Staff Report and CommentsNameTorrence-Lytle SchoolAddress14000 Holbrooks Rd.City State ZipHuntersville, NC 28273

#### Item: Application for COA# HLC476

#### **Project Description**

1. Stabilization of the roof, roof structure, and related structural improvements within the building.

#### Exhibits presented to and considered by the Commission:

Exhibit A – Map Exhibit B – Existing Conditions Exhibit C – Plans

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character. Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The project will meet the applicable HLC standards 2 and 6. The historic character of the property will be preserved and deteriorated features will be repaired rather than replaced when applicable.

Staff suggests that the Commission approve the application as presented, or with Conditions.

#### THE HLC STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Polaris 3G Map – Mecklenburg County, North Carolina

#### **Exhibit A**

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### Exhibit B

### **Existing Conditions**







### Exhibit B

### **Existing Conditions**





## Exhibit C Plans



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# **Torrence Lytle**

3

## 302 Holbrooks Road, Huntersville, NC, 28708



Architecture

312 Pendleton, Rock Hill, SC 29730 (803) 324-5531 www.vin-yet.com Structural ATS Engineering

16607 Riverstone Way - Suite 200 (704) 622-8473 www.atslab.com



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   | I-5 HPM   | determin<br>icable<br>of<br>g.<br>occupar<br>i use divi                          | nined by  |          | Exit Signs:<br>Fire Alarm:<br>Smoke Detect<br>Carbon Mond<br>Life Safety Plan<br>Fire and/<br>Assumed<br>Exterior v<br>Occupan<br>Occupan<br>Coccupan<br>Exit sign<br>Exit sign<br>Exit acce<br>Common<br>Exit sign<br>Clear exi<br>Maximun<br>Actual oc<br>A separa<br>purposes<br>Location<br>Location<br>Location<br>Cleation<br>Note any  | ction Syste<br>oxide Detect<br>oxide Detect<br>for smoke r<br>d and real p<br>wall openin<br>acy Use for<br>locations (<br>ess travel d<br>n path of tra<br>d lengths (<br>it widths for<br>n calculated<br>ccupant loa<br>ate schema<br>of doors w<br>of doors w<br>of doors w<br>of doors w<br>of doors w<br>of doors ec<br>are footage<br>are footage   | EPAIR ONLY<br>rated wall low<br>property line<br>ag area with<br>each area a<br>each area a<br>each area a<br>1013)<br>istances (10<br>avel distances<br>1020.4)<br>r each exit d<br>d occupant<br>ad for each exit d<br>d occupant<br>istances sparad<br>ith panic ha<br>ith delayed<br>with electrom<br>quipped with<br>ncy escape<br>of each fire<br>of each sm<br>eptions or ta  | No Y<br>No Y<br>No Y<br>No Y<br>No Y<br>SAFET<br>Cations ((<br>e location:<br>respect f<br>as it relation<br>respect f<br>as it relation<br>respect f<br>as it relation<br>(17)<br>es (Table<br>load caps<br>exit door<br>cating wh<br>tion<br>rdware (<br>egress loo<br>agnetic e<br>h hold-op<br>windows<br>e area (20<br>loke com<br>ble notes   | es<br>es<br>es<br><b>Y PL</b><br>Chap<br>s (if<br>to dis<br>es to<br>es to<br>acity<br>here<br>1010<br>bocks<br>egres<br>ben c<br>s (10<br>02)<br>parti<br>s tha  
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   | A<br>assification(s):<br>A-2 A-3<br>Moderate F-2 Lo<br>Detonate H-2 Do<br>condition 1<br>condition 1<br>Condition 1<br>R-2 R-3<br>Moderate S-2 I<br>ing Garage Oper<br>eous C<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classification(s):<br>Classificatio   | ALLOWABLE ALLOWABLE ALLOWABLE ALLOWABLE A ALLOWABLE A A A A A A A A A A A A A A A A A A A  | A-5 -3 Combust    H   4    5   4    5   4    5   6    6    6    6    6    6    6  
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   | I-5 HPM<br>I-5 HPM<br>ing shall be<br>of the applic<br>trictive type<br>ntire building<br>area of the of<br>rea of each<br>1.   | e determin<br>icable<br>e of<br>ig.<br>occupar<br>occupar<br>ouse divi           | nined by  |          | Exit Signs:<br>Fire Alarm:<br>Smoke Detect<br>Carbon Mond<br>Life Safety Plan<br>Fire and/<br>Assumed<br>Exterior v<br>Occupan<br>Occupan<br>Coccupan<br>Exit sign<br>Exit sign<br>Exit acce<br>Common<br>Dead end<br>Clear exi<br>Maximun<br>Actual oc<br>A separa<br>purposes<br>Location<br>Location<br>Location<br>Location<br>Clear equal<br>Note any  | ction Syste<br>oxide Deter<br>oxide Deter<br>oxide Deter<br>oxide Deter<br>for smoke r<br>d and real p<br>wall openin<br>acy Use for<br>locations (<br>ess travel d<br>n path of tra<br>d lengths (7<br>it widths for<br>n calculate<br>ccupant loa<br>ate schema<br>of doors w<br>of doors w  | EPAIR ONLY<br>rated wall low<br>property line<br>ag area with<br>each area a<br>each area a<br>each area a<br>istances (10<br>avel distances<br>1013)<br>istances (10<br>avel distances<br>1020.4)<br>r each exit d<br>d occupant<br>ad for each fire<br>e of each fire<br>e of each fire<br>e of each sm<br>eptions or ta<br>ACCESSIBLE<br>UNITS  | ACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB<br>CACCESSIB  | es<br>es<br>es<br>fes<br>Y PL<br>Chap<br>s (if<br>to dis<br>es to<br>es to<br>acity<br>here<br>1010<br>bes to<br>acity<br>here<br>(10<br>0<br>22)<br>partus<br>s tha<br>s tha<br>BLE  
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| Primary Occupancy CI<br>Assembly   A-1<br>Business  <br>Educational  <br>Factory   F-1 I<br>Hazardous   H-1 I<br>Institutional   I-1 C<br>  I-2 C<br>  I-3 C<br>  I-4<br>Mercantile  <br>Residential   R-1<br>Storage   S-1<br>  Park<br>Utility and Miscellan<br>Accessory Occupancy<br>ncidental Uses (Table 5<br>Special Uses (Chapter<br>Special Uses (Chapter<br>Special Uses (Chapter<br>Special Provisions: (Cl<br>Vixed Occupancy:   <br>Non-Separated Use<br>Actual Area of<br>Allowable Area of<br>Allowable Area of<br>Story DESCRIPTI<br>NO. USE   
   
