

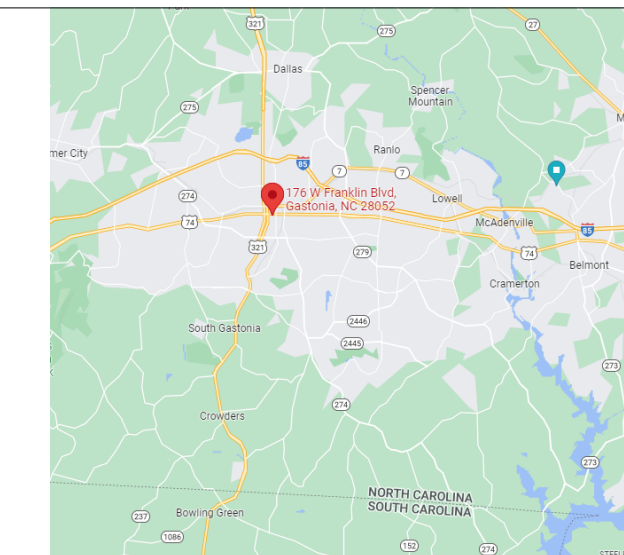
# INTERIOR UPFIT FOR PENEGAR BUILDING

176 W FRANKLIN BLVD, GASTONIA NC 28052

## ARCHITECTURAL ABBREVIATIONS

A ABOVE	C CABINET	DR DOOR	FC FIRE CODE	H.B. HORIZONTAL LOUVER BLINDS	M.B.D. MARKERBOARD	P ROOM	TEMP TEMPERATURE	W WITH
AFC ABOVE FINISHED CEILING	CR CARD READER	DRL DOUBLE	FEC FIRE EXTINGUISHER CABINET	H.B.G. HOT-DIPPED GALVANIZED HOUR GLASS	M.C. MASONRY OPENING	R.D. ROOM OPENING	T.W. TEXTILE WALL COVERING	W.O. WITHOUT
AFP ABOVE FINISHED FLOOR	CRP CARPET	DN DOWN	FHC FIRE HOSE CABINET	HRS HOUR, HOURS	M.M. MAMMUM	S SANITARY NAPKIN DISPOSAL UNIT	T.P. TOILET PARTITION	W.M. WOMEN
AP ACCESS PANEL	CPT CARPET TILE	DS DOWNSPOUT	FRTWD FIRE RETARDANT TREATED WOOD	I IN ACCORDANCE WITH	M.E.C. MECHANICAL	S.V. SANITARY NAPKIN VENDOR	T.T.D. TOILET TISSUE DISPENSER	W.W. WOOD
ADCU ADJUSTABLE ACoustical PANEL CEILING	CRT CAST IRON	DWR DRAWER	FLR FLOOR	INCH INCH	M.C. MEDICINE CABINET	S.U. SAWM JOINT	T.O. TOP OF	
ADM ADMINISTRATIVE	CWB CEMENTITIOUS WOOD FIBER PLANK	E EACH	FD FLOOR DRAIN	INCL INCLINING	M.B. MIBRANE	S.S. SCHEDULE	T.O.D. TOP OF DRAIN	
AGG AGGREGATE	CL CENTERLINE	EA EACH	FOLD FOLDING PARTITION	ID INSIDE DIAMETER	M.D. MIDDLE	S.D. SEALED	T.O.M. TOP OF MASONRY	
AGD AIR CONDITIONING	C CENTERLINE	EW EACH WAY	FR FOOT SCRAPER	INSUL INSULATED	M.P.H. MILES PER HOUR	S.E.C. SECONDARY	T.O.P. TOP OF STEEL	
AHU AIR HANDLING UNIT	CT CERAMIC TILE	EWC ELECTRIC WATER COOLER	FUR FURRING	INT INSULATED GLAZING	M.M. MINIMUM	S.S.K. SERVICE SINK	U UNIFORM BUILDING CODE	
ALT ALTERNATE	CHB CHAIRBOARD	ELECT ELECTRICAL	RY RYELD STEEL	INT INTERIOR	M.M. MILLIMETER	S.S.M. SECURE HOLLOW METAL	U.I.C. UNLESS OTHERWISE NOTED	
AL ST ALUMINUM STOREFRONT	CLR CLEAR	EL ELEVATION	G GALV GALVANIZED	INT INTERNATIONAL BUILDING CODE	M.I. MIRROR	S.S.T. SHEET	U.S.C. URINAL SCREEN	
ALUM ALUMINUM	CLO CLOSET	EQU EQUAL	GMV GOLF CART HOOD	INT INTERNATIONAL ENERGY CONSERVATION CODE	M.I. MIRROR	S.S.T. SHEET	U.S.C. URINAL SCREEN	
A AMP AMPERE	CMF COLD FORMED METAL FRAMING	EQ EQUIPMENT	COL COLUMB	GEN GENERAL CONTRACTOR	M.L. MALL	S.S.M. SINGLE	U.T.L. UTILITY	
AB ANCHOR BOLT	COZ COULM	ET EXHAUST	CONC CONCRETE	GMU GENERAL CONTRACTOR MORTAR UNITS	M.T.C. MULTI-TONE COLOR SYSTEM	S.S. SOLID CORE	V.V. VENT THROUGH ROOF	
AND ANODED	CONC CONCRETE	EF EXHAUST FAN	CEM CEMENT	GLZ GLASS GLAZING	NEG NEGATIVE	S.C. SOLID CORE	V.V.T. VENT THROUGH ROOF	
APPROX APPROXIMATELY	CONC CONCRETE	EL EXIST EXISTING	CONX CONNECTION	GBST GLAZED STRUCTURAL FACING TILE	NA NOT APPLICABLE	S.C.V. SOLID CORE FILLISH VENEER	V.V.T. VENT THROUGH ROOF	
ARCH ARCHITECTURAL	CONC CONCRETE	EXR EXISTING GRADE	CONX CONNECTION	GRAB GRAB BAR	NC NOT IN CONTRACT	S.S. SOLID CORE	V.V.T. VENT THROUGH ROOF	
AWI ARCHITECTURAL WOODWORK	CONC CONCRETE	EXP EXPANSION JOINT	CONX CONNECTION	GRD GROUND	NTS NOT TO SCALE	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
ASSY ASSEMBLY	CONC CONCRETE	EXT EXTERIOR	CONC CONCRETE	GRD GROUND	OFF OFFICE	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
AT AT	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OC ON CENTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
ATS AUTOMATIC TRANSFER SWITCH	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPP OPPOSITE	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
AUX AUXILIARY	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPNG OPENING	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
B BEAM	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
BK BLOCK	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
BKG BLOCKING	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
BD BOARD	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
BLD BUILDING	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	
BDG BY OWNER	CONC CONCRETE	EXP EXPANSION JOINT	CONC CONCRETE	GRD GROUND	OPQ OPPOSITE QUARTER	S.F. SQUARE FEET	V.V.T. VENT THROUGH ROOF	

## STATE MAP

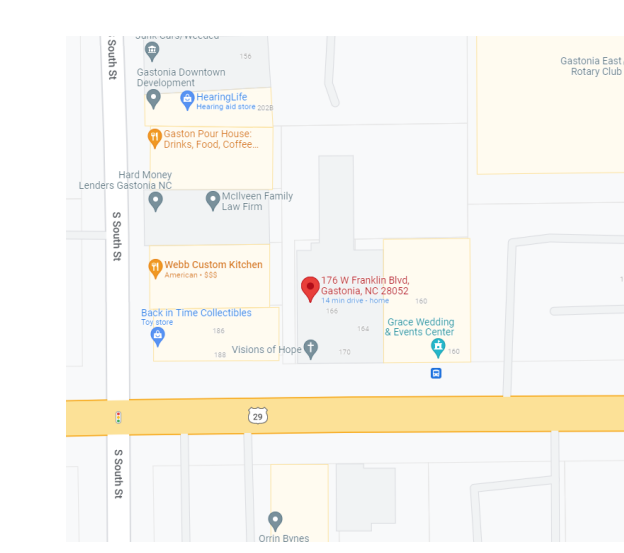


N.T.S.

## INDEX OF DRAWINGS

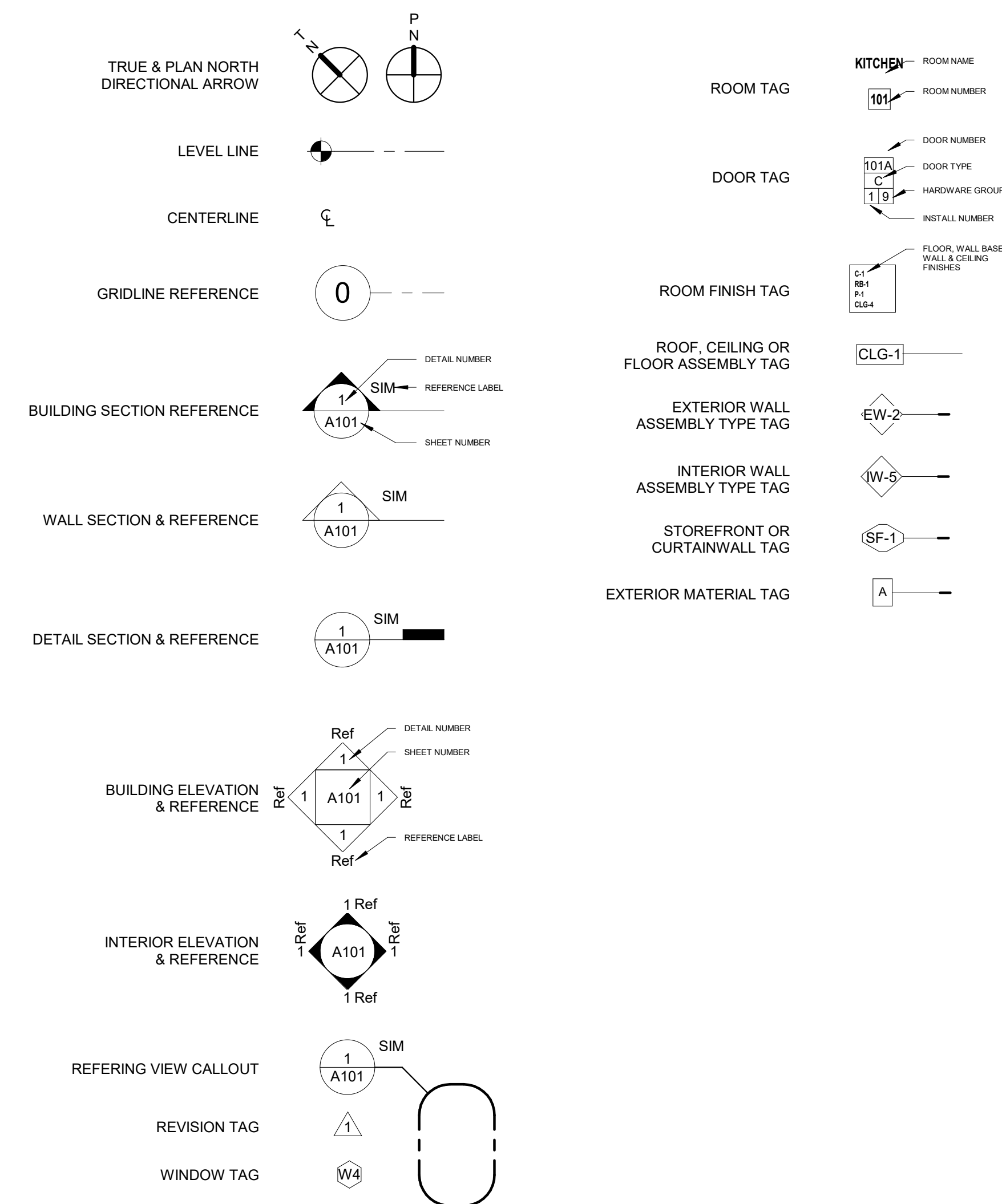
- 0.00 COVER
- 1.00 APPENDIX B
- 1.10 LIFE SAFETY PLAN (BASEMENT & FIRST FLOOR)
- 1.11 LIFE SAFETY PLAN (SECOND FLOOR)
- 4.10 BASEMENT FLOOR PLAN
- 4.11 FIRST FLOOR PLAN
- 4.12 SECOND FLOOR PLAN
- 4.70 ENLARGED PLANS AND MISC. DETAILS

## VICINITY MAP



N.T.S.

