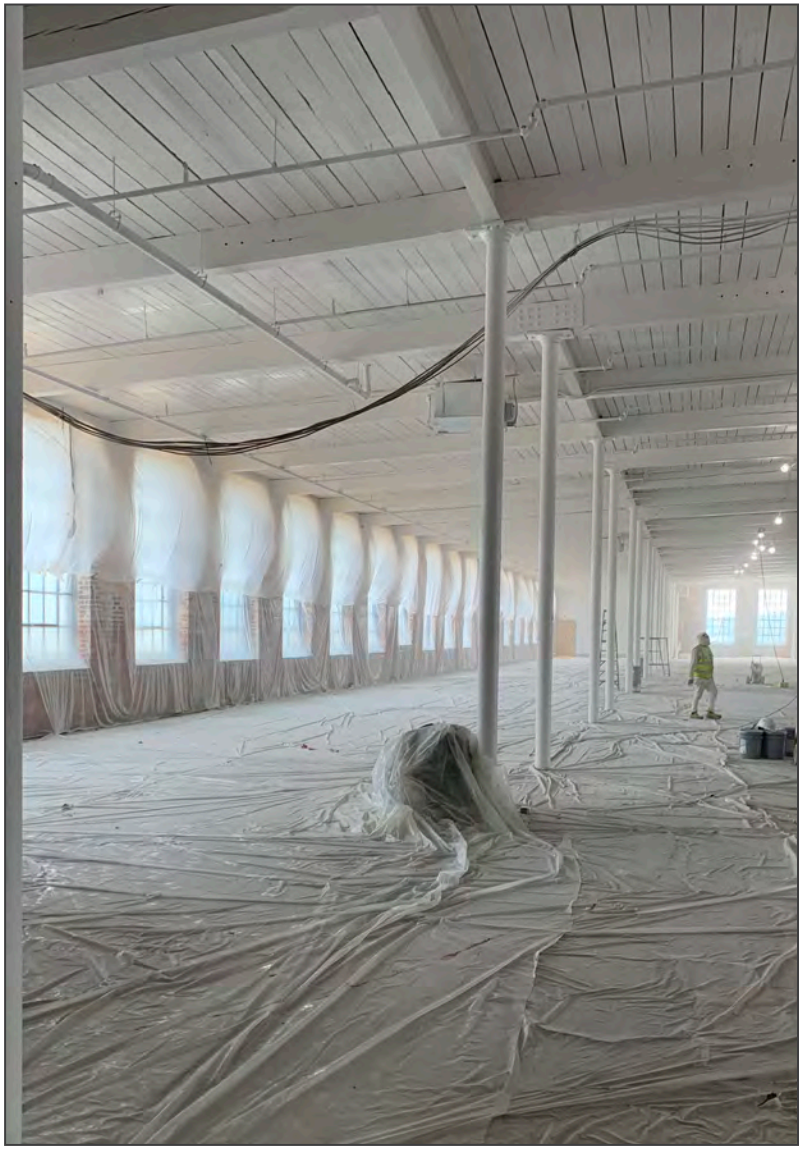
25. Spinning Mill, second floor, looking E along interior wall



26. Spinning Mill, second floor, looking NW

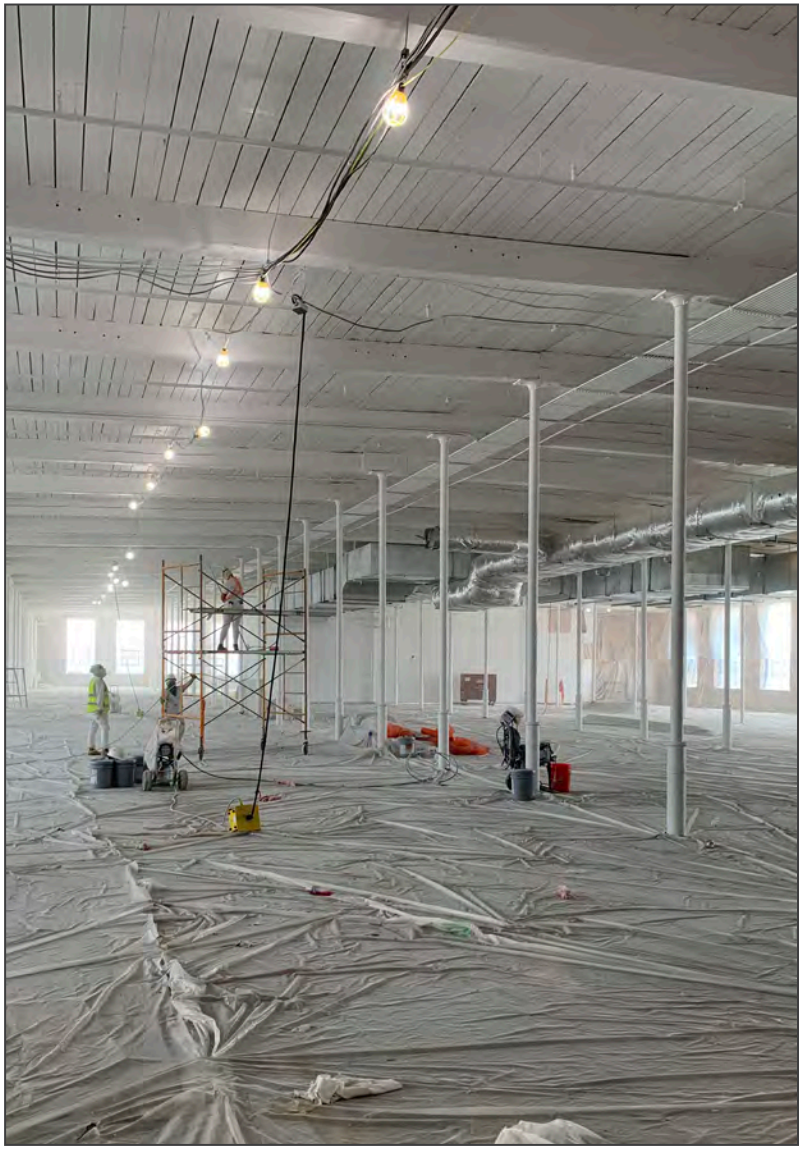


27. Spinning Mill, second floor, looking S along west wall



28. Spinning Mill, third floor, looking E

29. Spinning Mill, third floor, looking SW

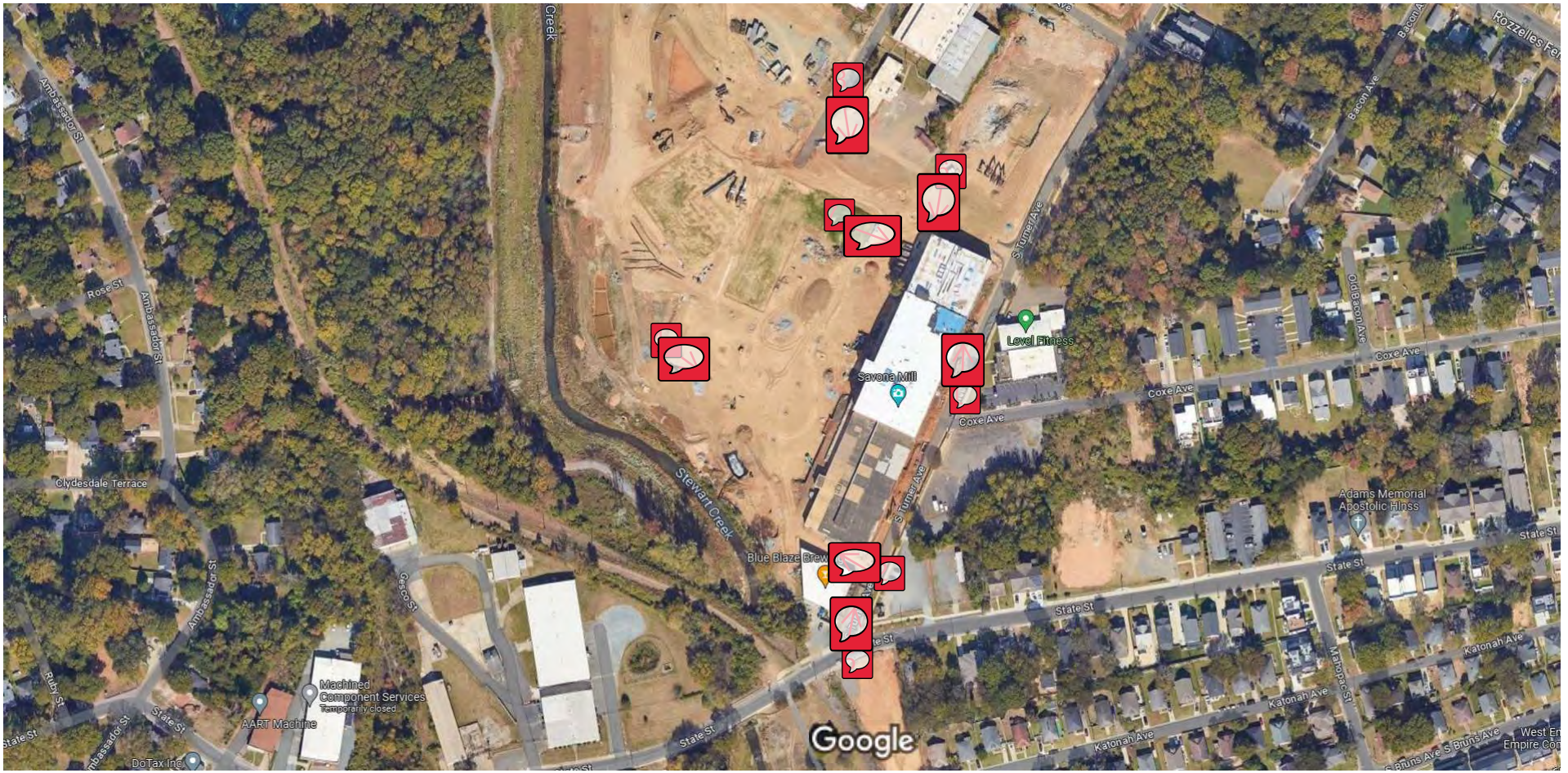


30. Spinnig Mill, third floor, looking S at restrooms

31. Spinning Mill, third floor, looking W

Google Maps

Savona Mill, 528 South Turner Avenue
Charlotte, North Carolina



Imagery ©2023 CNES / Airbus, Maxar Technologies, Orbis Inc, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft

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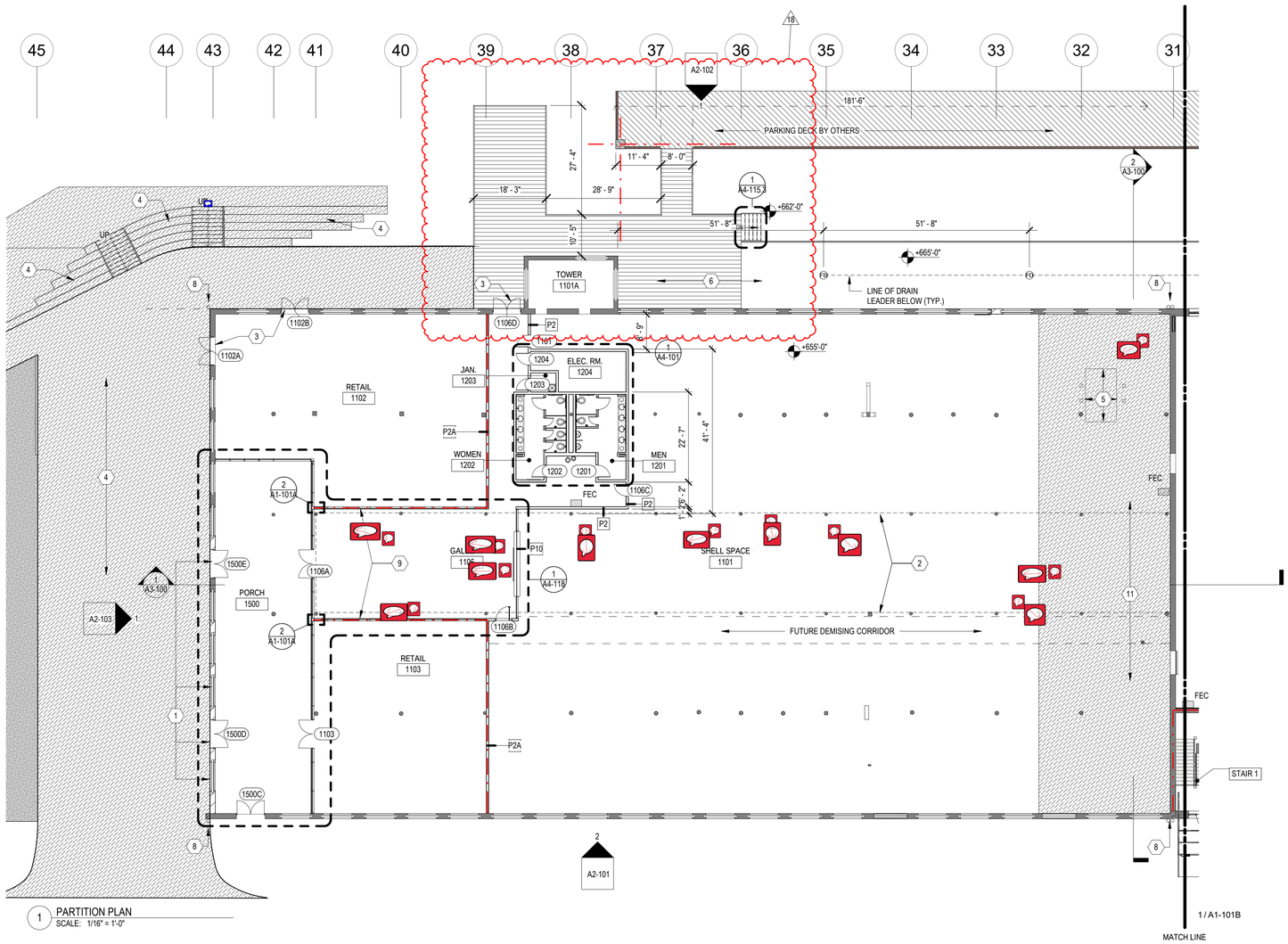
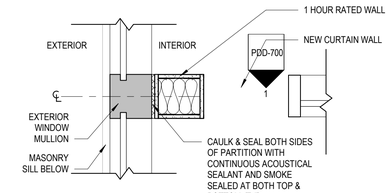


1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

PLAN DETAILS



2 PLAN DETAIL @ FIRE BARRIER AT EXTERIOR MULLION
SCALE: 1" = 1'-0"

PARTITION NOTES

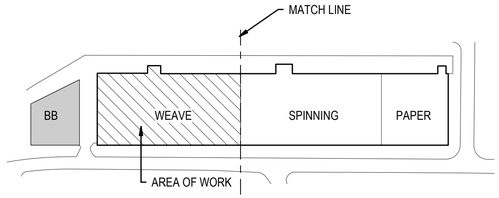
1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
9. GC SHALL COORDINATE, SPACE, AND REVIEW SIZE AND LOCATION OF ALL PENETRATIONS. ALL PENETRATIONS SHALL BE PROPERLY SEALED ACCORDING TO APPLICABLE CODES.
10. WHERE PARTITIONS MEET MULLIONS THEY ARE TO BE CENTERED ON MULLIONS AND CAULKED UNO.
11. ALL FIRE EXTINGUISHERS, AUDIO DEVICES, AND VISUAL ALARMS ARE TO BE ALIGNED AND STACKED VERTICALLY ON WALLS.
12. GC TO PROVIDE FOR EXPANSION JOINTS IN GWB PARTITION AS PER U.S. GYPSUM ASSOCIATION RECOMMENDATIONS
13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		

P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY NOTES

1. INFILL LARGE OPENING TO RESTORE HISTORIC OPENINGS. REFER TO SHEET A2-103 FOR DETAILS.
2. LINE OF CLERESTORY ABOVE.
3. NEW STOREFRONT SYSTEM IN EXISTING OPENINGS. REFER TO SHEET A2-102 FOR DETAILS.
4. REFER TO LANDSCAPE DRAWINGS.
5. NEW CONCRETE SLAB IN OPENING.
6. REFER TO LANDSCAPE AND STURUCTRAL SHEETS FOR WORK ON CONCOURSE.
7. NEW 6" DIAMETER FLOOR DRAIN INSTALLED FLUSH W/ EXISTING CONCRETE PAD F.F.E. DRAIN LEADER TO CONNECT WITH STORM DRAIN BELOW (SEE CIVIL).
8. NEW CIRCULAR DOWNSPOUT. DISCHARGE @ 4" ABOVE ADJACENT GRADE (COORDINATE WITH CIVIL).
9. PROVIDE FIRE PROTECTION (SPRINKLER) ON BOTH SIDES OF STOREFRONT WALL. - TYCO WS
10. NOT USED
11. NEW CONCRETE INFILL. REFER TO A1-401A. COORDINATE WITH STRUCTURAL DRAWINGS.

PORTMANHOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
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CON: TEERA GAMES,AIA
CON: SARAH WILHELM

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CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 60740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22
6	CCD-2 NPS Amendment	8/12/22
18	RFI 124 - West Bridge	1/6/23

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 1 - WEAVE

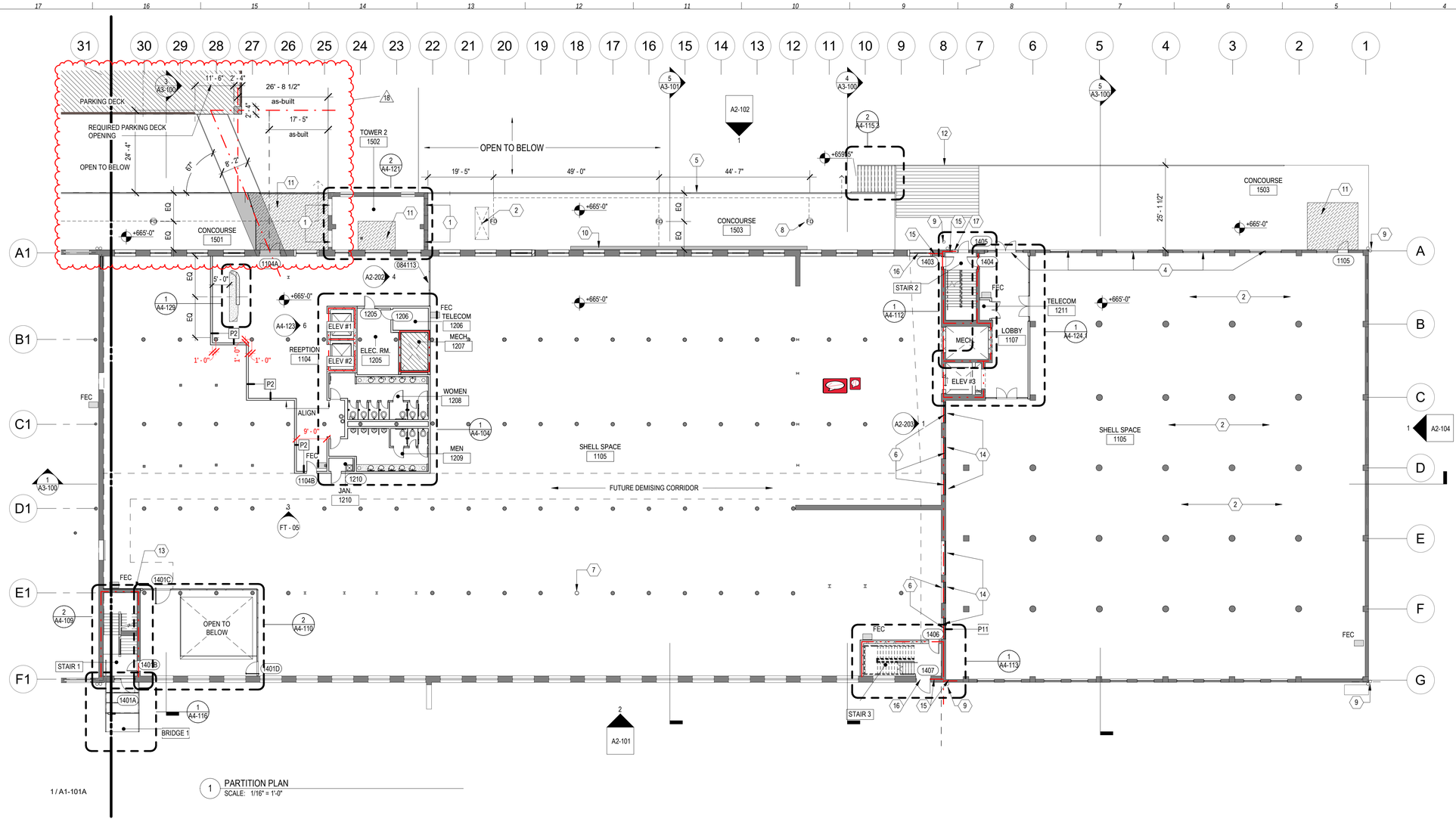
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-101A

1/6/2023 10:47:24 AM

FOR CONSTRUCTION SET - 4.8.22



1 / A1-101A

1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

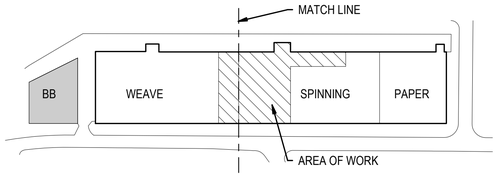
PARTITION NOTES

1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
9. GC SHALL COORDINATE, SPACE, AND REVIEW SIZE AND LOCATION OF ALL PENETRATIONS. ALL PENETRATIONS SHALL BE PROPERLY SEALED ACCORDING TO APPLICABLE CODES.
10. WHERE PARTITIONS MEET MULLIONS THEY ARE TO BE CENTERED ON MULLIONS AND CAULKED UNO.
11. ALL FIRE EXTINGUISHERS, AUDIO DEVICES, AND VISUAL ALARMS ARE TO BE ALIGNED AND STACKED VERTICALLY ON WALLS.
12. GC TO PROVIDE FOR EXPANSION JOINTS IN GWB PARTITION AS PER U.S. GYPSUM ASSOCIATION RECOMMENDATIONS
13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		
	20" THK. NEW BRICK WALL.		NEW WOOD DECK
P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.		
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.		
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.		
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.		
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.		
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906		
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE		
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.		
	NEW MILLWORK		
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.		
XXX	NEW DOOR		
CR	CARD READER		
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET		

KEY PLAN



KEY NOTES (X)

1. NEW OPENINGS IN EXISTING BRICK MASONRY.
2. EXISTING CONCRETE PADS.
3. EXISTING OPENING IN CONCRETE SLAB TO REMAIN.
4. NEW STOREFRONT SYSTEM IN EXISTING OPENINGS. REFER TO SHEET A2-102 FOR DETAILS.
5. REFER TO LANDSCAPE AND STURUCTRAL SHEETS FOR WORK ON CONCOURSE.
6. ABATE WINDOW AND PREP READY FOR PAINT.
7. NEW COLUMN BELOW SUPPORT BEAM. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
8. NEW 6" DIAMETER FLOOR DRAIN INSTALLED FLUSH W/ EXISTING CONCRETE PAD F.F.E. DRAIN LEADER TO CONNECT WITH STORM DRAIN BELOW (SEE CIVIL).
9. NEW CIRCULAR DOWNSPOUT. DISCHARGE @ 4" ABOVE ADJACENT GRADE (COORDINATE WITH CIVIL).
10. EXISTING 1'-0" X 70'-0" GAP IN EXISTING CONCRETE PLATFORM (FIELD VERIFY). NEW BENT METAL PLATE TO BE INSTALLED IN EXISTING OPENING, FLUSH WITH ADJACENT CONCRETE F.F.E. REFER TO A-302 FOR DETAIL.
11. NEW CONCRETE INFILL. COORDINATE WITH STRUCTURAL DRAWINGS.
12. NEW WOOD DECK. COORDINATE WITH LANDSCAPE AND STRUCTURAL DRAWINGS.
13. FURR OUT WALL TO ALIGN WITH NEW STOREFRONT.
14. INFILL WINDOW/WALL OPENING WITH WALL TYPE P11
15. 1 HOUR RATE WALL EXTEND MIN. 4'-0" FROM FIRE WALL
16. 1 HOUR RATE WALL, DOOR AND GLAZING
17. INFILL EXISTING OPENING WITH MASONRY TO MATCH ADJACENT EXISTING WALL.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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NORTH CAROLINA
ALLIANCE ARCHITECTURE, P.C.
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22
4	CCD-1	6/16/22
18	RFI 124 - West Bridge	1/6/23

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 1 - SPINNING & PAPER

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-101B

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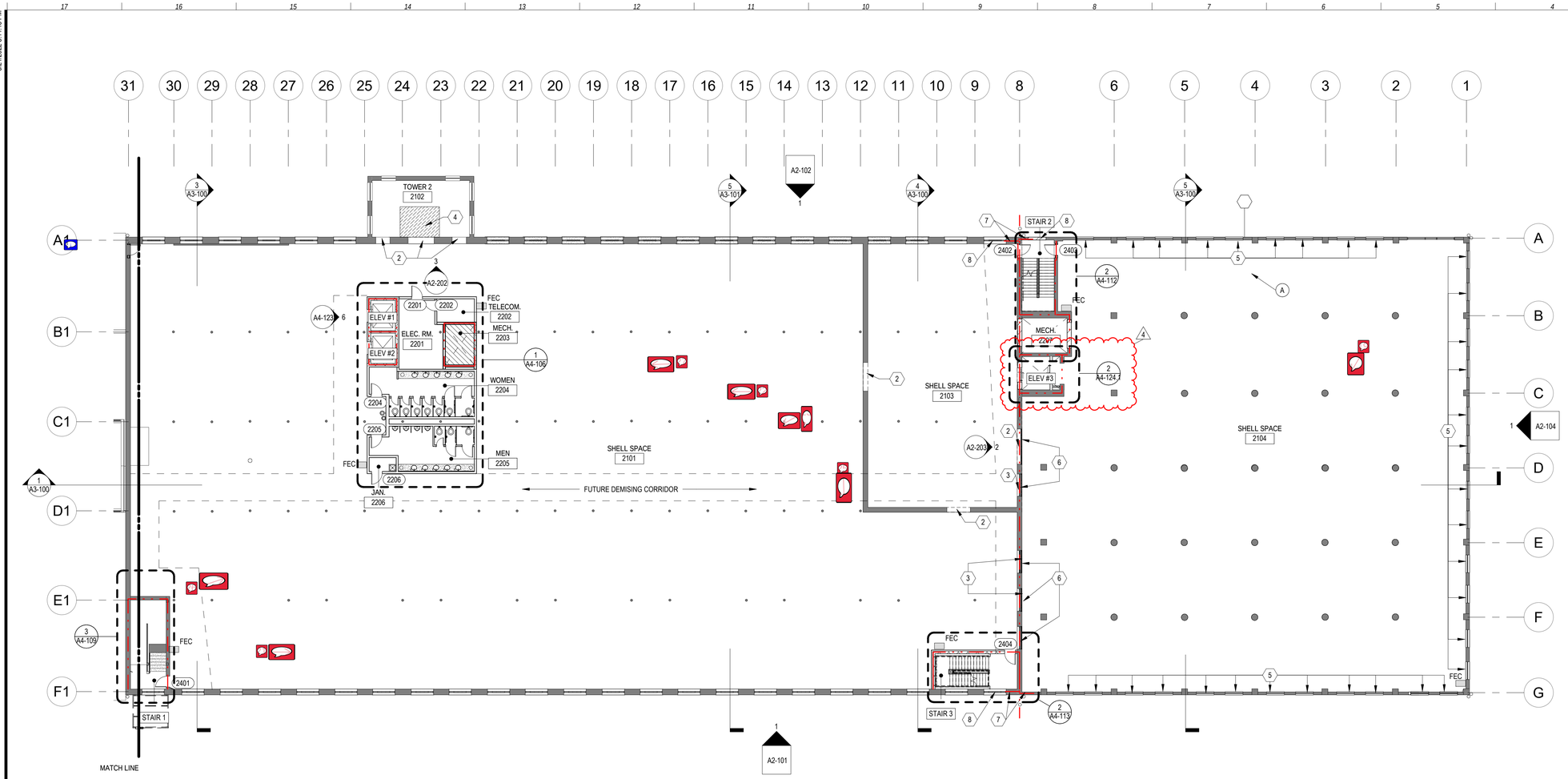
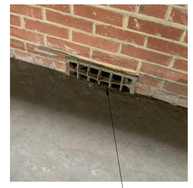
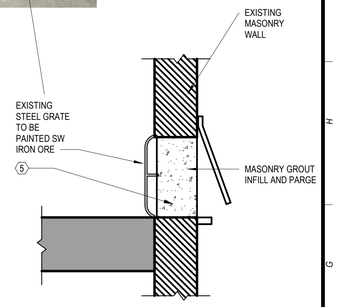
FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

TYPICAL DETAIL AT SCUPPER





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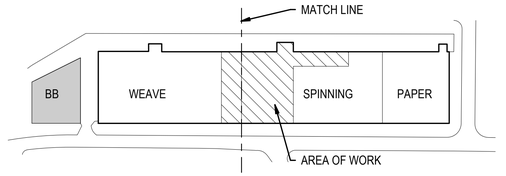
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		

P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY NOTES (X)

1. OPENING TO BE RESTORED. EXTEND FLOOR TO CREATE NEW PROJECT WINDOW. REFER TO A2-102.3 FOR DETAILS.
2. EXISTING OPENING TO BE RESTORED.
3. ABATE WINDOW AND PREP FOR PAINT.
4. NEW CONCRETE INFILL. COORDINATE WITH STRUCTURAL DRAWINGS.
5. EXISTING WALL SCUPPER TO BE INFILL WITH MASONRY GROUT AND PARGE. PAINT STEEL GRATE WITH SW IRON ORE. SEE TYPICAL DETAIL ON PARTITION PLAN.
6. INFILL WINDOW/WALL OPENING WITH WALL TYPE P11
7. 1 HOUR RATE WALL EXTEND MIN. 4'-0" FROM FIRE WALL
8. 1 HOUR RATE WALL, DOOR AND GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 50740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
4	CCD-1	6/16/22
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 2

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-102

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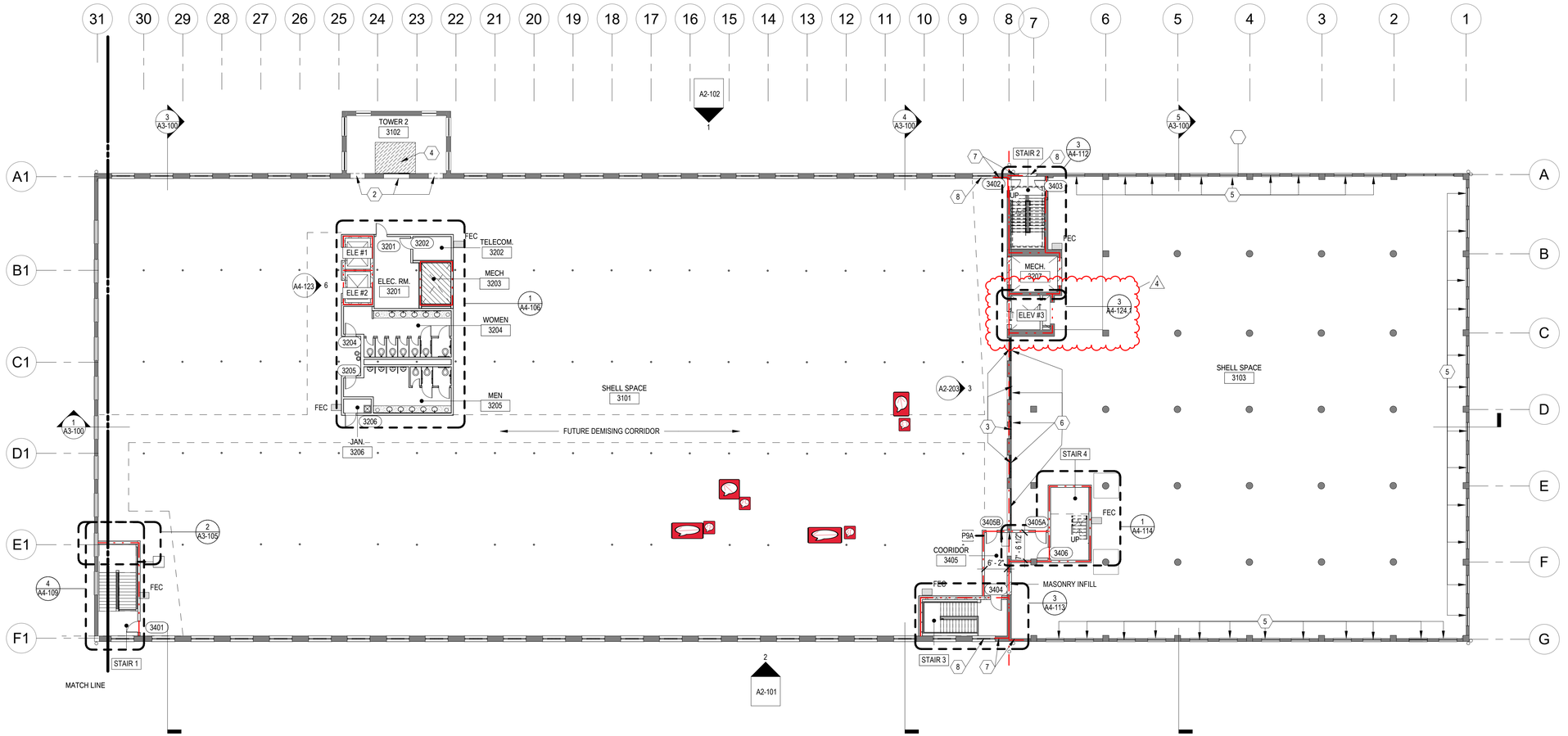
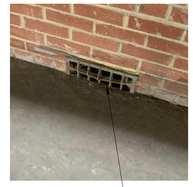
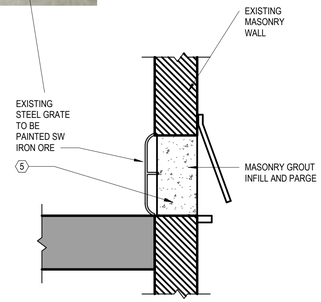
FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

TYPICAL DETAIL AT SCUPPER





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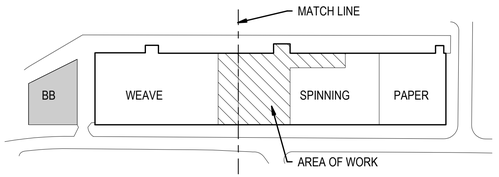
LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		
	20" THK. NEW BRICK WALL.		NEW WOOD DECK
P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.		
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.		
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.		
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.		
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.		

P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY PLAN

KEY NOTES (X)

1. EXISTING OPENING TO BE RESTORED. EXTEND FLOOR TO CREATE NEW SUMPOUT. REFER TO A2-102.3 FOR DETAILS.
2. EXISTING OPENING TO BE RESTORED.
3. ABATE WINDOWN AND PREP READY FOR PAINT.
4. NEW CONCRETE INFILL. COORDINATE WITH STRUCTURAL DRAWINGS.
5. EXISTING WALL SCUPPER TO BE INFILL WITH MASONRY GROUT AND PARGE. PAINT STEEL GRATE WITH SW IRON ORE. SEE TYPICAL DETAIL ON PARTITION PLAN.
6. INFILL WINDOW/WALL OPENING WITH WALL TYPE P11
7. 1 HOUR RATE WALL EXTEND MIN. 4'-0" FROM FIRE WALL
8. 1 HOUR RATE WALL, DOOR AND GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30303
TEL: 404.614.5522
CON: REID SCOTT
CON: JOHN FARMER

GENERAL CONTRACTOR:
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CHARLOTTE, NC 28209
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CON: STEVE PIERMATTEI

MEP ENGINEER:
BARRETT, WOODYARD & ASSOCIATES, INC.
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CON: JASON MACCALL, PE

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7701 CHAPEL HILL ROAD
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DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
4	CCD-1	6/16/22
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

PARTITION PLAN - LEVEL 3

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A1-103

6/21/2022 5:03:54 PM

FOR CONSTRUCTION SET - 4.8.22

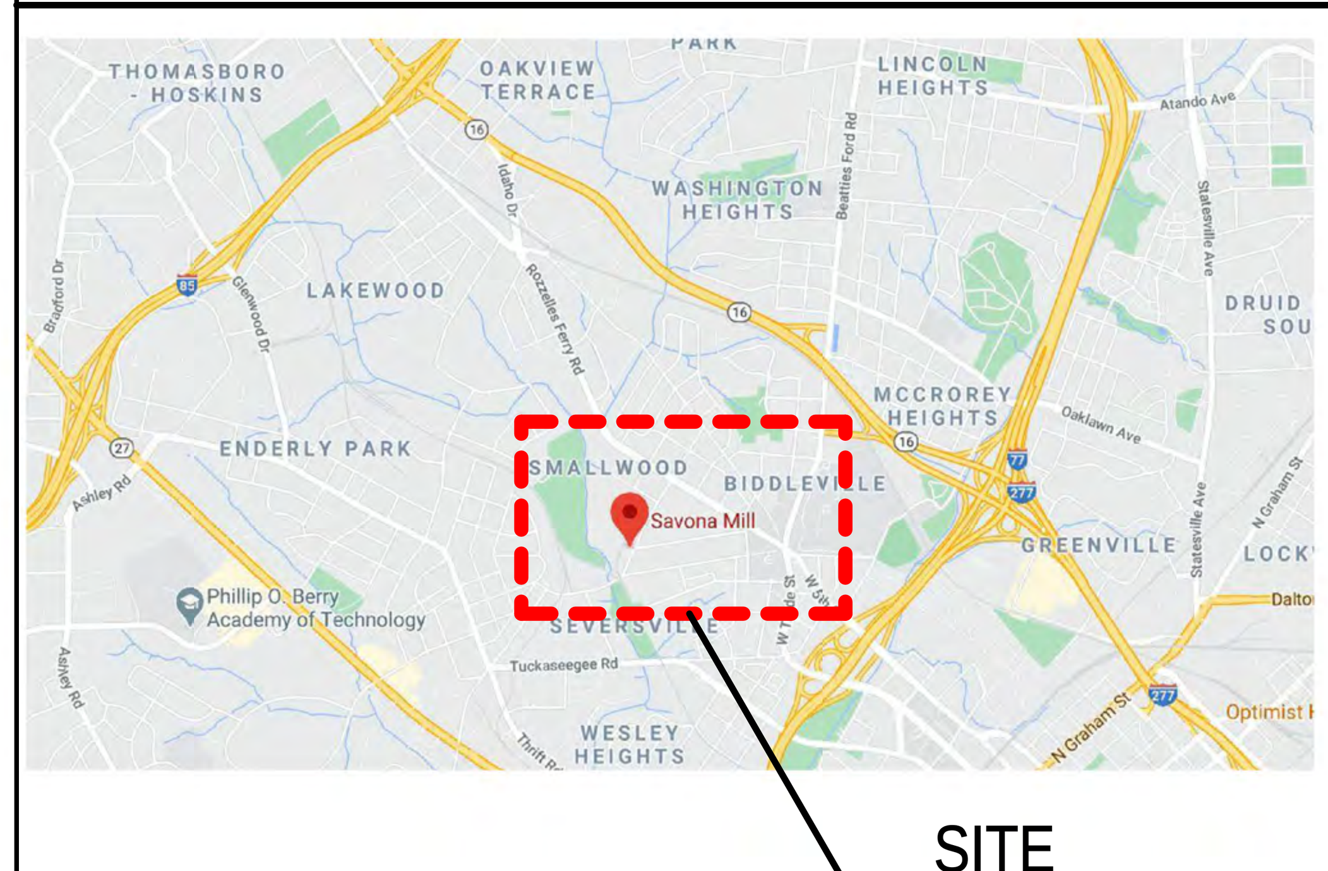
GENERAL NOTES

1. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ADDENDA, MODIFICATIONS, THE CONDITIONS OF THE CONSTRUCTION CONTRACT, AND SPECIFICATIONS ON DRAWING.
2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
3 THE WORK WILL CONFORM WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
4. 'OWNER' MEANS PORTMAN HOLDINGS.
5. 'FURNISH' MEANS SUPPLY ONLY FOR OTHERS TO PUT IN PLACE.
6. 'PROVIDE' MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
7. 'SIMILAR' MEANS COMPATIBLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
8. 'TYPICAL' MEANS IDENTICAL FOR CONDITIONS NOTED.
9. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
10. HORIZONTAL DIMENSIONS INDICATED ARE TO AND FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
11. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB OR DECK, EXCEPT WHERE NOTED TO BE ABOVE FINISH FLOOR (A.F.F.).
12. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED (+/-).
13. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
14. CUT AND FIT COMPONENTS FOR ALTERATIONS OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
15. PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF ALL NEW PENETRATIONS REQUIRED BY THE WORK.
16. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL WALL-MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.
17. MAKE ALL NECESSARY PROVISIONS FOR ITEMS TO BE FURNISHED OR INSTALLED BY OWNER. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE N.I.C. ITEMS WITH APPROPRIATE TRADES.
18. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED BEFORE RELATED WORK IS STARTED.
19. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING, AND SPRINKLING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION PROCEEDING.
20. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
21. GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION OF BASE BUILDING. ANY DAMAGE TO EXISTING AREAS CAUSED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE REPAIRED BY THE GENERAL CONTRACTOR. THE REPAIRS ARE NOT PART OF THIS PROJECT OR CONTRACT AND WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
22. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
23. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A201, 2012 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, HEREIN AFTER REFERRED TO AS "GENERAL CONDITIONS," IS HEREBY MADE PART OF THE CONTRACT DOCUMENTS THE SAME AS IF BOUND HEREIN.
24. EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.
25. WITHIN FIVE (5) DAYS FROM CONTRACT DATE, PREPARE AND SUBMIT AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB SCHEDULES OF RELATED ACTIVITIES SUCH AS DATA/TELEPHONE CABLING AND FURNITURE INSTALLATION.
26. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENT APPLICABLE EDITIONS OF PUBLICATIONS OF THE FOLLOWING:
   - INTERNATIONAL BUILDING CODE,
   - NC BUILDING CODE - 2018
   - NATIONAL FIRE PROTECTION ASSOCIATION,
   - AMERICAN NATIONAL STANDARDS INSTITUTE,
   - AMERICANS WITH DISABILITIES ACT,
   - NFPA 101.
27. REFERENCE TO MAKES, BRANDS, ETC. IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTIONS OF ACCEPTABLE EQUALS WILL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDING TO PROCEDURES FOR SUBSTITUTIONS.
28. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - AMERICAN SOCIETY OF TESTING MATERIALS - ASTM;
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION - AISC;
   - AMERICAN WELDING SOCIETY - AWS;
   - AMERICAN CONCRETE INSTITUTE - ACI;
   - AMERICAN NATIONAL STANDARDS INSTITUTE - ANSI;
   - ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION - AAMA;
   - ALUMINUM ASSOCIATION, INC. - AA;
   - CONCRETE REINFORCING STEEL INSTITUTE - CRSI;
   - NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS-NAAMM;
   - NATIONAL FIRE PROTECTION ASSOCIATION - NFPA;
   - NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION - NWMA;
   - ARCHITECTURAL WOODWORK STANDARDS -AWS
29. IN THE EVENT OF CONFLICTS BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS, AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL CLARIFICATION HAS BEEN MADE.
30. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND BE REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED ITEMS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
31. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE; WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLOR. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED, UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS OR UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISIONS FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
32. ATTACHMENTS, CONNECTIONS, OR FASTENERS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
33. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
34. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
35. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARDS, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
36. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE.
37. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTION.
38. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT, OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
39. WITH REFERENCE TO CEILINGS, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE THAT CONFLICTS DO NOT OCCUR BETWEEN LIGHT FIXTURES, DUCTWORK, DIFFUSERS, ETC., AND THAT THE CEILING HEIGHTS INDICATED ON DRAWINGS ARE ACHIEVED.
40. ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY ARCHITECT. THIS FUNCTION OF THE ARCHITECT WILL APPLY BOTH TO CONTRACT AS INITIALLY SIGNED, AND TO THE CHANGES TO CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
41. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF HIS WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
42. CONTRACTOR SHALL "STRIKE OUT" ALL WALLS, DOORS, MULLIONS, SOFFITS AND OTHER MAJOR ELEMENTS AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.
43. CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION, CONSTRUCTION AND OCCUPANCY.

ABBREVIATIONS

ABV	ABOVE	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR, REFER
ADJ	ADJUSTABLE	GWB	GYPSUM WALL BOARD	REINF	REINFORCED
AFF	ABOVE FINISHED FLOOR	GYP	GYPSUM	REQ'D	REQUIRED
ALT	ALTERNATE	H.W.H.	HOT WATER HEATER	RESIL	RESILIENT
ALUM	ALUMINUM	HDWR	HARDWARE	RM	ROOM
APPROX	APPROXIMATELY	HM	HOLLOW METAL	RO	ROUGH OPENING
ARCH	ARCHITECT	HORZ	HORIZONTAL	SAFB	SOUND ATTENUATION FIBER BATT
BET	BETWEEN	HT	HEIGHT	SC	SCUPPER
BLDG	BUILDING	ID	INNER DIAMETER	SCHED	SCHEDULE
BLKG	BLOCKING	INSUL	INSULATION	SEAL	SEALANT
BLW	BELOW	INT	INTERIOR	SF	SQUARE FOOT
BM	BEAM	JAN	JANITOR	SHT	SHEET
BO	BOTTOM OF	JST	JOIST	SIM	SIMILAR
BOT	BOTTOM	JT	JOINT	SPEC	SPECIFICATION
BRD	BOARD	LAM	LAMINATE	SQ	SQUARE
CAB	CABINET	LAV	LAVATORY	SS	STAINLESS STEEL
CALK	CALKING	LB(S)	POUNDS	STD	STUD
CJ	CONTROL JOINT	LT	LIGHT	STL	STEEL
CLG	CEILING	MAS	MASONRY	STOR	STORAGE
CLOS	CLOSET	MAX	MAXIMUM	STRUCT	STRUCTURAL
CLR	CLEAR	MECH	MECHANICAL	SUSP	SUSPENDED
CO	CASED OPENING	MIN	MINIMUM	SYM	SYMMETRICAL
CONC	CONCRETE	MISC	MISCELLANEOUS	T	TREAD
CONT	CONTINUOUS	MO	MASONRY OPENING	T&G	TONGUE & GROOVE
CPT	CARPET	MTD	MOUNTED	T.O.	TOP OF
CT	CERAMIC TILE	MTL	METAL	THK	THICK
CTR	CENTER	NIC	NOT IN CONTRACT	THR	THRESHOLD
DBL	DOUBLE	NO	NUMBER	TYP	TYPICAL
DIA	DIAMETER	NTS	NOT TO SCALE	UC	UNDERCUT
DIM	DIMENSION	OC	ON CENTER	UNFIN	UNFINISHED
DN	DOWN	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
DR	DOOR	OPG	OPENING	UTIL	UTILITY
DW	DISHWASHER	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	PART	PARTITION	VERT	VERTICAL
EA	EACH	PG	PAINT GRADE	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	PLAM	PLASTIC LAMINATE	W/	WITH
ELEV	ELEVATION	PLAS	PLASTIC	W/O	WITHOUT
EMER	EMERGENCY	PLYWD	PLYWOOD	WC	WATER CLOSET
EQ	EQUAL	PNT	PAINT	WIN	WINDOW
EQUIP	EQUIPMENT	PRES	PRESSURE	WS	WETSTACK
EX	EXISTING	PT	PAINT	WSCT	WAINSCOT
EXIST	EXISTING	PTD	PAINTED	WT	WEIGHT
F & I	FURNISH AND INSTALL	PVDF	POLYVINYLIDENE FLUORIDE	WWM	WELDED WIRE MESH
F.O.	FACE OF	R	RISER		
FA	FIRE ALARM	RAD	RADIUS		
FD	FLOOR DRAIN	RCP	REFLECTED CEILING PLAN		
FIN	FINISH	RD	ROOF DRAIN		
FLR	FLOOR				
FT	FEET				

VICINITY MAP



SYMBOLS LEGEND

Symbol	Description
DWG. NO. / SHEET NO. (1 / A101X, SIM)	CALL-OUT TAG
101	DOOR TAG SYMBOLS
X	PARTITION TYPE WALL TAG
9'-0" AFF SEE RCP	CEILING HEIGHT
DWG. NO / SHEET NO. (A101, 1 Ref)	INTERIOR ELEVATION TAG
ROOM NAME 100	ROOM TAG
DWG. NO. / SHEET NO. (1 / A1001)	SECTION TAG
	ALIGN

PROJECT MOCK-UPS

M1.	TILE INSTALLATION
M2.	MASONRY, ABATEMENT, AND FINISH/REPAIR
M3.	MORTAR
M4.	CONCRETE FINISH
M5.	WINDOW RESTORATION
M6.	WOOD FLOOR FINISH

PROJECT SUBMITTALS LIST

SAMPLES
1. GLASS TYPES, 6"x6" MIN.
2. FLOOR FINISHES & TRANSITIONS, 12"x12" OR 12" LONG MIN.
3. PAINT SAMPLES, 12"x12" MIN. FOR EACH COLOR AND FINISH
4. WALL BASE, 12" LONG MIN. x HEIGHT SPECIFIED
5. STOREFRONT FINISH
6. EXPOSED ARCHITECTURAL WOODWORK SURFACES, 12"x12" MIN (E.G., PLASTIC LAMINATES, SOLID SURFACES, STONE, VENEER, ETC.)
7. ARCHITECTURAL METALS & RAILINGS
8. MASONRY VENEER
9. WINDOW COVERINGS / SHADES / BLINDS
10. ELECTRICAL / COMMUNICATION DEVICE FACE PLATES
11. ADDITIONAL SAMPLES TO BE PROVIDED UPON ARCHITECT'S REQUEST

SHOP DRAWINGS AND/OR PRODUCT DATA
1. GLAZING (E.G., CHANNEL GLASS, FRAMED GLASS, ETC.)
2. DOORS, FRAMES, AND HARDWARE
3. CARPET & OTHER FLOORING SEAMING OR TILING DIAGRAMS
4. PLUMBING FIXTURES
5. APPLIANCES & ACCESSORIES
6. LIGHTING FIXTURES
7. ARCHITECTURAL METALS
8. MILLWORK SHOP DRAWINGS
9. SPRINKLER SHOP DRAWINGS
10. GWB AND SOUND BOARD
11. INSULATION
12. ELECTRICAL DEVICES
13. MECHANICAL GRILLES, LOUVERS, REGISTERS, & DIFFUSERS
14. WATER PROOFING AND ROOFING DIAGRAM
15. STAIRS
16. RAILINGS
17. STOREFRONT SYSTEMS
19. COLD FORM FRAMING
20. RESTROOM FIXTURES, ACCESSORIES, & PARTITIONS
21. WINDOW COVERINGS / SHADES / BLINDS
22. ADDITIONAL SHOP DRAWINGS AND / OR PRODUCT DATA TO BE PROVIDED UPON ARCHITECT'S REQUEST
33 CUSTOM VINYL CLAD WOOD WINDOW @ WEAVE MILL
34 STEEL WINDOW RESTORATION

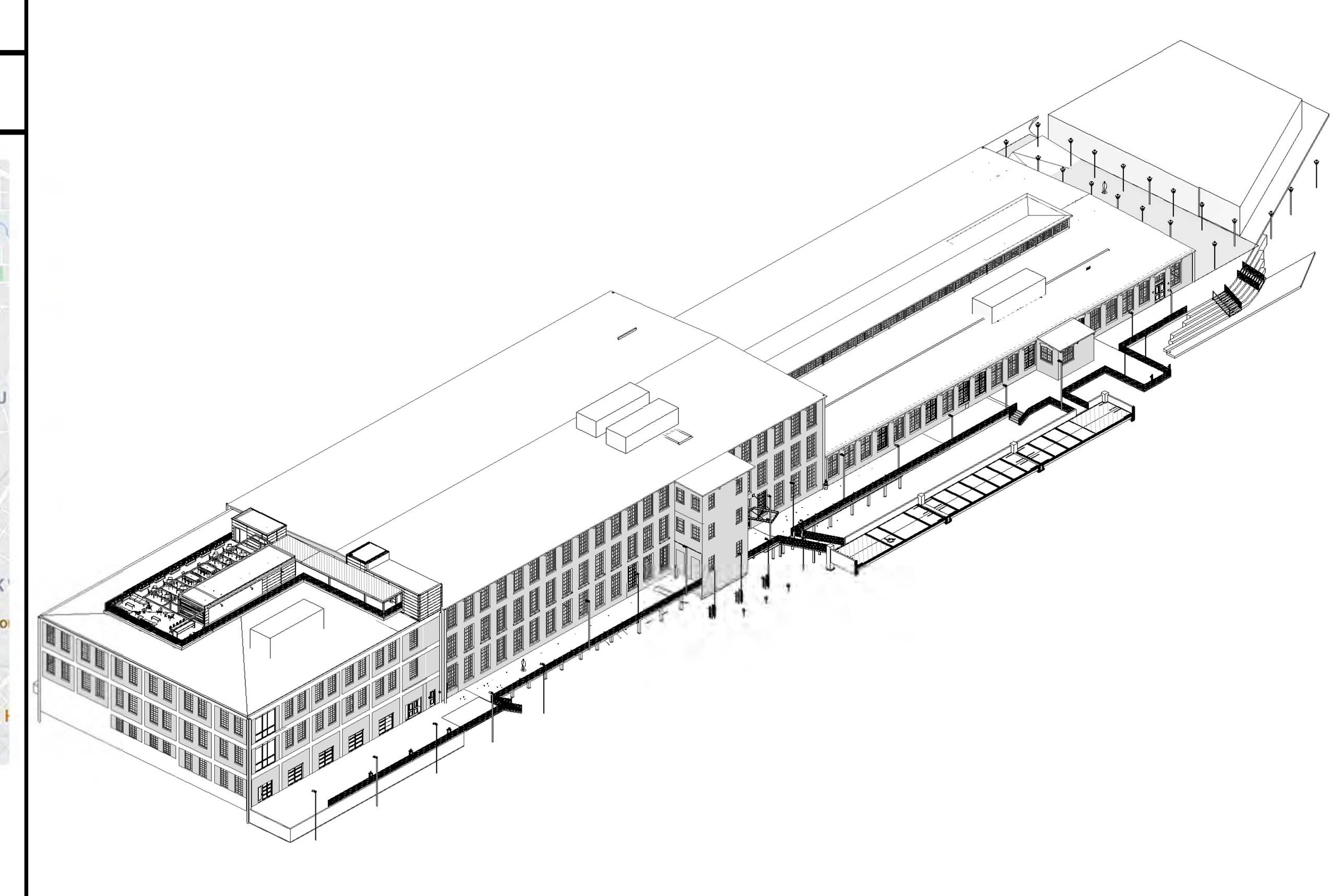
PROJECT ALTERNATES LIST

ADD ALTERNATES
AD1. RESOLUTE ELEVATOR IN LIEU OF KONE MRL ELEVATOR

ALLOWANCES
AL1. MAILROOM LOCKER ALLOWANCE = $15,000
AL2. LOBBY RECEPTION DESK ALLOWANCE = $25,000

WINDOW REPLACEMENT
1 OPTION 1: 1/4" CLEAR GLASS
2 OPTION 2: 1/4" LAMINATED W/ LOW E COATING.
3 OPTION 3: 1/4"CLEAR GLASS W/ LOW E COATING.

