

Staff Report and Comments

Name Torrence-Lytle School
Address 14000 Holbrooks Rd.
City State Zip Huntersville, 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



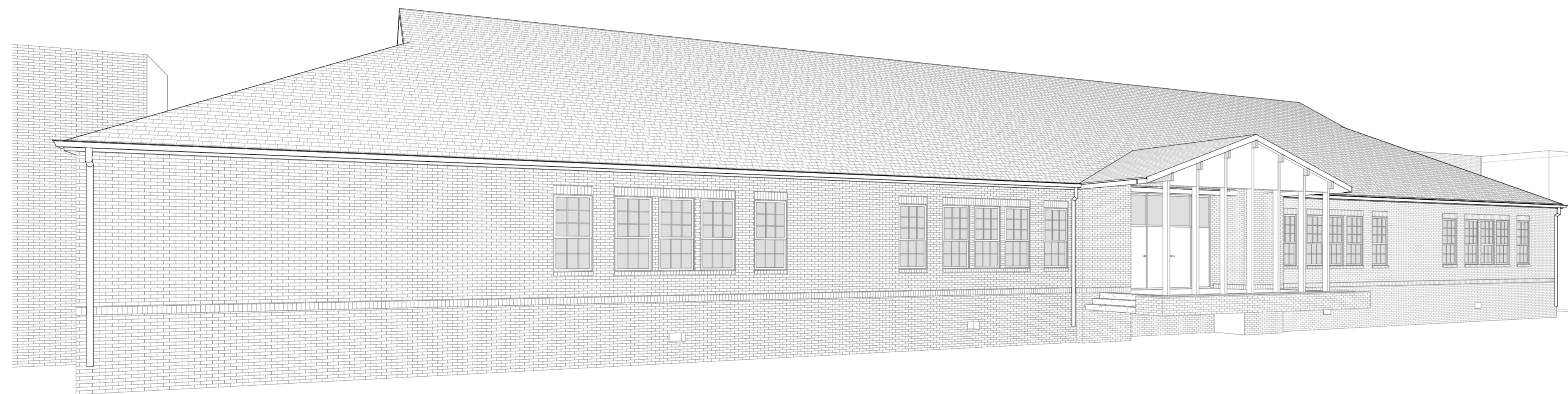


Exhibit B
Existing Conditions





Exhibit C Plans



Torrence Lytle

302 Holbrooks Road, Huntersville, NC, 28708



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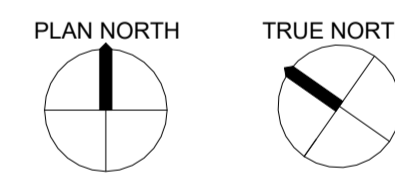
Structural
 ATS Engineering
 16607 Riverstone Way - Suite 200
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Revision Schedule		
Rev #	Revision Description	Date



Torrence Lytle
 302 Holbrooks Road, Huntersville,
 NC, 28708

COVER SHEET

A24028 10/01/24

A000

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2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: Torrence Lytle
Address: 302 Holbrooks Rd., Huntersville, NC
Owner/Authorized Agent: david.gieser@mecklenburgcountync.gov

Table with columns: CONTACT, DESIGNER, FIRM, NAME, LICENSE #, TELEPHONE #, E-MAIL. Includes Vinyet Architecture and AT5 Engineering.

2018 NC BUILDING CODE: New Building, Addition, Renovation
2018 NC EXISTING BUILDING CODE: EXISTING: Prescriptive, Repair, Chapter 14

RISK CATEGORY (Table 1604.5): Current: I, II, III, IV; Proposed: I, II, III, IV

BASIC BUILDING DATA
Construction Type: I-A, II-A, III-A, IV, V-A
Sprinklers: No, Partial, Yes
Standpipes: No, Yes Class I, II, III, Wet, Dry

Table: GROSS BUILDING AREA. Columns: FLOOR, EXISTING (SQ FT), RENOVATED (SQ FT), NEW (SQ FT), SUB TOTAL (SQ FT). Rows: LEVEL 01, Grand total.

ALLOWABLE AREA
Primary Occupancy Classification(s): Assembly, Business, Educational, Factory, Hazardous, Institutional, Mercantile, Residential, Storage, Utility and Miscellaneous

Accessory Occupancy Classification(s)
Special Uses (Chapter 4 - List Code Sections)
Special Provisions (Chapter 5 - List Code Sections)
Mixed Occupancy: No, Yes

Table: STORY NO., DESCRIPTION AND USE, BLDG AREA PER STORY (ACTUAL), BLDG AREA PER STORY (ALLOWED), AREA FOR FRONTAGE INCREASE 1.5, ALLOWABLE AREA PER STORY OR UNLIMITED 2. Rows: 1, 2, 3, 4, 5.

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 324'-4" (F)
b. Total Building Perimeter = 480'-7" (P)
c. Ratio (F/P) = 67 (F/P)
d. W = Minimum width of public way = 30' (W)
e. Percent of frontage increase If = 100(F/P - 0.25) x W/30 = 42% (%)

Table: ALLOWABLE HEIGHT. Columns: ALLOWABLE, SHOWN ON PLANS, CODE REFERENCE 1. Rows: Building Height in Feet (Table 504.3) 2, Building Height in Stories (Table 504.4) 3.

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

EXISTING TO REMAIN FIRE PROTECTION REQUIREMENTS

Table: FIRE PROTECTION REQUIREMENTS. Columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), REDD, RATING PROVIDED (W/REDUCTION), DETAIL # AND SHEET #, DESIGN # FOR RATED ASSEMBLY, SHEET # FOR RATED PENETRATION, SHEET # FOR RATED JOINTS. Rows: Structural Frame, Bearing Walls, Exterior, Interior, Nonbearing Walls and Partitions, etc.

* Indicate section number permitting reduction

EXISTING TO REMAIN PERCENTAGE OF WALL OPENING CALCULATIONS

Table: PERCENTAGE OF WALL OPENING CALCULATIONS. Columns: FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES, DEGREE OF OPENINGS PROTECTION (TABLE 705.8), ALLOWABLE AREA (%), ACTUAL SHOWN ON PLANS (%).

LIFE SAFETY SYSTEM REQUIREMENTS EXISTING TO REMAIN
Emergency Lighting: No, Yes
Exit Signs: No, Yes
Fire Alarm: No, Yes
Smoke Detection Systems: No, Yes, Partial
Carbon Monoxide Detection: No, Yes

LIFE SAFETY PLAN REQUIREMENTS EXISTING TO REMAIN

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

ACCESSIBLE DWELLING UNITS (SECTION 1107)

Table: ACCESSIBLE DWELLING UNITS. Columns: UNIT CLASSIFICATION, TOTAL UNITS, ACCESSIBLE UNITS REQUIRED, ACCESSIBLE UNITS PROVIDED, TYPE A UNITS REQUIRED, TYPE A UNITS PROVIDED, TYPE B UNITS REQUIRED, TYPE B UNITS PROVIDED, TOTAL ACCESSIBLE UNITS PROVIDED. Row: N/A

ACCESSIBLE PARKING (SECTION 1106)

Table: ACCESSIBLE PARKING. Columns: LOT OR PARKING AREA, TOTAL # OF PARKING SPACES REQUIRED, # OF ACCESSIBLE SPACES PROVIDED, TOTAL # ACCESSIBLE PROVIDED. Rows: EXISTING TO REMAIN, TOTAL.

EXISTING TO REMAIN PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

Table: PLUMBING FIXTURE REQUIREMENTS. Columns: USE, WATER CLOSETS, URINALS, LAVATORIES, SHOWERS, DRINKING FOUNTAINS, SERVICE SINK. Rows: SPACE, EXISTG, NEW, REQD.

SPECIAL APPROVALS

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

ENERGY SUMMARY NO CHANGES TO EXTERIOR

ENERGY REQUIREMENTS: The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet.

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, ASHRAE 90.1, Prescriptive

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:

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, Exposure Category

SEISMIC DESIGN CATEGORY: A, B, C, D
Provide the following Seismic Design Parameters: Risk Category (Table 1604.5), Spectral Response Acceleration SS, S1

Basic structural system: Bearing Wall, Building Frame, Moment Frame, Inverted Pendulum
Analysis Procedure: Simplified, Equivalent Lateral Force, Dynamic

LATERAL DESIGN CONTROL: Earthquake, Wind

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

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

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb:
summer dry bulb:

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

Building heating load:
Building cooling load:

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

List equipment efficiencies:

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

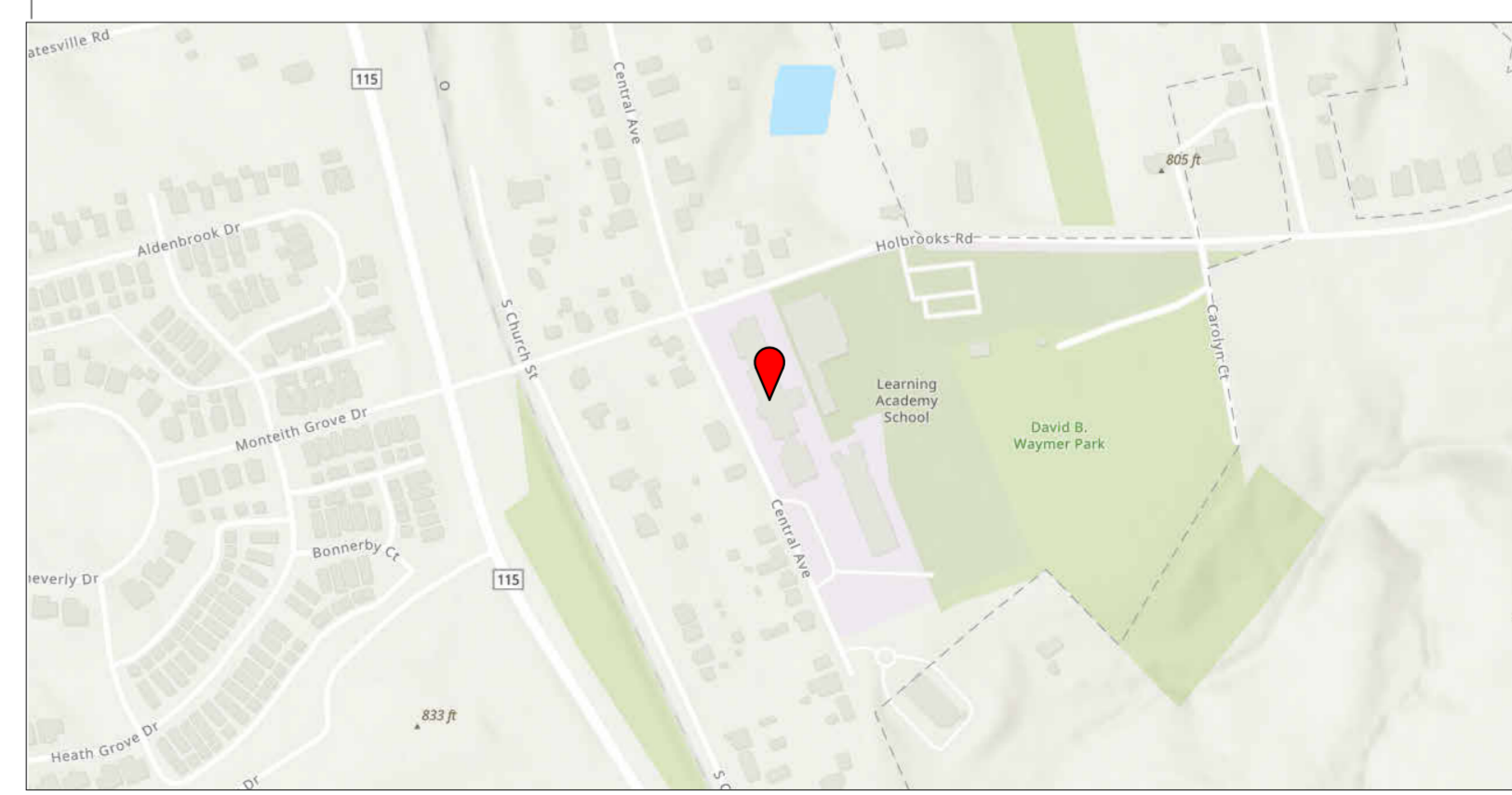
ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code, ASHRAE 90.1, Prescriptive

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

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

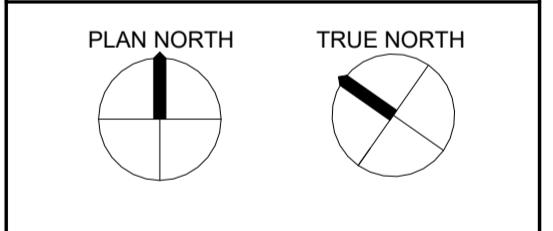
VICINITY MAP



Professional seal and logo for Vinyet Architecture, Inc. (Cert. No. 52816, ASHEVILLE, NC). Includes contact information: 312 Pendleton St., Rock Hill, SC 29730.

Revision Schedule table with columns: Rev #, Revision Description, Date.

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CODE SUMMARY
A24028 10/01/24

A002

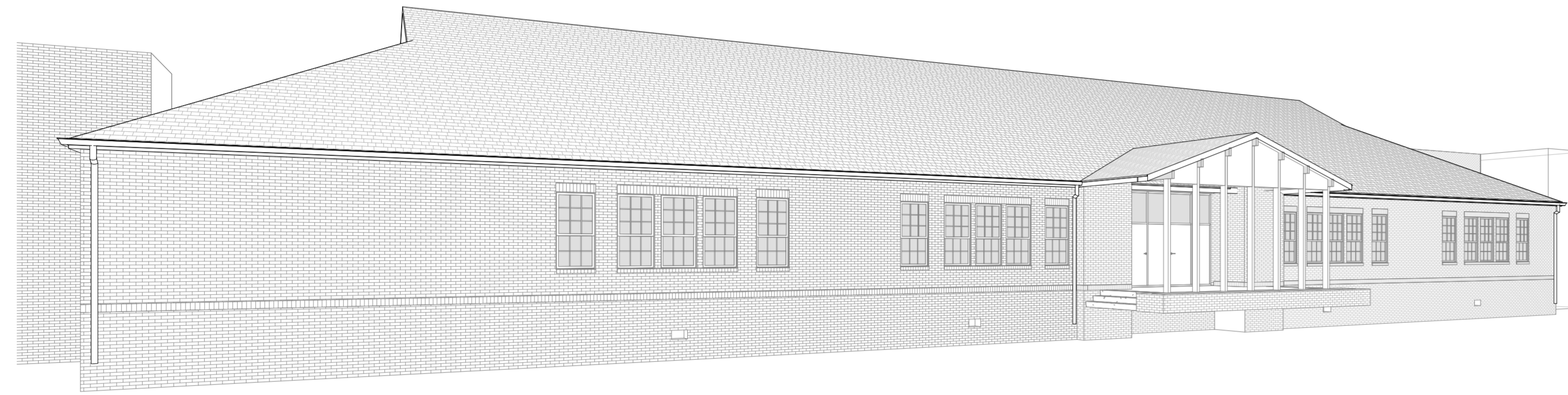
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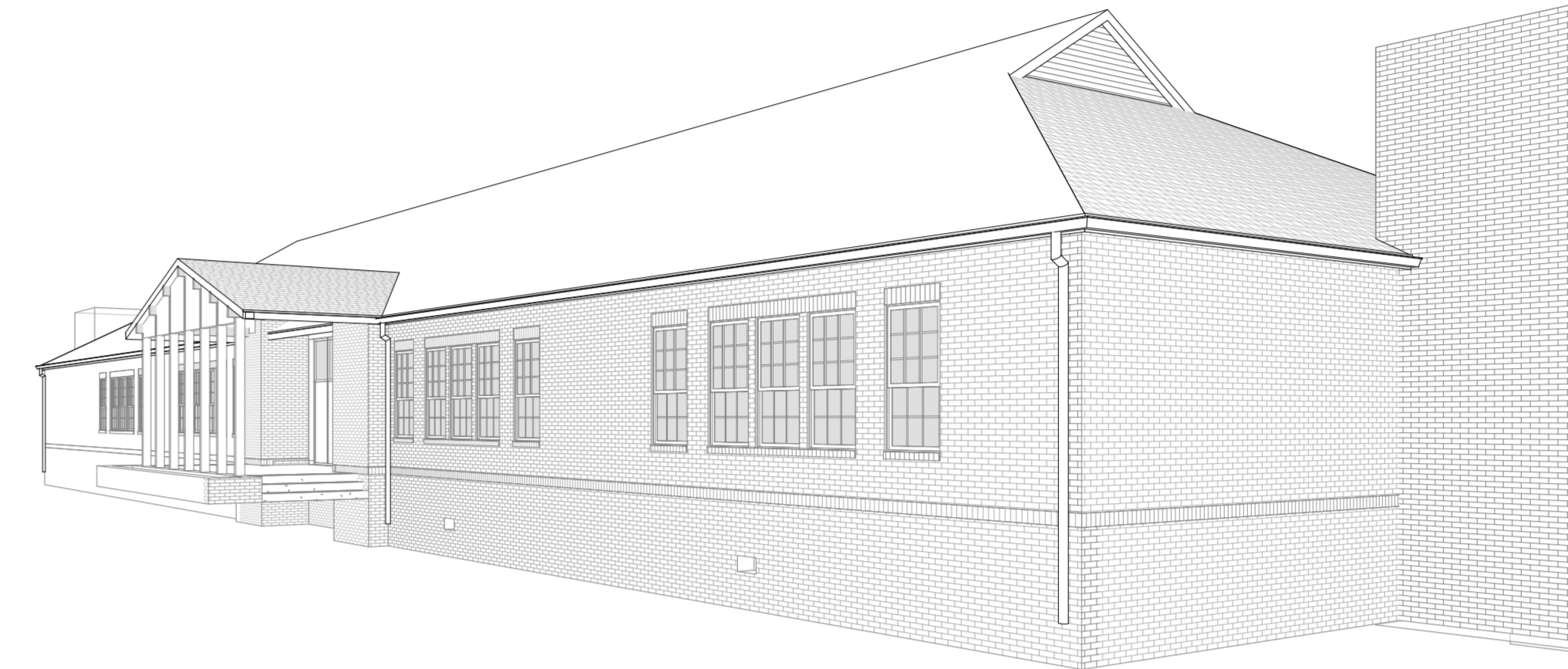
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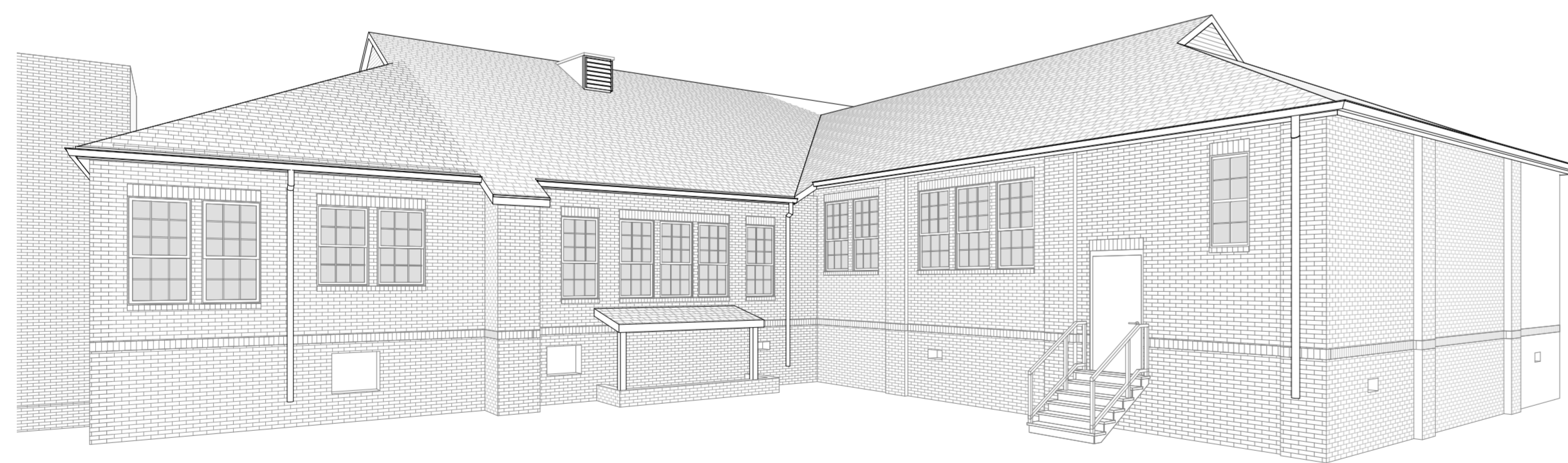
1 PERSPECTIVE VIEW 01