## ARCHITECTURAL SYMBOLS



## PROJECT SIGN



## PROJECT TEAM

**ARCHITECT**  
**STEWART COOPER NEWELL ARCHITECTS**  
 719 E. SECOND AVENUE  
 GASTONIA, NC 28054  
 ph: (704) 865-6311 fx: (704) 865-0046

## NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS ON SITE FOR HIS/HER EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

Project No.  
1725

Drawn by:  
GC  
Checked by:  
JCS  
Revisions:

- 1. 2022.09.30 OAHWIT REVISION
- 2. 2023.01.11 Inspection and owner revisions

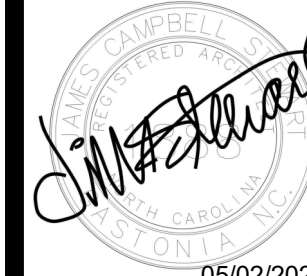
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**Stewart Cooper Newell Architects**  
 www.scn-architects.com  
 1-800.671.0621



05/02/2022

PENEGAR BUILDING  
 176 W FRANKLIN BLVD, GASTONIA, NC

COVER

Sheet No.  
0.00

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

Name of Project: INTERIOR RENOVATIONS TO THE PENEGAR BUILDING  
 Address: 176 W FRANKLIN BLVD, GASTONIA NC Zipcode: 28052  
 Owner/Authorized Agent: Dewey Anderson Phone # 336-608-0370 E-Mail: dewey@blackpinedevelopment.com  
 Owned By:  City/County  Private  State  
 Code Enforcement Jurisdiction:  City: Gastonia  County:  State

CONTACT:	DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Stewart-Cooper-Newell Architects	James Stewart	1888	704-865-6311	jstewart@scn-architects.com	
Civil	n/a					
Electrical	n/a					
Fire Alarm	n/a					
Plumbing	n/a					
Mechanical	n/a					
Sprinkler/Standpipe						
Structural						
Retaining Walls>5' High	n/a					
Other-Foundation Plan	n/a					

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

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

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

**CONSTRUCTED:** (Date) 1920 **CURRENT OCCUPANCY (S):** (Ch. 3): B  
**RENOVATED:** (Date)          **PROPOSED OCCUPANCY (S):** (Ch. 3): B

**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  
 I-B  II-B  III-B  V-B

**Sprinklers:**  No  Partial  Yes  NFPA 13  NFPA 13R  NFPA 13D  
**Standpipes:**  No  Yes  Class I  II  Wet  Dry  
**Fire District:**  No  Yes **Flood Hazard Area:**  No  Yes

**Special Inspection Required:**  No  Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

EXISTING		ALLOWABLE AREA	
<b>FLOOR</b>			
BASEMENT 1	2329 SF		
BASEMENT 2	648		
1ST FLOOR - REAR	1352		
1ST FLOOR	6906		
2ND FLOOR	8842		
<b>TOTAL</b>	<b>19,876 SF</b>	<b>4,011 SF</b>	

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

**Accessory Occupancy Classification(s):**           
**Incidental Uses** (Table 509): n/a  
**Special Uses** (Chapter 4 - List Code Sections): n/a  
**Special Provisions** (Chapter 5 - List Code Sections): n/a  
**Mixed Occupancy:**  No  Yes Separation:          Hr. Exception:         

Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.  
 Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$\frac{NA}{NA} + \frac{NA}{NA} = NA \leq 1$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 <sup>1</sup> AREA	(C) AREA FOR FRONTAGE INCREASE <sup>2,3</sup>	(D) ALLOWABLE AREA PER STORY OR UNLIMITED <sup>2,3</sup>	(E) MAXIMUM BUILDING AREA <sup>4</sup>

<sup>1</sup> 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 = \_\_\_\_\_ (F)  
 b. Total Building Perimeter = \_\_\_\_\_ (P)  
 c. Ratio (F/P) = \_\_\_\_\_ (F/P)  
 d. W = Minimum width of public way = \_\_\_\_\_ (W)  
 e. Percent of frontage increase I<sub>f</sub> = 100[F/P - 0.25] x W/30 = \_\_\_\_\_ (%)  
<sup>2</sup> Unlimited area applicable under conditions of Section 507.  
<sup>3</sup> Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).  
<sup>4</sup> The Maximum area of open parking garages must comply with Table 406.5.4.

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

ALLOWABLE	SHOWN ON	CODE REFERENCE <sup>1</sup>
Building Height in Feet (Table 504.3) <sup>2</sup>		
Building Height in Stories (Table 504.4) <sup>3</sup>		

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

**FIRE PROTECTION REQUIREMENTS**

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET#	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior		0	0				
North		0	0				
East		0	0				
West		0	0				
South		0	0				
Interior		0	0				
Nonbearing Walls and Partitions							
Exterior walls		0	0				
North		0	0				
East		0	0				
West		0	0				
South		0	0				
Interior walls and partitions							
Floor Construction							
Including supporting beams and joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors							
Roof Construction, including supporting beams and joists		0	0				
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit		N/A	N/A				
Shaft Enclosures - Other		N/A	N/A				
Corridor Separation		0	0				
Occupancy/Fire Barrier Separation		2 HR	2 HR	1.10	U301/U465		
Party/Fire Wall Separation		0	0				
Smoke Barrier Separation		0	0				
Smoke Partition		0	0				
Tenant/Dwelling Unit/ Sleeping Unit Separation		0	0				
Incidental Use Separation		0	0				

**PERCENTAGE OF WALL OPENING CALCULATIONS**

BUILDING	FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.4)	ALLOWABLE AREA	ACTUAL SHOWN ON PLANS (%)

**LIFE SAFETY SYSTEM REQUIREMENTS**

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**

Life Safety Plan Sheet #: \_\_\_\_\_  
 Fire and 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 access travel distances (1017)  
 Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))  
 Dead end lengths (1024.4)  
 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)**

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
NOT APPLICABLE							

**PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)**

USE		WATER CLOSETS			URINALS			LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	REGULAR	ACCESSIBLE				
BASEMENT	EXISTING	0	0	0	0	0	0	0	0	0	0	0	0
	NEW	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 1	EXISTING	0	0	0	0	0	0	0	0	0	0	0	0
	NEW	0	0	1	0	0	1	0	0	0	0	0	0
LEVEL 2	EXISTING	1	2	2	0	0	1	0	0	0	0	0	0
	NEW	0	0	1	0	0	2	0	0	0	0	0	0
	REQ'D	0	0	1	0	0	1	0	0	0	0	0	0

**ACCESSIBLE PARKING (SECTION 1106)**

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES	
	REQUIRED (Table 105.4.1-1.37)	PROVIDED	REQUIRED	PROVIDED

**SPECIAL APPROVALS**

(Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)  
 SPECIAL APPROVALS

**SPECIAL APPROVAL:**

**ENERGY SUMMARY**

**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 (Provide code or statutory reference): \_\_\_\_\_  
 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 skylight 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 NC Administrative Code and Policies

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

**DESIGN LOADS:**  
 Importance Factors: Snow (I) \_\_\_\_\_  
 Seismic (II) \_\_\_\_\_  
 Live Loads: Roof \_\_\_\_\_ psf  
 Mezzanine \_\_\_\_\_ psf  
 Floor \_\_\_\_\_ psf  
 Ground Snow Load: \_\_\_\_\_ psf  
 Wind Load: Ultimate Wind Speed \_\_\_\_\_ mph (ASCE-7)  
 Exposure Category \_\_\_\_\_

**SEISMIC DESIGN CATEGORY:**  
 Provide the following Seismic Design Parameters:  
 Risk Category (Table 1604.5)  I  II  III  IV  
 Spectral Response Acceleration S<sub>s</sub> \_\_\_\_\_ %g S<sub>1</sub> \_\_\_\_\_ %g  
 Site Classification (ASCE 7)  A  B  C  D  E  F  
 Data Source:  Field Test  Presumptive  Historical Data  
 Basic Structural system  Bearing Wall  Dual w/ Special moment Frame  
 Building Frame  Dual w/ Intermediate R/C or Special Steel  
 Moment Frame  Inverted Pendulum  
 Simplified  Equivalent Lateral Force  Dynamic  
 Analysis Procedure: Architectural, Mechanical, Components anchored?  Yes  No

**LATERAL DESIGN CONTROL:** Earthquake  Wind

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

**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  Performance  Prescriptive  
 ASHRAE 90.1  Performance  Prescriptive

**Lighting schedule** (each fixture type)  
 Interior Lighting:  
 63 Bldg 1838 \_\_\_\_\_ amps  
 54 Bldg 1850 \_\_\_\_\_ amps  
 117 LED strip fixtures w/ (4) - 4" \_\_\_\_\_ ach @ 68 watts per fixture = 120 = Amps  
 Exterior Lighting:  
 12 Bld 1838 \_\_\_\_\_ ps  
 13 Bldg 1850 \_\_\_\_\_ ps  
 25 LED wall paks @ 55 watts per fixture = 120 = Amps

**Additional Efficiency Package Options (When using the 2018 NC EEC, not required for ASHRAE 90.1)**

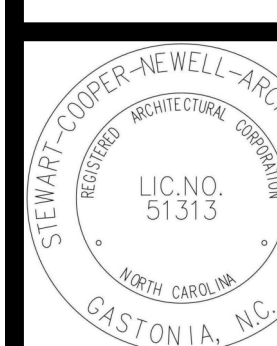
C406.2 More Efficient HVAC Equipment Performance  
 C406.3 Reduced Lighting Power Density  
 C406.4 Enhanced Digital Lighting Controls  
 C406.5 On-Site Renewable Energy  
 C406.6 Dedicated Outdoor Air System  
 C406.7 Reduced Energy Use in Service Water Heating

**2018 NC Administrative Code and Policies**

Project No.  
**1725**

Date: 11/12/2023 3:18:33 PM  
 Drawn  
 GC  
 Checked by:  
 JCS

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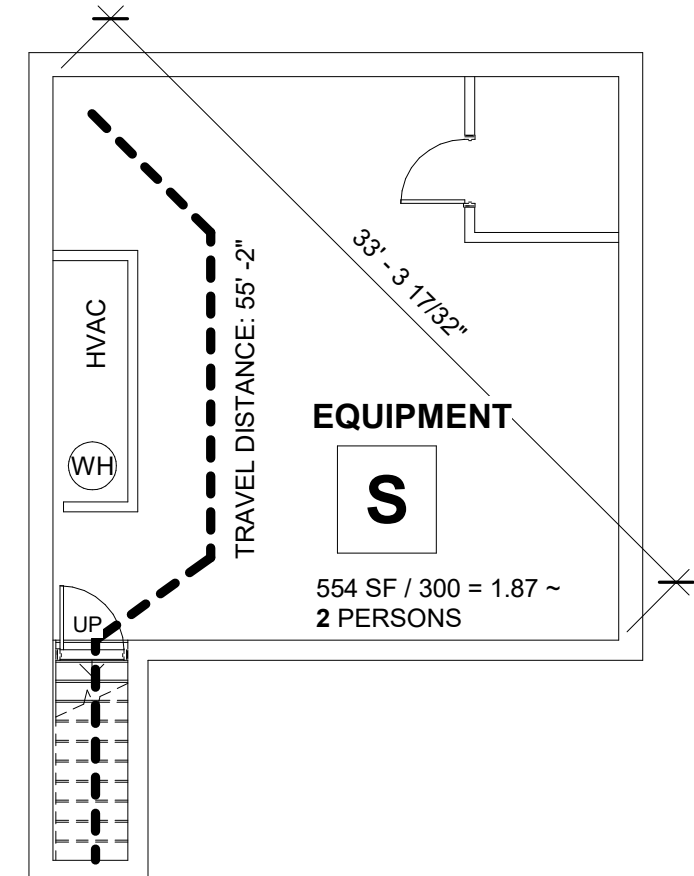
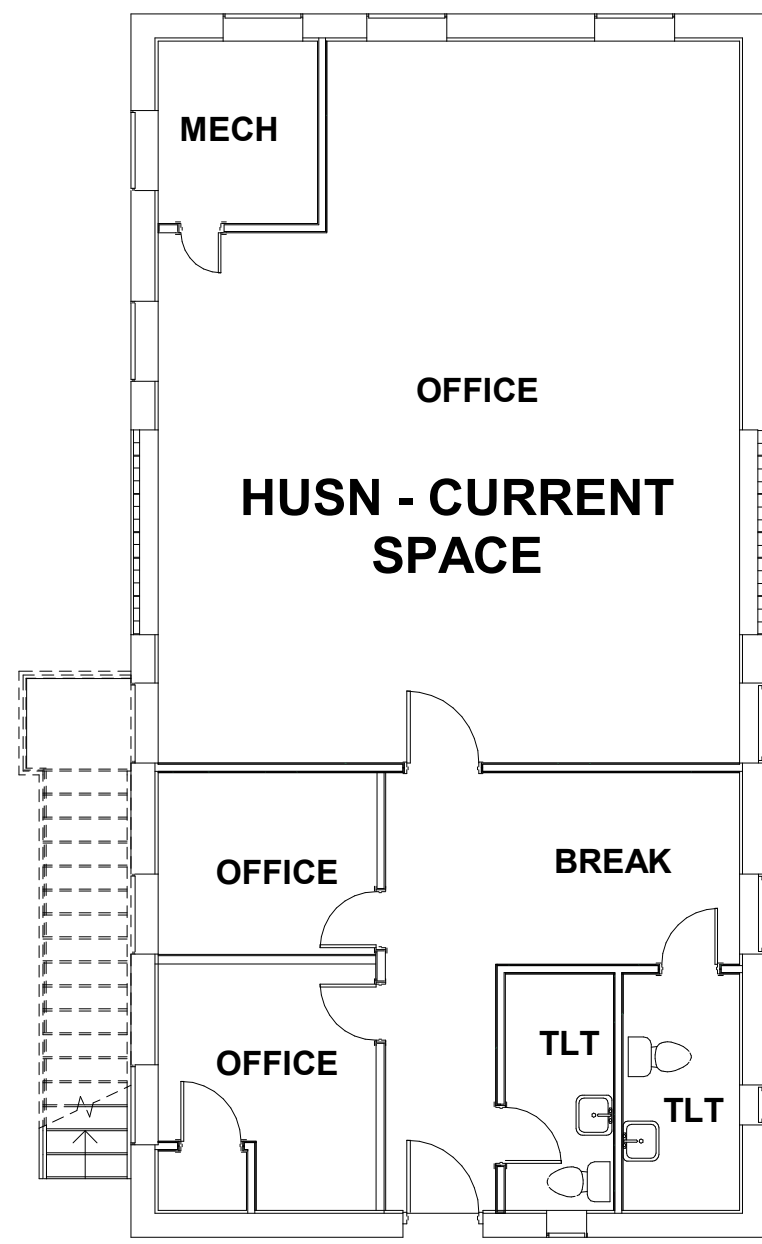
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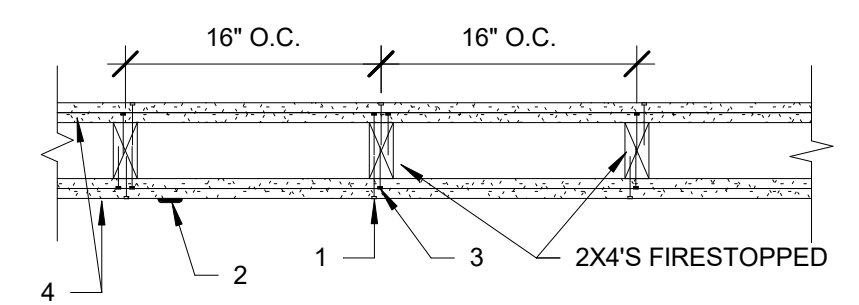
05/02/2022

**PENEGAR BUILDING**  
 176 W FRANKLIN BLVD, GASTONIA, NC  
 APPENDIX B

Sheet No.  
**1.00**



7 BASEMENT FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"



1. NAILHEADS - EXPOSED OR COVERED WITH JOINT FINISHER.
2. JOINTS - EXPOSED OR COVERED WITH FIBER TAPE AND JOINT FINISHER. AS AN ALTERNATE, NOMINAL 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
3. NAILS - 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM, 1/4 IN. DIAM HEADS, AND 8d CEMENT COATED NAIL 2-3/8 IN. LONG, 0.113 IN. SHANK DIAM, 9/32 IN. DIAM HEADS.
4. GYPSUM BOARD - GYPSUM SHEATHING, 5/8" THICK, TWO LAYERS APPLIED EITHER VERTICALLY OR HORIZONTALLY. INNER LAYER ATTACHED TO STUDS WITH THE 1-7/8 IN. NAILS SPACED 6 IN. O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE 2-3/8 IN. LONG NAILS SPACED 8 IN. O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE.