OVERALL VIEW



DRAWING INDEX

GENERAL- CD		Rev
G000	COVER SHEET	
G001A	DRAWING ISSUANCE LIST	
G001B	DRAWING ISSUANCE LIST	
G002	APPENDIX B - BUILDING CODE SUMMARY	
G002.1	ALTERNATE METHOD	
G003	LIFE SAFETY PLAN	
G004	FIRE RESISTIVE CONSTRUCTION DETAILS	
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PORTMANHOLDINGS

SAVONA MILL RENOVATION

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CHAPEL HILL, N.C.
9.21.21

SEAL
ALLIANCE ARCHITECTURE, PC
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
4	CCD-1	6/16/22

ALLIANCE ARCHITECTURE
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Tel 919.682.6393

SHEET TITLE:
COVER SHEET

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
G000

3/11/2022 11:57:02 AM

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E1-202C	LEVEL 02 PLAN PAPER WAREHOUSE - LIGHTING
E1-203B	LEVEL 03 PLAN SPINNING MILL - LIGHTING
E1-203C	LEVEL 03 PLAN PAPER WAREHOUSE - LIGHTING
E1-204C	ROOF LEVEL PLAN PAPER WAREHOUSE - LIGHTING
E5-101	ELECTRICAL LEGEND, NOTES AND SCHEDULES
E5-102	INTERIOR LIGHTING FIXTURE SCHEDULE
E5-103	EXTERIOR LIGHTING FIXTURE SCHEDULE
E5-104	PENETRATION DETAILS
E5-105	ELECTRICAL RISER DIAGRAM
E5-106	ELECTRICAL DETAILS
E5-107	ELECTRICAL PANEL SCHEDULES
E5-108	ELECTRICAL PANEL SCHEDULES
E5-109	ELECTRICAL PANEL SCHEDULES
E5-110	ELECTRICAL PANEL SCHEDULES
E5-111	ELECTRICAL PANEL SCHEDULES
E5-112	ELECTRICAL PANEL SCHEDULES
E5-113	ELECTRICAL PANEL SCHEDULES
E5-114	ELECTRICAL PANEL SCHEDULES
FA1-100	BASEMENT PLAN - FIRE ALARM
FA1-101A	LEVEL 01 PLAN WEAVE MILL - FIRE ALARM
FA1-101B	LEVEL 01 PLAN SPINNING MILL - FIRE ALARM
FA1-101C	LEVEL 01 PLAN PAPER WAREHOUSE - FIRE ALARM
FA1-102B	LEVEL 02 PLAN SPINNING MILL - FIRE ALARM
FA1-102C	LEVEL 02 PLAN PAPER WAREHOUSE - FIRE ALARM
FA1-103B	LEVEL 03 PLAN SPINNING MILL - FIRE ALARM
FA1-103C	LEVEL 03 PLAN PAPER WAREHOUSE - FIRE ALARM
FA5-101	FIRE ALARM LEGEND, NOTES AND DETAILS
FIRE PROTECTION	
F1-100	FIRE PROTECTION PLAN - BASEMENT
F1-101A	FIRE PROTECTION PLAN - LEVEL 01 - WEAVE MILL
F1-101B	FIRE PROTECTION PLAN - LEVEL 01 - SPINNING MILL
F1-101C	FIRE PROTECTION PLAN - LEVEL 01 - PAPER WAREHOUSE
F1-102B	FIRE PROTECTION PLAN - LEVEL 02 - SPINNING MILL
F1-102C	FIRE PROTECTION PLAN - LEVEL 02 - PAPER WAREHOUSE
F1-103B	FIRE PROTECTION PLAN - LEVEL 03 - SPINNING MILL
F1-103C	FIRE PROTECTION PLAN - LEVEL 03 - PAPER WAREHOUSE
F1-104C	FIRE PROTECTION PLAN - LEVEL 04 - PAPER WAREHOUSE
F5-101	DETAILS & NOTES - FIRE PROTECTION
F5-102	RISERS - FIRE PROTECTION
F5-103	FUEL OIL DETAILS
F5-104	FUEL OIL SPECIFICATIONS & FP BFP
F5-105	FIRESTOPPING DETAILS - FIRE PROTECTION
MECHANICAL	
M1-100A	MECHANICAL PLAN - BASEMENT - WEAVE MILL
M1-100B	MECHANICAL PLAN - BASEMENT - SPINNING MILL
M1-101A	MECHANICAL PLAN - LEVEL 01 - WEAVE MILL
M1-101B	MECHANICAL PLAN - LEVEL 01 - SPINNING MILL
M1-101C	MECHANICAL PLAN - LEVEL 01 - PAPER WAREHOUSE
M1-102A	MECHANICAL PLAN - LEVEL 02 - WEAVE MILL ROOF
M1-102B	MECHANICAL PLAN - LEVEL 02 - SPINNING MILL
M1-102C	MECHANICAL PLAN - LEVEL 02 - PAPER WAREHOUSE
M1-103B	MECHANICAL PLAN - LEVEL 03 - SPINNING MILL
M1-103C	MECHANICAL PLAN - LEVEL 03 - PAPER WAREHOUSE
M1-104B	MECHANICAL PLAN - LEVEL 04 - SPINNING MILL ROOF
M1-104C	MECHANICAL PLAN - LEVEL 04 - PAPER WAREHOUSE ROOF
M4-101	ENLARGED MECHANICAL PLANS
M4-102	ENLARGED MECHANICAL PLANS
M4-103	ENLARGED MECHANICAL PLANS
M5-101	MECHANICAL LEGEND & SCHEDULES
M5-102	MECHANICAL SCHEDULES
M5-103	MECHANICAL DETAILS
M5-104	MECHANICAL DETAILS
M5-105	MECHANICAL COMPLIANCE
M5-106	MECHANICAL COMPLIANCE
M5-107	MECHANICAL FIRESTOPPING DETAILS

SHEET DISCIPLINE NUMBER	SHEET NAME
PLUMBING	
P1-100A	PLUMBING PLAN - UNDERGROUND - WEAVE MILL
P1-100B	PLUMBING PLAN - BASEMENT - SPINNING MILL
P1-100C	PLUMBING PLAN - UNDERGROUND - PAPER WAREHOUSE
P1-101A	PLUMBING PLAN - LEVEL 01 - WEAVE MILL
P1-101B	PLUMBING PLAN - LEVEL 01 - SPINNING MILL
P1-101C	PLUMBING PLAN - LEVEL 01 - PAPER WAREHOUSE
P1-102A	PLUMBING PLAN - LEVEL 02 - WEAVE MILL
P1-102B	PLUMBING PLAN - LEVEL 02 - SPINNING MILL
P1-102C	PLUMBING PLAN - LEVEL 02 - PAPER WAREHOUSE
P1-103B	PLUMBING PLAN - LEVEL 03 - SPINNING MILL
P1-103C	PLUMBING PLAN - LEVEL 03 - PAPER WAREHOUSE
P1-104B	PLUMBING PLAN - LEVEL 04 - SPINNING MILL ROOF
P1-104C	PLUMBING PLAN - LEVEL 04 - PAPER WAREHOUSE ROOF
P4-101	ENLARGED PLUMBING PLANS
P4-102	ENLARGED PLUMBING PLANS
P4-103	ENLARGED PLUMBING PLANS
P5-101	PLUMBING LEGEND, NOTES, & SCHEDULES
P5-102	PLUMBING DETAILS
P5-103	PLUMBING DETAILS
P5-104	PLUMBING DETAILS
P5-105	PLUMBING FIRESTOPPING DETAILS
P6-101	PLUMBING RISERS - WEAVE MILL
P6-102	PLUMBING RISERS - SPINNING MILL
P6-103	PLUMBING RISERS - PAPER WAREHOUSE
P6-401	ENLARGED PLUMBING RISERS
P6-402	ENLARGED PLUMBING RISERS
P6-403	ENLARGED PLUMBING RISERS
STRUCTURAL	
S0-001	GENERAL NOTES
S0-002	SPECIAL INSPECTIONS
S0-003	TYPICAL CONSTRUCTION DETAILS
S0-004	TYPICAL CONSTRUCTION DETAILS
S0-005	TYPICAL CONSTRUCTION DETAILS
S0-006	TYPICAL CONSTRUCTION DETAILS
S0-007	TYPICAL CONSTRUCTION DETAILS
S1-100	BASEMENT PLAN
S1-100A	PARTIAL PLANS
S1-101A	LEVEL 1 - WEAVE
S1-101B	LEVEL 1 - SPINNING & PAPER
S1-102	LEVEL 2 FRAMING PLAN - SPINNING & PAPER
S1-103	LEVEL 3 FRAMING PLAN - SPINNING & PAPER
S1-104A	ROOF & MONITOR ROOF FRAMING PLANS - WEAVE
S1-104B	ROOF FRAMING PLAN - SPINNING & PAPER
S1-104C	ROOF DECK FRAMING PLAN - PAPER
S1-104D	HIGH ROOF FRAMING PLAN - PAPER
S2-101	SECTIONS & DETAILS
S2-201	SECTIONS & DETAILS
S2-202	SECTIONS & DETAILS
S2-204	SECTIONS & DETAILS
CIVIL	
C001	COVER SHEET
C002	GENERAL NOTES
C003	APPROVED REZONING PLAN
C004	APPROVED REZONING PLAN
C105	DEMOLITION PLAN
C201	ESCP - PHASE 1
C202	ESCP - PHASE 2
C203	EARTHWORK PHASING PLAN
C204	EROSION CONTROL DETAILS
C205	EROSION CONTROL DETAILS
C206	EROSION CONTROL DETAILS
C207	EROSION CONTROL DETAILS
C301	SITE PLAN - OVERALL
C302	SITE PLAN - ENLARGED
C401	GRADING PLAN - OVERALL
C402	GRADING PLAN - ENLARGED
C403	INLET AREA MAP
C501	UTILITY PLAN
C502	FIRE APPARATUS PLAN
C601	SANITARY SEWER PLAN & PROFILE
C701	STORM SEWER PLAN AND PROFILE
C702	STORM SEWER PLAN AND PROFILE
C703	STORM SEWER PROFILES
C810	GENERAL NOTES & DETAILS
C811	GENERAL NOTES & DETAILS
C812	GENERAL NOTES & DETAILS
C820	TYPICAL SECTIONS
C821	TYPICAL SECTIONS
C830	TURNING MOVEMENT
C831	ROADWAY PLAN - OVERALL

SHEET DISCIPLINE NUMBER	SHEET NAME
C840	ROADWAY PLANS
C841	ROADWAY PLANS
C842	ROADWAY PLANS
C843	ROADWAY PLANS
C844	ROADWAY PLANS
C850	ROADWAY PROFILES
C851	ROADWAY PROFILES
C852	ROADWAY PROFILES
C853	ROADWAY DRAINAGE PROFILES
C854	ROADWAY DRAINAGE PROFILES
C855	ROADWAY DRAINAGE PROFILES
C860	PAVEMENTS MARKING AND SIGNING PLANS
C861	PAVEMENTS MARKING AND SIGNING PLANS
C862	PAVEMENTS MARKING AND SIGNING PLANS
C863	PAVEMENTS MARKING AND SIGNING PLANS
C864	PAVEMENTS MARKING AND SIGNING PLANS
C870	TRAFFIC CONTROL
C871	TRAFFIC CONTROL
C880	CROSS SECTIONS
C881	CROSS SECTIONS
C882	CROSS SECTIONS
C883	CROSS SECTIONS
C884	CROSS SECTIONS
C885	CROSS SECTIONS
C886	CROSS SECTIONS
C887	CROSS SECTIONS
C888	CROSS SECTIONS
C889	CROSS SECTIONS
C890	CROSS SECTIONS
C891	CROSS SECTIONS
C892	CROSS SECTIONS
C893	CROSS SECTIONS
C894	CROSS SECTIONS
C901	CITY OF CHARLOTTE SITE DETAILS
C902	CITY OF CHARLOTTE SITE DETAILS
C903	CITY OF CHARLOTTE SITE DETAILS
C904	CITY OF CHARLOTTE SITE DETAILS
C905	SITE DETAILS
C906	CITY OF CHARLOTTE STORMWATER DETAILS
C907	CITY OF CHARLOTTE STORMWATER DETAILS
C908	CITY OF CHARLOTTE UTILITY DETAILS
C909	CITY OF CHARLOTTE UTILITY DETAILS
L001	TREE SAVE PLAN
L002	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLANB
L103	STREAM PLANTING PLAN
L104	STREAM PLANTING NOTES
L201	LANDSCAPE DETAILS
L202	LANDSCAPE NOTES
LANDSCAPING	
L100	REFERENCE PLAN
L130	MATERIALS PLAN - UPPER CONCOURSE
L131	MATERIALS PLAN - UPPER CONCOURSE
L132	MATERIALS PLAN - LOWER CONCOURSE
L140	LAYOUT PLAN
L141	LAYOUT PLAN
L150	GRADING PLAN
L151	GRADING PLAN
L160	PLANTING PLAN
L161	PLANTING PLAN
L500	DETAILS
L501	DETAILS
L504	DETAILS

FOR PERMIT/CONSTRUCTION SET - 9.21.21

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CHARLOTTE, NC

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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
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CON: JOHN FARMER

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CON: JASON MACCALL, PE

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CON: AARON MARX, PE

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DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL

JOHN LOUIS WARASILA
REGISTERED ARCHITECT
MECKLENBURG COUNTY
CODE ENFORCEMENT
6382
NORTH CAROLINA

9.21.21

SEAL

ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 5U740
NORTH CAROLINA
DURHAM, N.C.

9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT/CONSTRUCTION SET	9.21.21

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

DRAWING INDEX

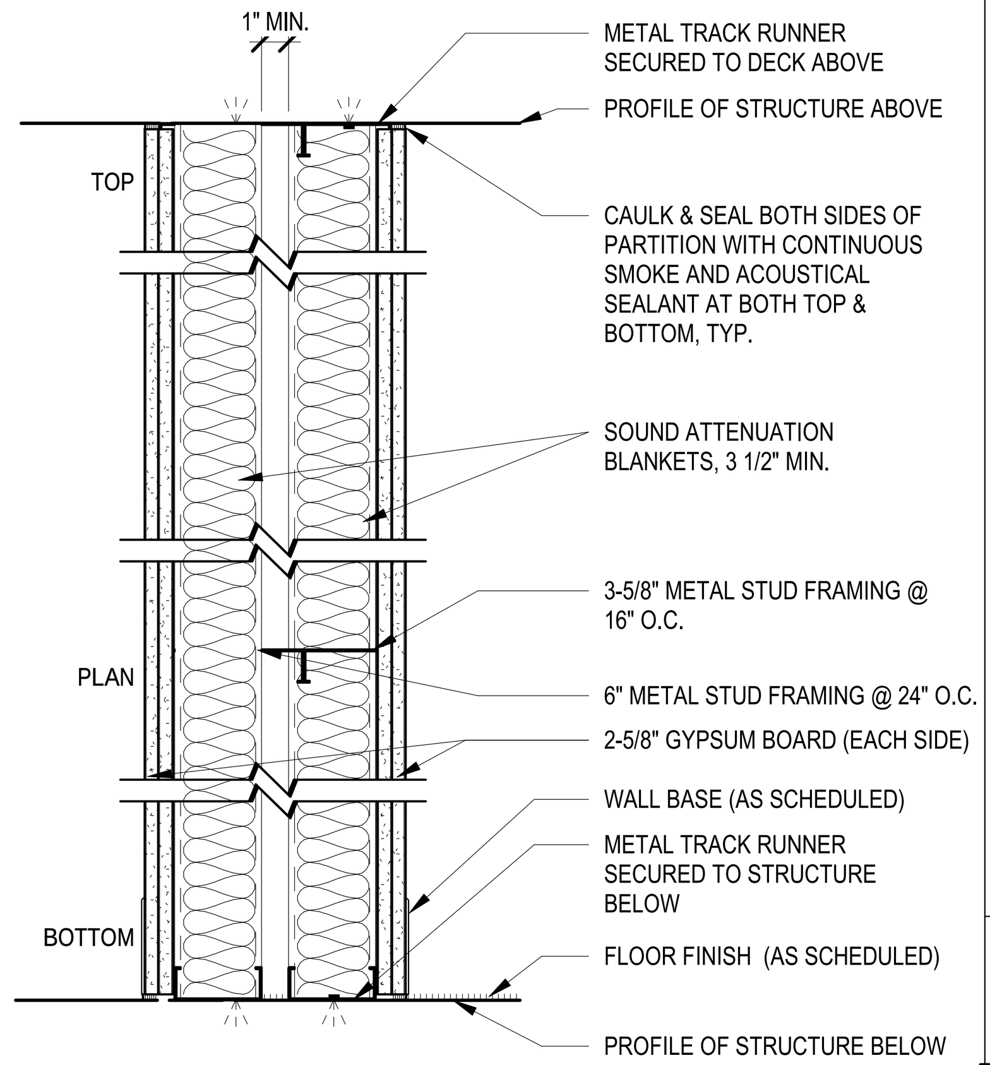
DATE: 9.21.21
SCALE:
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

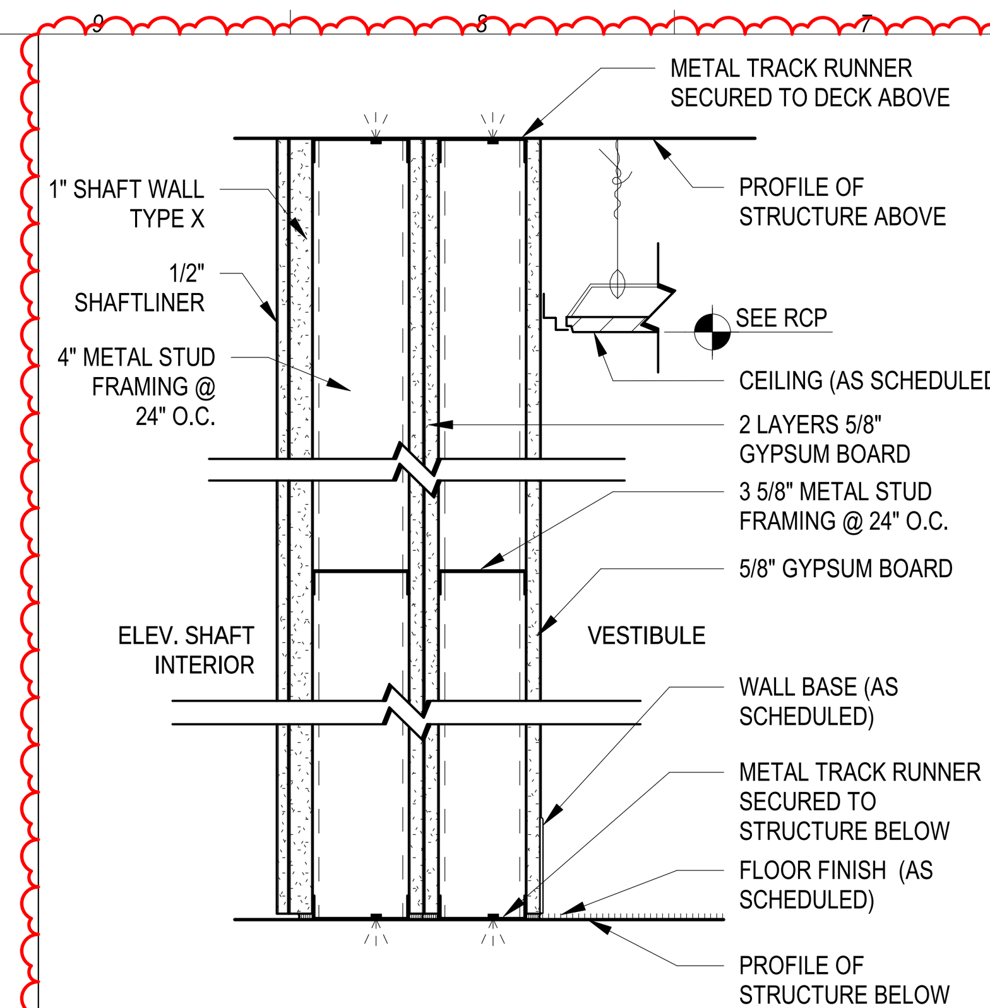
G001

FOR CONSTRUCTION SET - 4.8.22



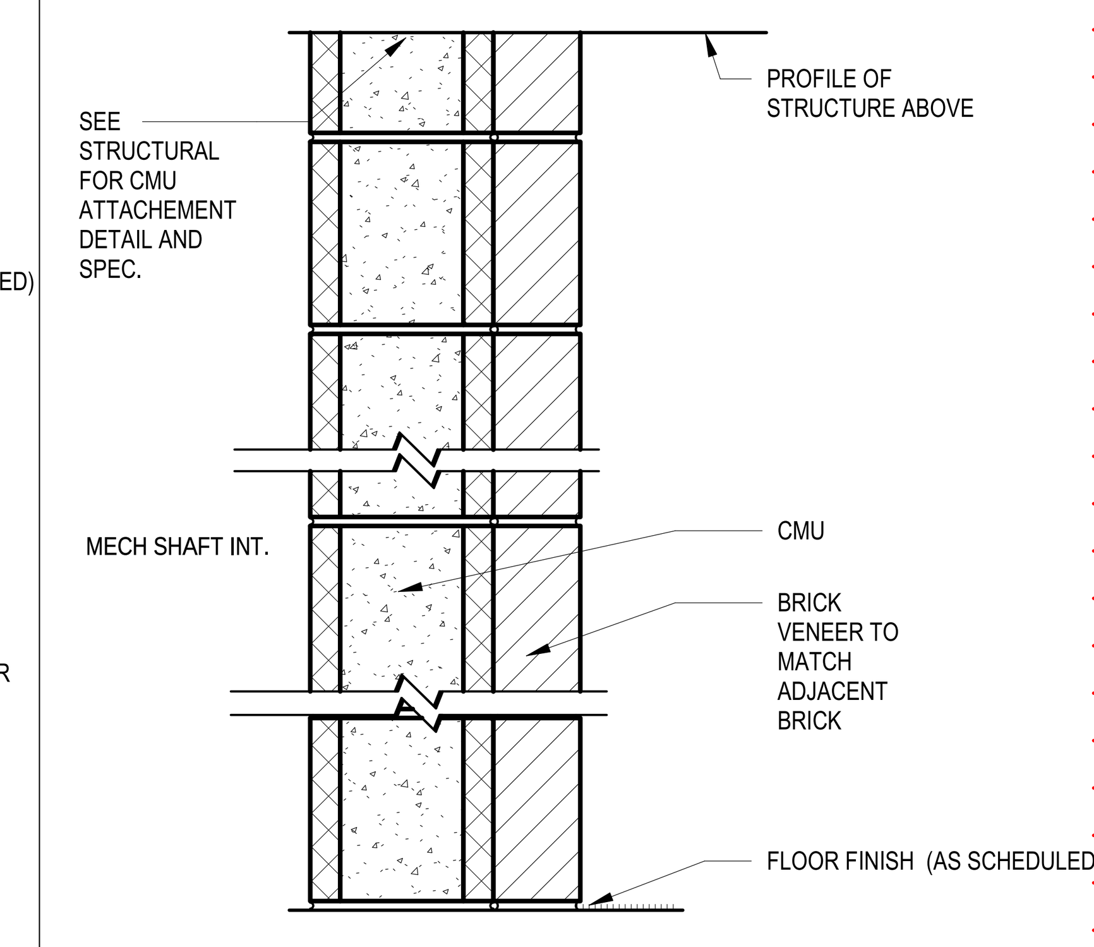
PARTITION TYPE P12

PARTITION TYPE P12 : UL U493 - 2 HOURS RATED CHASE WALL NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AND 3 5/8" METAL STUDS AT 16" OC WITH 2-5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.



PARTITION TYPE P14

PARTITION TYPE P14 : 2 HOUR RATED PARTITION @ SHAFT. UL U417



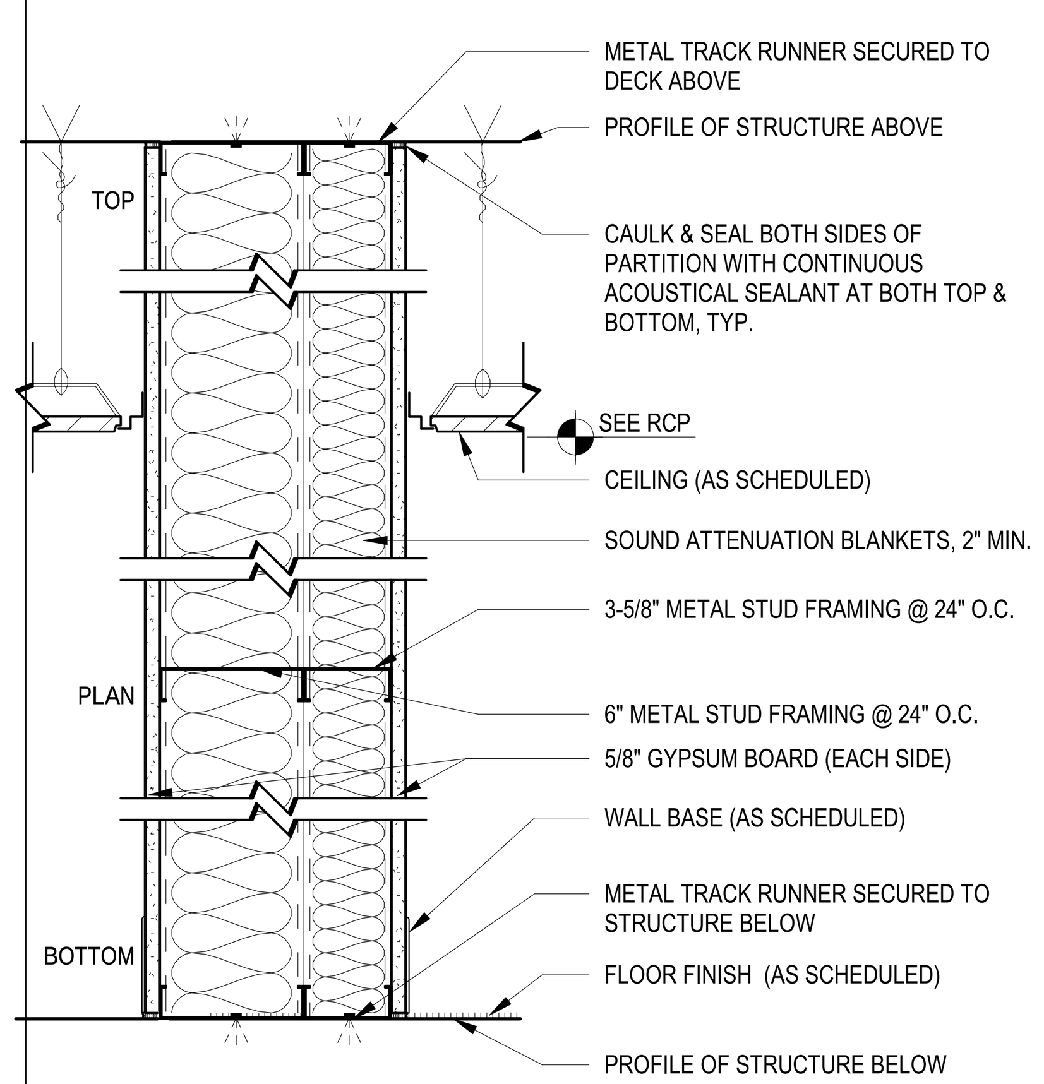
PARTITION TYPE P13

PARTITION TYPE P13 : 2 HOUR RATED PARTITION UL U905

10

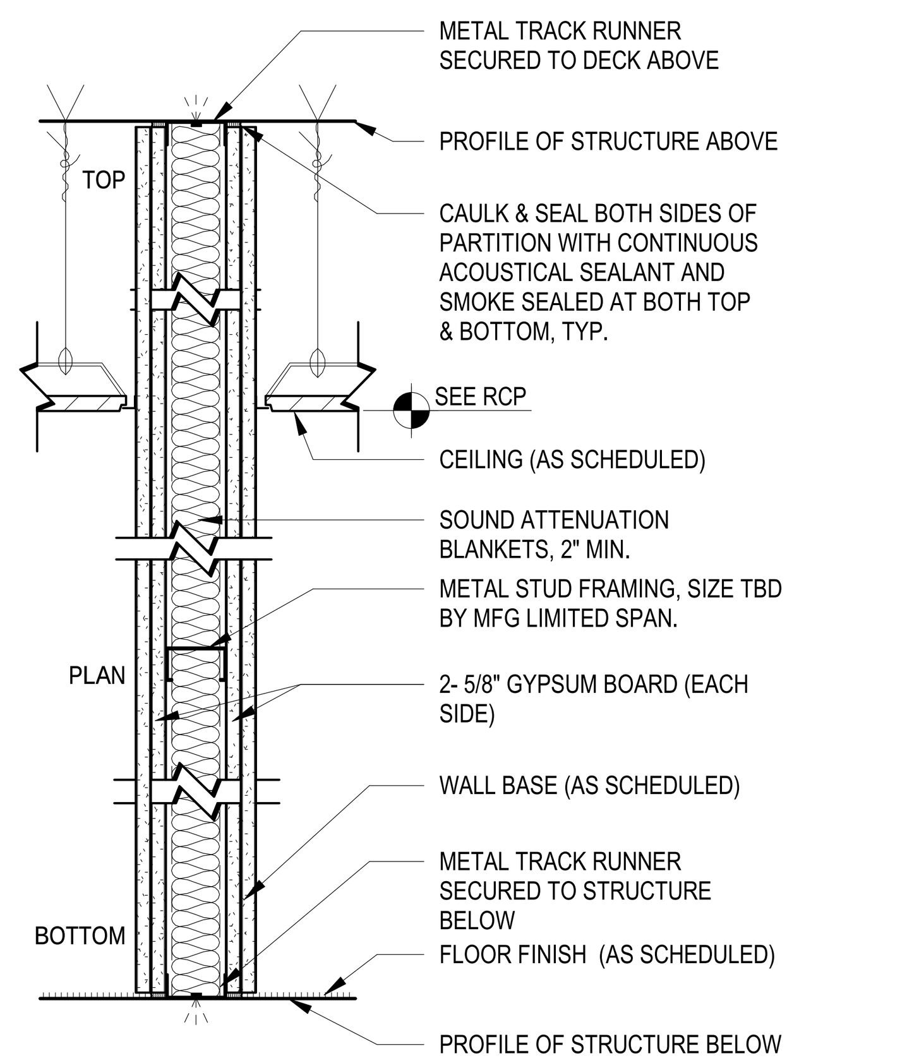
PARTITION TYPES SHEET NOTES

1. ALL METAL FRAMING SHALL BE 3-5/8", 25 GAGE METAL STUDS ON 24" CENTER U.N.O. (VERIFY FRAMING AND GWB THICKNESS MATCHES EXISTING WHERE ALIGNING WITH EXISTING WALLS BEFORE PROCEEDING. MATCH EXISTING AS REQUIRED. ADVISE ARCH. BEFORE PROCEEDING IF CONFLICTS WITH EXISTING DOOR JAMBS.)
2. ACOUSTICAL INSULATION SOUND ATTENUATION BLANKET SHALL FILL STUD CAVITY.
3. HORIZONTAL BRIDGING AND OVERHEAD BRACING AT CONCEALED LOCATIONS SHALL BE PROVIDED PER USG STANDARDS.
4. PROVIDE DOUBLE STUDS AT ALL JAMB LOCATIONS
5. ALL GYPSUM WALL BOARD SHALL BE 5/8" U.N.O.
6. ALL PARTITIONS RECEIVING TILE OR STONE SHALL HAVE 5/8" CEMEMNT BOARD.
7. INSTALL GREENBOARD AT NON-TILE LOCATIONS IN RESTROOMS/JANITORS.
8. PROVIDE DIAG. BRACING TO UNDERSIDE OF DECK ABOVE AT ALL DOOR HEADS.



PARTITION TYPE P10

PARTITION TYPE P10 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AND 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.

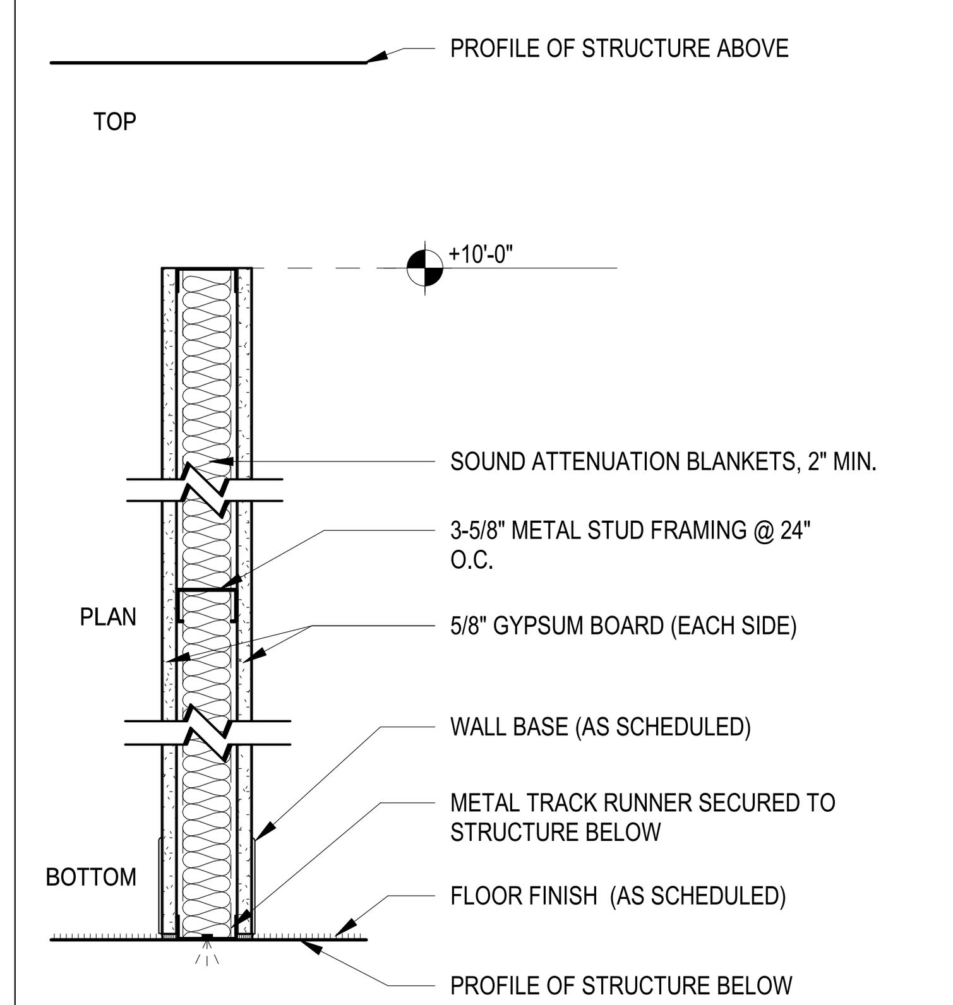


PARTITION TYPE P9

PARTITION TYPE P9 : 2-HOUR RATED PARTITION UL DESIGN NO. UL 425 WITH EXTERIOR CLADDING, BEARING WALL

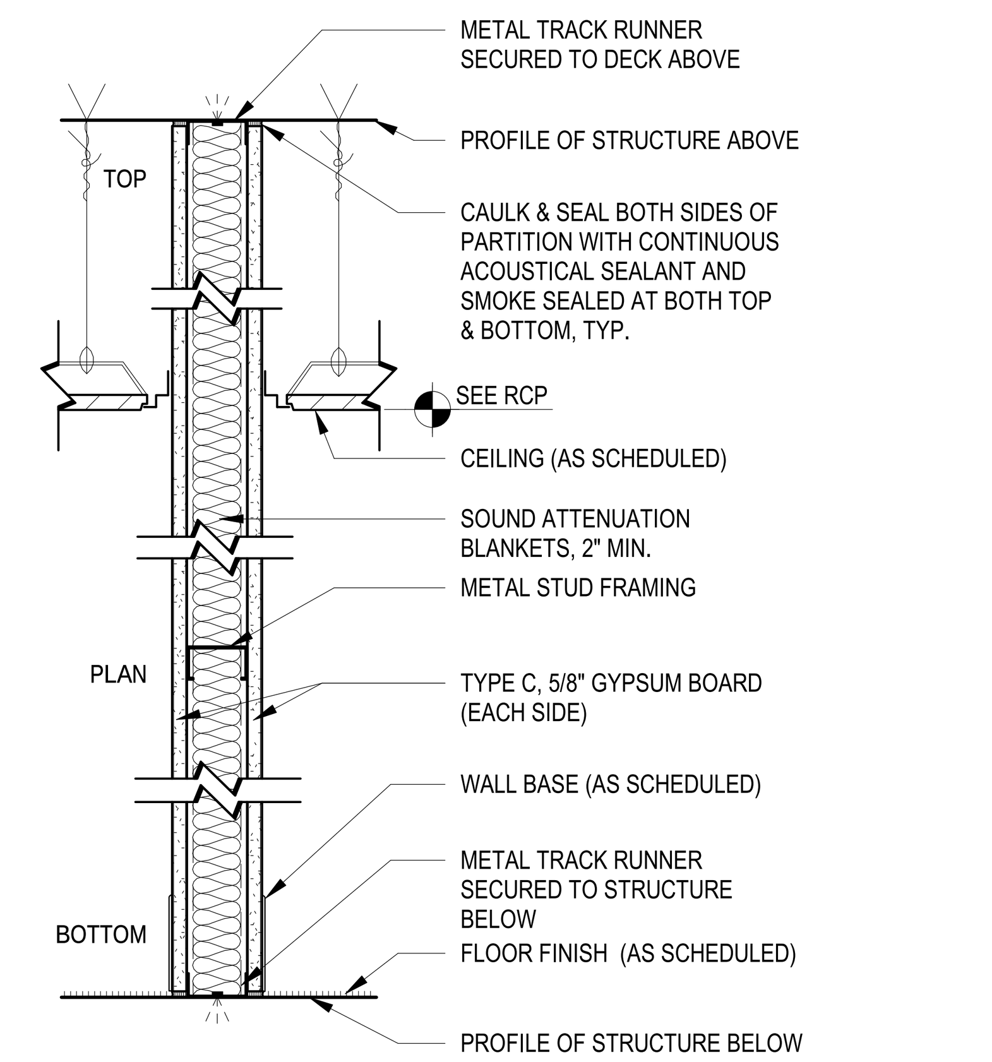
PARTITION TYPE P9A

PARTITION TYPE P9A : 2-HOUR RATED PARTITION UL DESIGN NO. UL 425



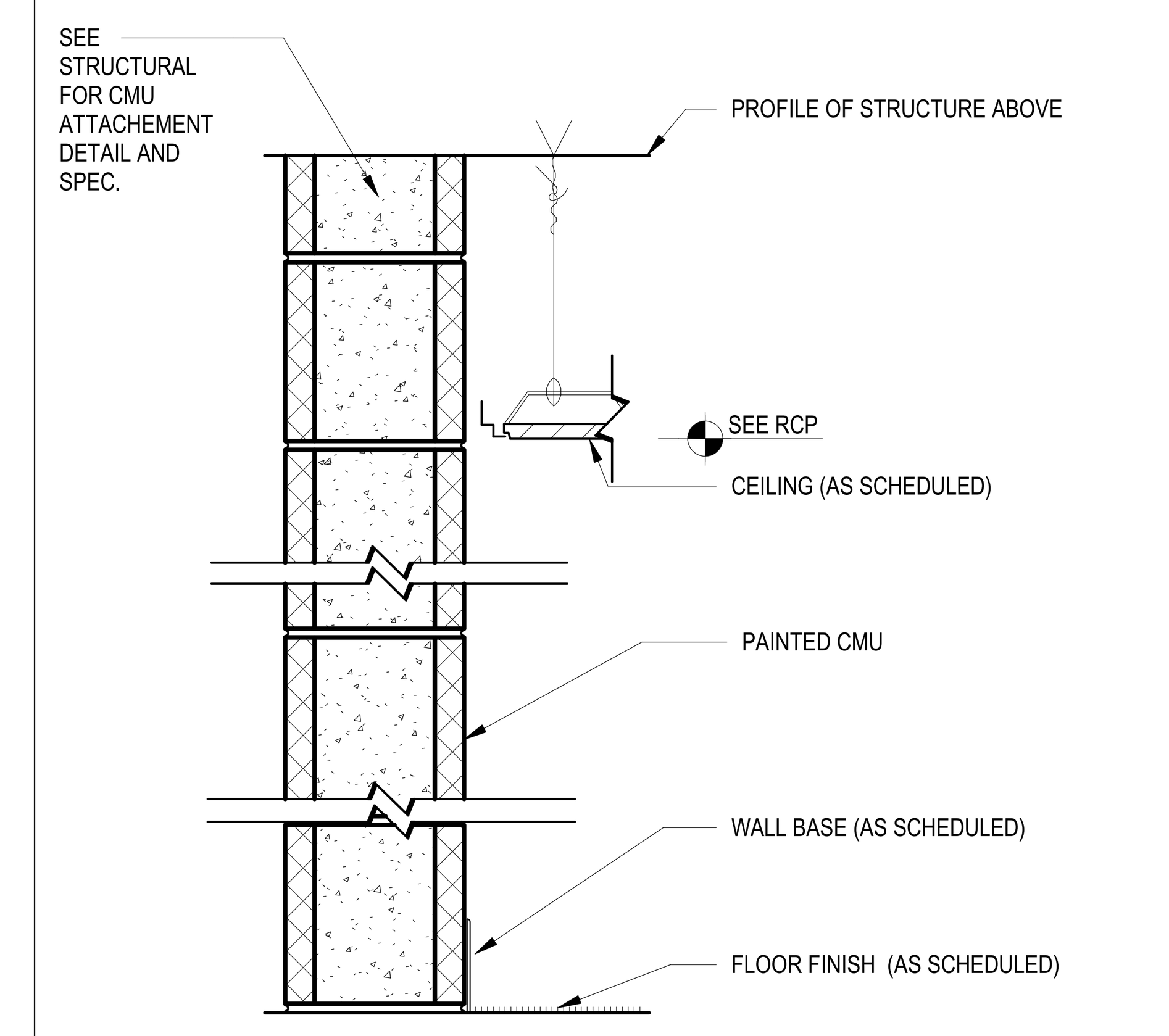
PARTITION TYPE P8

PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.



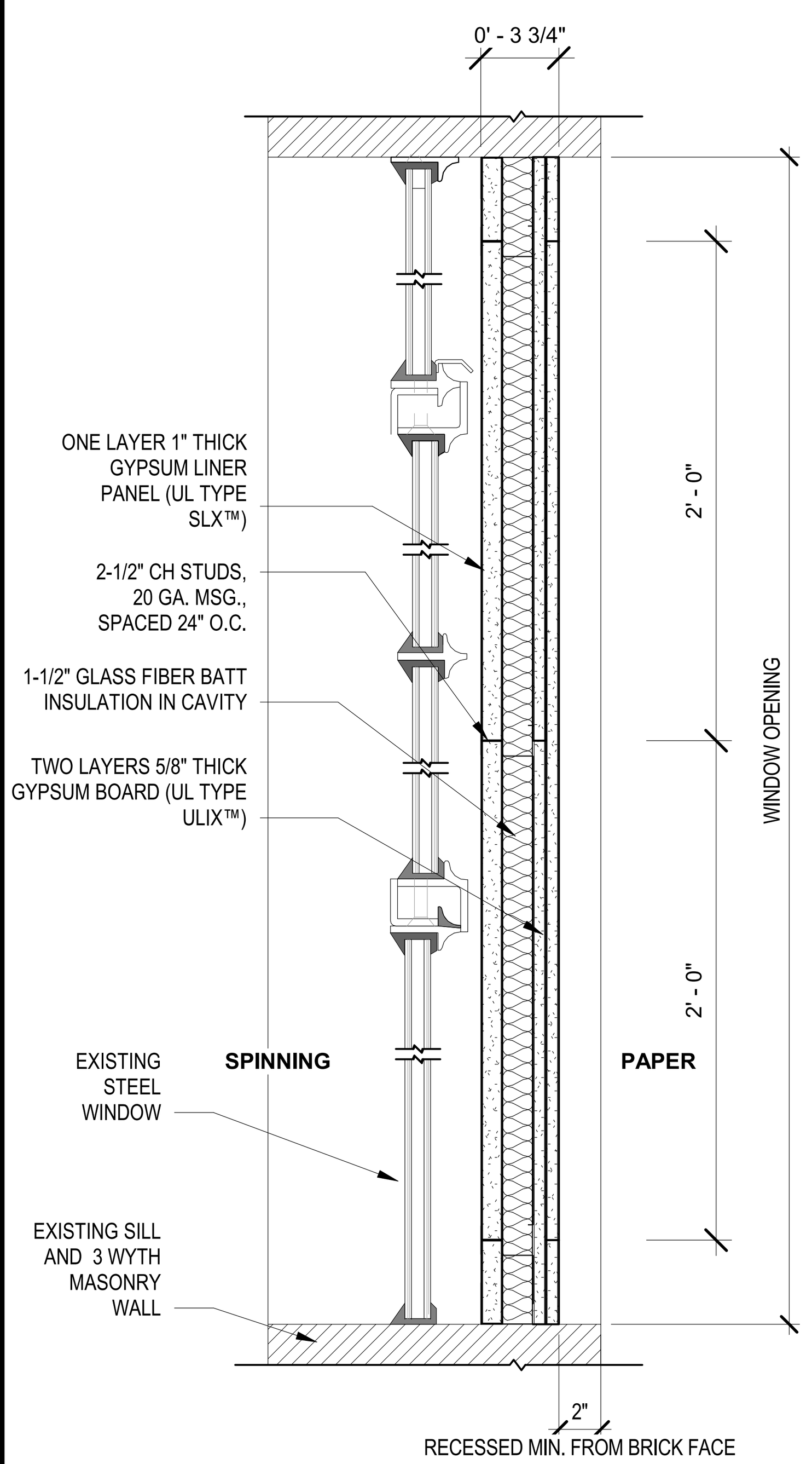
PARTITION TYPE P7

PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415.



PARTITION TYPE P6

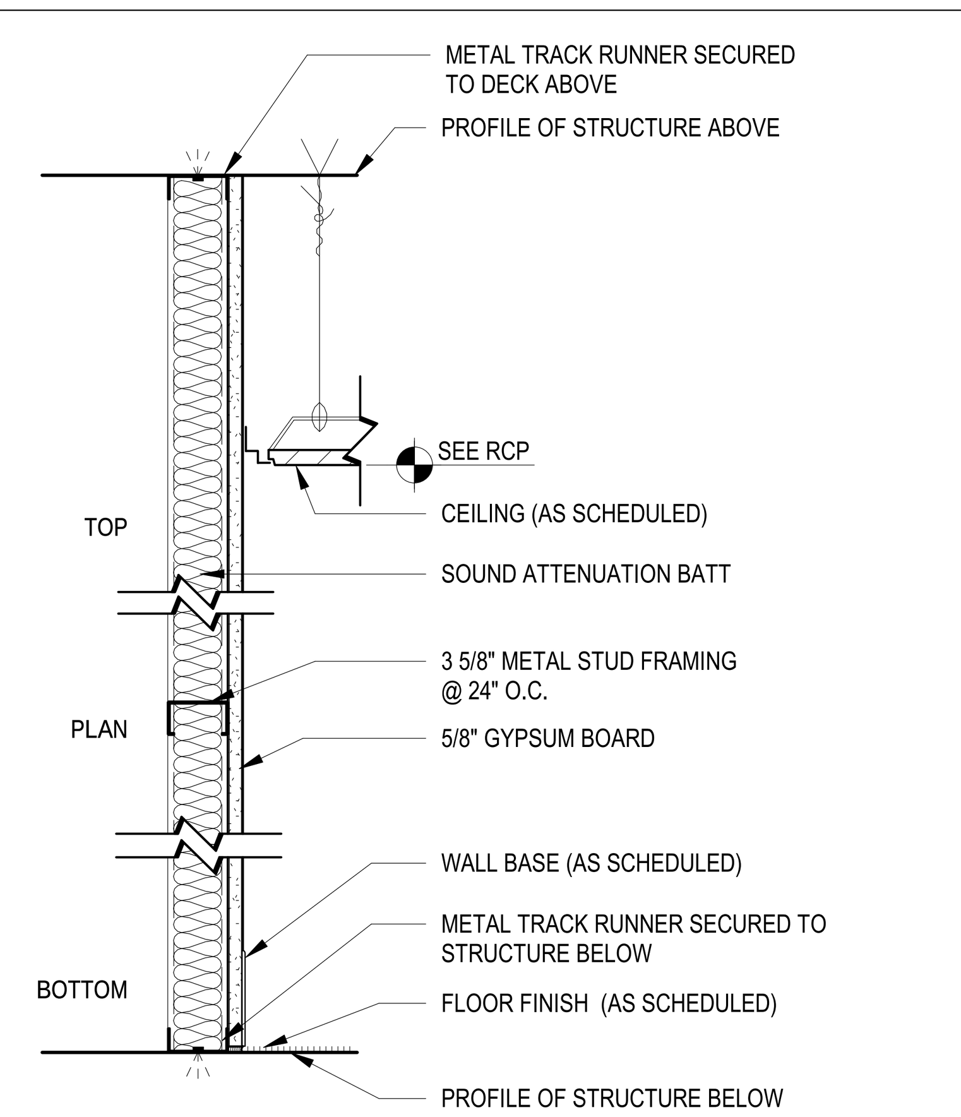
PARTITION TYPE P6 : 2 HOUR RATED PARTITION UL U905



PARTITION TYPE P11

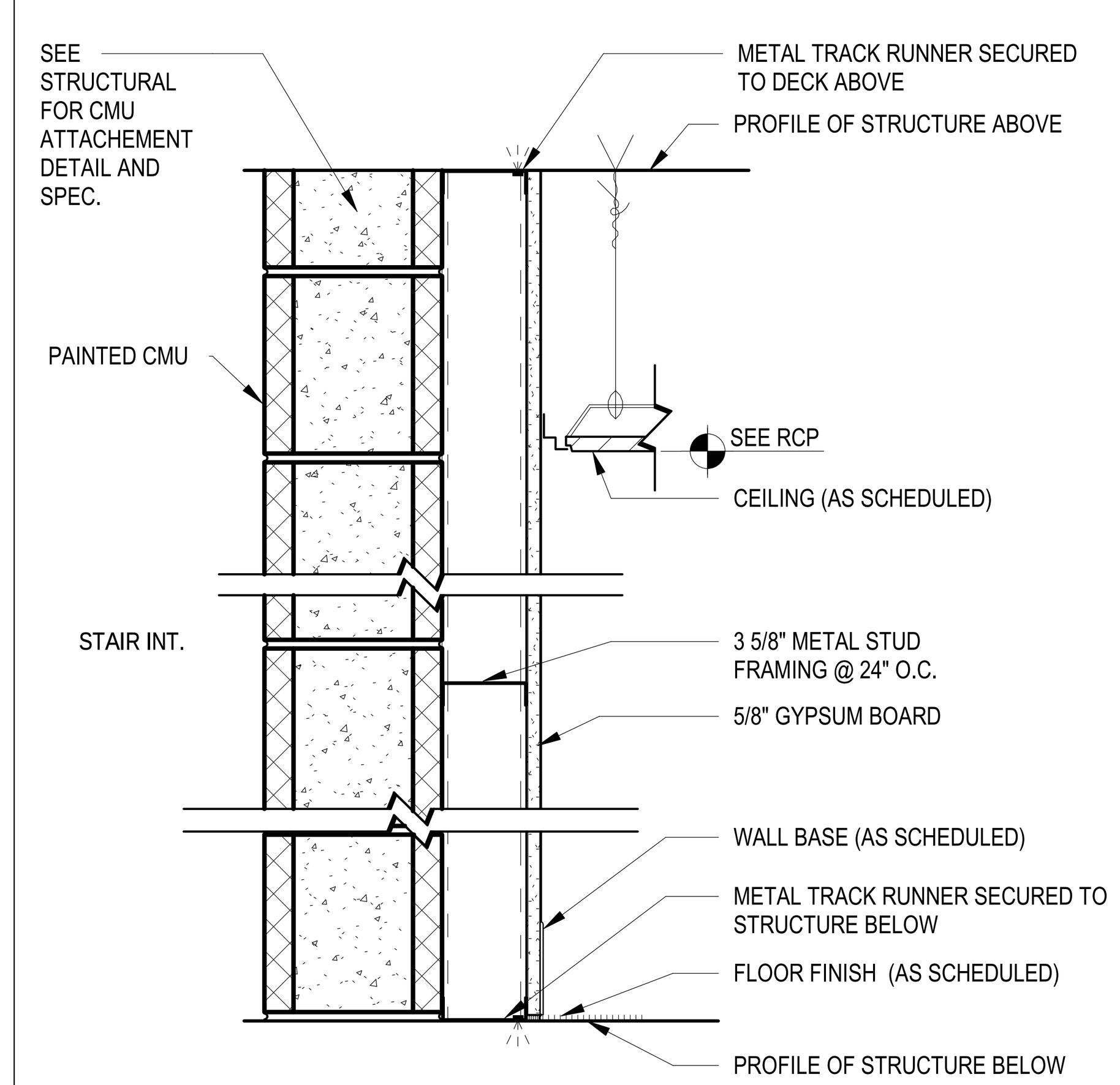
PARTITION TYPE P11 : 2-HOUR RATED PARTITION UL DESIGN NO. UL U415 B

FIRE RATING:	2 Hour
STC:	47
SOUND TEST:	USG-170522
SYSTEM THICKNESS:	3 3/4"



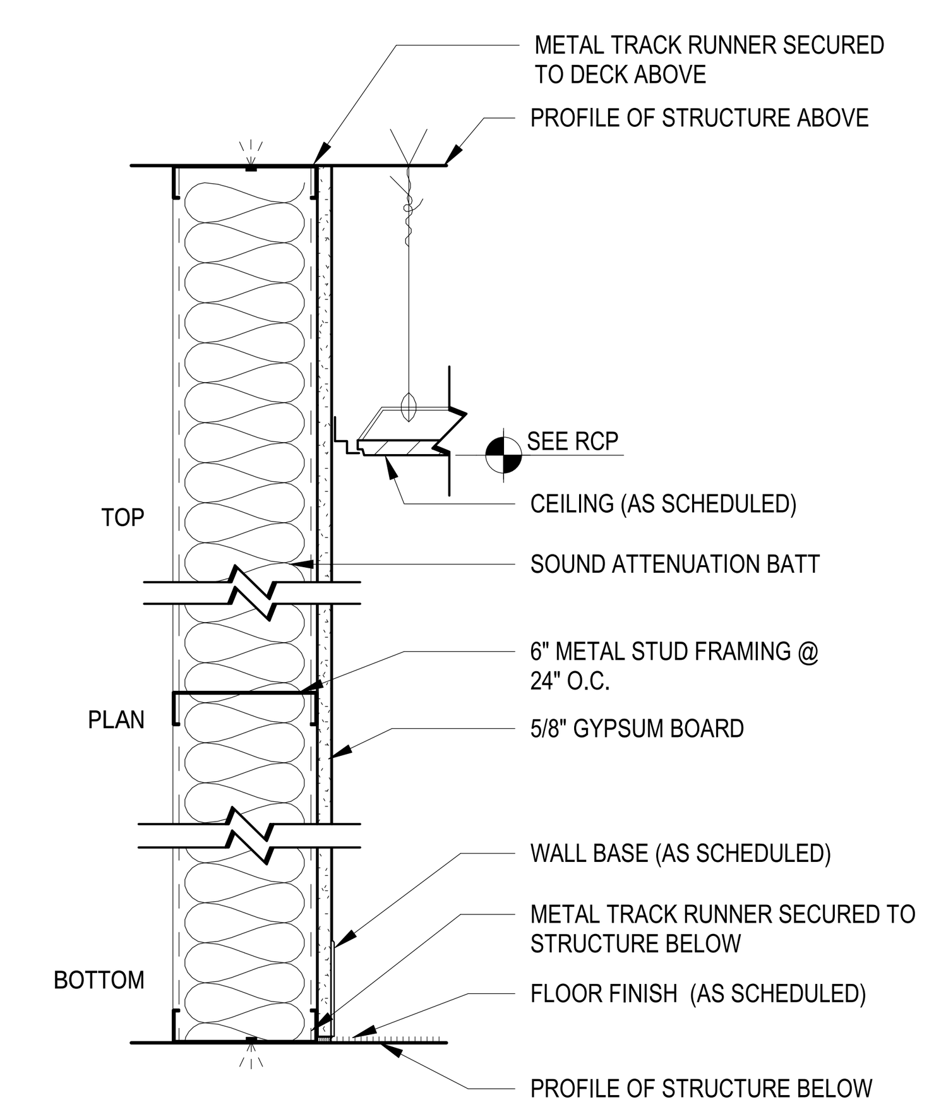
PARTITION TYPE P5

PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION.



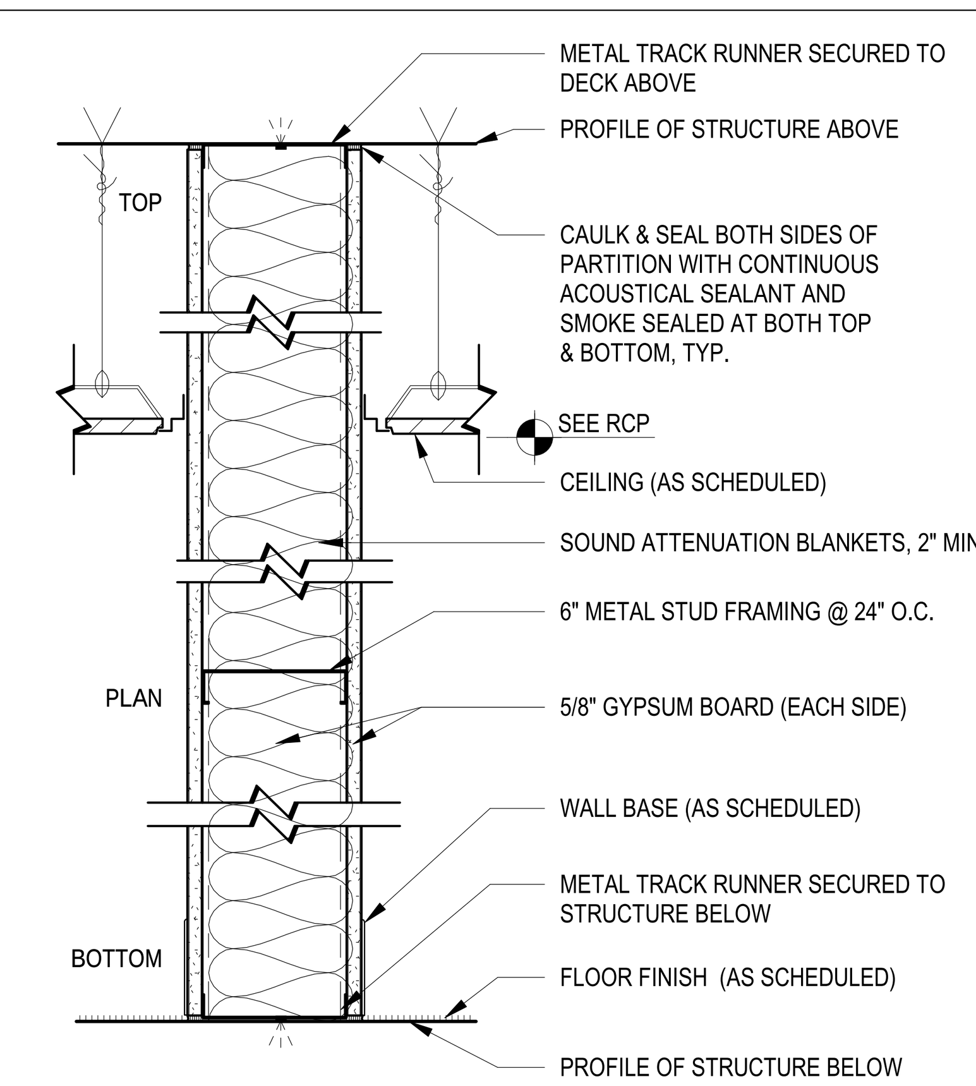
PARTITION TYPE P4

PARTITION TYPE P4 : 2 HOUR RATED PARTITION @ SHAFT. UL U905



PARTITION TYPE P3

PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION.

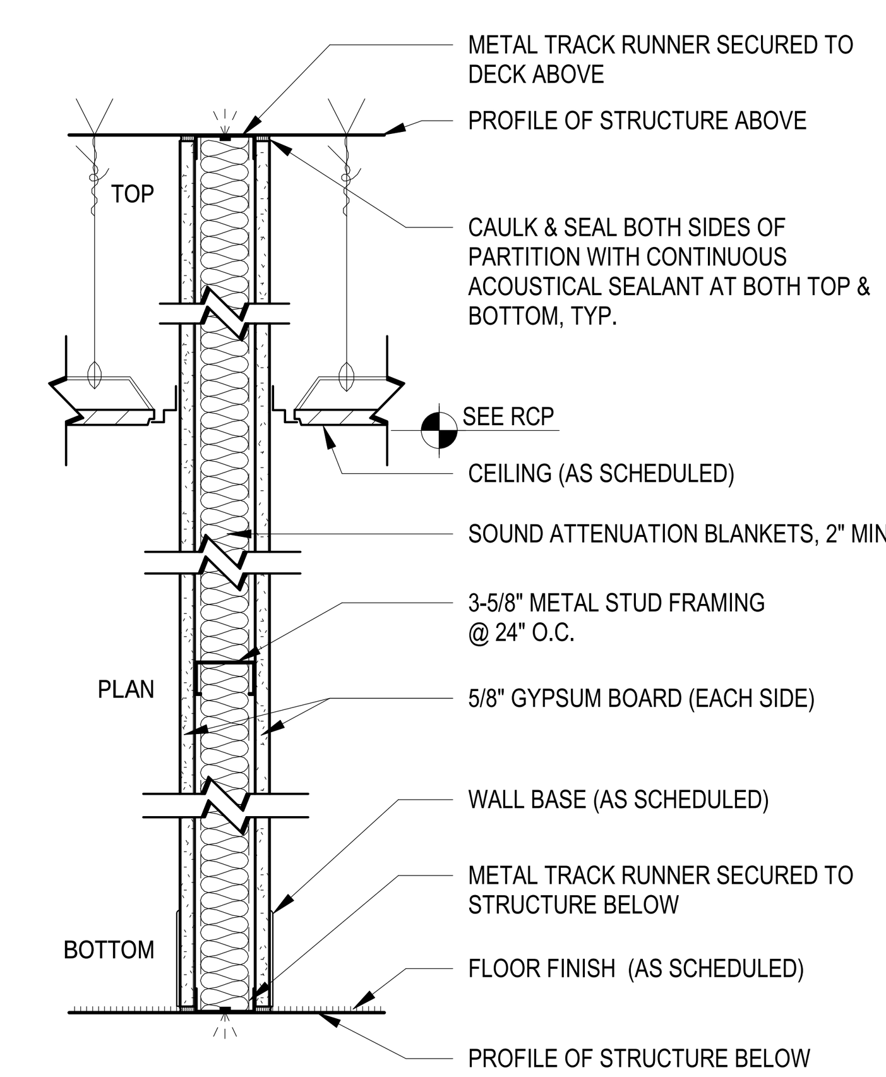


PARTITION TYPE P2

PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES.

PARTITION TYPE P2A

PARTITION TYPE P2A : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES. 1 HOUR FIRE RATED WALL. UL DESIGN NUMBER U415



PARTITION TYPE P1

PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.

PORTMANHOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
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CON: TEERA GAMES,AIA
CON: SARAH WILHELM

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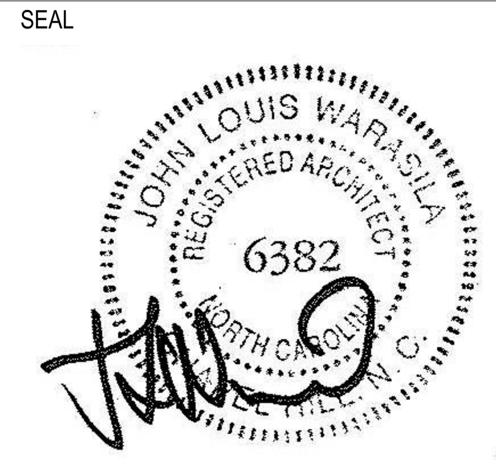
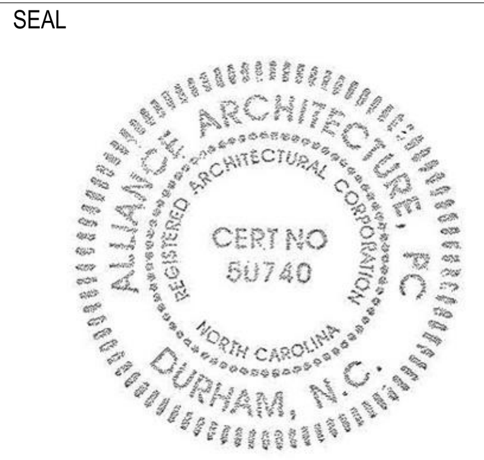
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL



9.21.21

SEAL



9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
D	Cycle 3 Interactive - Permit Comments	3/11/22
10	CCD-1 REVISED 2	9/29/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

PARTITION TYPES AND DETAILS

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

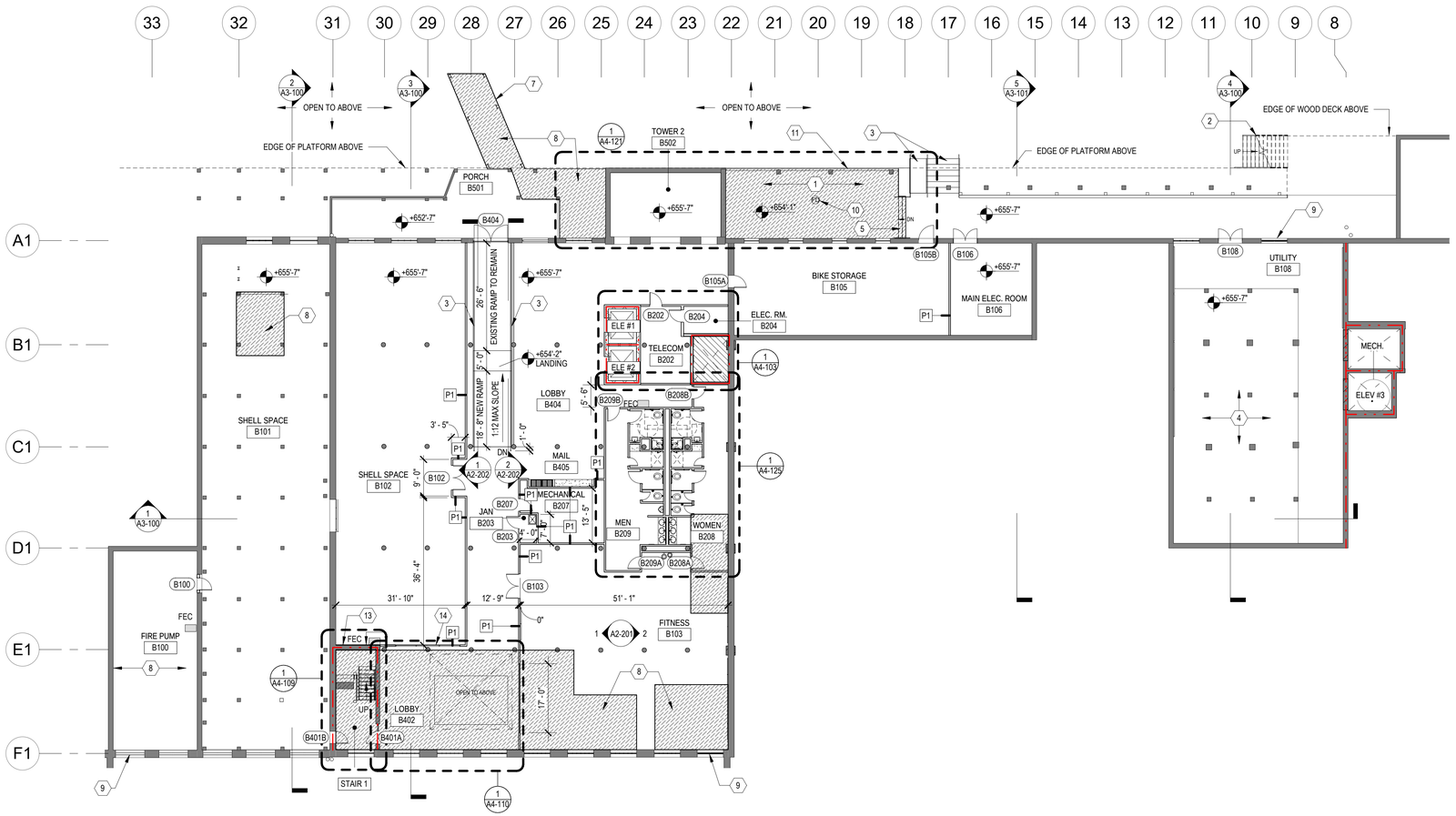
NORTH

SHEET NUMBER:

A1-000

4/7/2022 2:45:40 PM

FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

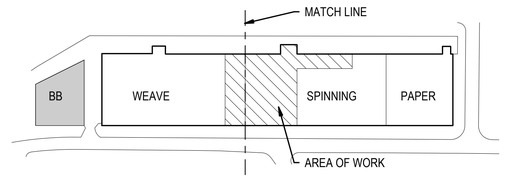
PARTITION NOTES

1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
9. GC SHALL COORDINATE, SPACE, AND REVIEW SIZE AND LOCATION OF ALL PENETRATIONS. ALL PENETRATIONS SHALL BE PROPERLY SEALED ACCORDING TO APPLICABLE CODES.
10. WHERE PARTITIONS MEET MULLIONS THEY ARE TO BE CENTERED ON MULLIONS AND CAULKED UNO.
11. ALL FIRE EXTINGUISHERS, AUDIO DEVICES, AND VISUAL ALARMS ARE TO BE ALIGNED AND STACKED VERTICALLY ON WALLS.
12. GC TO PROVIDE FOR EXPANSION JOINTS IN GWB PARTITION AS PER U.S. GYPSUM ASSOCIATION RECOMMENDATIONS.
13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

EXISTING WALL TO REMAIN	CONCRETE FLOOR TO REMAIN.
1HR PARTITION	NEW CONCRETE FLOOR
2HR PARTITION	
20" THK. NEW BRICK WALL.	NEW WOOD DECK
P1 — PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.	
P2 — PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.	
P3 — PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.	
P4 — PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.	
P5 — PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.	
P6 — PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906	
P7 — PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE	
P8 — PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.	
NEW MILLWORK	
XXX — EXISTING SHELL BUILDING DOOR TO REMAIN.	
XXX — NEW DOOR	
CR — CARD READER	
FEC — SEMI RECESSED FIRE EXTINGUISHER CABINET	

KEY PLAN



KEY NOTES

1. NEW CONCRETE INFILL. REFER TO SHEET A4-121 FOR DETAILS.
2. NEW PAN STEEL STAIR AND CONCRETE FILL WITH PIPE AND TUBE RAILING.
3. PROVIDE NEW RAILING AT EXISTING RAMP AND STAIR. RAILING TO BE PIPE AND TUBE AND PAINTED.
4. ADD VAPOR BARRIER ON EXISTING GRADE.
5. NEW CONCRETE STAIR WITH PIPE AND TUBE RAILING. SEE SHEET A4-121 FOR DETAILS.
6. NOT USED.
7. NEW BRIDGE ABOVE.
8. NEW CONCRETE FLOOR/INFILL TO BE LEVEL WITH EXISTING ADJACENT SLAB. COORDINATE WITH STRUCTURAL DRAWINGS.
9. FRESH AIR INTAKE LOUVER LOCATION, SEE MECHANICAL DRAWINGS.
10. NEW FLOOR DRAIN, SEE PLUMBING DRAWINGS.
11. NEW FLOOR CONCRETE CURB, SEE STRUCTURAL DRAWINGS.
12. REFER TO LANDSCAPE DRAWINGS.
13. FURR OUT WALL TO ALIGN WITH NEW STOREFRONT.
14. PROVIDE SPRINKLER/FIRE PROTECTION DESIGN FOR 1 HOUR FIRE RATING AS REQUIRED DUE TO OCCUPANCY SEPARATION (REFER TO SHEET A4-111 FOR DETAILS).

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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9.21.21

SEAL
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CERT NO 5U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - BASEMENT

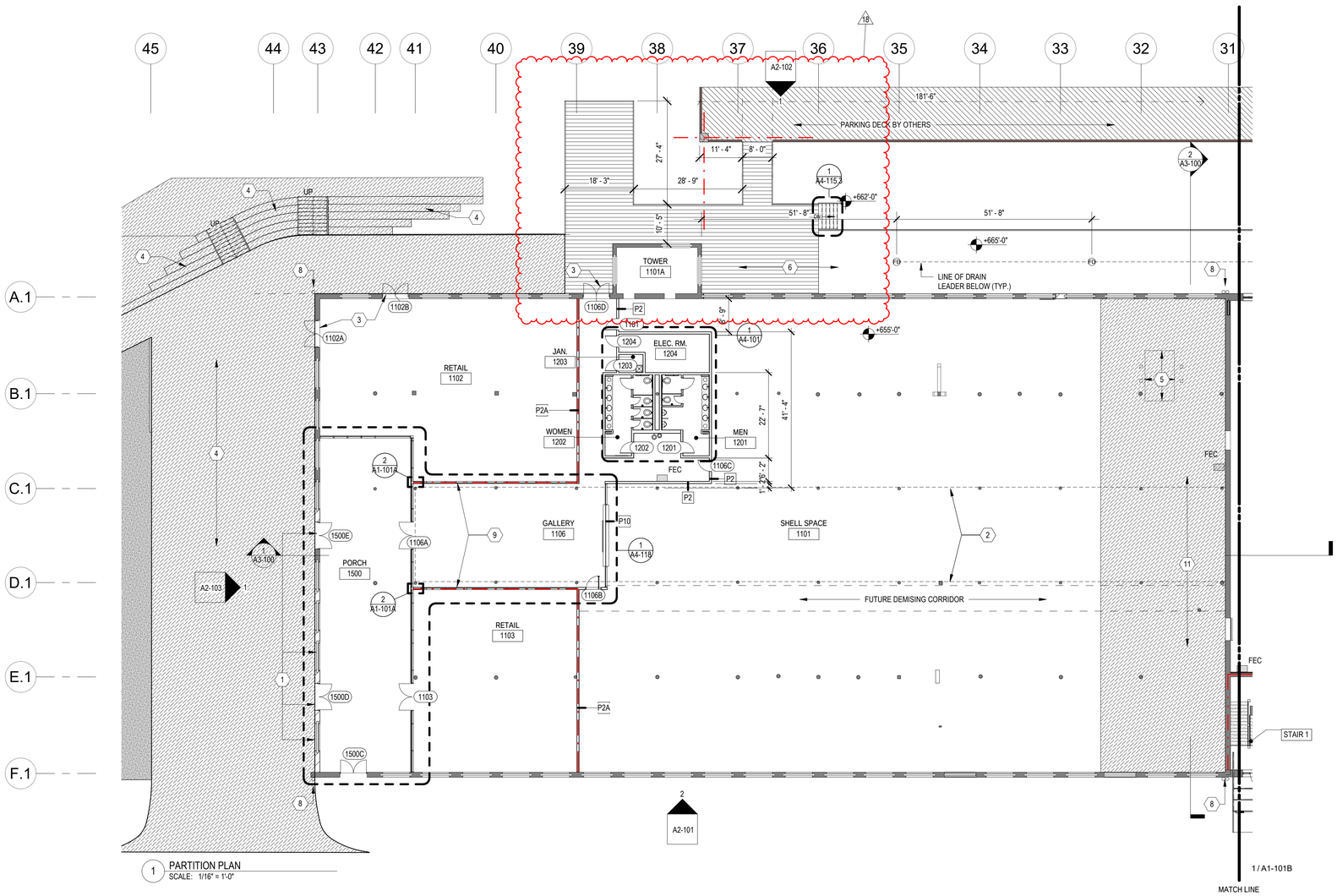
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-100

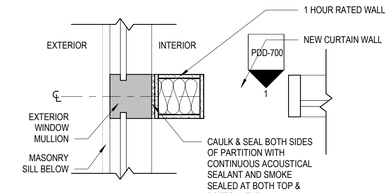
1/6/2023,3:52:45 PM

FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

PLAN DETAILS



2 PLAN DETAIL @ FIRE BARRIER AT EXTERIOR MULLION
SCALE: 1" = 1'-0"

PARTITION NOTES

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3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
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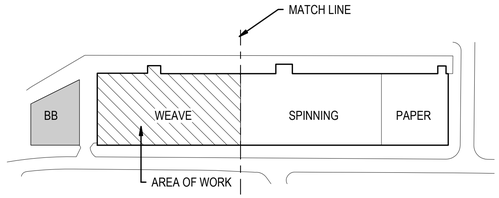
13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		
P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.		
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.		
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.		
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.		
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.		

P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY NOTES

1. INFILL LARGE OPENING TO RESTORE HISTORIC OPENINGS. REFER TO SHEET A2-103 FOR DETAILS.
2. LINE OF CLERESTORY ABOVE.
3. NEW STOREFRONT SYSTEM IN EXISTING OPENINGS. REFER TO SHEET A2-102 FOR DETAILS.
4. REFER TO LANDSCAPE DRAWINGS.
5. NEW CONCRETE SLAB IN OPENING.
6. REFER TO LANDSCAPE AND STURUCTRAL SHEETS FOR WORK ON CONCOURSE.
7. NEW 6" DIAMETER FLOOR DRAIN INSTALLED FLUSH W/ EXISTING CONCRETE PAD F.F.E. DRAIN LEADER TO CONNECT WITH STORM DRAIN BELOW (SEE CIVIL).
8. NEW CIRCULAR DOWNSPOUT. DISCHARGE @ 4" ABOVE ADJACENT GRADE (COORDINATE WITH CIVIL).
9. PROVIDE FIRE PROTECTION (SPRINKLER) ON BOTH SIDES OF STOREFRONT WALL. - TYCO WS
10. NOT USED
11. NEW CONCRETE INFILL. REFER TO A1-401A. COORDINATE WITH STRUCTURAL DRAWINGS.

PORTMANHOLDINGS

SAVONA MILL RENOVATION

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SEAL
JOHN LOUIS WARASILA
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6382
NORTH CAROLINA
9.21.21

SEAL
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REGISTERED ARCHITECTURAL CORPORATION
CERT NO 60740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES	
DESCRIPTION	*DATE*
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS		
REV.	*DESCRIPTION*	*DATE*
C	Cycle 3 - Permit Comments	2/24/22
6	CCD-2 NPS Amendment	8/12/22
18	RFI 124 - West Bridge	1/6/23

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 1 - WEAVE

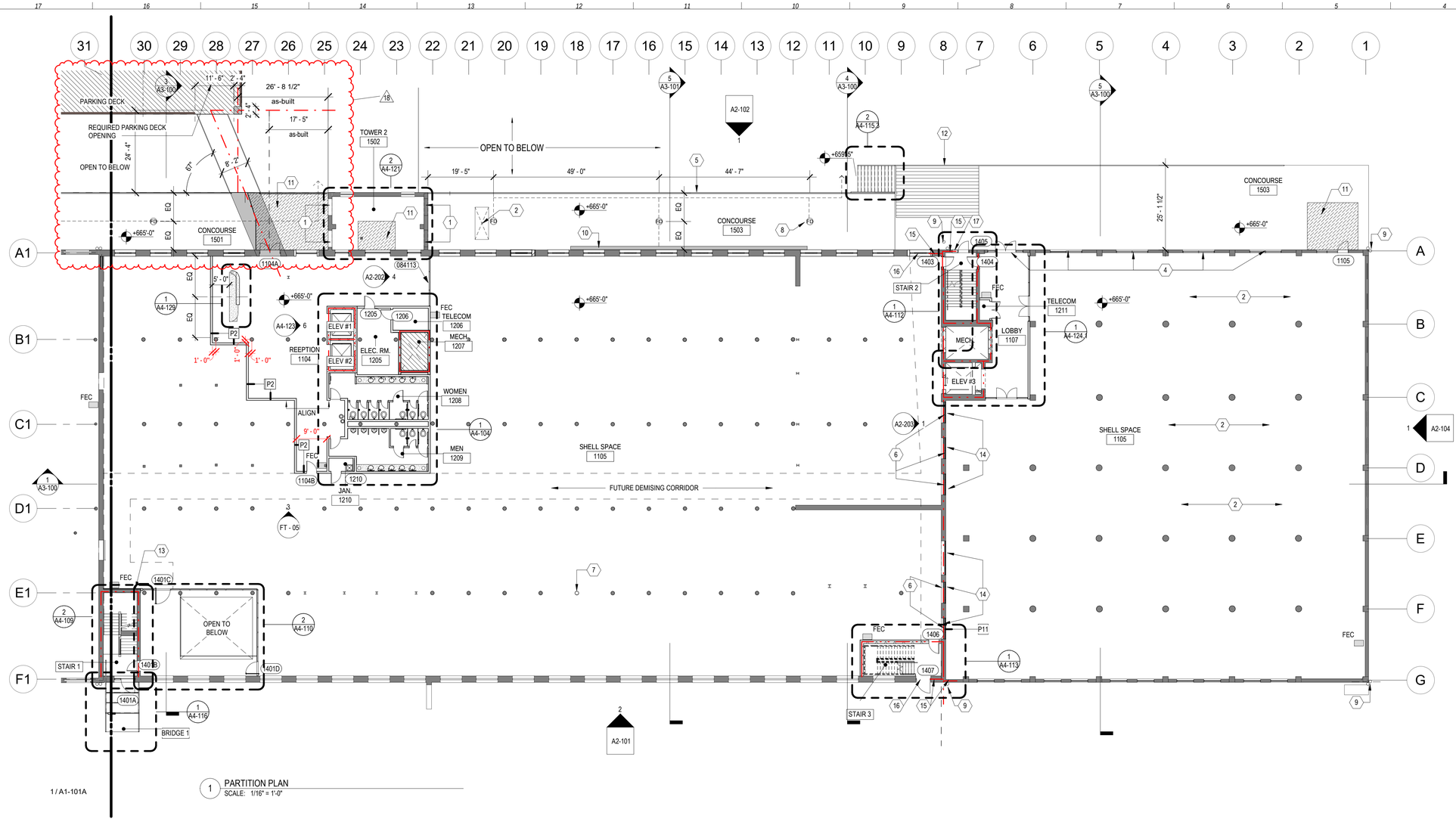
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-101A

1/6/2023 10:47:24 AM

FOR CONSTRUCTION SET - 4.8.22



1 / A1-101A

1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

PARTITION NOTES

1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
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6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
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13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		
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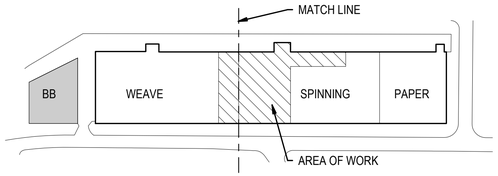
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.		
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.		
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.		
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906		
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE		
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.		
	NEW MILLWORK		
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.		
XXX	NEW DOOR		
CR	CARD READER		
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET		

KEY PLAN



KEY NOTES (X)

1. NEW OPENINGS IN EXISTING BRICK MASONRY.
2. EXISTING CONCRETE PADS.
3. EXISTING OPENING IN CONCRETE SLAB TO REMAIN.
4. NEW STOREFRONT SYSTEM IN EXISTING OPENINGS. REFER TO SHEET A2-102 FOR DETAILS.
5. REFER TO LANDSCAPE AND STURUCTRAL SHEETS FOR WORK ON CONCOURSE.
6. ABATE WINDOW AND PREP READY FOR PAINT.
7. NEW COLUMN BELOW SUPPORT BEAM. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
8. NEW 6" DIAMETER FLOOR DRAIN INSTALLED FLUSH W/ EXISTING CONCRETE PAD F.F.E. DRAIN LEADER TO CONNECT WITH STORM DRAIN BELOW (SEE CIVIL).
9. NEW CIRCULAR DOWNSPOUT. DISCHARGE @ 4" ABOVE ADJACENT GRADE (COORDINATE WITH CIVIL).
10. EXISTING 1'-0" X 70'-0" GAP IN EXISTING CONCRETE PLATFORM (FIELD VERIFY). NEW BENT METAL PLATE TO BE INSTALLED IN EXISTING OPENING, FLUSH WITH ADJACENT CONCRETE F.F.E. REFER TO A-302 FOR DETAIL.
11. NEW CONCRETE INFILL. COORDINATE WITH STRUCTURAL DRAWINGS.
12. NEW WOOD DECK. COORDINATE WITH LANDSCAPE AND STRUCTURAL DRAWINGS.
13. FURR OUT WALL TO ALIGN WITH NEW STOREFRONT.
14. INFILL WINDOW/WALL OPENING WITH WALL TYPE P11
15. 1 HOUR RATE WALL EXTEND MIN. 4'-0" FROM FIRE WALL
16. 1 HOUR RATE WALL, DOOR AND GLAZING
17. INFILL EXISTING OPENING WITH MASONRY TO MATCH ADJACENT EXISTING WALL.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 50740
DURHAM, N.C.
NORTH CAROLINA
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22
4	CCD-1	6/16/22
18	RFI 124 - West Bridge	1/6/23

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 1 - SPINNING & PAPER

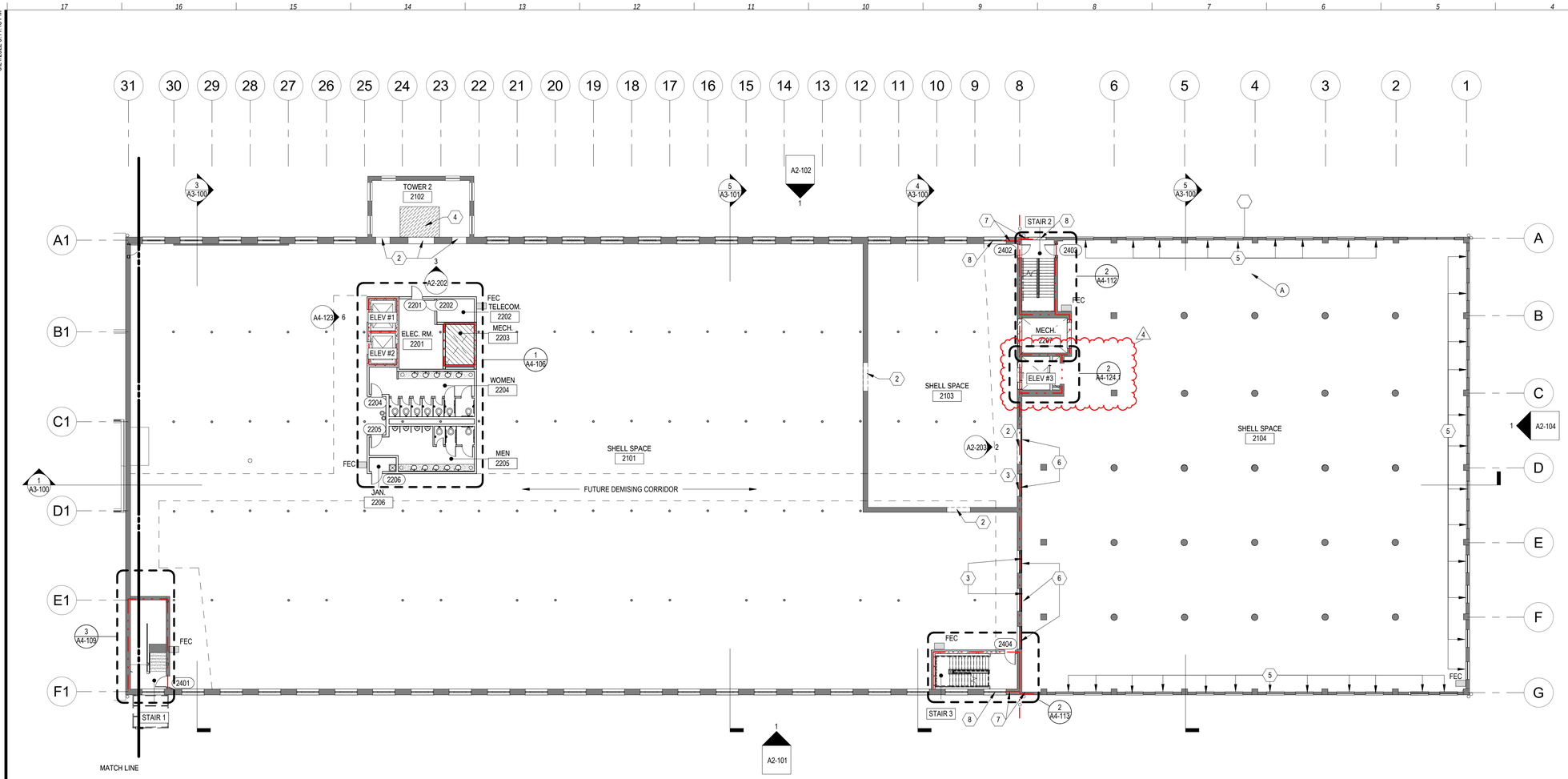
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-101B

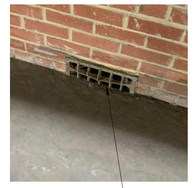
6/21/2022 5:11:18 PM

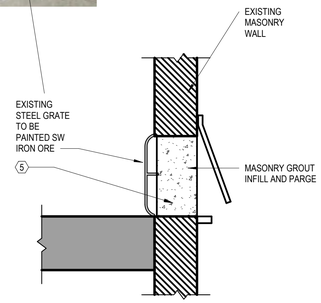
FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

TYPICAL DETAIL AT SCUPPER





PARTITION NOTES

1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
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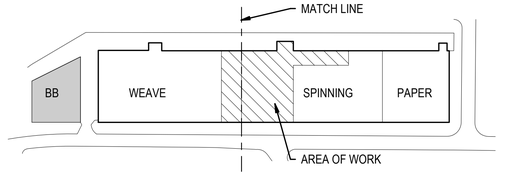
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		

P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY NOTES (X)

1. OPENING TO BE RESTORED. EXTEND FLOOR TO CREATE NEW PROJECT WINDOW. REFER TO A2-102.3 FOR DETAILS.
2. EXISTING OPENING TO BE RESTORED.
3. ABATE WINDOW AND PREP FOR PAINT.
4. NEW CONCRETE INFILL. COORDINATE WITH STRUCTURAL DRAWINGS.
5. EXISTING WALL SCUPPER TO BE INFILL WITH MASONRY GROUT AND PARGE. PAINT STEEL GRATE WITH SW IRON ORE. SEE TYPICAL DETAIL ON PARTITION PLAN.
6. INFILL WINDOW/WALL OPENING WITH WALL TYPE P11
7. 1 HOUR RATE WALL EXTEND MIN. 4'-0" FROM FIRE WALL
8. 1 HOUR RATE WALL, DOOR AND GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

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LANDSCAPE ARCHITECT:
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TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 50740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
4	CCD-1	6/16/22
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

PARTITION PLAN - LEVEL 2

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

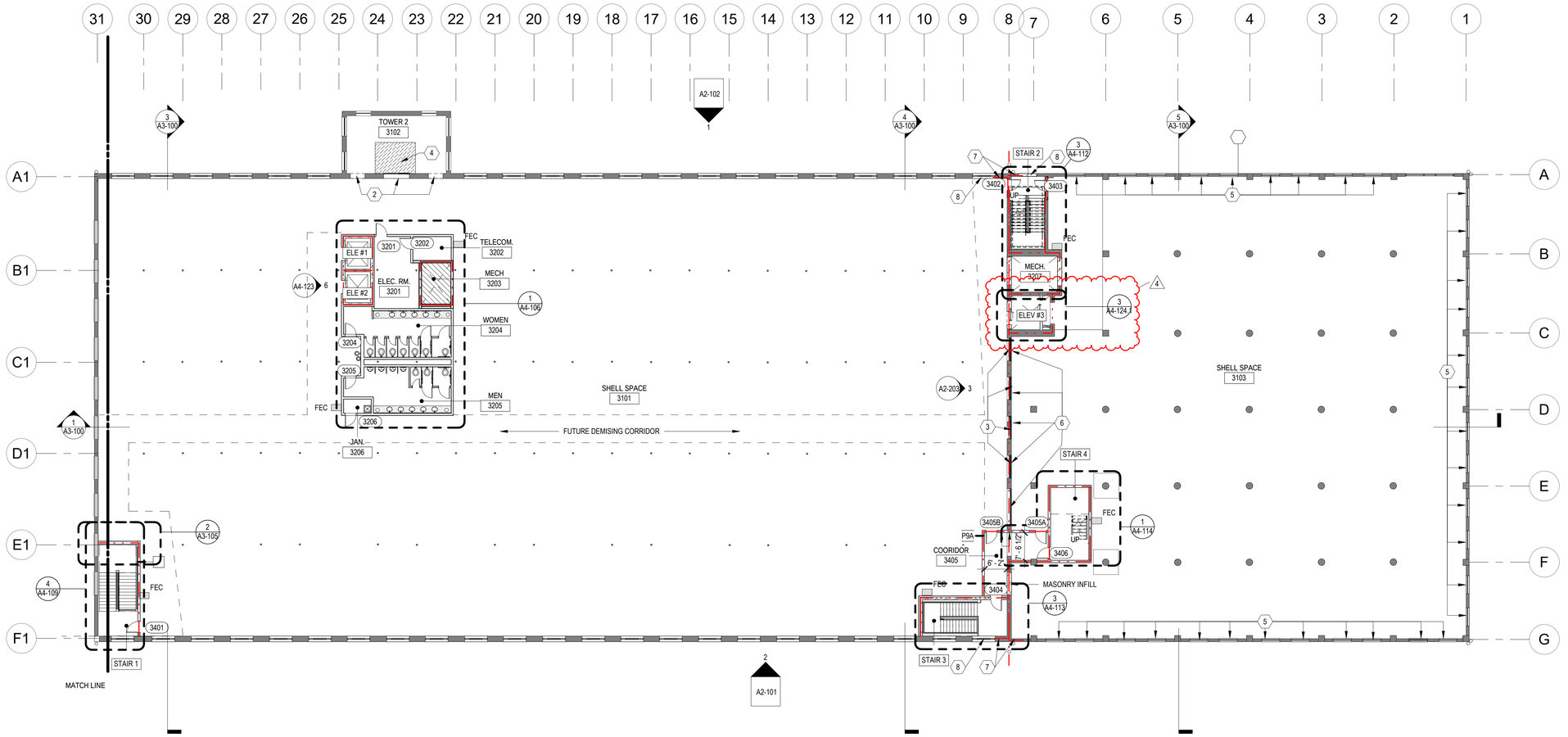
NORTH

SHEET NUMBER:

A1-102

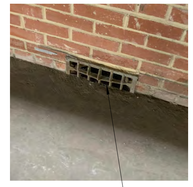
6/21/2022 5:51:58 PM

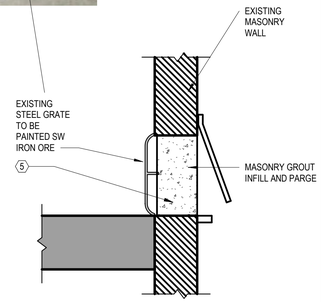
FOR CONSTRUCTION SET - 4.8.22



1 PARTITION PLAN
SCALE: 1/16" = 1'-0"

TYPICAL DETAIL AT SCUPPER





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LEGEND

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	2HR PARTITION		
	20" THK. NEW BRICK WALL.		NEW WOOD DECK
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	NEW MILLWORK		
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.		
XXX	NEW DOOR		
CR	CARD READER		
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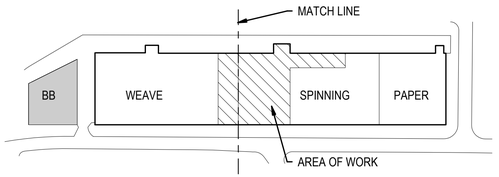
KEY PLAN



KEY PLAN

KEY NOTES (X)

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2. EXISTING OPENING TO BE RESTORED.
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PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
4	CCD-1	6/16/22
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
PARTITION PLAN - LEVEL 3

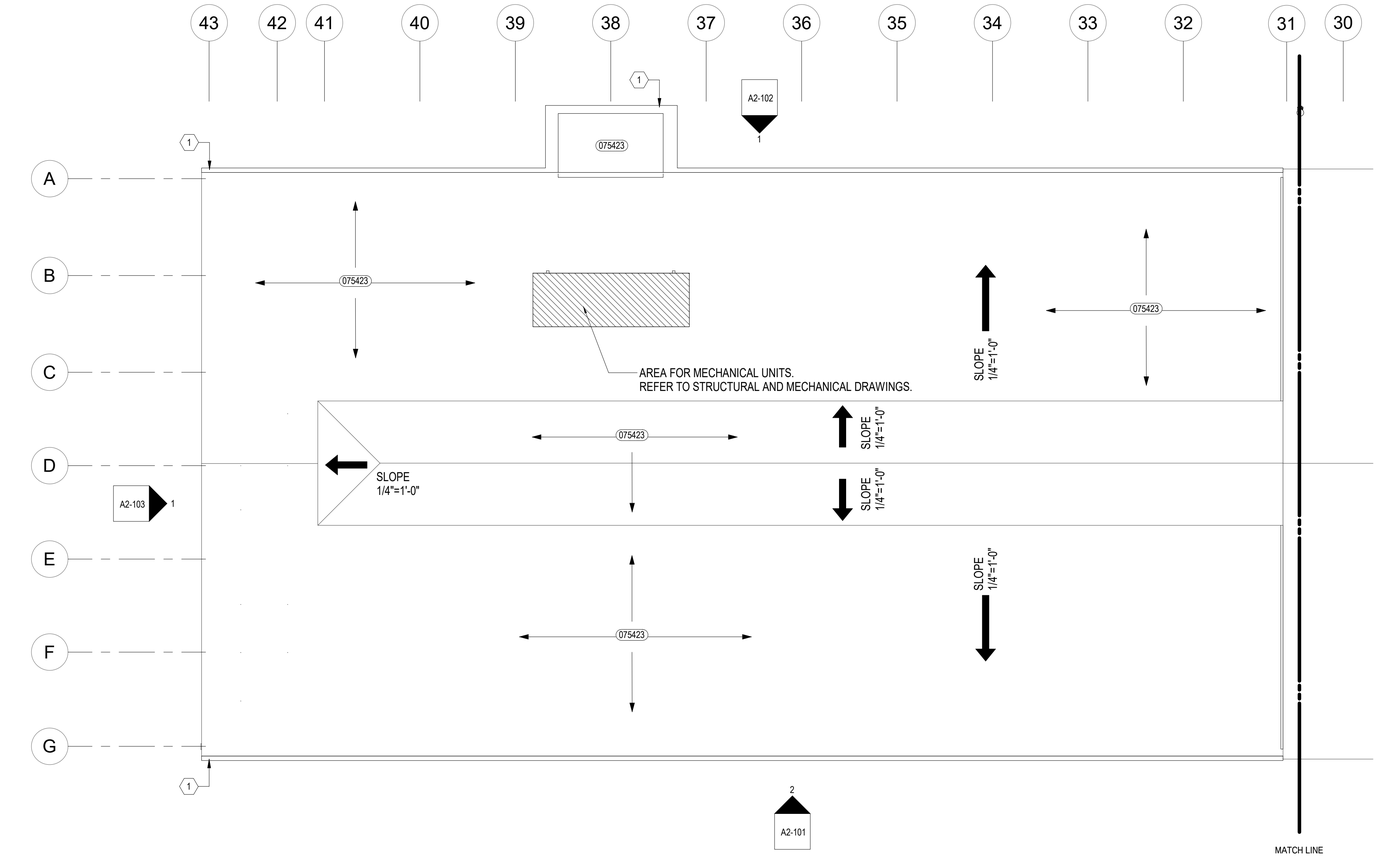
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-103

4/7/2022 3:32:07 PM

FOR CONSTRUCTION SET - 4.8.22



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

EXTERIOR ENVELOPE LEGEND:

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- B-1 — TYPE: BRICK VENEER; MANUFACTURER: TBD; COLOR: TO MATCH EXISTING BRICK; NOTE: REFER TO SPEC. 049010
- 075423 — TYPE: TPO ROOFING; COLOR: LIGHT GRAY
- 076200 — TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT; COLOR: WHITE
- 055000 — TYPE: METAL FABRICATIONS; BACKING: SW IRON ORE; NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- 055113 — TYPE: METAL PAN STAIRS
- 055213 — TYPE: PIPE AND TUBE RAILING; COLOR: SW IRON ORE
- P-5 — MANUFACTURER: SHERWIN WILLIAMS; PRODUCT: SW 7069 IRON ORE; NOTE: FOR TRELLIS AND RAILING
- P-2 — MANUFACTURER: SHERWIN WILLIAMS; PRODUCT: SW 7004 SNOWBOUND; NOTE: FOR DRAWALL CEILING AND WALL
- 061100 — TYPE: COMPOSITE DECKING; MANUFACTURER: TREX; PRODUCT: TRANSCEND; COLOR: HAVANA GOLD
- 142100 — TYPE: MRL ELEVATOR; MANUFACTURER: KONE; NOTE: 3500 LBS PASSENGER
- 074243 — TYPE: COMPOSITE WALL PANELS; MANUFACTURER: NICHIHA; PRODUCT: CONCRETE; NOTE: ROOF DECK WALL

ROOF DRAINAGE CALCULATIONS:

WEAVE ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 31,604 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 7,901 SF PER
7,901 SF PER DS = 5" DIA. REQ'D
(2) GUTTERS = 15,802 SF PER
15,802 SF PER GUTTER = >7" DIA. HALF ROUND REQ'D

SPINNING ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 33,018 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 8,255 SF PER
8,255 SF PER DS = 5" DIA. REQ'D
(2) GUTTERS = 16,509 SF PER
16,509 SF PER GUTTER = 7" DIA. HALF ROUND REQ'D

PAPER ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 15,829 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 3,957 SF PER
3,957 SF PER DS = 4" DIA. REQ'D
(3) GUTTERS = 5,276 SF PER
5,276 SF PER GUTTER = 10" DIA. HALF ROUND REQ'D

PARTITION NOTES

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	NEW MILLWORK
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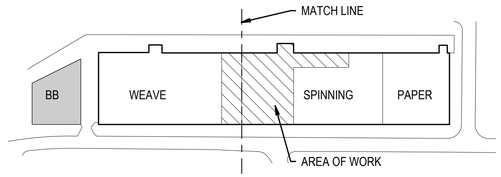
KEY PLAN



KEY NOTES (X)

1. NEW SEMICIRCULAR GUTTER W/ CIRCULAR DOWNSPOUT.
2. AREA OF NEW MECHANICAL RTU.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 5U740
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
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SHEET TITLE:
ROOF PLAN - WEAVE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-104A

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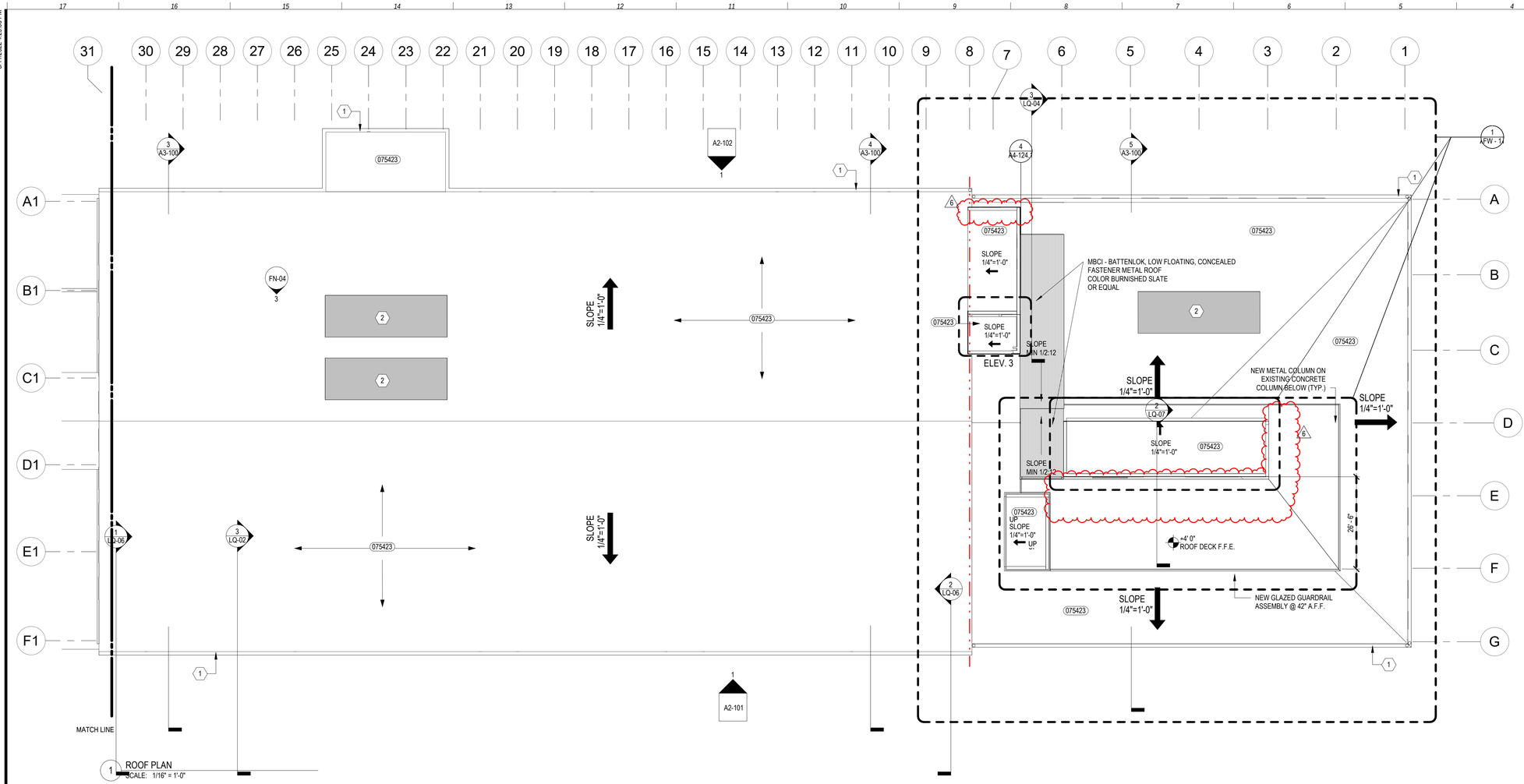


EXTERIOR ENVELOPE LEGEND:

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- B-1 — TYPE: BRICK VENEER; MANUFACTURER: TBD; COLOR: TO MATCH EXISTING BRICK; NOTE: REFER TO SPEC. 049010
- 075423 — TYPE: TPO ROOFING; COLOR: LIGHT GRAY
- 076200 — TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT; COLOR: WHITE
- 055000 — TYPE: METAL FABRICATIONS; BACKING: SW IRON ORE; NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- 055113 — TYPE: METAL PAN STAIRS
- 055213 — TYPE: PIPE AND TUBE RAILING; COLOR: SW IRON ORE
- P-5 — MANUFACTURER: SHERWIN WILLIAMS; PRODUCT: SW 7069 IRON ORE; NOTE: FOR TRELLIS AND RAILING
- P-2 — MANUFACTURER: SHERWIN WILLIAMS; PRODUCT: SW 7004 SNOWBOUND; NOTE: FOR DRAWALL CEILING AND WALL
- 061100 — TYPE: COMPOSITE DECKING; MANUFACTURER: TREX; PRODUCT: TRANSCEND; COLOR: HAVANA GOLD
- 142100 — TYPE: MRL ELEVATOR; MANUFACTURER: KONE; NOTE: 3500 LBS PASSENGER
- 074243 — TYPE: COMPOSITE WALL PANELS; MANUFACTURER: NICHIHA; PRODUCT: CONCRETE; NOTE: ROOF DECK WALL

ROOF DRAINAGE CALCULATIONS:

WEAVE ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 31,604 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 7,901 SF PER
7,901 SF PER DS = 5" DIA. REQ'D
(2) GUTTERS = 15,802 SF PER
15,802 SF PER GUTTER = >7" DIA. HALF ROUND REQ'D

SPINNING ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 33,018 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 8,255 SF PER
8,255 SF PER DS = 5" DIA. REQ'D
(2) GUTTERS = 16,509 SF PER
16,509 SF PER GUTTER = 7" DIA. HALF ROUND REQ'D

PAPER ROOF DRAINAGE CALCULATIONS
TOTAL ROOF AREA = 15,829 SF
100-YEAR 1HR RAINFALL = 3.5"
(4) DS = 3,957 SF PER
3,957 SF PER DS = 4" DIA. REQ'D
(3) GUTTERS = 5,276 SF PER
5,276 SF PER GUTTER = 10" DIA. HALF ROUND REQ'D

PARTITION NOTES

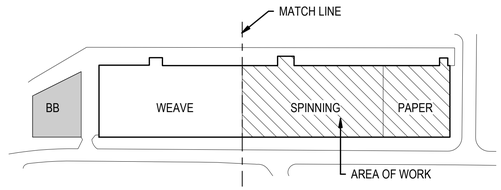
1. G.C. SHALL LAYOUT PARTITIONS AS QUICKLY AS POSSIBLE. LAYOUT TO BE APPROVED BY ARCHITECT BEFORE STUDS ARE INSTALLED.
2. ALL PARTITIONS ARE TYPE - P1 UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS SHALL BE SPACKLED, TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR DEFECTS.
4. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS U.N.O.
5. ALL DIMENSIONS ARE FROM FACE OF FINISHED GWB U.N.O.
6. DIMENSIONS CALLED OUT AS "CLEAR" MUST BE MAINTAINED. ANY DISCREPANCIES IN THESE DIMENSIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
7. PROVIDE BRACING AT ALL DOORS & GLAZING, OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE AND INSTALL FIRE RESISTANT WOOD BLOCKING OR SHEET METAL WHERE ALL WALL HUNG CABINETS, SHELVES, ETC. WILL BE INSTALLED. VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECTS FOR ACCEPTANCE PRIOR TO FABRICATION.
9. GC SHALL COORDINATE, SPACE, AND REVIEW SIZE AND LOCATION OF ALL PENETRATIONS. ALL PENETRATIONS SHALL BE PROPERLY SEALED ACCORDING TO APPLICABLE CODES.
10. WHERE PARTITIONS MEET MULLIONS THEY ARE TO BE CENTERED ON MULLIONS AND CAULKED UNO.
11. ALL FIRE EXTINGUISHERS, AUDIO DEVICES, AND VISUAL ALARMS ARE TO BE ALIGNED AND STACKED VERTICALLY ON WALLS.
12. GC TO PROVIDE FOR EXPANSION JOINTS IN GWB PARTITION AS PER U.S. GYPSUM ASSOCIATION RECOMMENDATIONS
13. GC TO USE CEMENTIOUS BOARD IN ALL LOCATIONS CALLED OUT TO RECEIVE TILE.
14. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE THE PERIMETER OF THE BUILDING.

LEGEND

	EXISTING WALL TO REMAIN		CONCRETE FLOOR TO REMAIN.
	1HR PARTITION		NEW CONCRETE FLOOR
	2HR PARTITION		NEW WOOD DECK
	20" THK. NEW BRICK WALL.		

P1	PARTITION TYPE P1 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION. PARTITION TYPE P1A : SAME AS 1 EXCEPT NO ACOUSTICAL INSULATION.
P2	PARTITION TYPE P2 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 6" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
P3	PARTITION TYPE P3 : NEW PARTITION FRAMED FLOOR TO DECK. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. ONE SIDE ONLY & ACOUSTICAL BATT INSULATION. PARTITION TYPE P3A : SAME AS 3 EXCEPT NO ACOUSTICAL INSULATION.
P4	PARTITION TYPE P4 : 1 HOUR RATED PARTITION @ SHAFT.
P5	PARTITION TYPE P5 : 1 HOUR RATED PARTITION @ STAIR.
P6	PARTITION TYPE P6 : 1 HOUR RATED PARTITION UL U906
P7	PARTITION TYPE P7 : 1-HOUR RATED PARTITION UL DESIGN NO. U415. SHAFT WALL CAN BE USED ILO TYPE C GYP. BOARD AT ELEVATOR SHAFT & CHASE
P8	PARTITION TYPE P8 : NEW PARTITION FRAMED FLOOR TO 10'-0" HIGH. CONSTRUCTED OF 3 5/8" METAL STUDS AT 24" OC WITH 5/8" GWB. BOTH SIDES & ACOUSTICAL BATT INSULATION.
	NEW MILLWORK
XXX	EXISTING SHELL BUILDING DOOR TO REMAIN.
XXX	NEW DOOR
CR	CARD READER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET

KEY PLAN



KEY NOTES (X)

1. NEW SEMICIRCULAR GUTTER W/ CIRCULAR DOWNSPOUT.
2. AREA OF NEW MECHANICAL RTU.

PORTMANHOLDINGS

SAVONA MILL RENOVATION

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REGISTERED ARCHITECTURAL CORPORATION
CERT NO 60740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
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SHEET TITLE:
ROOF PLAN - SPINNING & PAPER

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
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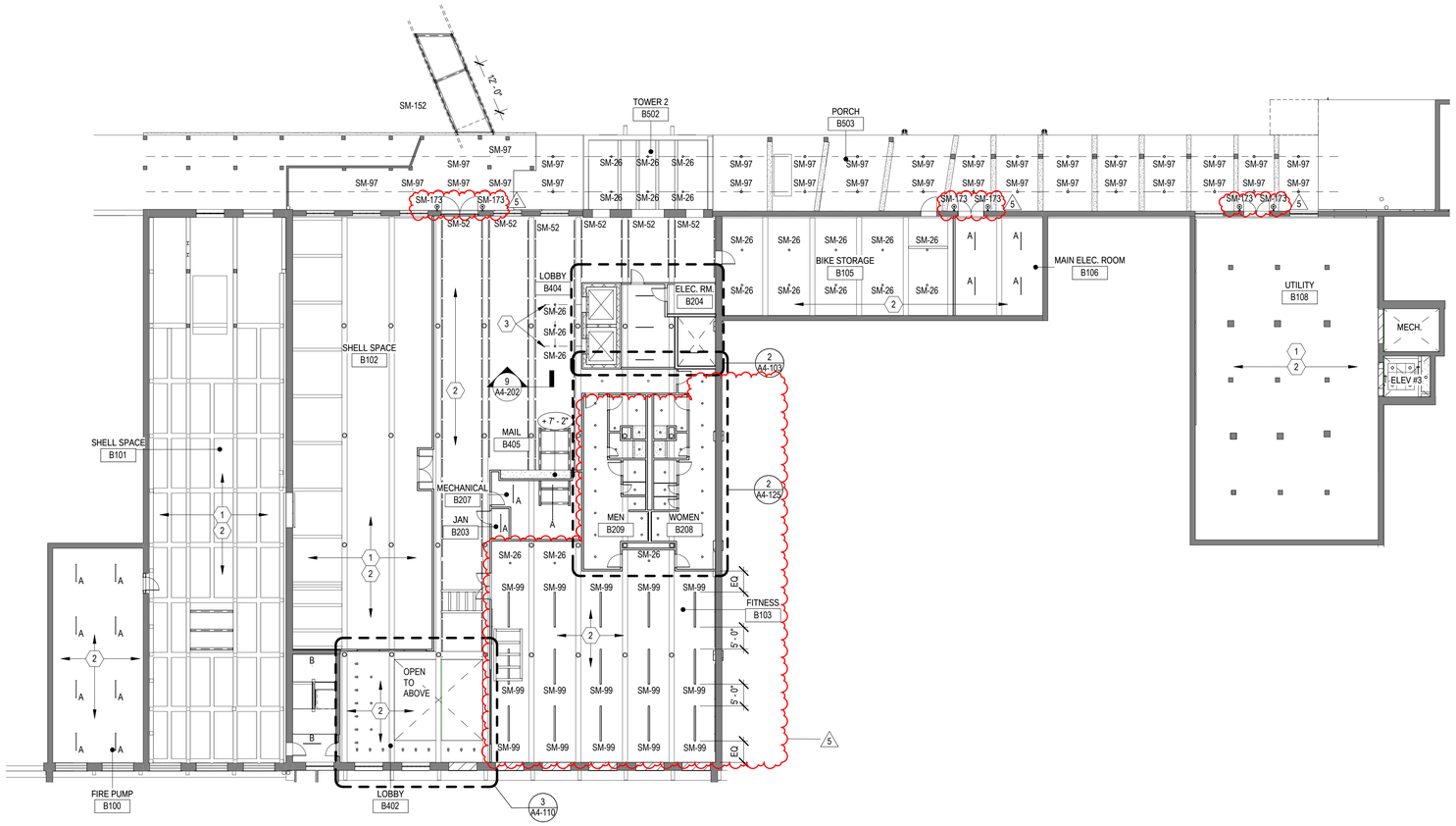


1 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE LEGEND

IMAGES	DESCRIPTION	MOUNTING HT.
SM-1	NEW RECESSED ROUND DOWNLIGHT; 4" =Ø; MANUF. : GOTHAM	N/A
SM-3	NEW RECESSED ROUND WALL WASHER; 4" =Ø; MANUF. : GOTHAM	N/A
SM-12	NEW RECESSED ROUND ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-21	NEW PENDANT DOWNLIGHT; 2" =Ø; MANUF. : INTENSE	N/A
SM-26	NEW PENDANT MOUNTED CYLINDER DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-27	NEW PENDANT MOUNTED CYLINDER ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-28	NEW WALLWASH PENDANT CYLINDER; 2" =Ø; MANUF. : GOTHAM	N/A
SM-52	NEW LINEAR LIGHT; X'-X"; MANUF. : LED LINEAR	SEE DETAIL
SM-61	NEW SURFACE MOUNTED CONCEALED COVE UPLIGHT; X' -X"; MANUF. : ELLIPTIPAR	SEE DETAIL
SM-85	NEW SIDE MOUNTED BUSRUN; X'-X"; MANUF. : LITELAB	N/A
SM-85A	NEW ADJUSTABLE TRACK HEAD; X'-X"; MANUF. : LITELAB	N/A
SM-85B	NEW WALL WASHER TRACK HEAD; MANUF. : LITELAB	N/A
SM-91	NEW DECORATIVE PENDANT LIGHT FIXTURE; 31.5" =Ø; MANUF. : MOOI	VARIES
SM-91 ALT1	NEW DECORATIVE PENDANT LIGHT FIXTURE; 24" =Ø; MANUF. : MOOI	VARIES
SM-91 ALT2	NEW DECORATIVE PENDANT LIGHT FIXTURE; 12.5" =Ø; MANUF. : POTTARY BARN	VARIES
SM-92	NEW DECORATIVE PENDANT LIGHT FIXTURE; X" =Ø; MANUF. : TECH LIGHTING	VARIES
SM-94	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	SEE ELEVATION
SM-95	NEW PENDANT LIGHT FIXTURE MANUF. : TROY RLM LIGHTING	
SM-96	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	
SM-97	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE JELLY JAR	N/A
SM-98	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE LIGHT TAPE	
SM-99	NEW SURFACE MOUNTED 8FT LINEAR LIGHT FIXTURE - BEAM 4	N/A
A	LED UTILITY STRIP LIGHT; CHAIN MOUNT, 4'	
B	LED UTILITY STRIP LIGHT; SURFACE MOUNT, 4' ALTERNATE: LED 7" ROUND SURFACE MOUNTED LIGHT	

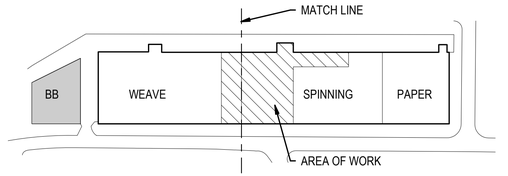
REFLECTED CEILING NOTES

1. ALL LIGHT FIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN.
2. GC SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL AIR DIFFUSERS, LIGHT FIXTURES, AND CEILING GRID SYSTEMS AS RELATED TO FIELD CONDITIONS.
3. ALL MULTIPLE SWITCHES ARE TO BE GANGED AND INSTALLED WITH A SINGLE COVERPLATE. ALL SWITCHES AND COVER PLATES TO BE WHITE / BUILDING STANDARD.
4. EXACT LOCATIONS OF THERMOSTATS SHALL BE IDENTIFIED BY GC AND COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. WHERE OUTLETS ARE LOCATED NEAR LIGHT SWITCHES, THERMOSTAT IS TO BE LOCATED ABOVE.
5. ANY DISCREPANCY WITH THE LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS AS TO LOCATION BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH ARCHITECT BEFORE PROCEEDING.
6. WHERE CEILING TILE IS TO BE INSTALLED THE GRID IS TO BE LOCATED IN THE CENTER OF THE ROOM IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE.
7. REFER TO ENGINEERING DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.
8. BRIDGE UNDER OBSTRUCTIONS LIKE DUCT WORK, VAV/FAN BOXES WHILE INSTALLING LIGHT FIXTURES.
9. ALL LIGHT SWITCHES TO BE INSTALLED PER BASE BUILDING SPECIFICATION AND HEIGHT.
10. ALL EMERGENCY DEVICES TO BE CEILING MTD, UNLESS NOTED OTHERWISE.
11. GC SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS OF ALL SPRINKLER HEADS. WHERE SPRINKLERS OCCUR IN AREAS SCHEDULED TO RECEIVE ACT, GC TO ENSURE ALL SPRINKLER HEADS, LINES, AND FITTINGS ARE LOCATED ABOVE SCHEDULED ACT HEIGHT. WHERE SPRINKLERS PENETRATE ACT, HEADS TO BE CENTERED ON TILE. CONFIRM COLOR/ FINISH W/ ARCHITECT. WHERE SPRINKLERS OCCUR IN GWB, HEADS TO BE CONCEALED TYPE. CONFIRM COLOR/ FINISH W/ ARCHITECT.
12. GC TO VERIFY ALL EXISTING CONDITION AND NOTIFY ARCHITECT IMMEDIATELY, IF THERE IS CONFICT IN THE FIELD.
13. ALL CEILING AND EXPOSED CEILING STRUCTURE ARE TO BE PAINTED P-1.
14. ALL WORK ON MATERIAL T. RECEIVE NEW PAINTED FINISH WILL BE PREPARE. FOLLOWING STANDARDS AND GUIDELINES FROM SECRETALY OF THE INTERIOR.
15. ALL CEILING SURFACES, INCLUDING BEAMS, TO BE PAINTED W/ 1 COAT OF PRIMER.
16. COORDINATE MOUNTING HEIGHT AND LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

CEILING LEGEND

	NEW 2'X2' ACOUSTICAL CEILING TILE. ARMSTRONG ULTIMA #1912 TEGULAR, IN 9/16" SUSPENSION SYSTEM
	NEW GYPSUM BOARD CEILING
+ 8' - 0"	CEILING HEIGHT
X	CEILING TYPE
	EXPOSED STRUCTURE
	WC-1: NEW WOOD VENEER WALL COVERING MANU: WOLF GORDON PRODUCT: WONDERWOOD COLOR: DARK AMERICAN WALNUT; WWDF 215 FINISH: MATTE LACQUER WITH UV INHIBITOR NOTE: CLASS A (AS PER ASTM E84)

KEY PLAN



KEY NOTES

1. SHELL SPACE LIGHTING TO BE TEMPORARY CONSTRUCTION LIGHTS AND EMERGENCY LIGHTING, AS REQUIRED BY STATE/LOCAL BUILDING CODE.
2. STRUCTURE, DECKING, AND WOOD/ STEEL SURFACES SHALL BE PREPARED FOR A NEW PAINT FINISH. SCRAPE LOOSE MATERIAL AND PROVIDE PRIMER AND TWO FINISH COATS.
3. LIGHT TO BE CENTERED ON ELEVATOR OPENING.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CERT NO 50740
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DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
5	Lighting Clarification	6/24/22

ALLIANCE ARCHITECTURE
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SHEET TITLE:

RCP - BASEMENT

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A1-200

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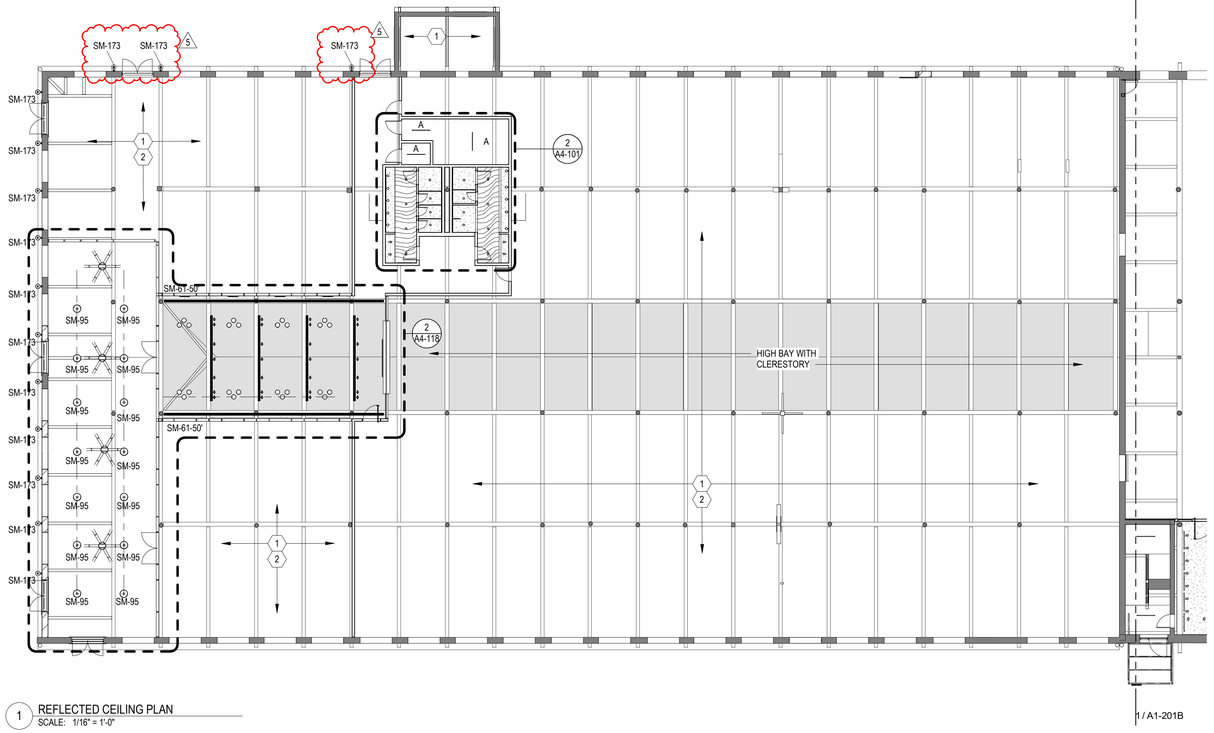

1 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE LEGEND

IMAGES	DESCRIPTION	MOUNTING HT.
SM-1	NEW RECESSED ROUND DOWNLIGHT; 4" =Ø; MANUF. : GOTHAM	N/A
SM-3	NEW RECESSED ROUND WALL WASHER; 4" =Ø; MANUF. : GOTHAM	N/A
SM-12	NEW RECESSED ROUND ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-21	NEW PENDANT DOWNLIGHT; 2" =Ø; MANUF. : INTENSE	N/A
SM-26	NEW PENDANT MOUNTED CYLINDER DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-27	NEW PENDANT MOUNTED CYLINDER ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
SM-28	NEW WALLWASH PENDANT CYLINDER; 2" =Ø; MANUF. : GOTHAM	N/A
SM-52	NEW LINEAR LIGHT; X'-X"; MANUF. : LED LINEAR	SEE DETAIL
SM-61	NEW SURFACE MOUNTED CONCEALED COVE UPLIGHT; X' -X"; MANUF. : ELLIPTIPAR	SEE DETAIL
SM-85	NEW SIDE MOUNTED BUSRUN; X'-X"; MANUF. : LITELAB	N/A
SM-85A	NEW ADJUSTABLE TRACK HEAD; X'-X"; MANUF. : LITELAB	N/A
SM-85B	NEW WALL WASHER TRACK HEAD; MANUF. : LITELAB	N/A
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SM-99	NEW SURFACE MOUNTED 8FT LINEAR LIGHT FIXTURE - BEAM 4	N/A
A	LED UTILITY STRIP LIGHT; CHAIN MOUNT, 4'	
B	LED UTILITY STRIP LIGHT; SURFACE MOUNT, 4' ALTERNATE: LED 7" ROUND SURFACE MOUNTED LIGHT	

