CERTIFICATE OF APPROPRIATENESS
Minor Works

CERTIFICATE NUMBER: 16-56 **DATE ISSUED: 8/24/16**

ISSUED TO: **Robert Horsley**

NAME OF LANDMARK: **Parks-Cramer Building**

ADDRESS OF LANDMARK: **2000 South Boulevard**
Charlotte, N.C.

TAX PARCEL NUMBER: **12103109**

ADDRESS OF APPLICANT: **1221 Main Street, Suite 1000**
Columbia, SC 29201

APPLICANT'S TELEPHONE NUMBER: 803-261-6724

The Historic Landmarks Commission has reviewed the proposed activity and has found the following aspects to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and, therefore, has found them to be appropriate:

Alterations to the interior of the building as shown on the attached plan.

This Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit with a six-month period will be considered as a failure to comply with this Certificate, and the Certificate will become invalid. If a building or demolition permit is not required, the approved activity must be completed within a six-month period from the date of issuance. This Certificate can be renewed by the Historic Landmarks Commission upon written request for the applicant with a valid reason for failure to comply with the six-month deadline. This Certificate in no way removes the responsibility of the owner of a structure in a local historic district to obtain a Certificate of Appropriateness from the Charlotte Historic District Commission.

By: _____, Preservation Planner, Charlotte-Mecklenburg Landmarks Commission.

McClure Nicholson Montgomery
ARCHITECTS

DRAWING INDEX

ARCHITECTURAL

STRUCTURAL

ATHERTON MILL- LANDLORD IMPROVEMENTS-
FLOOR REPLACEMENT AT UNIT 640 & CORRIDOR
2000 South Blvd., Charlotte, NC

A0.1

2012 NC REHAB CODE- APPENDIX B

2012 APPENDIX B
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(Includes: New Construction, Upfits, Renovations, Additions)
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

a. Project Information – (Required information for all projects)

Name of Project: Atherton Mill-Floor Replacement in Unit 640 and Partial Corridor (Landlord Improvements)
Address: 2000 South Blvd., Suite 640 Charlotte, NC Zip Code: 28203
Proposed Use: Business (existing)
Owner/Authorized Agent: Jim Montgomery, AIA Phone # (704) 332-6763
Owned By: Atherton Mill (E-A), LLC ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City Charlotte ☐ County ☐ State

b. Project Summary/ Alternative Means of Compliance – (Required information for all projects)

Does this project have air rights, easements, an assumed or deeded property line, no build easements or other circumstances similar to the aforementioned? Yes ____ No __X__

Check if applicable to your project

☐ RTAP (Revisions to approved plans)

Gross Building Area:

Floor	Existing (sq ft)	New (sq ft)	Alt./Ren.	Sub-Total
Project Work Area*	2,072			2,072
6th Floor				
5th Floor				
4th Floor				
3rd Floor	1,158			1,158
2nd Floor	6,901			6,901
Mezzanine	2,962			2,962
1st Floor	44,961			44,961
Basement	2,014			2,014
TOTAL	57,996*			57,996**

* Project work area includes 1,570 sf in Unit 640 (total for this project 2,072 sf)
** Gross SF (above) is calculated to interior face of exterior walls per 2012 NCSBC definition.

h. Allowable Area / Occupancy Classification – (Required Information for all projects)

Occupancy(s): (Chapter 3) (The facility is Mixed Occupancy with (B), (M) and (A-2) occupancies. The affected suite is office (B))

Assembly (303) ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business (304) ☒ B
Educational (305) ☐ E
Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
Mercantile (309) ☐ M
Residential (310) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage (311) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☐ U

Accessory Occupancies (§ 105): (508) If Applicable

Incidental Uses: If applicable- areas with additional requirements (Table 509.2.5):
☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
☐ Refrigerant machine room

c. Design Professional Information – (Required Information for all Projects)

LEAD DESIGN PROFESSIONAL: Jim Montgomery, AIA

Designer	Firm	Name	License #	Telephone #	E-mail
Architectural	McClure Nicholson Montgomery Architects	Jim Montgomery	6267	(704) 332-6763	
Civil					
Electrical					
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural	Walker Engineering	David Walker	14551	(704) 366-5554	
Retaining Walls >5' High					
Other					

d. Type of work being performed – (Required Information for all Projects)

What type of work is being performed?