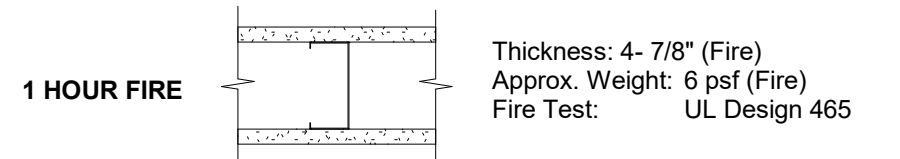
5 UL U301 - 2 HR RATED WALL ASSEMBLY  
1" = 1'-0"

**GA FILE NO. WP 8007 - PROPRIETARY\* - 1 HOUR FIRE**

**GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE, STEEL STUDS**

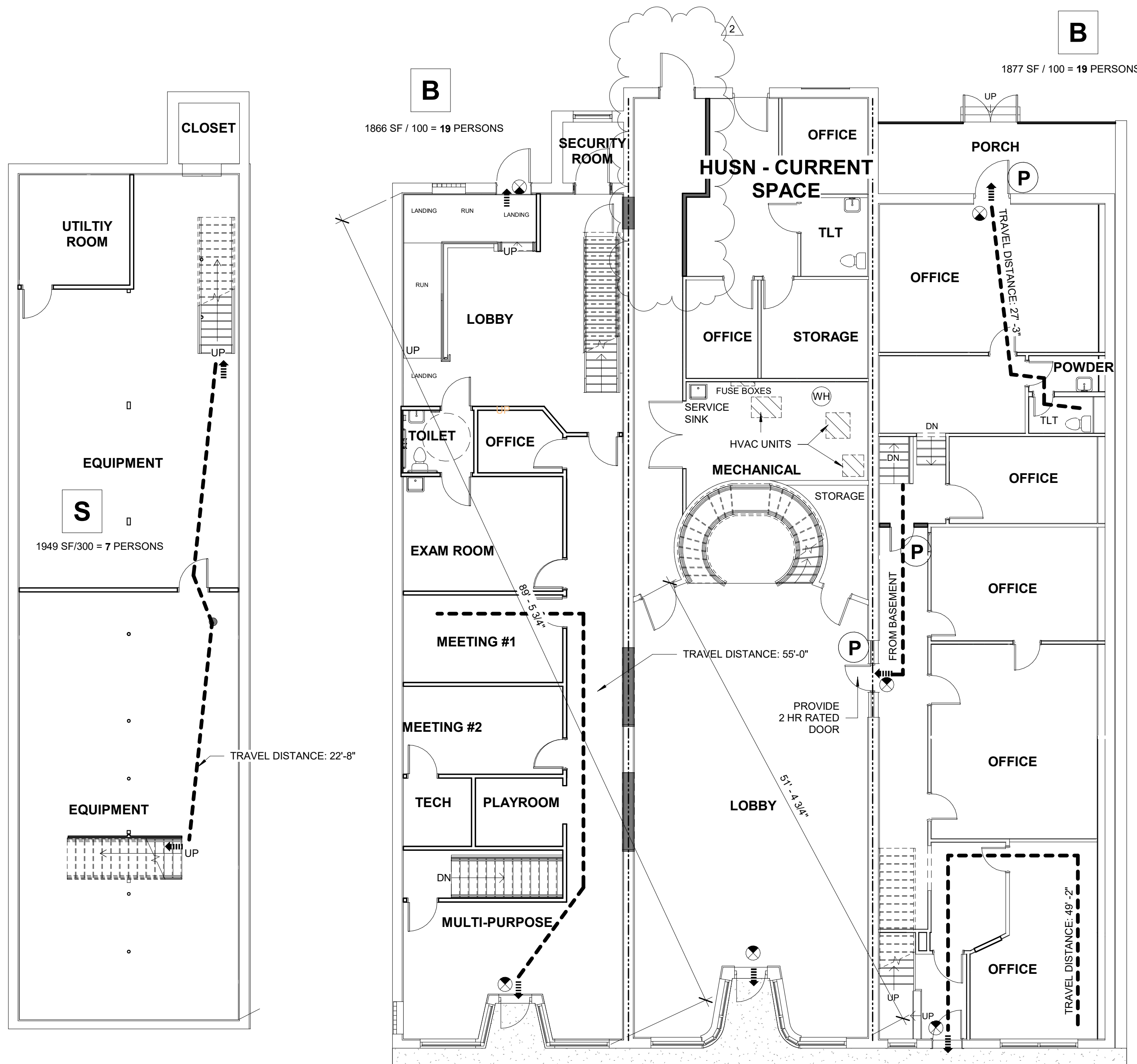
**FIRE DESIGN:**  
EXTERIOR SIDE: One layer 5/8" proprietary type X gypsum board (sheathing) applied parallel or at right angles to 3 5/8", 18 mil steel studs 24" O.C. with 1" Type S corrosion resistant screws 8" O.C. at vertical studs and 12" O.C. at perimeter runners.  
Interior side caulked with flexible, non-hardening building sealant or covered with weather exposed cladding or finish system.

**PROPRIETARY GYPSUM PANEL PRODUCT**  
Georgia-Pacific Gypsum LLC..... 5/8" DensArmor Plus Fireguard Interior Panel  
5/8" Densglass Fireguard Sheathing

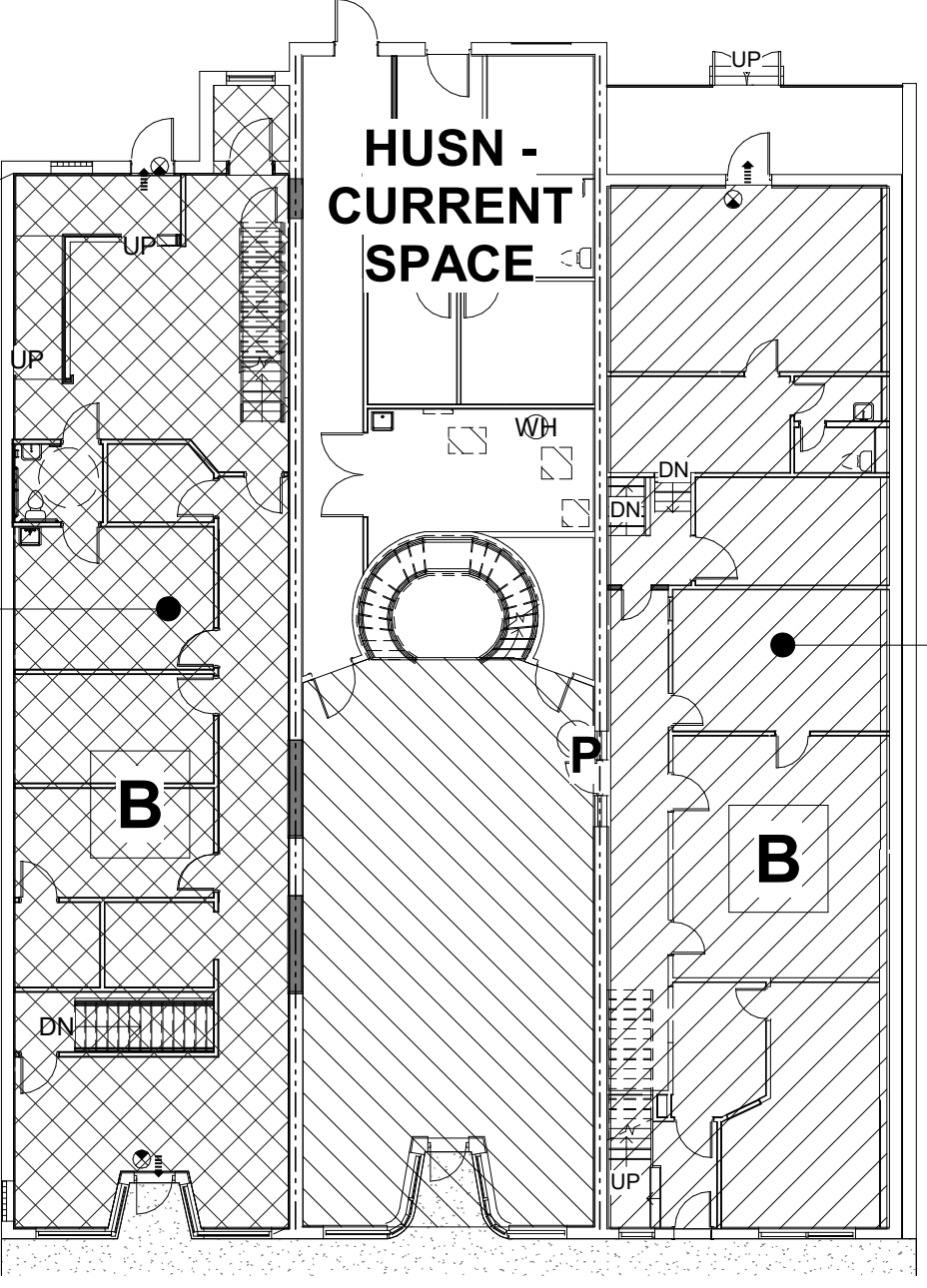
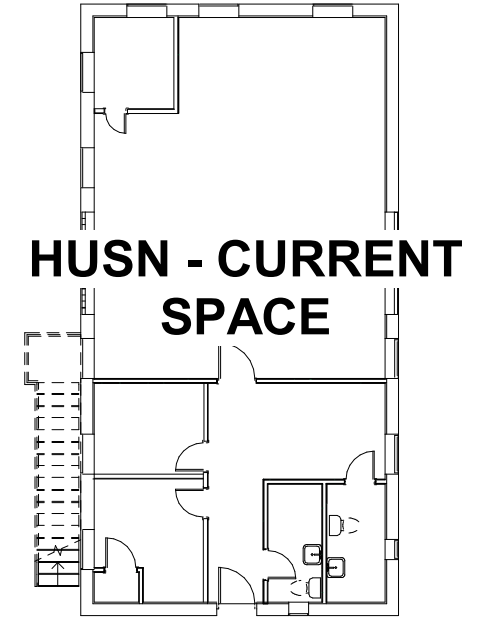


\* Contact the manufacturer for more detailed information on proprietary products