A006



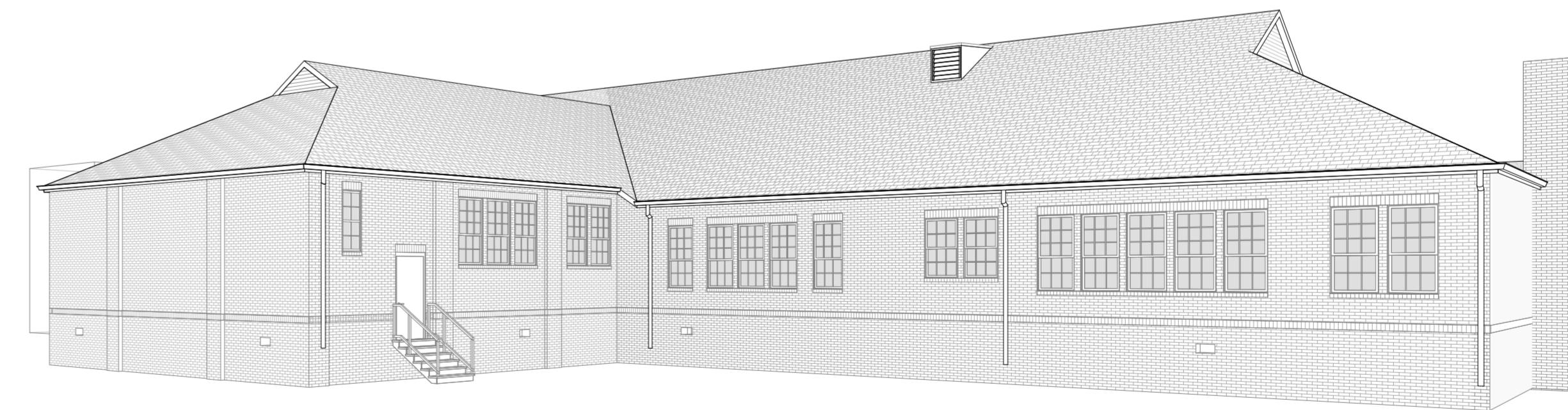
2 PERSPECTIVE VIEW 02

A006



3 PERSPECTIVE VIEW 03

A006



5 PERSPECTIVE VIEW 04

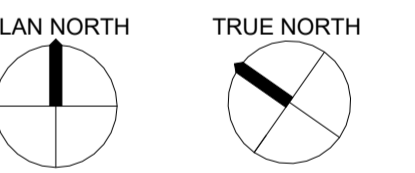
A006



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PERSPECTIVES

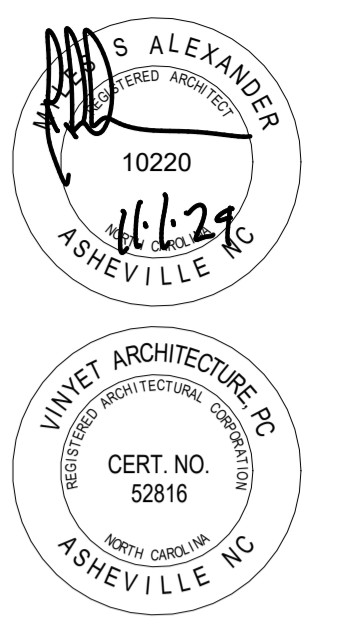
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A006

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DEMOLITION NOTES:

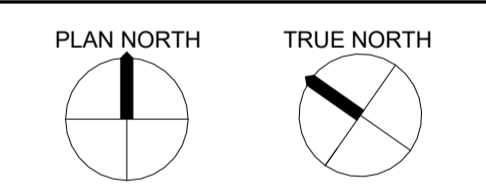
1. SEE ENGINEERING DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO NEW CONSTRUCTION PLANS TO COORDINATE THE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.
3. DEMOLITION OF BUILDING SYSTEMS INCLUDING CONDUIT, WIRING, DUCTWORK AND PLUMBING LINES MAY EXTEND BEYOND THE LIMITS SHOWN ON THE DEMOLITION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



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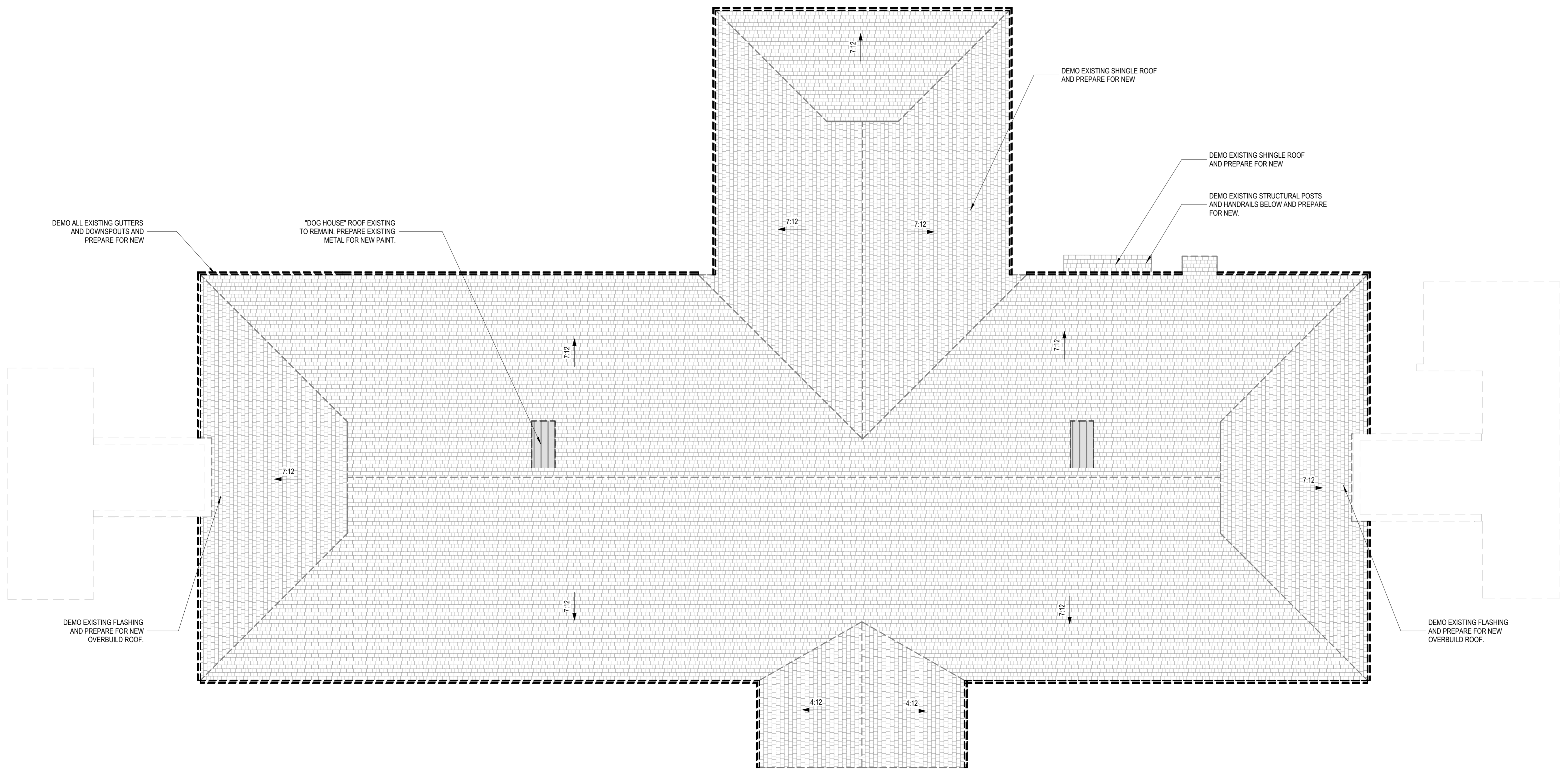
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DEMOLITION PLAN
 A24028 10/01/24

A101



1 ROOF DEMO PLAN

A101 1/8" = 1'-0"

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FLOOR PLAN NOTES:

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

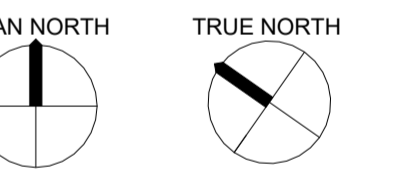


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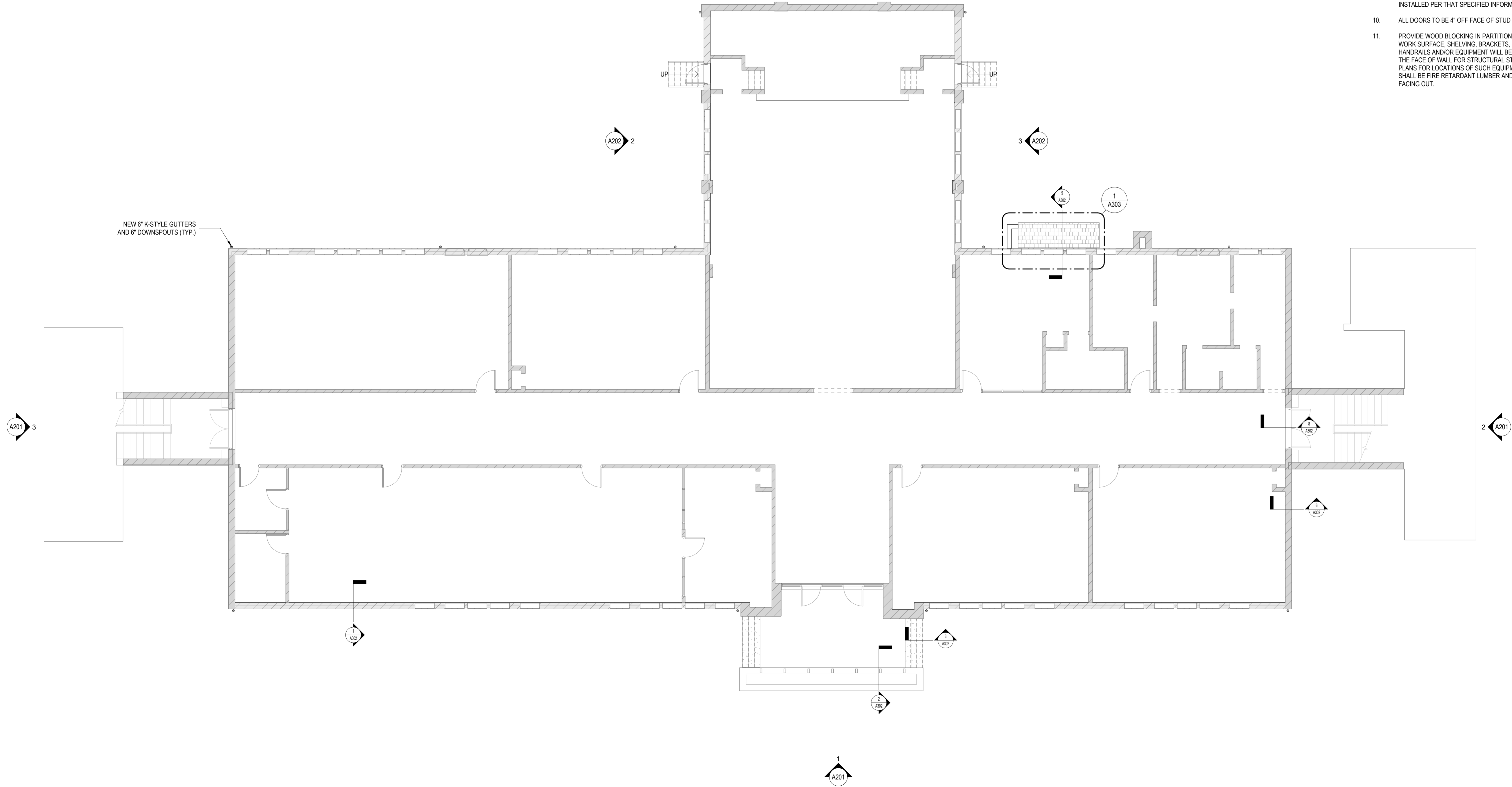
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FLOOR PLAN

A24028 10/01/24

A111

NEW 6" K-STYLE GUTTERS AND 6" DOWNSPOUTS (TYP.)



1 FLOOR PLAN

A111 1/8" = 1'-0"

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ROOF PLAN NOTES:

- G.C. TO COORDINATE EXACT LOCATIONS OF ANY ROOF PENETRATIONS WITH OTHER TRADES AND LOCAL JURISDICTION CODE REQUIREMENTS. SEE STRUCTURAL DRAWINGS FOR TYPICAL FRAMING AT ROOF OPENINGS. COORDINATE FINAL SIZES WITH EQUIPMENT CURB REQUIREMENTS.
- INSTALL ALL ROOFING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 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:

- 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.
- At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

Roof Ventilation:

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

Calculation ROOF A:

Total under roof square footage requiring ventilation = 7,348 square feet
Converted to square inches = 1,058,112 square inches
1,058,112 square inches / 300 = 3,527.04 square inches of net free ventilating area (minimum)

Approximate soffit vents (per plan)
226 linear feet x 8 square inches / linear foot = 1,808 square inches

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

Notes:

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

Calculation ROOF B:

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

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

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

Notes:

- Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
- 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:

- Balance of ventilation to be done with adequate powered ventilator (approximately 410 square inches).
- 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:

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

Calculation ROOF E:

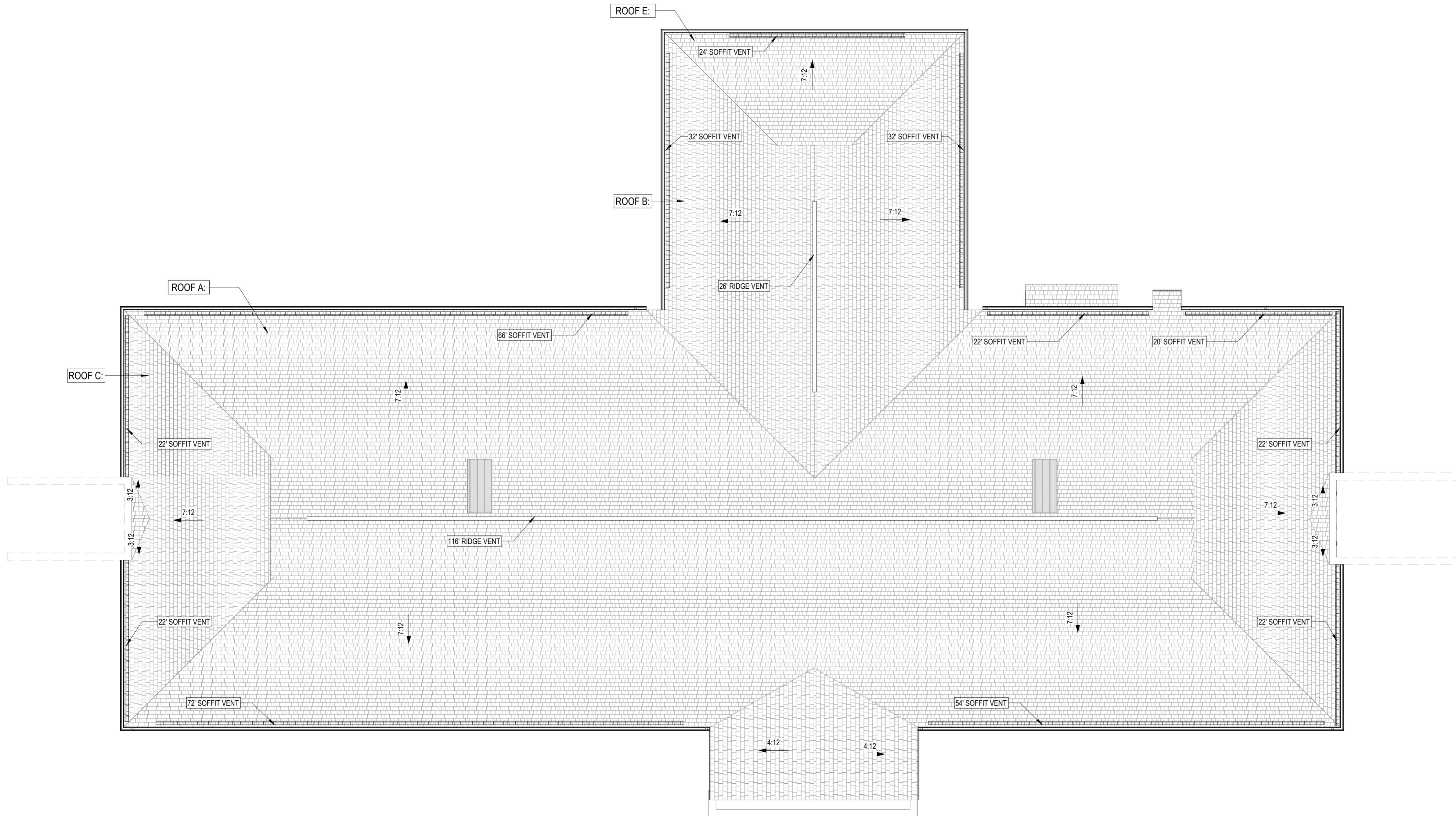
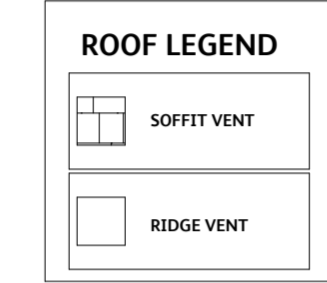
Total under roof square footage requiring ventilation = 396 square feet
Converted to square inches = 57,024 square inches
57,024 square inches / 300 = 190.08 square inches of net free ventilating area (minimum)