REFLECTED CEILING NOTES

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2. GC SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL AIR DIFFUSERS, LIGHT FIXTURES, AND CEILING GRID SYSTEMS AS RELATED TO FIELD CONDITIONS.
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6. WHERE CEILING TILE IS TO BE INSTALLED THE GRID IS TO BE LOCATED IN THE CENTER OF THE ROOM IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE.
7. REFER TO ENGINEERING DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.
8. BRIDGE UNDER OBSTRUCTIONS LIKE DUCT WORK, VAV/FAN BOXES WHILE INSTALLING LIGHT FIXTURES.
9. ALL LIGHT SWITCHES TO BE INSTALLED PER BASE BUILDING SPECIFICATION AND HEIGHT.
10. ALL EMERGENCY DEVICES TO BE CEILING MTD, UNLESS NOTED OTHERWISE.
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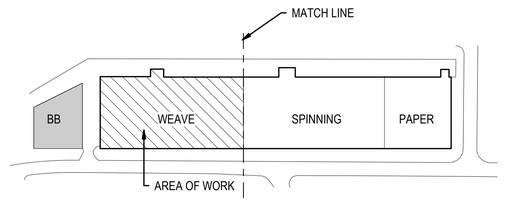
12. GC TO VERIFY ALL EXISTING CONDITION AND NOTIFY ARCHITECT IMMEDIATELY, IF THERE IS CONFICT IN THE FIELD.
13. ALL CEILING AND EXPOSED CEILING STRUCTURE ARE TO BE PAINTED P-1.
14. ALL WORK ON MATERIAL T. RECEIVE NEW PAINTED FINISH WILL BE PREPARE. FOLLOWING STANDARDS AND GUIDELINES FROM SECRETALY OF THE INTERIOR.
15. ALL CEILING SURFACES, INCLUDING BEAMS, TO BE PAINTED W/ 1 COAT OF PRIMER.
16. COORDINATE MOUNTING HEIGHT AND LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

CEILING LEGEND

	NEW 2'X2' ACOUSTICAL CEILING TILE. ARMSTRONG ULTIMA #1912 TEGULAR, IN 9/16" SUSPENSION SYSTEM
	NEW GYPSUM BOARD CEILING
+ 8' - 0"	CEILING HEIGHT
X	CEILING TYPE
	EXPOSED STRUCTURE
	WC-1: NEW WOOD VENEER WALL COVERING MANU: WOLF GORDON PRODUCT: WONDERWOOD COLOR: DARK AMERICAN WALNUT; WWDF 215 FINISH: MATTE LACQUER WITH UV INHIBITOR NOTE: CLASS A (AS PER ASTM E84)

KEY PLAN



KEY NOTES (X)

1. SHELL SPACE LIGHTING TO BE TEMPORARY CONSTRUCTION LIGHTS AND EMERGENCY LIGHTING, AS REQUIRED BY STATE/LOCAL BUILDING CODE.
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PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 6U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
5	Lighting Clarification	6/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

RCP- LEVEL 1 - WEAVE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

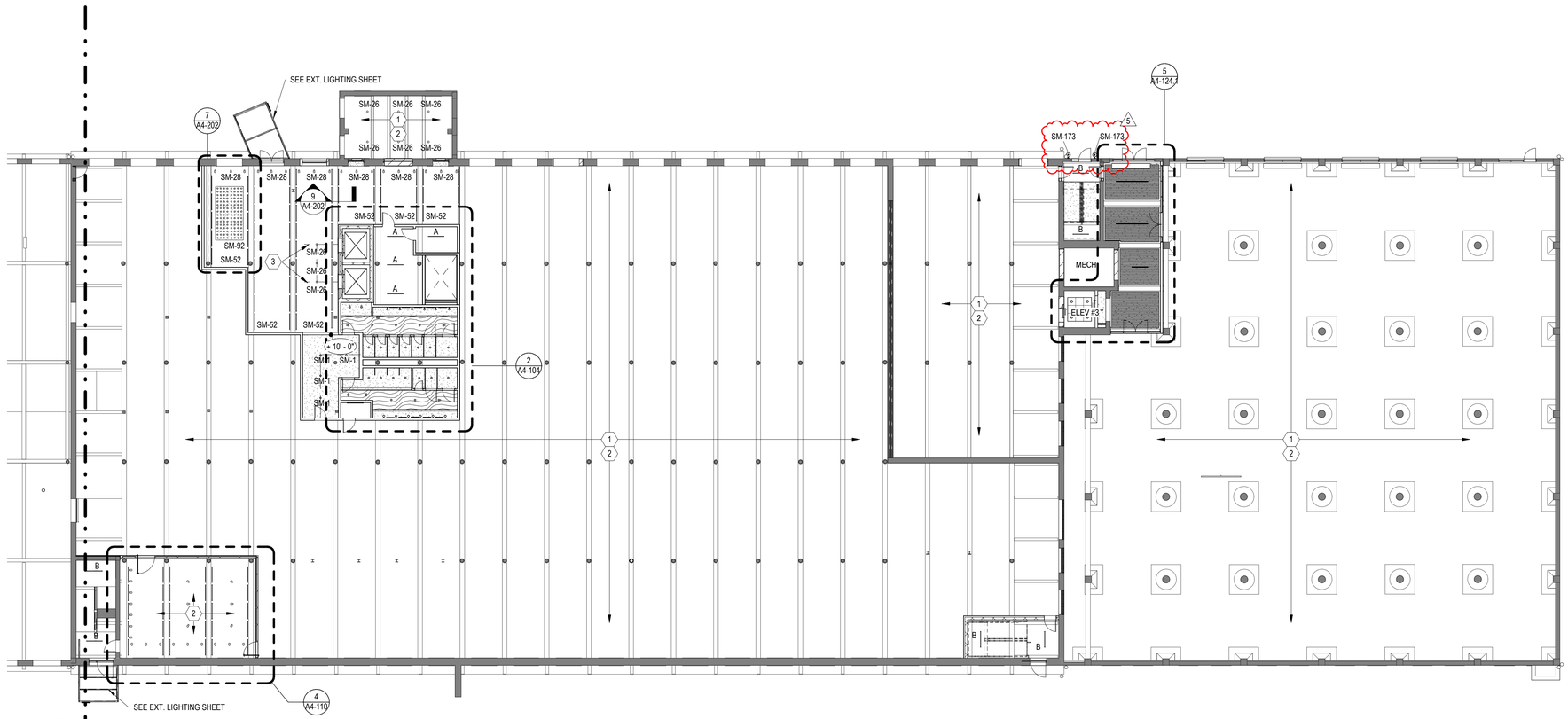
NORTH

SHEET NUMBER:

A1-201A

6/23/2022 3:31:17 PM

FOR CONSTRUCTION SET - 4.8.22



1 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE LEGEND

IMAGES		DESCRIPTION	MOUNTING HT.
	SM-1	NEW RECESSED ROUND DOWNLIGHT; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-3	NEW RECESSED ROUND WALL WASHER; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-12	NEW RECESSED ROUND ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-21	NEW PENDANT DOWNLIGHT; 2" =Ø; MANUF. : INTENSE	N/A
	SM-26	NEW PENDANT MOUNTED CYLINDER DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-27	NEW PENDANT MOUNTED CYLINDER ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-28	NEW WALLWASH PENDANT CYLINDER; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-52	NEW LINEAR LIGHT; X'-X"; MANUF. : LED LINEAR	SEE DETAIL
	SM-61	NEW SURFACE MOUNTED CONCEALED COVE UPLIGHT; X' -X"; MANUF. : ELLIPTIPAR	SEE DETAIL
	SM-85	NEW SIDE MOUNTED BUSRUN; X'-X"; MANUF. : LITELAB	N/A
	SM-85A	NEW ADJUSTABLE TRACK HEAD; X'-X"; MANUF. : LITELAB	N/A
	SM-85B	NEW WALL WASHER TRACK HEAD; MANUF. : LITELAB	N/A
	SM-91	NEW DECORATIVE PENDANT LIGHT FIXTURE; 31.5" =Ø; MANUF. : MOOI	VARIES
	SM-91 ALT1	NEW DECORATIVE PENDANT LIGHT FIXTURE; 24" =Ø; MANUF. : MOOI	VARIES
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	SM-92	NEW DECORATIVE PENDANT LIGHT FIXTURE; X" =Ø; MANUF. : TECH LIGHTING	VARIES
	SM-94	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	SEE ELEVATION
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	SM-98	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE LIGHT TAPE	
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REFLECTED CEILING NOTES

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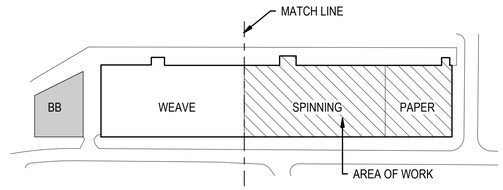
KEY PLAN



KEY NOTES

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3. LIGHT TO BE CENTERED ON ELEVATOR OPENING.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 50740 DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
5	Lighting Clarification	6/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
RCP - LEVEL 1 - SPINNING & PAPER

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
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NORTH

SHEET NUMBER:
A1-201B

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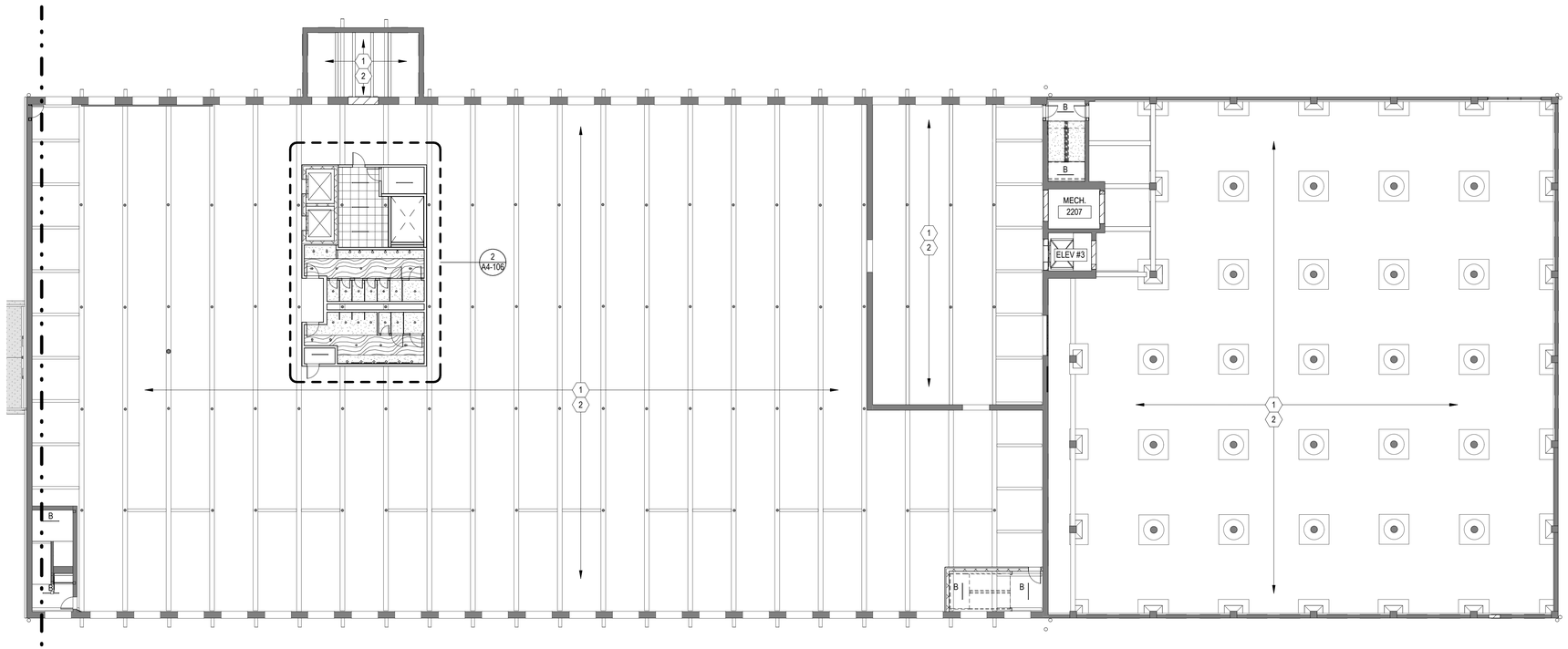
FOR CONSTRUCTION SET - 4.8.22



1 REFLECTED CEILING PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE LEGEND

IMAGES		DESCRIPTION	MOUNTING HT.
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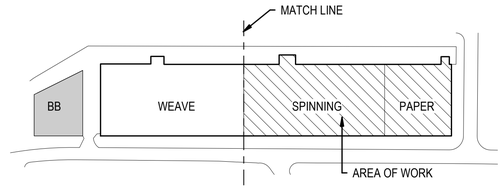

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SEAL
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REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

RCP - LEVEL 2

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

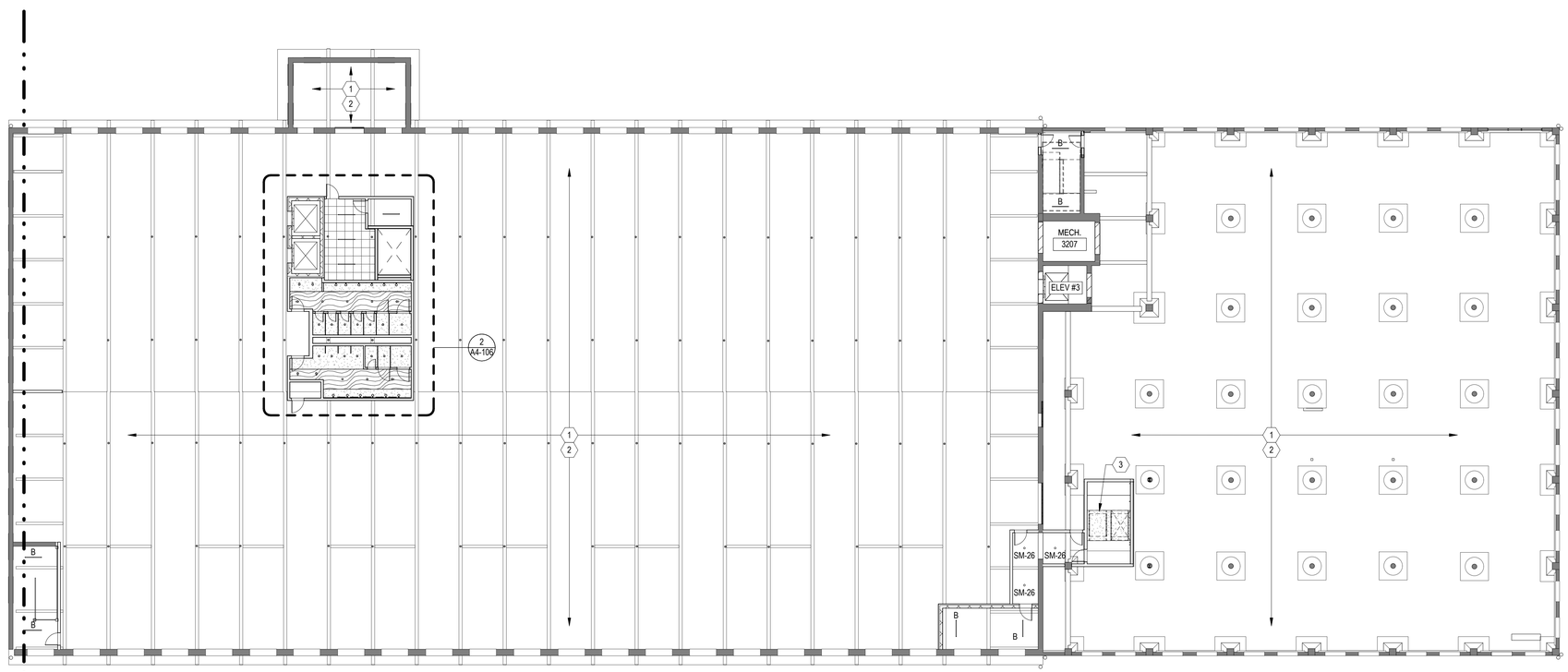
NORTH

SHEET NUMBER:

A1-202

4/7/2022 2:46:43 PM

FOR CONSTRUCTION SET - 4.8.22



1 REFLECTED CEILING PLAN - LEVEL 3
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE LEGEND

IMAGES		DESCRIPTION	MOUNTING HT.
	SM-1	NEW RECESSED ROUND DOWNLIGHT; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-3	NEW RECESSED ROUND WALL WASHER; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-12	NEW RECESSED ROUND ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-21	NEW PENDANT DOWNLIGHT; 2" =Ø; MANUF. : INTENSE	N/A
	SM-26	NEW PENDANT MOUNTED CYLINDER DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-27	NEW PENDANT MOUNTED CYLINDER ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-28	NEW WALLWASH PENDANT CYLINDER; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-52	NEW LINEAR LIGHT; X'-X"; MANUF. : LED LINEAR	SEE DETAIL
	SM-61	NEW SURFACE MOUNTED CONCEALED COVE UPLIGHT; X' -X"; MANUF. : ELLIPTIPAR	SEE DETAIL
	SM-85	NEW SIDE MOUNTED BUSRUN; X'-X"; MANUF. : LITELAB	N/A
	SM-85A	NEW ADJUSTABLE TRACK HEAD; X'-X"; MANUF. : LITELAB	N/A
	SM-85B	NEW WALL WASHER TRACK HEAD; MANUF. : LITELAB	N/A
	SM-91	NEW DECORATIVE PENDANT LIGHT FIXTURE; 31.5" =Ø; MANUF. : MOOI	VARIES
	SM-91 ALT1	NEW DECORATIVE PENDANT LIGHT FIXTURE; 24" =Ø; MANUF. : MOOI	VARIES
	SM-91 ALT2	NEW DECORATIVE PENDANT LIGHT FIXTURE; 12.5" =Ø; MANUF. : POTTARY BARN	VARIES
	SM-92	NEW DECORATIVE PENDANT LIGHT FIXTURE; X" =Ø; MANUF. : TECH LIGHTING	VARIES
	SM-94	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	SEE ELEVATION
	SM-95	NEW PENDANT LIGHT FIXTURE MANUF. : TROY RLM LIGHTING	
	SM-96	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	
	SM-97	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE JELLY JAR	N/A
	SM-98	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE LIGHT TAPE	
	SM-99	NEW SURFACE MOUNTED 8FT LINEAR LIGHT FIXTURE - BEAM 4	N/A
	A	LED UTILITY STRIP LIGHT; CHAIN MOUNT, 4'	
	B	LED UTILITY STRIP LIGHT; SURFACE MOUNT, 4' ALTERNATE: LED 7" ROUND SURFACE MOUNTED LIGHT	

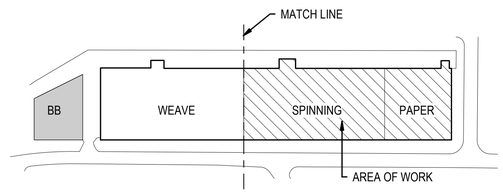
REFLECTED CEILING NOTES

1. ALL LIGHT FIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN.
2. GC SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL AIR DIFFUSERS, LIGHT FIXTURES, AND CEILING GRID SYSTEMS AS RELATED TO FIELD CONDITIONS.
3. ALL MULTIPLE SWITCHES ARE TO BE GANGED AND INSTALLED WITH A SINGLE COVERPLATE. ALL SWITCHES AND COVER PLATES TO BE WHITE / BUILDING STANDARD.
4. EXACT LOCATIONS OF THERMOSTATS SHALL BE IDENTIFIED BY GC AND COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. WHERE OUTLETS ARE LOCATED NEAR LIGHT SWITCHES, THERMOSTAT IS TO BE LOCATED ABOVE.
5. ANY DISCREPANCY WITH THE LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS AS TO LOCATION BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH ARCHITECT BEFORE PROCEEDING.
6. WHERE CEILING TILE IS TO BE INSTALLED THE GRID IS TO BE LOCATED IN THE CENTER OF THE ROOM IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE.
7. REFER TO ENGINEERING DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.
8. BRIDGE UNDER OBSTRUCTIONS LIKE DUCT WORK, VAV/FAN BOXES WHILE INSTALLING LIGHT FIXTURES.
9. ALL LIGHT SWITCHES TO BE INSTALLED PER BASE BUILDING SPECIFICATION AND HEIGHT.
10. ALL EMERGENCY DEVICES TO BE CEILING MTD, UNLESS NOTED OTHERWISE.
11. GC SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS OF ALL SPRINKLER HEADS. WHERE SPRINKLERS OCCUR IN AREAS SCHEDULED TO RECEIVE ACT, GC TO ENSURE ALL SPRINKLER HEADS, LINES, AND FITTINGS ARE LOCATED ABOVE SCHEDULED ACT HEIGHT. WHERE SPRINKLERS PENETRATE ACT, HEADS TO BE CENTERED ON TILE. CONFIRM COLOR/ FINISH W/ ARCHITECT. WHERE SPRINKLERS OCCUR IN GWB, HEADS TO BE CONCEALED TYPE. CONFIRM COLOR/ FINISH W/ ARCHITECT.
12. GC TO VERIFY ALL EXISTING CONDITION AND NOTIFY ARCHITECT IMMEDIATELY, IF THERE IS CONFICT IN THE FIELD.
13. ALL CEILING AND EXPOSED CEILING STRUCTURE ARE TO BE PAINTED P-1.
14. ALL WORK ON MATERIAL T. RECEIVE NEW PAINTED FINISH WILL BE PREPARE. FOLLOWING STANDARDS AND GUIDELINES FROM SECRETALY OF THE INTERIOR.
15. ALL CEILING SURFACES, INCLUDING BEAMS, TO BE PAINTED W/ 1 COAT OF PRIMER.
16. COORDINATE MOUNTING HEIGHT AND LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

CEILING LEGEND

	NEW 2'X2' ACOUSTICAL CEILING TILE. ARMSTRONG ULTIMA #1912 TEGULAR, IN 9/16" SUSPENSION SYSTEM
	NEW GYPSUM BOARD CEILING
+8' - 0"	CEILING HEIGHT
X	CEILING TYPE
	EXPOSED STRUCTURE
	WC-1: NEW WOOD VENEER WALL COVERING MANU: WOLF GORDON PRODUCT: WONDERWOOD COLOR: DARK AMERICAN WALNUT; WWDF 215 FINISH: MATTE LACQUER WITH UV INHIBITOR NOTE: CLASS A (AS PER ASTM E84)

KEY PLAN



KEY NOTES

1. SHELL SPACE LIGHTING TO BE TEMPORARY CONSTRUCTION LIGHTS AND EMERGENCY LIGHTING, AS REQUIRED BY STATE/LOCAL BUILDING CODE.
2. STRUCTURE, DECKING, AND WOOD / STEEL SURFACES SHALL BE PREPPED FOR A NEW PAINT FINISH. SCRAPE LOOSE MATERIAL AND PROVIDE PRIMER AND TWO FINISH COATS.
3. CREATE NEW OPENING IN CONCRETE DECK FOR NEW STAIR. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 5U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21

ALLIANCE ARCHITECTURE
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Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
RCP - LEVEL 3

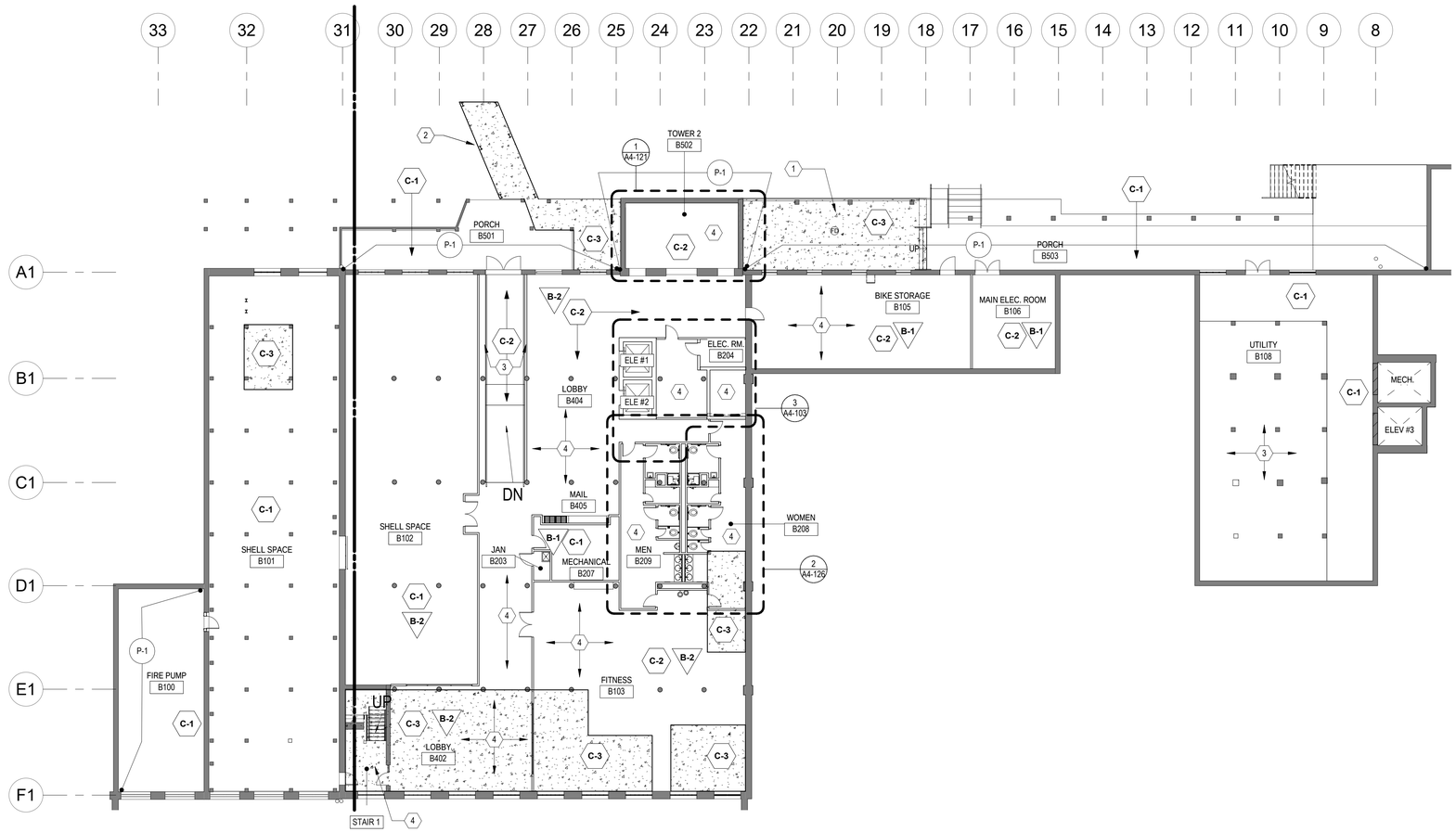
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-203

8/11/2022 4:39:38 PM

FOR CONSTRUCTION SET - 4.8.22



1 FINISH PLAN - BASEMENT
SCALE: 1/16" = 1'-0"

FINISH PLAN NOTES

1. EXISTING CONCRETE FLOOR TO BE POWERWASHED AND INSPECTED FOR DAMAGE.
2. GRIND RIDGES OR HUMPS GREATER THAN A QUATER INCH HIGH.
3. FILL EXISTING PITS OR DEPRESSED SLABS TO LEVEL OUT WITH FIELD.
4. ALL DIVOTS IN CONCRETE GREATER THAN A GOLF BALL TO BE FILLED.
5. CAULK MASONRY WALL / CONCRETE FLOOR JOINT USE BACKER ROD AS REQUIRED.
6. PROVIDE QUARTER ROUND BASE AT BRICK WALLS WHERE WOOD FLOOR OCURS, BASE TO B-3 U.N.O.
7. PROVIDE PAINTED WOOD BASE AT NEW GWB. WALLS AT ALL LOBBIES, CORRIDORS AND STAIRS. BASE TO BE B-2, U.N.O.
8. PROVIDE RUBBER BASE AT NEW GWB. WALLS AT UTILITY AND SERVICE LOCATIONS. BASE TO BE B-1.
9. ALL INTERIOR SURFACES WALL, CEILING AND COLUMN, BEAMS TO BE PAINTED W/ 1 COAT OF PRIMER.
10. ALL INTERIOR WALL SURFACE TO BE SCRAPED AND INCAPSULATTED WITH, U.N.O. OPTION 1: CLEAR SEALER; OPTION 2: 1 COAT OF PRIMER W/ P1.
11. MOCK-UP REQUIRED FOR APPROVAL AT WOOD FLOOR.
12. GC TO FIELD VERIFY EXISTING FLOOR CONDITION. IF WOOD FLOOR IS SITTING ON DIRT, REPLACE WITH NEW CONCRETE TO MATCH EXISTING.

LEGEND

- MILLWORK HATCH
- AREA NOT IN SCOPE OF PROJECT

TYPICALS

1. ALL PAINT TO BE P1 U.N.O.
2. ALL GYP CEILINGS TO BE PAINTED P2 U.N.O.
3. ALL BRICK WALLS TO RECEIVE B3 BASE WHERE WOOD FLOOR OCCURS.

WALL FINISH NOTES

1. ALL WALLS AND SURFACES RECEIVING PAINT, WALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL J-BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE-BLENDED INTO THE ADJACENT SURFACE.
2. G.C TO PROVIDE 1 COAT OF PRIMER AND TWO FINISH COATS OF FLAT PAINT ON ALL AREAS CALLED OUT TO RECEIVE PAINT.
3. WHERE WALL FINISHES ARE NOT SPECIFICALLY INDICATED, WALL SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT UNLESS AREA IS DESIGNATED NIC.
4. COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS INSTALLERS.
5. SPECIFIED FINISHES SHALL EXTEND OVER, UNDER, AND / OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. INDICATED ON DRAWINGS.
6. ALL PAINTED WOOD & MTL SURFACES ARE TO BE SEMI-GLOSS FINISH.
7. ALL MATERIALS ARE TO BE ACCLIMATED TO LOCAL JOB SITE PRIOR TO INSTALLATION..
8. ALL DOOR AND WINDOW FRAMES SPECIFIED TO RECEIVE PAINT FINISH SHALL BE PAINTED WITH ONE PRIME COAT AND TWO SEMI-GLOSS FINISH COATS.
9. ALL PAINTED SURFACES SCHEDULED FOR NEW PAINT SHALL BE PREPARED FOLLOWING STANDARDS AND GUIDELINES FROM NATIONAL PARK SERVICE FOR HISTORIC PRESERVATION.
10. WINDOWS OF WOOD CONSTRUCTION TO BE PAINTED, P-4.
11. WINDOWS OF STEEL CONSTRUCTION TO BE PAINTED, P-5
12. ALL DOORS AND FRAME THAT RECEIVE & PAINTED FINISH USE P-5.
13. PAINT COLUMNS AND BEAMS P-1.
14. EXISTING MASONRY WALLS, INTERIOR FACE, TO BE PREPARED FOR NEW CLEAR ENCAPSULANT FINISH. PAINT INTERIOR FACE OF MASONRY WALLS P-7. 6

FINISH LEGEND

C-1	REPAIR CONCRETE, GRIND OR FILL TRIP HAZARDS. DIVOTS LARGER THAN 1/4" TO BE FILLED W/APPROVED FILLER. SUBMIT MOCK UP FOR APPROVAL.
C-2	SAME AS CON-1 PLUS FINISH THE CONCRETE FLOOR W/ CLEAR, MATTE SEALER.
C-3	NEW CONCRETE INFILL TO MATCH EXISTING.
WD-1	WD-1: EXISTING WOOD PLANK FLOOR ON EXISTING WOOD SUBFLOOR. REPAIR AND REFINISH TO MATCH EXISTING.
WD-2	WD-2: EXISTING WOOD PLANK FLOOR ON EXISTING CONCRETE SLAB. REPAIR AND REFINISH TO MATCH EXISTING.
WD-3	WD-3: NEW WOOD FLOOR W/ ACOUSTICAL UNDERLAYMENT. PLYWOOD DECKING AND CONCRETE.
LVT-1	LVT-1: FLOATING LVT MANU: MOHAWK, BOLDER COLOR: RIVER ROCK - 832
T-3	NEW CERAMIC TILE FLOOR MANU: DALTILE, VOLUME 1.0 COLOR: STEREO GREY VL73 SIZE: 12 X 24 SEE ENLARGED PLAN.

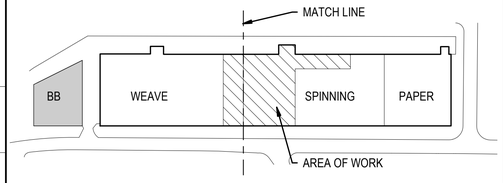
BASE LEGEND:

B-1	RUBBER BASE - HIGH STRAIGHT, BASE TOELESS: 2.5" MANUFACTURER: JOHNSONITE COLOR: TBD LOCATION:SERVICE / UTILITY NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALLS
B-2	WOOD BASE - 4" HIGH FLAT STOCK FINISH: SEMI-GLOSS COLOR: MATCH ADJACENT WALL PAINT LOCATION: LOBBIES, CORRIDORS, STAIRS NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALL
B-3	WOOD BASE -QUARTER ROUND BASE SPECIES: OAK FINISH: CLEAR SEALED TO BE INSTALLED ON BRICK WALLS WHERE WOOD FLOOR OCCURS
B-4	CERAMIC TILE BASE - BULLNOSE MANUFACTURER: DALTILE PRODUCT: COLOR WHEEL COLOR: ARCTIC WHITE LOCATION: RESTROOMS @ DRYWALL

PAINT & SURFACE LEGEND

P-1	PAINT 1 - ALL WALLS U.N.O., COLUMNS, BEAMS, AND WOOD DECK/CEILING MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: EGGSHELL
P-2	PAINT 2 - ALL GWB CEILINGS UNO MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: FLAT
P-3	PAINT 3 - ALL NEW DUCT AND CONDUIT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: SEMI-GLOSS
P-4	PAINT 4 - WOOD WINDOWS MANUFACTURER: SHERWIN WILLIAMS COLOR: MATCH EXISTING FINISH: SEMI-GLOSS
P-5	PAINT 5 - STEEL WINDOWS, TRELLIS, DOORS AND FRAMES, HANDRAIL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: SEMI-GLOSS
P-6	PAINT 6 - WALL ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: EGGSHELL
P-7	PAINT 7- CLEAR ENCAPSULANT MANUFACTURER: SENTINEL COLOR: CLEAR FINISH: MATT 6
PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS
SM1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
FRP-1	FRP PANEL, 48" HIGH WITH METAL TRIM CAP ON GWB. PARTITION.
T-1	WALL TILE 1: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: VARIES PER LEVEL; EACH LEVEL TO MATCH EXISTING BRICK WAINSCOATING ACCENT ON THAT LEVEL; COORDINATE WITH OWNER/ARCHITECT FOR APPROVAL
T-2	WALL TILE 2: MANUFACTURER: DALTILE STYLE: COLOR WHEER COLOR: ARTIC WHITE
WD-4	WD-4: HEAVY TIMBER/ PINE CLEAR SEALED.
SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL

KEY PLAN



KEY NOTES

1. NEW CONCRETE INFILL. REFER TO SHEET A4-121 FOR DETAILS.
2. BRIDGE ABOVE.
3. ADD VAPOR BARRIER ON EXISTING GRADE.
4. PAINT ALL WALLS, COLUMNS, BEAMS, AND CEILING P1, U.N.O.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
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REVISIONS

REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
FINISH PLAN - BASEMENT

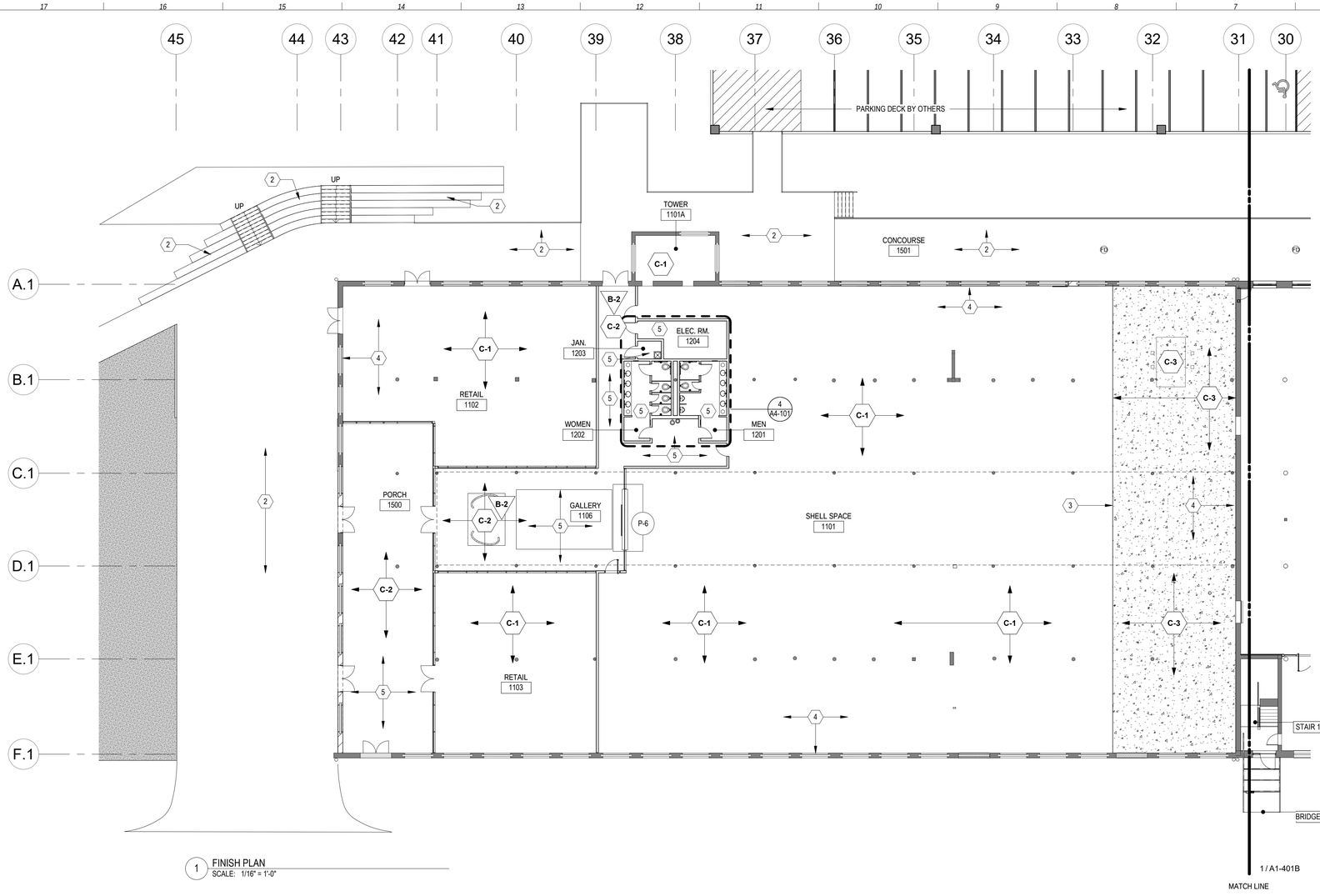
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-400

8/11/2022 4:31:21 PM

FOR CONSTRUCTION SET - 4.8.22



1 FINISH PLAN
SCALE: 1/16" = 1'-0"

FINISH PLAN NOTES

1. EXISTING CONCRETE FLOOR TO BE POWERWASHED AND INSPECTED FOR DAMAGE.
2. GRIND RIDGES OR HUMPS GREATER THAN A QUATER INCH HIGH.
3. FILL EXISTING PITS OR DEPRESSED SLABS TO LEVEL OUT WITH FIELD.
4. ALL DIVOTS IN CONCRETE GREATER THAN A GOLF BALL TO BE FILLED.
5. CAULK MASONRY WALL / CONCRETE FLOOR JOINT USE BACKER ROD AS REQUIRED.
6. PROVIDE QUARTER ROUND BASE AT BRICK WALLS WHERE WOOD FLOOR OCURS, BASE TO B-3 U.N.O.
7. PROVIDE PAINTED WOOD BASE AT NEW GWB. WALLS AT ALL LOBBIES, CORRIDORS AND STAIRS. BASE TO BE B-2, U.N.O.
8. PROVIDE RUBBER BASE AT NEW GWB. WALLS AT UTILITY AND SERVICE LOCATIONS, BASE TO BE B-1.
9. ALL INTERIOR SURFACES WALL, CEILING AND COLUMN, BEAMS TO BE PAINTED W/ 1 COAT OF PRIMER.
10. ALL INTERIOR WALL SURFACE TO BE SCRAPED AND INCAPSULATTED WITH, U.N.O. OPTION 1: CLEAR SEALER; OPTION 2: 1 COAT OF PRIMER W/ P1.
11. MOCK-UP REQUIRED FOR APPROVAL AT WOOD FLOOR.
12. GC TO FIELD VERIFY EXISTING FLOOR CONDITION. IF WOOD FLOOR IS SITTING ON DIRT, REPLACE WITH NEW CONCRETE TO MATCH EXISTING.

LEGEND

- MILLWORK HATCH
- AREA NOT IN SCOPE OF PROJECT

TYPICALS

1. ALL PAINT TO BE P1 U.N.O.
2. ALL GYP CEILINGS TO BE PAINTED P2 U.N.O.
3. ALL BRICK WALLS TO RECEIVE B3 BASE WHERE WOOD FLOOR OCCURS.

WALL FINISH NOTES

1. ALL WALLS AND SURFACES RECEIVING PAINT, WALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL J-BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE-BLENDED INTO THE ADJACENT SURFACE.
2. G.C TO PROVIDE 1 COAT OF PRIMER AND TWO FINISH COATS OF FLAT PAINT ON ALL AREAS CALLED OUT TO RECEIVE PAINT.
3. WHERE WALL FINISHES ARE NOT SPECIFICALLY INDICATED, WALL SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT UNLESS AREA IS DESIGNATED NIC.
4. COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS INSTALLERS.
5. SPECIFIED FINISHES SHALL EXTEND OVER, UNDER, AND / OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. INDICATED ON DRAWINGS.
6. ALL PAINTED WOOD & MTL SURFACES ARE TO BE SEMI-GLOSS FINISH.
7. ALL MATERIALS ARE TO BE ACCLIMATED TO LOCAL JOB SITE PRIOR TO INSTALLATION..
8. ALL DOOR AND WINDOW FRAMES SPECIFIED TO RECEIVE PAINT FINISH SHALL BE PAINTED WITH ONE PRIME COAT AND TWO SEMI-GLOSS FINISH COATS.
9. ALL PAINTED SURFACES SCHEDULED FOR NEW PAINT SHALL BE PREPARED FOLLOWING STANDARDS AND GUIDELINES FROM NATIONAL PARK SERVICE FOR HISTORIC PRESERVATION.
10. WINDOWS OF WOOD CONSTRUCTION TO BE PAINTED, P-4.
11. WINDOWS OF STEEL CONSTRUCTION TO BE PAINTED, P-5
12. ALL DOORS AND FRAME THAT RECEIVE & PAINTED FINISH USE P-5.
13. PAINT COLUMNS AND BEAMS P-1.
14. EXISTING MASONRY WALLS, INTERIOR FACE, TO BE PREPARED FOR NEW CLEAR ENCAPSULANT FINISH. PAINT INTERIOR FACE OF MASONRY WALLS P-7.

FINISH LEGEND

C-1	REPAIR CONCRETE, GRIND OR FILL TRIP HAZARDS. DIVOTS LARGER THAN 1/4" TO BE FILLED W/APPROVED FILLER. SUBMIT MOCK UP FOR APPROVAL.
C-2	SAME AS CON-1 PLUS FINISH THE CONCRETE FLOOR W/ CLEAR, MATTE SEALER.
C-3	NEW CONCRETE INFILL TO MATCH EXISTING.
WD-1	WD-1: EXISTING WOOD PLANK FLOOR ON EXISTING WOOD SUBFLOOR. REPAIR AND REFINISH TO MATCH EXISTING.
WD-2	WD-2: EXISTING WOOD PLANK FLOOR ON EXISTING CONCRETE SLAB. REPAIR AND REFINISH TO MATCH EXISTING.
WD-3	WD-3: NEW WOOD FLOOR W/ ACOUSTICAL UNDERLAYMENT. PLYWOOD DECKING AND CONCRETE.
LVT-1	LVT-1: FLOATING LVT MANU: MOHAWK, BOLDER COLOR: RIVER ROCK - 832
T-3	NEW CERAMIC TILE FLOOR MANU: DALTILE, VOLUME 1.0 COLOR: STEREO GREY VL73 SIZE: 12 X 24 SEE ENLARGED PLAN.

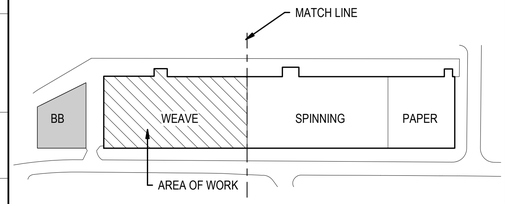
BASE LEGEND:

B-1	RUBBER BASE - HIGH STRAIGHT, BASE TOELESS: 2.5" MANUFACTURER: JOHNSONITE COLOR: TBD LOCATION:SERVICE / UTILITY NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALLS
B-2	WOOD BASE - 4" HIGH FLAT STOCK FINISH: SEMI-GLOSS COLOR: MATCH ADJACENT WALL PAINT LOCATION: LOBBIES, CORRIDORS, STAIRS NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALL
B-3	WOOD BASE -QUARTER ROUND BASE SPECIES: OAK FINISH: CLEAR SEALED TO BE INSTALLED ON BRICK WALLS WHERE WOOD FLOOR OCCURS
B-4	CERAMIC TILE BASE - BULLNOSE MANUFACTURER: DALTILE PRODUCT: COLOR WHEEL COLOR: ARCTIC WHITE LOCATION: RESTROOMS @ DRYWALL

PAINT & SURFACE LEGEND

P-1	PAINT 1 - ALL WALLS U.N.O., COLUMNS, BEAMS, AND WOOD DECK/CEILING MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: EGGSHELL
P-2	PAINT 2 - ALL GWB CEILINGS UNO MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: FLAT
P-3	PAINT 3 - ALL NEW DUCT AND CONDUIT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: SEMI-GLOSS
P-4	PAINT 4 - WOOD WINDOWS MANUFACTURER: SHERWIN WILLIAMS COLOR: MATCH EXISTING FINISH: SEMI-GLOSS
P-5	PAINT 5 - STEEL WINDOWS, TRELLIS, DOORS AND FRAMES, HANDRAIL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: SEMI-GLOSS
P-6	PAINT 6 - WALL ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: EGGSHELL
P-7	PAINT 7- CLEAR ENCAPSULANT MANUFACTURER: SENTINEL COLOR: CLEAR FINISH: MATT
PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS
SM1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
FRP-1	FRP PANEL, 48" HIGH WITH METAL TRIM CAP ON GWB. PARTITION.
T-1	WALL TILE 1: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: VARIES PER LEVEL; EACH LEVEL TO MATCH EXISTING BRICK WAINSCOATING ACCENT ON THAT LEVEL; COORDINATE WITH OWNER/ARCHITECT FOR APPROVAL
T-2	WALL TILE 2: MANUFACTURER: DALTILE STYLE: COLOR WHEER COLOR: ARTIC WHITE
WD-4	WD-4: HEAVY TIMBER/ PINE CLEAR SEALED.
SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL

KEY PLAN



KEY NOTES

1. INFILL EXISTING OPENING W/ CONCRETE.
2. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS FOR WORK OUTSIDE EXISTING PERIMETER.
3. EXTENT OF EXISTING CONCRETE FLOOR.
4. CAULK WALL / FLOOR JOINT.
5. PAINT ALL WALLS, COLUMNS, BEAMS, AND CEILING P1, U.N.O.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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CHARLOTTE, NC

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CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
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CON: REID SCOTT
CON: JOHN FARMER

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STRUCTURAL ENGINEER:
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7701 CHAPEL HILL ROAD
CARY, NC 27513
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CON: AARON MARX, PE

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DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 5U740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES	
DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS		
REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

FINISH PLAN - LEVEL 1 - WEAVE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

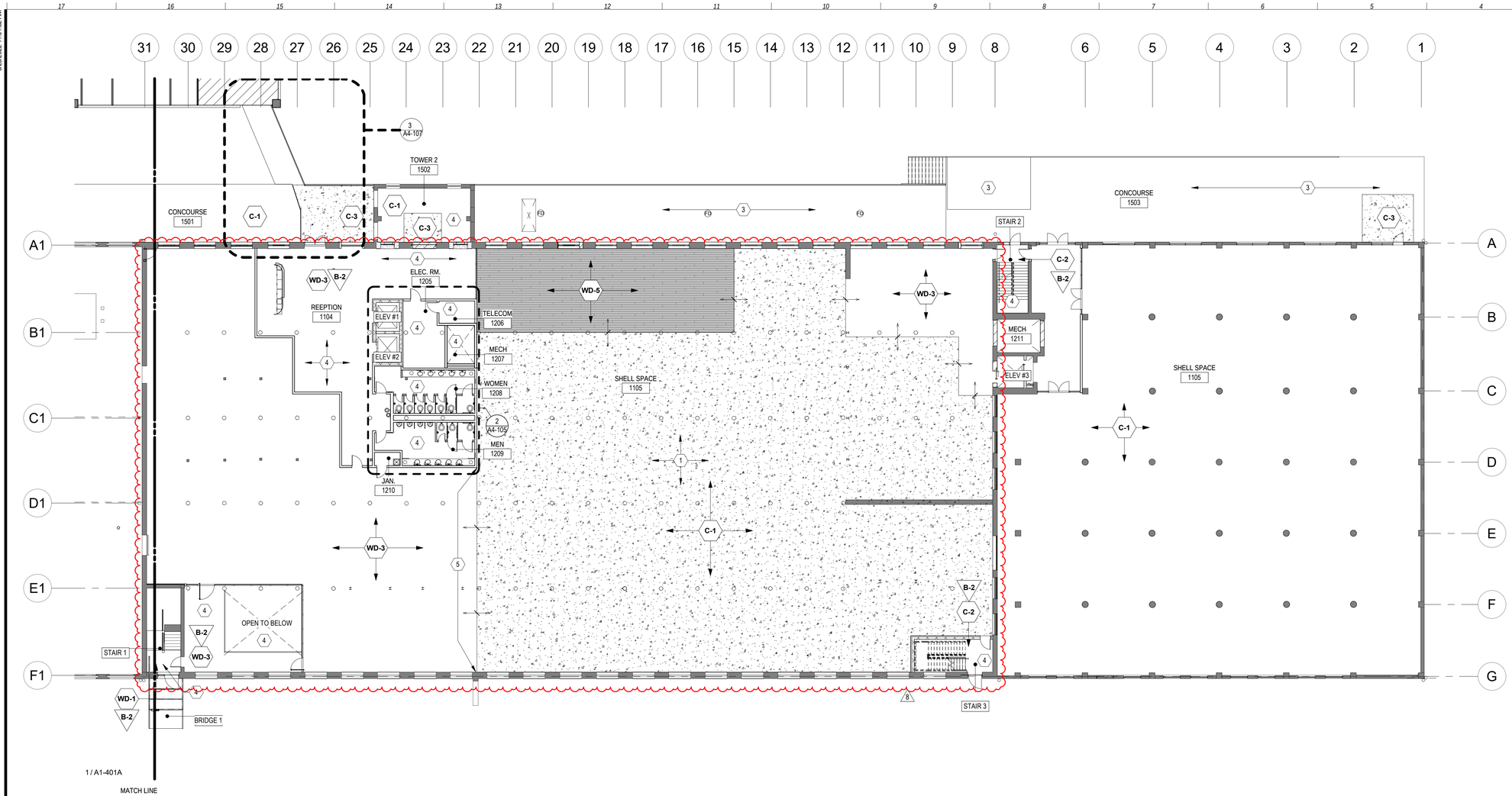
NORTH

SHEET NUMBER:

A1-401A

8/25/2022 11:01:52 AM

FOR CONSTRUCTION SET - 4.8.22



1 FINISH PLAN
SCALE: 1/16" = 1'-0"

FINISH PLAN NOTES

1. EXISTING CONCRETE FLOOR TO BE POWERWASHED AND INSPECTED FOR DAMAGE.
2. GRIND RIDGES OR HUMPS GREATER THAN A QUATER INCH HIGH.
3. FILL EXISTING PITS OR DEPRESSED SLABS TO LEVEL OUT WITH FIELD.
4. ALL DIVOTS IN CONCRETE GREATER THAN A GOLF BALL TO BE FILLED.
5. CAULK MASONRY WALL / CONCRETE FLOOR JOINT USE BACKER ROD AS REQUIRED.
6. PROVIDE QUARTER ROUND BASE AT BRICK WALLS WHERE WOOD FLOOR OCURS, BASE TO B-3 U.N.O.
7. PROVIDE PAINTED WOOD BASE AT NEW GWB. WALLS AT ALL LOBBIES, CORRIDORS AND STAIRS. BASE TO BE B-2, U.N.O.
8. PROVIDE RUBBER BASE AT NEW GWB. WALLS AT UTILITY AND SERVICE LOCATIONS. BASE TO BE B-1.
9. ALL INTERIOR SURFACES WALL, CEILING AND COLUMN, BEAMS TO BE PAINTED W/ 1 COAT OF PRIMER.
10. ALL INTERIOR WALL SURFACE TO BE SCRAPED AND INCAPSULATTED WITH, U.N.O: OPTION 1: CLEAR SEALER; OPTION 2: 1 COAT OF PRIMER W/ P1.
11. MOCK-UP REQUIRED FOR APPROVAL AT WOOD FLOOR.
12. GC TO FIELD VERIFY EXISTING FLOOR CONDITION. IF WOOD FLOOR IS SITTING ON DIRT, REPLACE WITH NEW CONCRETE TO MATCH EXISTING.

LEGEND

- MILLWORK HATCH
- AREA NOT IN SCOPE OF PROJECT

TYPICALS

1. ALL PAINT TO BE P1 U.N.O.
2. ALL GYP CEILINGS TO BE PAINTED P2 U.N.O.
3. ALL BRICK WALLS TO RECEIVE B3 BASE WHERE WOOD FLOOR OCCURS.

WALL FINISH NOTES

1. ALL WALLS AND SURFACES RECEIVING PAINT, WALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL J-BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE-BLENDED INTO THE ADJACENT SURFACE.
2. G.C TO PROVIDE 1 COAT OF PRIMER AND TWO FINISH COATS OF FLAT PAINT ON ALL AREAS CALLED OUT TO RECEIVE PAINT.
3. WHERE WALL FINISHES ARE NOT SPECIFICALLY INDICATED, WALL SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT UNLESS AREA IS DESIGNATED NIC.
4. COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS INSTALLERS.
5. SPECIFIED FINISHES SHALL EXTEND OVER, UNDER, AND / OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. INDICATED ON DRAWINGS.
6. ALL PAINTED WOOD & MTL SURFACES ARE TO BE SEMI-GLOSS FINISH.
7. ALL MATERIALS ARE TO BE ACCLIMATED TO LOCAL JOB SITE PRIOR TO INSTALLATION.
8. ALL DOOR AND WINDOW FRAMES SPECIFIED TO RECEIVE PAINT FINISH SHALL BE PAINTED WITH ONE PRIME COAT AND TWO SEMI-GLOSS FINISH COATS.
9. ALL PAINTED SURFACES SCHEDULED FOR NEW PAINT SHALL BE PREPARED FOLLOWING STANDARDS AND GUIDELINES FROM NATIONAL PARK SERVICE FOR HISTORIC PRESERVATION.
10. WINDOWS OF WOOD CONSTRUCTION TO BE PAINTED, P-4.
11. WINDOWS OF STEEL CONSTRUCTION TO BE PAINTED, P-5
12. ALL DOORS AND FRAME THAT RECEIVE & PAINTED FINISH USE P-5.
13. PAINT COLUMNS AND BEAMS P-1.
14. EXISTING MASONRY WALLS, INTERIOR FACE, TO BE PREPARED FOR NEW CLEAR ENCAPSULANT FINISH. PAINT INTERIOR FACE OF MASONRY WALLS P-7.

FINISH LEGEND

C-1	REPAIR CONCRETE, GRIND OR FILL TRIP HAZARDS. DIVOTS LARGER THAN 1/4" TO BE FILLED W/APPROVED FILLER. SUBMIT MOCK UP FOR APPROVAL.
C-2	SAME AS CON-1 PLUS FINISH THE CONCRETE FLOOR W/ CLEAR, MATTE SEALER.
C-3	NEW CONCRETE INFILL TO MATCH EXISTING.
WD-1	WD-1: EXISTING WOOD PLANK FLOOR ON EXISTING WOOD SUBFLOOR. REPAIR AND REFINISH TO MATCH EXISTING.
WD-2	WD-2: EXISTING WOOD PLANK FLOOR ON EXISTING CONCRETE SLAB. REPAIR AND REFINISH TO MATCH EXISTING.
WD-3	WD-3: NEW WOOD FLOOR ON EXISTING SUBSTRATE.
WD-5	WD-5: NEW WOOD FLOOR ON NEW DECKING.
T-3	NEW CERAMIC TILE FLOOR MANU: DALTILE, VOLUME 1.0 COLOR: STEREO GREY VL73 SIZE: 12 X 24 NOTE: SEE ENLARGED PLAN FOR DETAILS.
LVT-1	LVT-1: FLOATING LVT MANU: MOHAWK, BOLDER COLOR: RIVER ROCK - 832

BASE LEGEND:

B-1	RUBBER BASE - HIGH STRAIGHT, BASE TOELESS; 2.5" MANUFACTURER: JOHNSONITE COLOR: TBD LOCATION:SERVICE / UTILITY NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALLS
B-2	WOOD BASE - 4" HIGH FLAT STOCK FINISH: SEMI-GLOSS COLOR: MATCH ADJACENT WALL PAINT LOCATION: LOBBIES, CORRIDORS, STAIRS NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALL
B-3	WOOD BASE -QUARTER ROUND BASE SPECIES: OAK FINISH: CLEAR SEALED TO BE INSTALLED ON BRICK WALLS WHERE WOOD FLOOR OCCURS
B-4	CERAMIC TILE BASE - BULLNOSE MANUFACTURER: DALTILE PRODUCT: COLOR WHEEL COLOR: ARCTIC WHITE LOCATION: RESTROOMS @ DRYWALL

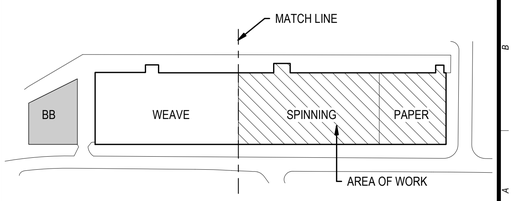
PAINT & SURFACE LEGEND

P-1	PAINT 1 - ALL WALLS U.N.O., COLUMNS, BEAMS, AND WOOD DECK/CEILING MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: EGGSHELL
P-2	PAINT 2 - ALL GWB CEILINGS UNO MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: FLAT
P-3	PAINT 3 - ALL NEW DUCT AND CONDUIT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: SEMI-GLOSS
P-4	PAINT 4 - WOOD WINDOWS MANUFACTURER: SHERWIN WILLIAMS COLOR: MATCH EXISTING FINISH: SEMI-GLOSS
P-5	PAINT 5 - STEEL WINDOWS, TRELLIS, DOORS AND FRAMES, HANDRAIL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: SEMI-GLOSS
P-6	PAINT 6 - WALL ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: EGGSHELL
P-7	PAINT 7- CLEAR ENCAPSULANT MANUFACTURER: SENTINEL COLOR: CLEAR FINISH: MATT
PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS
SM-1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL
WD-4	WD-4: HEAVY TIMBER/ PINE CLEAR SEALED.
FRP-1	FRP PANEL, 48" HIGH WITH METAL TRIM CAP ON GWB. PARTITION.
T-1	WALL TILE 1: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: VARIES PER LEVEL; EACH LEVEL TO MATCH EXISTING BRICK WAINSCOATING ACCENT ON THAT LEVEL; COORDINATE WITH OWNER/ARCHITECT FOR APPROVAL
T-2	WALL TILE 2: MANUFACTURER: DALTILE STYLE: COLOR WHEER COLOR: ARTIC WHITE

KEY NOTES

1. INFILL HOLES WITH NEW CONCRETE.
2. NOT USED.
3. REFER TO LANDSCAPE AND STRUCTURAL DWGS FOR WORK TO CONCOURSE.
4. PAINT ALL WALLS, COLUMNS, BEAMS, AND CEILING P1 U.N.O.
5. REPAIR EXISTING CONCRETE FOR CLEAN TRANSITION AT NEW WOOD FLOOR.