6 UL DETAIL U465  
1 1/2" = 1'-0"

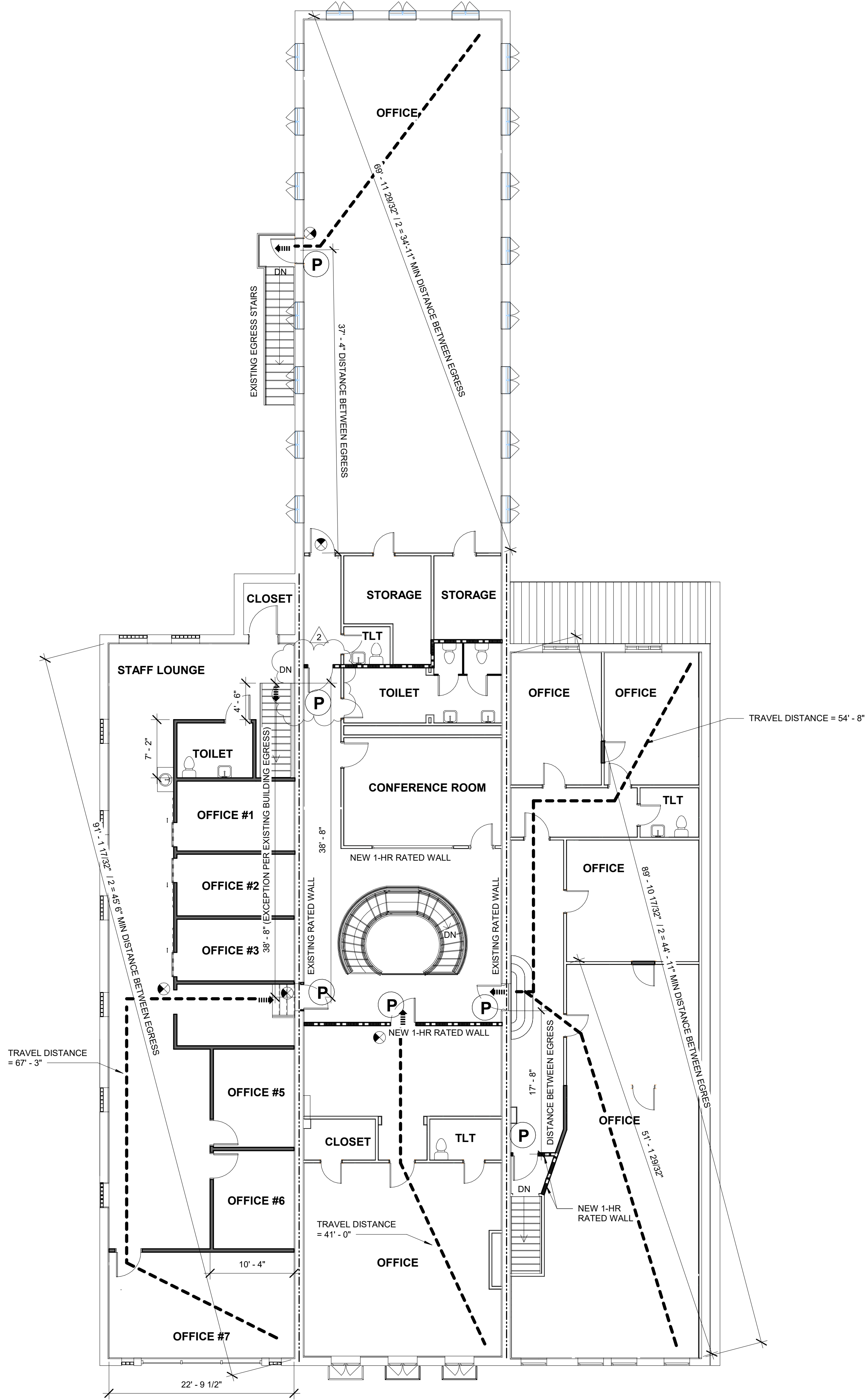


2 FIRST FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"

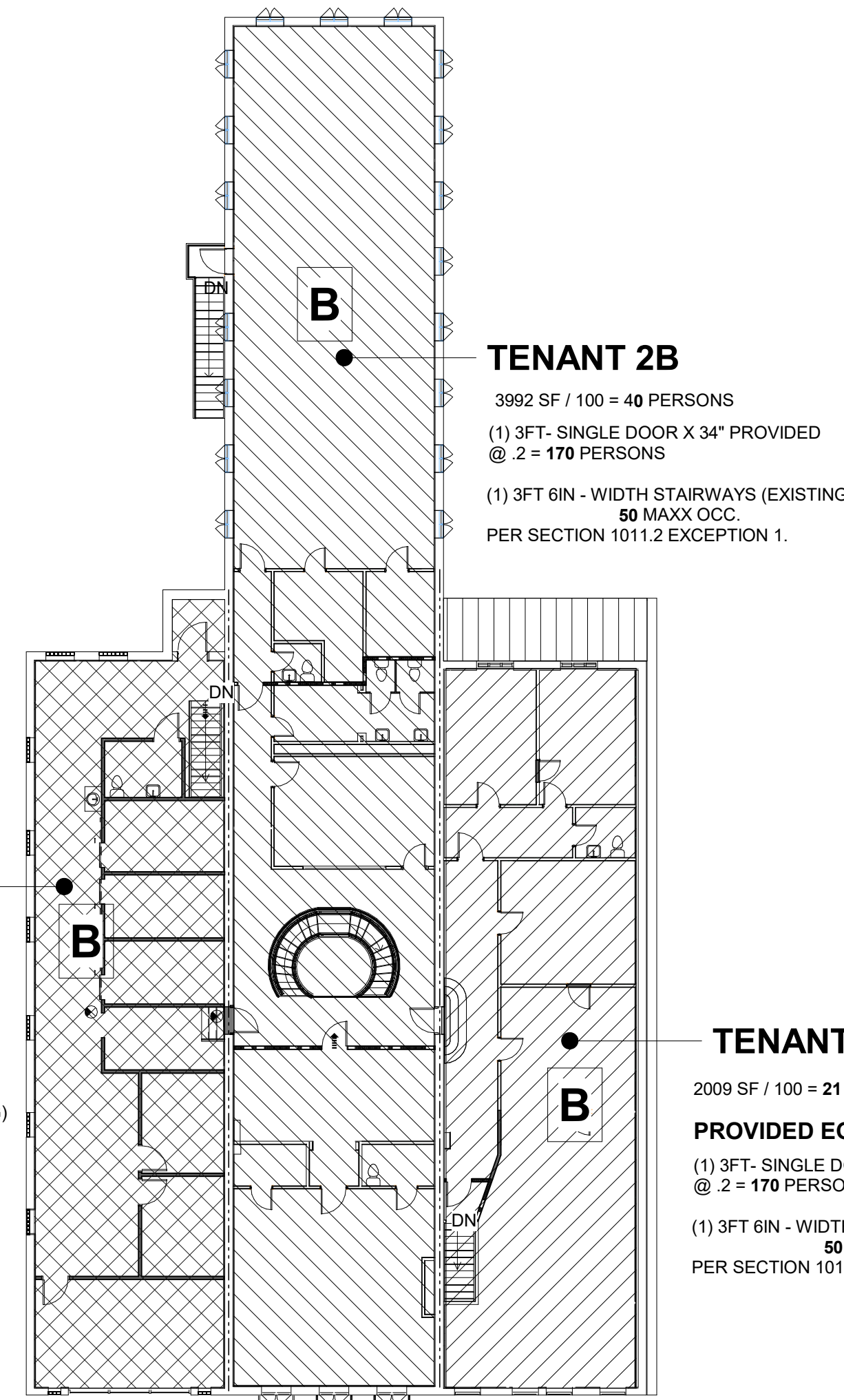


3 1ST FLOOR OCC. AREA CALCULATION  
1/16" = 1'-0"

1 BASEMENT FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"



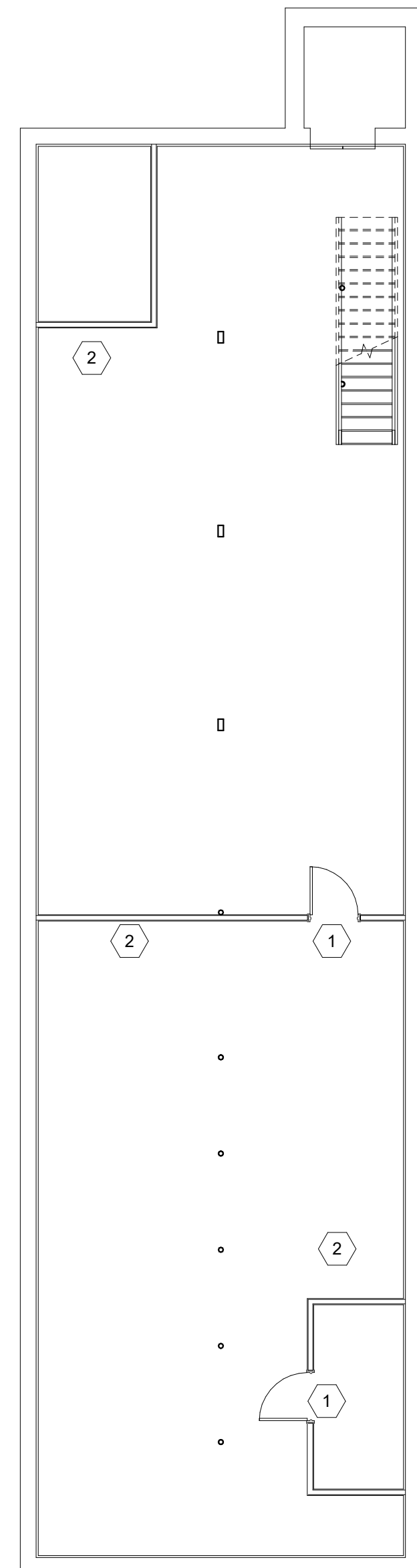
1 SECOND FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"



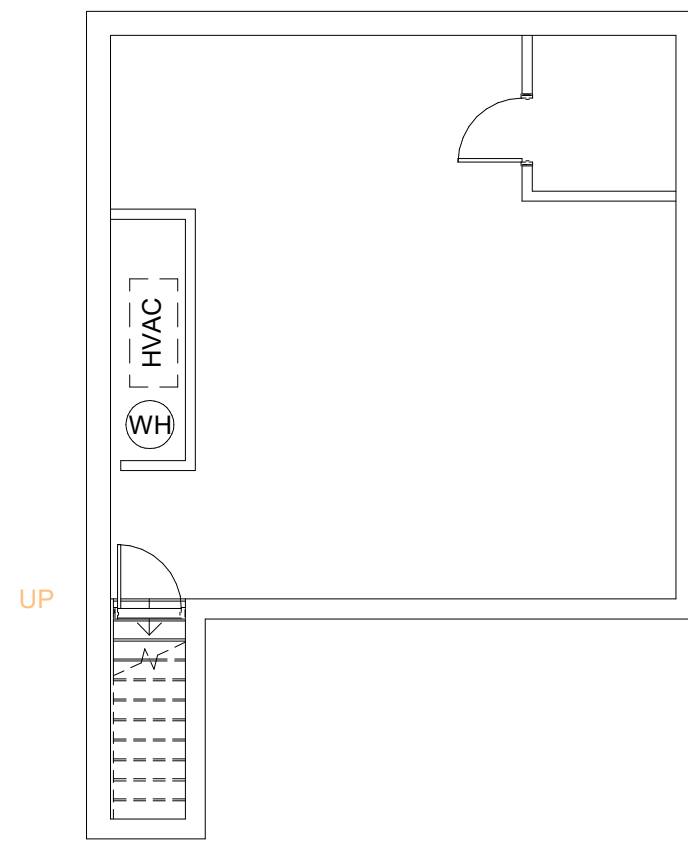
2 2ND FLOOR OCC. AREA CALCULATION  
1/16" = 1'-0"

- NOTE:**
- SEE 2-HR RATED WALL ASSEMBLY
  - EXISTING 2-HR RATED WALL
  - SEE 1-HR RATED WALL ASSEMBLY
  - PANIC DOOR HARDWARE

1. ALL DEMOLITION SHALL BE SAW CUT TO NEAT, STRAIGHT LINES FOR JOINING NEW WORK TO EXISTING.
2. ALL DEMOLITION SHALL BE VERIFIED AND COORDINATED WITH NEW CONSTRUCTION AS DOCUMENTED.
3. CONTRACTOR SHALL PROVIDE AND INSTALL DUST AND DEBRIS PROTECTION IN ALL AREAS OF EXISTING STRUCTURE WHERE NO WORKS IS TO TAKE PLACE. UPON COMPLETION OF WORK DEMOLISH AND REMOVE PROTECTION.
4. CONTRACTOR SHALL RETAIN FIRE RATING AT ALL EXISTING RATED WALLS. ANY AND ALL OPENINGS OR PENETRATIONS LEFT AFTER DEMOLITION MUST BE INFILLED AND/OR SEALED AS REQUIRED BY APPLICABLE CODES.

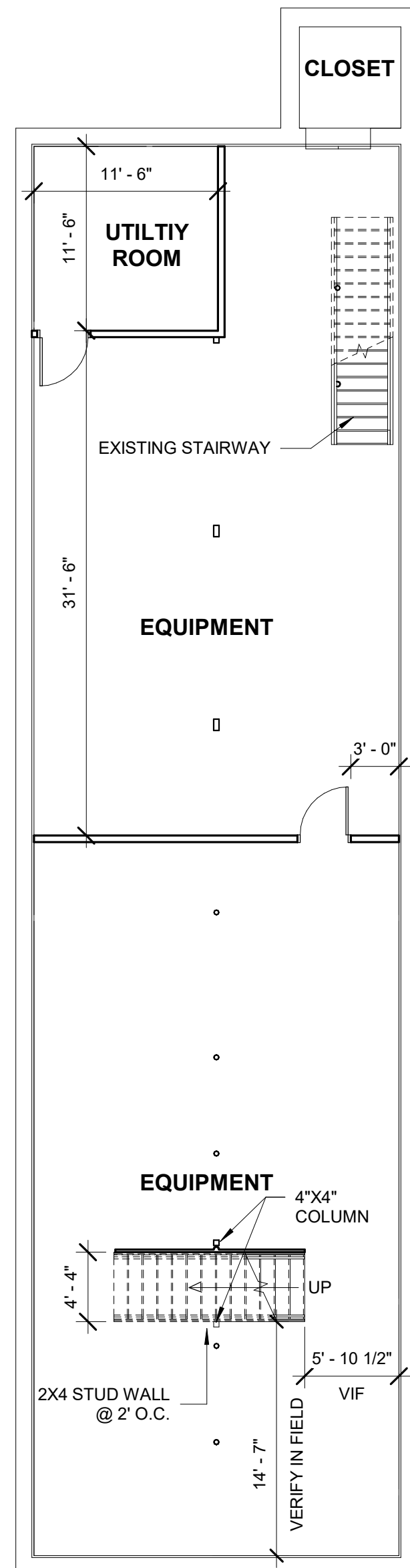


1 BASEMENT FLOOR DEMO PLAN  
1/8" = 1'-0"

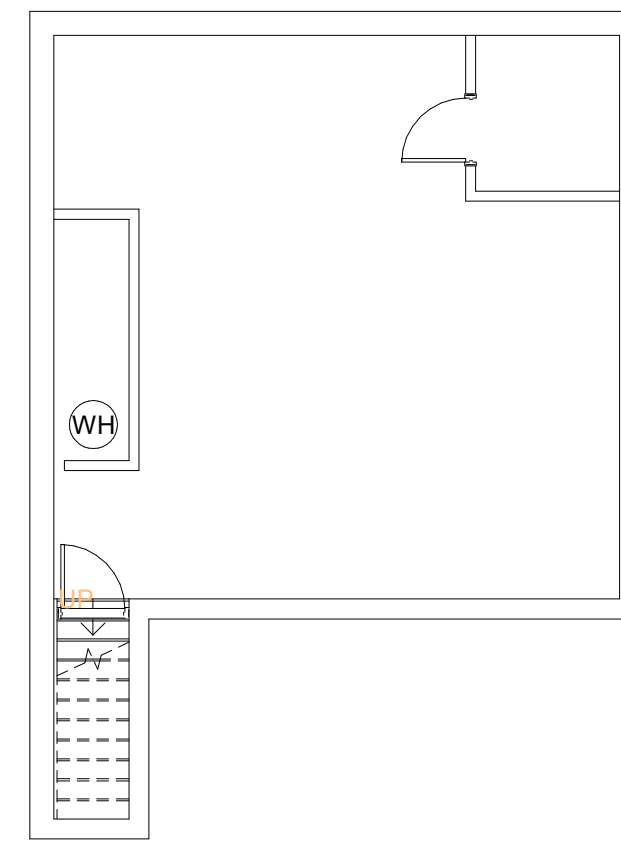


KEYED NOTES :