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:

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



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PLAN NORTH TRUE NORTH

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ROOF PLAN

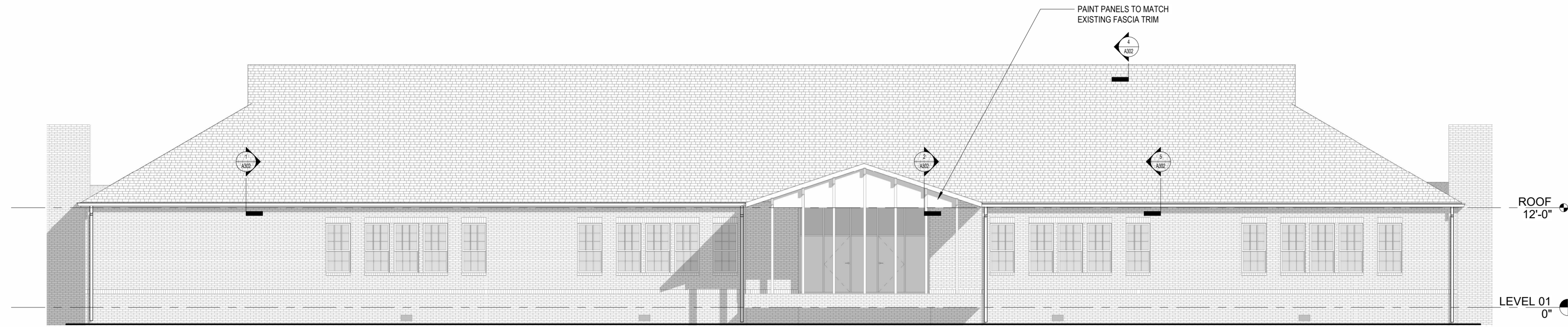
A24028 10/01/24

A131

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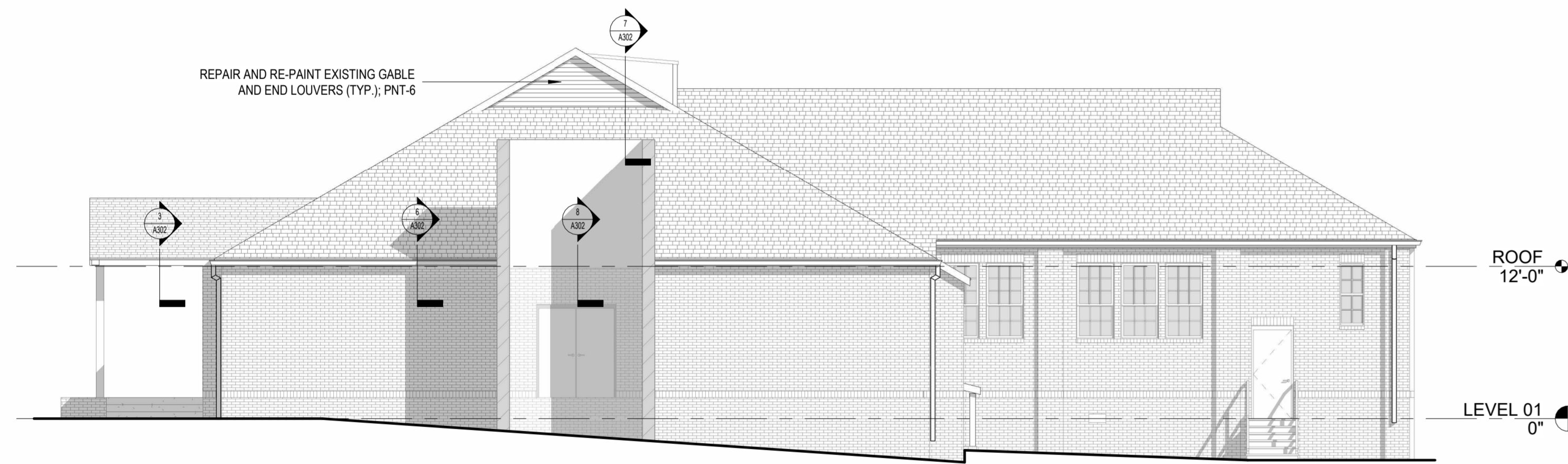
ELEVATION NOTES:

- 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.
- 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.
- 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.
- REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATIONS.
- SEALANT TO BE SIKAFLEX POLYURETHANE SEALANT. COLOR MATCH TO ADJACENT BUILDING SURFACE.
- 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" EXPOSURE; PNT-02.
- TRIM BOARDS TO BE 3/4" THICK CEMENTITIOUS BOARDS (U.N.O), SMOOTH TEXTURE. MINIMUM LENGTH OF BOARD BETWEEN CUT JOINTS SHALL 10'-0". ALL SIDING AND TRIM MUST BE FLASHED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. PAINT PNT-03.



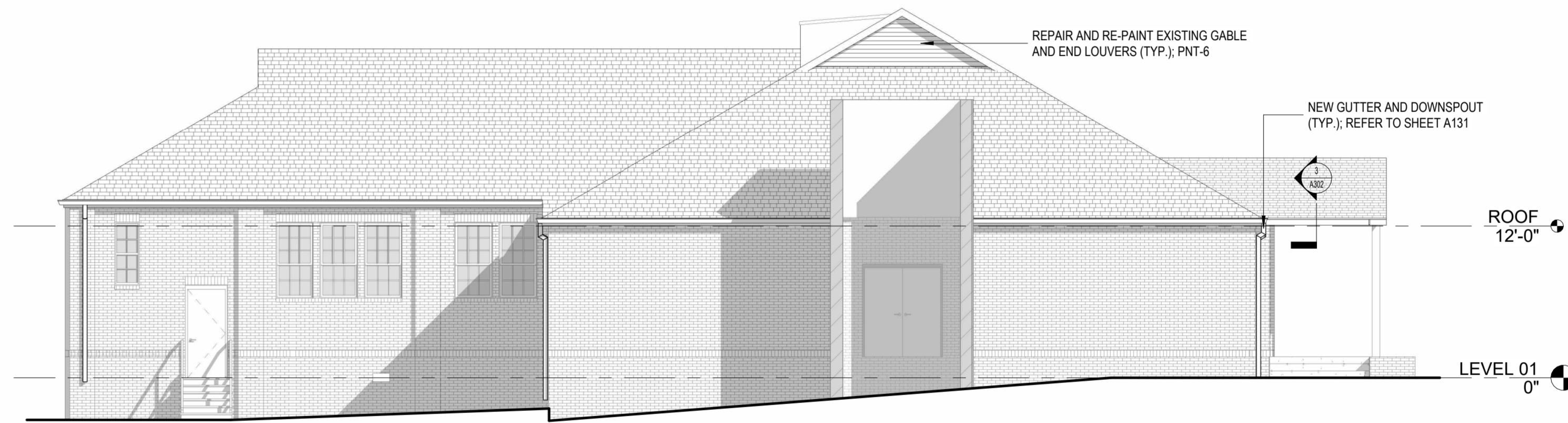
1 FRONT ELEVATION

A201 1/8" = 1'-0"



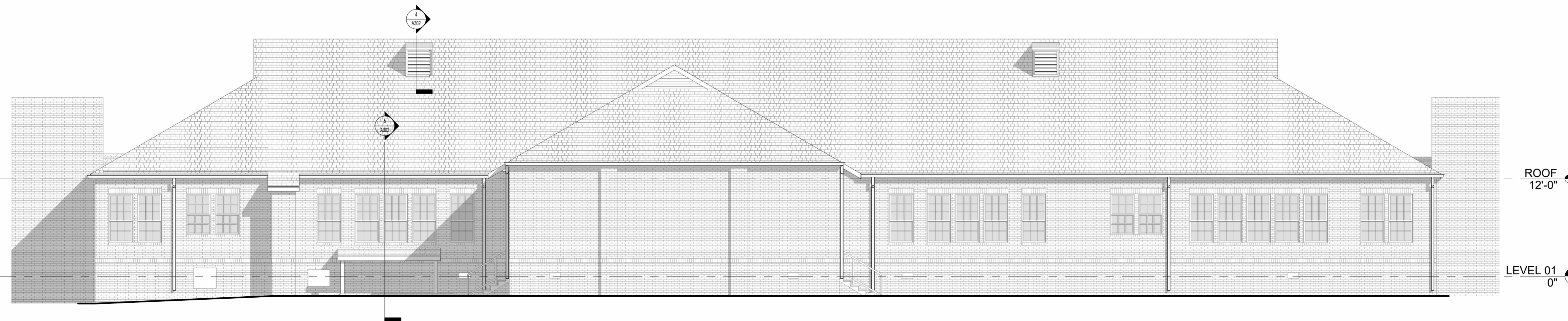
2 EAST ELEVATION

A201 1/8" = 1'-0"



3 WEST ELEVATION

A201 1/8" = 1'-0"

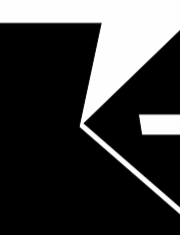


4 REAR ELEVATION

A201 1/8" = 1'-0"



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EXTERIOR
 ELEVATIONS

A24028 10/01/24

A201

ELEVATION NOTES:

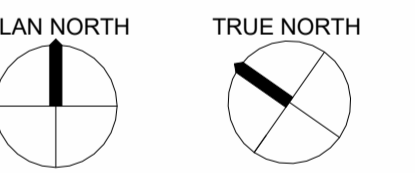
1. SEAMING, BREAK POINTS, PATTERNS, AND MATERIAL LENGTHS FOR ALL EXTERIOR MATERIALS INCLUDING SIDING, COPING, ROOFING, ETC. TO BE CENTERED ON THAT BUILDING ELEMENT OR LOCATED AT A NATURAL BREAK IN THE BUILDING. CONTACT ARCHITECT FOR SEAM LOCATION IF ONE IS NOT APPARENT.
2. ALL EXTERIOR EXPOSED WOOD FRAMING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



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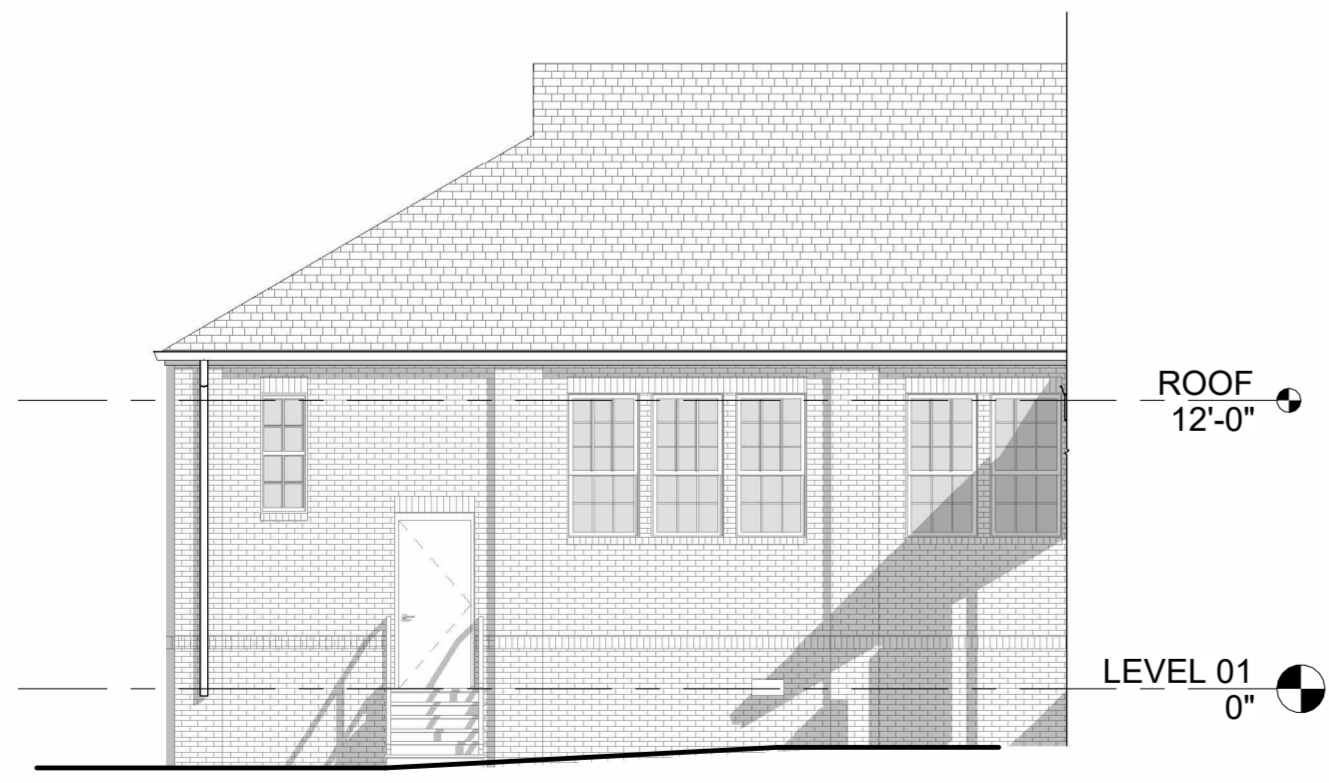