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   | I-5 HPM   | e determin<br>icable<br>of<br>ig.<br>occupar<br>occupar<br>use divi              | nined by<br>ancy shall<br>vided by                                |          | Exit Signs:<br>Fire Alarm:<br>Smoke Detect<br>Carbon Mond<br>Life Safety Plan<br>Fire and/<br>Assumed<br>Exterior N<br>Occupan<br>Occupan<br>Coccupan<br>Exit sign<br>Exit sign<br>Exit acce<br>Common<br>Dead end<br>Clear exit<br>Maximun<br>Actual oc<br>A separa<br>purposes<br>Location<br>Location<br>Location<br>Location<br>Clear exit<br>Maximun<br>Actual oc<br>A separa<br>purposes<br>Note any  | n Sheet #R<br>for smoke r<br>d and real p<br>wall openin<br>ncy Use for<br>to locations (<br>ess travel d<br>n path of trad<br>d lengths (7<br>it widths for<br>n calculated<br>ccupant loa<br>ate schema<br>of doors w<br>of doors w  | EPAIR ONLY<br>rated wall low<br>property line<br>ag area with<br>each area a<br>each area a<br>each area a<br>for each area<br>1013)<br>istances (10<br>avel distances<br>1020.4)<br>r each exit d<br>d occupant<br>ad for each fire<br>e of each fire<br>e of each fire<br>e of each sm<br>eptions or ta<br>ACC<br>ACCESSIBLE<br>UNITS<br>REQUIRED  | No Y<br>No Y<br>No Y<br>No Y<br>No Y<br>SAFET<br>Cations (f<br>a locations<br>respect f<br>as it relat<br>017)<br>es (Table<br>load capa<br>exit door<br>load capa<br>exit door<br>load capa<br>exit door<br>cating wh<br>tion<br>rdware (f<br>egress lo<br>hold-op<br>windows<br>e area (20<br>loke com<br>ble notes<br>CESSIB<br>(S<br>ACCESSIB<br>(S   | es<br>es<br>es<br><b>Y PL</b><br>Char<br>s (if )<br>to dis<br>es to<br>acity<br>here<br>1010<br>bocks<br>egres<br>ben do<br>s (100<br>000<br>cks<br>egres<br>ben do<br>s (100<br>000<br>cks<br>egres<br>char<br>that<br>EECT<br>ED  
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| Primary Occupancy CI         Assembly       A-1         Business       Educational         Educational       Factory         Factory       F-1 I         Hazardous       H-1 I         Institutional       I-1 C         I-2 C       I-3 C         I-3 C       I-4         Mercantile       Residential         Residential       R-1         Storage       S-1         Dark       Utility and Miscellan         Accessory Occupancy       Park         Utility and Miscellan       Accessory Occupancy         Accessory Occupancy:       Image: Clapter         Special Uses (Chapter       Special Uses (Chapter         Special Provisions:       (Clapter)         Mixed Occupancy:       Image: Clapter         Special Vses (Chapter       Separated Use)         Actual Area of       Allowable Area of         Allowable Area of       Allowable Area of         Mon.       Use         1       E   
   