- 1 - REMOVE DOOR, HARDWARE AND DOOR FRAME
- 2 - DEMO EXISTING WALLS, ELECTRICAL BOXES AND DEVICES (NOTE: LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL ITEMS)



2 BASEMENT FLOOR PLAN  
1/8" = 1'-0"



Project No.  
1725

Date:  
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GC  
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JCS

Revisions:  
1. 2022.09.30  
Owner revision

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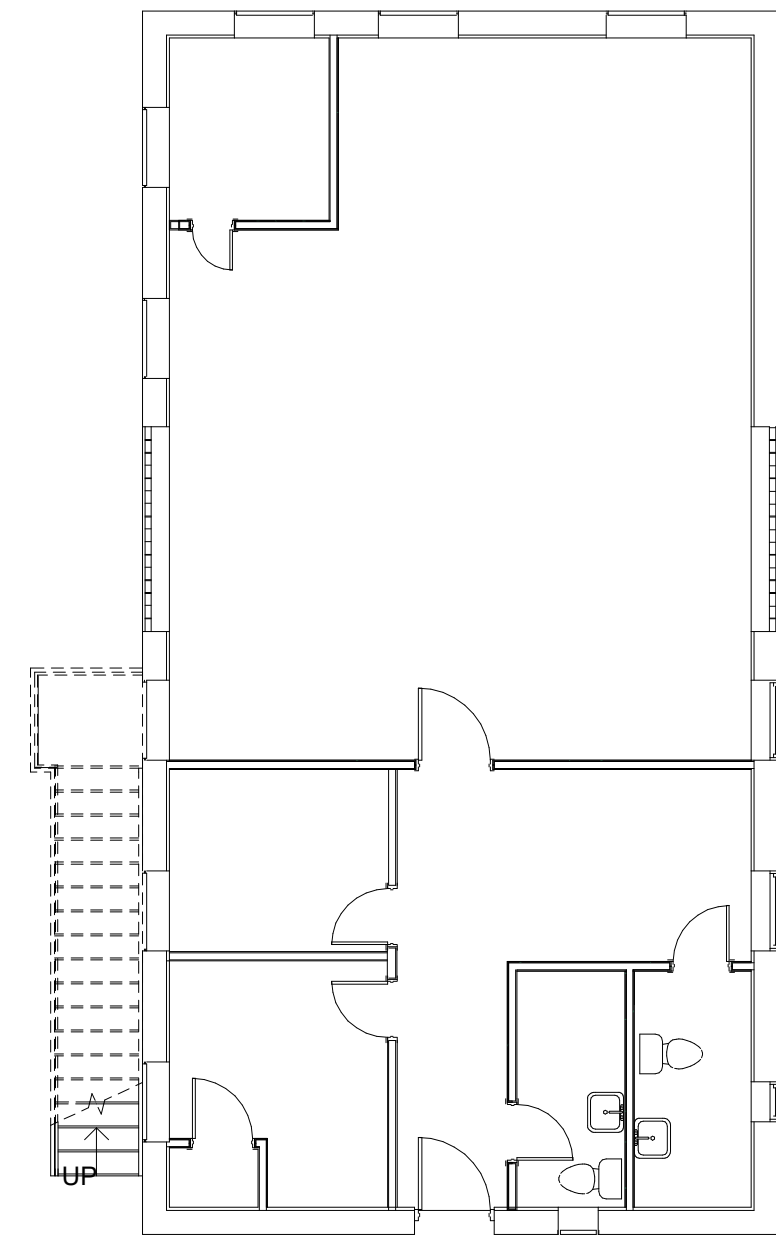
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05/02/2022

PENEGAR BUILDING  
176 W FRANKLIN BLVD, GASTONIA, NC  
BASEMENT FLOOR PLAN

Sheet No.  
4.10

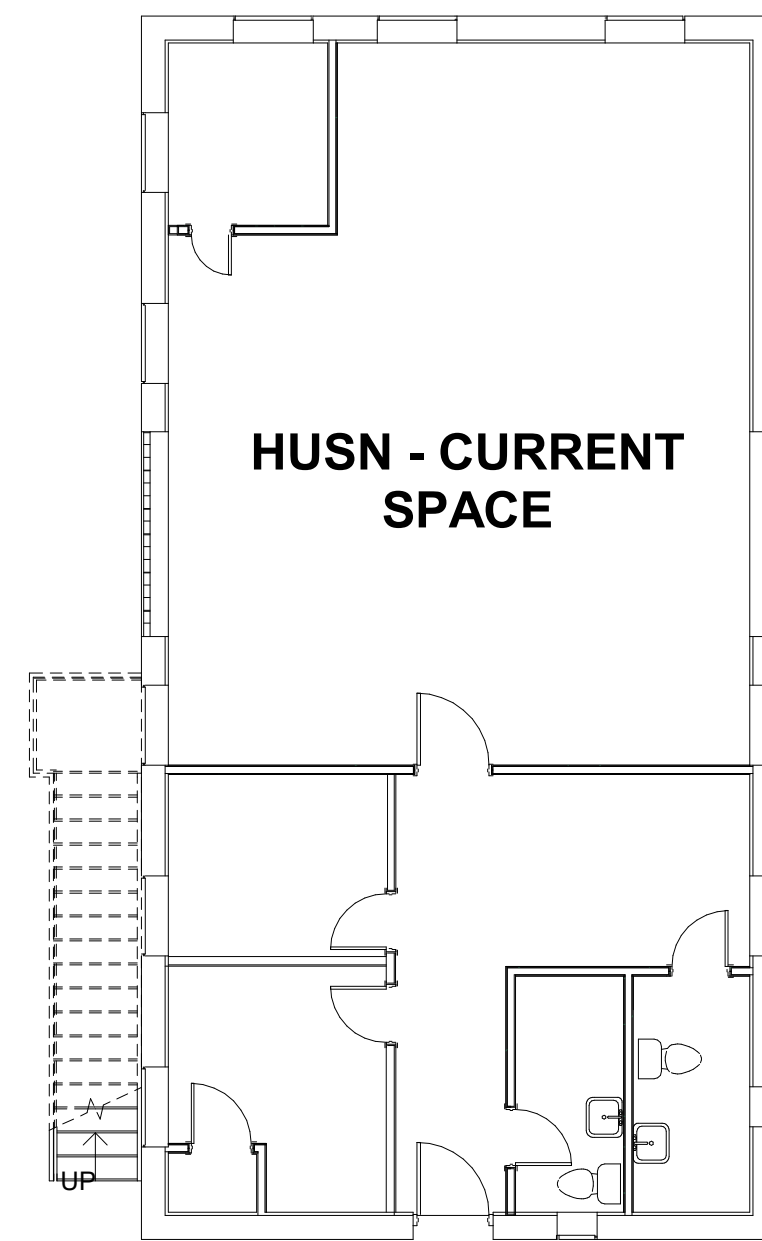
**GENERAL DEMOLITION NOTES**

1. ALL DEMOLITION SHALL BE SAW CUT TO NEAT, STRAIGHT LINES FOR JOINING NEW WORK TO EXISTING.
2. ALL DEMOLITION SHALL BE VERIFIED AND COORDINATED WITH NEW CONSTRUCTION AS DOCUMENTED.
3. CONTRACTOR SHALL PROVIDE AND INSTALL DUST AND DEBRIS PROTECTION IN ALL AREAS OF EXISTING STRUCTURE WHERE NO WORKS IS TO TAKE PLACE. UPON COMPLETION OF WORK DEMOLISH AND REMOVE PROTECTION.
4. CONTRACTOR SHALL RETAIN FIRE RATING AT ALL EXISTING RATED WALLS. ANY AND ALL OPENINGS OR PENETRATIONS LEFT AFTER DEMOLITION MUST BE INFILLED AND/OR SEALED AS REQUIRED BY APPLICABLE CODES.



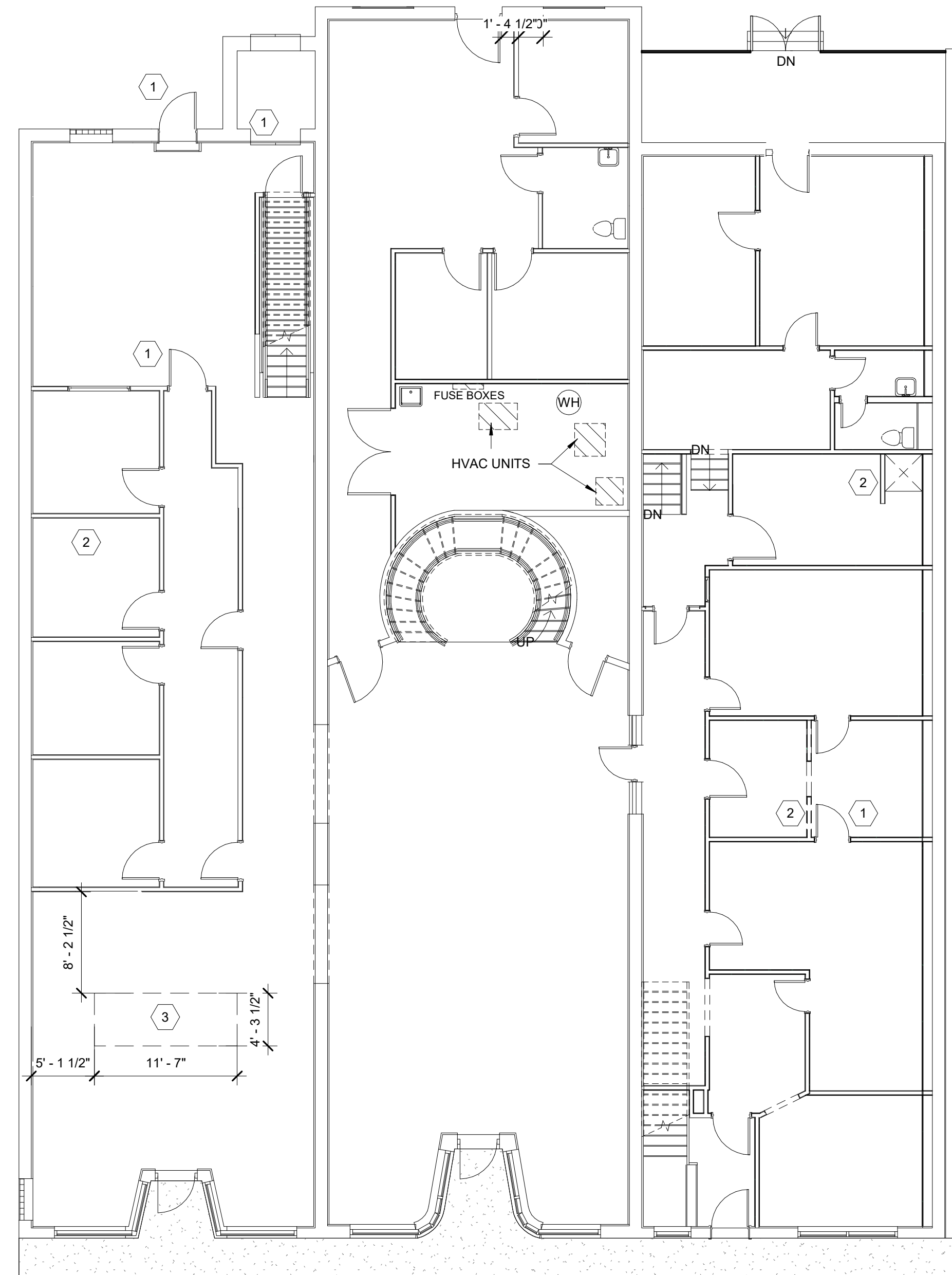
**KEYED NOTES :**

- 1 - REMOVE DOOR, HARDWARE AND DOOR FRAME.
- 2 - DEMO EXISTING WALLS, ELECTRICAL BOXES AND DEVICES (NOTE: LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL ITEMS)
- 3 - CREATE FLOOR OPENING, REFER TO NEW FLOOR PLAN