KEY PLAN



PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CON: SARAH WILHELM

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CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22
8	Clarification - RFI 41 & 44	8/26/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
FINISH PLAN - LEVEL 1 - SPINNING & PAPER

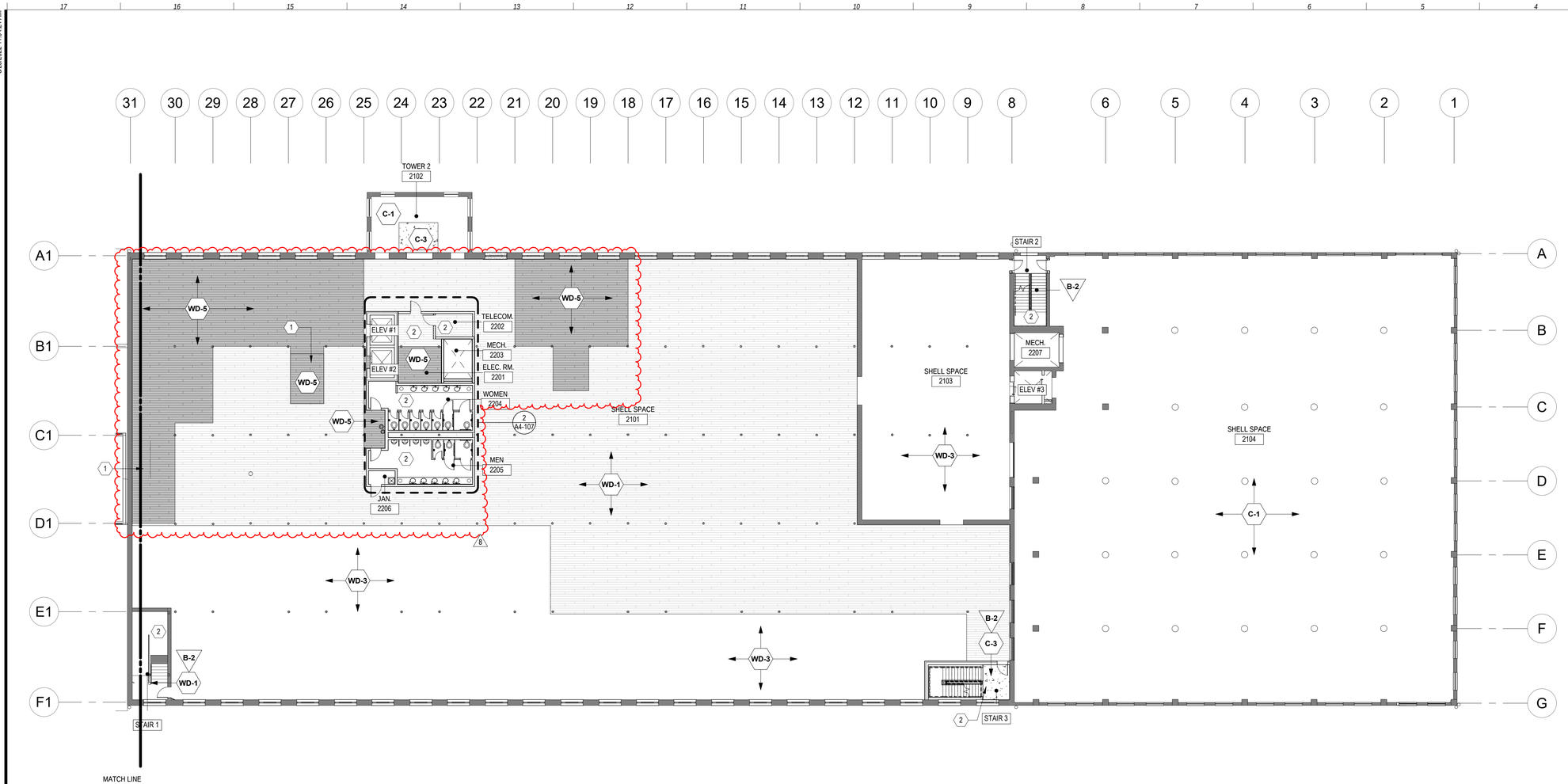
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-401B

8/25/2022 11:04:24 AM

FOR CONSTRUCTION SET - 4.8.22



1 FINISH PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

FINISH PLAN NOTES

1. EXISTING CONCRETE FLOOR TO BE POWERWASHED AND INSPECTED FOR DAMAGE.
2. GRIND RIDGES OR HUMPS GREATER THAN A QUATER INCH HIGH.
3. FILL EXISTING PITS OR DEPRESSED SLABS TO LEVEL OUT WITH FIELD.
4. ALL DIVOTS IN CONCRETE GREATER THAN A GOLF BALL TO BE FILLED.
5. CAULK MASONRY WALL / CONCRETE FLOOR JOINT USE BACKER ROD AS REQUIRED.
6. PROVIDE QUARTER ROUND BASE AT BRICK WALLS WHERE WOOD FLOOR OCCURS, BASE TO B-3 U.N.O.
7. PROVIDE PAINTED WOOD BASE AT NEW GWB. WALLS AT ALL LOBBIES, CORRIDORS AND STAIRS. BASE TO BE B-2, U.N.O.
8. PROVIDE RUBBER BASE AT NEW GWB. WALLS AT UTILITY AND SERVICE LOCATIONS. BASE TO BE B-1.
9. ALL INTERIOR SURFACES WALL, CEILING AND COLUMN, BEAMS TO BE PAINTED W/ 1 COAT OF PRIMER.
10. ALL INTERIOR WALL SURFACE TO BE SCRAPED AND INCAPSULATTED WITH, U.N.O: OPTION 1: CLEAR SEALER; OPTION 2: 1 COAT OF PRIMER W/ P1.
11. MOCK-UP REQUIRED FOR APPROVAL AT WOOD FLOOR.
12. GC TO FIELD VERIFY EXISTING FLOOR CONDITION. IF WOOD FLOOR IS SITTING ON DIRT, REPLACE WITH NEW CONCRETE TO MATCH EXISTING.

LEGEND

- MILLWORK HATCH
- AREA NOT IN SCOPE OF PROJECT

TYPICALS

1. ALL PAINT TO BE P1 U.N.O.
2. ALL GYP CEILINGS TO BE PAINTED P2 U.N.O.
3. ALL BRICK WALLS TO RECEIVE B3 BASE WHERE WOOD FLOOR OCCURS.

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FINISH LEGEND

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WD-1	WD-1: EXISTING WOOD PLANK FLOOR ON EXISTING WOOD SUBFLOOR. REPAIR AND REFINISH TO MATCH EXISTING.
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WD-3	WD-3: NEW WOOD FLOOR ON EXISTING SUBSTRATE.
WD-5	WD-5: NEW WOOD FLOOR ON NEW DECKING.
T-3	NEW CERAMIC TILE FLOOR MANU: DALTILE, VOLUME 1.0 COLOR: STEREO GREY VL73 SIZE: 12 X 24 NOTE: SEE ENLARGED PLAN FOR DETAILS.
LVT-1	LVT-1: FLOATING LVT MANU: MOHAWK, BOLDER COLOR: RIVER ROCK - 832

BASE LEGEND:

B-1	RUBBER BASE - HIGH STRAIGHT, BASE TOELESS: 2.5" MANUFACTURER: JOHNSONITE COLOR: TBD LOCATION:SERVICE / UTILITY NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALLS
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B-4	CERAMIC TILE BASE - BULLNOSE MANUFACTURER: DALTILE PRODUCT: COLOR WHEEL COLOR: ARCTIC WHITE LOCATION: RESTROOMS @ DRYWALL

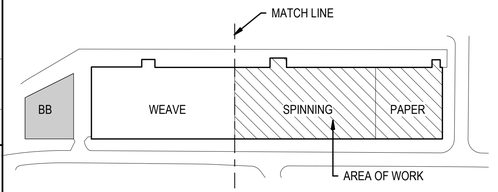
PAINT & SURFACE LEGEND

P-1	PAINT 1 - ALL WALLS U.N.O., COLUMNS, BEAMS, AND WOOD DECK/CEILING MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: EGGSHELL
P-2	PAINT 2 - ALL GWB CEILINGS UNO MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: FLAT
P-3	PAINT 3 - ALL NEW DUCT AND CONDUIT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: SEMI-GLOSS
P-4	PAINT 4 - WOOD WINDOWS MANUFACTURER: SHERWIN WILLIAMS COLOR: MATCH EXISTING FINISH: SEMI-GLOSS
P-5	PAINT 5 - STEEL WINDOWS, TRELLIS, DOORS AND FRAMES, HANDRAIL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: SEMI-GLOSS
P-6	PAINT 6 - WALL ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: EGGSHELL
P-7	PAINT 7- CLEAR ENCAPSULANT MANUFACTURER: SENTINEL COLOR: CLEAR FINISH: MATT
PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS
SM-1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL
WD-4	WD-4: HEAVY TIMBER/ PINE CLEAR SEALED.
FRP-1	FRP PANEL, 48" HIGH WITH METAL TRIM CAP ON GWB. PARTITION.
T-1	WALL TILE 1: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: VARIES PER LEVEL; EACH LEVEL TO MATCH EXISTING BRICK WAINSCOATING ACCENT ON THAT LEVEL; COORDINATE WITH OWNER/ARCHITECT FOR APPROVAL
T-2	WALL TILE 2: MANUFACTURER: DALTILE STYLE: COLOR WHEER COLOR: ARTIC WHITE

KEY NOTES

1. INFILL EXISITING OPENING WITH NEW WOOD PLANK FLOOR. COORDINATE WITH STRUCTURAL DWGS.
2. PAINT ALL WALLS, COLUMNS, BEAMS, AND CEILING P1, U.N.O.

KEY PLAN



PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
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SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22
8	Clarification - RFI 41 & 44	8/26/22

ALLIANCE ARCHITECTURE
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Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

FINISH PLAN - LEVEL 2

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A1-402

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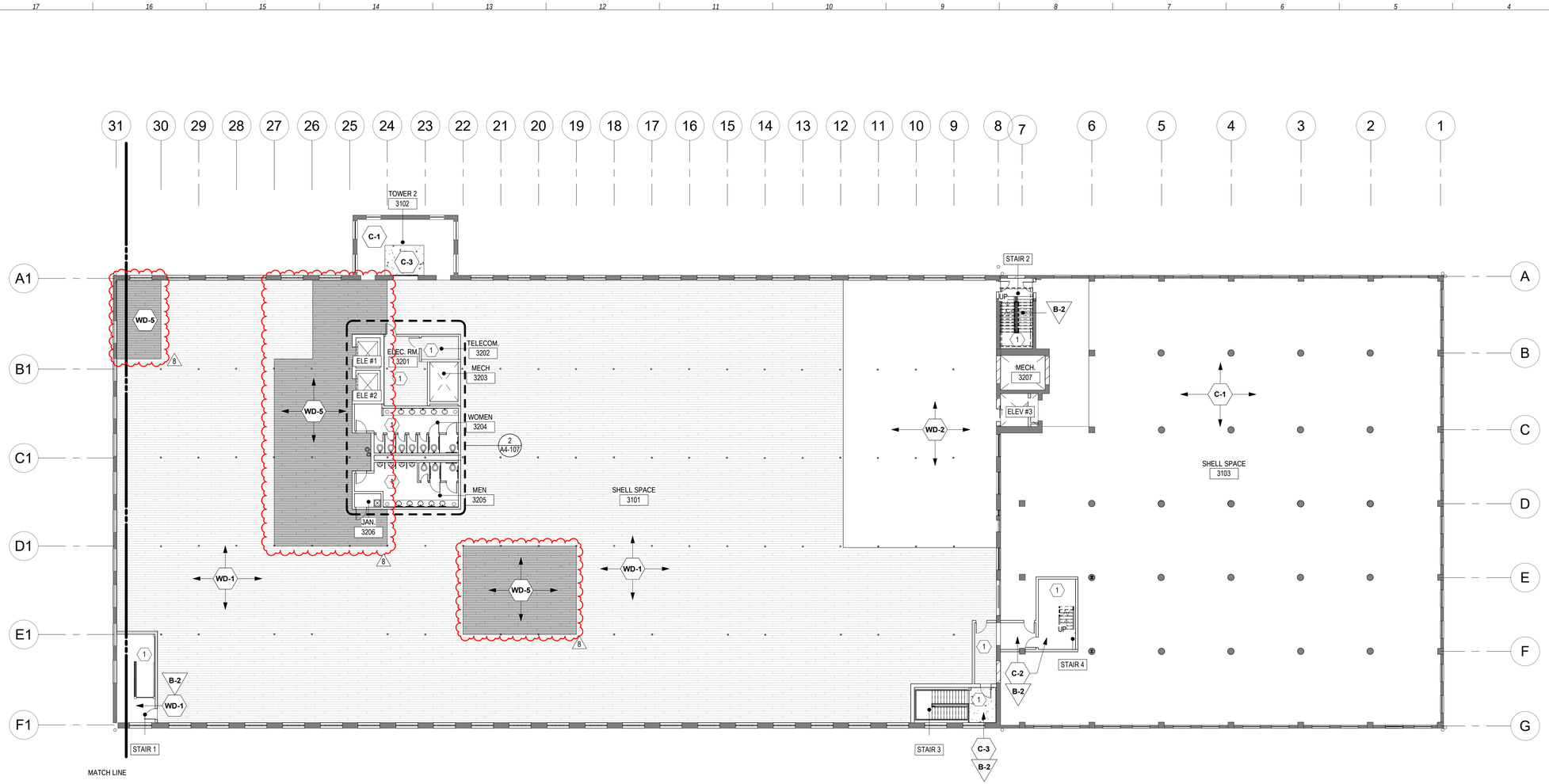
FOR CONSTRUCTION SET - 4.8.22



1 FINISH PLAN - LEVEL 3
SCALE: 1/16" = 1'-0"

FINISH PLAN NOTES

1. EXISTING CONCRETE FLOOR TO BE POWERWASHED AND INSPECTED FOR DAMAGE.
2. GRIND RIDGES OR HUMPS GREATER THAN A QUATER INCH HIGH.
3. FILL EXISTING PITS OR DEPRESSED SLABS TO LEVEL OUT WITH FIELD.
4. ALL DIVOTS IN CONCRETE GREATER THAN A GOLF BALL TO BE FILLED.
5. CAULK MASONRY WALL / CONCRETE FLOOR JOINT USE BACKER ROD AS REQUIRED.
6. PROVIDE QUARTER ROUND BASE AT BRICK WALLS WHERE WOOD FLOOR OCURS, BASE TO B-3 U.N.O.
7. PROVIDE PAINTED WOOD BASE AT NEW GWB. WALLS AT ALL LOBBIES, CORRIDORS AND STAIRS. BASE TO BE B-2, U.N.O.
8. PROVIDE RUBBER BASE AT NEW GWB. WALLS AT UTILITY AND SERVICE LOCATIONS. BASE TO BE B-1.
9. ALL INTERIOR SURFACES WALL, CEILING AND COLUMN, BEAMS TO BE PAINTED W/ 1 COAT OF PRIMER.
10. ALL INTERIOR WALL SURFACE TO BE SCRAPED AND INCAPSULATTED WITH, U.N.O. OPTION 1: CLEAR SEALER, OPTION 2: 1 COAT OF PRIMER W/ P1.
11. MOCK-UP REQUIRED FOR APPROVAL AT WOOD FLOOR.
12. GC TO FIELD VERIFY EXISTING FLOOR CONDITION. IF WOOD FLOOR IS SITTING ON DIRT, REPLACE WITH NEW CONCRETE TO MATCH EXISTING.

LEGEND

- MILLWORK HATCH
- AREA NOT IN SCOPE OF PROJECT

TYPICALS

1. ALL PAINT TO BE P1 U.N.O.
2. ALL GYP CEILINGS TO BE PAINTED P2 U.N.O.
3. ALL BRICK WALLS TO RECEIVE B3 BASE WHERE WOOD FLOOR OCCURS.

WALL FINISH NOTES

1. ALL WALLS AND SURFACES RECEIVING PAINT, WALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL J-BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE-BLENDED INTO THE ADJACENT SURFACE.
2. G.C TO PROVIDE 1 COAT OF PRIMER AND TWO FINISH COATS OF FLAT PAINT ON ALL AREAS CALLED OUT TO RECEIVE PAINT.
3. WHERE WALL FINISHES ARE NOT SPECIFICALLY INDICATED, WALL SHALL RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT UNLESS AREA IS DESIGNATED NIC.
4. COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS INSTALLERS.
5. SPECIFIED FINISHES SHALL EXTEND OVER, UNDER, AND / OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. INDICATED ON DRAWINGS.
6. ALL PAINTED WOOD & MTL SURFACES ARE TO BE SEMI-GLOSS FINISH.
7. ALL MATERIALS ARE TO BE ACCLIMATED TO LOCAL JOB SITE PRIOR TO INSTALLATION.
8. ALL DOOR AND WINDOW FRAMES SPECIFIED TO RECEIVE PAINT FINISH SHALL BE PAINTED WITH ONE PRIME COAT AND TWO SEMI-GLOSS FINISH COATS.
9. ALL PAINTED SURFACES SCHEDULED FOR NEW PAINT SHALL BE PREPARED FOLLOWING STANDARDS AND GUIDELINES FROM NATIONAL PARK SERVICE FOR HISTORIC PRESERVATION.
10. WINDOWS OF WOOD CONSTRUCTION TO BE PAINTED, P-4.
11. WINDOWS OF STEEL CONSTRUCTION TO BE PAINTED, P-5
12. ALL DOORS AND FRAME THAT RECEIVE & PAINTED FINISH USE P-5.
13. PAINT COLUMNS AND BEAMS P-1.
14. EXISTING MASONRY WALLS, INTERIOR FACE, TO BE PREPARED FOR NEW CLEAR ENCAPSULANT FINISH. PAINT INTERIOR FACE OF MASONRY WALLS P-7.

FINISH LEGEND

C-1	REPAIR CONCRETE, GRIND OR FILL TRIP HAZARDS. DIVOTS LARGER THAN 1/4" TO BE FILLED W/APPROVED FILLER, SUBMIT MOCK UP FOR APPROVAL
C-2	SAME AS CON-1 PLUS FINISH THE CONCRETE FLOOR W/ CLEAR, MATTE SEALER.
C-3	NEW CONCRETE INFILL TO MATCH EXISTING.
WD-1	WD-1: EXISTING WOOD PLANK FLOOR ON EXISTING WOOD SUBFLOOR. REPAIR AND REFINISH TO MATCH EXISTING.
WD-2	WD-2: EXISTING WOOD PLANK FLOOR ON EXISTING CONCRETE SLAB. REPAIR AND REFINISH TO MATCH EXISTING.
WD-3	WD-3: NEW WOOD FLOOR ON EXISTING SUBSTRATE.
WD-5	WD-5: NEW WOOD FLOOR ON NEW DECKING.
T-3	NEW CERAMIC TILE FLOOR MANU: DALTILE, VOLUME 1.0 COLOR: STEREO GREY VL73 SIZE: 12 X 24 NOTE: SEE ENLARGED PLAN FOR DETAILS.
LVT-1	LVT-1: FLOATING LVT MANU: MOHAWK, BOLDER COLOR: RIVER ROCK - 832

BASE LEGEND:

B-1	RUBBER BASE - HIGH STRAIGHT, BASE TOELESS: 2.5" MANUFACTURER: JOHNSONITE COLOR: TBD LOCATION-SERVICE / UTILITY NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALLS
B-2	WOOD BASE - 4" HIGH FLAT STOCK FINISH: SEMI-GLOSS COLOR: MATCH ADJACENT WALL PAINT LOCATION: LOBBIES, CORRIDORS, STAIRS NO BASE TO BE INSTALLED ON GLASS WALLS AND BRICK WALL
B-3	WOOD BASE -QUARTER ROUND BASE SPECIES: OAK FINISH: CLEAR SEALED TO BE INSTALLED ON BRICK WALLS WHERE WOOD FLOOR OCCURS
B-4	CERAMIC TILE BASE - BULLNOSE MANUFACTURER: DALTILE PRODUCT: COLOR WHEEL COLOR: ARCTIC WHITE LOCATION: RESTROOMS @ DRYWALL

PAINT & SURFACE LEGEND

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PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS
SM-1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL
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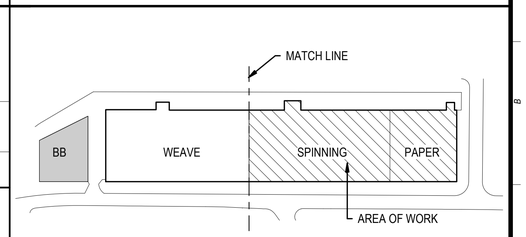
KEY NOTES

1. PAINT ALL WALLS, COLUMNS, BEAMS, AND CEILING P1, U.N.O.

KEY PLAN



PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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SEAL
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6382
NORTH CAROLINA
ALLIANCE ARCHITECTURE, P.C.
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 5U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22
8	Clarification - RFI 41 & 44	8/26/22

ALLIANCE ARCHITECTURE
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SHEET TITLE:
FINISH PLAN - LEVEL 3

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A1-403

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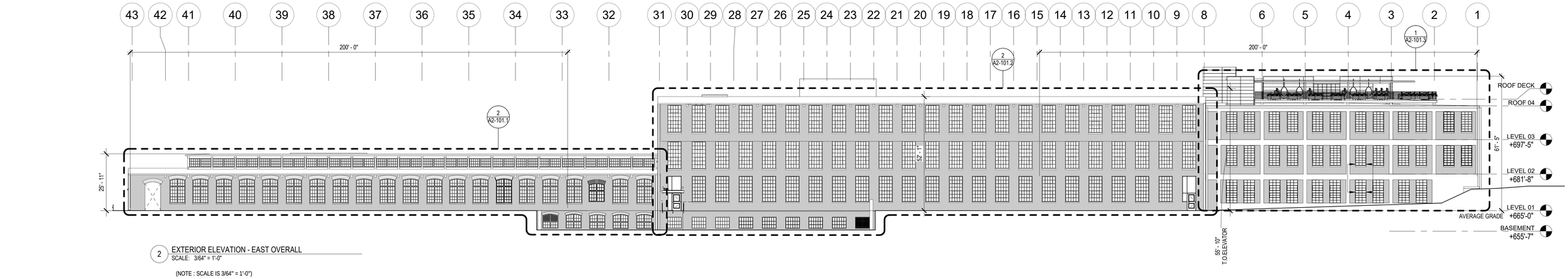

2 EXTERIOR ELEVATION - EAST OVERALL
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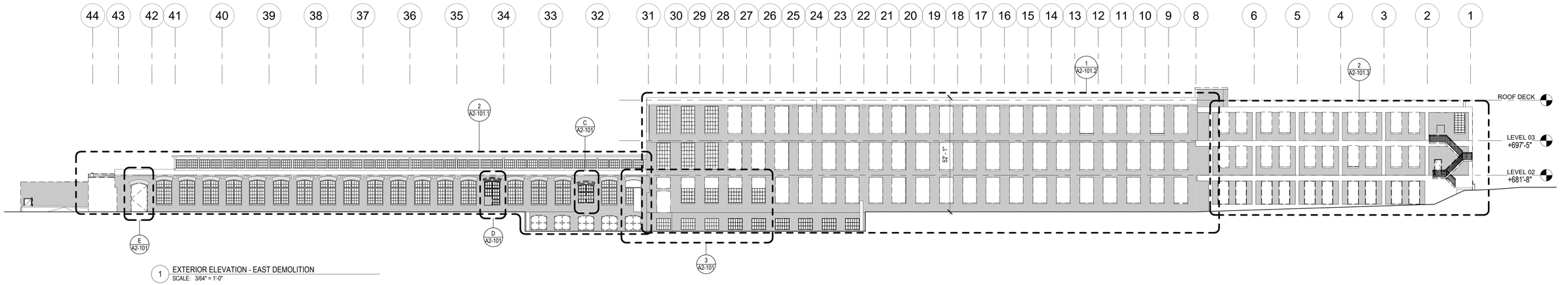
(NOTE : SCALE IS 3/64" = 1'-0")



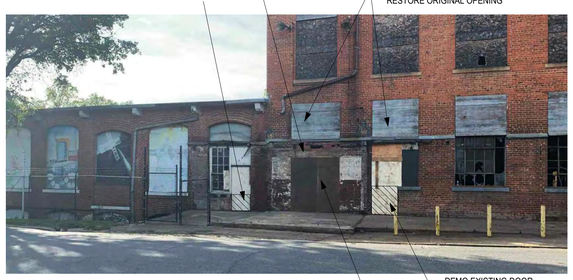
1 EXTERIOR ELEVATION - EAST DEMOLITION
SCALE: 3/64" = 1'-0"

(NOTE : SCALE IS 3/64" = 1'-0")

E SE ENTRANCE
SCALE: 1/8" = 1'-0"

D EAST WINDOW 1
SCALE: 1/8" = 1'-0"

C EAST WINDOW 2
SCALE: 1/8" = 1'-0"



3 EAST DEMO ENTRANCE
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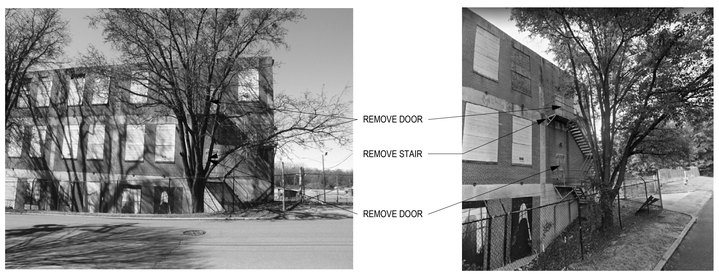

A NE STAIR
SCALE: 1/8" = 1'-0"

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
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SEAL
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SEAL
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ISSUES

DESCRIPTION	DATE
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HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
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REVISIONS

REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

EXTERIOR OVERALL EAST ELEVATIONS

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A2-101

8/11/2022 5:18:34 PM

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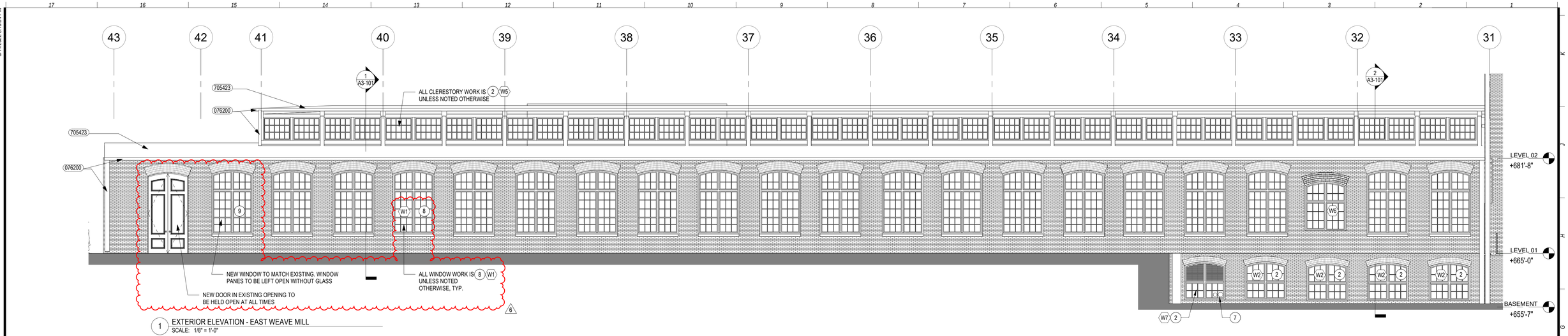
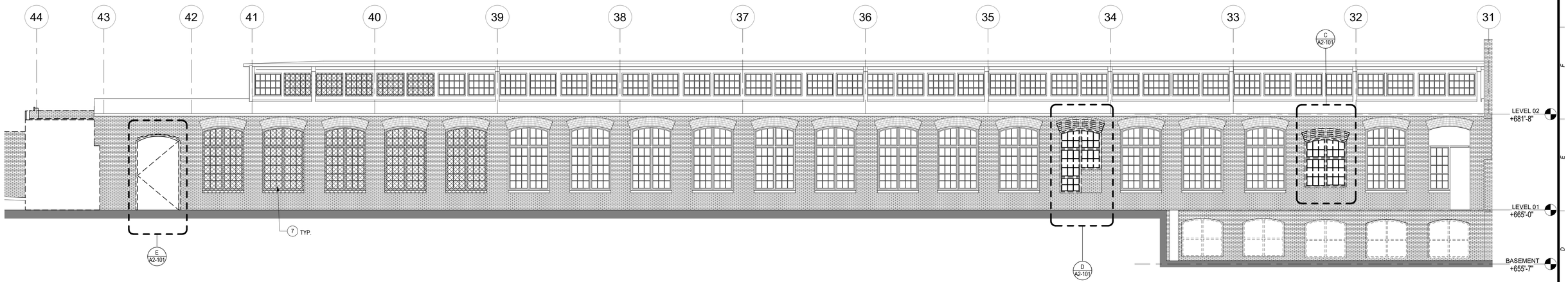


1 EXTERIOR ELEVATION - EAST WEAVE MILL
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES - EXTERIOR ELEVATIONS

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O.
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION, EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND RESTORE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW.
3. REPAIR AND RESTORE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. FIRE PROTECTION AND BFP DISCHARGE. REFER TO ELEVATION 4 ON SHEET P4-101. WINDOW GLAZING TO REPLACED WITH ALUMINUM CLADDING TO MATCH WINDOW FRAME. 6
8. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW.
9. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW. WINDOW ARE TO BE WITHOUT GLAZING.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD. 6
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

  A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
  B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
  C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  E. EXTERIOR STOREFRONT :
  KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  F. EXTERIOR CURTAIN WALL :
  KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
  G. EXTERIOR STEEL PAINTING: SW IRON ORE
  H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
  I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  J. WINDOW SILL: MATCH EXISTING
  K. DOWNSPOUT AND GUTTER: WHITE

REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

074243 TYPE: COMPOSITE WALL PANELS
MANUFACTURER: NICHIHA
PRODUCT: CONCRETE
NOTE: ROOF DECK WALL

075423 TYPE: TPO ROOFING
COLOR: LIGHT GRAY

076200 TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT
COLOR: WHITE

055000 TYPE: METAL FABRICATIONS
BACKING: SW IRON ORE
NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS

055200 TYPE: EXTERIOR METAL RAILING
COLOR: SW IRON ORE

055113 TYPE: METAL PAN STAIRS

055213 TYPE: PIPE AND TUBE RAILING
COLOR: SW IRON ORE

108200 TYPE: MESH PANEL
MANUFACTURER: MCNICHOLS
PRODUCT: 2"X1" RECTANGULAR
COLOR: SW IRON ORE
NOTE: INFILL AS NEEDED

B-1 TYPE: BRICK VENEER
MANUFACTURER: TBD
COLOR: TO MATCH EXISTING BRICK
NOTE: REFER TO SPEC. 049010

080152 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS

081113 TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR

081416 TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE

084113 TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS

084413 TYPE: GLAZED ALUMINUM CURTAIN WALL

087100 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS

088000 TYPE: GLAZING

PORTMANHOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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CHARLOTTE, NC

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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE #575
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CON: REID SCOTT
CON: JOHN FARMER

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CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 60740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

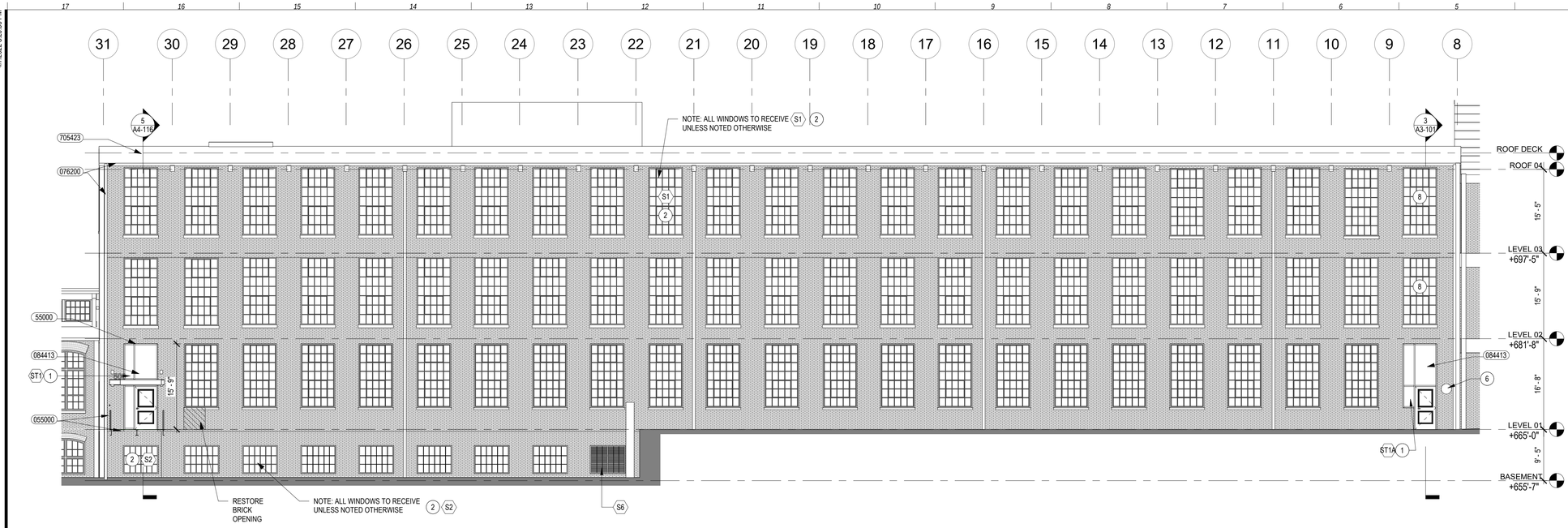
SHEET TITLE:
EXTERIOR ELEVATION - WEAVE EAST

DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

NORTH

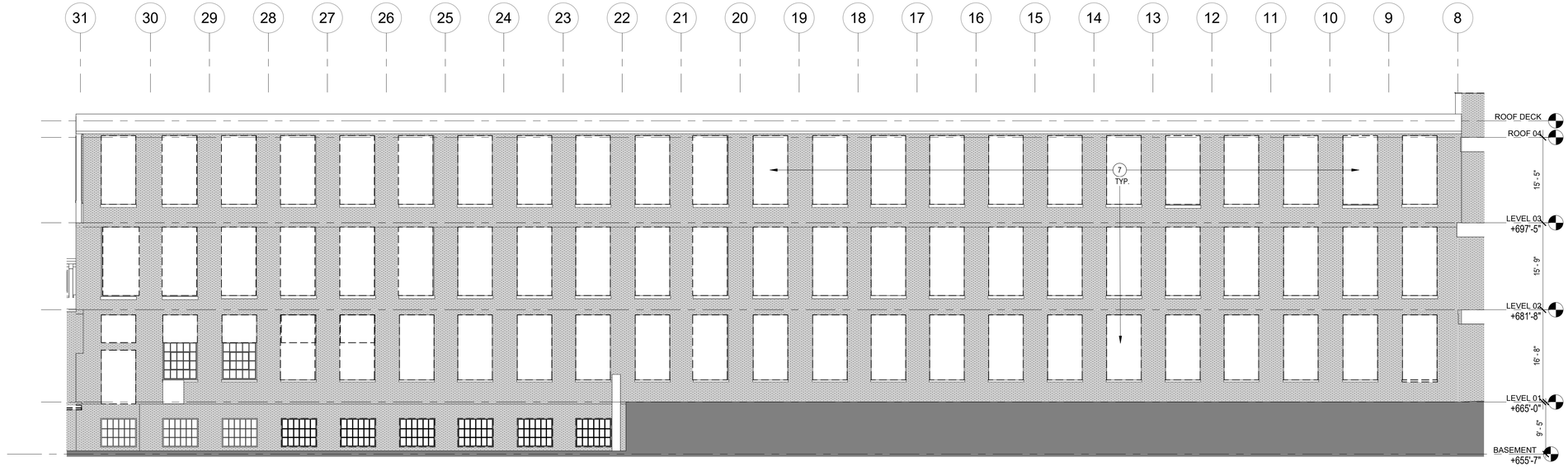
SHEET NUMBER:
A2-101.1

FOR CONSTRUCTION SET - 4.8.22



NOTE: SCALE IS DIFFERENT FROM OTHER EXTERIOR ELEVATIONS

2 EXTERIOR ELEVATION - EAST SPINNING MILL DD
SCALE: 3/32" = 1'-0"



NOTE: SCALE IS DIFFERENT FROM OTHER EXTERIOR ELEVATIONS.

1 EXTERIOR ELEVATION - EAST DEMOLITION DD - Callout 2
SCALE: 3/32" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O.
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION, EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT : KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  - E. EXTERIOR CURTAIN WALL : KAWNEER 1600 CURTAIN WALL FINISH : PERMACOAT POWERDER COATING-BLACK
  - F. TIMBER CURTAIN WALL: SIERRA PACIFIC : TIMBER CURTAIN WALL CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING STEEL WINDOW: REPLACE W/ 1/2" INSULATED GLASS W/ CARDINAL LOW E 270.
  - I. GLAZING AT NEW WINDOW, STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  - H. WINDOW SILL: MATCH EXISTING
  - I. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

074243	TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL	B-1	TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC. 049010
075423	TYPE: TPO ROOFING COLOR: LIGHT GRAY	080152	TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
076200	TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE	081113	TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
055200	TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE	081416	TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
055000	TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS	084113	TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
055113	TYPE: METAL PAN STAIRS	084413	TYPE: GLAZED ALUMINUM CURTAIN WALL
055213	TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE	088000	TYPE: GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 50740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
EXTERIOR ELEVATION - SPINNING EAST

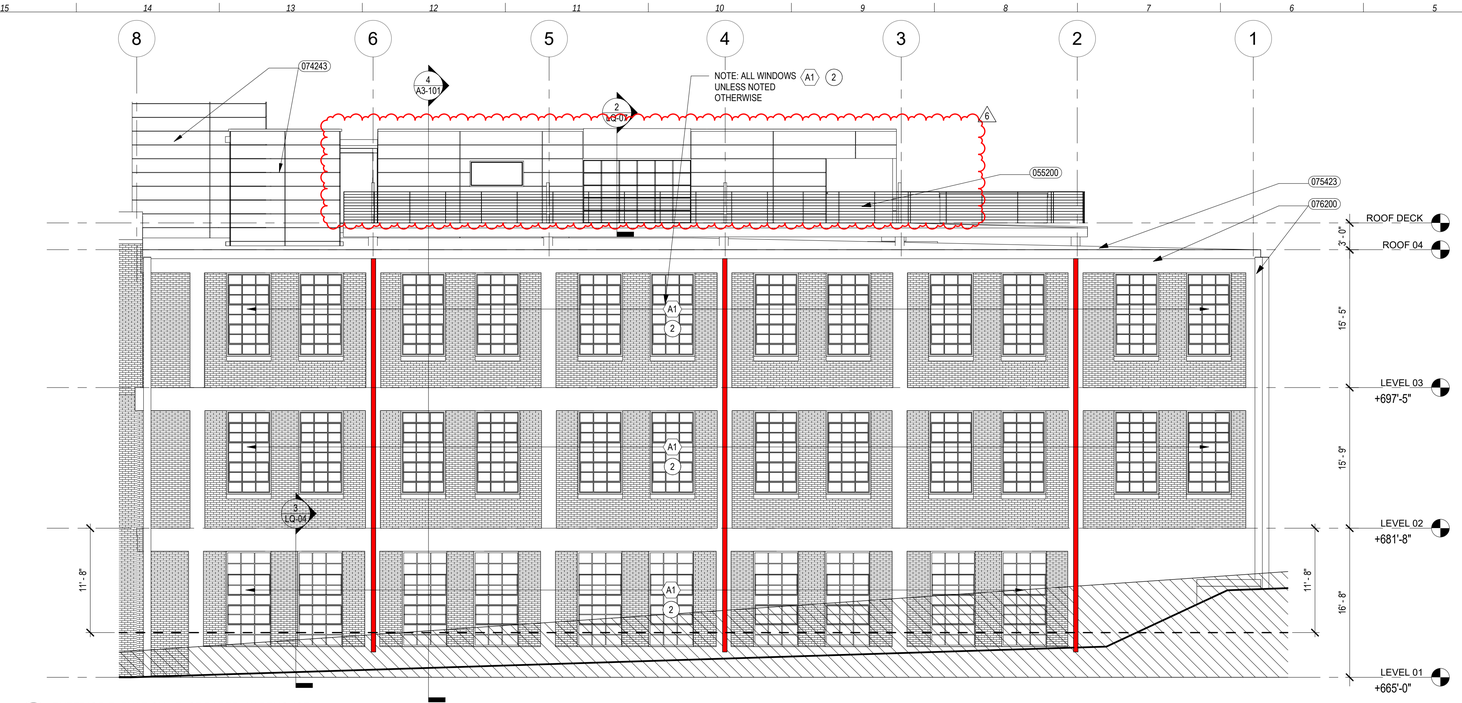
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

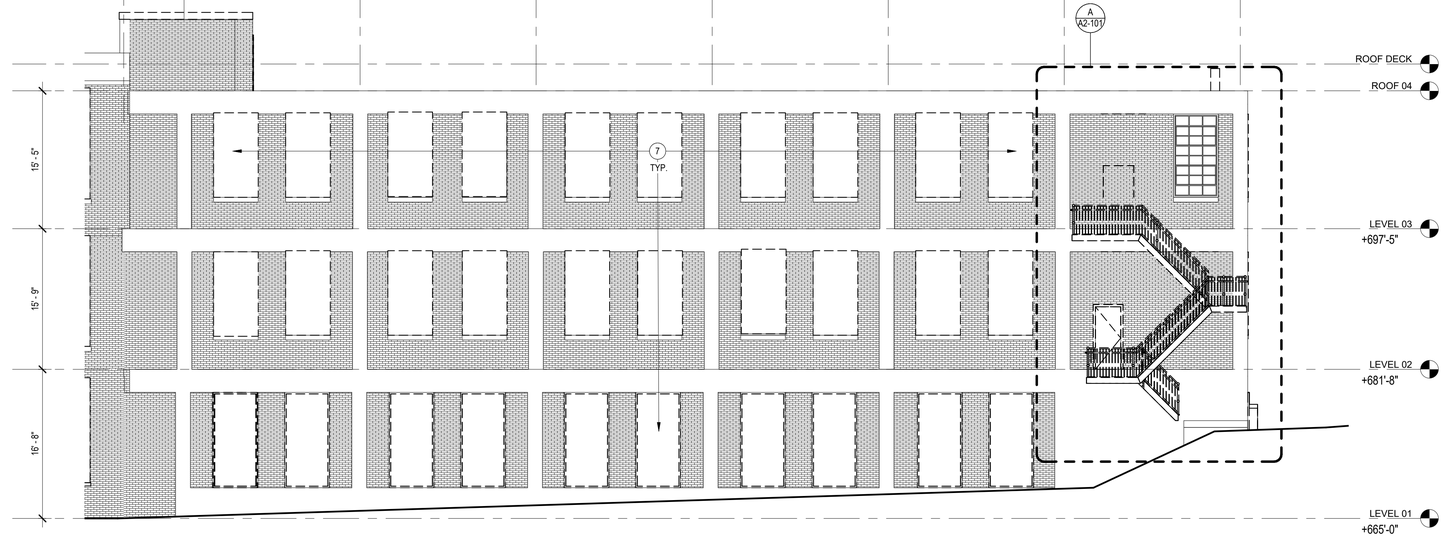
SHEET NUMBER:
A2-101.2

8/11/2022 5:20:38 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - EAST PAPER WAREHOUSE
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
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10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
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15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
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18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
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21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
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24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.
10. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW. WINDOW ARE TO BE WITHOUT GLAZING. (6)

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

  A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
  B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
  C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  E. EXTERIOR STOREFRONT : KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  F. EXTERIOR CURTAIN WALL : KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
  G. EXTERIOR STEEL PAINTING: SW IRON ORE
  H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
  I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  J. WINDOW SILL: MATCH EXISTING
  K. DOWNSPOUT AND GUTTER: WHITE

- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

074243	TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL	B-1	TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC. 049010
075423	TYPE: TPO ROOFING COLOR: LIGHT GRAY	080152	TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
076200	TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE	081113	TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
055200	TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE	081416	TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
055000	TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS	084113	TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
055113	TYPE: METAL PAN STAIRS	084413	TYPE: GLAZED ALUMINUM CURTAIN WALL
055213	TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE	088000	TYPE: GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30303
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CON: REID SCOTT
CON: JOHN FARMER

GENERAL CONTRACTOR:
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CHARLOTTE, NC 28209
TEL: 704.332.0900
CON: MATT TOFFEY
CON: STEVE PIERMATTEI

MEP ENGINEER:
BARRETT, WOODYARD & ASSOCIATES, INC.
2301 REXWOOD DRIVE #108
RALEIGH, NC 27607
TEL: 919.891.1813
CON: CHAD VICKERY, PE,
CON: JASON MACCALL, PE

STRUCTURAL ENGINEER:
MORRISON ENGINEERS, PLLC
7701 CHAPEL HILL ROAD
CARY, NC 27513
TEL: 919.851.2021
CON: JOHN STEVENSON, PE
CON: AARON MARX, PE

LANDSCAPE ARCHITECT:
SURFACE 678
215 MORRIS STREET, SUITE 150
DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 5U740 REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES	
DESCRIPTION	*DATE*
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS		
REV.	*DESCRIPTION*	*DATE*
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

EXTERIOR ELEVATIONS - PAPER EAST

DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

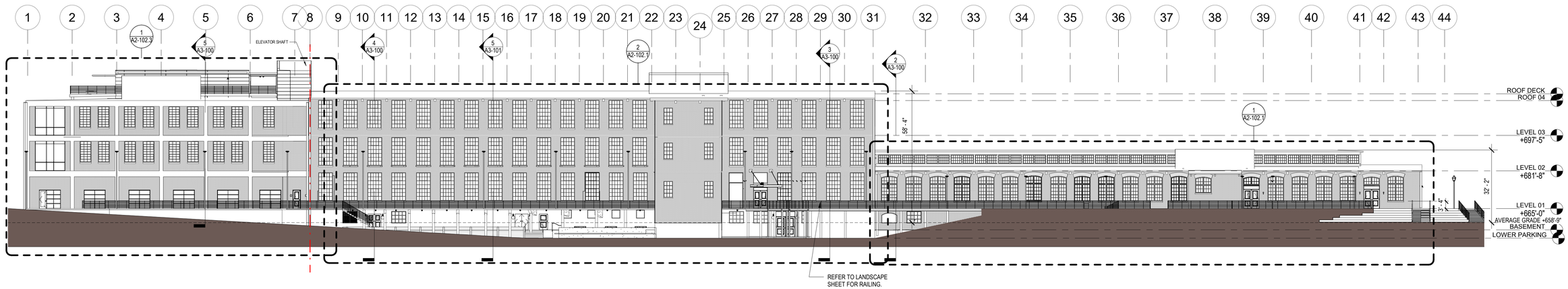
NORTH

SHEET NUMBER:

A2-101.3

4/7/2022 4:02:14 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - WEST OVERALL
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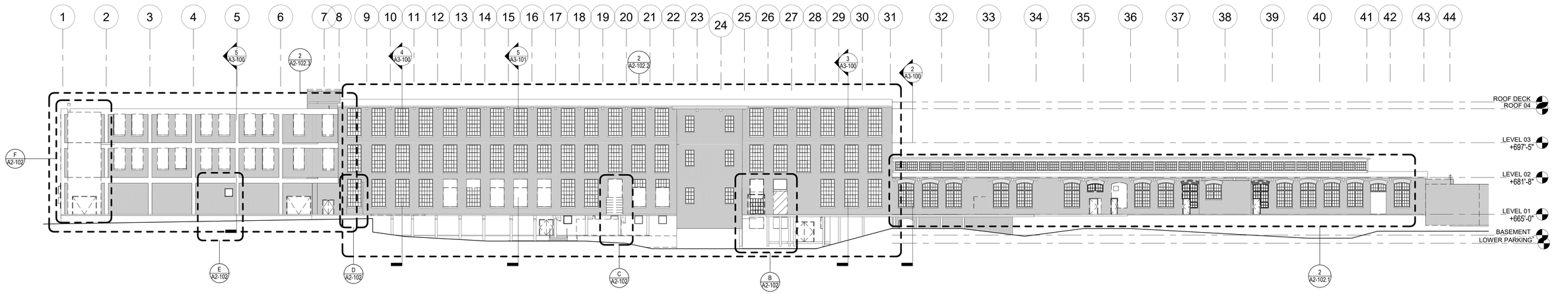


2 EXTERIOR ELEVATION - WEST OVERALL DEMO
SCALE: 3/64" = 1'-0"

REMOVE TOWER. PROVIDE SAFETY BARRICADE WHERE OPENINGS ARE EXPOSED

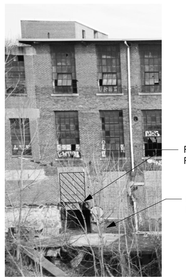
REMOVE GRAFFATI FROM MILL BUILDING

F NW TOWER

REMOVE INFILL BRICK FROM EXISTING OPENING

REMOVE GRAFFATI FROM MASONRY WALL

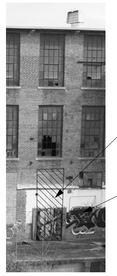
E PW WEST OPENING



REMOVE INFILL RESTORE ORIGINAL OPENING

REMOVE GRAFFATI FROM MASONRY WALL

D SPINNING WINDOW 1



REMOVE INFILL RESTORE ORIGINAL OPENING

REMOVE GRAFFATI FROM MASONRY WALL

C SPINNING WINDOW 2

REMOVE INFILL RESTORE ORIGINAL OPENING

B WEST ENTRANCE

REMOVE INFILL RESTORE ORIGINAL OPENING

A WEAVE MILL WINDOW 1

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:	OWNER:	GENERAL CONTRACTOR:	MEP ENGINEER:	STRUCTURAL ENGINEER:	LANDSCAPE ARCHITECT:
ALLIANCE ARCHITECTURE, PC 208 RIGSBEE AVE. DURHAM, NC 27701 TEL: 919.682.6393 CON: JOHN WARASILA, AIA CON: TEERA GAMES,AIA CON: SARAH WILHELM	PORTMAN HOLDINGS 303 PEACHTREE CENTER AVE NE #575 ATLANTA, GA 30303 TEL: 404.614.5522 CON: REID SCOTT CON: JOHN FARMER	EDIFICE 4111 SOUTH BLVD. CHARLOTTE, NC 28209 TEL: 704.332.0900 CON: MATT TOFFEY CON: STEVE PIERMATTEI	BARRETT, WOODYARD & ASSOCIATES, INC. 2301 REXWOOD DRIVE #108 RALEIGH, NC 27607 TEL: 919.891.1813 CON: CHAD VICKERY, PE, CON: JASON MACCALL, PE	MORRISON ENGINEERS, PLLC 7701 CHAPEL HILL ROAD CARY, NC 27513 TEL: 919.851.2021 CON: JOHN STEVENSON, PE CON: AARON MARX, PE	SURFACE 678 215 MORRIS STREET, SUITE 150 DURHAM, NC 27701 TEL: 919.419.1199 CON: WALT HAVENER CON: SWATI KHIMESRA CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 5740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES	
DESCRIPTION	*DATE*
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS		
REV.	*DESCRIPTION*	*DATE*

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
EXTERIOR OVERALL WEST ELEVATIONS

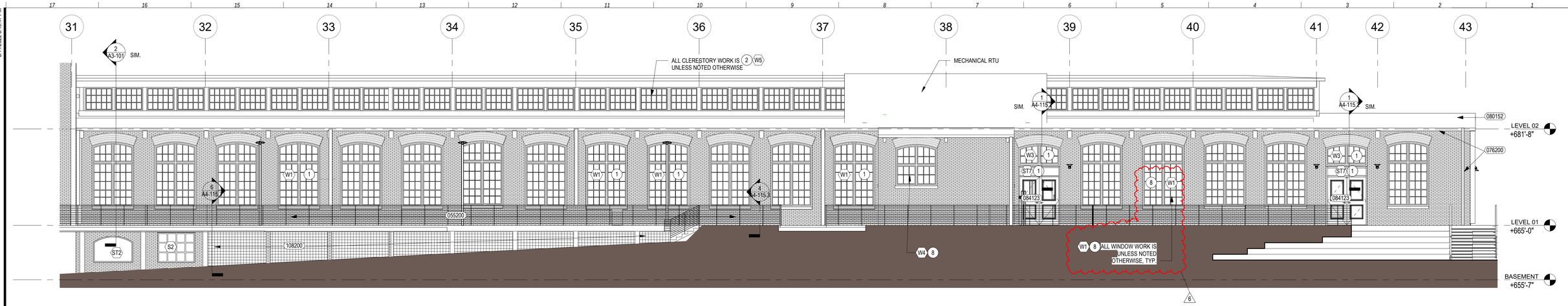
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

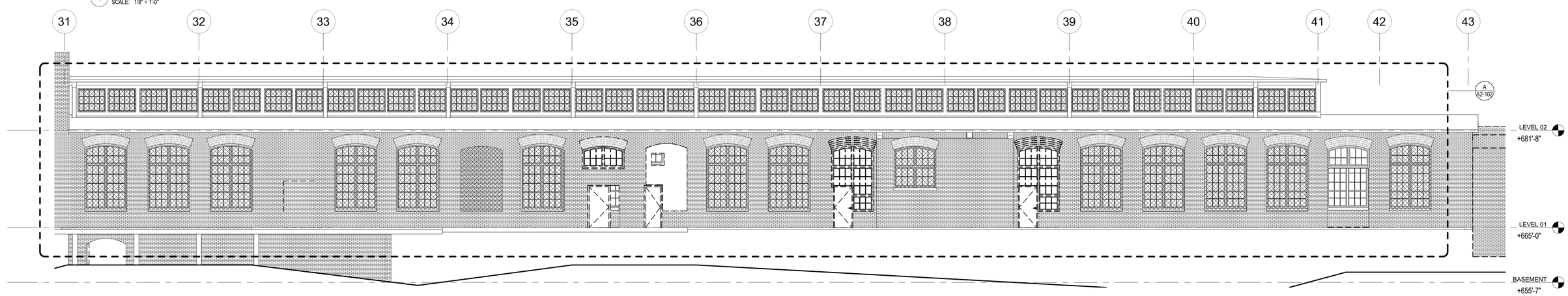
SHEET NUMBER:
A2-102

8/11/2022 5:19:47 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - WEST WEAVE MILL PROPOSED
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST OVERALL DEMO SD - Callout 1
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES - EXTERIOR ELEVATIONS

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O.
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION, EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND RESTORE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW.
3. REPAIR AND RESTORE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. FIRE PROTECTION AND BFP DISCHARGE. REFER TO ELEVATION 4 ON SHEET P4-101. WINDOW GLAZING TO REPLACED WITH ALUMINUM CLADDING TO MATCH WINDOW FRAME. 6
8. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW.
9. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW. WINDOW ARE TO BE WITHOUT GLAZING.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.