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EXTERIOR ELEVATIONS

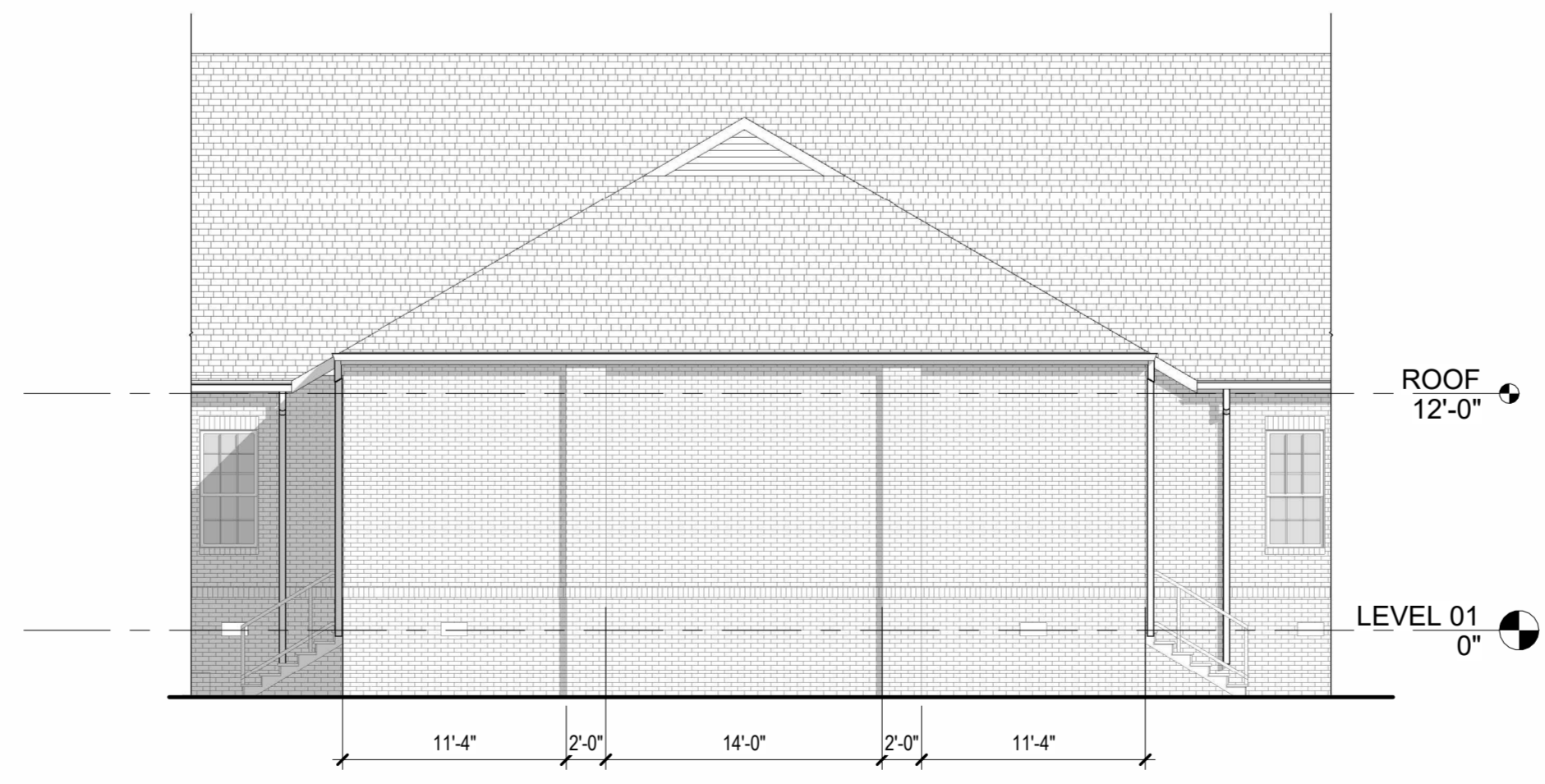
A24028 10/01/24

A202



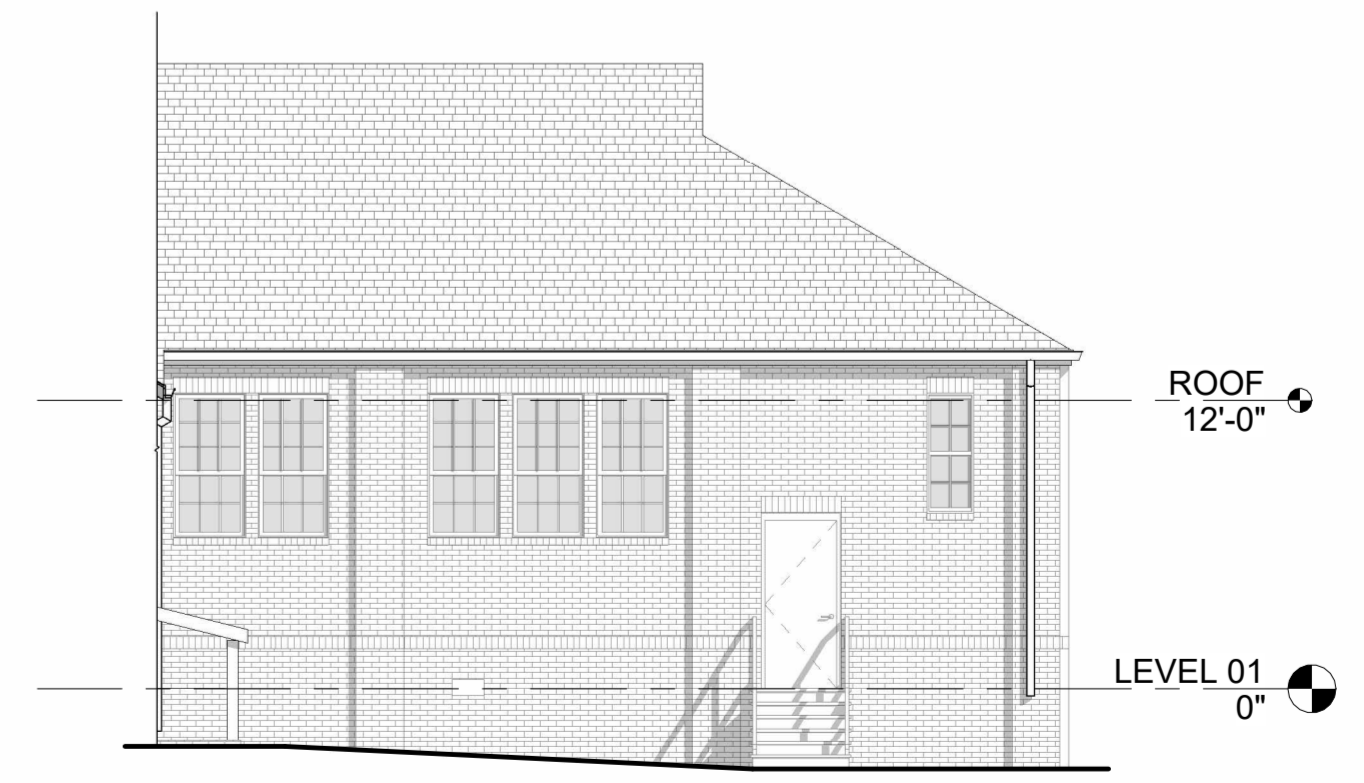
2 AUDITORIUM WEST ELEVATION

A202 1/8" = 1'-0"



1 AUDITORIUM REAR ELEVATION

A202 1/8" = 1'-0"



3 AUDITORIUM EAST ELEVATION

A202 1/8" = 1'-0"

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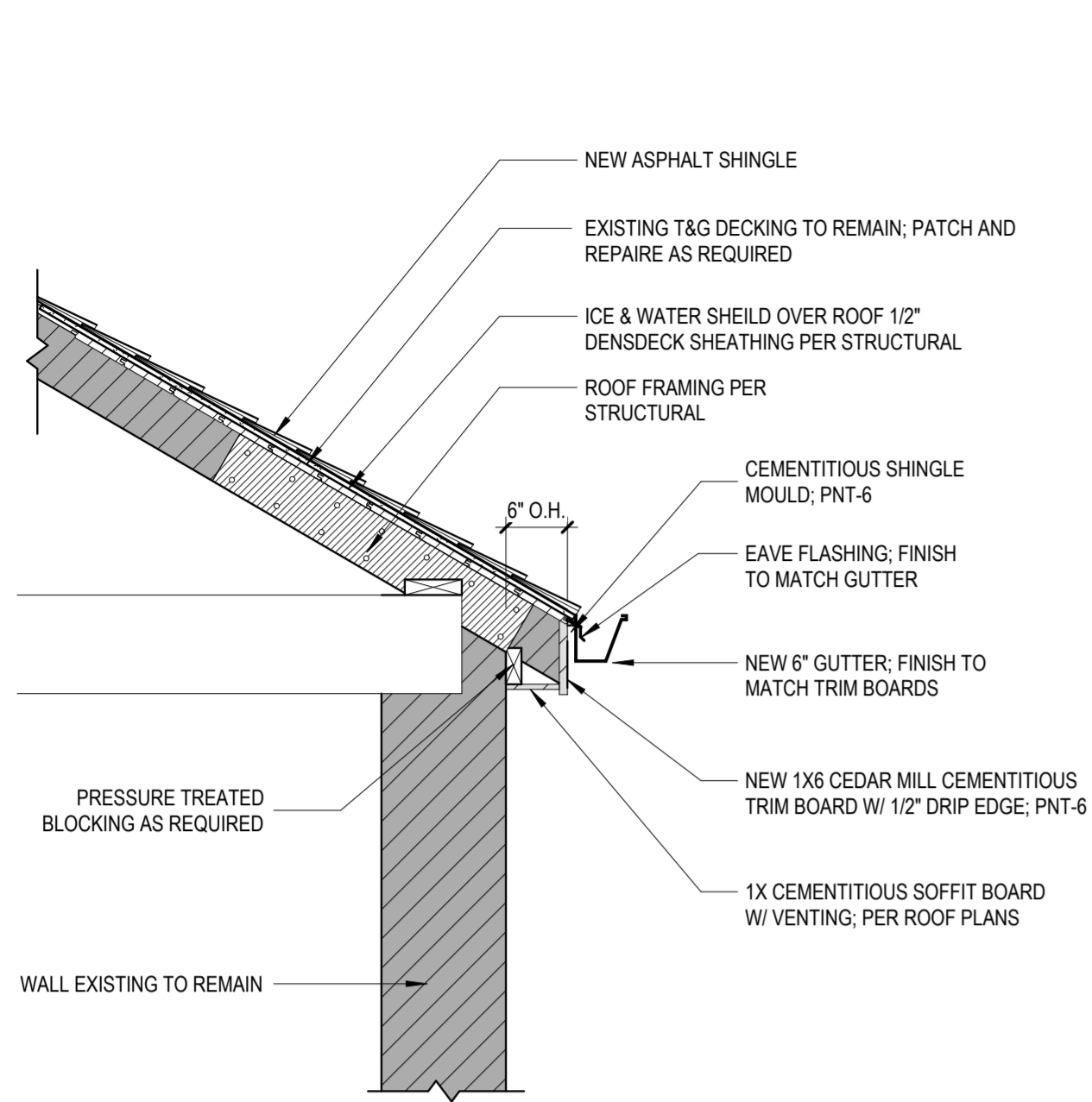
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2

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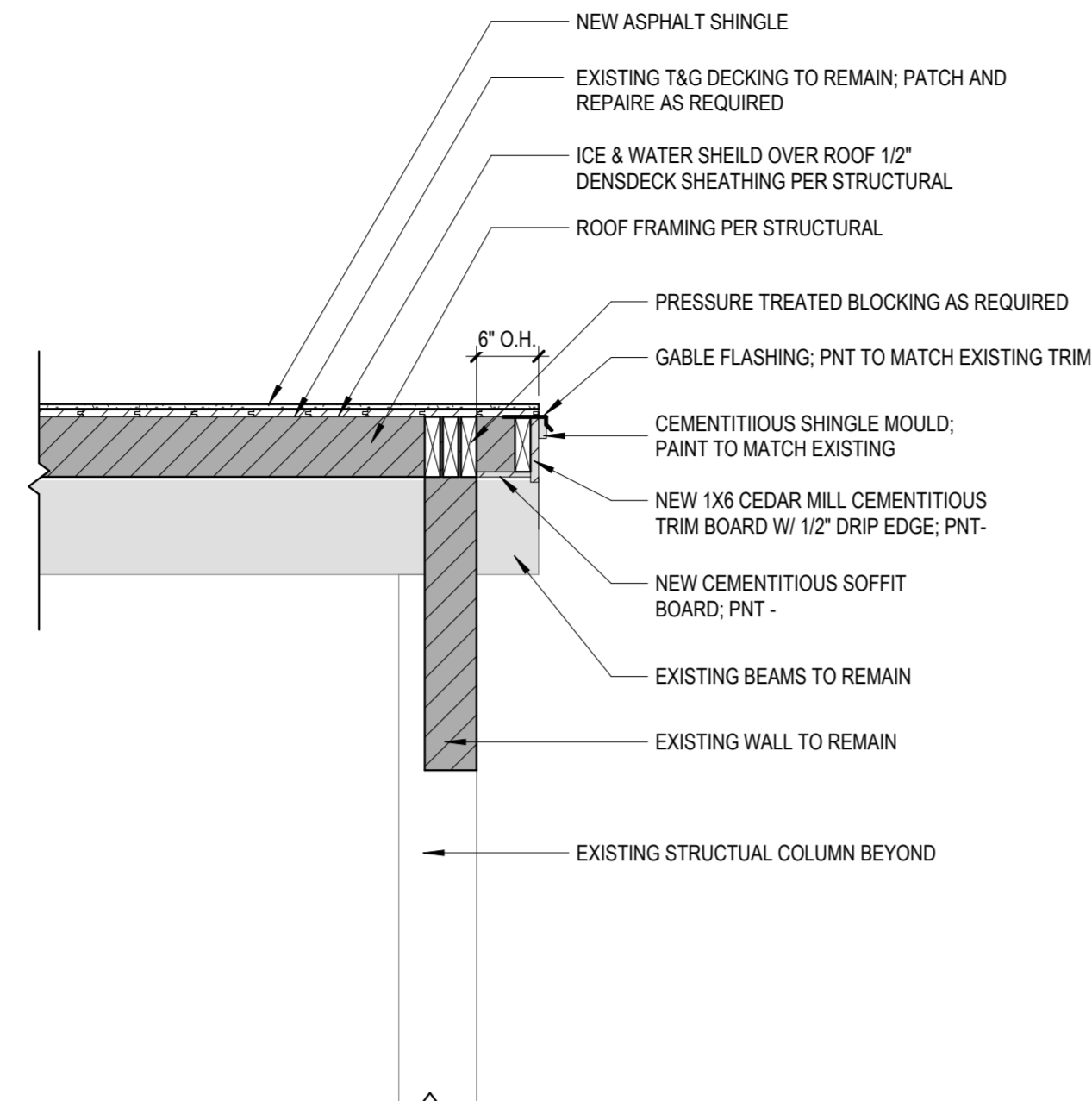
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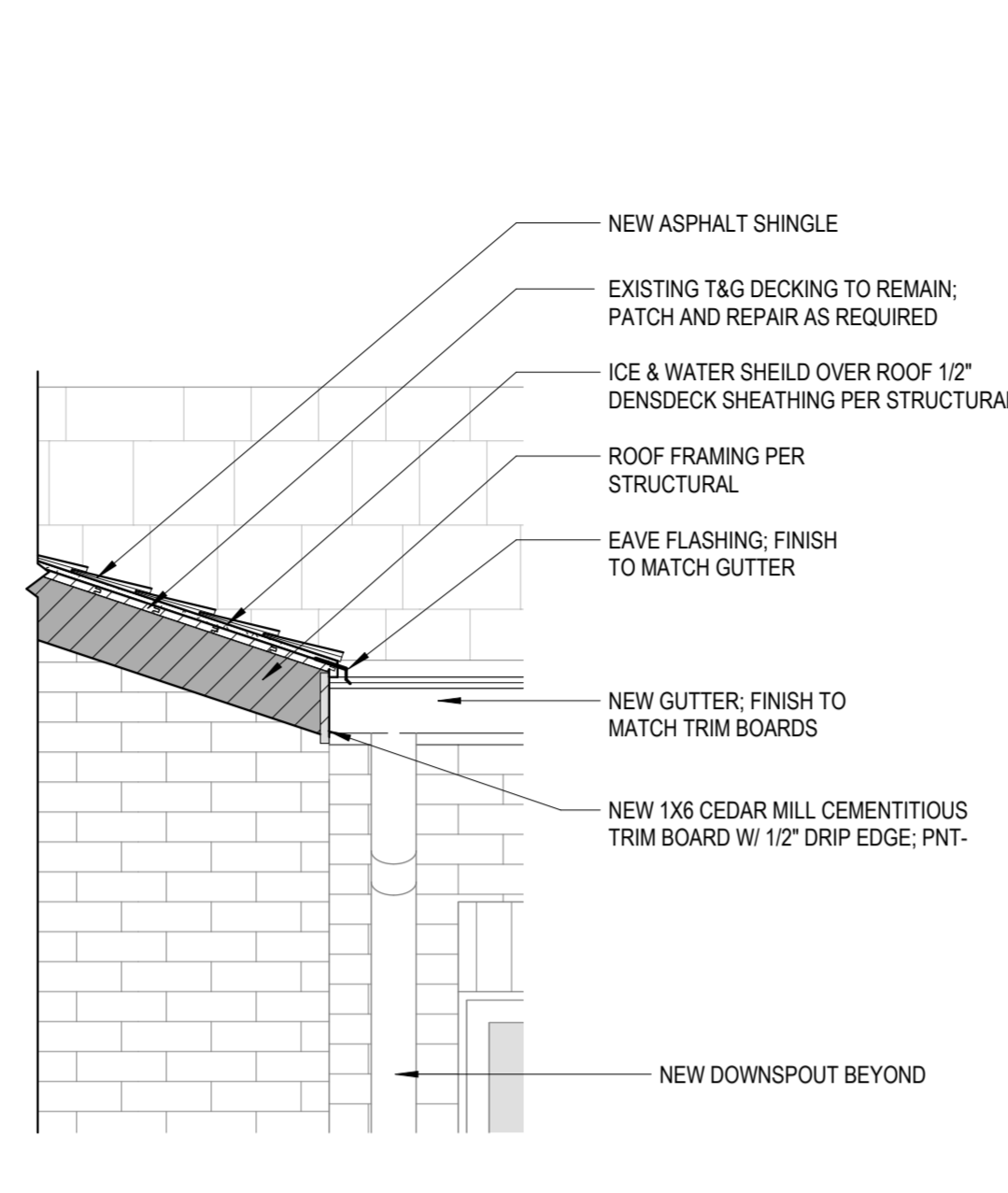
1 SECTION 01

A302 3/4" = 1'-0"



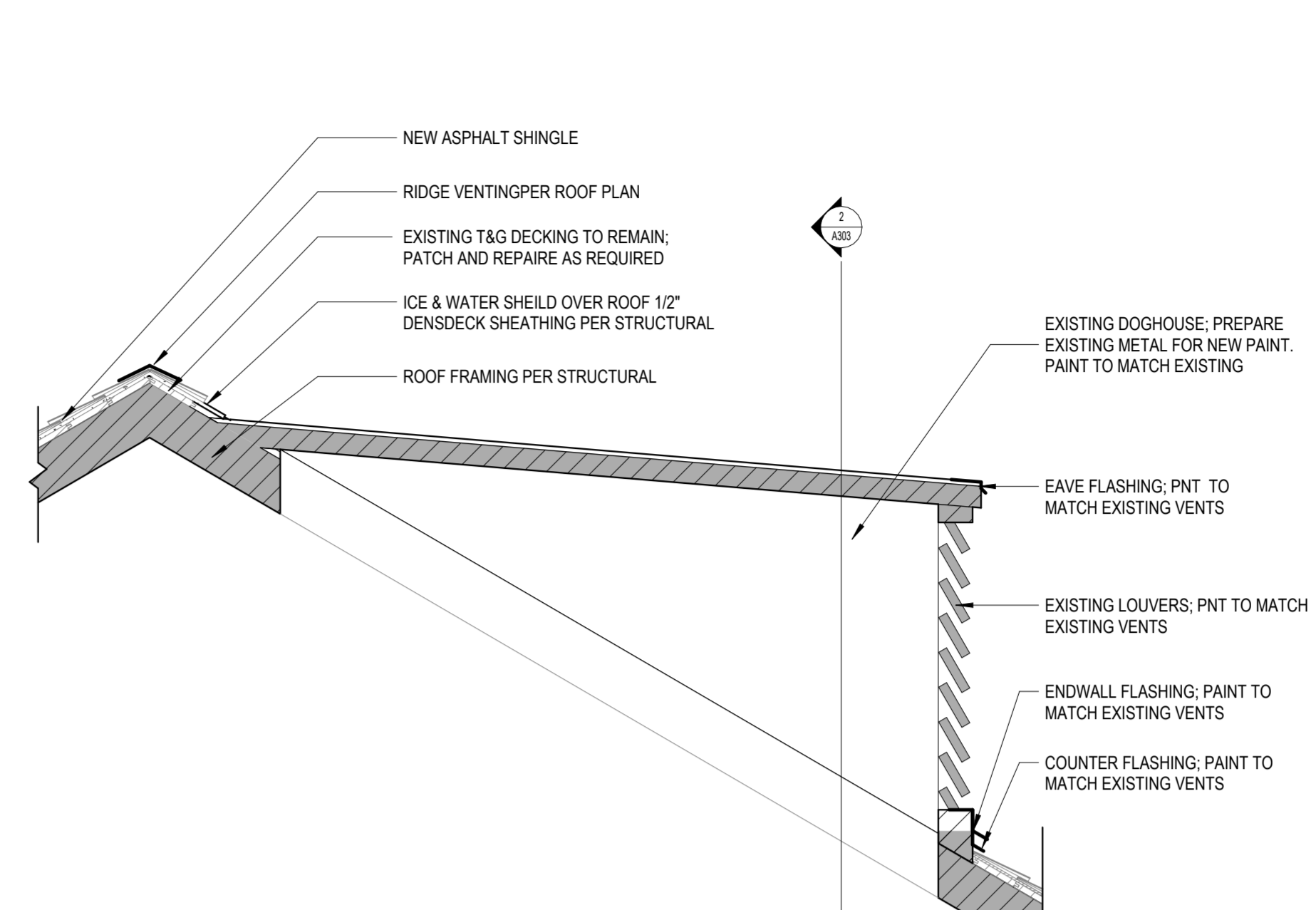
2 SECTION 02

A302 3/4" = 1'-0"