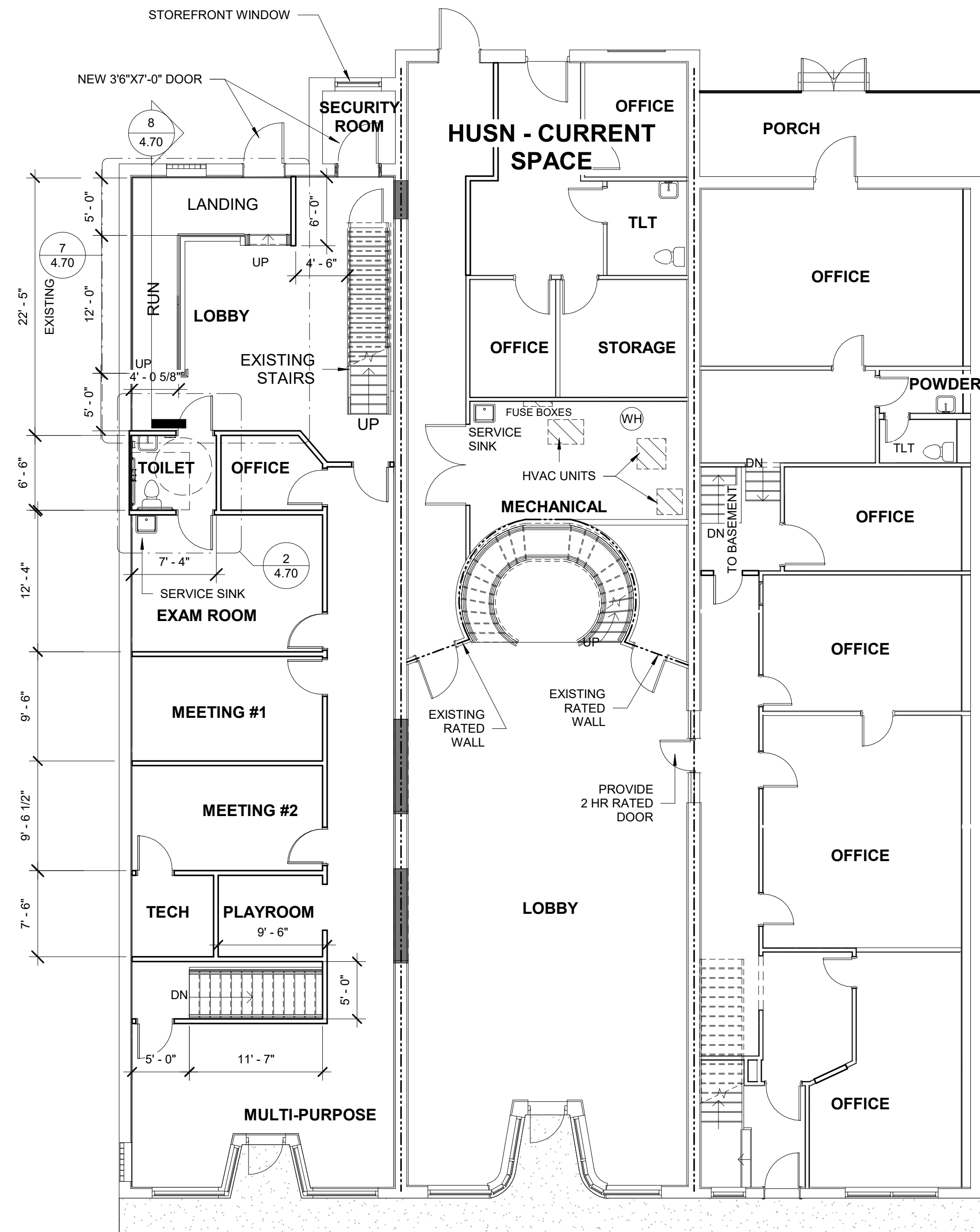


**NOTE:**

- SEE 2-HR RATED WALL ASSEMBLY
- EXISTING 2-HR RATED WALL



1 FIRST FLOOR DEMO PLAN  
1/8" = 1'-0"



2 FIRST FLOOR PLAN  
1/8" = 1'-0"

Project No.  
**1725**

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11/17/2023 3:18:35 PM  
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JCS  
Revisions:  
1. 2022.09.30  
Owner revision  
2. 2023.01.11  
Inspection and owner  
revisions

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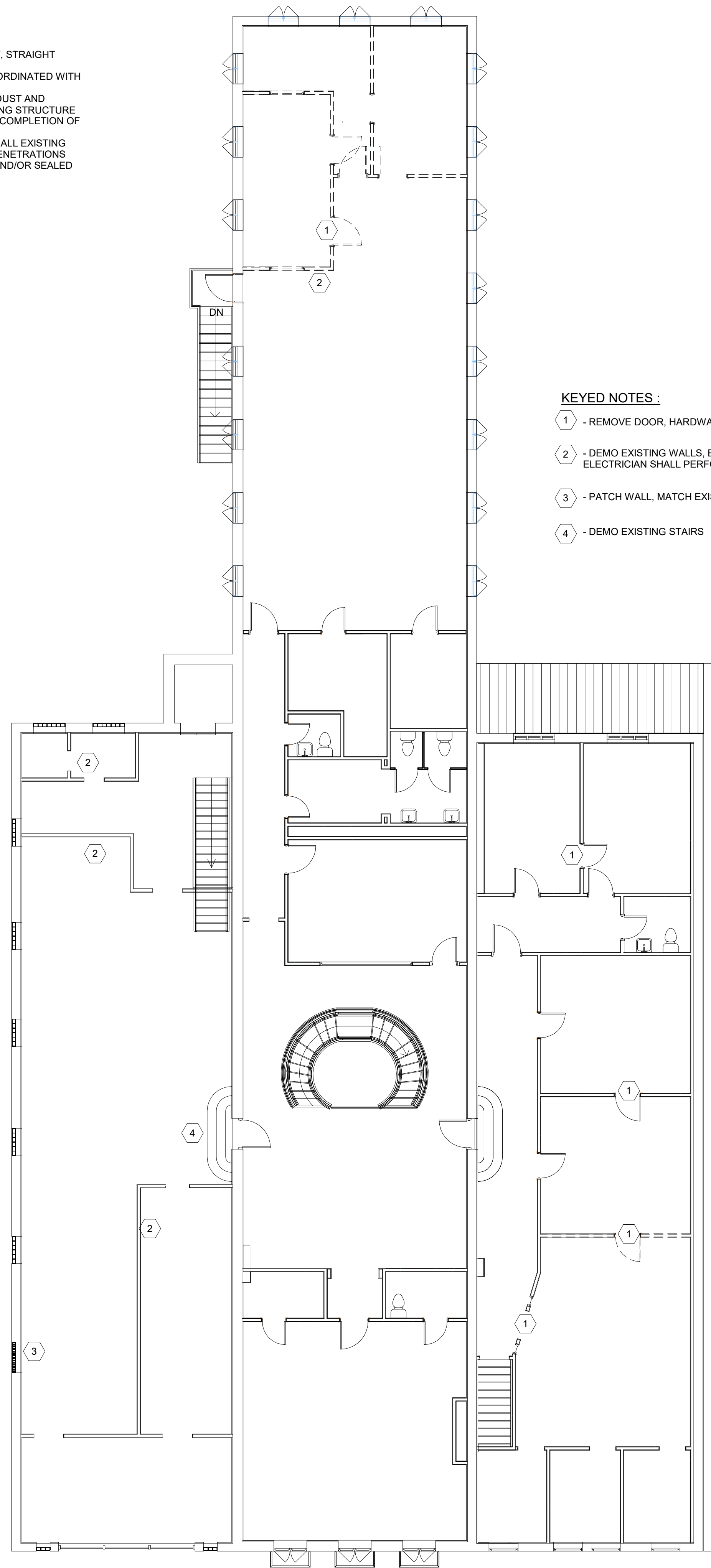


PENEGAR BUILDING  
176 W FRANKLIN BLVD, GASTONIA, NC  
FIRST FLOOR PLAN

Sheet No.  
**4.11**

**GENERAL DEMOLITION NOTES**

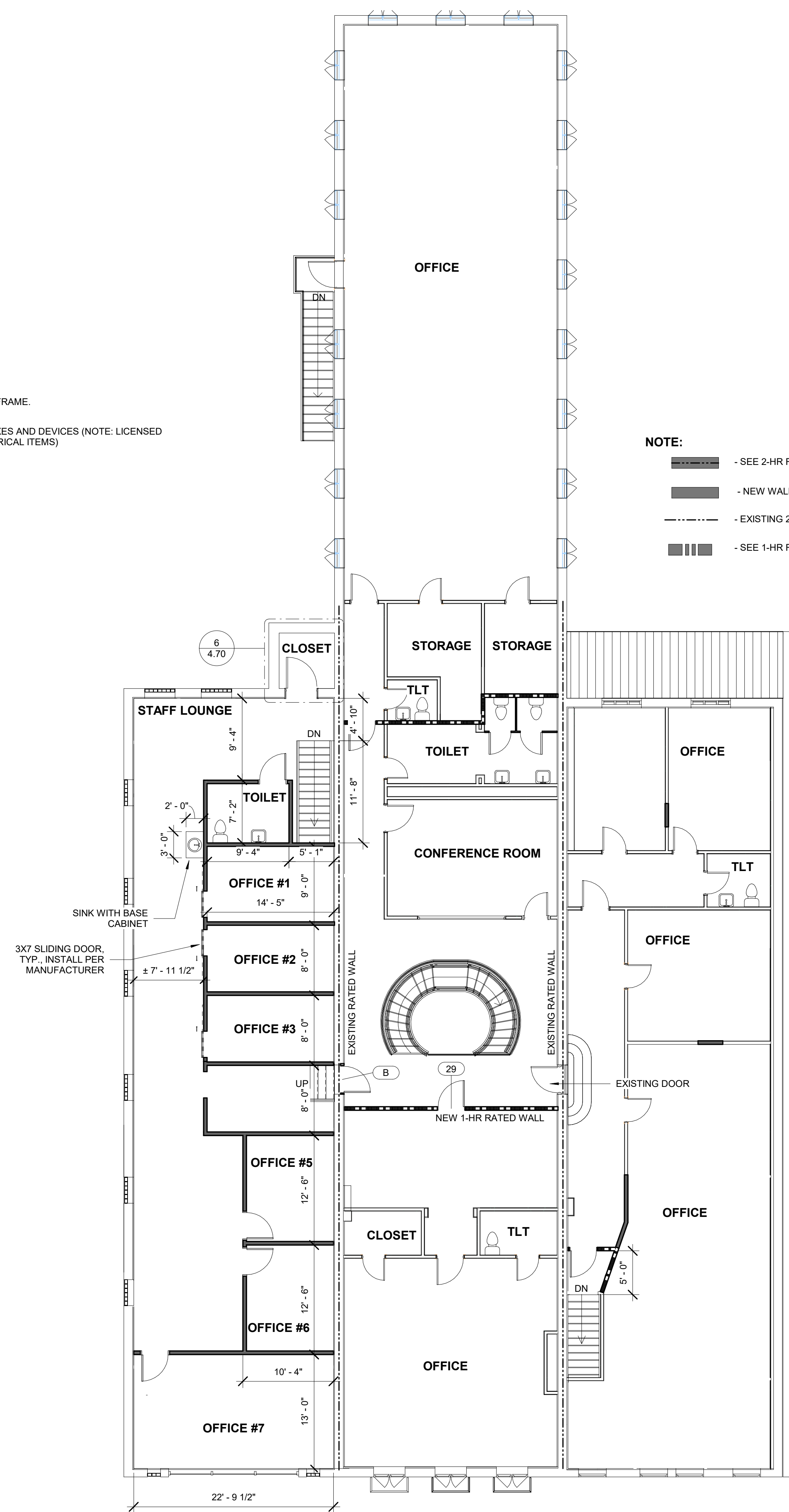
1. ALL DEMOLITION SHALL BE SAW CUT TO NEAT, STRAIGHT LINES FOR JOINING NEW WORK TO EXISTING.
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4. CONTRACTOR SHALL RETAIN FIRE RATINGS AT ALL EXISTING RATED WALLS. ANY AND ALL OPENINGS OR PENETRATIONS LEFT AFTER DEMOLITION MUST BE INFILLED AND/OR SEALED AS REQUIRED BY APPLICABLE CODES.



① SECOND FLOOR DEMO PLAN  
1/8" = 1'-0"

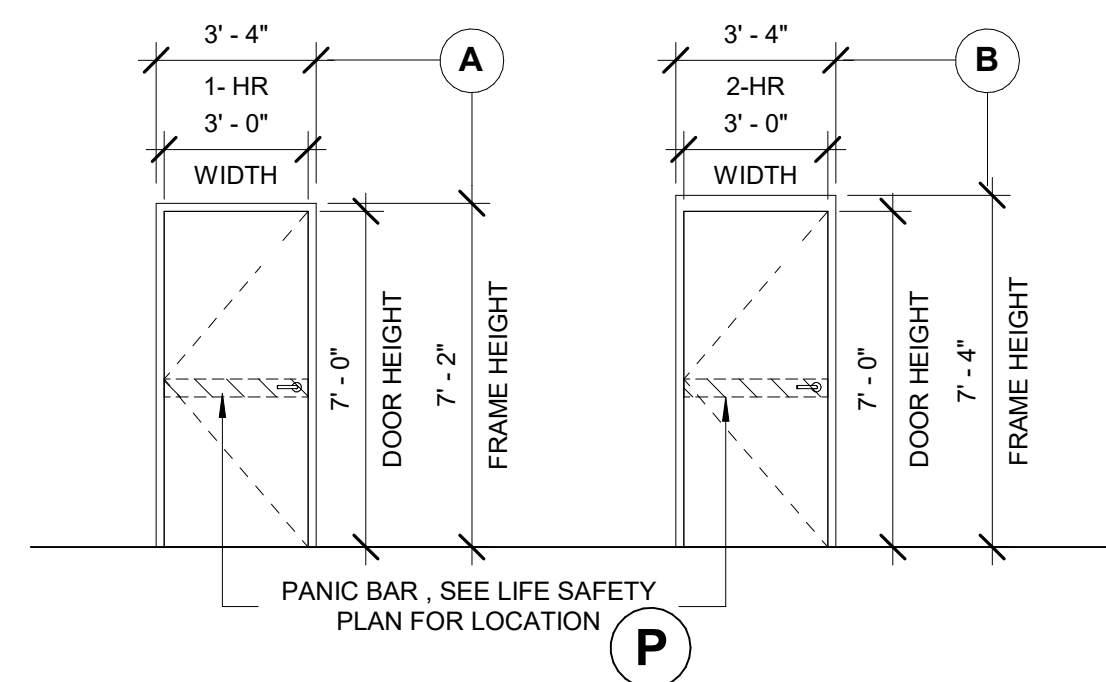
**KEYED NOTES:**

- ① - REMOVE DOOR, HARDWARE AND DOOR FRAME.
- ② - DEMO EXISTING WALLS, ELECTRICAL BOXES AND DEVICES (NOTE: LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL ITEMS)
- ③ - PATCH WALL, MATCH EXISTING
- ④ - DEMO EXISTING STAIRS



**NOTE:**

- SEE 2-HR RATED WALL ASSEMBLY
- NEW WALL ASSEMBLY
- EXISTING 2-HR RATED WALL
- SEE 1-HR RATED WALL ASSEMBLY



○ DOOR TYPE  
1/4" = 1'-0"