6

- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
E. EXTERIOR STOREFRONT :
KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
F. EXTERIOR CURTAIN WALL :
KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
G. EXTERIOR STEEL PAINTING: SW IRON ORE
H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
J. WINDOW SILL: MATCH EXISTING
K. DOWNSPOUT AND GUTTER: WHITE

REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

074243 TYPE: COMPOSITE WALL PANELS
MANUFACTURER: NICHIHA
PRODUCT: CONCRETE
NOTE: ROOF DECK WALL

075423 TYPE: TPO ROOFING
COLOR: LIGHT GRAY

076200 TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT
COLOR: WHITE

055000 TYPE: METAL FABRICATIONS
BACKING: SW IRON ORE
NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS

055200 TYPE: EXTERIOR METAL RAILING
COLOR: SW IRON ORE

055113 TYPE: METAL PAN STAIRS

055213 TYPE: PIPE AND TUBE RAILING
COLOR: SW IRON ORE

108200 TYPE: MESH PANEL
MANUFACTURER: MCNICHOLS
PRODUCT: 2"X1" RECTANGULAR
COLOR: SW IRON ORE
NOTE: INFILL AS NEEDED

B-1 TYPE: BRICK VENEER
MANUFACTURER: TBD
COLOR: TO MATCH EXISTING BRICK
NOTE: REFER TO SPEC. 049010

080152 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS

081113 TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR

081416 TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE

084113 TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS

084413 TYPE: GLAZED ALUMINUM CURTAIN WALL

087100 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS

088000 TYPE: GLAZING

PORTMANHOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
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ARCHITECT:
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CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 60740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

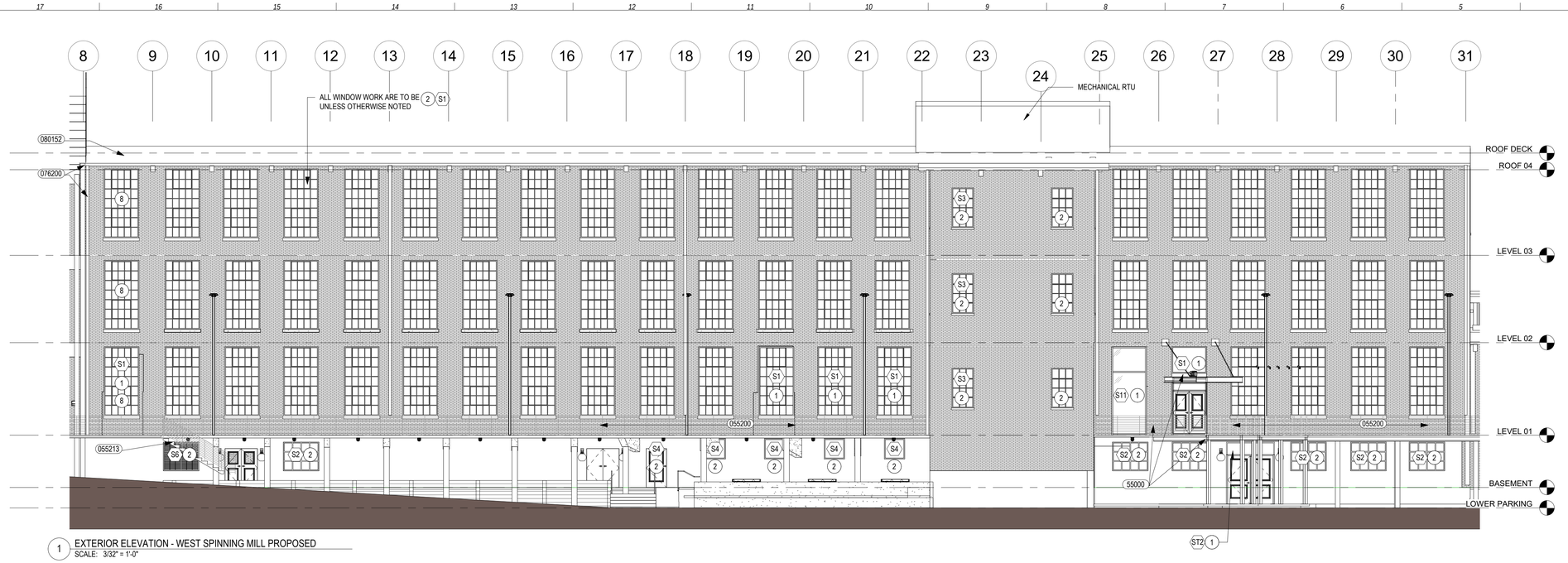
SHEET TITLE:
EXTERIOR ELEVATION - WEAVE WEST

DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

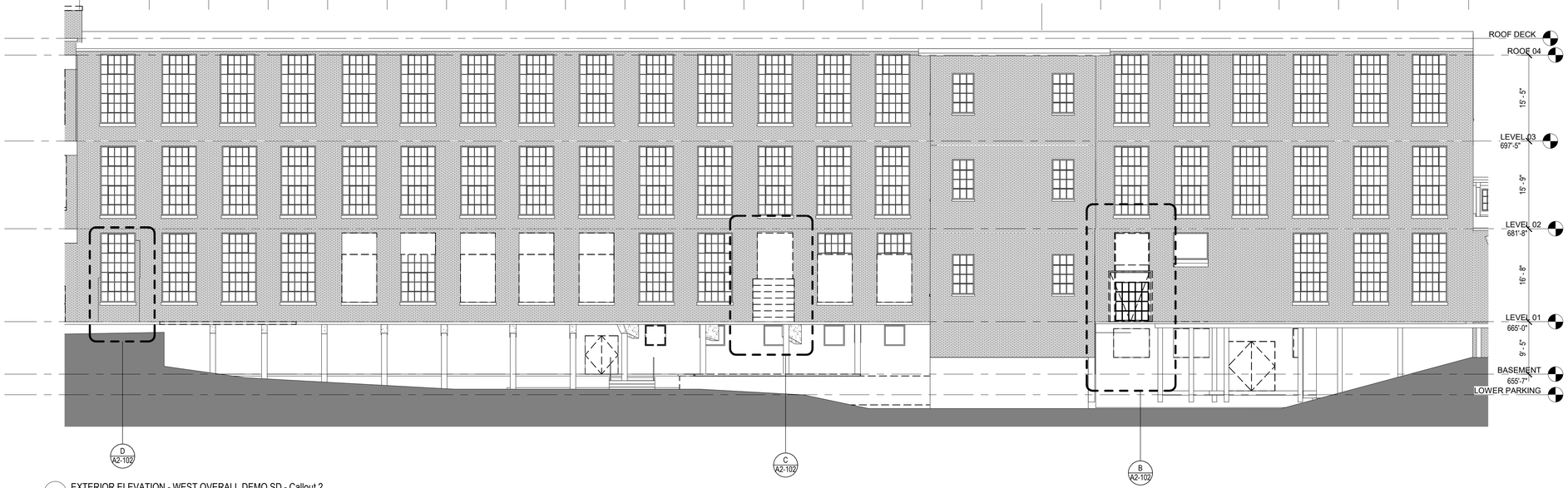
NORTH

SHEET NUMBER:
A2-102.1

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - WEST SPINNING MILL PROPOSED
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST OVERALL DEMO SD - Callout 2
SCALE: 3/32" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O..
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION. EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT : KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  - E. EXTERIOR CURTAIN WALL : KAWNEER 1600 CURTAIN WALL FINISH : PERMACOAT POWERDER COATING-BLACK
  - F. TIMBER CURTAIN WALL: SIERRA PACIFIC : TIMBER CURTAIN WALL CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING STEEL WINDOW: REPLACE W/ 1/2" INSULATED GLASS W/ CARDINAL LOW E 270.
  - I. GLAZING AT NEW WINDOW, STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  - H. WINDOW SILL: MATCH EXISTING
  - I. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- (074243) TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL
- (075423) TYPE: TPO ROOFING COLOR: LIGHT GRAY
- (076200) TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE
- (055200) TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE
- (055000) TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- (055113) TYPE: METAL PAN STAIRS
- (055213) TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE
- (B-1) TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC. 049010
- (080152) TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
- (081113) TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
- (081416) TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
- (084113) TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
- (084413) TYPE: GLAZED ALUMINUM CURTAIN WALL
- (088000) TYPE: GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
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CHARLOTTE, NC 28209
TEL: 704.332.0900
CON: MATT TOFFEY
CON: STEVE PIERMATTEI

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DURHAM, NC 27701
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CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERTIFICATE OF AUTHORIZATION NORTH CAROLINA CERT NO 50740 DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
EXTERIOR ELEVATION - SPINNING WEST

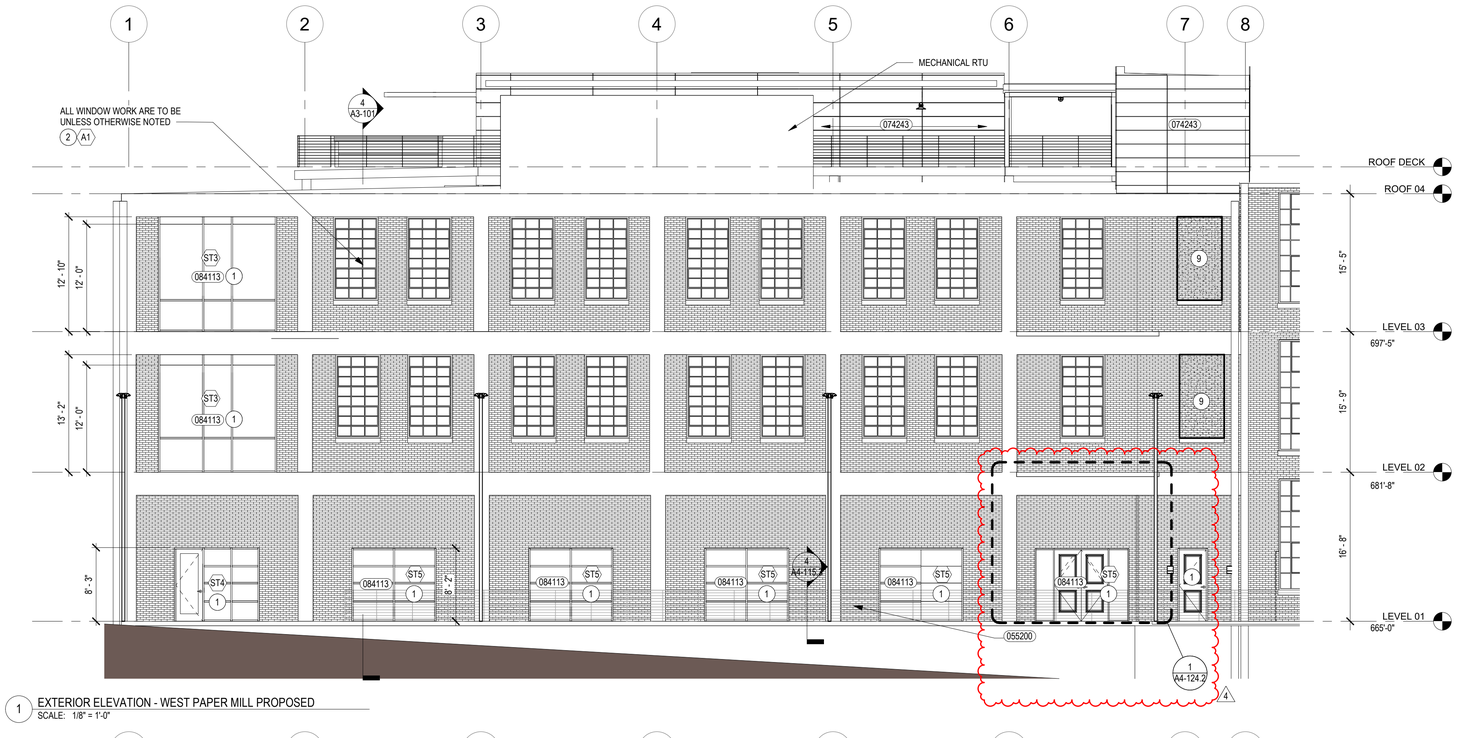
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A2-102.2

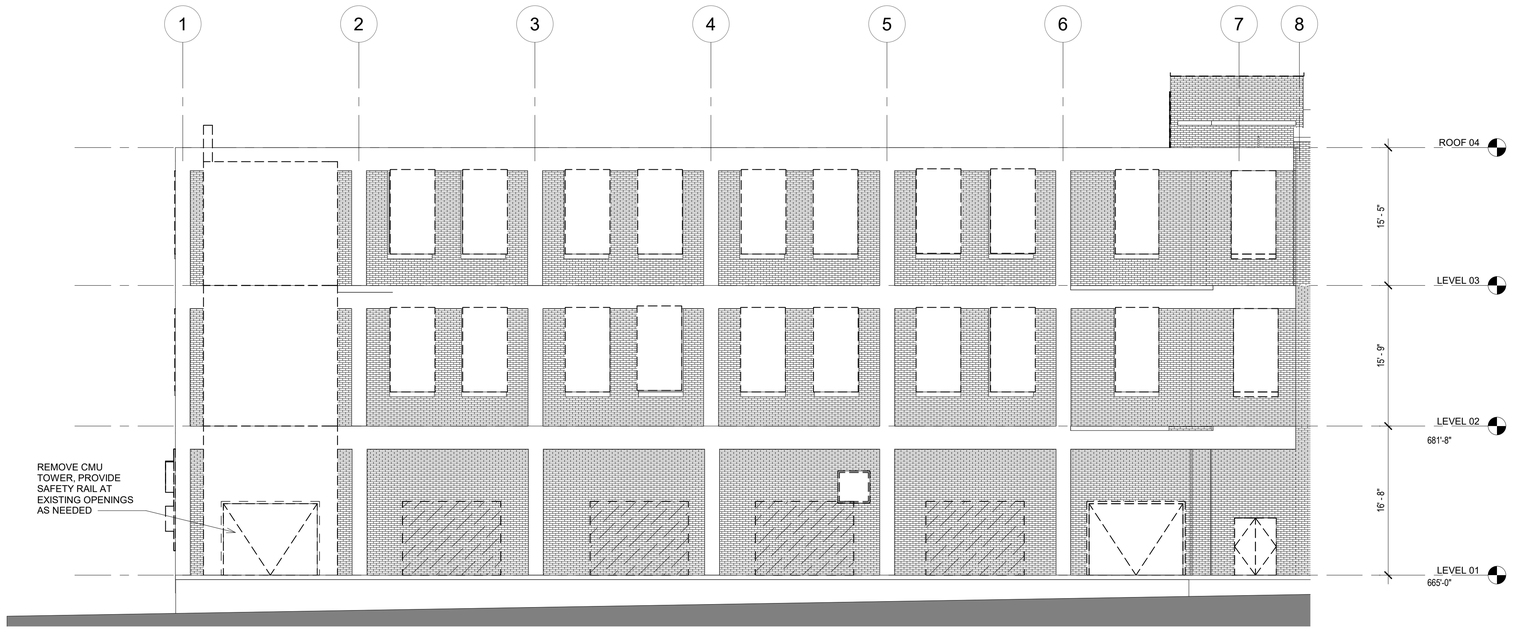
6/21/2022 5:09:19 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - WEST PAPER MILL PROPOSED
SCALE: 1/8" = 1'-0"

EXISTING CONDITION



2 EXTERIOR ELEVATION - WEST OVERALL DEMO
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O..
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION. EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT : KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  - E. EXTERIOR CURTAIN WALL : KAWNEER 1600 CURTAIN WALL FINISH : PERMACOAT POWERDER COATING-BLACK
  - F. TIMBER CURTAIN WALL: SIERRA PACIFIC : TIMBER CURTAIN WALL CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING STEEL WINDOW: REPLACE W/ 1/2" INSULATED GLASS W/ CARDINAL LOW E 270.
  - I. GLAZING AT NEW WINDOW, STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  - H. WINDOW SILL: MATCH EXISTING
  - I. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- 074243 TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL
- 075423 TYPE: TPO ROOFING COLOR: LIGHT GRAY
- 076200 TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE
- 055200 TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE
- 055000 TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- 055113 TYPE: METAL PAN STAIRS
- 055213 TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE
- B-1 TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC. 049010
- 080152 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
- 081113 TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
- 081416 TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
- 084113 TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
- 084413 TYPE: GLAZED ALUMINUM CURTAIN WALL
- 088000 TYPE: GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 6740 DURHAM, N.C.
9.21.21

ISSUES		REVISIONS		
DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21	4	CCD-1	6/16/22
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21	C	Cycle 3 - Permit Comments	2/24/22
DESIGN DEVELOPMENT	7.30.21			
FOR PERMIT CONSTRUCTION SET	9.21.21			
GMP SET	10.18.21			
FOR CONSTRUCTION SET	4.8.22			

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
EXTERIOR ELEVATION - PAPER WEST

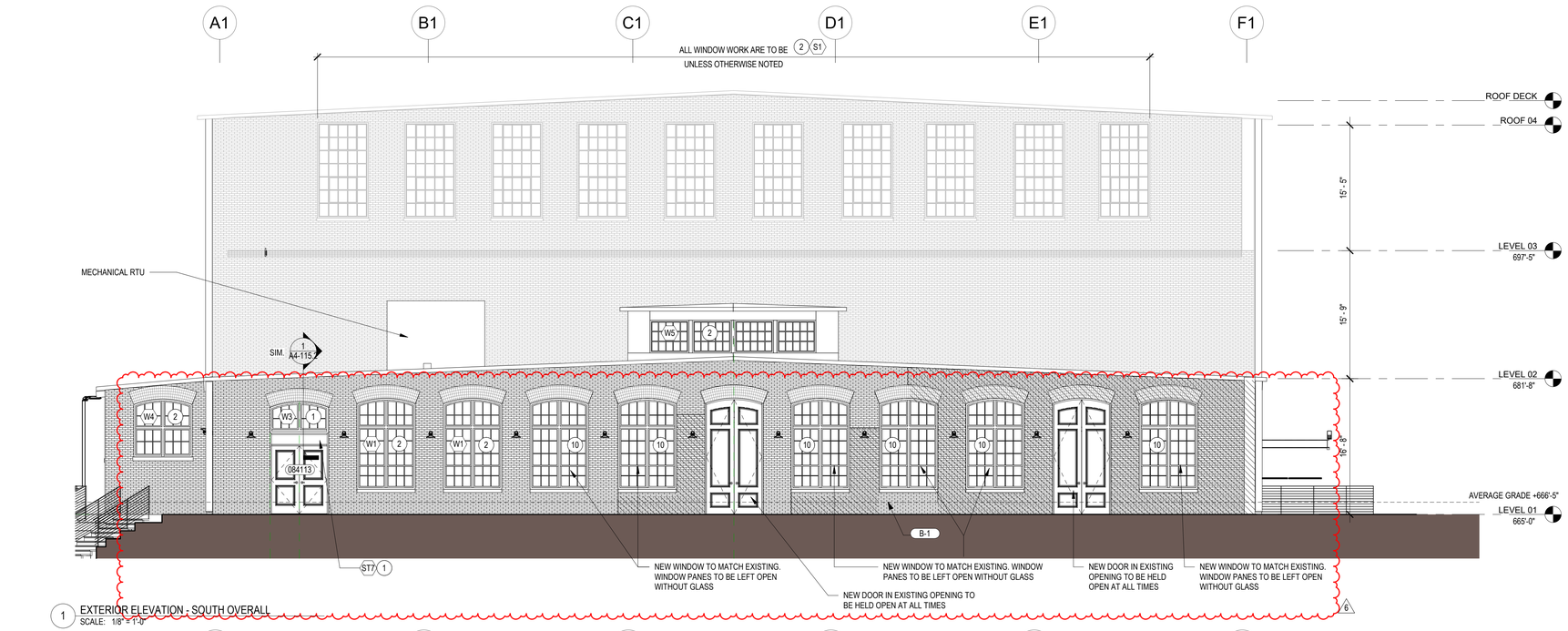
DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

NORTH

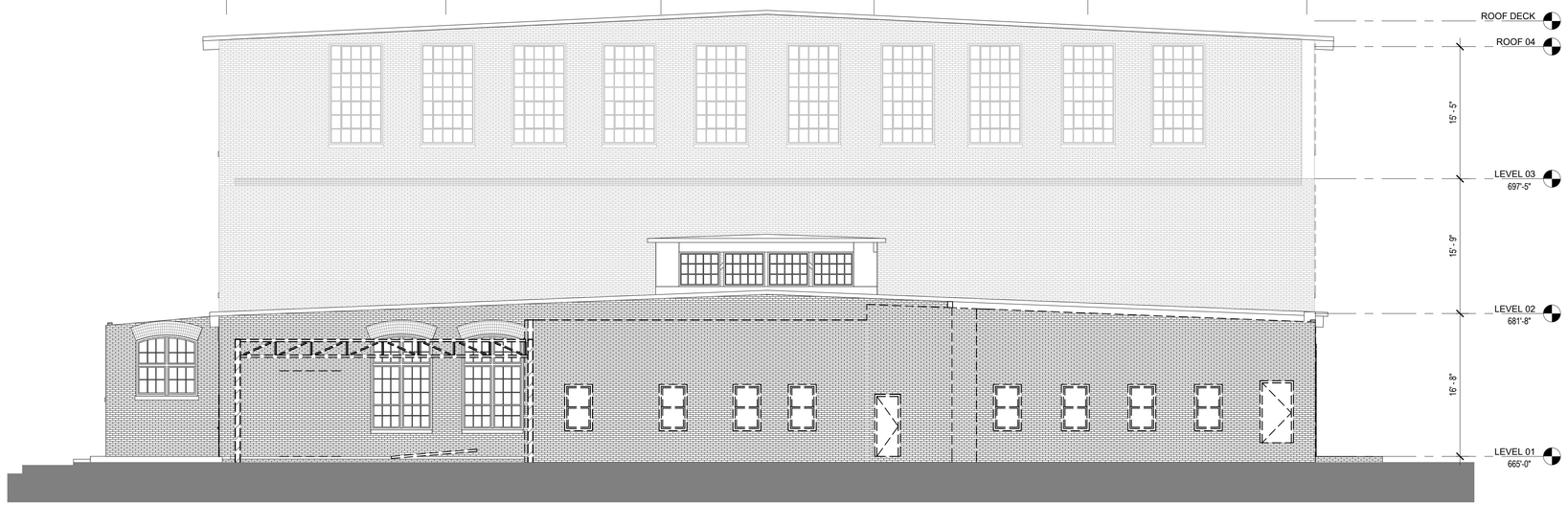
SHEET NUMBER:
A2-102.3

8/11/2022 5:22:33 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - SOUTH OVERALL
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH DEMO
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O.
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION, EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.
10. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW. WINDOW ARE TO BE WITHOUT GLAZING.

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
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- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

  A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
  B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
  C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  E. EXTERIOR STOREFRONT :
  KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  F. EXTERIOR CURTAIN WALL :
  KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
  G. EXTERIOR STEEL PAINTING: SW IRON ORE
  H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
  I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  J. WINDOW SILL: MATCH EXISTING
  K. DOWNSPOUT AND GUTTER: WHITE

- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- 074243 TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL
- 075423 TYPE: TPO ROOFING COLOR: LIGHT GRAY
- 076200 TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE
- 055200 TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE
- 055000 TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- 055113 TYPE: METAL PAN STAIRS
- 055213 TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE
- B-1 TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC, 049010
- 080152 TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
- 081113 TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
- 081416 TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
- 084113 TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
- 084413 TYPE: GLAZED ALUMINUM CURTAIN WALL
- 088000 TYPE: GLAZING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CON: JOHN FARMER

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LANDSCAPE ARCHITECT:
SURFACE 678
215 MORRIS STREET, SUITE 150
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TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 50740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

EXTERIOR OVERALL ELEVATION - SOUTH

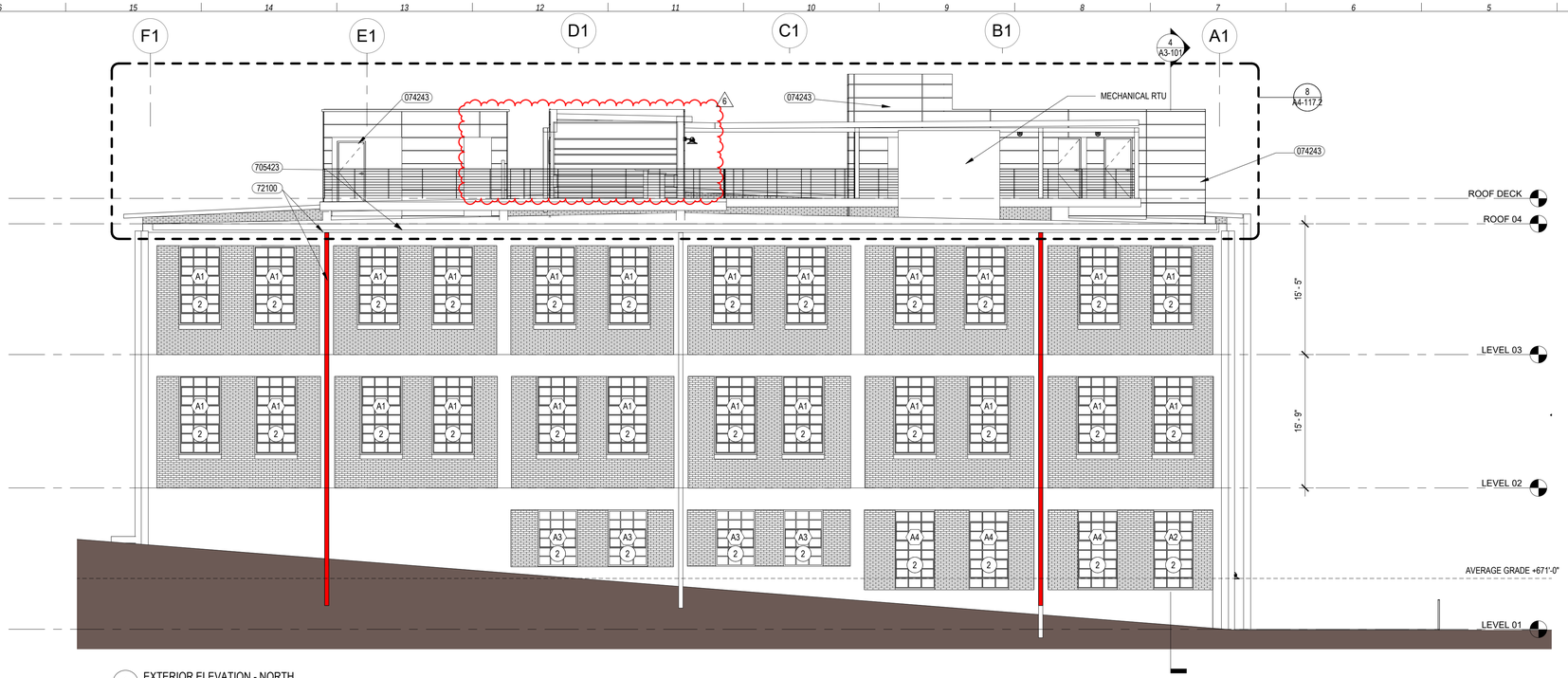
DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

SHEET NUMBER:

A2-103

8/11/2022 5:21:40 PM

FOR CONSTRUCTION SET - 4.8.22



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION - NORTH - DEMO
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
2. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE. DUMPSTER TO BE FURNISHED BY G.C.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS WITH AS BUILT DOCUMENT.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
7. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
9. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
10. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
11. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
12. NO DEMOLITION OF SLABS OR SITE DISTURBANCE, U.N.O.
13. REMOVE ABANDONDED PIPING, CONDUIT, MECH. EXISTING PIPING, CONDUIT. WHERE NECESSARY FOR NEW WORK INSTALLATION, EXCEPT AS SHOWN ON PLANS.
14. MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH.
15. SALVAGE BRICK WHERE POSSIBLE FOR REUSE ON CORRESPONDING FIELDS.
16. PROVIDE PROTECTION FOR ALL CONSTRUCTION SCHEDULED TO REMAIN IN AREAS OF DEMOLITION
17. PROVIDE NECESSARY TEMPORARY SUPPORT/BRACING FOR ALL EXISTING CONSTRUCTION AS NECESSITATED BY DEMOLITION. REPAIR WORK WHEN BRACING IS REMOVED.
18. CONTRACTOR TO TAKE NOTE OF DAMAGED BRICK & REPAIR W/ SALVAGED BRICK IF POSSIBLE.
19. LOADING DOCK PLATFORM ON WEST SIDE TO BE RETAINED.
20. SALVAGE BARN DOORS THROUGHOUT.
21. RETAIN CLERESTORY WINDOW MECHANISMS.
22. WINDOW RESTORATION CONTRACTOR TO SUBMIT SURVEY FOR APPROVAL TO REMOVE AND REPLACE GLASS @ WINDOWS THROUGHOUT AND AS REQUIRED.
23. REMOVE EXISTING ROOFING DOWN TO SOUND DECKING. REPLACE AND REPAIR DAMAGED DECKING.
24. REMOVE AND REPLACE ALL EXISTING METAL FLASHINGS AT REMOVED ROOF AREAS.
25. REMOVE AND REPLACE COPING PARAPETS.
26. REMOVE EXISTING GUTTERS & DOWNSPOUTS.
27. REMOVE ALL EXTERIOR GROFFITI, PER NPS STANDARD OF PAINT REMOVAL.

DEMOLITION SYMBOLS LEGEND

ELEMENT TO BE REMOVED.

EXTERIOR ELEVATION KEY NOTES

1. REPAIR AND REPLACE EXISTING OPENING. ADD NEW WINDOW OR STOREFRONT.
2. REPAIR EXISTING OPENING AND RESTORE EXISTING WINDOW.
3. REPAIR AND REPLACE EXISTING OPENING. MAINTAIN AS OPENING.
4. NEW OPENING.
5. REMOVE PROTECTIVE WINDOW COVERING (TYP.)
6. SCONCE ON EMERGENY CIRCUIT.
7. REMOVE EXISTING PARTICLE BOARD AT WINDOW OPENINGS.
8. WINDOW TO BE PROTECTED WITH FIRE SPRINKLER (TYCO MODEL WS - SEE SPEC ON SHEET G007).
9. INFILL OPENING WITH BRICK MASONRY TO MATCH ADJACENT WALL. STEP WALL BACK MIN. 3" FROM EXTERIOR TO CREATE RECESS. WINDOW SILL TO BE RESTORED.
10. REPAIR EXISTING OPENING AND REPLACE EXISTING WINDOW WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW. WINDOW ARE TO BE WITHOUT GLAZING.

6

GENERAL NOTES - NEW WORK

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

  A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
  B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
  C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  E. EXTERIOR STOREFRONT :
  KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  F. EXTERIOR CURTAIN WALL :
  KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
  G. EXTERIOR STEEL PAINTING: SW IRON ORE
  H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
  I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  J. WINDOW SILL: MATCH EXISTING
  K. DOWNSPOUT AND GUTTER: WHITE

- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

EXTERIOR ELEV. LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

074243	TYPE: COMPOSITE WALL PANELS MANUFACTURER: NICHIHA PRODUCT: CONCRETE NOTE: ROOF DECK WALL	B-1	TYPE: BRICK VENEER MANUFACTURER: TBD COLOR: TO MATCH EXISTING BRICK NOTE: REFER TO SPEC. 049010
075423	TYPE: TPO ROOFING COLOR: LIGHT GRAY	080152	TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
076200	TYPE: SHEET METAL TRIM, GUTTER, DOWNSPOUT COLOR: WHITE	081113	TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
055200	TYPE: EXTERIOR METAL RAILING COLOR: SW IRON ORE	081416	TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
055000	TYPE: METAL FABRICATIONS BACKING: SW IRON ORE NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS	084113	TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
055113	TYPE: METAL PAN STAIRS	084413	TYPE: GLAZED ALUMINUM CURTAIN WALL
055213	TYPE: PIPE AND TUBE RAILING COLOR: SW IRON ORE	088000	TYPE: GLAZING

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CON: SARAH WILHELM

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REGISTERED ARCHITECTURAL CORPORATION
CERT NO 60740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
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HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
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FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
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Tel 919.682.6393

SHEET TITLE:

EXTERIOR OVERALL ELEVATION - NORTH

DATE: 4.8.22
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A2-104

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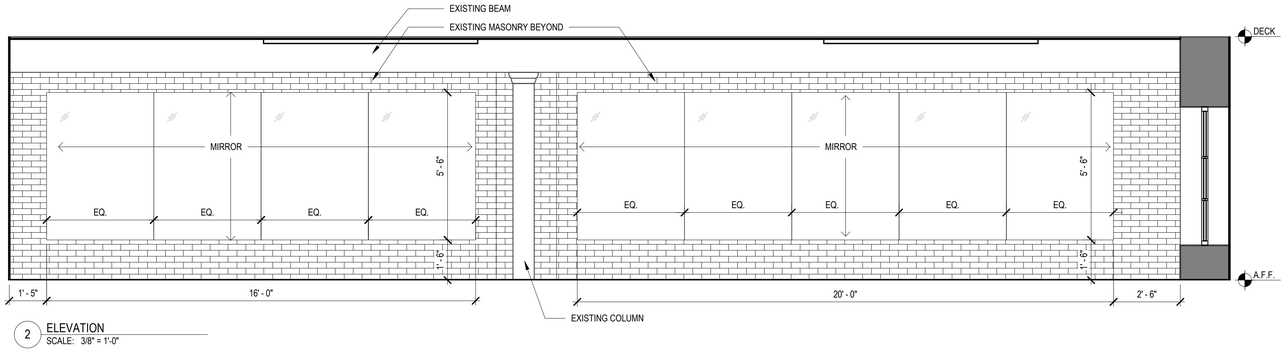
FOR CONSTRUCTION SET - 4.8.22



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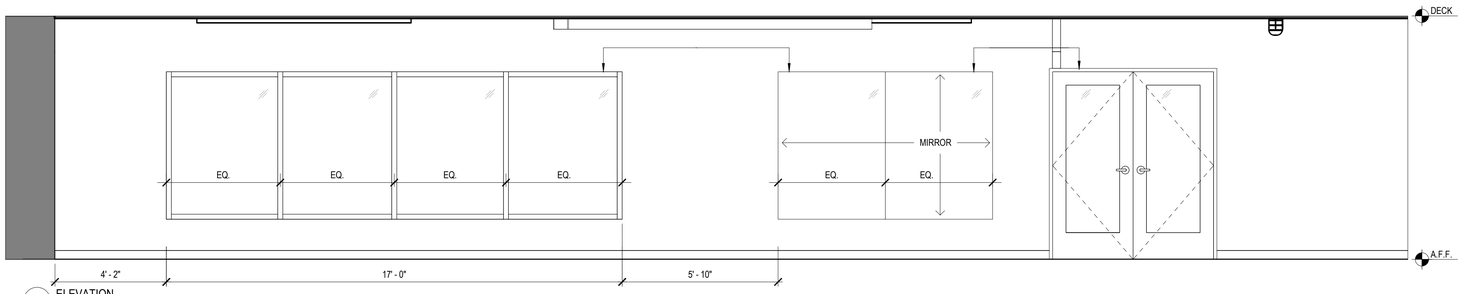

1 ELEVATION
SCALE: 3/8" = 1'-0"

PAINT LEGEND:

P-1	PAINT 1 - ALL WALLS U.N.O., COLUMNS, BEAMS, AND WOOD DECK/CEILING MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: EGGSHELL
P-2	PAINT 2 - ALL GWB CEILINGS UNO MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: FLAT
P-3	PAINT 3 - ALL NEW DUCT AND CONDUIT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7004, SNOWBOUND FINISH: SEMI-GLOSS
P-4	PAINT 4 - WOOD WINDOWS MANUFACTURER: SHERWIN WILLIAMS COLOR: MATCH EXISTING FINISH: SEMI-GLOSS
P-5	PAINT 5 - STEEL WINDOWS, TRELLIS, DOORS AND FRAMES, HANDRAIL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRONORE FINISH: SEMI-GLOSS
P-6	PAINT 6 - WALL ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7069 IRON ORE FINISH: EGGSHELL
P-7	PAINT 7 - ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: FINISH: EGGSHELL
P-8	PAINT 8 - ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: FINISH: EGGSHELL

SURFACES LEGEND:

SS-1	SOLID SURFACE QUARTZ: COUNTERTOP MANUFACTURER: CAMBRIA COLOR: WHITEHALL
PL-1	PLASTIC LAMINATE 1: MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354 HIGHGLOSS LOCATION: RECEPTION DESK
PL-2	PLASTIC LAMINATE 2: MANUFACTURER: WILSONART COLOR: WALNUT HEIGHTS LOCATION: RESTROOMS
SM1	HOT ROLLED SHEET METAL 12 GAUGE; GLUED ON SUBSTRATE
WD-4	WD-4: HEAVY TIMBER/ PINE CLEAR SEALED.

WALL LEGEND:

FRP-1	FRP PANEL, 48" HIGH WITH METAL TRIM CAP ON GWB. PARTITION.
T-1	WALL TILE 1: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: VARIES PER LEVEL; EACH LEVEL TO MATCH EXISTING BRICK WAINSCOATING ACCENT ON THAT LEVEL; COORDINATE WITH OWNER/ARCHITECT FOR APPROVAL
T-2	WALL TILE 2: MANUFACTURER: DALTILE STYLE: COLOR WHEEL COLOR: ARTIC WHITE

PORTMANHOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
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CON: JASON MACCALL, PE

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NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 5U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

INTERIOR ELEVATIONS

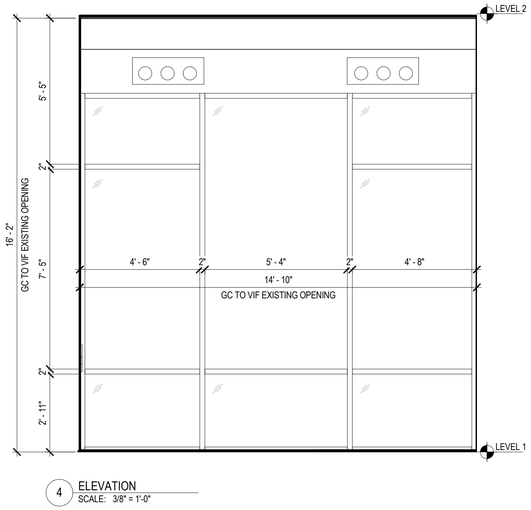
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

A2-201

FOR CONSTRUCTION SET - 4.8.22



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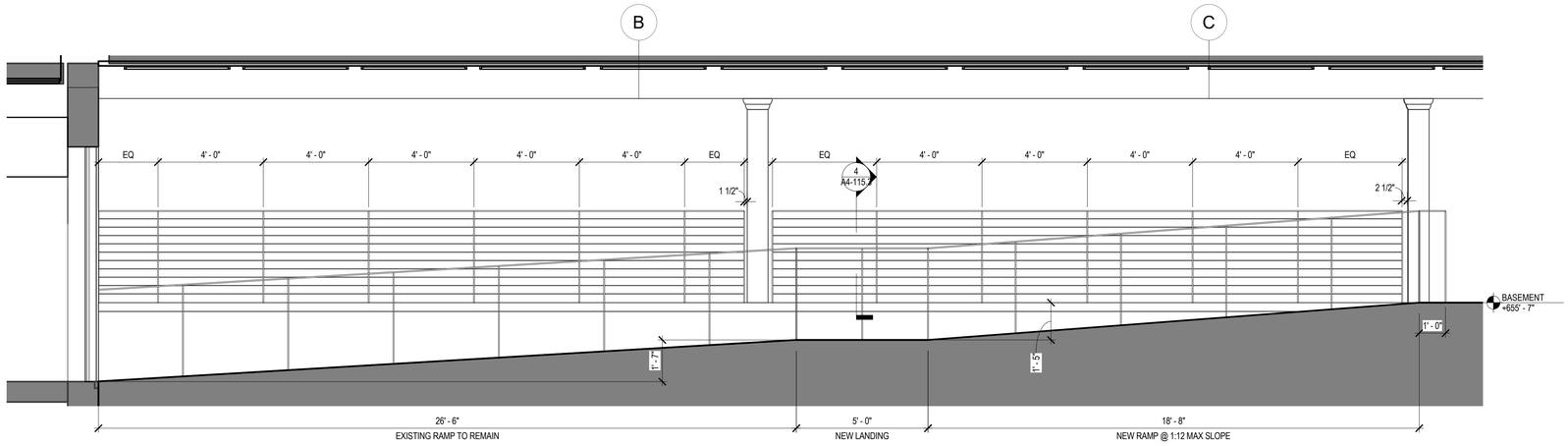
SCALE: 3/8" = 1'-0"



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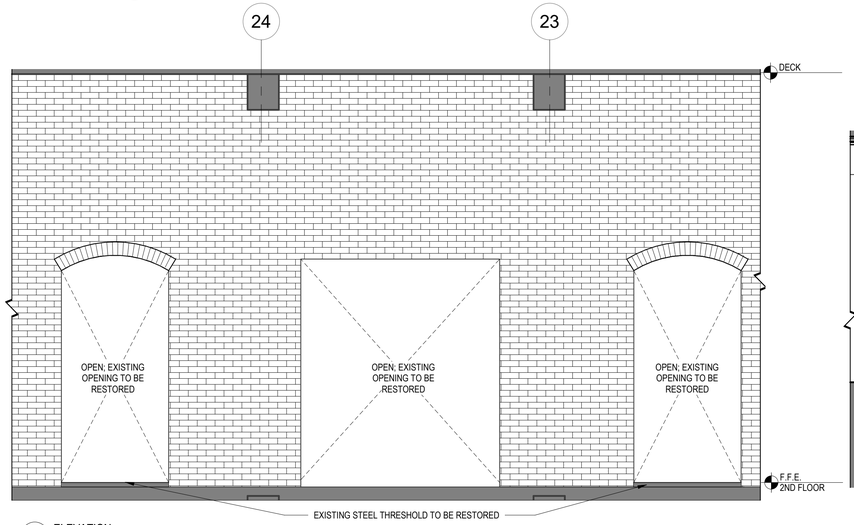
SCALE: 3/8" = 1'-0"



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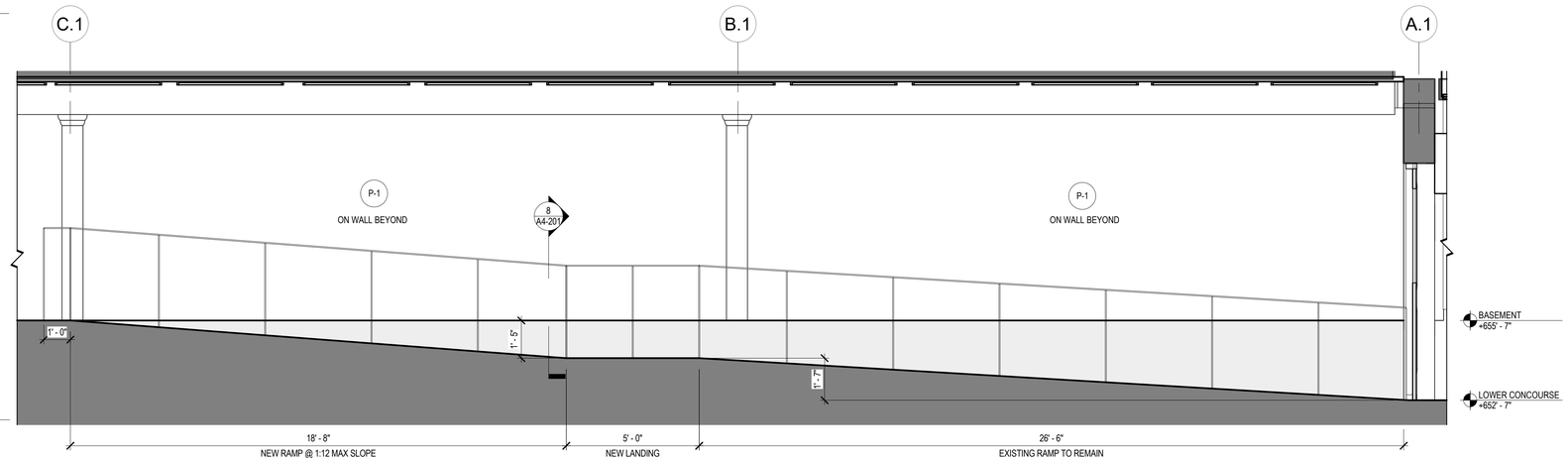

1 ELEVATION @ RAMP
SCALE: 3/8" = 1'-0"

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
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ISSUES

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GMP SET	10.18.21
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REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
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SHEET TITLE:

INTERIOR ELEVATIONS

DATE: 4.8.22
SCALE: 3/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

NORTH

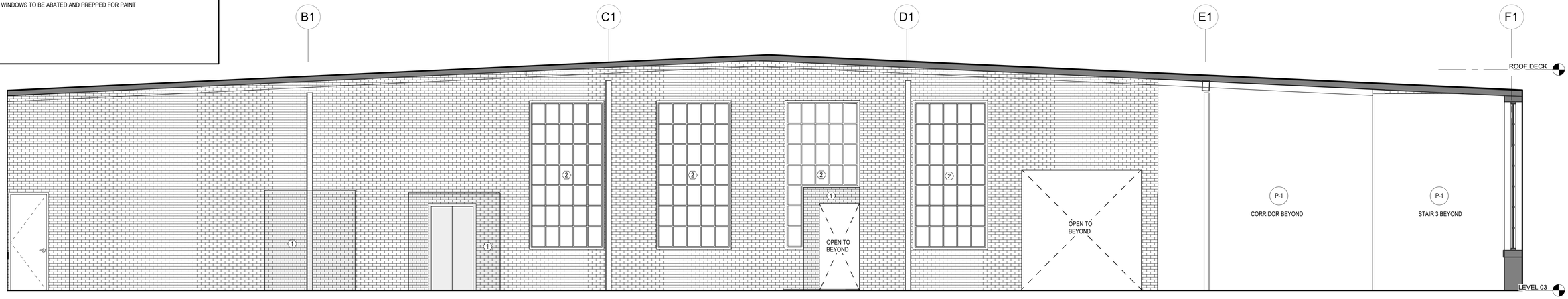
SHEET NUMBER:

A2-202

4/7/2022 2:49:15 PM

KEYNOTES

1. NEW MASONRY INFILL TO MATCH ADJACENT.
2. WINDOWS TO BE ABATED AND PREPPED FOR PAINT



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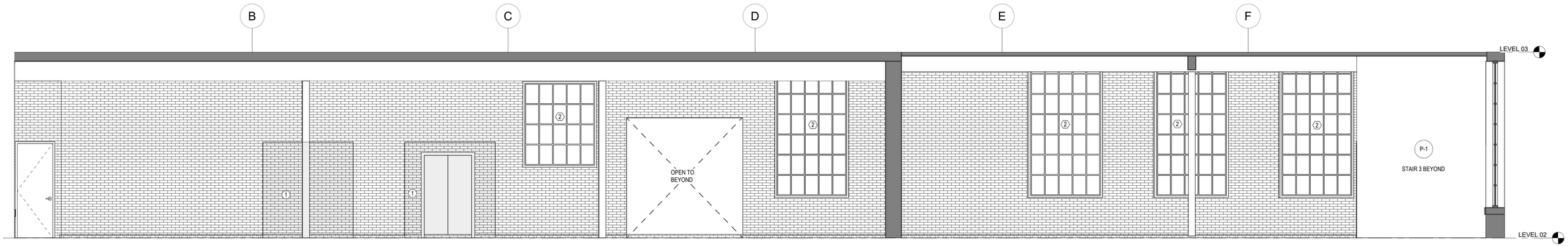

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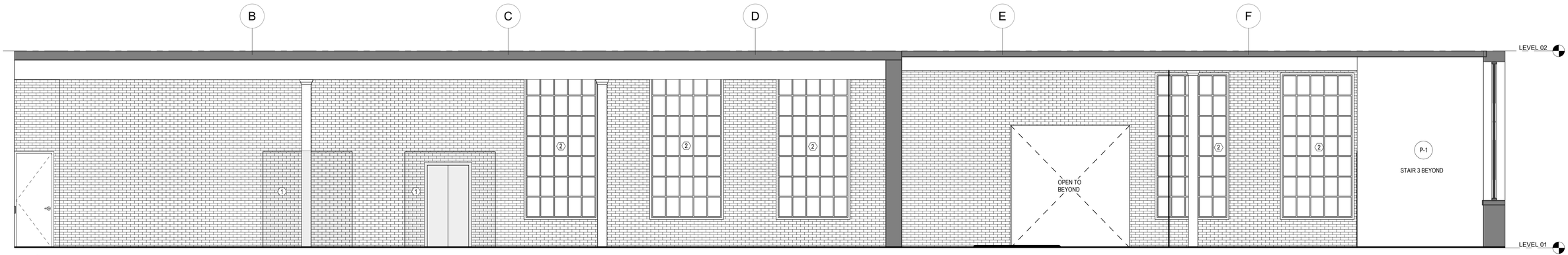

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NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

INTERIOR ELEVATIONS

DATE: 4.8.22
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

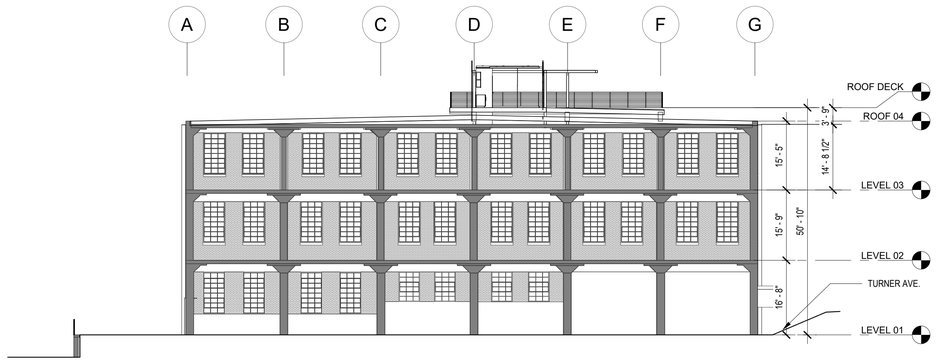
NORTH

SHEET NUMBER:

A2-203

4/7/2022 2:49:38 PM

FOR CONSTRUCTION SET - 4.8.22



5 BUILDING SECTION - PAPER - EW
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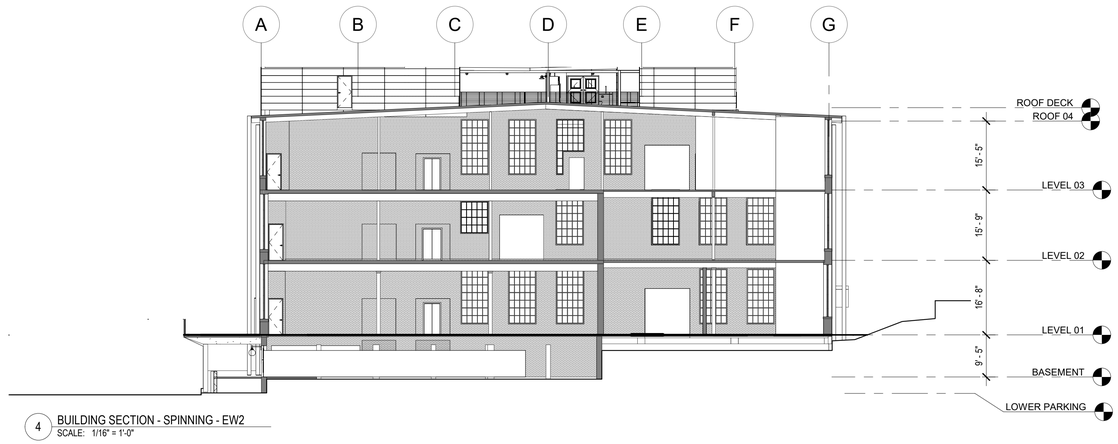

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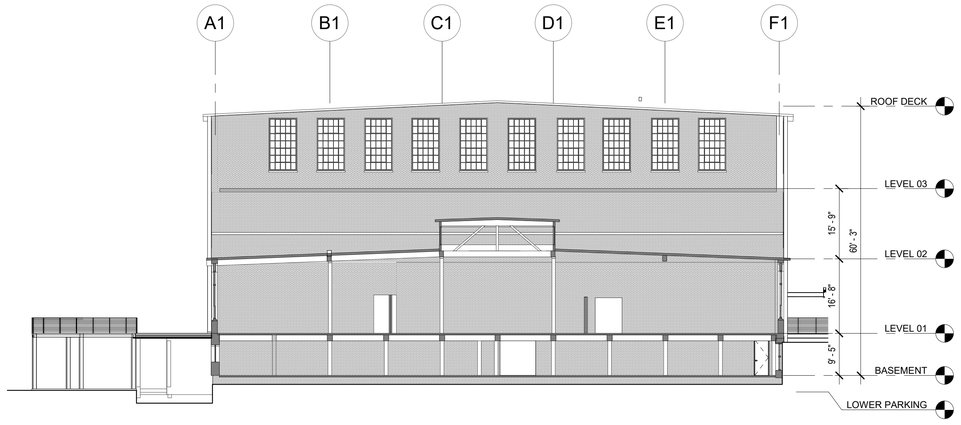

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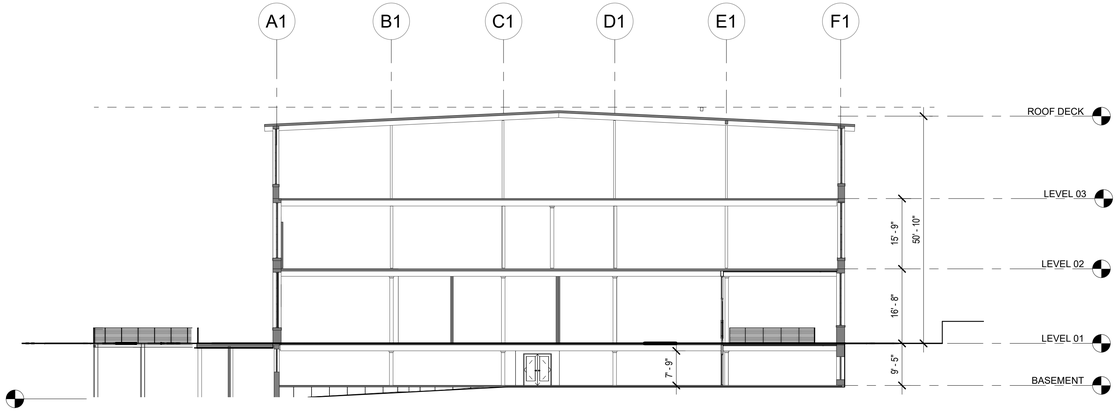

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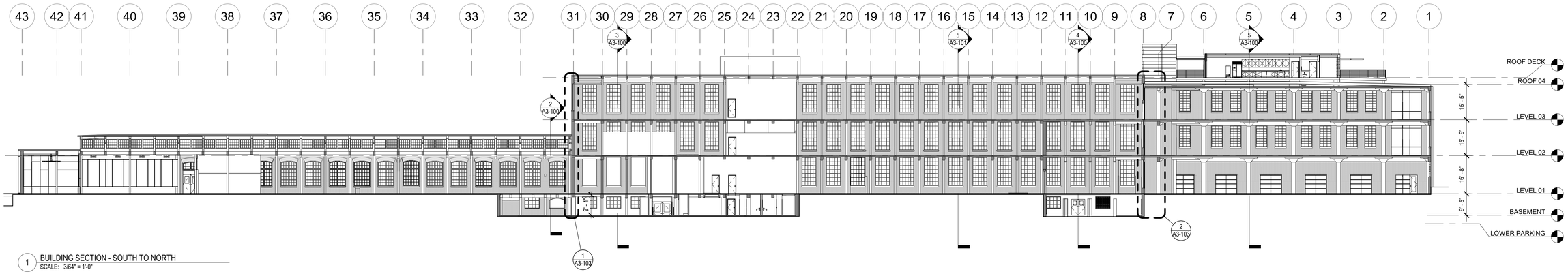

1 BUILDING SECTION - SOUTH TO NORTH
SCALE: 3/64" = 1'-0"

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
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215 MORRIS STREET, SUITE 150
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TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, PC
CERT NO 6U740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
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FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

BUILDING SECTIONS

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

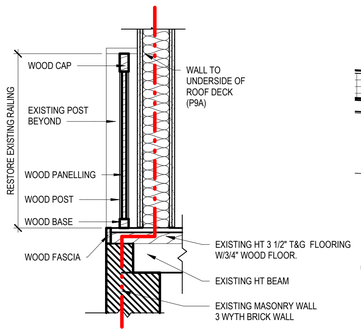
NORTH

SHEET NUMBER:

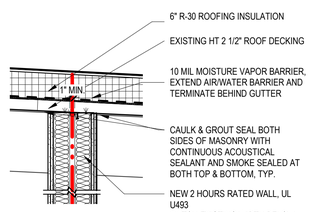
A3-100

4/7/2022 2:55:53 PM

FOR CONSTRUCTION SET - 4.8.22



6 DETAIL @ WOOD RAILING
SCALE: 3/4" = 1'-0"



9 SECTION - STAIR 1 - AT ROOF
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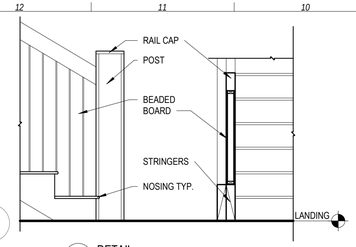
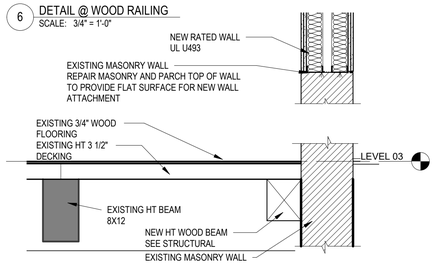


8 DETAIL
SCALE: 3/4" = 1'-0"



10 SECTION - STAIR 1 - FL DETAIL
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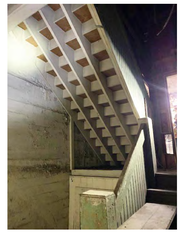
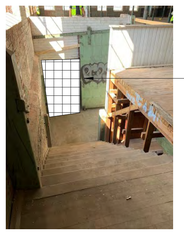
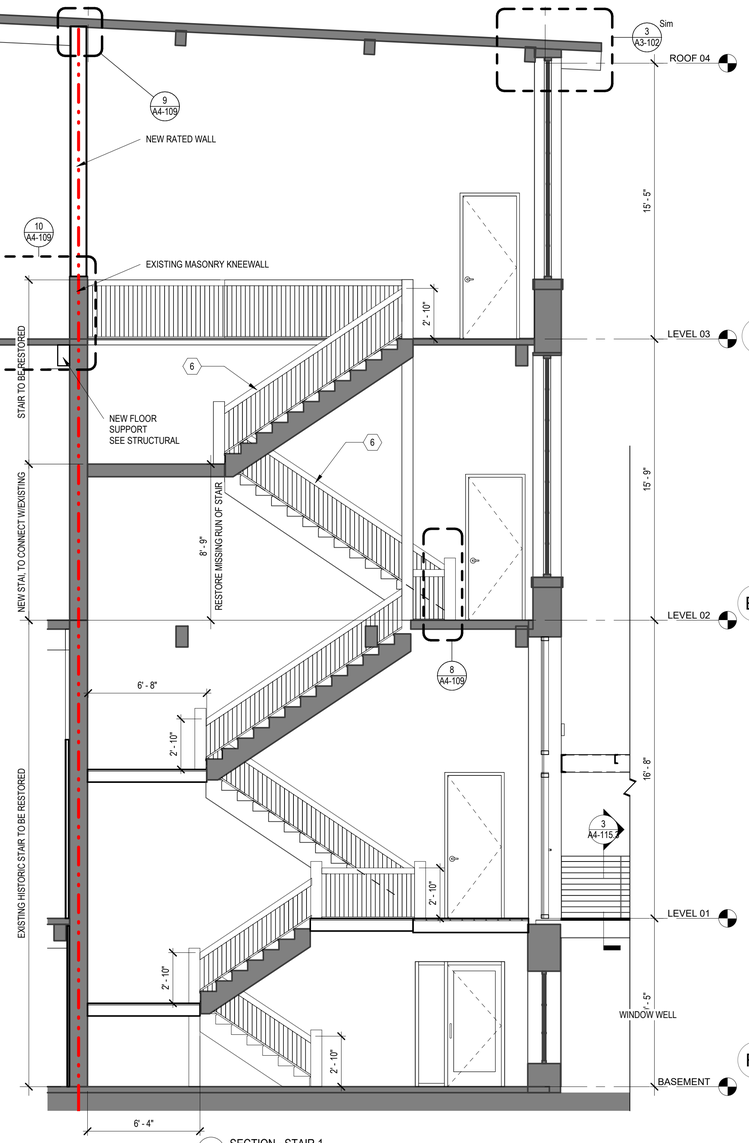




7 STIAR 1 EXISTING IMAGES
SCALE: 3/4" = 1'-0"



5 SECTION - STAIR 1
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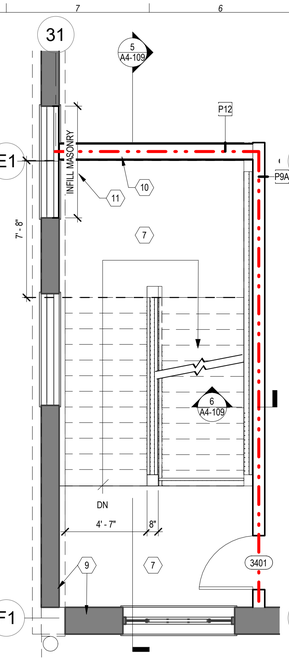
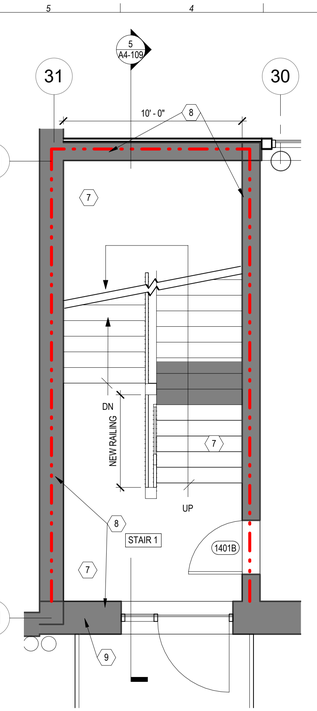


4 PARTITION PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"



2 PARTITION PLAN - LEVEL 1
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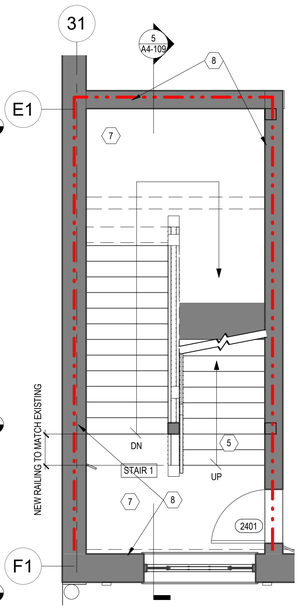

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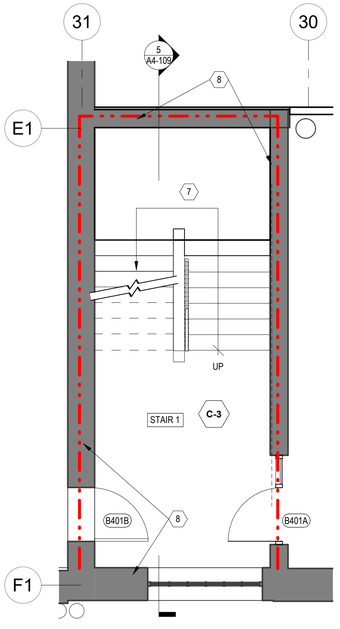

1 PARTITION PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT :
    - KAWNEER Trifab VersaGlaze 451T,
    - FINISH : PERMACOAT POWERDER COATING-BLACK
  - E. EXTERIOR CURTAIN WALL :
    - KAWNEER 1600 CURTAIN WALL
    - FINISH : PERMACOAT POWERDER COATING-BLACK
  - F. EXTERIOR TIMBER CURTAIN WALL:
    - SIERRA PACIFIC : TIMBER CURTAIN WALL
    - CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING WINDOW: REPLACE W/ 1/4" CLEAR GLASS WITH IS 20 GUARDIAN.
  - I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED GUARDIAN SUPERNEYTRAL SN68.
  - H. WINDOW SILL: MATCH EXISTING
  - I. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

NOTE: CURTAIN WALLS @ GALLARY REQUIRES 1 HOUR FIRE RATING . PROVIDE SPRINKLER/ FP ON BOTH SIDES OF WALL OR EQUAL APPROACH.

- ALL RAILING TO BE PAINTED WITH P-5 SW IRON ORE.

MATERIAL LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

- B-1 — TYPE: BRICK VENEER; MANUFACTURER: TBD; COLOR: TO MATCH EXISTING BRICK; NOTE: REFER TO SPEC. 049010
- 050000 — TYPE: METAL FABRICATIONS; BACKING: SW IRON ORE; NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS
- 055200 — TYPE: EXTERIOR METAL RAILING; COLOR: SW IRON ORE
- 055113 — TYPE: METAL PAN STAIRS
- 055213 — TYPE: PIPE AND TUBE RAILING; COLOR: SW IRON ORE
- 080152 — TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS
- 081113 — TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR
- 081416 — TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE
- 084113 — TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS
- 084413 — TYPE: GLAZED ALUMINUM CURTAIN WALL
- 088000 — TYPE: GLAZING
- 142100 — TYPE: MRL ELEVATOR; MANUFACTURER: KONE; NOTE: 3500 LBS PASSENGER
- C-3 — CON-3: NEW CONCRETE INFILL TO MATCH EXISTING.

STAIR KEY NOTES

X

1. EXISTING HISTORIC STAIR TO REMAIN. REPAIR AS REQUIRED. MATCH EXITING PAINT FINISH.
2. EXISTING RAILING TO REMAIN. REPAIR AS REQUIRED.
3. NEW MASONRY INFILL 2 HOURS RATED WALL.
4. LEAVE MIN. 1" GAP, BETWEEN EXISTING MASONRY WALL AND NEW STAIR RAILING.
5. NEW STAIR / LANDING, TO MATCH EXISTING.
6. MATCH EXISTING RAIL HEIGHT.
7. EXISTING HISTORIC STAIR AND RAIL TO BE RESTORED. MATCH EXISTING PAINT FINISH.
8. EXISTING MASONRY WALL
9. EXISTING EXTERIOR MASONRY WALL
10. NEW PARTITION ALL WALL (UL U493), TO MATCH EXISTING WITH BELOW, PAINTED WHITE
11. NEW 1 WYTH MASONRY WALL INFILL, INTERIOR SIDE OF WINDOW, PAINTED WHITE ON THE INTERIOR. PROVIDE FIRE/SMAKE SEAL AT WALL INTERSECTION.