☐ New Construction

☐ Addition

☐ Upfit (First Time Interior Completion)

☒ Alteration/Renovation (Previously Occupied Space) (Removal and replacement of existing materials and replacement with like materials)

☐ Hydrogen cutoff rooms, not classified as Group H
☐ Incinerator rooms
☐ Laundry rooms over 100 square feet
☐ Waste and linen collection rooms over 100 square feet

Special Provisions: If Applicable ☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9

Mixed Occupancy/Use: (508) If Applicable ☐ No ☒ Yes Separation: 0 Hr

☐ Incidental Use Separation (508.2.5)
☐ Non-Separated Use (508.3)
☒ 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 area for each use shall not exceed 1.

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

$\frac{23{,}000^{**}\,(\text{Merc})}{46{,}875} + \frac{11{,}945.4^{**}\,(\text{Bus})}{71{,}250} + \frac{10{,}614^{**}\,(\text{A-2})}{36{,}625} = .91 \leq 1.9^{*}$

*Per NC 2012 NC Rehab Code Section 1.31.e.2.4 buildings 3 or more stories shall not exceed 1.9.

Story No.	Description and Use	(A) Bldg Area Per Story (Actual)	(B) Table 503 Area	(C) Area for Frontage Increase	(D) Area for Sprinkler Increase	(E) Allowable Area or Unlimited	(F) Maximum Building Area
Ground	Mercantile	23,000	12,500	9,375	25,000	46,875*	140,625
Ground	Business	11,945.4	19,000	14,250	38,000	71,250*	213,750
Ground	A-2	10,614.8	9,500	7,125	19,000	36,625*	106,875

[1] Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 1,163' (F)
b. Total Building Perimeter = 1,163' (P)
c. Ratio (F/P) = 1.0 (F/P)
d. W = Minimum width of public way = 30' (W)
e. Percent of frontage increase $I_f = [F/P - 0.25] \times W/30 = 75(\%)$

[2] The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building I_s = 200 percent
b. Single story building I_s = 300 percent

i. Allowable Height (Chapter 5) – (Required for Additions, New Construction)

	Allowable (Table 503)	Increase for Sprinklers	Shown on Plans	Code Reference
Type of Construction	Type III-B		Type Type III-B	Table 503
Building Height in Feet	55'	Feet = H + 20 = 75'	45'-6"	Table 503
Building Height in Stories	2	Stories + 1 = 3	3	Table 503

j. Fire Protection Requirements (Chapter 7) – (Required Information for all projects)

Please check our Plan Submittal Guidelines if a Life Safety Plan is required for your project.

Building Element	Fire Separation Distance (feet)	Rating Req'd	Rating Provided	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetration	Design # for Rated Joints
Structural frame, including columns, girders, trusses		0	0				
Bearing Walls							
Exterior							
North		2	Exist.**				
East		2	Exist.**				
West		2	Exist.**				
South		2	Exist.**				
Interior							

e. Code Information- NCSBC – (If using the REHAB code please go to section f.)

Building Code: ☐ 2012 North Carolina State Building Code (NCSBC) ☐ 2012 Chapter 34 ☐ 2015 NC Existing Building Code

New Building: ☐ New building ☐ First time interior completion (upfit) ☐ Addition ☐ Shell building

Existing Building: ☐ Change of use/occupancy ☐ Building tenant space interior completion (Alteration / Renovation)

f. REHAB Code (Existing Building Code)

☒ 2012 NC REHAB CODES Information: Scope of work / work area must be listed and delineated on the plans.
Check all that apply: ☒ Repair ☐ Renovation ☐ Alteration ☐ Reconstruction ☐ Change of use ☐ Addition
☒ Last known legal occupancy use: N-Sinc Salon (hair salon) (B) Historic Property: Yes ☒ No ☐
Original Building Construction Date: 1919-1946

g. Basic Building Data – (Required information for all projects)

Construction Type: (Table 601) ☐ I-A ☐ II-A ☐ III-A ☐ IV-HT ☐ V-A ☐ I-B ☐ II-B ☒ III-B ☐ V-B
Sprinklers: (Section 903) ☐ No ☐ Partial ☒ Yes ☒ NFPA 13-07 ☐ NFPA 13R-07 ☐ NFPA 13D-07
Standpipes: (Section 905) ☒ No ☐ Yes
Fire District: ☒ No ☐ Yes (Primary) (Appendix D)
Flood Hazard Area: (Appendix G) ☒ No ☐ Yes
Building Height: (feet) 45'-6" (Table 503) Stories: 3

m. Life Safety Systems (Existing or new systems) – (Required for all Projects)

Emergency Lighting: (1006) ☐ No ☒ Yes
Exit Signs: (1011) ☐ No ☒ Yes
Fire Alarm: (907, NFPA 72-07) ☐ No ☒ Yes (Existing with pull stations in corridor)
Smoke Detection Systems: (907) ☐ No ☒ Yes ☒ Partial (Smoke detectors in R/A ducts)
Panic Hardware: (1008.1.10) ☒ No ☐ Yes (Panic hardware is provided at main entrances and exits to the building - not in upfits, typically)