② SECOND FLOOR PLAN  
1/8" = 1'-0"

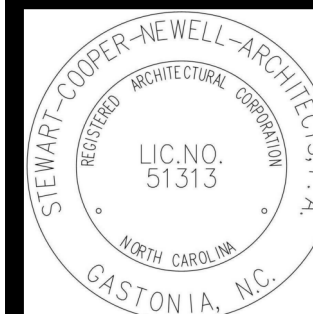
Project No.  
**1725**

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Revisions:  
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Owner revision  
2. 2023.01.11  
Inspection and owner  
revisions

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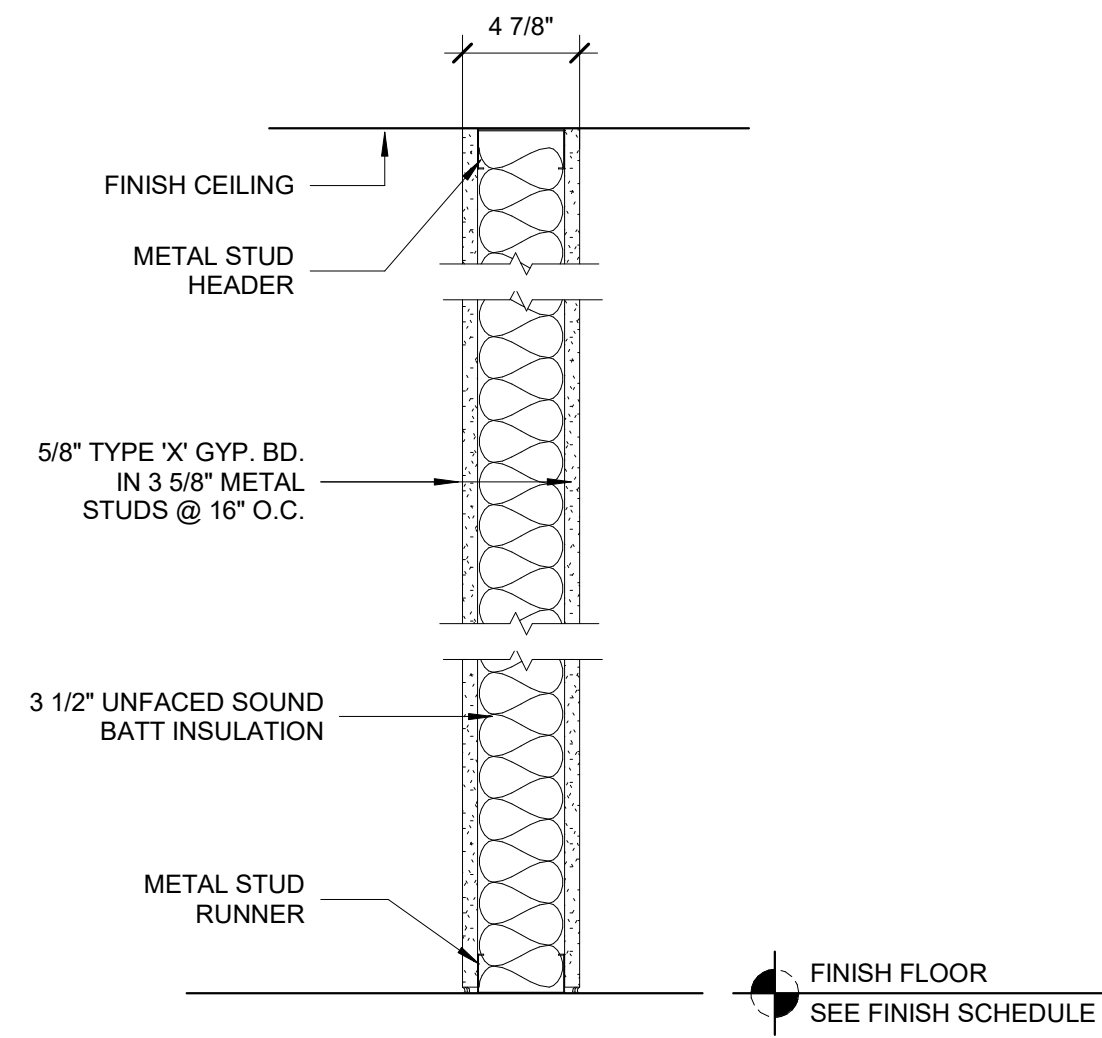
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05/02/2022

PENEGAR BUILDING  
176 W FRANKLIN BLVD, GASTONIA, NC  
SECOND FLOOR PLAN

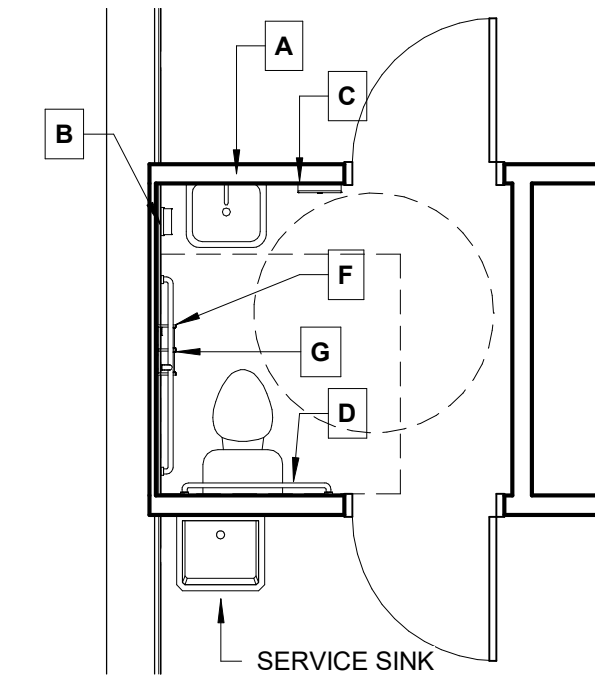
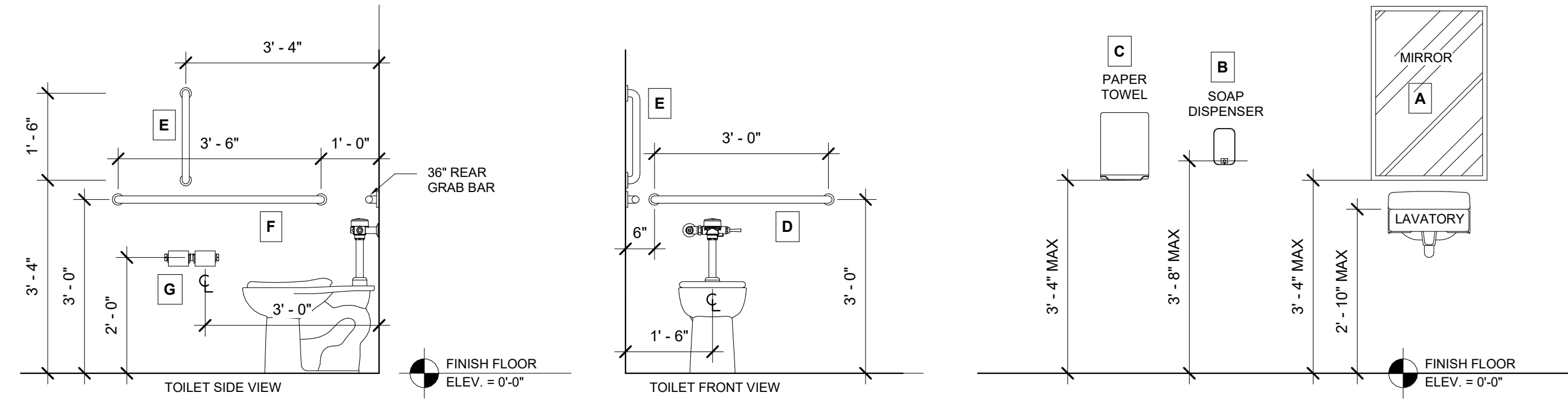
Sheet No.  
**4.12**

**WALL TYPE:**

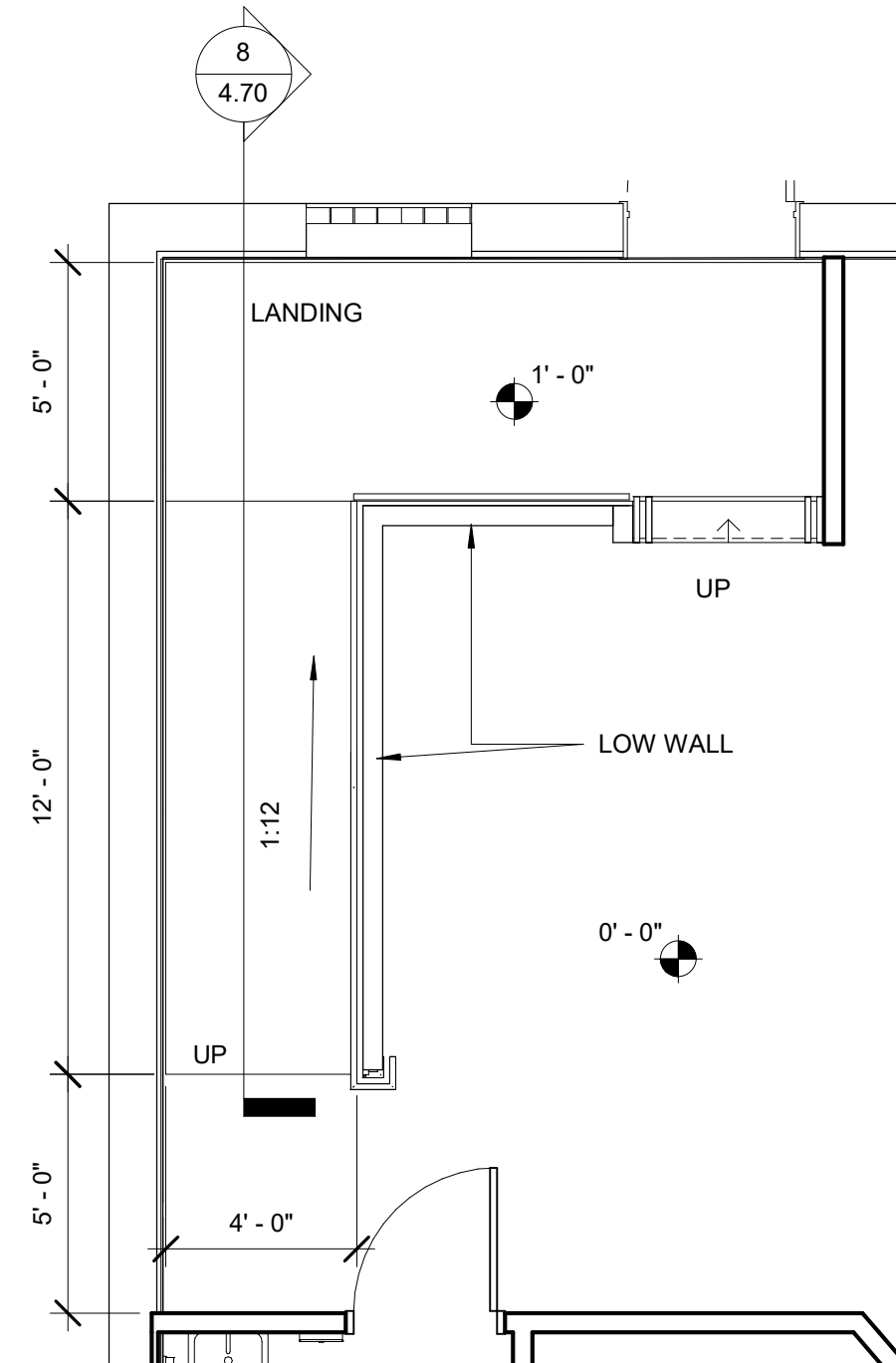


1 TYPICAL WALL ASSEMBLY  
1/4" = 1'-0"

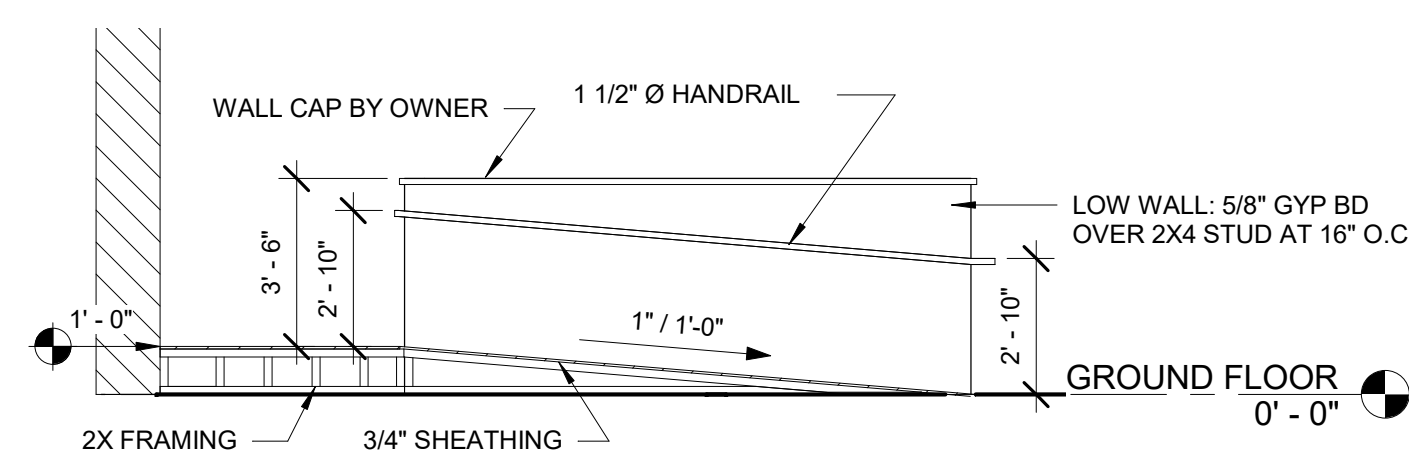
**TOILET ACCESSORY MOUNTING HEIGHTS FOR HANDICAPPED**