NOTE: ALL EXISTING STAIR AND INTERIOR OF SHAFT TO MATCH THE ORIGINAL HISTORIC FINISH.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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528 SOUTH TURNER AVE.
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ARCHITECT:
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SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 5U740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
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DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
ENLARGED PLAN - STAIR 1 & LOBBY

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A4-109

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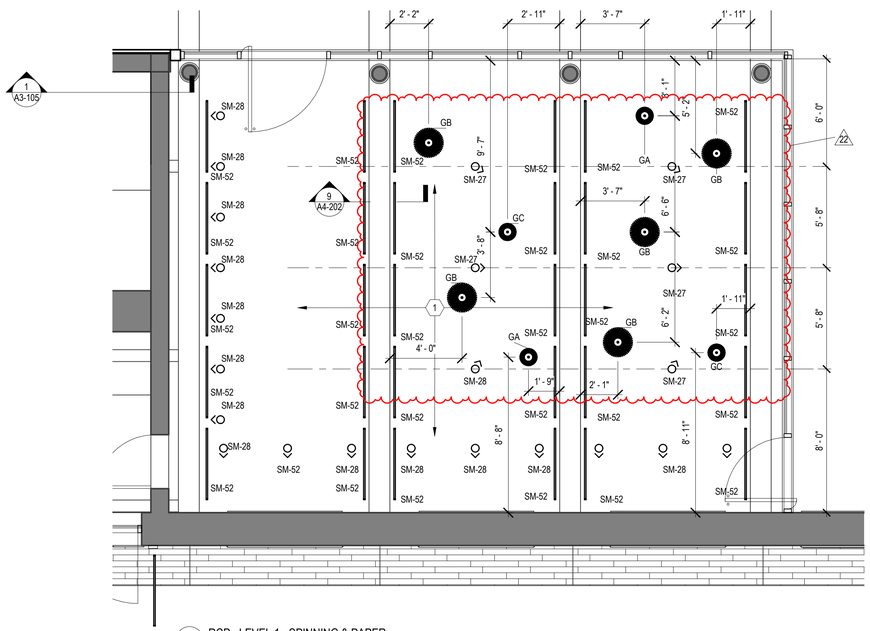
FOR CONSTRUCTION SET - 4.8.22



4 RCP - LEVEL 1 - SPINNING & PAPER
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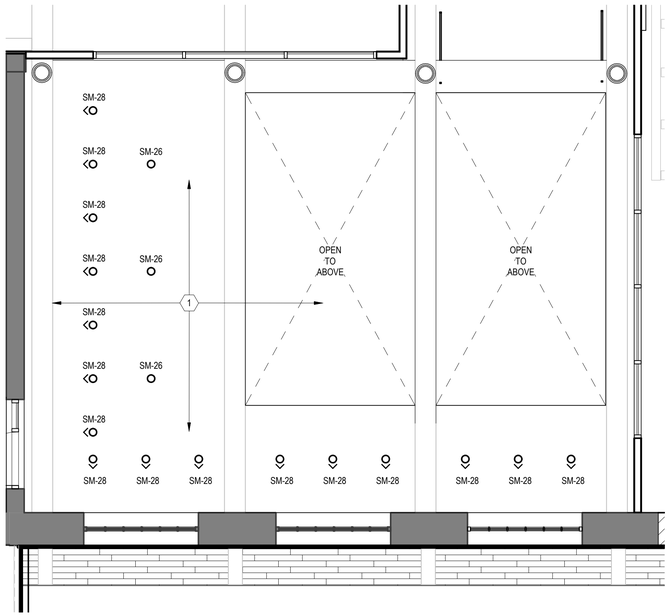

3 RCP - BASEMENT
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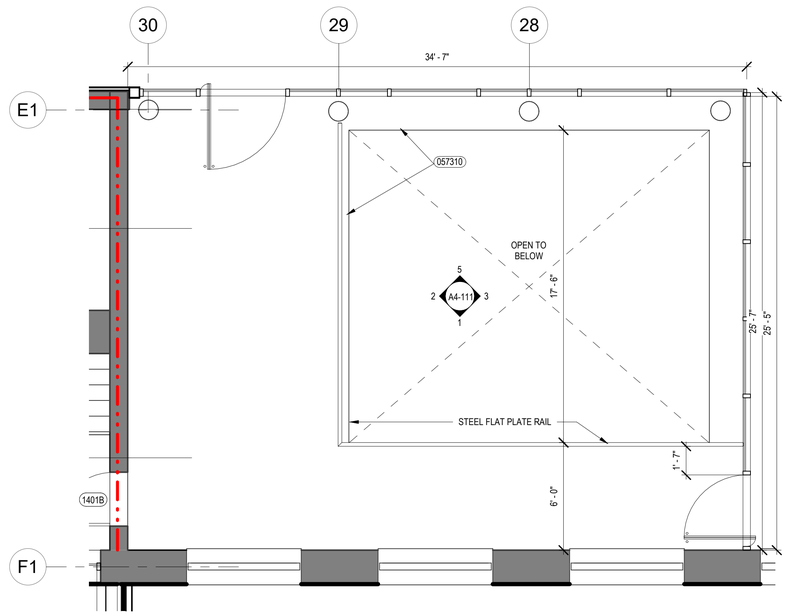
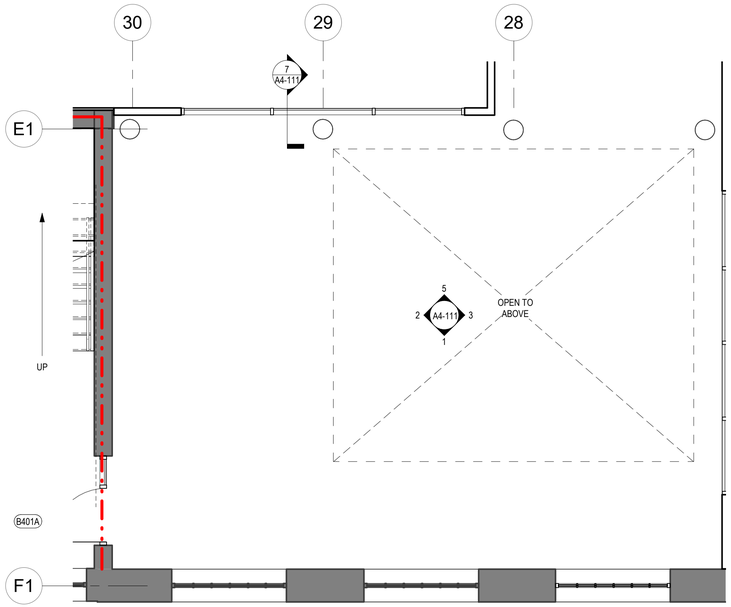


2 PARTITION PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"



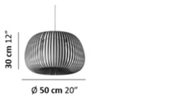
1 PARTITION PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

LIGHT FIXTURE LEGEND

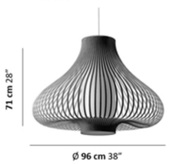
IMAGES		DESCRIPTION	MOUNTING HT
	SM-1	NEW RECESSED ROUND DOWNLIGHT; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-3	NEW RECESSED ROUND WALL WASHER; 4" =Ø; MANUF. : GOTHAM	N/A
	SM-12	NEW RECESSED ROUND ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-21	NEW PENDANT DOWNLIGHT; 2" =Ø; MANUF. : INTENSE	N/A
	SM-26	NEW PENDANT MOUNTED CYLINDER DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-27	NEW PENDANT MOUNTED CYLINDER ADJUSTABLE DOWNLIGHT; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-28	NEW WALLWASH PENDANT CYLINDER; 2" =Ø; MANUF. : GOTHAM	N/A
	SM-52	NEW LINEAR LIGHT; X'-X"; MANUF. : LED LINEAR	SEE DETAIL
	SM-61	NEW SURFACE MOUNTED CONCEALED COVE UPLIGHT; X' -X"; MANUF. : ELLIPTIPAR	SEE DETAIL
	SM-85	NEW SIDE MOUNTED BUSRUN; X'-X"; MANUF. : LITELAB	N/A
	SM-85A	NEW ADJUSTABLE TRACK HEAD; X'-X"; MANUF. : LITELAB	N/A
	SM-85B	NEW WALL WASHER TRACK HEAD; MANUF. : LITELAB	N/A
	SM-91	NEW DECORATIVE PENDANT LIGHT FIXTURE; 31.5" =Ø; MANUF. : MOOI	VARIES
	SM-91 ALT1	NEW DECORATIVE PENDANT LIGHT FIXTURE; 24" =Ø; MANUF. : MOOI	VARIES
	SM-91 ALT2	NEW DECORATIVE PENDANT LIGHT FIXTURE; 12.5" =Ø; MANUF. : POTTARY BARN	VARIES
	SM-92	NEW DECORATIVE PENDANT LIGHT FIXTURE; X" =Ø; MANUF. : TECH LIGHTING	VARIES
	SM-94	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	SEE ELEVATION
	SM-95	NEW PENDANT LIGHT FIXTURE MANUF. : TROY RLM LIGHTING	
	SM-96	NEW DECORATIVE SCONCE LIGHT FIXTURE MANUF. : ALLIED MAKER	
	SM-97	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE JELLY JAR	N/A
	SM-98	NEW DECORATIVE SURFACE MOUNTED LIGHT FIXTURE LIGHT TAPE	
	SM-99	NEW SURFACE MOUNTED 8FT LINEAR LIGHT FIXTURE - BEAM 4	N/A
	A	LED UTILITY STRIP LIGHT; CHAIN MOUNT, 4'	
	B	LED UTILITY STRIP LIGHT; SURFACE MOUNT, 4' ALTERNATE: LED 7" ROUND SURFACE MOUNTED LIGHT	

NOTE:
UPLIGHT ESSENTIAL LED, DIMMABLE
COLOR TEMPERATURE 3000 K
MOCK UP HEIGHT REQUIRED TO BE APPROVED BY ARCHITECT
CONDUIT TO MATCH CEILING - WHITE

22



GA, COLOR - LIGHT GRAY



GA, COLOR - TERRA VELVELT

GA, COLOR - ASH VELVET

KEY NOTES

1 STRUCTURE, DECKING, AND WOOD/ STEEL SURFACES SHALL BE PREPARED FOR A NEW PAINT FINISH. SCRAPE LOOSE MATERIAL AND PROVIDE PRIMER AND TWO FINISH COATS.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
REGISTERED ARCHITECTURAL CORPORATION
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
22	PCO 49 Lights	3/20/23

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
ENLARGED PLAN - STAIR 1 & LOBBY

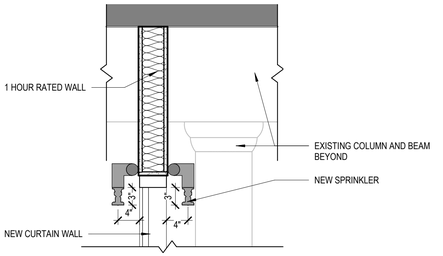
DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A4-110

4/7/2022 2:51:05 PM

FOR CONSTRUCTION SET - 4.8.22



7 DETAIL
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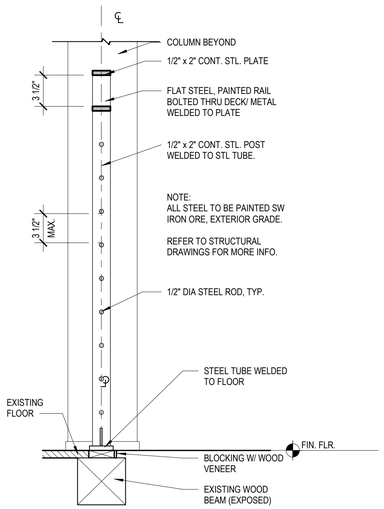

6 DETAIL @ RAILING
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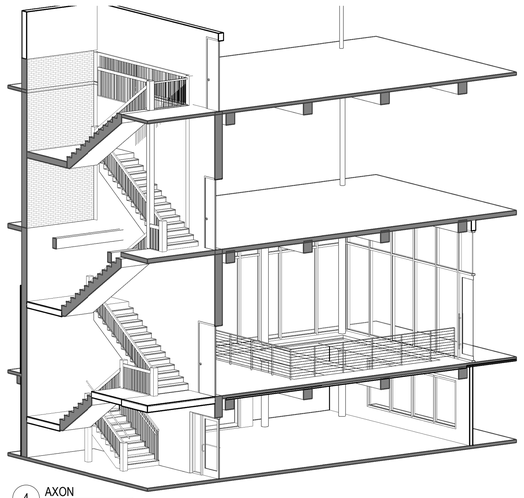
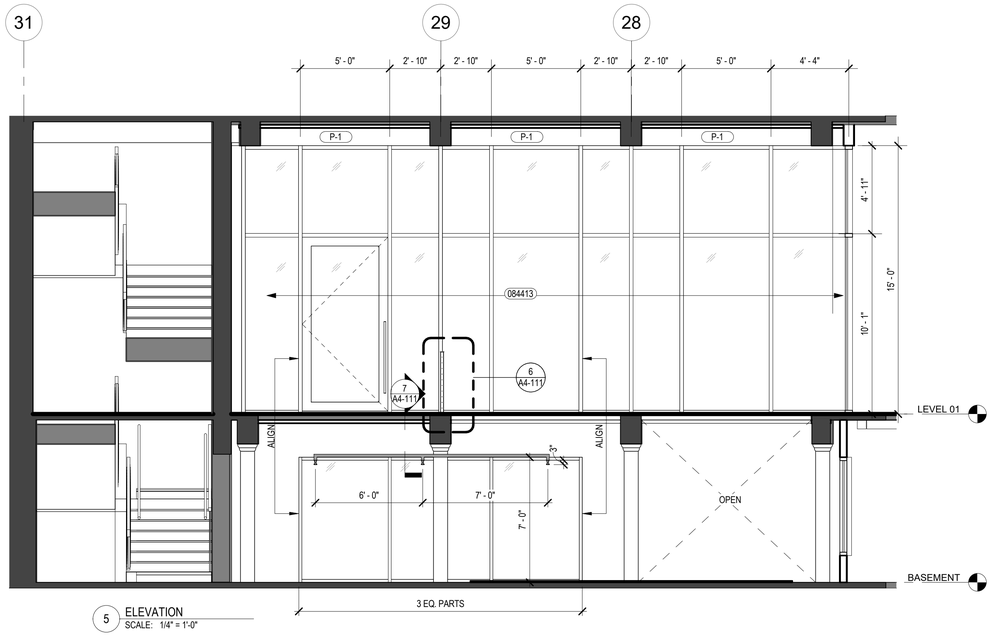
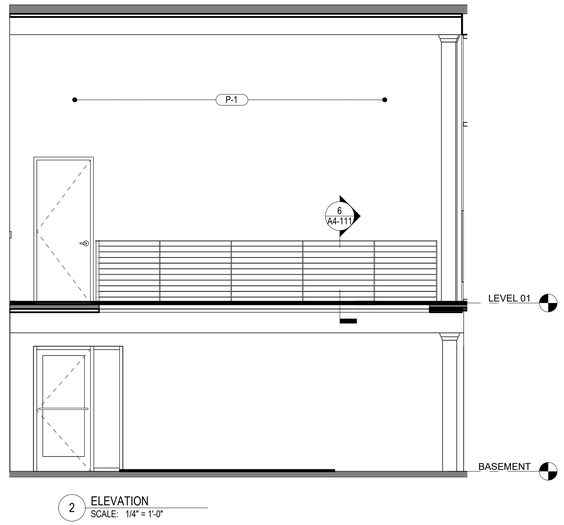


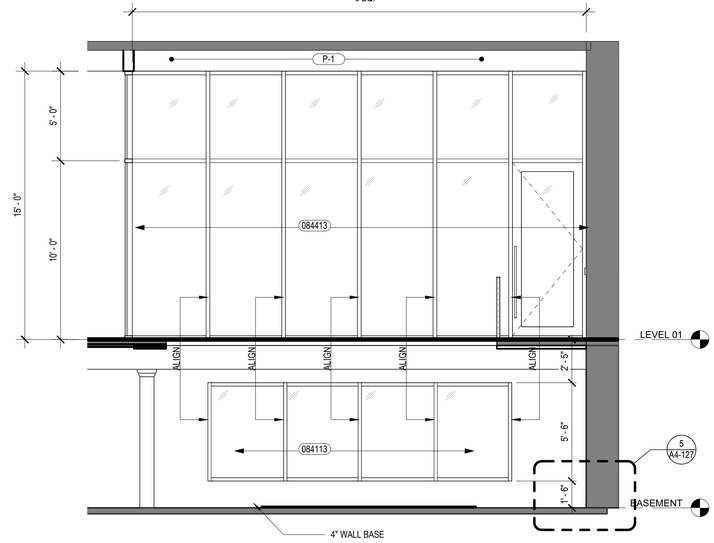
4 AXON
SCALE:



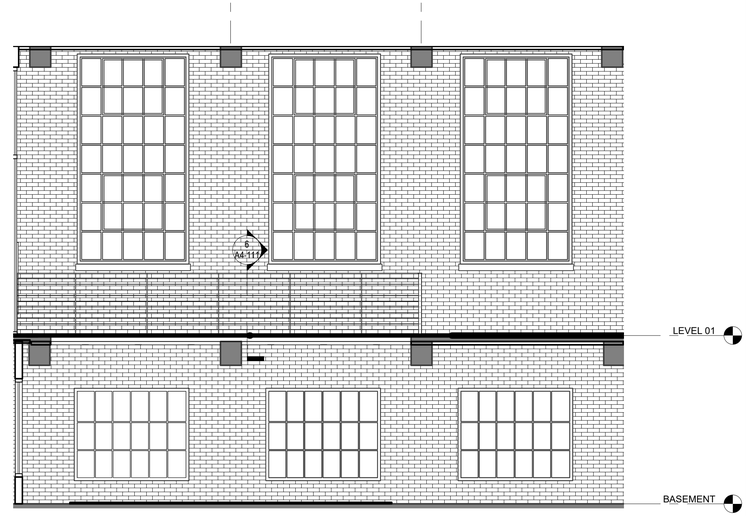
5 ELEVATION
SCALE: 1/4" = 1'-0"



2 ELEVATION
SCALE: 1/4" = 1'-0"



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



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

ELEVATION GENERAL NOTES

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL AND TO BE APPROVED BY OWNER AND ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT :
    - KAWNEER Trifab VersaGlaze 451T,
    - FINISH : PERMACOAT POWERDER COATING-BLACK
  - E. EXTERIOR CURTAIN WALL :
    - KAWNEER 1600 CURTAIN WALL
    - FINISH : PERMACOAT POWERDER COATING-BLACK
  - F, EXTERIOR TIMBER CURTAIN WALL:
    - SIERRA PACIFIC : TIMBER CURTAIN WALL
    - CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING WINDOW: REPLACE W/ 1/4" CLEAR GLASS WITH IS 20 GUARDIAN.
  - I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED GUARDIAN SUPERNEUTRAL SN68.
  - H. WINDOW SILL: MATCH EXISTING
  - I. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

NOTE: CURTAIN WALLS @ GALLARY REQUIRES 1 HOUR FIRE RATING . PROVIDE SPRINKLER/ FP ON BOTH SIDES OF WALL OR EQUAL APPROACH.

- ALL RAILING TO BE PAINTED WITH P-5 SW IRON ORE.

MATERIAL LEGEND

REFER TO OUTLINE SCOPE BOOK FOR ADDITIONAL INFORMATION

(B-1) TYPE: BRICK VENEER
MANUFACTURER: TBD
COLOR: TO MATCH EXISTING BRICK
NOTE: REFER TO SPEC. 049010

(055000) TYPE: METAL FABRICATIONS
BACKING: SW IRON ORE
NOTE: FOR STEEL BRIDGE, CANOPY AND TRELLIS

(055200) TYPE: EXTERIOR METAL RAILING
COLOR: SW IRON ORE

(055113) TYPE: METAL PAN STAIRS

(055213) TYPE: PIPE AND TUBE RAILING
COLOR: SW IRON ORE

(080152) TYPE: HISTORIC TREATMENT OF WOOD AND STEEL WINDOWS

(081113) TYPE: HOLLOW METAL DOORS AND FRAMES - INTERIOR AND EXTERIOR

(081416) TYPE: FLUSH WOOD DOORS - INCLUDE FROSTED GLASS LITE

(084113) TYPE: ALUMINUM FRAMES ENTRANCES AND STOREFRONTS

(084413) TYPE: GLAZED ALUMINUM CURTAIN WALL

(088000) TYPE: GLAZING

(142100) TYPE: MRL ELEVATOR
MANUFACTURER: KONE
NOTE: 3500 LBS PASSENGER

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
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ATLANTA, GA 30303
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CHARLOTTE, NC 28209
TEL: 704.332.0900
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TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE PC REGISTERED ARCHITECTURAL CORPORATION CERT NO 5U740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22
D	Cycle 3 Interactive - Permit Comments	3/11/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

ELEVATIONS - STAIR 1 & LOBBY

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:

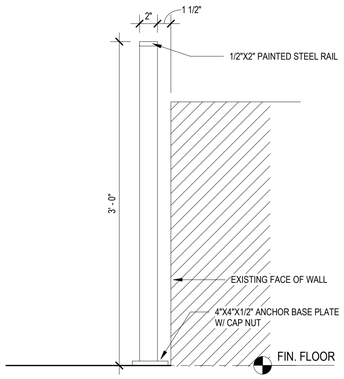
A4-111

4/7/2022 2:53:46 PM

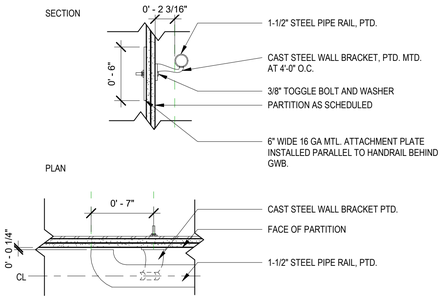
FOR CONSTRUCTION SET - 4.8.22

GENERAL NOTES

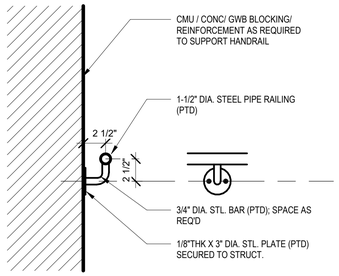
1. ALL STAIR RAILING TO BE PAINTED P-5.
2. ALL CONCRETE SURFACE TO BE SEALED, MATTED.



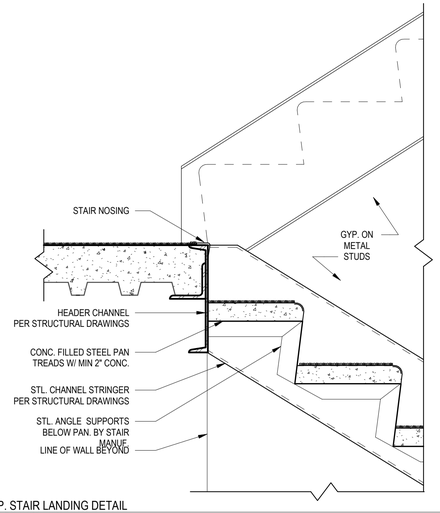
8 DETAIL @ HANDRAIL
SCALE: 1 1/2" = 1'-0"



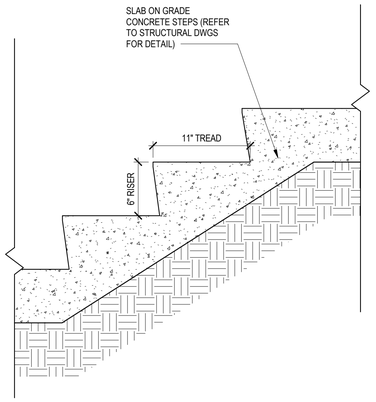
7 STEEL WALL BRACKET AT GWB WALL
SCALE: 1 1/2" = 1'-0"



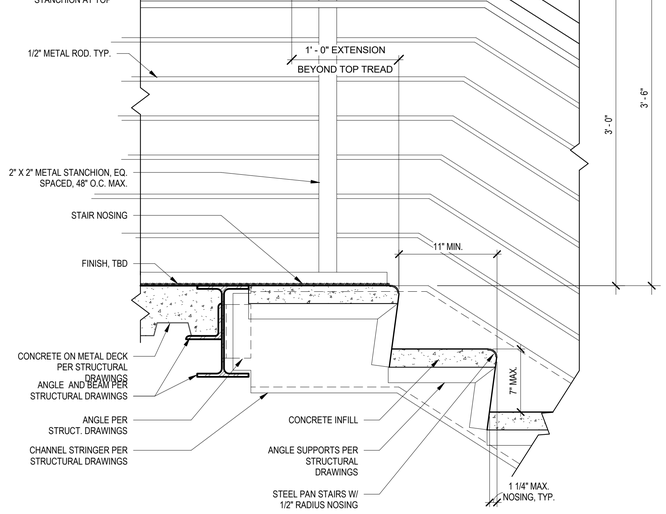
6 TYP. HANDRAIL AT WALL
SCALE: 1 1/2" = 1'-0"



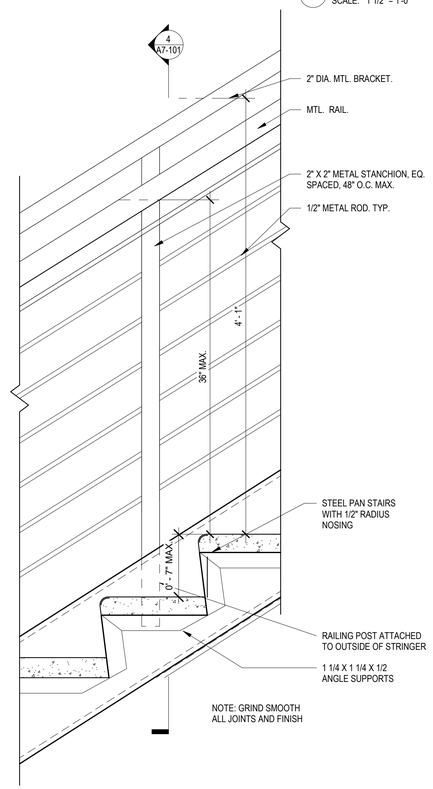
5 TYP. STAIR LANDING DETAIL
SCALE: 1 1/2" = 1'-0"



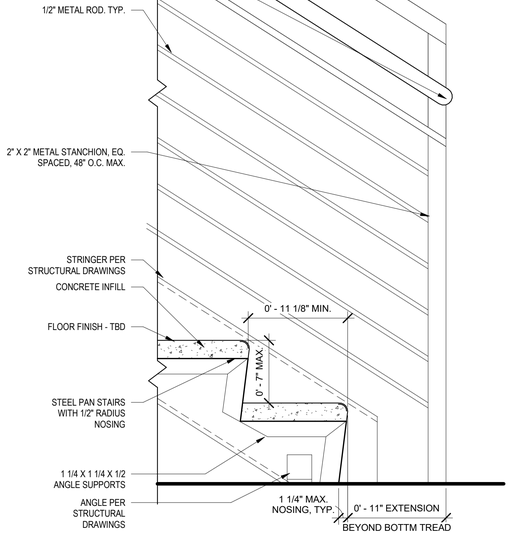
4 CONCRETE STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



3 TOP RISER DETAIL
SCALE: 1 1/2" = 1'-0"



2 STAIR HANDRAIL ELEVATION
SCALE: 1 1/2" = 1'-0"



1 BOTTOM RISER DETAIL
SCALE: 1 1/2" = 1'-0"

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
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TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
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SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA DURHAM, N.C.
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 5U740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
DETAILS - STAIRS, HANDRAILS & GUARDRAILS

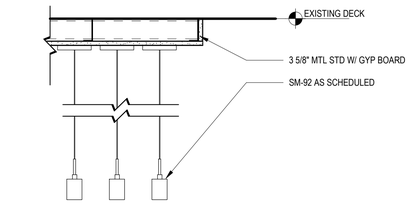
DATE: 4.8.22
SCALE: 1 1/2" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

NORTH

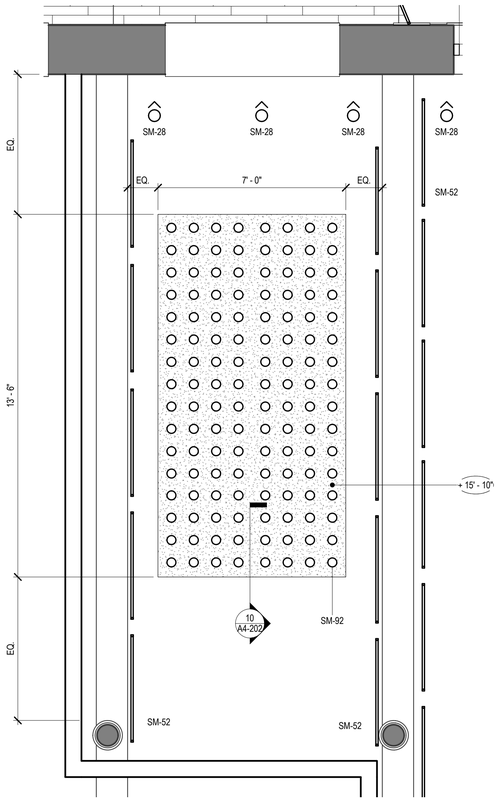
SHEET NUMBER:
A4-201

4/7/2022 2:53:55 PM

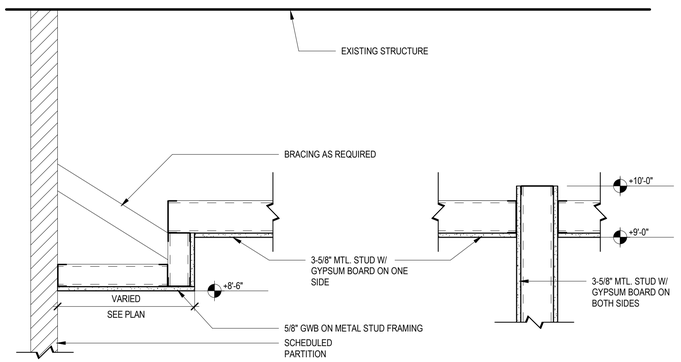
FOR CONSTRUCTION SET - 4.8.22



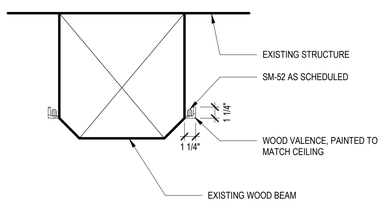
10 CEILING DETAIL @ SPINNING LOBBY
SCALE: 1 1/2" = 1'-0"



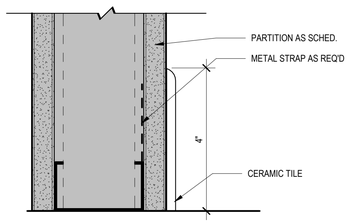
7 ENLARGED RCP @ SPINNING RECETPTION LIGHTING FEATURE
SCALE: 3/8" = 1'-0"



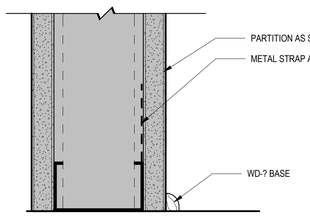
8 CEILING DETAIL @ RESTROOM
SCALE: 1 1/2" = 1'-0"



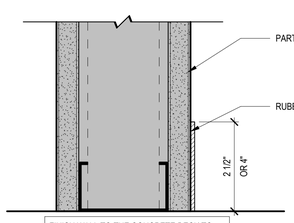
9 TYPICAL CEILING UPLIGHT DETAIL
SCALE: 1 1/2" = 1'-0"



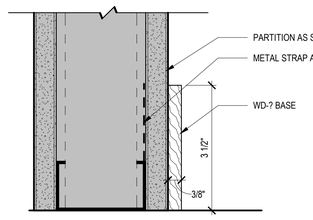
6 TYP. CERAMIC TILE BULL NOSE BASE
SCALE: 6" = 1'-0"



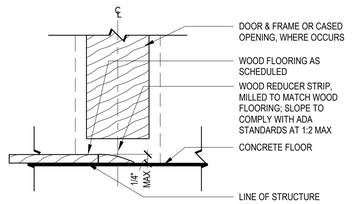
5 TYP. QUATER ROUND WOOD BASE
SCALE: 6" = 1'-0"



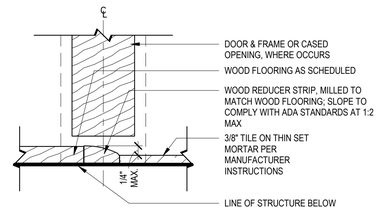
4 TYP. RUBBER BASE
SCALE: 6" = 1'-0"



3 TYP. SURFACE MOUNTED WOOD BASE 3.5"
SCALE: 6" = 1'-0"



2 TRANSITION @ WOOD TO CONCRETE
SCALE: 6" = 1'-0"



1 TRANSITION @ WOOD TO TILE
SCALE: 6" = 1'-0"

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

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SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 5U740 DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:

DETAILS - CEILINGS, THRESHOLDS & BASE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

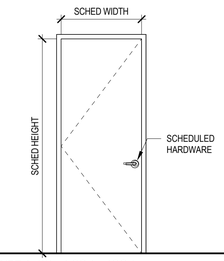
SHEET NUMBER:

A4-202

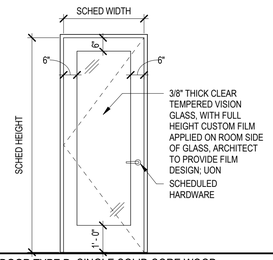
11/17/2022 1:39:05 PM

FOR CONSTRUCTION SET - 11.10.22

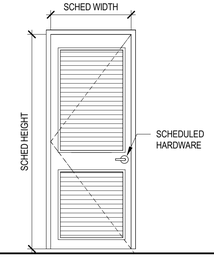
DOOR TYPES



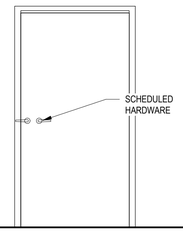
DOOR TYPE A: SOLID CORE DOOR
DOOR TYPE A1: SOLID CORE DOOR - 1 HOUR FIRE RATED



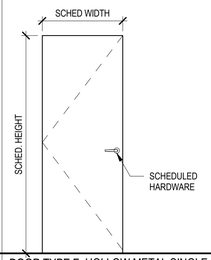
DOOR TYPE B: SINGLE SOLID CORE WOOD DOOR WITH FULL GLASS LITE IN FRAME PAINTED TO MATCH EXT. STOREFRONT



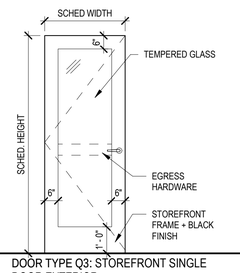
DOOR TYPE C: SOLID CORE DOOR WITH VENTILATION LOUVER



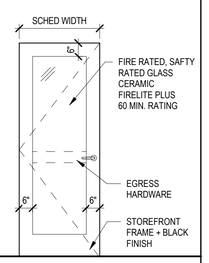
DOOR TYPE D: HOLLOW METAL DOUBLE DOOR



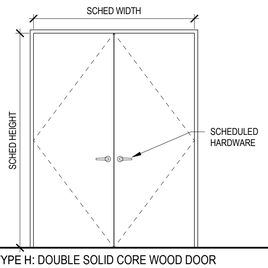
DOOR TYPE F: HOLLOW METAL SINGLE DOOR.



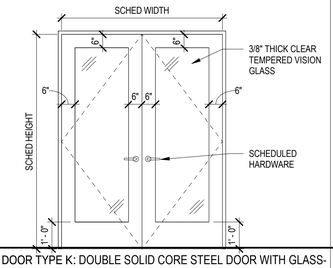
DOOR TYPE Q3: STOREFRONT SINGLE DOOR EXTERIOR



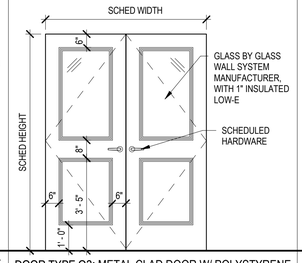
DOOR TYPE Q4: STOREFRONT SINGLE DOOR INTERIOR STAIR



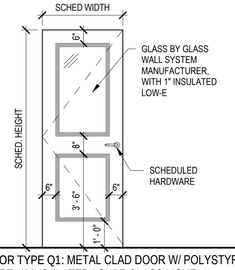
DOOR TYPE H: DOUBLE SOLID CORE WOOD DOOR IN FRAME



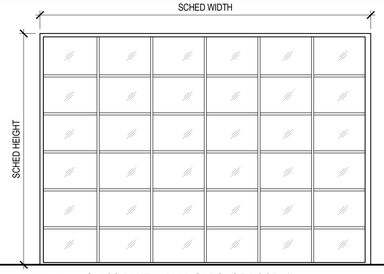
DOOR TYPE K: DOUBLE SOLID CORE STEEL DOOR WITH GLASS-LITE IN FRAME, PAINTED TO MATCH STOREFRONT



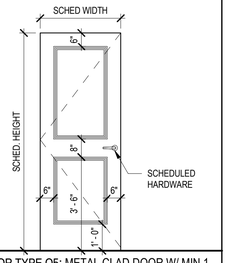
DOOR TYPE Q2: METAL CLAD DOOR W/ POLYSTYRENE CORE. 1" INSULATED LOW-E GLASS LIGHT COLOR TO MATCH STOREFRONT FRAME



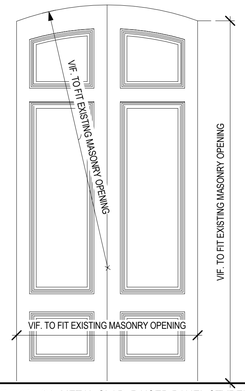
DOOR TYPE Q1: METAL CLAD DOOR W/ POLYSTYRENE CORE. 1" INSULATED LOW-E GLASS LIGHT COLOR TO MATCH STOREFRONT FRAME



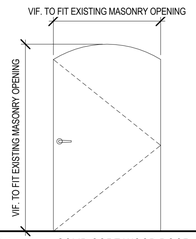
DOOR TYPE G: GLASS PANEL ALUM. GARGAGE DOOR. 1" INSULATED LOW-E GLASS LITE.
COLOR TO MATCH STOREFRONT FRAME



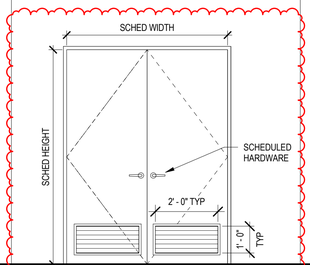
DOOR TYPE Q5: METAL CLAD DOOR W/ MIN 1 HR RATED SOLID CORE PAINTED TO MATCH STOREFRONT FRAME.



DOOR TYPE Q6: METAL CLAD, RAISED PANEL STYRENE CORE DOOR. TO MATCH OTHER Q TYPE DOOR COLOR TO MATCH RESTORED WINDOW FRAME

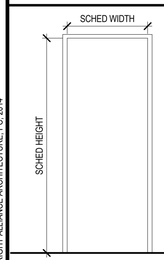


DOOR TYPE E: SOLID CORE WOOD DOOR TO BE PAINTED.

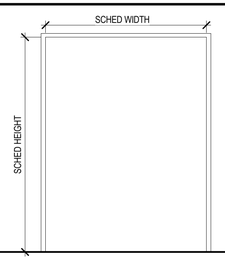


DOOR TYPE L: SOLID CORE WOOD DOOR TO BE PAINTED WITH VENTILATION LOUVER

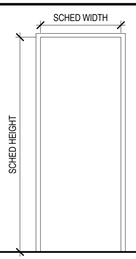
FRAME TYPES



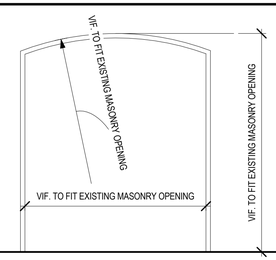
FRAME TYPE F1: ALUMINUM FRAME



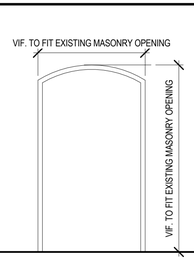
FRAME TYPE F2: ALUMINUM FRAME.



FRAME TYPE F3: HOLLOW METAL FRAME, 90 MIN. FIRE RATED, PAINTED TO MATCH STOREFRONT FRAME



FRAME TYPE F4: HOLLOW METAL FRAME, PAINTED TO MATCH DOOR



FRAME TYPE F5: ALUMINUM FRAME TO MATCH EXISTING

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

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ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30303
TEL: 404.614.5522
CON: REID SCOTT
CON: JOHN FARMER

GENERAL CONTRACTOR:
EDIFICE
4111 SOUTH BLVD.
CHARLOTTE, NC 28209
TEL: 704.332.0900
CON: MATT TOFFEY
CON: STEVE PIERMATTEI

MEP ENGINEER:
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2301 REXWOOD DRIVE #108
RALEIGH, NC 27607
TEL: 919.891.1813
CON: CHAD VICKERY, PE,
CON: JASON MACCALL, PE

STRUCTURAL ENGINEER:
MORRISON ENGINEERS, PLLC
7701 CHAPEL HILL ROAD
CARY, NC 27513
TEL: 919.851.2021
CON: JOHN STEVENSON, PE
CON: AARON MARX, PE

LANDSCAPE ARCHITECT:
SURFACE 678
215 MORRIS STREET, SUITE 150
DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. CERT NO 5U740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
C	Cycle 3 - Permit Comments	2/24/22
15	CCD-4 REVISED	11/3/22
17	CCD-6 PAPER TELECOM CLOSET	11/16/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
DOOR & FRAME TYPES

DATE: 11.10.22
SCALE: 3/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

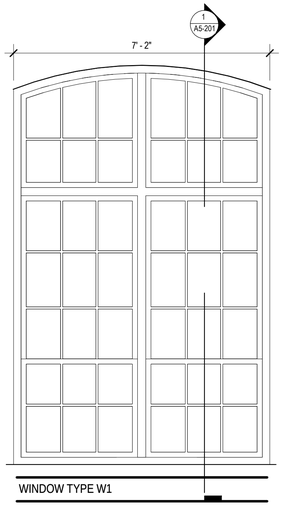
NORTH

SHEET NUMBER:
A5-102

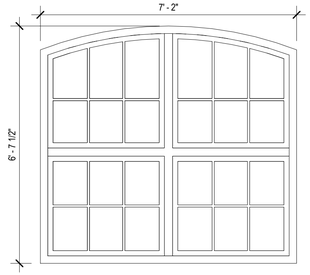
8/11/2022 6:20:50 PM

FOR CONSTRUCTION SET - 4.8.22

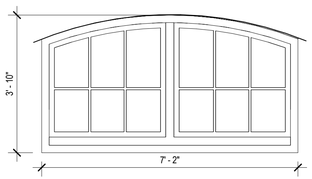
EXISTING WINDOW TYPE W1



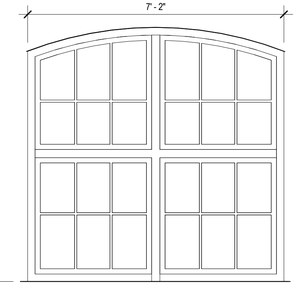
WINDOW TYPE W1



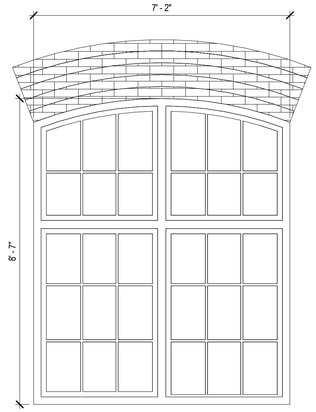
BASEMENT ARCH WINDOW - W2



DBL DOOR TRANSOM - W3

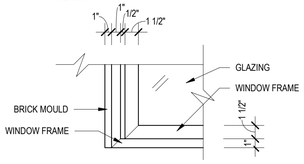


WEAVE RESTROOM - W4



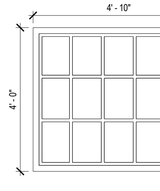
WEAVE WINDOW - W6

INTERIOR

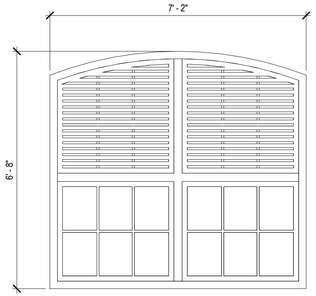


2 WEAVE WINDOW DETAIL ELEVATION
SCALE: 1 1/2" = 1'-0"

EXISTING WINDOW TYPE W6

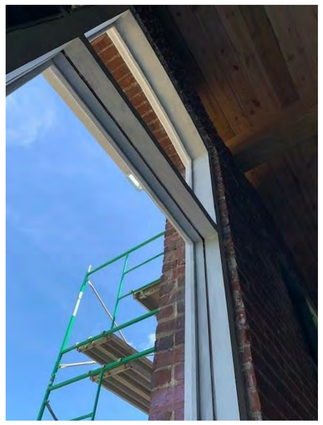


WEAVE CLEAR STORY - W5



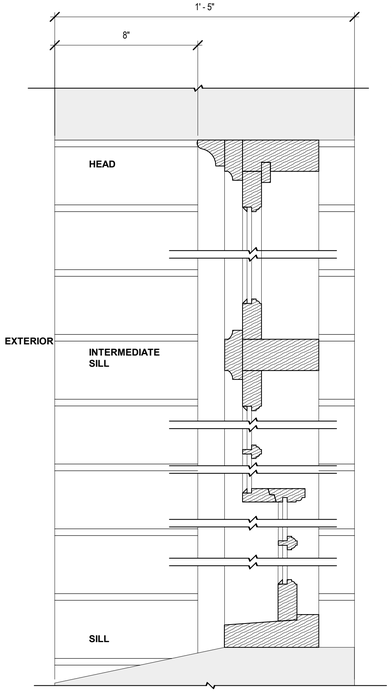
BASEMENT ARCH WINDOW - W7

EXISTING WINDOW TYPE W5



EXISTING CONDITIONS

6



6

4 TYPICAL WOOD WINDOW REPLICA SASH
SCALE: 3" = 1'-0"

3 TYPICAL WOOD WINDOW
SCALE: 3" = 1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DETAIL		
			HEAD	JAMB	SILL
W1	7'-2"	11'-2"			
W2	7'-2"	6'-7 1/2"			
W3	7'-2"	3'-10"			
W4	7'-2"	7'-1"			
W5	4'-0"	4'-10"			
W6	4'-0"	24'-1"			
S1	6'-3"	12'-3"			
S2	6'-5"	5'-2"			
S3	3'-11"	7'-2"			
S4	3'-8"	3'-8"			
A1	5'-0"	9'-4"			
A2	4'-8"	10'-8"			
A3	4'-8"	6'-8"			
A4	4'-8"	9'-5"			

WINDOW GENERAL NOTES

A. THE FOLLOWING PROPOSED WORK WILL BE CARRIED OUT IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS , WITH SPECIAL ATTENT TO SECTION D1 35991 HISTORIC TREATMENT PROCEDURES.
REFERNCE:
1. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
2. PRESERVATION BRIEF 9: THE REPAIR OF HISTORIC WOODEN WINDOWS.
3. PRESERVATION BRIEF 10: THE EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.
4. PRESERVATION BRIEF 45: PRESERVING HISTORIC WOOD PORCHES.
5. PRESERVATION TECH NOTES 1 : EXTERIOR WOODWORK - PROPER PAINTING AND SURFACE PREPARATION.
6. PRESERVATION TECH NOTES 4 : EXTERIOR WOODWORK - PROTECTING WOODWORK USING BORATE PRESERVATIVES.
7. ARCHITECTURAL WOODWORK INSTITUTE (AWI), ARCHITECTURAL WOOD WORK STANDARD 2 EDITION.

B. GC/ SUBCONTRACTOR TO FIELD VERIFY THE EXISTING CONDITION, TYPE OF WINDOW AND QUANTITY.

C. GC / SUBCONTRACTOR TO PROVIDE FULL SIZE MOCK UP FOR NPS, OWNER AND ARCHITECT APPROVAL.

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL, FOR APPROVAL BY OWNER & ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- REPLACE EXISTING WOOD WINDOWS WITH BASIS OF DESIGN VINYL CLAD WOOD WINDOW, TO BE FACTORY PAINTED TO MATCH EXISTING WOOD WINDOWS. GC TO SUBMIT SHOP DRAWINGS & SAMPLES FOR FINAL APPROVAL.
- EXISTING STEEL WINDOWS TO BE RESTORED WITH NEW 1/2" GLAZING.GC TO SUBMIT SHOP DRAWINGS & SAMPLES FOR FINAL APPROVAL.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.

  A. EXTERIOR WOOD TRIM FOR BUILDING : PAINT WHITE - P-1
  B. RESTORED WINDOW AND NEW WINDOW AT WEAVE MILL TO BE PAINTED SW IRON ORE.
  C. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  D. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  E. EXTERIOR STOREFRONT :
     KAWNEER Trifab VersaGlaze 451T, FINISH : PERMACOAT POWERDER COATING-BLACK
  F. EXTERIOR CURTAIN WALL :
     KAWNEER 1600 CURTAIN WALL, FINISH : PERMACOAT POWERDER COATING-BLACK
  G. EXTERIOR STEEL PAINTING: SW IRON ORE
  H. GLAZING AT RESTORED WOOD WINDOW AND STEEL WINDOW TO BE GUARDIAN GLASS- CLIMAGUARD-ALDORA 1/8" RLE 70/36 TEMPER OVER TEMPER OR APPROVED EQUAL.
  I. GLAZING AT NEW STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR.
  J. WINDOW SILL: MATCH EXISTING
  K. DOWNSPOUT AND GUTTER: WHITE.

6

- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

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TEL: 919.682.6393
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CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
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CON: JOHN FARMER

GENERAL CONTRACTOR:
EDIFICE
4111 SOUTH BLVD.
CHARLOTTE, NC 28209
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MEP ENGINEER:
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2301 REXWOOD DRIVE #108
RALEIGH, NC 27607
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MORRISON ENGINEERS, PLLC
7701 CHAPEL HILL ROAD
CARY, NC 27513
TEL: 919.851.2021
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CON: AARON MARX, PE

LANDSCAPE ARCHITECT:
SURFACE 678
215 MORRIS STREET, SUITE 150
DURHAM, NC 27701
TEL: 919-419 1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA REGISTERED ARCHITECT 6382 NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C. REGISTERED ARCHITECTURAL CORPORATION CERT NO 60740 NORTH CAROLINA DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22
6	CCD-2 NPS Amendment	8/12/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
WINDOW TYPE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

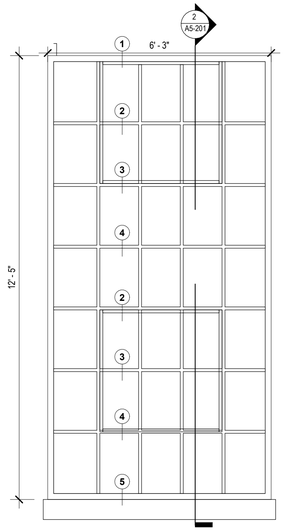
NORTH

SHEET NUMBER:
A5-201

4/7/2022 2:54:15 PM

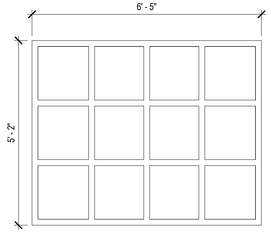
FOR CONSTRUCTION SET - 4.8.22

EXISTING WINDOW TYPE S1

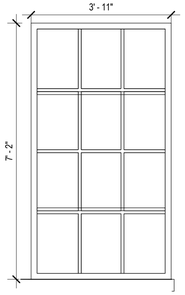


WINDOW TYPE S1

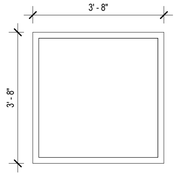
EXISTING WINDOW TYPE S2



BASEMENT SPINNING S2 - STEEL

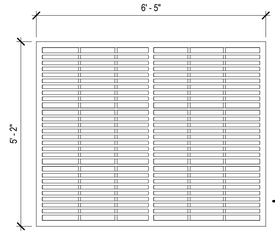


TOWER SPINNING S3 - STEEL



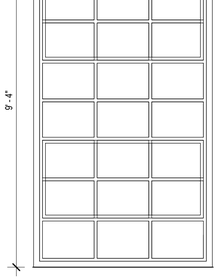
BASEMENT SPINING S4 - STEEL

WINDOW TYPE S5

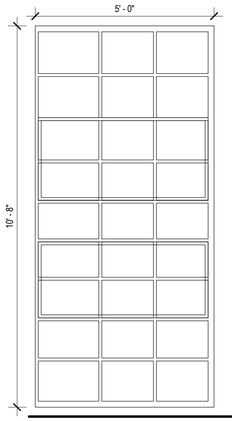


WINDOW TYPE S6

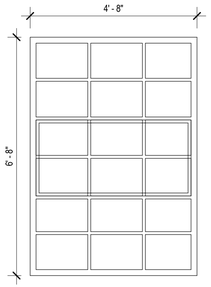
EXISTING WINDOW TYPE A1



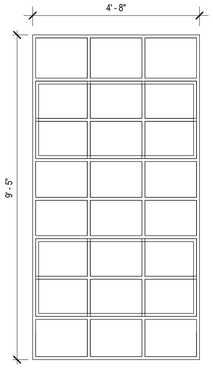
WINDOW TYPE A1 - STEEL



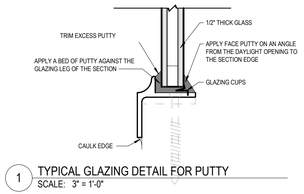
WINDOW TYPE A2_ EAST - STEEL



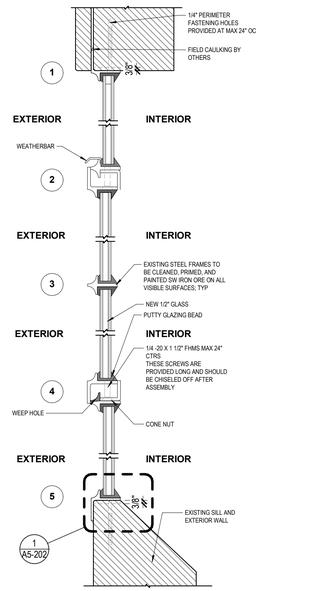
WINDOW TYPE A3_ NORTH



WINDOW TYPE A4_ NORTH



1 TYPICAL GLAZING DETAIL FOR PUTTY
SCALE: 3" = 1'-0"



2 TYPICAL STEEL WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DETAIL		
			HEAD	JAMB	SILL
W1	7'-2"	11'-2"			
W2	7'-2"	6'-7 1/2"			
W3	7'-2"	3'-10"			
W4	7'-2"	7'-1"			
W5	4'-0"	4'-10"			
W6	4'-0"	24'-1"			
S1	6'-3"	12'-3"			
S2	6'-5"	5'-2"			
S3	3'-11"	7'-2"			
S4	3'-8"	3'-8"			
A1	5'-0"	9'-4"			
A2	4'-8"	10'-8"			
A3	4'-8"	6'-8"			
A4	4'-8"	9'-5"			

WINDOW GENERAL NOTES

A. THE FOLLOWING PROPOSED WORK WILL BE CARRIED OUT IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS , WITH SPECIAL ATTENT TO SECTION D1 35991 HISTORIC TREATMENT PROCEDURES.
REFERNCE:
1. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
2. PRESERVATION BRIEF 9: THE REPAIR OF HISTORIC WOODEN WINDOWS.
3. PRESERVATION BRIEF 10: THE EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.
4. PRESERVATION BRIEF 45: PRESERVING HISTORIC WOOD PORCHES.
5. PRESERVATION TECH NOTES 1 : EXTERIOR WOODWORK - PROPER PAINTING AND SURFACE PREPARATION.
6. PRESERVATION TECH NOTES 4 : EXTERIOR WOODWORK - PROTECTING WOODWORK USING BORATE PRESERVATIVES.
7. ARCHITECTURAL WOODWORK INSTITUTE (AWI).
ARCHITECTURAL WOOD WORK STANDARD 2 EDITION.

B. GC/ SUBCONTRACTOR TO FIELD VERIFY THE EXISTING CONDITION, TYPE OF WINDOW AND QUANTITY.

C. GC / SUBCONTRACTOR TO PROVIDE FULL SIZE MOCK UP FOR NPS, OWNER AND ARCHITECT APPROVAL.

- MOCK UP IS REQUIRED FOR EXTERIOR MATERIAL, FOR APPROVAL BY OWNER & ARCHITECT. REFER TO ARCHITECT FOR SIZE OF MOCK UP.
- EXISTING MASONRY TO BE REPOINTED AT LOCATIONS WHERE MORTAR JOINTS ARE ERODED. CONTRACTOR TO TEST EXISTING MORTAR FOR COMPOSITION AND STRENGTH. FILL IN GAPS IN MASONRY WITH MATCHING BRICK.
- CONTROL JOINT SHOP DRAWING IS REQUIRED FOR NEW MASONRY.
- EXTERIOR ENVELOPE COMPONENTS REQUIRE VAPOR BARRIER AND INSULATION, PER NC BUILDING CODE:
- PARAPETS TO HAVE METAL COPING AND FLASING. COLOR TBD.
- REPLACE EXISTING GUTTERS & DOWNSPOUTS.
- REPLACE EXISTING WOOD WINDOWS WITH BASIS OF DESIGN VINYL CLAD WOOD WINDOW, TO BE FACTORY PAINTED TO MATCH EXISTING WOOD WINDOWS. GC TO SUBMIT SHOP DRAWINGS & SAMPLES FOR FINAL APPROVAL.
- EXISTING STEEL WINDOWS TO BE RESTORED WITH NEW 1/2" GLAZING.GC TO SUBMIT SHOP DRAWINGS & SAMPLES FOR FINAL APPROVAL.
- BASIS OF THE DESIGN FOR THE EXTERIOR ASSEMBLY BELOW, ALSO SEE SPEC.
  - A. EXTERIOR WOOD TRIM: PAINTED WHITE
  - B. BRICK : SALVAGE AND REUSE EXISTING WHEN POSSIBLE. NEW INFILL BRICK WHERE REQUIRED TO MATCH EXISTING.
  - C. MORTAR TO MATCH EXISTING, MOCK UP IN FIELD.
  - D. EXTERIOR STOREFRONT :
    KAWNEER Trifab VersaGlaze 451T,
    FINISH : PERMACOAT POWERDER COATING-BLACK
    1" INSULATED VITRO SOLARBAN 60 OVER OR EQUAL FOR NEW WINDOW + STOREFRONT.
  - E. EXTERIOR CURTAIN WALL :
    KAWNEER 1600 CURTAIN WALL
    FINISH : PERMACOAT POWERDER COATING-BLACK
  - F. EXTERIOR TIMBER CURTAIN WALL:
    SIERRA PACIFIC : TIMBER CURTAIN WALL
    CLADDING: BLACK 023
  - G. EXTERIOR STEEL PAINTING: SW IRON ORE
  - H. GLAZING AT EXISTING STEEL WINDOW: REPLACE W/ 1/2" INSULATED GLASS W/ CARDINAL LOW E 270.
  - I. GLAZING AT NEW WINDOW, STOREFRONT AND CURTAIN WALL: 1" INSULATED SOLAR BAN 60 CLEAR OVER CLEAR
- J. WINDOW SILL: MATCH EXISTING
  - K. DOWNSPOUT AND GUTTER: WHITE
- REFER TO WRITTEN SPECIFICATION MANUAL FOR MASONRY RESTORATION, WINDOW RESTORATION, REPAINTING AND ADDITIONAL INFORMATION.

D. ANY GLAZING BELOW 18" AFF TO BE TEMPERED.

E. NO EXISTING WINDOWS ARE WITHIN 18" ABOVE FINISHED FLOOR PER 2018 NCBC SECTION 2406.4.3.2.

PORTMAN HOLDINGS

SAVONA MILL RENOVATION

PROJECT ADDRESS:
528 SOUTH TURNER AVE.
CHARLOTTE, NC

ARCHITECT:
ALLIANCE ARCHITECTURE, PC
208 RIGSBEE AVE.
DURHAM, NC 27701
TEL: 919.682.6393
CON: JOHN WARASILA, AIA
CON: TEERA GAMES,AIA
CON: SARAH WILHELM

OWNER:
PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30303
TEL: 404.614.5522
CON: REID SCOTT
CON: JOHN FARMER

GENERAL CONTRACTOR:
EDIFICE
4111 SOUTH BLVD.
CHARLOTTE, NC 28209
TEL: 704.332.0900
CON: MATT TOFFEY
CON: STEVE PIERMATTEI

MEP ENGINEER:
BARRETT, WOODYARD & ASSOCIATES, INC.
2301 REXWOOD DRIVE #108
RALEIGH, NC 27607
TEL: 919.891.1813
CON: CHAD VICKERY, PE,
CON: JASON MACCALL, PE

STRUCTURAL ENGINEER:
MORRISON ENGINEERS, PLLC
7701 CHAPEL HILL ROAD
CARY, NC 27513
TEL: 919.851.2021
CON: JOHN STEVENSON, PE
CON: AARON MARX, PE

LANDSCAPE ARCHITECT:
SURFACE 678
215 MORRIS STREET, SUITE 150
DURHAM, NC 27701
TEL: 919.419.1199
CON: WALT HAVENER
CON: SWATI KHIMESRA
CON: YINGLIN JI

SEAL
JOHN LOUIS WARASILA
REGISTERED ARCHITECT
6382
NORTH CAROLINA
9.21.21

SEAL
ALLIANCE ARCHITECTURE, P.C.
CERT NO 50740
NORTH CAROLINA
DURHAM, N.C.
9.21.21

ISSUES

DESCRIPTION	DATE
SCHEMATIC DESIGN	4.30.21
HISTORIC TAX CREDIT SUBMISSION PART II	7.9.21
DESIGN DEVELOPMENT	7.30.21
FOR PERMIT CONSTRUCTION SET	9.21.21
GMP SET	10.18.21
FOR CONSTRUCTION SET	4.8.22

REVISIONS

REV.	DESCRIPTION	DATE
B	Cycle 2 - Permit Comments	12/30/21
C	Cycle 3 - Permit Comments	2/24/22

ALLIANCE ARCHITECTURE
208 Rigsbee Avenue
Durham, North Carolina 27701
Tel 919.682.6393

SHEET TITLE:
WINDOW TYPE

DATE: 4.8.22
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

NORTH

SHEET NUMBER:
A5-202

CHARLOTTE.