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#### **FION REQUIREMENTS**

TING PROVIDED W/* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
,				
0				
0				
0				
0				
0				
0				
0				
0				
0				
0				
0				
0				
0				
N/A				
0				
0				
0				
N/A				
<u>N/A</u>				
N/A				
0				
N/A				

#### OF WALL OPENING CALCULATIONS

VALL OPENING CALCULATIONS					
	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)			

#### SYSTEM REQUIREMENTS EXISTING TO REMAIN

s 🗌 Partial \_\_\_\_\_

#### PLAN REQUIREMENTS EXISTING TO REMAIN

### apter 7)

f not on the site plan) distance to assumed property lines (705.8)

s to occupant load calculation (Table 1004.1.2)

1006.2.1 & 1006.3.2(1))

### city each exit door can accommodate based on egress width (1005.3)

re fire rated floor/ceiling and/or roof structure is provided for

010.1.10) ks and the amount of delay (1010.1.9.7) ress locks (1010.1.9.9)

artment for Occupancy Classification I-2 (407.5) hat may have been utilized regarding the items above

## DWELLING UNITS

### CTION 1107)

YPE A	TYPE A	TYPE B	TYPE B	TOTAL
INITS	UNITS	UNITS	UNITS	ACCESSIBLE
QUIRED	PROVIDED	REQUIRED	PROVIDED	UNITS
				PROVIDED
	1	1	1	