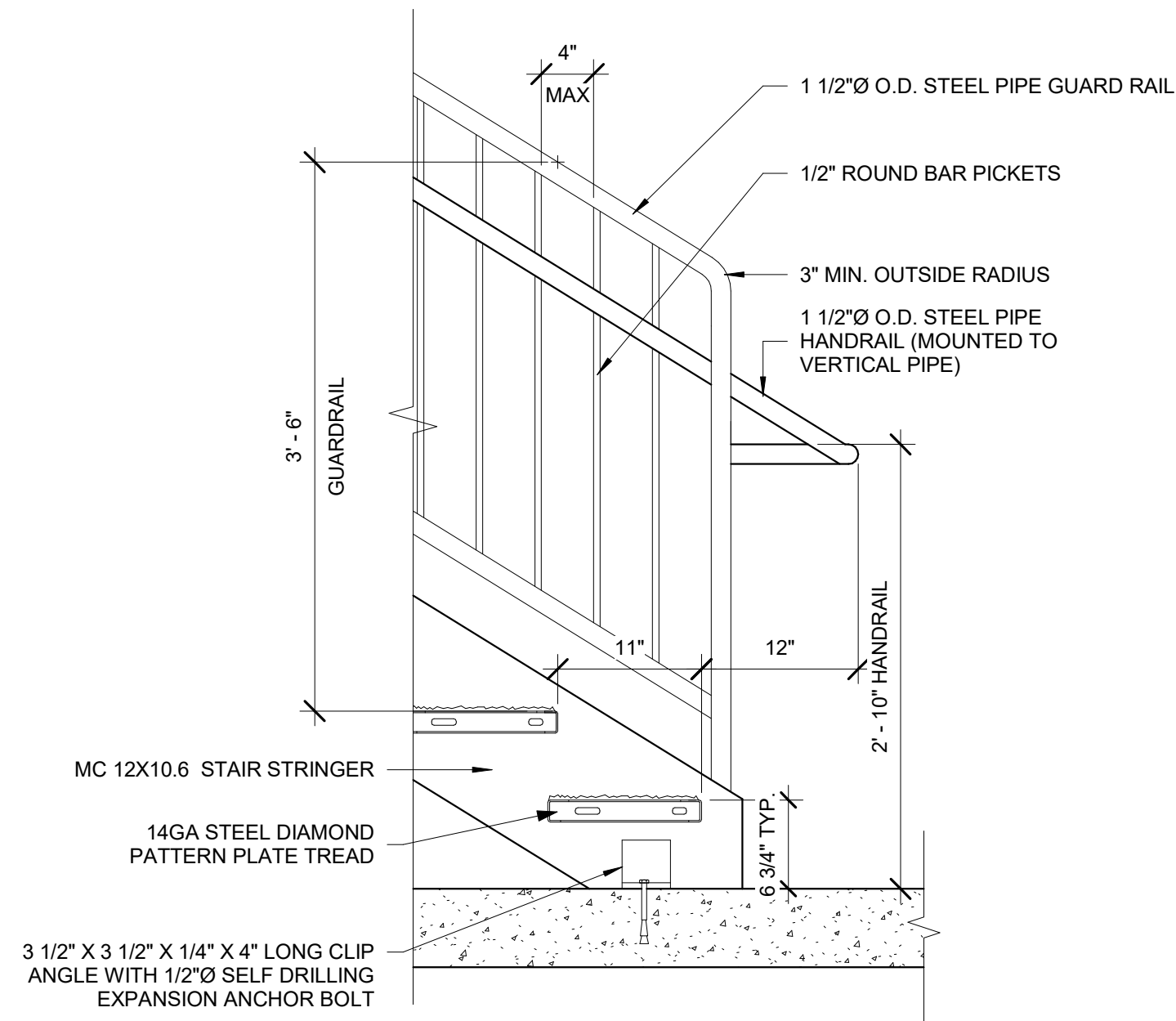
2 ENLARGED TOILET PLAN  
1/4" = 1'-0"



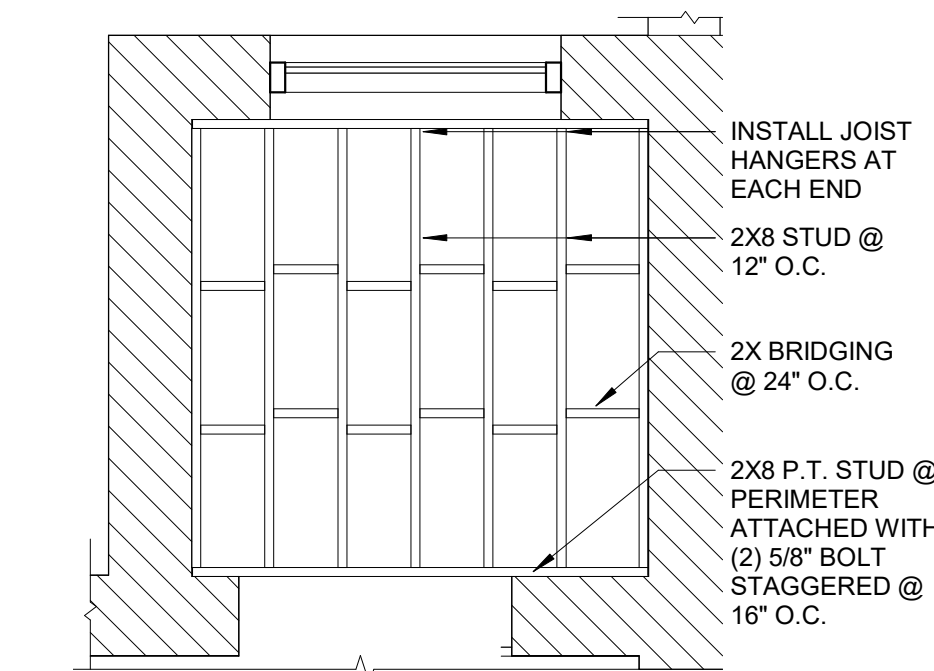
7 ADA RAMP PLAN  
1/4" = 1'-0"



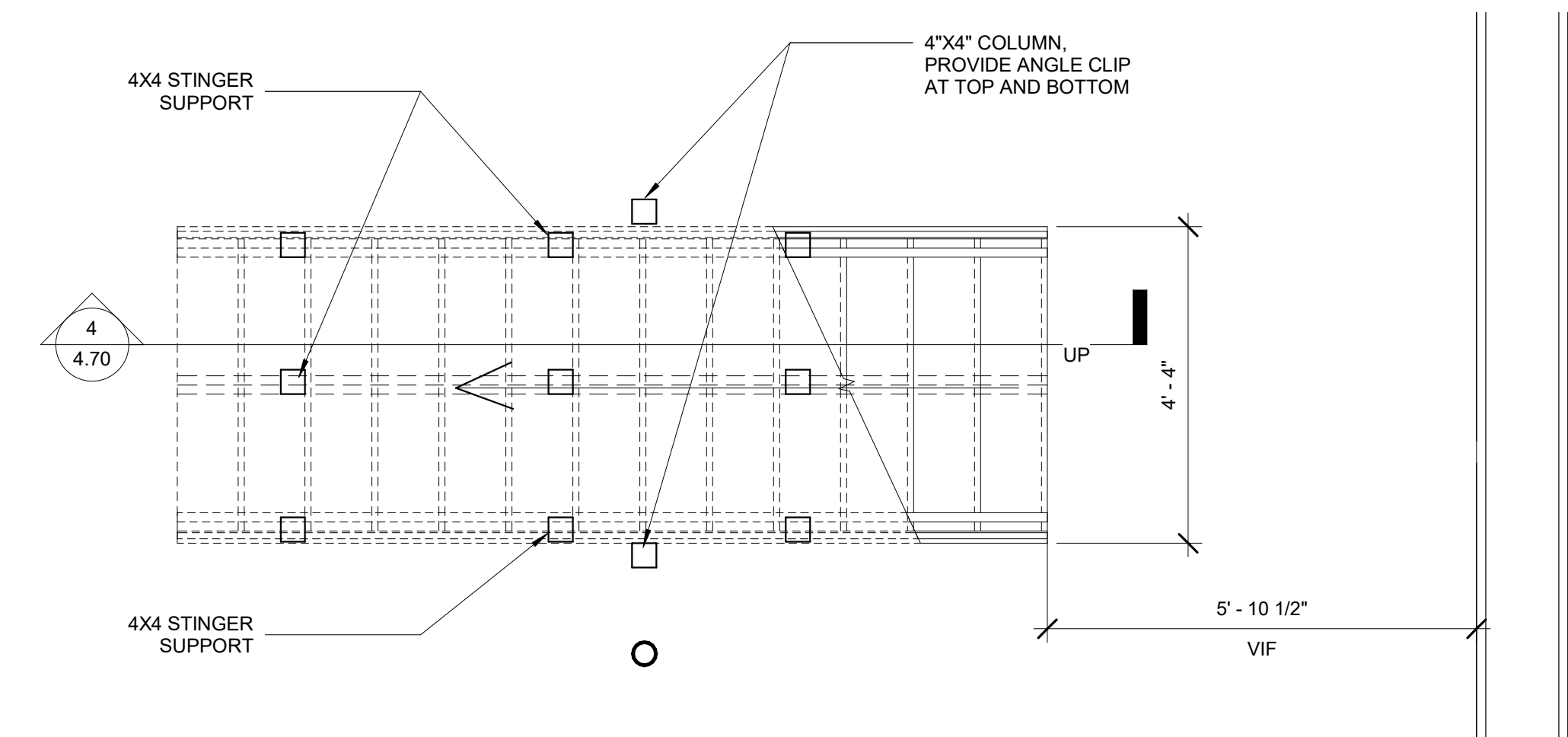
8 RAMP SECTION DETAIL  
1/4" = 1'-0"



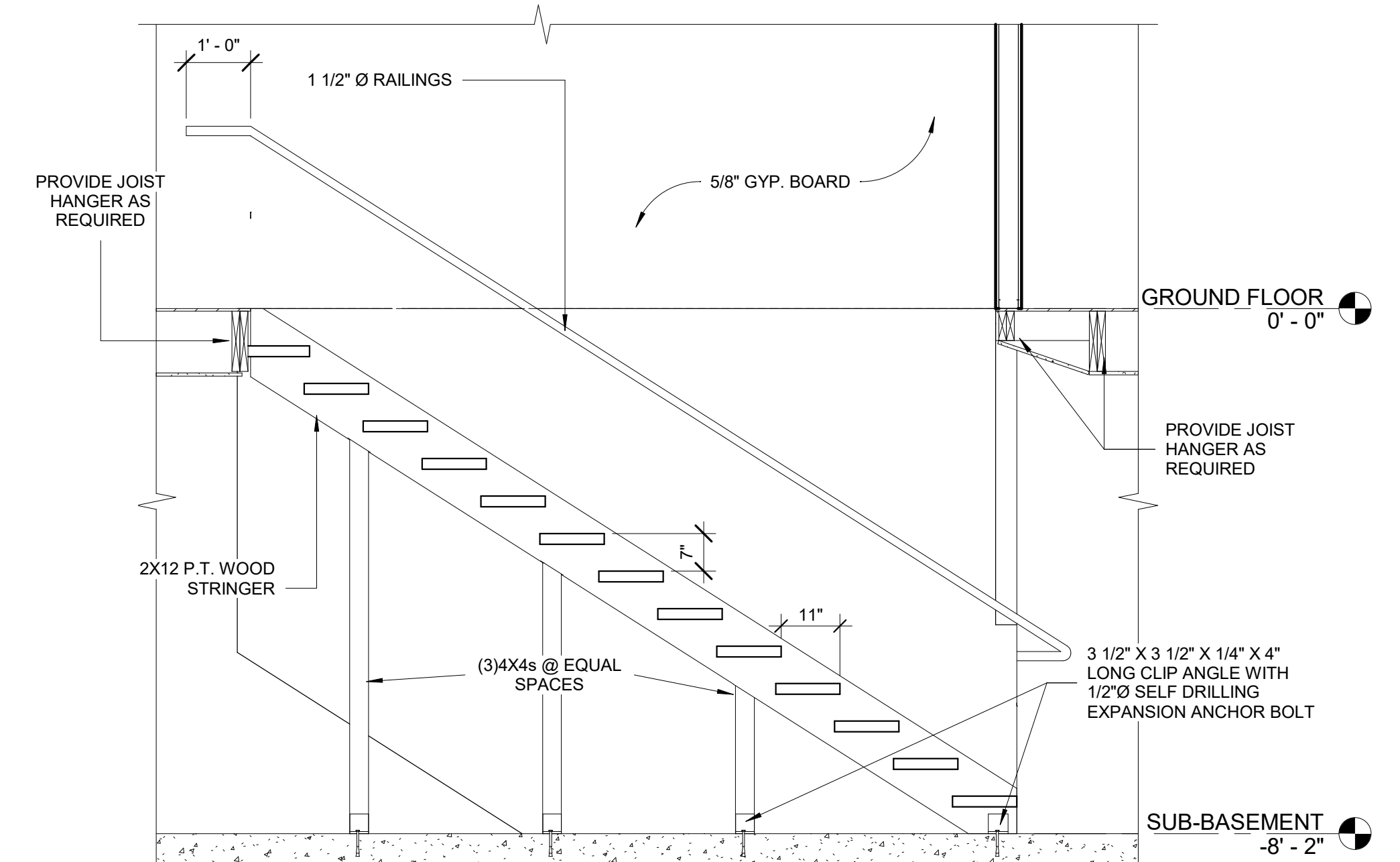
5 STAIR RAIL DETAIL  
1" = 1'-0"



6 STORAGE ROOM FRAMING PLAN, TYP.  
3/8" = 1'-0"



3 BASEMENT STAIR PLAN  
1/2" = 1'-0"



4 STAIR SECTION DETAIL  
1/2" = 1'-0"