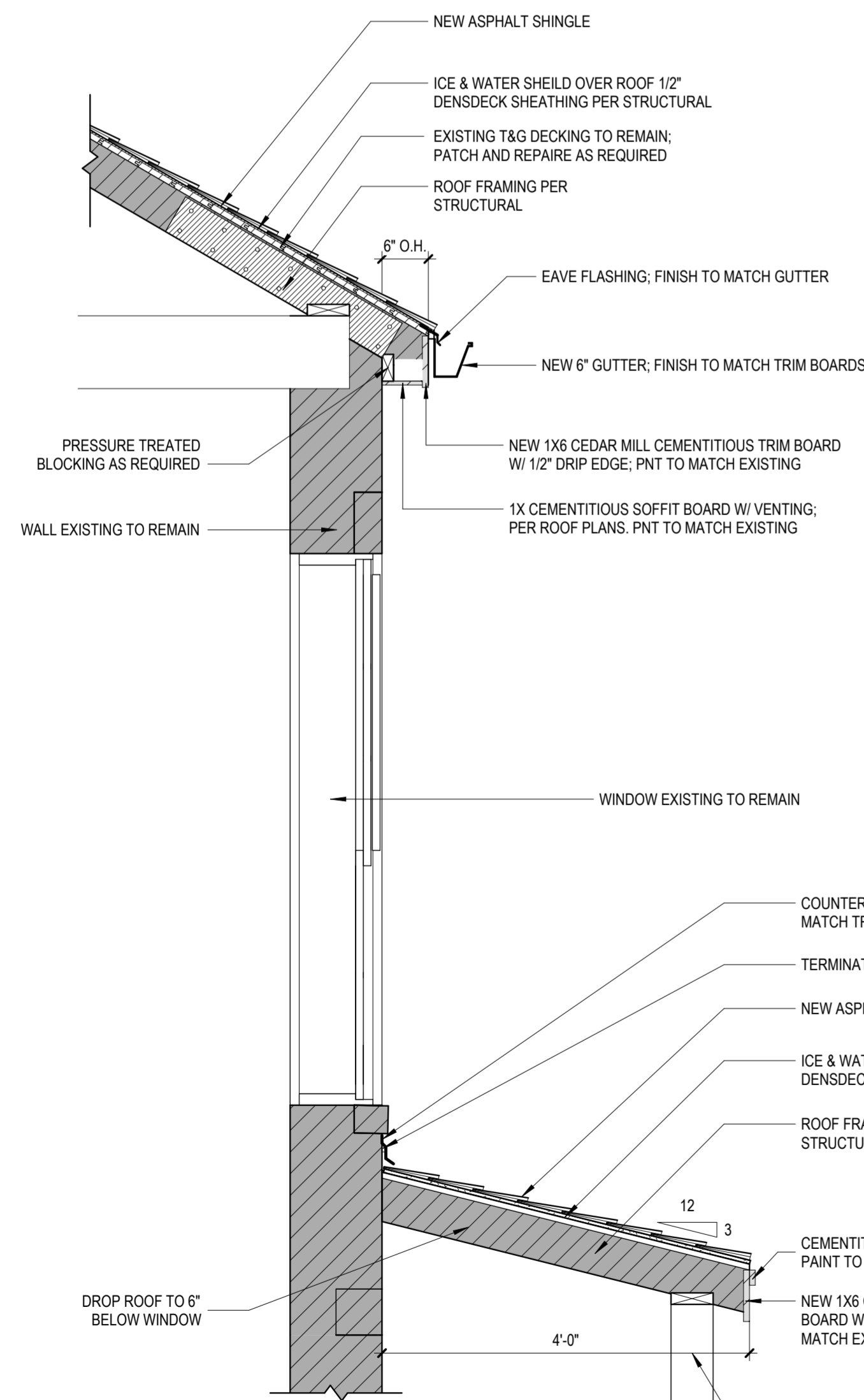
3 SECTION 03

A302 3/4" = 1'-0"



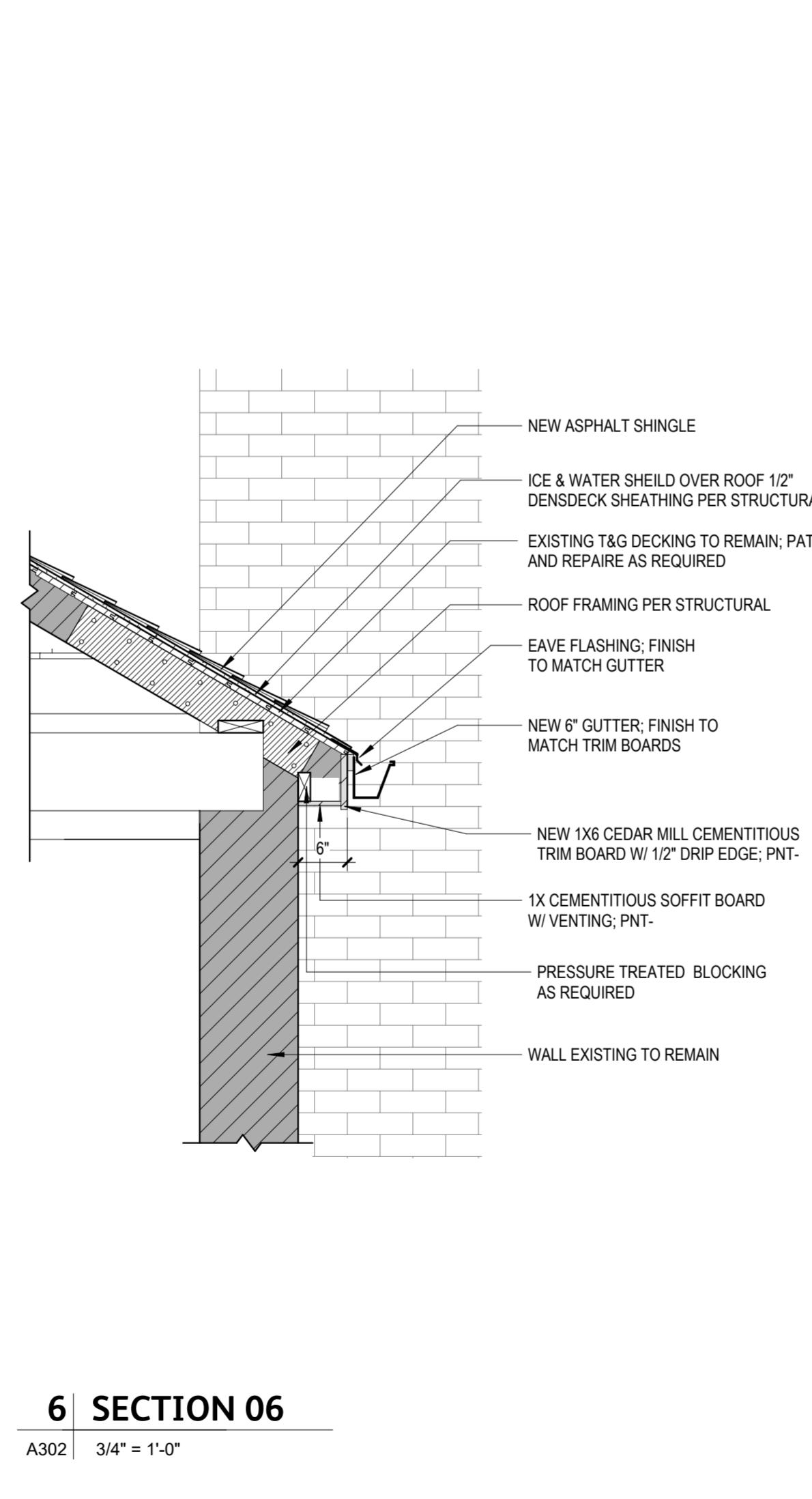
4 SECTION 04

A302 3/4" = 1'-0"



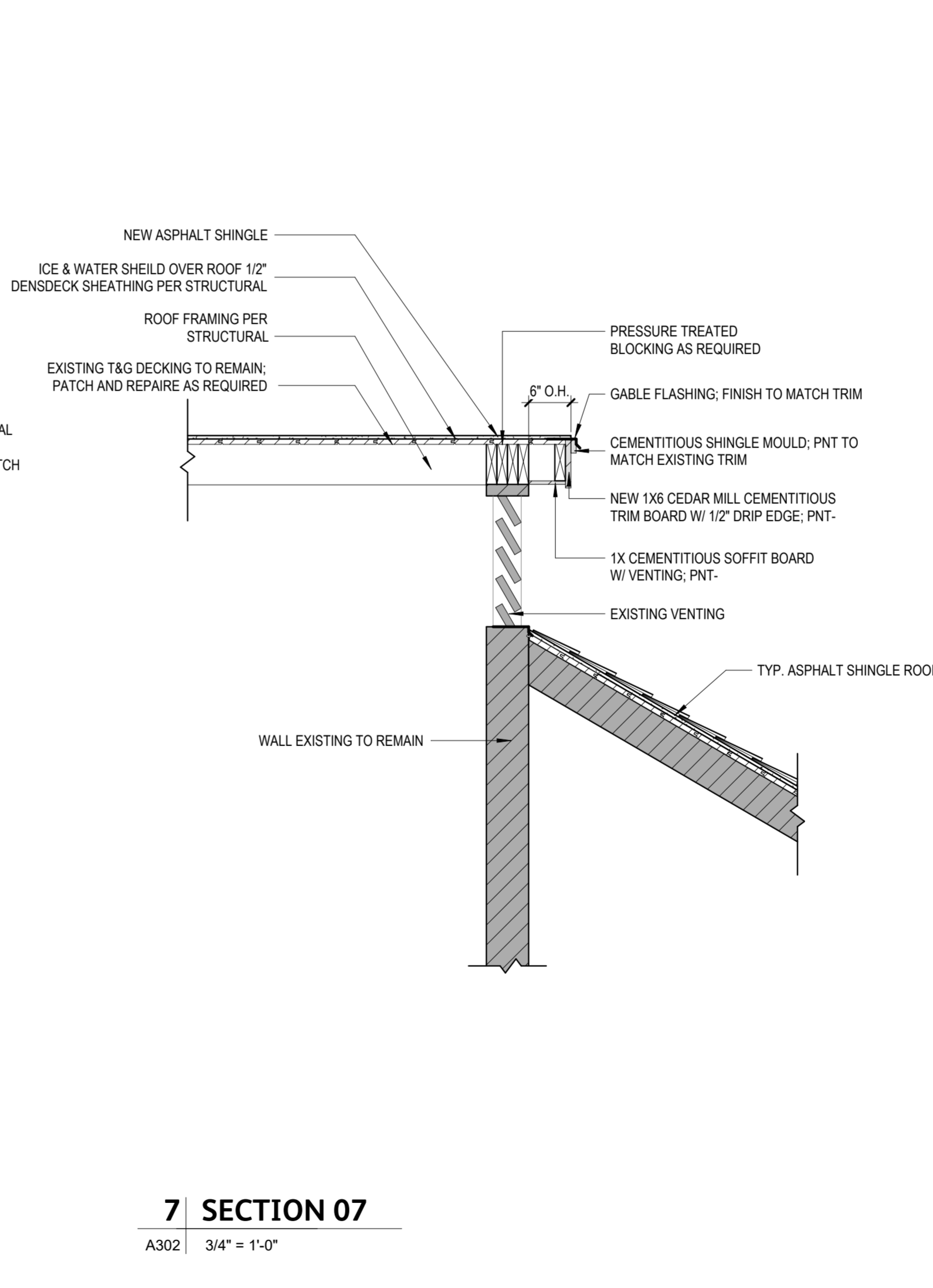
5 SECTION 05

A302 3/4" = 1'-0"



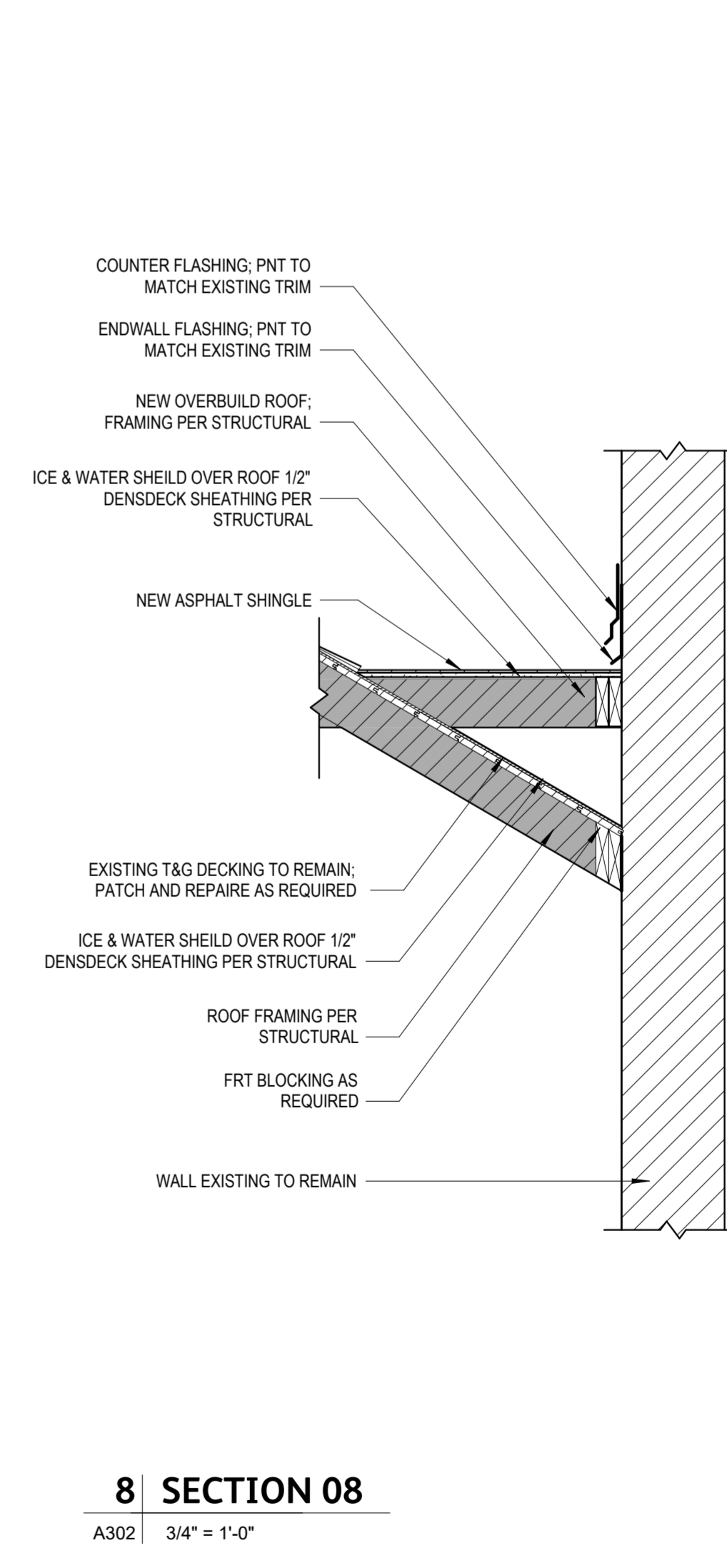
6 SECTION 06

A302 3/4" = 1'-0"



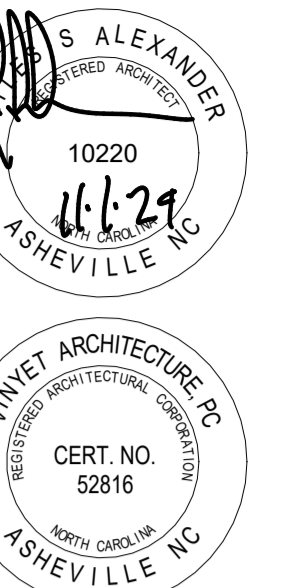
7 SECTION 07

A302 3/4" = 1'-0"



8 SECTION 08

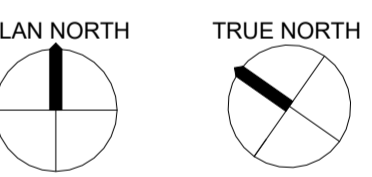
A302 3/4" = 1'-0"