#### SIBLE PARKING CTION 1106)

7		
# OF ACCESSIBLE	SPACES PROVIDED	TOTAL # ACCESSIBLE
96" SPACES	132" SPACES	PROVIDED

## TURE REQUIREMENTS BLE 2902.1)

		LAVATORIES		SHOWERS DRINKING FOUNT		FOUNTAINS	SERVICE SINK
	MALE	FEMALE	UNISEX	/ TUBS	REGULAR	ACCESSIBLE	
_							

SPECIAL APPROVALS

3

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

#### ME ENERGY SUMMARY NO CHANGES TO EXTERIOR ENERGY REQUIREMENTS: The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design. **Existing building envelope complies with code:** No Yes (The remainder of this section is not applicable) Exempt Building: No Yes (Provide code or statutory reference): Climate Zone: 3A 4A 5A Method of Compliance: Energy Code Performance Prescriptive ASHRAE 90.1 Performance Prescriptive (If "Other" specify source here) THERMAL ENVELOPE (Prescriptive method only) Roof/ceiling Assembly (each assembly) Description of assembly: U-Value of total assembly: R-Value of insulation: Skylights in each assembly: \_ U-Value of skylight: total square footage of skylights in each assembly: Exterior Walls (each assembly) Description of assembly: U-Value of total assembly: R-Value of insulation: Openings (windows or doors with glazing) U-Value of assembly: Solar heat gain coefficient: projection factor: Door R-Values: ELEC Description of assembly: U-Value of total assembly: \_\_\_\_\_ R-Value of insulation: Openings (windows or doors with glazing) U-Value of assembly: Solar heat gain coefficient: projection factor: Door R-Values: Walls below grade (each assembly) Description of assembly: U-Value of total assembly: R-Value of insulation: Floors over unconditioned space (each assembly) Description of assembly: U-Value of total assembly: R-Value of insulation: Floors slab on grade Description of assembly: U-Value of total assembly: \_\_\_\_ R-Value of insulation: Horizontal/vertical requirement: \_ slab heated: 2018 APPENDIX B **BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS** STRUCTURAL DESIGN (PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE) DESIGN LOADS: NOT APPLICABLE Importance Factors: Snow (IS) Seismic (IE) Live Loads: Roof Mezzanine Floor Ground Snow Load: \_\_\_\_\_ psf Wind Load: Ultimate Wind Speed \_\_\_\_\_ mph (ASCE-7) Exposure Category \_\_\_\_\_ SEISMIC DESIGN CATEGORY: A B C D Provide the following Seismic Design Parameters: Risk Category (Table 1604.5) I III III S1\_\_ Spectral Response Acceleration SS\_\_\_\_\_%g \_\_ %g Site Classification (ASCE 7) A B C D E F VICINITY MAP Data Source: Field Test Presumptive Historical Data Basic structural system Bearing Wall Dual w/Special Moment Frame Building Frame Dual w/Intermediate R/C or Special Steel Moment Frame Inverted Pendulum Analysis Procedure: Simplified Equivalent Lateral Force Dynamic Architectural, Mechanical, Components anchored? Yes 🗌 No LATERAL DESIGN CONTROL: Earthquake United Wind SOIL BEARING CAPACITIES: Field Test (provide copy of test report) Presumptive Bearing capacity Pile size, type, and capacity \_

3

2018 APPENDIX B EXISTING TO REMAIN BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS MECHANICAL DESIGN (PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)		S ALEXAN STERED ARCHINE 10220	DE H
MECHANICAL SUMMARY		To HEVILLE	
CHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT			
Thermal Zone winter dry bulb:		ARCHITECTURAL CON	PC .
summer dry bulb:		CERT. NO.	
Interior design conditions winter dry bulb: summer dry bulb: relative humidity:		S2816 TO HORTH CAROLINA NO	
Building heating load:		۵	
Building cooling load:		1730	on 662
Mechanical Spacing Conditioning System Unitary description of unit: heating efficiency: size category of unit: Boiler Size category. If oversized, state reason.: Chiller Size category. If oversized, state reason.: List equipment efficiencies: List equipment efficiencies: List equipment efficiencies: List equipment efficiencies: List electrical state reason.: List electrical state reason.: List electrical summary COTRICAL SYSTEM AND EQUIPMENT Method of Compliance: Energy Code Performance Prescriptive ASHRAE 90.1 Performance Lighting schedule (each fixture type) Lighting schedule (each fixture type) Lamp type required in fixture	This remu retai	document is an instrument of service and the property of VinYet Architectur and contact@vin-yet.com Contact@vin-yet.com	C data at a base at a base of the charlest charlest of the charlest of the charlest power of the charlest powe
humber of lamps in fixture ballast type used in the fixture		Revision Schedule	
total wattage per fixture total interior wattage specified vs. allowed (whole building or space by space) total exterior wattage specified vs. allowed	Rev #	Revision Description	Date
Additional Efficiency Package Options			
(When using the 2018 NCECC; not required for ASHRAE 90.1) C406.2 More Efficient HVAC Equipment Performance C406.3 Reduced Lighting Power Density			
<ul> <li>C406.4 Enhanced Digital Lighting Controls</li> <li>C406.5 On-Site Renewable Energy</li> <li>C406.6 Dedicated Outdoor Air System</li> <li>C406.7 Reduced Energy Use in Service Water Heating</li> </ul>			