Life safety systems generator (2702.2) ☒ No ☐ Yes

n. Life Safety Plan check list for compliance – (Required for all projects) Check items that are applicable to your project

☒ Fire and/or smoke rated wall locations (Chapter 7) (Existing locations indicated on LS Plan)
☐ Assumed and real property line locations
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Existing structures within 30' of the proposed building
☒ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
☐ Occupant loads for each area
☐ Common path of travel distances (1014.3 & 1021.8)
☐ Dead end lengths (1018.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
☐ 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 (1008.1.10) All doors to building complex have panic hardware. This does not include doors to individual tenant spaces
☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
☐ Location of doors with electromagnetic egress locks (1008.1.9.8)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1029)
☐ The square footage of each fire area (902)
☐ The square footage of each smoke compartment (407.4)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

o. Exit Requirements—(Required for all Projects)

NUMBER AND ARRANGEMENT OF EXITS
(TABLE 1021.1) (FOR AREA TO BE MODIFIED ONLY)

Floor, Room or Space	Minimum Number of Exits	Travel Distance	Arrangement Means of Egress (Section 1015.2)

MECHANICAL SUMMARY (NCECC 503) This information may be located on the mechanical sheets. The mechanical sheet must be in the same format as noted in this section. If it is on the mechanical sheets, please indicate here. (Located on Mechanical Sheet Number __M0.1__: Yes __X__ No ____)

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT (N/A- Existing systems and equipment to remain)

ELECTRICAL SUMMARY (NCECC 505) This information may be located on the electrical sheets. The electrical sheet must be in the same format as noted in this section. If it is on the electrical sheets, please indicate here. (Located on Electrical Sheet Number __E3.1__: Yes __X__ No ____)

ELECTRICAL SYSTEM AND EQUIPMENT

Additional Required Prescriptive Compliance
☐ 506.2.1 More Efficient Mechanical Equipment
☐ 506.2.2 Reduced Lighting Power Density
☐ 506.2.3 Energy Recovery Ventilation Systems
☐ 506.2.4 Higher Efficiency Service Water Heating
☐ 506.2.5 On-Site Supply of Renewable Energy
☐ 506.2.6 Automatic Daylighting Control Systems

Jim Montgomery

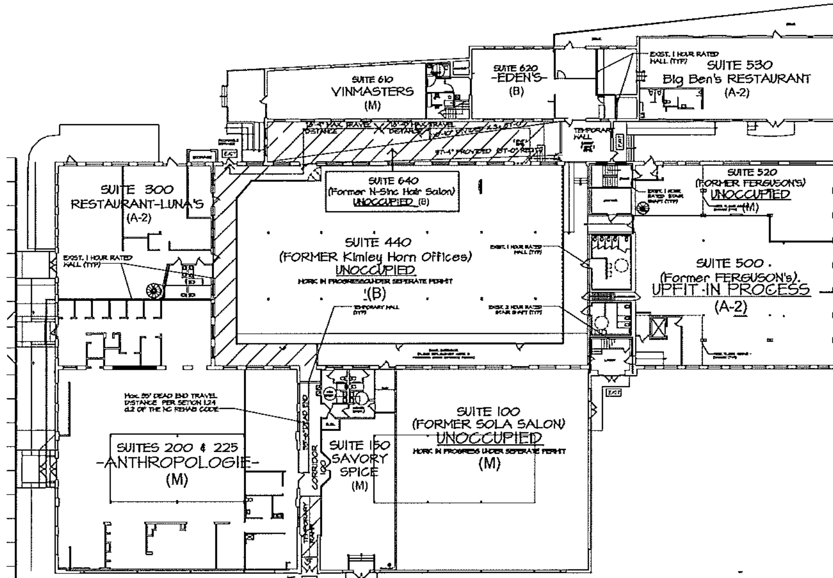
From: Vernon, Jeffrey D.
Sent: Tuesday, April 26, 2016 11:57 AM
Subject: RE: Existing Historic Building- Mixed Use

Hi Jim,

This email is a follow up to our phone conversation earlier today.

I hope this has helped to clarify the issue. If not, please let me know.