FINAL APPROVAL 2/3/2022

PROJECT NUMBER: LDUMUDD-2021-00037

ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	Jeu Moua
EROSION CONTROL	Peter Rodriguez
URBAN FORESTRY TREE ORDINANCE	Vincent Corridon
CDOT	Alfred Olayo
PLANNING UMUDD / MUDD / PED / TOD	N/A

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 OR VISIT http://charlottewater.org

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

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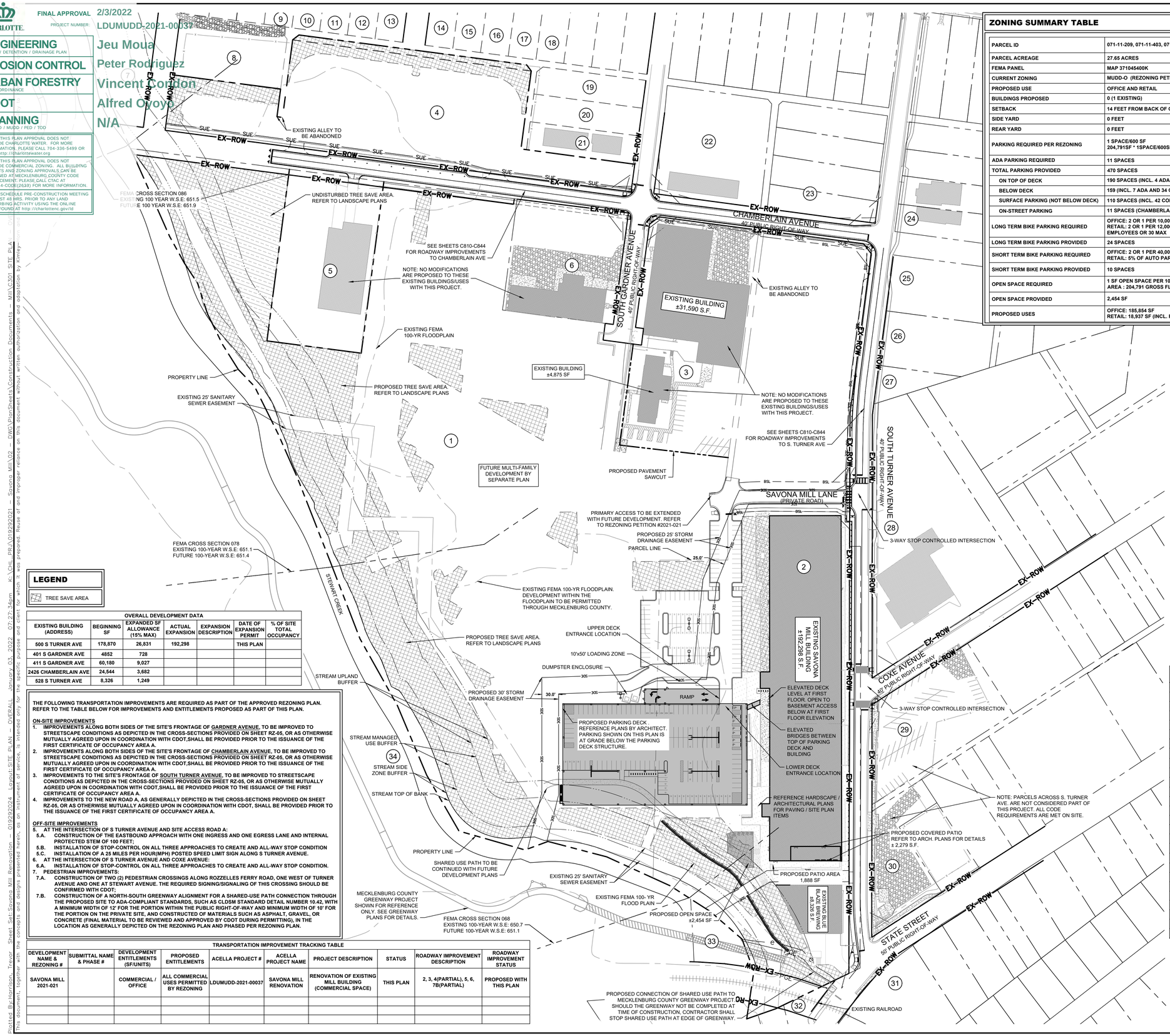

LEGEND

TREE SAVE AREA

OVERALL DEVELOPMENT DATA

EXISTING BUILDING (ADDRESS)	BEGINNING SF	EXPANDED SF ALLOWANCE (15% MAX)	ACTUAL EXPANSION	EXPANSION DESCRIPTION	DATE OF EXPANSION PERMIT	% OF SITE TOTAL OCCUPANCY
500 S TURNER AVE	178,870	26,831	192,298		THIS PLAN	
401 S GARDNER AVE	4852	728				
411 S GARDNER AVE	60,180	9,027				
2426 CHAMBERLAIN AVE	24,544	3,682				
528 S TURNER AVE	8,326	1,249				

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE REQUIRED AS PART OF THE APPROVED REZONING PLAN. REFER TO THE TABLE BELOW FOR IMPROVEMENTS AND ENTITLEMENTS PROPOSED AS PART OF THIS PLAN.

ON-SITE IMPROVEMENTS

1. **IMPROVEMENTS ALONG BOTH SIDES OF THE SITE'S FRONTAGE OF GARDNER AVENUE, TO BE IMPROVED TO STREETSCAPE CONDITIONS AS DEPICTED IN THE CROSS-SECTIONS PROVIDED ON SHEET RZ-05, OR AS OTHERWISE MUTUALLY AGREED UPON IN COORDINATION WITH CDOT,SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY AREA A.**
2. **IMPROVEMENTS ALONG BOTH SIDES OF THE SITE'S FRONTAGE OF CHAMBERLAIN AVENUE, TO BE IMPROVED TO STREETSCAPE CONDITIONS AS DEPICTED IN THE CROSS-SECTIONS PROVIDED ON SHEET RZ-05, OR AS OTHERWISE MUTUALLY AGREED UPON IN COORDINATION WITH CDOT,SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY AREA A.**
3. **IMPROVEMENTS TO THE SITE'S FRONTAGE OF SOUTH TURNER AVENUE, TO BE IMPROVED TO STREETSCAPE CONDITIONS AS DEPICTED IN THE CROSS-SECTIONS PROVIDED ON SHEET RZ-05, OR AS OTHERWISE MUTUALLY AGREED UPON IN COORDINATION WITH CDOT,SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY AREA A.**
4. **IMPROVEMENTS TO THE NEW ROAD A, AS GENERALLY DEPICTED IN THE CROSS-SECTIONS PROVIDED ON SHEET RZ-05, OR AS OTHERWISE MUTUALLY AGREED UPON IN COORDINATION WITH CDOT, SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY AREA A.**

OFF-SITE IMPROVEMENTS

5. **AT THE INTERSECTION OF S TURNER AVENUE AND SITE ACCESS ROAD A:**
   - 5.A. **CONSTRUCTION OF THE EASTBOUND APPROACH WITH ONE INGRESS AND ONE EGRESS LANE AND INTERNAL PROTECTED STEM OF 100 FEET;**
   - 5.B. **INSTALLATION OF STOP-CONTROL ON ALL THREE APPROACHES TO CREATE AND ALL-WAY STOP CONDITION**
   - 5.C. **INSTALLATION OF A 25 MILES PER HOUR(MPH) POSTED SPEED LIMIT SIGN ALONG S TURNER AVENUE.**
6. **AT THE INTERSECTION OF S TURNER AVENUE AND COXE AVENUE:**
   - 6.A. **INSTALLATION OF STOP-CONTROL ON ALL THREE APPROACHES TO CREATE AND ALL-WAY STOP CONDITION.**
7. **PEDESTRIAN IMPROVEMENTS:**
   - 7.A. **CONSTRUCTION OF TWO (2) PEDESTRIAN CROSSINGS ALONG ROZZELLES FERRY ROAD, ONE WEST OF TURNER AVENUE AND ONE AT STEWART AVENUE. THE REQUIRED SIGNING/SIGNALING OF THIS CROSSING SHOULD BE CONFIRMED WITH CDOT.**
   - 7.B. **CONSTRUCTION OF A NORTH-SOUTH GREENWAY ALIGNMENT FOR A SHARED-USE PATH CONNECTION THROUGH THE PROPOSED SITE TO ADA-COMPLIANT STANDARDS, SUCH AS CLDSM STANDARD DETAIL NUMBER 10.42, WITH A MINIMUM WIDTH OF 12' FOR THE PORTION WITHIN THE PUBLIC RIGHT-OF-WAY AND MINIMUM WIDTH OF 10' FOR THE PORTION ON THE PRIVATE SITE, AND CONSTRUCTED OF MATERIALS SUCH AS ASPHALT, GRAVEL, OR CONCRETE (FINAL MATERIAL TO BE REVIEWED AND APPROVED BY CDOT DURING PERMITTING), IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN AND PHASED PER REZONING PLAN.**

TRANSPORTATION IMPROVEMENT TRACKING TABLE

DEVELOPMENT NAME & REZONING #	SUBMITTAL NAME & PHASE #	DEVELOPMENT ENTITLEMENTS (SF/UNITS)	PROPOSED ENTITLEMENTS	ACELLA PROJECT #	ACELLA PROJECT NAME	PROJECT DESCRIPTION	STATUS	ROADWAY IMPROVEMENT DESCRIPTION	ROADWAY IMPROVEMENT STATUS
SAVONA MILL 2021-021		COMMERCIAL / OFFICE	ALL COMMERCIAL USES PERMITTED BY REZONING	LDUMUDD-2021-00037	SAVONA MILL RENOVATION	RENOVATION OF EXISTING MILL BUILDING (COMMERCIAL SPACE)	THIS PLAN	2, 3, 4(PARTIAL), 5, 6, 7B(PARTIAL)	PROPOSED WITH THIS PLAN

ZONING SUMMARY TABLE

PARCEL ID	071-11-209, 071-11-403, 071-11-412, 071-11-417
PARCEL ACREAGE	27.65 ACRES
FEMA PANEL	MAP 3710454400K
CURRENT ZONING	MUDD-O (REZONING PETITION #CC 2016-112)
PROPOSED USE	OFFICE AND RETAIL
BUILDINGS PROPOSED	0 (1 EXISTING)
SETBACK	14 FEET FROM BACK OF CURB
SIDE YARD	0 FEET
REAR YARD	0 FEET
PARKING REQUIRED PER REZONING	1 SPACE/600 SF 204,791SF * 1SPACE/600SF = 342 SPACES
ADA PARKING REQUIRED	11 SPACES
TOTAL PARKING PROVIDED	470 SPACES
ON TOP OF DECK	190 SPACES (INCL. 4 ADA SPACES)
BELOW DECK	159 (INCL. 7 ADA AND 34 COMPACT)
SURFACE PARKING (NOT BELOW DECK)	110 SPACES (INCL. 42 COMPACT)
ON-STREET PARKING	11 SPACES (CHAMBERLAIN AVE.)
LONG TERM BIKE PARKING REQUIRED	OFFICE: 2 OR 1 PER 10,000 S.F. OR 50 MAX RETAIL: 2 OR 1 PER 12,000 S.F. OR 1 PER 25 EMPLOYEES OR 30 MAX
LONG TERM BIKE PARKING PROVIDED	24 SPACES
SHORT TERM BIKE PARKING REQUIRED	OFFICE: 2 OR 1 PER 40,000 S.F. OR 30 MAX RETAIL: 5% OF AUTO PARKING OR 50 MAX
SHORT TERM BIKE PARKING PROVIDED	10 SPACES
OPEN SPACE REQUIRED	1 SF OPEN SPACE PER 100 GROSS SF OF FLOOR AREA : 204,791 GROSS FLOOR AREA/100 SF = 2048 SF
OPEN SPACE PROVIDED	2,454 SF
PROPOSED USES	OFFICE: 185,854 SF RETAIL: 18,937 SF (INCL. PATIOS AND BLUE BLAZE)

PARCEL DATA TABLE

KEYNOTE	DESCRIPTION
1	SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-412 ZONING: MUDD-O
2	SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-417 ZONING: MUDD-O
3	SAVONA II LLC PIN: 071-11-418 ZONING: MUDD-O
4	SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-209 ZONING: MUDD-O
5	BRYANT W. CUTTER & NANCY CUTTER PIN: 071-11-415 ZONING: I-2
6	410 SG PARTNERS LLC PIN: 071-11-410 ZONING: I-2
7	MECKLENBURG COUNTY PIN: 071-14-340 ZONING: I-1
8	DEEPAK SINGH & SHARON SINGH PIN: 071-11-307 ZONING:
9	DANNY CHAO PIN: 071-11-313 ZONING: R-8
10	KIMBERLY JEAN CRUICKSHANKS PIN: 071-11-312 ZONING: R-8
11	KEVIN D. HICKEY PIN: 071-11-303 ZONING: R-8
12	MEGAN LYNN FOX PIN: 071-11-302 ZONING: R-8
13	WESLEY VANDER LUGT & STEPHANIE VANDER LUGT PIN: 071-11-301 ZONING: R-8
14	PRADYUMNA GOPALA LAKSHMIPURAM PIN: 071-11-208 ZONING: R-8
15	ROSS TYLER SHAFFER PIN: 071-11-207 ZONING: R-8
16	CHRISTOPHER JOEL VAN ROEKEL & HOLLY DYAN VAN ROEKEL PIN: 071-11-206 ZONING: R-8
17	WILLIAM BRISLEY & WINFREE S. BRISLEY PIN: 071-11-205 ZONING: R-8
18	D. A. COLBERT PIN: 071-11-204 ZONING: R-8
19	GREGORY M. MOTLEY PIN: 071-11-213 ZONING: I-1
20	GREGORY M. MOTLEY PIN: 071-11-212 ZONING: I-1
21	GREGORY MOTLEY & TRACEY MOTLEY PIN: 071-11-211 ZONING: I-1
22	CATHERINE HUNTER, TRUSTEE OF GARDNER LAND TRUST PIN: 071-11-110 ZONING: R-8
23	JBH DEVELOPMENT, LLC PIN: 071-11-112 ZONING: UR-2 (CD)
24	JUAN CARLOS REYES / JOHN BRICKLEY & JODI BRICKLEY PIN: 071-10-117 / 071-11-118 ZONING: R-8
25	CITYSIDE PROPERTIES, LLC PIN: 071-10-402 ZONING: I-1
26	CAROLINA URBAN PROPERTIES, LTD PIN: 071-10-403 ZONING: I-1
27	CAROLINA URBAN PROPERTIES, LTD PIN: 071-10-404 ZONING: I-1
28	CAROLINA URBAN PROPERTIES, LTD PIN: 071-10-405 ZONING: I-1 / I-2
29	SAVONA, LLC PIN: 071-11-551 ZONING: I-2
30	SAVONA, LLC PIN: 071-11-501 ZONING: I-2
31	COMMUNITY BUILDING INVESTMENTS, LLC PIN:071-07-214 ZONING: MUDD-O
32	MECKLENBURG COUNTY PIN: 071-11-416 ZONING: I-2 / MUDD-O
33	SEABOARD COAST LINE RAILROAD COMPANY PIN: 071-12-206 ZONING: R-5
34	MECKLENBURG COUNTY PIN: 071-12-205 ZONING: R-5

PCSO SUMMARY

Original Parcel ID Number(s):		
Development Type:	Commercial	
Subject to PCSO? Y/N	Y	
If NO, why?		
Watershed:	Central Catawba	
Disturbed Area (ac):	29.5	
Site Area (ac):	27.53	
	DA#1	DA#2
Total on-site Drainage Area (ac):	30.5	
Existing Built-upon-area (SF):	904741	
Existing BUA to be removed (SF):	717433	
Existing BUA to remain (SF):	187308	
Proposed New BUA (SF):	214750	
Proposed % BUA:	30.26	
Density (High / Low)	High	
Total Post-Project BUA for site:	402058	
Development or Redevelopment?	Redevelopment	
Natural Area Required (ac):	0	
Natural Area provided, total (ac):	0	
Undisturbed Treed Natural Area Preserved (ac):	0	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Natural Area mitigation? Y/N	N/A	
Buffer Mitigation? Y/N	Y	
Total Phosphorous Mitigation? Y/N	N	

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'

NORTH

811 Know what's below. Call before you dig.

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC FIRM #: F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045238 ROBERT BLAKE DAY 01/03/2022

No.	REVISIONS	DATE	BY

KHA PROJECT 019292024
DATE 01/03/2022
SCALE AS SHOWN
DESIGNED BY TRH
DRAWN BY JGS
CHECKED BY RBD

SITE PLAN - OVERALL

SAVONA MILL RENOVATION

PREPARED FOR PORTMAN HOLDINGS

CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER C301

CHARLOTTE.

FINAL APPROVAL 2/3/2022

PROJECT NUMBER: LDUMUDD-2021-00037

ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	Jeu Moua
EROSION CONTROL	Peter Rodriguez
URBAN FORESTRY TREE ORDINANCE	Vincent London
CDOT	Alfred Oyoyo
PLANNING UMUDD / MUDD / PED / TOD	N/A

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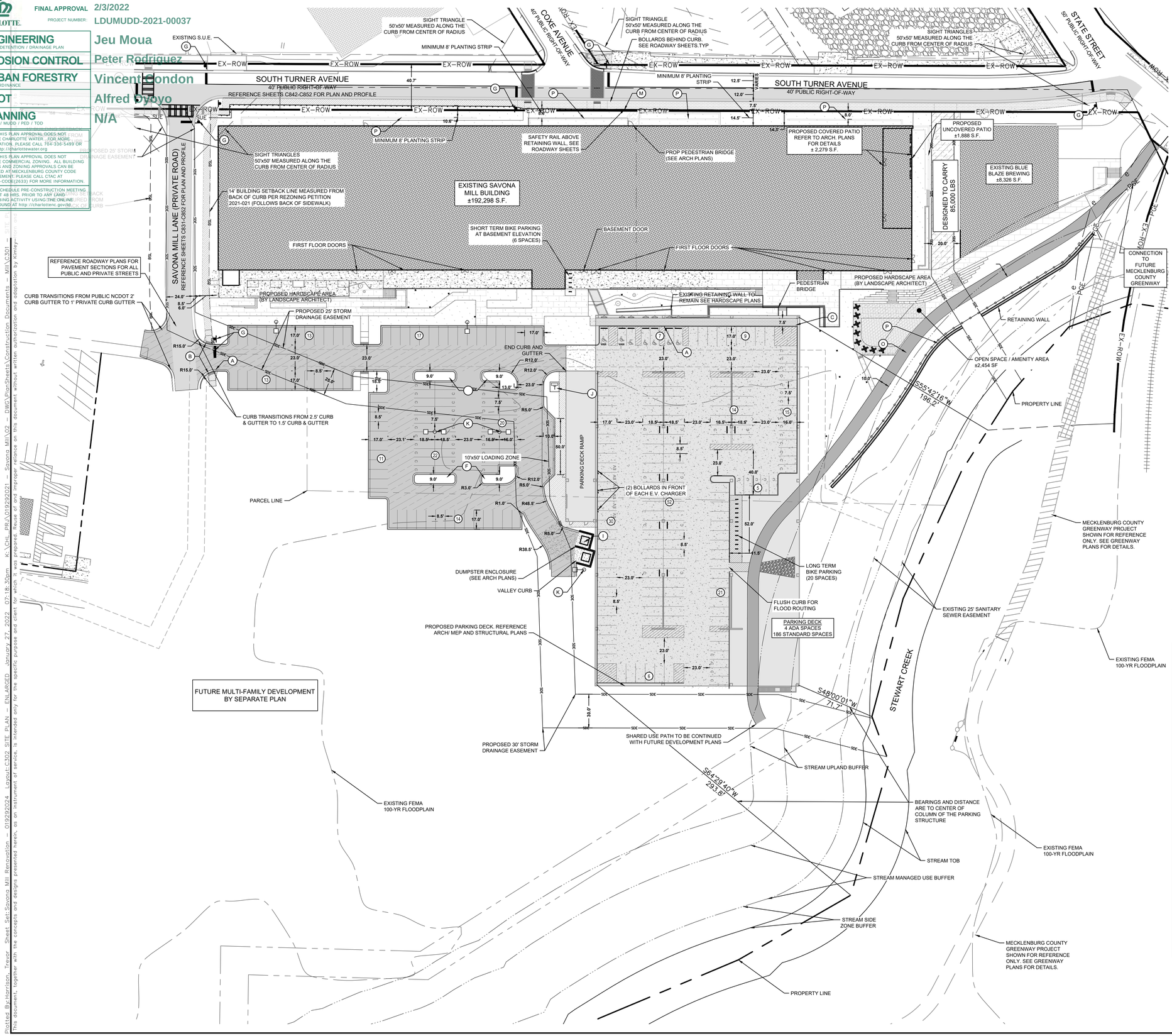

SITE PLAN KEY NOTES

1. SEE "OVERALL SITE PLAN" FOR SITE DEVELOPMENT NOTES AND SITE DATA INFORMATION.
2. SEE "SITE DETAILS" SHEETS FOR DETAILS PERTAINING TO THE ITEMS SHOWN ON THIS SHEET.

(A) STANDARD 18" CURB AND GUTTER.(SEE DETAIL SHEET C901).
(B) CURB RAMP PER CITY OF CHARLOTTE STANDARD DETAIL (SEE DETAIL SHEET C901)
(C) CONCRETE SIDEWALK (SEE DETAIL SHEET C901). ALL SIDEWALKS SHALL BE BROOM FINISHED PERPENDICULAR TO TRAFFIC FLOW.
(D) ACCESSIBLE PARKING STALL WITH ACCESSIBLE PARKING SIGN. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION. SIZE PER PLAN. ("VAN" INDICATES VAN ACCESSIBLE SPACE) SEE DETAIL FOR PAINT COLOR.
(E) 4" WIDE PAINTED WHITE SOLID LINE
(F) INTERNAL PARKING LANDSCAPE ISLAND.
(G) STOP SIGN AND PAVEMENT MARKING. STOP SIGNS SHALL BE 30" X 30" AT DRIVEWAY AND 36" BY 36" AT PUBLIC STREETS. (SEE DETAIL SHEET C903)
(H) 6 BIKE PARKING SPACES. (SEE SITE DETAIL SHEET C904)
(I) TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLAN, SEE STRUCTURAL PLANS FOR SLAB DETAILS)
(J) TRANSFORMER PAD (SEE ARCHITECTURAL/MEP PLANS FOR DETAILS)
(K) LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE LIGHTING PLANS BY DUKE ENERGY)
(L) PEDESTRIAN CROSSWALK STRIPING. (SEE DETAIL SHEETS C831-C844)
(M) SAFETY RAIL (SEE DETAIL SHEET C903). MATERIAL SHALL BE PRE FINISHED BLACK ALUMINUM.
(N) PAVEMENT MARKING (SEE MUTCD FOR DETAILS)
(O) SHARED USE PATH. REFER TO CITY OF CHARLOTTE STANDARD DETAIL 10.42
(P) RETAINING WALL

SITE NOTES

1. ALL FIRE APPARATUS ACCESS ROADS SHALL SHOW COMPLIANCE WITH IFC 503.2-503.8.
2. FIRE APPARATUS ACCESS ROADS SHALL BE ABLE TO SUPPORT 85,000 POUNDS.
3. ALL UTILITIES ARE TO BE UNDERGROUND.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. AWNING / ROOF OVERHANG WILL NOT ENCROACH MORE THAN 3' INTO SETBACK.
6. NO HVAC UNITS SHALL ENCROACH INTO SETBACK.
7. THERE DOES NOT APPEAR TO BE ANY EXISTING DEMOLITION LANDFILL ON SITE NOR IS A DEMOLITION LANDFILL PROPOSED ON SITE WITHIN THESE PLANS.
8. ALL CURBS SHALL HAVE SAW CUT VERTICAL JOINTS EVERY 10'.
9. ALL CURBS SHALL BE BROOM FINISHED VERTICALLY.
10. ALL SIDEWALKS SHALL BE BROOM FINISHED PERPENDICULAR TO THE TRAFFIC FLOW.

SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THIS SHEET.

- P1 STANDARD DUTY ASPHALT PAVEMENT
- P2 HEAVY DUTY HARDSCAPE REF.
- P3 STANDARD DUTY CONCRETE PAVEMENT
- P4 HEAVY DUTY CONCRETE PAVEMENT
- P5 CONCRETE SIDEWALK
- P6 SEE ROADWAY SHEETS FOR DETAILS
- P7 HARDSCAPE AREA REF.
- P8 ELEVATED BRIDGE

PROPERTY LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
SSE SANITARY SEWER EASEMENT
SIGHT TRIANGLE
SUE SIDEWALK UTILITY EASEMENT
SDE STORM DRAINAGE EASEMENT
LSB LANDSCAPE BUFFER
PSCO BUFFER
DE POST CONSTRUCTION CONTROLS EASEMENT
STALL WITH PAVEMENT MARKINGS, AND SIGNS
BOLLARD / WHEEL STOP
C EV COMPACT PARKING / ELECTRIC VEHICLE PARKING
SIGN
MONUMENT/PYLON SIGNAGE
LIGHTING SYMBOLOGY

ABBREVIATIONS

LSB - LANDSCAPE SETBACK
ROW - RIGHT OF WAY
S.S.E. - SANITARY SEWER EASEMENT
S.D.E. - STORM DRAIN EASEMENT
DE - POST CONSTRUCTION CONTROLS EASEMENT

ZONING SUMMARY TABLE

PARCEL ID	**071-11-209, 071-11-403, 071-11-412, 071-11-417**
PARCEL ACREAGE	**27.65 ACRES**
FEMA PANEL	**MAP 371045400K**
CURRENT ZONING	**MUDD-O (REZONING PETITION #CC 2016-112)**
PROPOSED USE	**OFFICE AND RETAIL**
BUILDINGS PROPOSED	**0 (1 EXISTING)**
SETBACK	**14 FEET FROM BACK OF CURB**
SIDE YARD	**0 FEET**
REAR YARD	**0 FEET**
PARKING REQUIRED PER REZONING	**1 SPACE/600 SF 204,791SF * 1SPACE/600SF = 342 SPACES**
ADA PARKING REQUIRED	**11 SPACES**
TOTAL PARKING PROVIDED	**470 SPACES**
ON TOP OF DECK	**190 SPACES (INCL. 4 ADA SPACES)**
BELOW DECK	**159 (INCL. 7 ADA AND 34 COMPACT)**
SURFACE PARKING (NOT BELOW DECK)	**110 SPACES (INCL. 42 COMPACT)**
ON-STREET PARKING	**11 SPACES (CHAMBERLAIN AVE.)**
LONG TERM BIKE PARKING REQUIRED	**OFFICE: 2 OR 1 PER 10,000 S.F. OR 50 MAX RETAIL: 2 OR 1 PER 12,000 S.F. OR 1 PER 25 EMPLOYEES OR 30 MAX**
LONG TERM BIKE PARKING PROVIDED	**24 SPACES**
SHORT TERM BIKE PARKING REQUIRED	**OFFICE: 2 OR 1 PER 40,000 S.F. OR 30 MAX RETAIL: 5% OF AUTO PARKING OR 50 MAX**
SHORT TERM BIKE PARKING PROVIDED	**10 SPACES**
OPEN SPACE REQUIRED	**1 SF OPEN SPACE PER 100 GROSS SF OF FLOOR AREA : 204,791 GROSS FLOOR AREA/100 SF = 2048 SF**
OPEN SPACE PROVIDED	**2,454 SF**
PROPOSED USES	**OFFICE: 185,854 SF RETAIL: 18,937 SF (INCL. PATIOS AND BLUE BLAZE)**

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NORTH

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC FIRM #: F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045238 ROBERT BLAKE BAILEY 01/28/2022

KHA PROJECT 019292024
DATE 01/03/2022
SCALE AS SHOWN
DESIGNED BY TRH
DRAWN BY TRH
CHECKED BY RBD

SITE PLAN - ENLARGED

SAVONA MILL RENOVATION

PREPARED FOR PORTMAN HOLDINGS

CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER C302

CHARLOTTE.

FINAL APPROVAL 2/3/2022

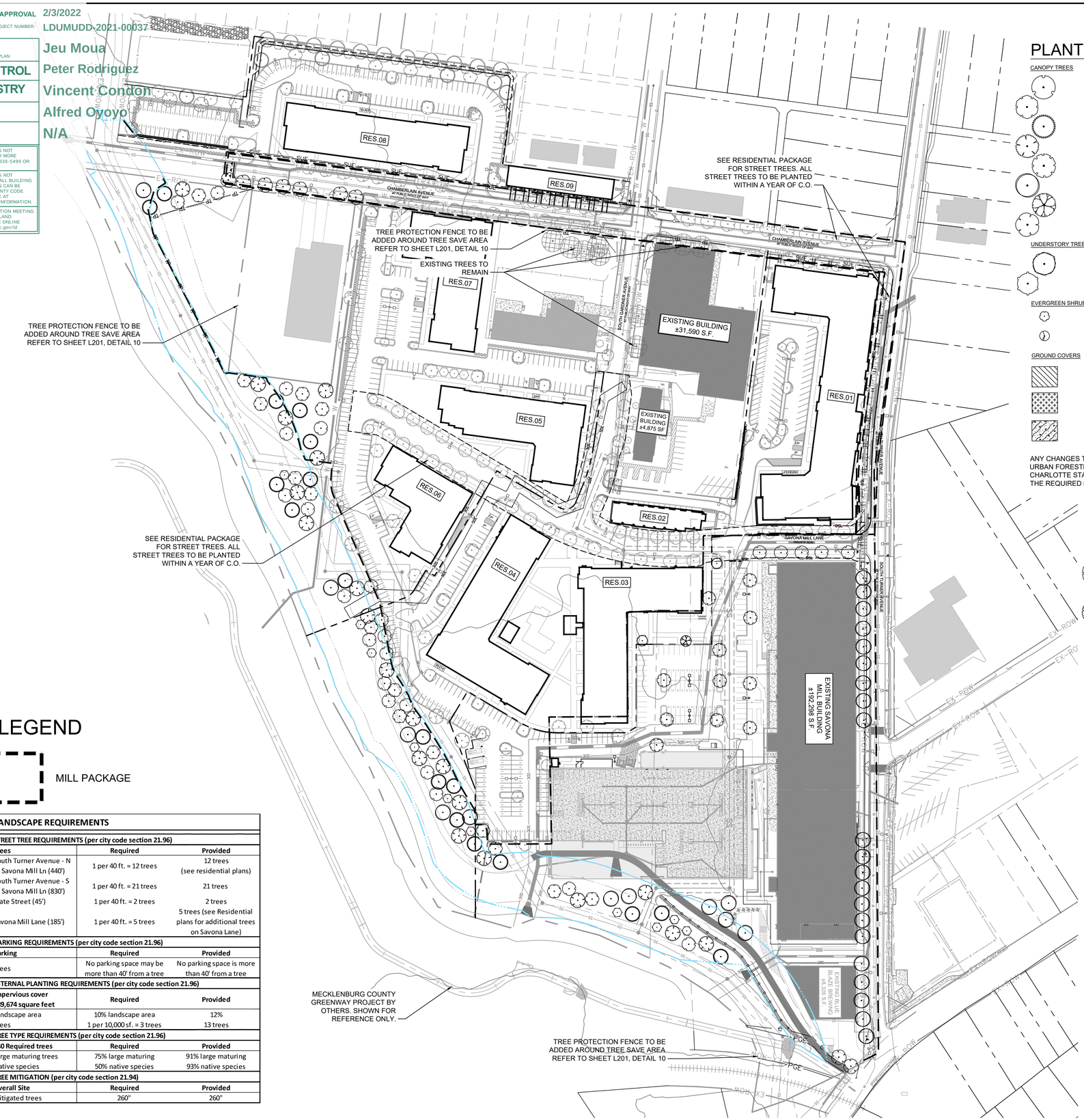
PROJECT NUMBER: LDUMUDD-2021-00037

ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	Jeu Moua
EROSION CONTROL	Peter Rodriguez
URBAN FORESTRY TREE ORDINANCE	Vincent Condon
CDOT	Alfred Oyoyo
PLANNING UMUDD / MUDD / PED / TOD	N/A

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 OR VISIT http://charlottewater.org

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT http://charlottenc.gov/ld



PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	CAL	SIZE
	AX	25	FREEMAN MAPLE	ACER X FREEMANII	F.G., B & B	3" MIN CAL	
	FG	15	AMERICAN BEECH	FAGUS GRANDIFOLIA	F.G., B & B	3" MIN CAL	
	GK	18	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	F.G., B & B	3" MIN CAL	
	MG	20	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	3" MIN CAL	
	NS	11	BLACK GUM	NYSSA SYLVATICA	F.G., B & B	3" MIN CAL	
	QS	32	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B	3" MIN CAL	
	TD	1	BALD CYPRESS	TAXODIUM DISTICHUM	F.G., B & B	3" MIN CAL	
	UP	9	LACEBARK ELM	ULMUS PARVIFOLIA	F.G., B & B	3" MIN CAL	
UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**	**CAL**	**SIZE**
	CE	2	EASTERN REDBUD	CERCIS CANADENSIS	F.G., B & B	2" MIN CAL.	
	CK	10	KOUSA DOGWOOD	CORNUS KOUSA	F.G., B & B	2" MIN CAL.	
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONTAINER**		**SPACING**
	IG	41	INKBERRY HOLLY	ILEX GLABRA	5 GAL, 24" MIN HEIGHT, 24" MIN WIDTH		5` O.C.
	IN	10	DWARF BURFORD HOLLY	ILEX CORNUTA `BURFORDII NANA`	5 GAL, 24" MIN HEIGHT, 24" MIN WIDTH		5` O.C.
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONTAINER**		**SPACING**
	A	67,066 SF	UNDISTURBED	UNDISTURBED AREA TO REMAIN	-		
	B	5,256 SF	ZONE B SEE L104 FOR SPECIES LIST AND QUANTITIES	LOWER BANK SEED MIX	SEED		
	TA	345	ASIAN JASMINE FULL	TRACHELOSPERMUM ASIATICUM	1 GAL, 18" O.C.		

ANY CHANGES TO PROPOSED PLANT SPECIES MUST BE COORDINATED WITH THE URBAN FORESTRY INSPECTOR. ANY NEW SPECIES PROPOSED SHALL MEET CHARLOTTE STANDARDS, ADHERE TO THE APPROVED PLANT LIST, AND MAINTAIN THE REQUIRED MINIMUM 75% CANOPY TREE AND 50% NATIVE SPECIES THRESHOLD.

PLANT SCHEDULE MILL MITIGATION TREES

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	CAL
	AX	20	FREEMAN MAPLE	ACER X FREEMANII	F.G., B & B	3" MIN CAL
	FG	15	AMERICAN BEECH	FAGUS GRANDIFOLIA	F.G., B & B	3" MIN CAL
	GK	18	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	F.G., B & B	3" MIN CAL
	MG	20	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	3" MIN CAL
	QS	7	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B	3" MIN CAL
UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**	**CAL**
	CK	10	KOUSA DOGWOOD	CORNUS KOUSA	F.G., B & B	2" MIN CAL.

LEGEND

MILL PACKAGE

LANDSCAPE REQUIREMENTS		
STREET TREE REQUIREMENTS (per city code section 21.96)		
Trees	**Required**	**Provided**
South Turner Avenue - N of Savona Mill Ln (440')	1 per 40 ft. = 12 trees	12 trees (see residential plans)
South Turner Avenue - S of Savona Mill Ln (830')	1 per 40 ft. = 21 trees	21 trees
State Street (45')	1 per 40 ft. = 2 trees	2 trees
Savona Mill Lane (185')	1 per 40 ft. = 5 trees	5 trees (see Residential plans for additional trees on Savona Lane)
PARKING REQUIREMENTS (per city code section 21.96)		
Parking	**Required**	**Provided**
Trees	No parking space may be more than 40' from a tree	No parking space is more than 40' from a tree
INTERNAL PLANTING REQUIREMENTS (per city code section 21.96)		
Impervious cover 289,674 square feet	**Required**	**Provided**
Landscape area	10% landscape area	12%
Trees	1 per 10,000 sf. = 3 trees	13 trees
TREE TYPE REQUIREMENTS (per city code section 21.96)		
140 Required trees	**Required**	**Provided**
Large maturing trees	75% large maturing	91% large maturing
Native species	50% native species	93% native species
TREE MITIGATION (per city code section 21.94)		
Overall Site	**Required**	**Provided**
Mitigated trees	260"	260"

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn

200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC FIRM #: F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045238 ROBERT BLAKE HOLT 01/28/2022

KHA PROJECT	019292024
DATE	01/03/2022
SCALE	AS SHOWN
DESIGNED BY	TRH
DRAWN BY	TRH
CHECKED BY	RBD

OVERALL LANDSCAPE PLAN

SAVONA MILL RENOVATION

PREPARED FOR
PORTMAN HOLDINGS

CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
L002

CHARLOTTE

FINAL APPROVAL	2/3/2022
PROJECT NUMBER:	LDUMUDD-2021-00004
ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	Jeu Moua
EROSION CONTROL	Peter Rodriguez
URBAN FORESTRY TREE ORDINANCE	Vincent Condon
CDOT	Alfred Oyoyo
PLANNING UMUDD / MUDD / PED / TOD	N/A

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REFER TO SURFACE678 LANDSCAPE PLANS FOR LANDSCAPE ABOVE CODE MINIMUM REQUIREMENTS (TYP.)

SEE RESIDENTIAL PACKAGE FOR STREET TREES ON RESIDENTIAL SIDE OF SAVONA MILL LANE

EXISTING SAVONA MILL BUILDING ±192,298 S.F.

9' WIDE PLANTING AREA. 240 SF

18' WIDE PLANTING AREA. 290 SF

8' WIDE PLANTING AREA. 282 SF

8' WIDE PLANTING AREA. 328 SF

REFER TO CORE LANDSCAPE PLANS FOR LANDSCAPE ABOVE CODE MINIMUM REQUIREMENTS (TYP)

TEMPORARY SEED FOR ALL AREAS OF FUTURE DEVELOPMENT (TYP)

SEE SHEET L103 FOR STREAM PLANTING INFORMATION

SEE SHEET L002 FOR MITIGATION TREE INFORMATION

LEGEND

MILL PACKAGE

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD
	AX	25	FREEMAN MAPLE	ACER X FREEMANII	F.G., B & B
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	MG	20	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B
	NS	11	BLACK GUM	NYSSA SYLVATICA	F.G., B & B
	QS	32	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B
	TD	1	BALD CYPRESS	TAXODIUM DISTICHUM	F.G., B & B
	UP	9	LACEBARK ELM	ULMUS PARVIFOLIA	F.G., B & B
UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**
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	CK	10	KOUSA DOGWOOD	CORNUS KOUSA	F.G., B & B
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	SD	3,876 SF	BERMUDA GRASS SEED	CYNODON DACTYLON	SEED
	TA	345	ASIAN JASMINE FULL	TRACHELOSPERMUM ASIATICUM	1 GAL, 18" O.C.

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APPROVED
By Vincent Condon at 1/30/2022 4:22:40 PM

LANDSCAPE REQUIREMENTS

STREET TREE REQUIREMENTS (per city code section 21.96)

Trees	Required	Provided
South Turner Avenue - N of Savona Mill Ln (440')	1 per 40 ft. = 12 trees	12 trees (see residential plans)
South Turner Avenue - S of Savona Mill Ln (830')	1 per 40 ft. = 21 trees	21 trees
State Street (45')	1 per 40 ft. = 2 trees	2 trees
Savona Mill Lane (185')	1 per 40 ft. = 5 trees	5 trees (see Residential plans for additional trees on Savona Lane)

PARKING REQUIREMENTS (per city code section 21.96)

Parking	Required	Provided
Trees	No parking space may be more than 40' from a tree	No parking space is more than 40' from a tree

INTERNAL PLANTING REQUIREMENTS (per city code section 21.96)

Impervious cover 289,674 square feet	Required	Provided
Landscape area	10% landscape area	12%
Trees	1 per 10,000 sf. = 3 trees	13 trees

TREE TYPE REQUIREMENTS (per city code section 21.96)

140 Required trees	Required	Provided
Large maturing trees	75% large maturing	91% large maturing
Native species	50% native species	93% native species

TREE MITIGATION (per city code section 21.94)

Overall Site	Required	Provided
Mitigated trees	260"	260"

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC FIRM #: F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045238 ROBERT BLAKE KAY 01/28/2022

KHA PROJECT	019292024
DATE	01/03/2022
SCALE	AS SHOWN
DESIGNED BY	TRH
DRAWN BY	TRH
CHECKED BY	RBD

LANDSCAPE PLAN

SAVONA MILL RENOVATION

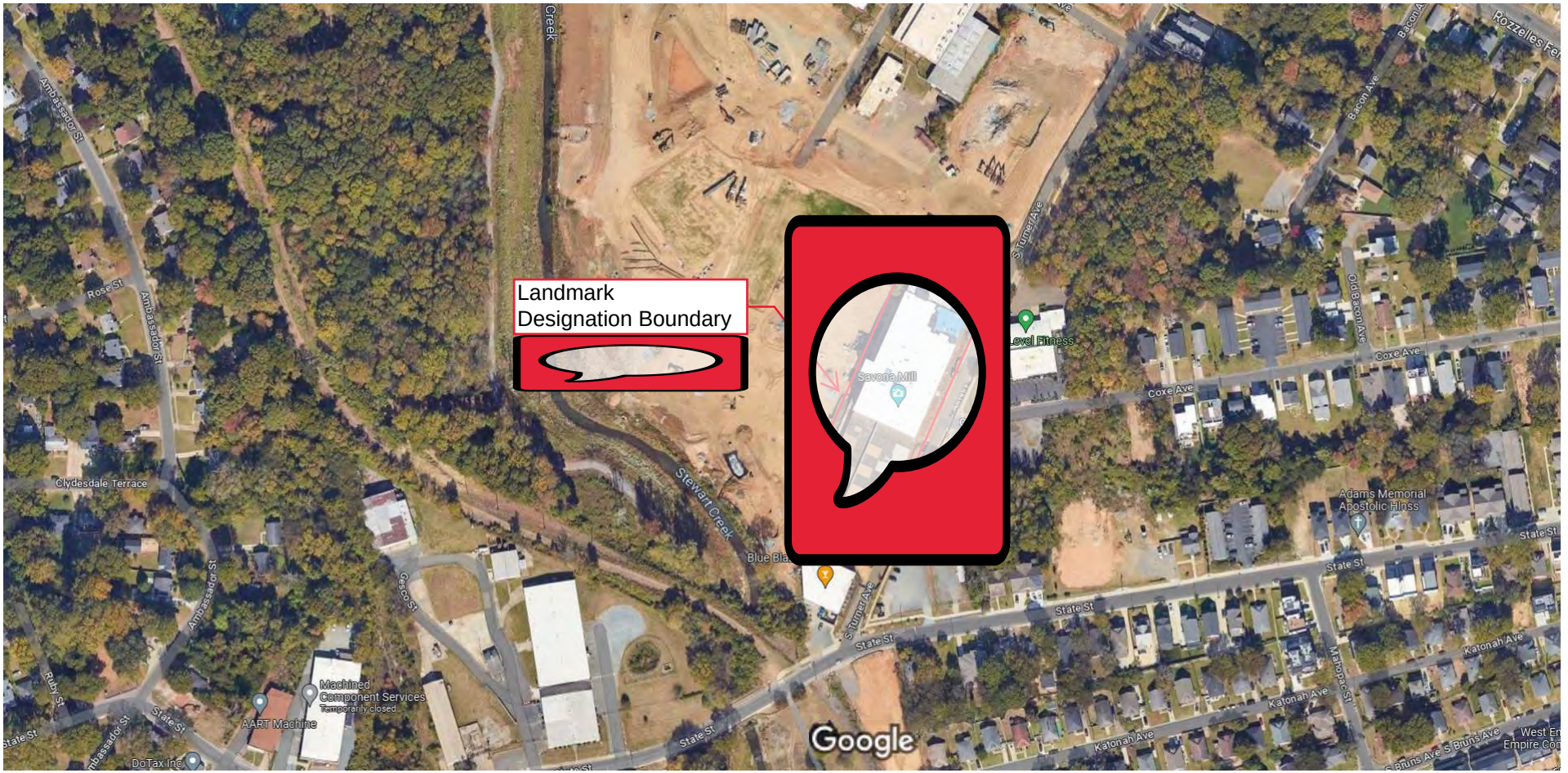
PREPARED FOR
PORTMAN HOLDINGS

CITY OF CHARLOTTE NORTH CAROLINA

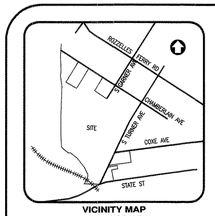
SHEET NUMBER
L101

Google Maps

Savona Mill, 528 South Turner Avenue
Charlotte, North Carolina



Imagery ©2023 CNES / Airbus, Maxar Technologies, Orbis Inc, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft



VICINITY MAP
(NOT TO SCALE)

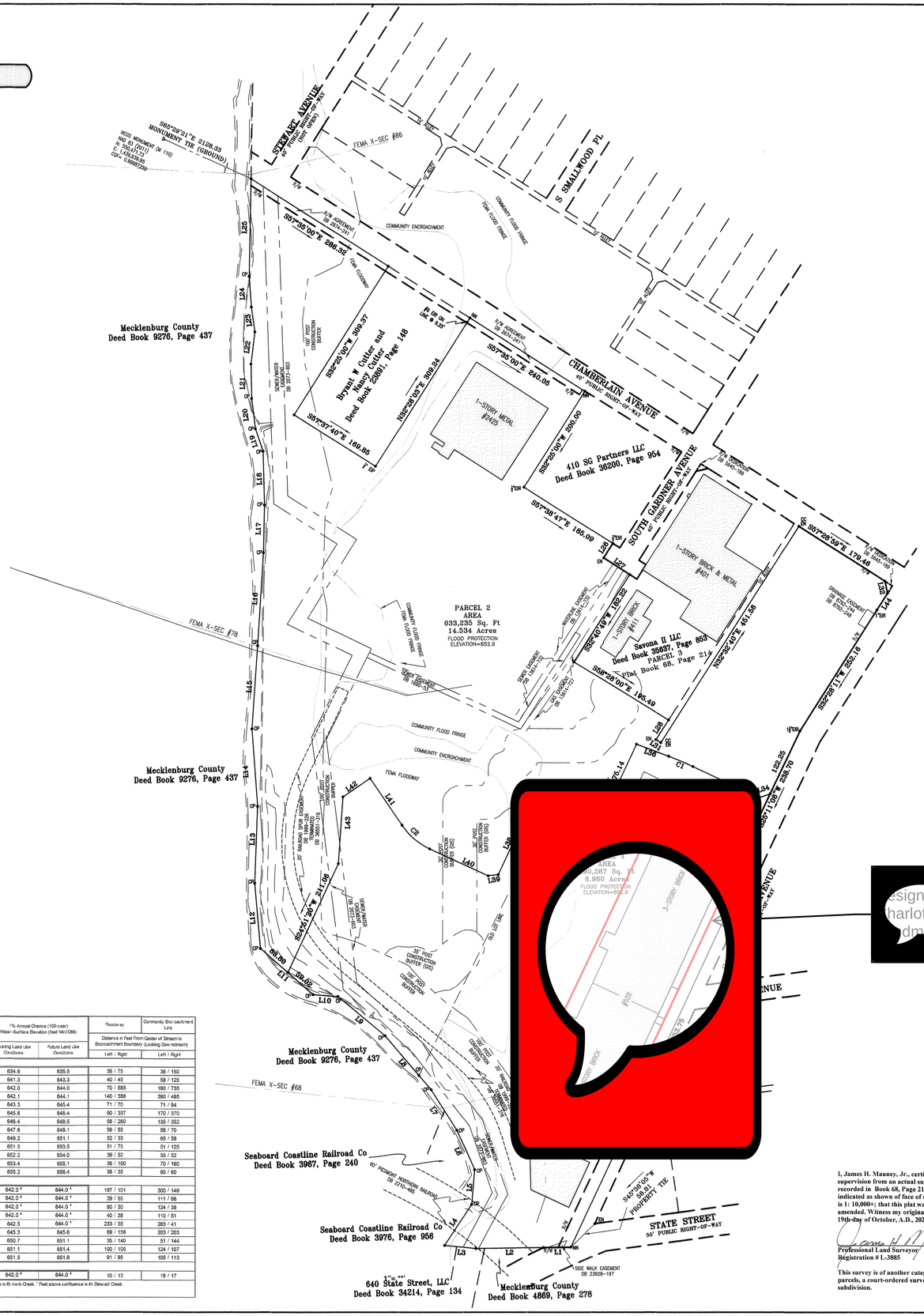
REF: NC GRID (NAD 83) 2011

SITE DATA

TAX PARCEL NOs. 07111412, 07111417
ZONING CLASSIFICATION: MUDD-O
TOTAL NUMBER OF EXISTING PARCELS: 2
TOTAL NO. OF PROPOSED PARCELS: 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°21'58"W	48.44
L2	S88°06'17"W	118.89
L3	N84°17'53"W	55.00
L4	N33°29'47"E	85.93
L5	N04°49'27"E	61.44
L6	N24°06'06"W	75.96
L7	N32°25'46"W	84.53
L8	N40°32'16"W	124.57
L9	N50°21'38"W	108.44
L10	N85°29'04"W	43.65
L11	N49°03'11"W	122.82
L12	N05°02'50"W	115.29
L13	N02°05'18"E	135.20
L14	N04°16'23"W	136.75
L15	N03°52'23"E	146.85
L16	N03°33'03"E	163.50
L17	N01°12'47"E	83.90
L18	N01°26'36"W	94.82
L19	N18°54'31"W	41.84
L20	N07°15'02"W	53.15
L21	N01°06'55"W	60.71
L22	N08°58'03"E	57.06
L23	N08°09'59"W	43.90
L24	N03°56'49"W	54.18
L25	N01°01'06"E	171.85
L26	S32°19'15"W	29.98
L27	S57°25'16"E	54.38
L28	S32°36'20"W	40.83
L31	S57°24'25"E	9.97
L32	S12°28'51"E	21.92
L33	S64°58'02"E	20.00
L34	S70°35'37"W	21.01
L35	N64°35'26"W	128.83
L36	N69°46'33"W	60.21
L37	N65°02'59"W	123.50
L38	S24°57'01"W	135.12
L39	S83°12'58"W	18.06
L40	N65°02'59"W	113.49
L41	N34°21'47"W	99.47
L42	S55°38'13"W	58.00
L43	N53°53'58"W	117.40
L44	S32°31'15"W	34.95

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	513.50	46.47	N67°11'00"W	46.46
C2	121.00	64.81	N49°42'33"W	64.03



FLOOD HAZARD DATA TABLE							
Cross Section	Stream Station	Flood Discharge (cfs)		1% Annual Chance (100-year) Water-Surface Elevation (feet NAVD88)		Floodway	Community Encroachment Line
		Existing Land Use Conditions	Future Land Use Conditions	Existing Land Use Conditions	Future Land Use Conditions	Distance in Feet From Center of Stream to Encroachment Boundary (Looking Downstream)	
						Left / Right	Left / Right
IRWIN CREEK							
188	18,800 [1]	11,879	13,040	634.6	635.5	36 / 75	36 / 150
203	20,300 [1]	11,879	13,040	641.3	643.3	40 / 45	58 / 125
214	21,350 [1]	6,980	7,579	642.0	644.0	70 / 585	190 / 735
224	22,400 [1]	6,980	7,579	642.1	644.1	140 / 388	380 / 485
240	24,000 [1]	6,980	7,579	643.3	645.4	71 / 70	71 / 84
252	25,200 [1]	6,980	7,579	645.8	648.4	90 / 337	170 / 370
261	26,100 [1]	6,980	7,579	646.4	648.5	58 / 280	135 / 352
270	27,045 [1]	6,980	7,579	647.6	649.1	56 / 55	58 / 70
278	27,600 [1]	6,980	7,579	649.2	651.1	52 / 33	65 / 58
288	28,760 [1]	6,980	7,579	651.5	653.5	51 / 75	51 / 125
298	29,800 [1]	6,980	7,579	652.2	654.0	39 / 52	55 / 52
307	30,650 [1]	6,784	7,400	653.4	655.1	36 / 190	70 / 160
316	31,600 [1]	6,784	7,400	655.2	656.4	36 / 35	80 / 60
STEWART CREEK							
027	700 [2]	6,184	6,398	642.0 [4]	644.0 [4]	197 / 101	300 / 149
018	1,800 [2]	6,184	6,398	642.0 [4]	644.0 [4]	29 / 55	111 / 88
027	2,720 [2]	5,802	6,040	642.0 [4]	644.0 [4]	80 / 30	124 / 38
037	3,685 [2]	5,802	6,040	642.0 [4]	644.0 [4]	40 / 38	110 / 51
047	4,681 [2]	5,802	6,040	642.5	644.0 [4]	233 / 35	283 / 41
057	5,700 [2]	5,802	6,040	645.3	645.6	89 / 156	203 / 203
068	6,800 [2]	5,802	6,040	650.7	651.1	35 / 140	51 / 144
078	7,785 [2]	5,802	6,040	651.1	651.4	100 / 100	124 / 107
088	8,838 [2]	5,802	6,040	651.5	651.9	91 / 95	105 / 113
STEWART CREEK TRIBUTARY 1							
010	1,000 [3]	2,774	2,937	642.0 [4]	644.0 [4]	10 / 13	18 / 17

[1] Feet above confluence with Sugar Creek. [2] Feet above confluence with Irwin Creek. [3] Feet above confluence with Stewart Creek.
[4] Elevation includes backwater from Irwin Creek.

0 50 100 200
SCALE IN FEET
1"= 100'

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA, FLOOD INSURANCE RATE MAP NUMBER "3710454400K", EFFECTIVE DATE SEPTEMBER 2, 2015, FLOOD ZONE (S) "X & AE"

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Jessica Almaraz — 12·23·2021
PLANNING COMMISSION STAFF *DATE*

REVIEW OFFICER'S CERTIFICATE

I, JESSICA ALMARAZ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jessica Almaraz — 12.23.2021
REVIEW OFFICER *DATE*

MAP BOOK 69 PAGE 980
#202124743

OWNERS CERTIFICATE:

THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S) 12/21/21 *DATE*

OWNER(S) *DATE*

GENERAL NOTES

1. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USED AS A LANDFILL, STUMP HOLES OR DEMOLITION SITE
5. UTILITY LOCATING SERVICE: NC ONE CALL 1-800-632-4949
6. AREA COMPUTED BY COORDINATE METHOD.
7. NO NCGS MONUMENT LIES WITHIN 2000' OF SUBJECT PROPERTY.

LEGEND OF SYMBOLS AND ABBREVIATIONS

TEXT:
CC – CONTROL CORNER
CP – CALCULATED POINT
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
EN – EXISTING NAIL
NCGS – NORTH CAROLINA GEODETIC SURVEY
NIR – NEW IRON ROD
NN – NEW NAIL
R/W – RIGHT-OF-WAY
SQ.FT. – SQUARE FEET

LINE:
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

FILED FOR REGISTRATION
DEC 29 2021
AT 3:37PM
FREDRICK SMITH
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

PARCELS 2 AND 4 OWNER: SAVONA RESI PROJECT, LLC
c/o PORTMAN HOLDINGS, LLC

THE PURPOSE OF THIS MAP IS TO REVISE LOT LINES BETWEEN PARCELS 2 AND 4 AS RECORDED IN PLAT BOOK 68, PAGE 214 AS SHOWN. THIS MAP SUPERCEDES PLAT BOOK 68, PAGE 214 FOR PARCELS 2 AND 4.

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 68, Page 214; that the boundaries not surveyed are clearly indicated as shown of face of survey; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19th day of October, A.D., 2021.

James H. Mauney
Professional Land Surveyor
Registration # L-3885

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

REVISIONS
12/13/2021 PLANNING COMMENTS

RECOMBINATION OF
PARCELS 2 AND 4
PORTMAN HOLDINGS
528 S TURNER AVENUE
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
423 BEATTY DRIVE, SUITE E - BELMONT, NC 28012
TEL: 704-889-9823
LICENSE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
RM	JM	-	1"=100'	10/19/2021	8429	F2232

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2021 DEC 29 03:37:17 PM
BK:69 PG:980-981
FEE:$21.00
INSTRUMENT # 2021243743

TAYLORD

2021243743

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 07111417
528 S TURNER AV CHARLOTTE NC

SAVONA MILL OFFICE (NC) LLC,C/O
PORTMAN HOLDINGS LLC
303 PEACHTREE CENTER AVE NE,STE 575
ATLANTA GA 30303

Total Appraised Value
$11,313,100

File an Informal Review

KEY INFORMATION

Land Use Code	**I600**	Neighborhood	**IN01**
Land Use Desc	**INDUSTRIAL**	Land	**373309 SQUARE FEET**
Exemption / Deferment	**-**	Municipality	**CHARLOTTE**
Last Sale Date	**02/17/2022**	Fire District	**CITY OF CHARLOTTE**
Last Sale Price	**$2,000,000**	Special District	**NA**
Legal Description	**L4 M69-980**		

ASSESSMENT DETAILS

2023 Real Estate Assessed Value	
Land Value	**$4,995,600**
Building Value	**$6,313,500**
Features	**$4,000**
Total	**$11,313,100**

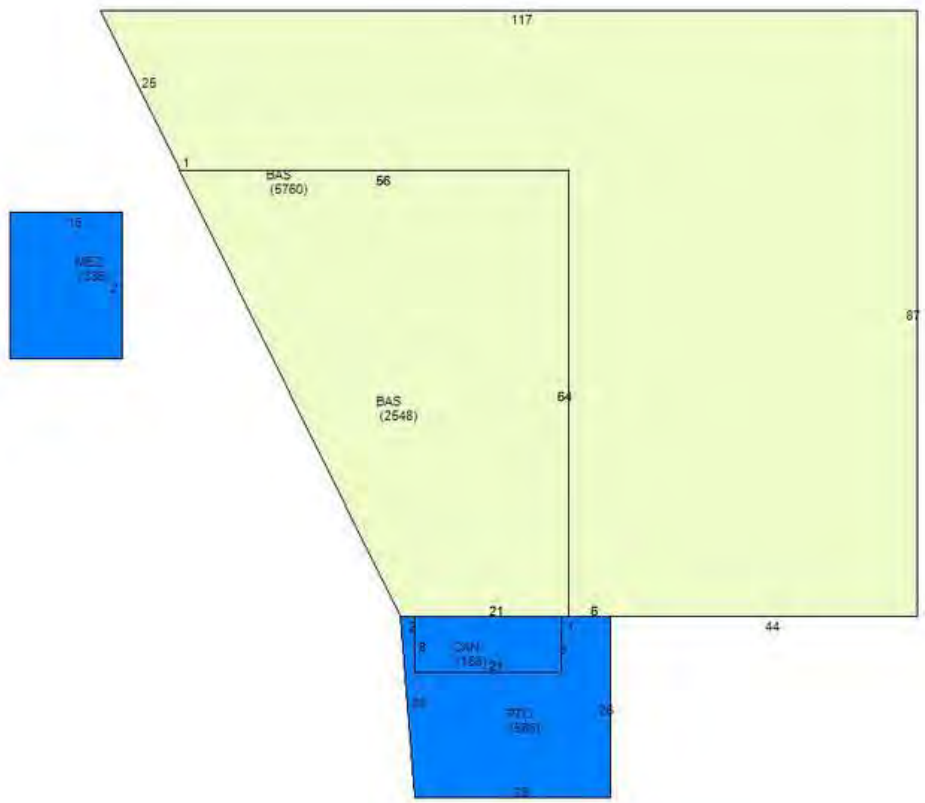
LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
I600	373309	SQUARE FEET	IN01	$4,995,600

BUILDING

BUILDING (1)

Finished Area	**8,644**
Year Built	**1986**
Built Use / Style	**MICRO BREWERY/WINERY**
Grade	**AVERAGE**
Story	**1 STORY**
Heat	**FORCED AIR - NOT DUCTED**
Fuel	**GAS**
Foundation	**SLAB-COMMMERCIAL**
External Wall	**CORROGATED METAL, HEAVY**
Fireplace(s)	**0**
Full Bath(s)	**0**
Half Bath(s)	**0**
Bedroom(s)	**0**
Total (SqFt)	**9,398**



BUILDING (2)

FEATURES

YEAR BUILT	TYPE	QUANTITY	UNITS	VALUE
1926	CH LNK FENCE	1	814	$4,000

RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process. For a complete history of sales and other transfers, please visit Polaris. The Register of Deeds records, indexes, and stores all real estate related documents that are presented for registration.

No data to display

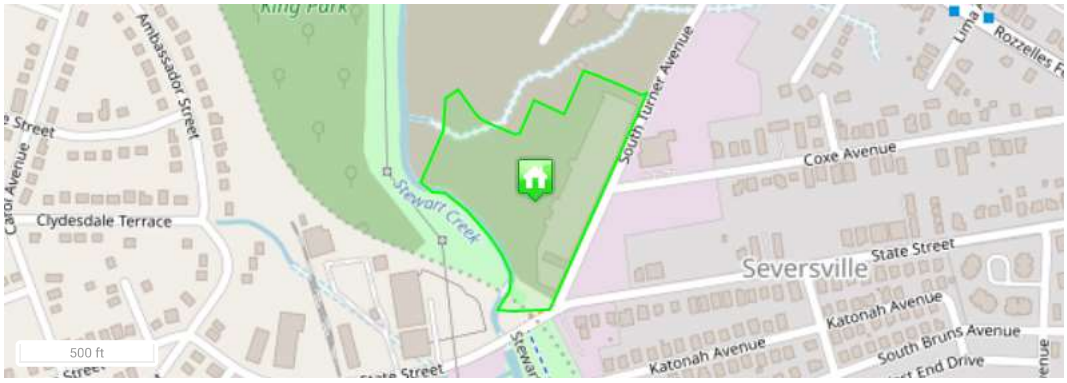
VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order. If you have any questions, please call the County Assessor's Office at 704-336-7600.

DATE OF VALUE CHANGE	EFFECTIVE FOR TAX YEAR	REASON FOR CHANGE	NEW VALUE
03/26/2023	2023	COUNTYWIDE REVALUATION	$11,313,100
03/14/2022	2022	COMBINED REAL ESTATE	$7,863,300
01/16/2019	2019	COUNTYWIDE REVALUATION	$1,356,800
04/02/2017	2017	REMODELED IMPROVEMENTS AND/OR NEW ADDITION	$522,300
12/13/2014	2011	REVALUATION REVIEW - PEARSON	$358,400
08/15/2012	2011	Board of Equalization and Review - Decision	$358,400
03/17/2011	2011	COUNTYWIDE REVALUATION	$2,431,100
05/22/2009	2009	COMBINED REAL ESTATE	$1,042,400
06/13/2007	2007	EQUALIZATION OF VALUE	$1,036,400
06/01/2006	2006	BUILDING MOVED ON TO SUBJECT PROPERTY	$1,970,200
04/11/2006	2006	DIVISION OF REAL ESTATE/OR NEW PARCEL	$185,200

PERMITS

For information on building, electrical, mechanical or plumbing permits issued for this property in the last six years, please visit Mecklenburg County Code Enforcement's searchable permit site.



Disclaimer

Mecklenburg County makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation**.