![](_page_10_Figure_0.jpeg)

A101 1/8" = 1'-0"

D

С

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B

![](_page_10_Figure_2.jpeg)

2

![](_page_10_Figure_5.jpeg)

3

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### DEMOLITION NOTES:

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

![](_page_10_Figure_23.jpeg)

![](_page_11_Figure_0.jpeg)

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

![](_page_11_Figure_17.jpeg)

![](_page_12_Figure_0.jpeg)

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

### **ROOF VENTILATION**

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

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

#### Roof Ventilation:

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

#### Calculation ROOF A: Total under roof square footage requiring ventilation = 7,348 square feet

![](_page_12_Picture_17.jpeg)

#### Approximate soffit vents (per plan)

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

**ROOF LEGEND** 

SOFFIT VENT

RIDGE VENT

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

#### Calculation ROOF B:

Notes:

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

Approximate soffit vents (per plan) 64 linear feet x 8 square inches / linear foot = 512 square inches

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

#### Notes:

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

#### Calculation ROOF C:

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

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

Total = 352 square inches of net free ventilating area

#### Notes:

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

#### Calculation ROOF D:

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

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

#### Total = 352 square inches of net free ventilating area

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

#### Calculation ROOF E:

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

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

#### Total = 192 square inches of net free ventilating area

Notes:

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

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![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_5.jpeg)

![](_page_14_Figure_0.jpeg)

## 2 AUDITORIUM WEST ELEVATION

A202 1/8" = 1'-0"

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A202 1/8" = 1'-0"

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![](_page_14_Figure_4.jpeg)

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**Revision Schedule** 

TRUE NORTH

sville

302 Holbrooks Road, Hunter NC, 28708

Torrence Lytle

EXTERIOR ELEVATIONS

A24028 10/01/24

A202

PLAN NORTH

Rev # Revision Description Date

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#### ELEVATION NOTES:

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

![](_page_14_Figure_20.jpeg)

### 3 AUDITORIUM EAST ELEVATION

A202 1/8" = 1'-0"

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_3.jpeg)

![](_page_15_Figure_16.jpeg)

![](_page_15_Picture_17.jpeg)

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![](_page_16_Figure_1.jpeg)

![](_page_16_Figure_2.jpeg)

![](_page_16_Figure_3.jpeg)

1 BASEMENT ACCESS DETAIL A303 1/2" = 1'-0"

![](_page_16_Figure_7.jpeg)

![](_page_16_Figure_8.jpeg)

COUNTER FLASHING; FINISH TO MATCH EXISTING VENTS

- TERMINATION BAR

![](_page_16_Figure_11.jpeg)

![](_page_17_Figure_0.jpeg)

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

3

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

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![](_page_17_Picture_6.jpeg)

![](_page_17_Picture_7.jpeg)

ENGINEERING CONSULTING, TESTING AND INSPECTION

![](_page_17_Figure_13.jpeg)

![](_page_18_Figure_0.jpeg)

![](_page_18_Figure_3.jpeg)

![](_page_18_Figure_4.jpeg)

![](_page_19_Figure_0.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_20_Figure_3.jpeg)

![](_page_20_Figure_5.jpeg)

![](_page_21_Figure_0.jpeg)

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![](_page_21_Figure_2.jpeg)

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![](_page_21_Figure_5.jpeg)

![](_page_21_Figure_6.jpeg)

![](_page_21_Figure_7.jpeg)

![](_page_21_Picture_8.jpeg)

![](_page_21_Picture_9.jpeg)