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ROOF SECTIONS

A24028 10/01/24

A302

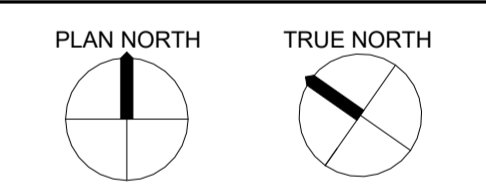
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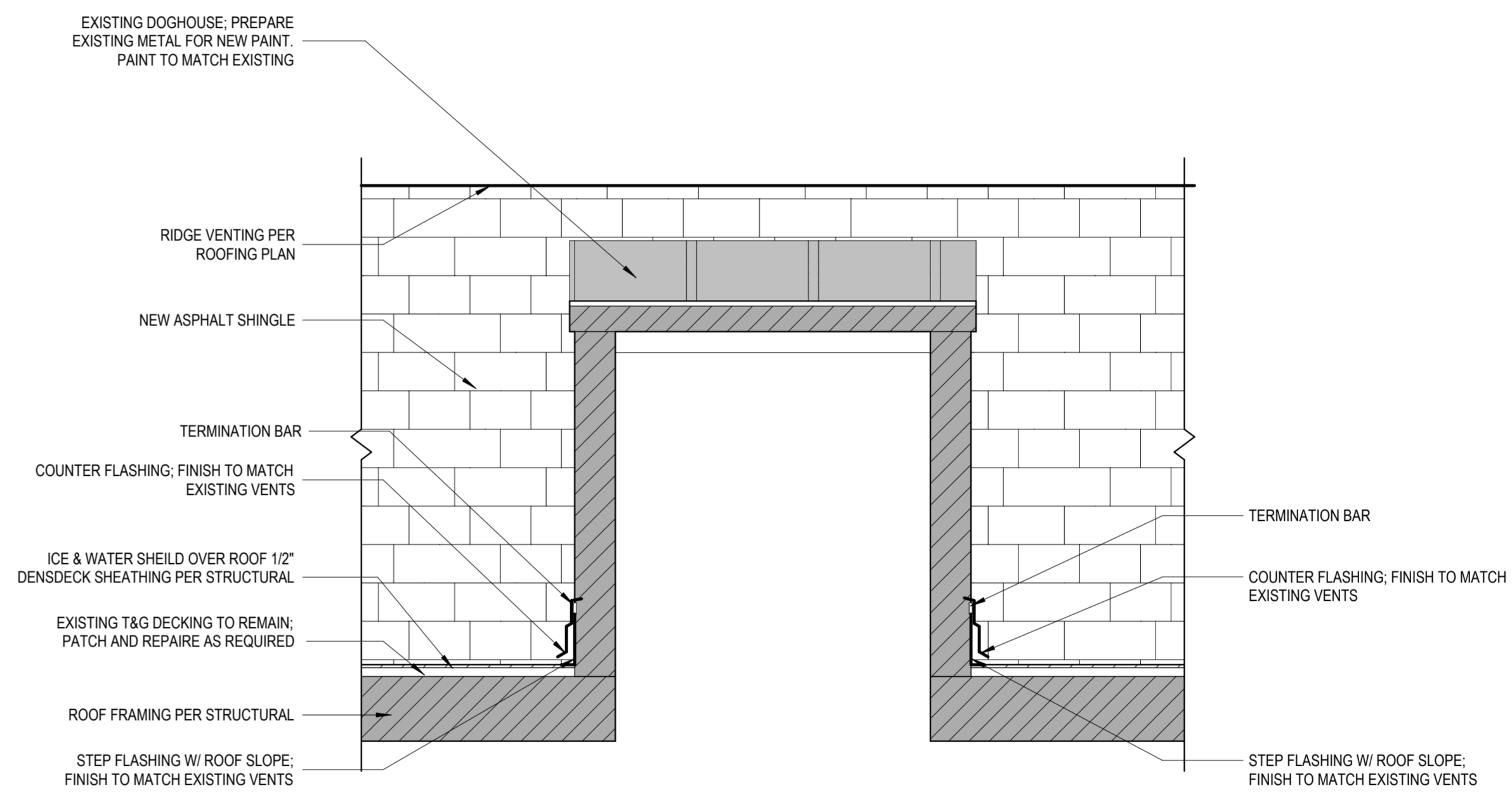


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 302 Holbrooks Road, Huntersville, NC, 28708

DETAILS

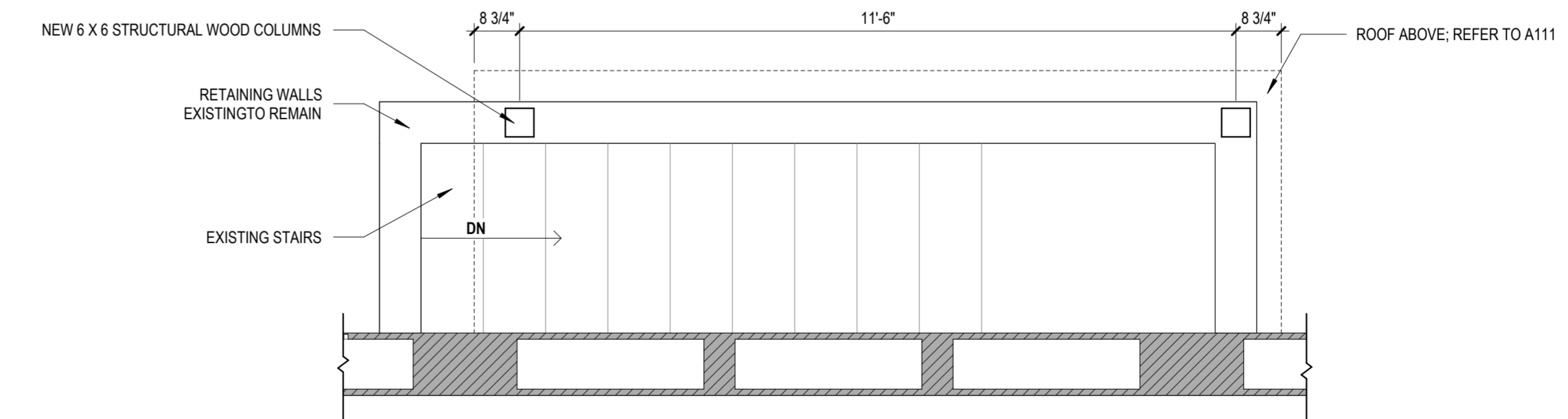
A24028 | 10/01/24

A303



2 | ROOF "DOGHOUSE" SECTION

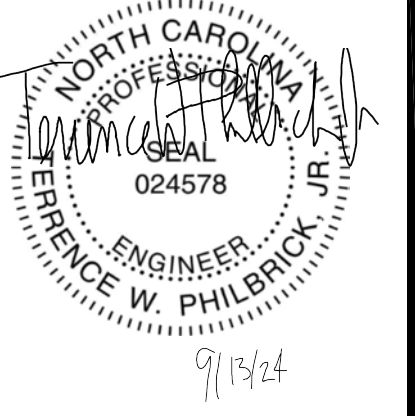
A303 | 1" = 1'-0"



1 | BASEMENT ACCESS DETAIL

A303 | 1/2" = 1'-0"

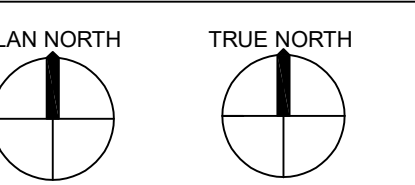
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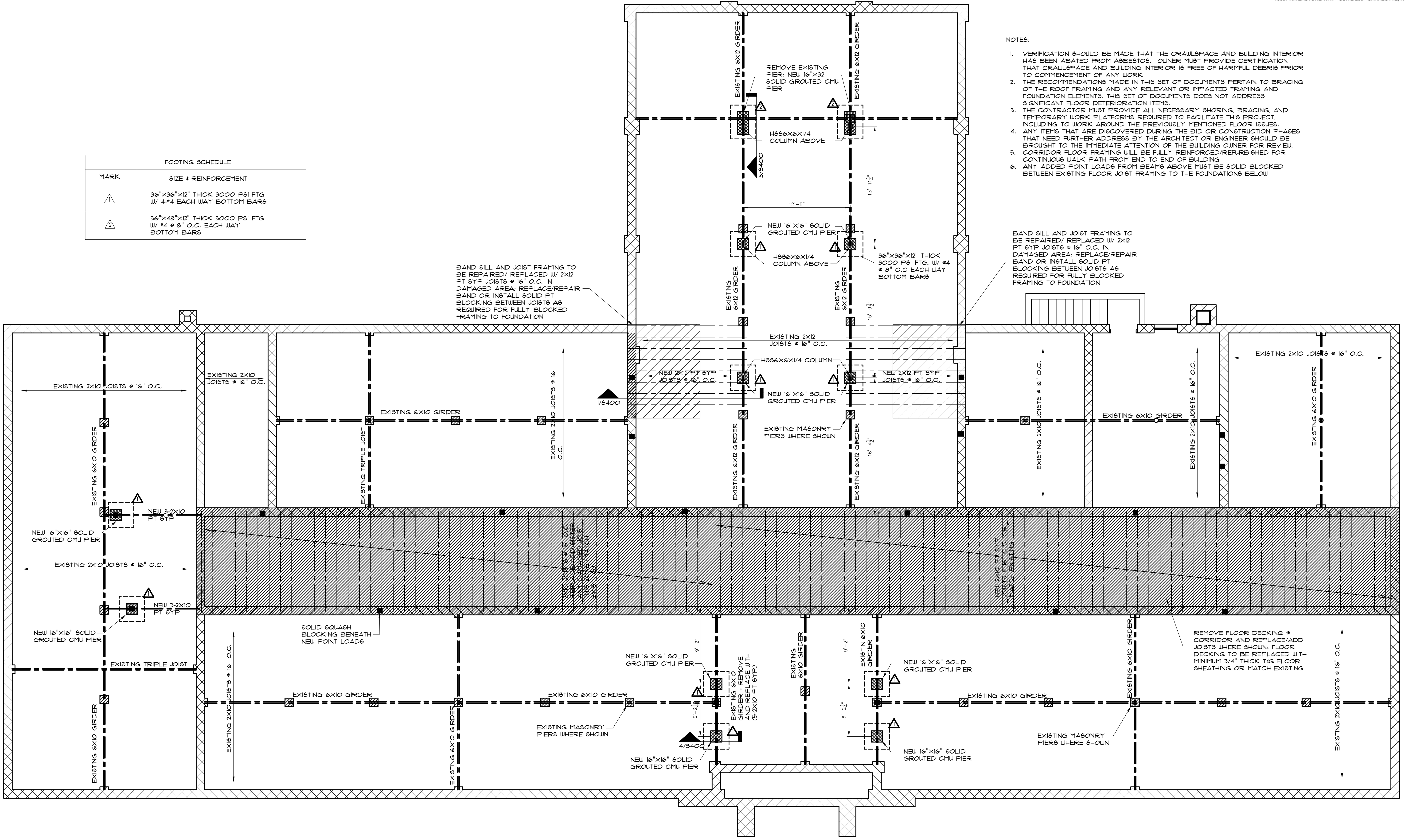
Foundation and First Floor Framing Plan

Proj # 09.13.2024

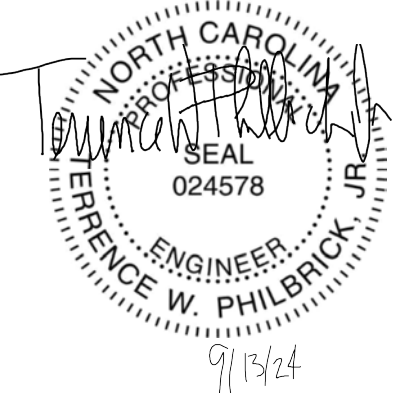
S100

FOOTING SCHEDULE	
MARK	SIZE & REINFORCEMENT
▲	36"x36"x12" THICK 3000 FSI FTG W/ 4#4 EACH WAY BOTTOM BARS
▲	36"x48"x12" THICK 3000 FSI FTG W/ 4 # 8" O.C. EACH WAY BOTTOM BARS

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



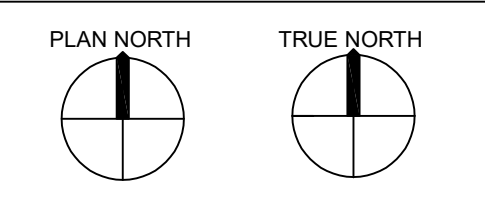
1 FOUNDATION AND FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



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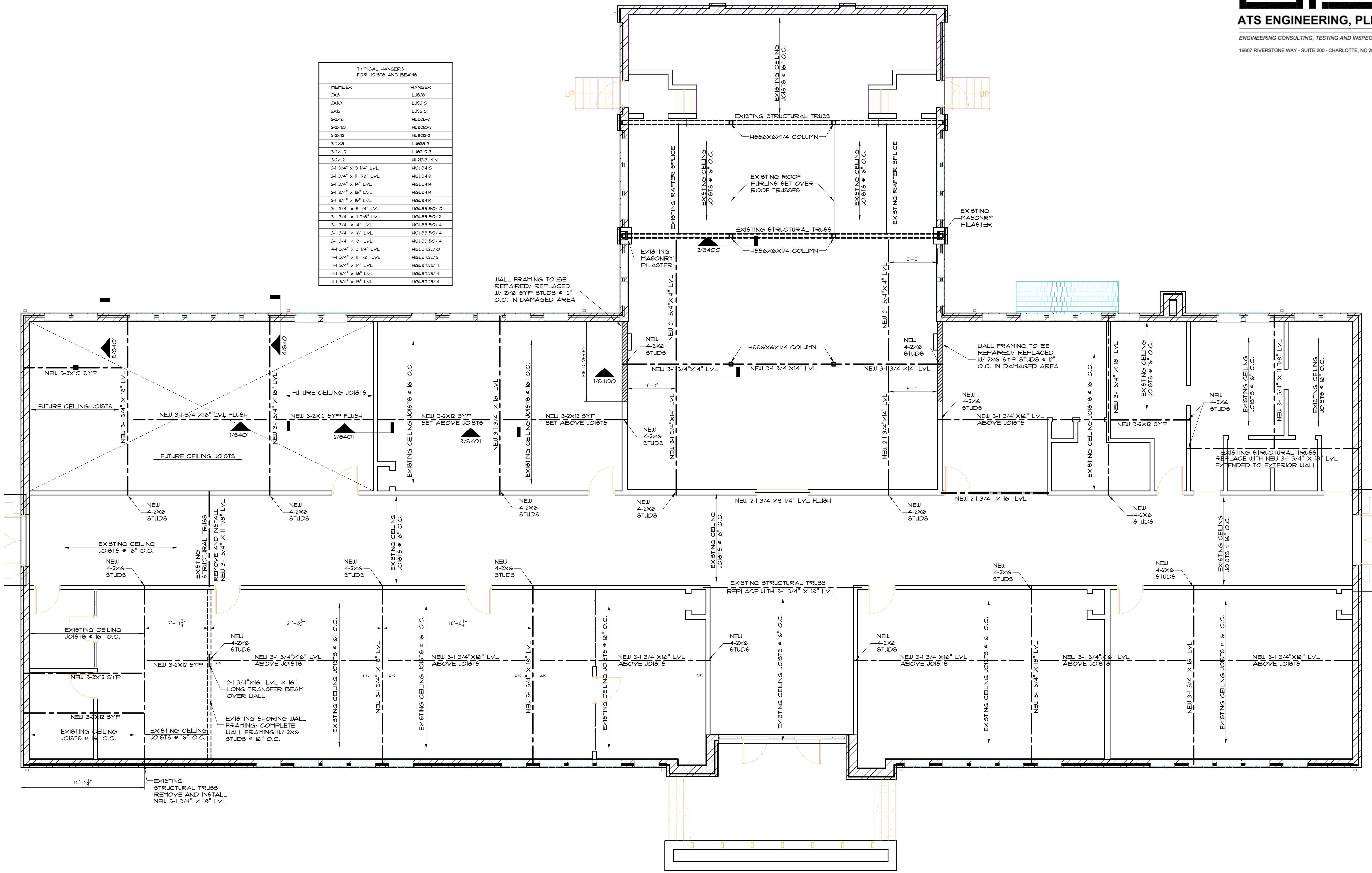
CEILING FRAMING PLAN

Proj # 09.13.2024

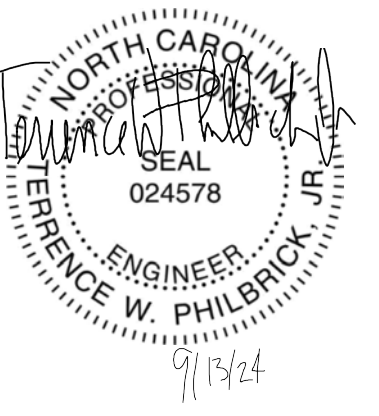
S200

TYPICAL HANGERS FOR JOISTS AND BEAMS

MEMBER	HANGER
2x8	LU828
2x10	LU8210
2x12	LU8212
2-2x8	HU828-2
2-2x10	HU8210-2
2-2x12	HU8212-2
3-2x8	LU828-3
3-2x10	LU8210-3
3-2x12	HU8212-3 MIN
2-1 3/4" x 9 1/4" LVL	HGU8410
2-1 3/4" x 11 7/8" LVL	HGU8412
2-1 3/4" x 14" LVL	HGU8414
2-1 3/4" x 16" LVL	HGU8414
2-1 3/4" x 18" LVL	HGU8414
3-1 3/4" x 9 1/4" LVL	HGU85,BO/10
3-1 3/4" x 11 7/8" LVL	HGU85,BO/12
3-1 3/4" x 14" LVL	HGU85,BO/14
3-1 3/4" x 16" LVL	HGU85,BO/14
3-1 3/4" x 18" LVL	HGU85,BO/14
4-1 3/4" x 9 1/4" LVL	HGU81,25/10
4-1 3/4" x 11 7/8" LVL	HGU81,25/12
4-1 3/4" x 14" LVL	HGU81,25/14
4-1 3/4" x 16" LVL	HGU81,25/14
4-1 3/4" x 18" LVL	HGU81,25/14