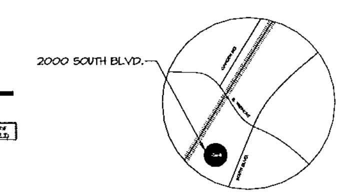
Jeff Vernon, MCP, CBO
Building Code Administrator



LIFE SAFETY PLAN
SCALE : 1/32" = 1'-0"

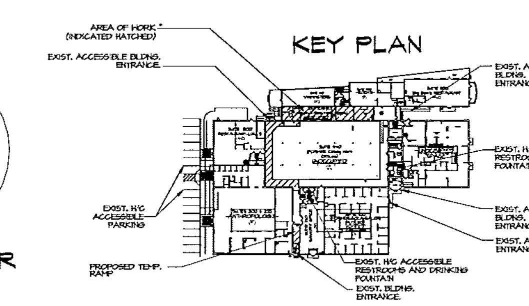
PROJECT DESRIPTION:
THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO PROPOSED LANDLORD IMPROVEMENTS (FLOOR REPLACEMENT TO REMEDY ENVIRONMENTAL CONCERNS) IN EXISTING SUITE 640 (FORMER N-SING SALON), AND HISTORIC WOOD BLOCK FLOOR AND ASSOCIATED GWB CORRIDOR WALL REMOVAL AND REPLACEMENT AS INDICATED ON DRAWINGS. IT ALSO INCLUDES THE ENLARGEMENT OF AN EXISTING MASONRY OPENING AS REQUIRED TO INSTALL A TEMPORARY H/C RAMP IN CORRIDOR 100. THIS PROJECT IS NOT A CHANGE OF USE. THE PROJECT IS LOCATED IN THE HISTORIC PARKS CRAMER BUILDING (AKA ATHERTON MILLS. SINCE THE PROJECT HAS ORIGINALLY PERMITTED UNDER THE 2009 REHAB CODE, THIS PROJECT WILL UTILIZE THE 2012 REHAB CODE. SEE APPENDIX B FOR REFERENCES AND CLARIFICATIONS REGARDING THE REHAB CODE. SEE ALSO, A COPY OF MIXED OCCUPANCY (TABLE 508.4) CLARIFICATION (ATTACHED) AS PROVIDED BY JEFF VERNON ON 4/26/16.
SUITE 640 IS CURRENTLY UNOCCUPIED. THIS PROJECT IS A NATIONAL HISTORIC LANDMARK AND HAS RECEIVED A CERTIFICATE OF APPROPRIATENESS (COA) FROM THE MECKLRNBURG HISTORIC LANDMARKS COMMISSION. (HLC)

ACCESSIBILTY PROVISIONS:
SECTION 3409 OF THE 2012 NC BUILDING CODE AND SECTION 1.6(J) OF THE 2012 REHAB CODE ARE ADDRESSED AS FOLLOWS:
-EXISTING ACCESSIBLE ENTRANCES, INCLUDING DESIGNATED HANDICAPPED PARKING SPACES, TO THE BUILDING INTERIOR CORRIDOR SYSTEM AND ACCESSIBLE EXTERIOR TENANT DOORS ARE TO REMAIN. THE CORRIDOR SYSTEM WILL BE TEMPORARILY ALTERED SO THAT FLOOR FINISH REWORK CAN BE ACCOMPLISHED. EXISTING H/C ACCESS TO CORRIDOR 100 (LOCATED AT THE EAST SIDE OF THE BUILDING) SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE ACCESSIBLE DRINKING FOUNTAINS ARE EXISTING (LOCATED ADJACENT TO THE EXISTING RESTROOMS OFF CORRIDOR 100) AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ACCESSIBLE MALE AND FEMALE RESTROOMS (GANG TOILETS) (PER ANSI 117.1) ARE EXISTING AND ARE LOCATED ADJACENT TO CORRIDOR 100. (SEE KEY PLAN FOR LOCATIONS)
BASED ON THE ABOVE WE BELIEVE THAT THE ACCESSIBILITY PROVISIONS HAVE BEEN SATISFIED.



SITE LOCATOR

KEY PLAN



McCLURE NICHOLSON MONTGOMERY architects

McCLURE NICHOLSON MONTGOMERY ARCHITECTS PA REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50747 NORTH CAROLINA CHARLOTTE, N. C.