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

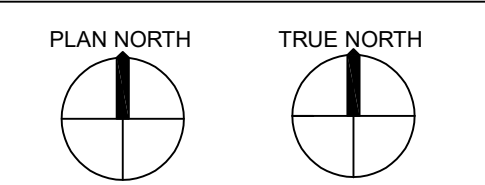


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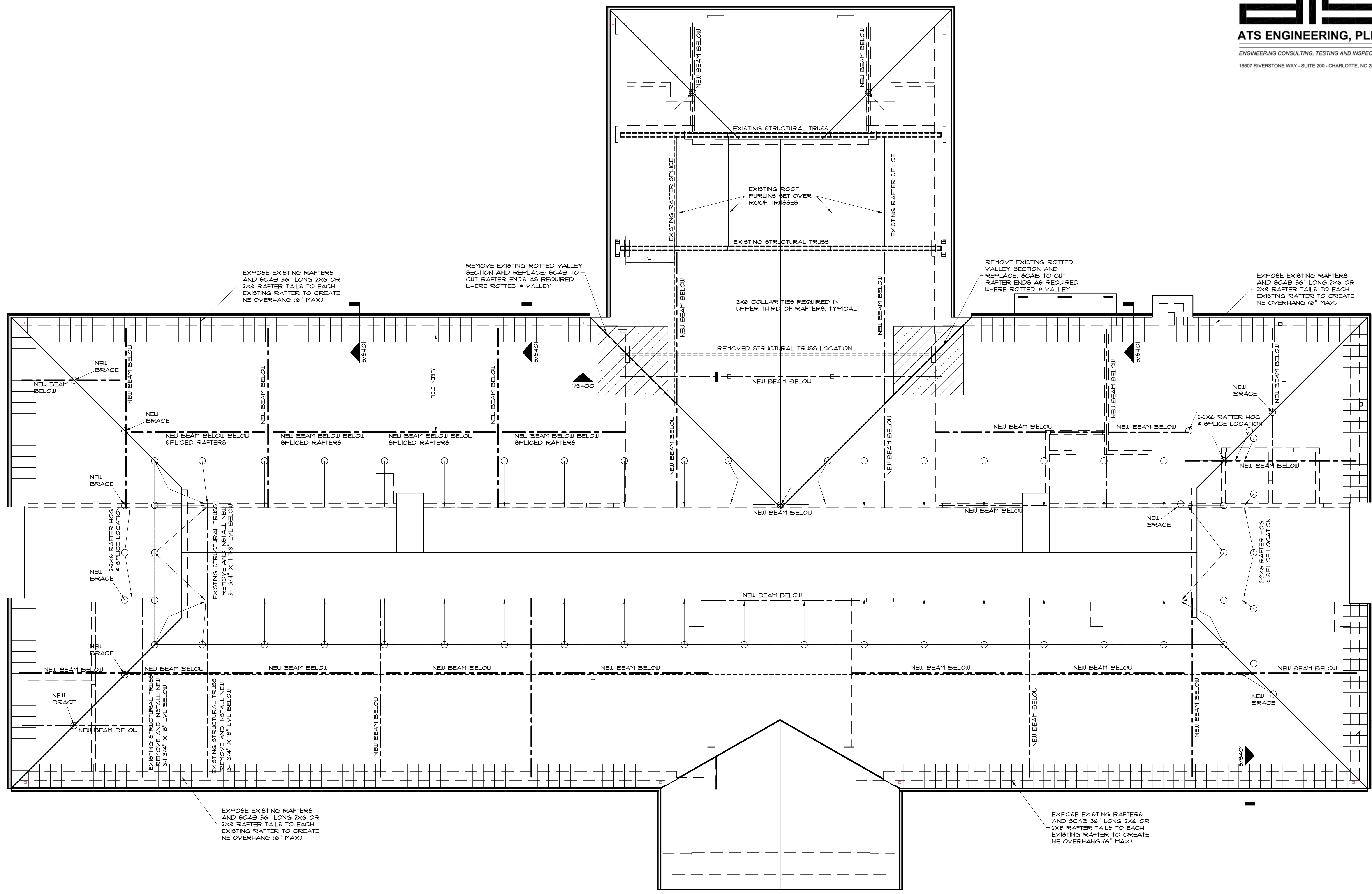


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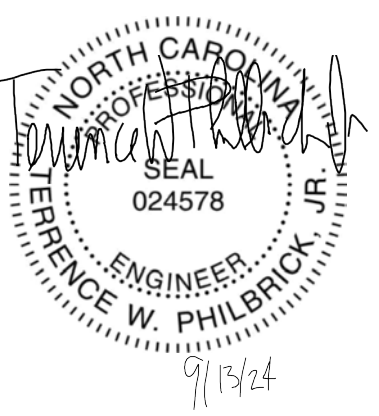
ROOF FRAMING PLAN

Proj # 09.13.2024

S300



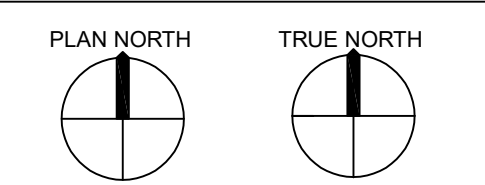
1 ROOF FRAMING PLAN
 SCALE: 3/16" = 1'-0"



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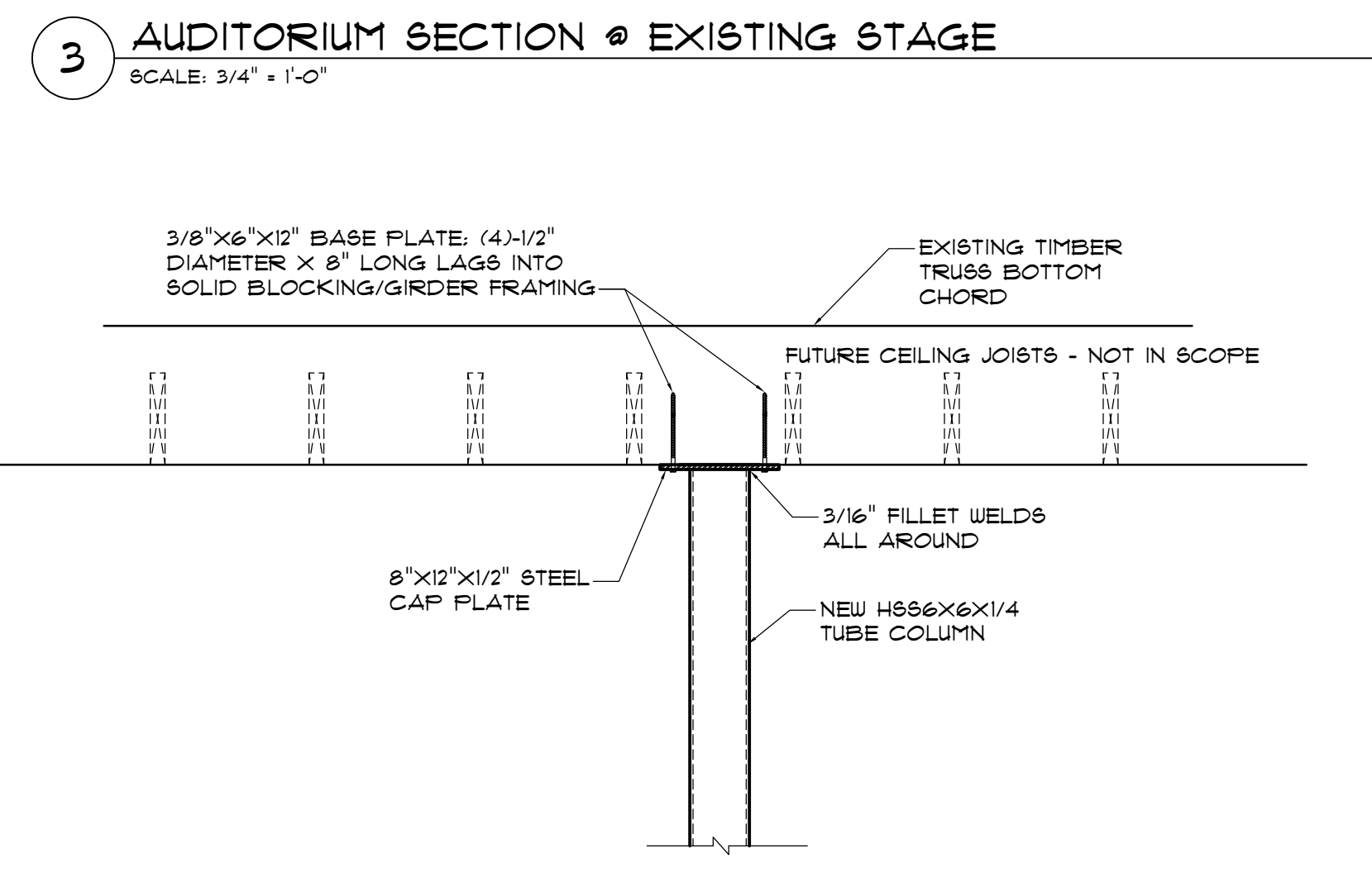
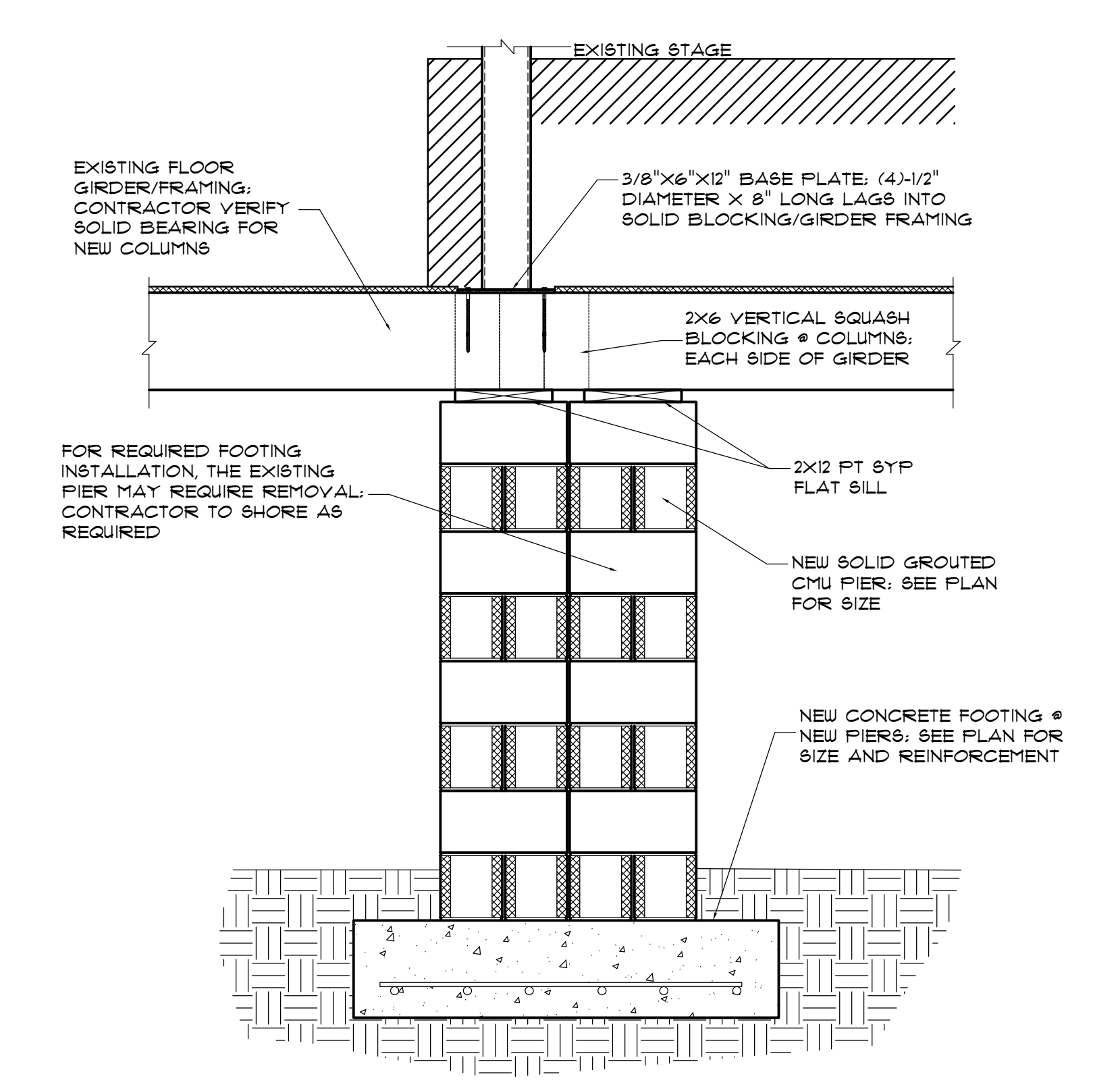
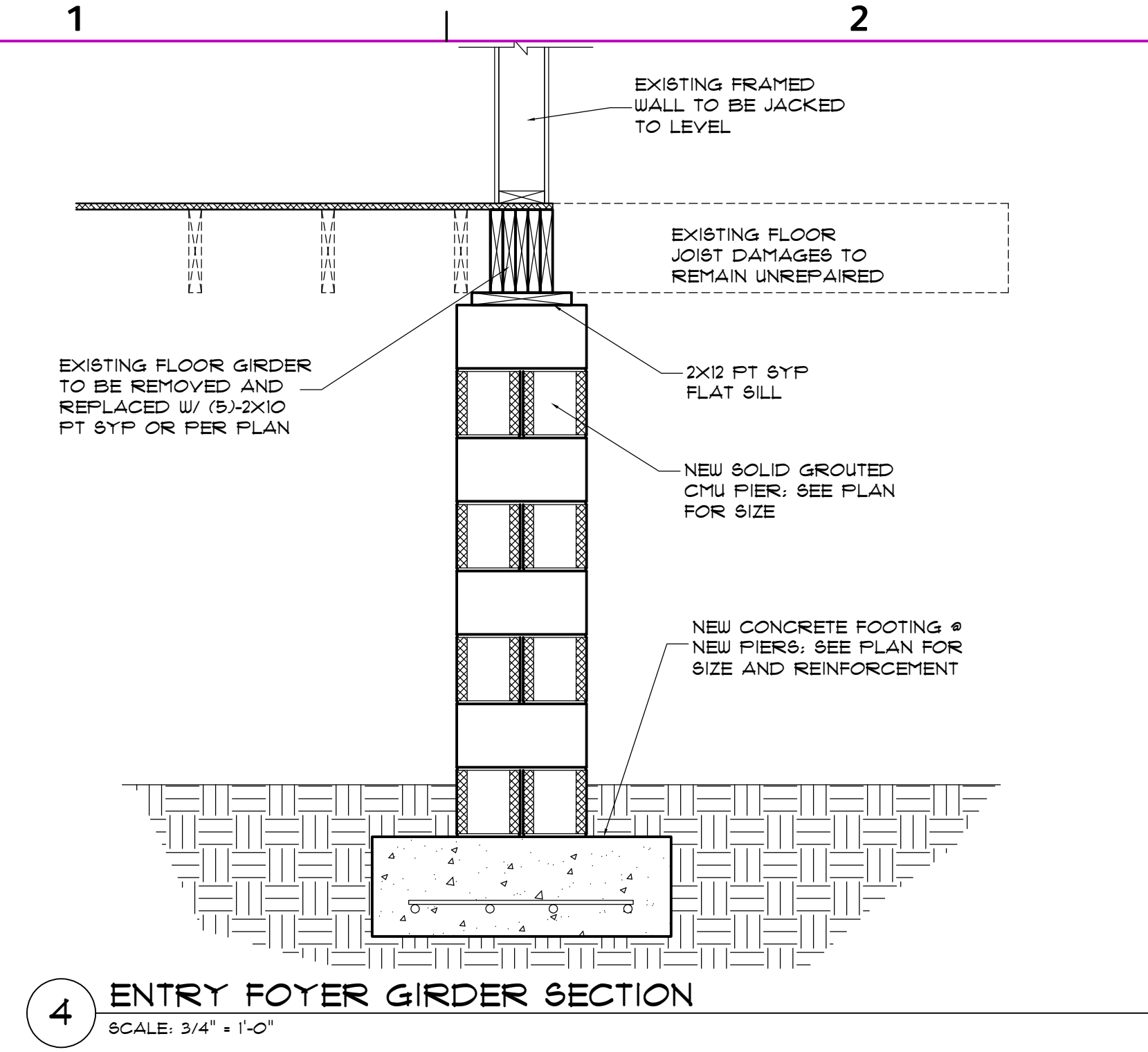


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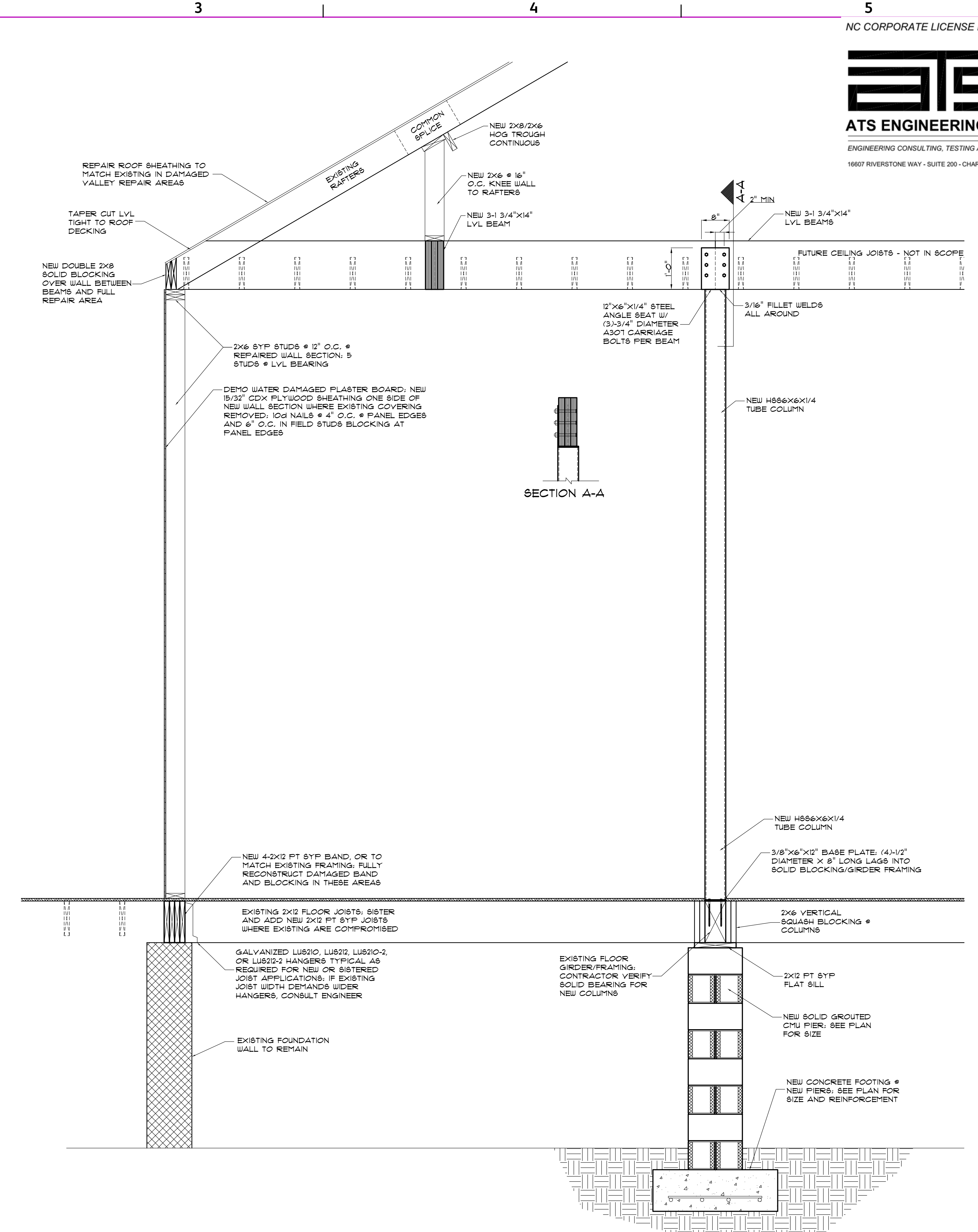
STRUCTURAL DETAILS

Proj # 09.13.2024

S400



2 AUDITORIUM SECTION @ EXISTING TRUSS
 SCALE: 3/4" = 1'-0"



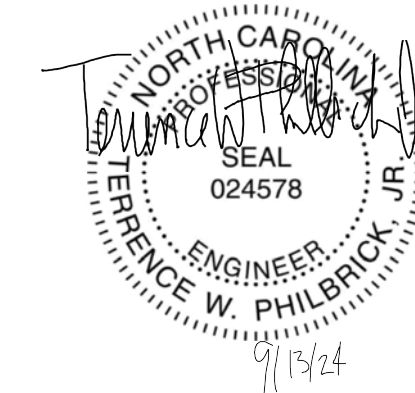
1 AUDITORIUM SECTION @ NEW BEAMS
 SCALE: 3/4" = 1'-0"



ATS ENGINEERING, PLLC

ENGINEERING CONSULTING, TESTING AND INSPECTION

16607 RIVERSTONE WAY - SUITE 200 - CHARLOTTE, NC 28277

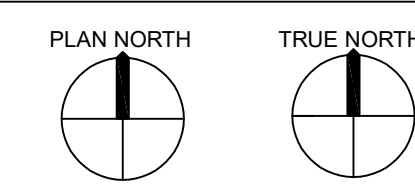


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Revision Schedule		
Rev #	Revision Description	Date

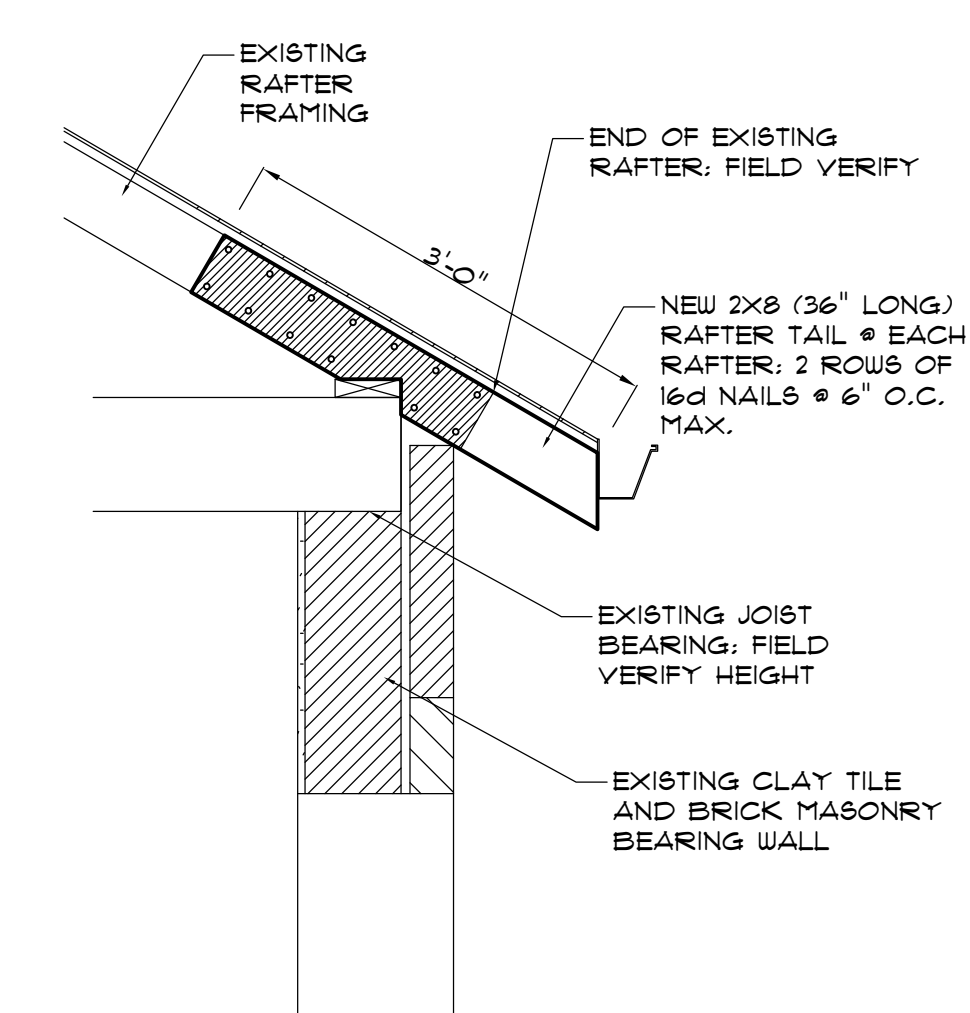


TORRENCE LYTLE
 302 Hobbrooks Rd
 Huntersville, NC 28708

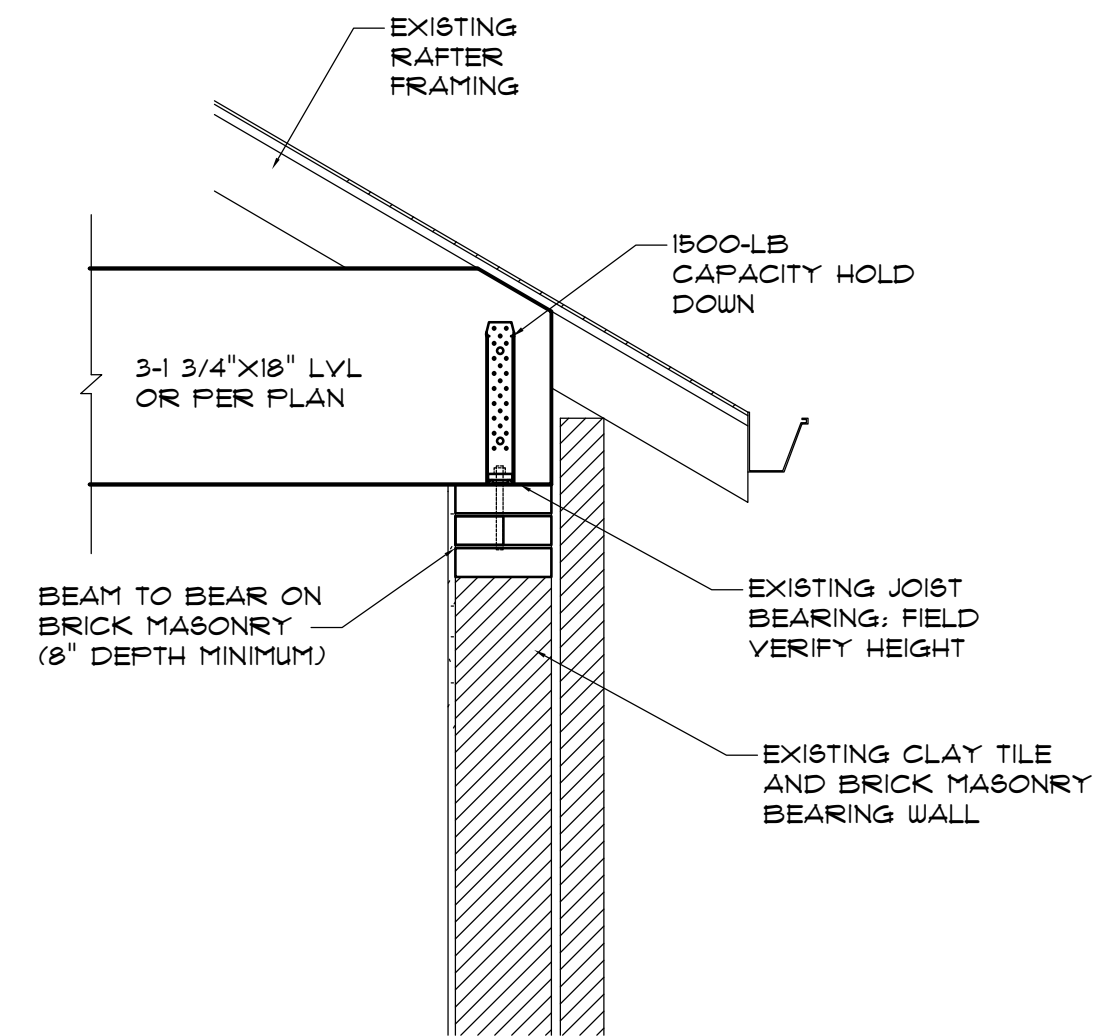
STRUCTURAL DETAILS

Proj # 09.13.2024

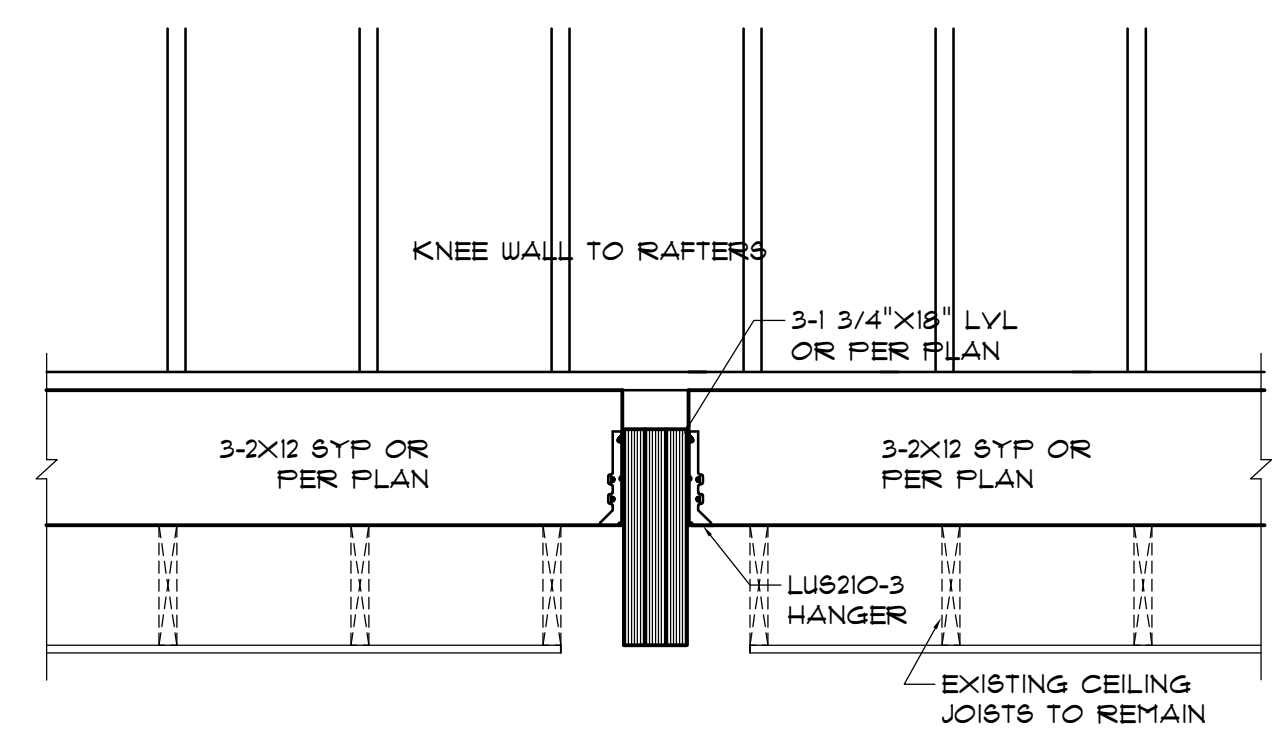
S401



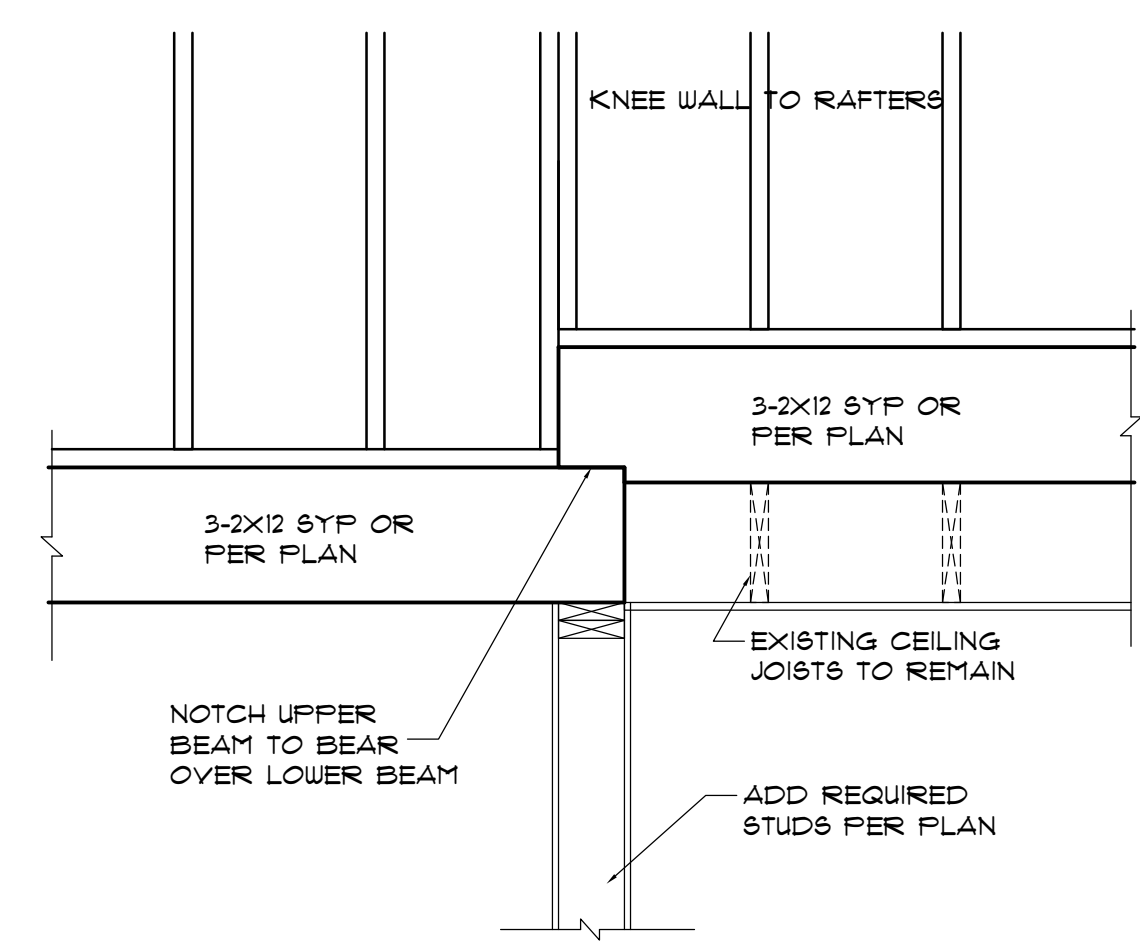
5 NEW ROOF OVERHANG
 SCALE: 3/4" = 1'-0"



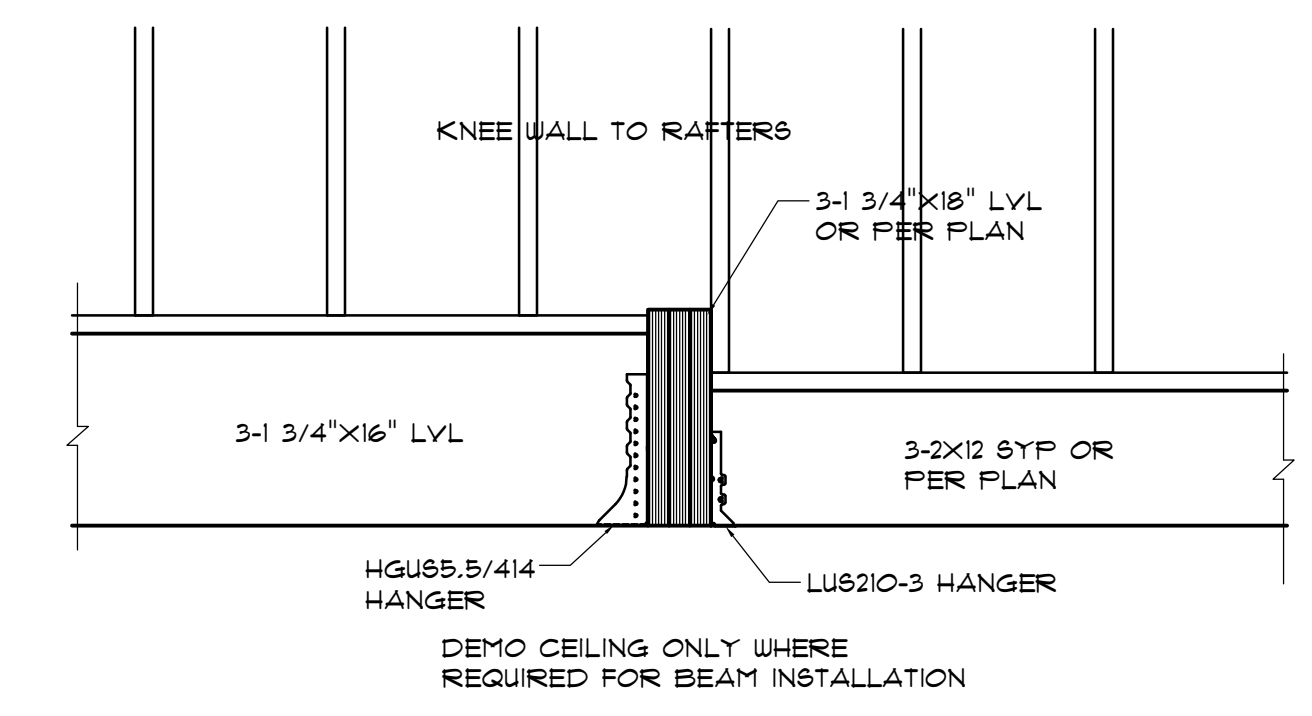
4 LVL BEAM EXTERIOR WALL BEARING
 SCALE: 3/4" = 1'-0"



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



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



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