WALTER JAMES MONTGOMERY REGISTERED ARCHITECT 6267 NORTH CAROLINA CHARLOTTE, NC

8/9/16

SEALS

ATHERTON MILL
LANDLORD IMPROVEMENTS
FLOOR REPLACEMENT AT UNIT 640 AND TEMP. RAMP
2000 SOUTH BLVD. CHARLOTTE, NC

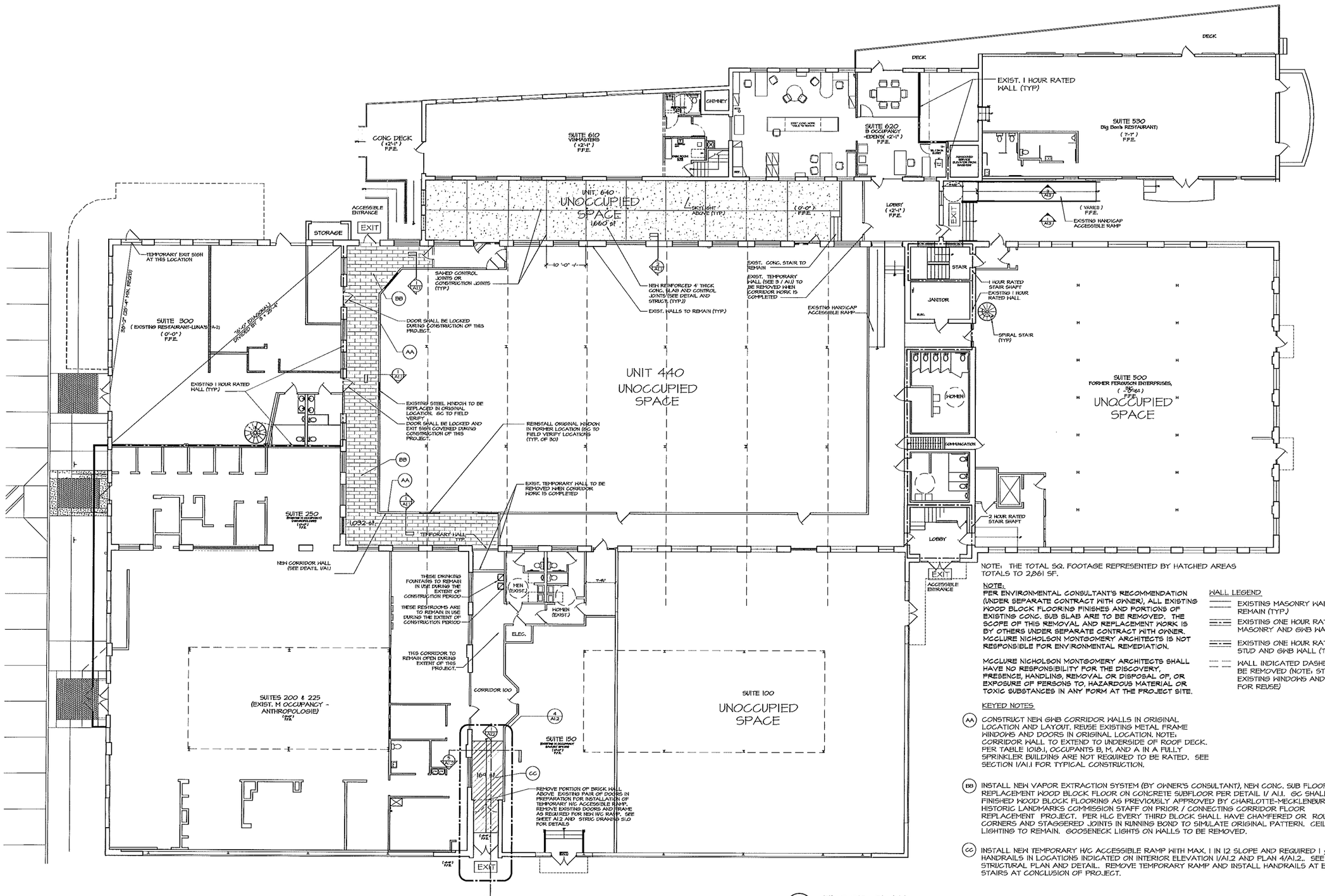
ISSUE :
08/09/2016 FOR CONSTRUCTION

REVISION

APPENDIX B & LIFE-SAFETY

A0.2

2108 South Boulevard, Suite110
Charlotte, N. C. 28203
Phone: 704 332 6763
Fax: 704 334 0262



1 / A1.0 FLOOR PLAN
SCALE : 3/32" = 1'-0"

NOTE: THE TOTAL SQ. FOOTAGE REPRESENTED BY HATCHED AREAS TOTALS TO 2,861 SF.

NOTE:
PER ENVIRONMENTAL CONSULTANT'S RECOMMENDATION (UNDER SEPARATE CONTRACT WITH OWNER), ALL EXISTING WOOD BLOCK FLOORING FINISHES AND PORTIONS OF EXISTING CONC. SUB SLAB ARE TO BE REMOVED. THE SCOPE OF THIS REMOVAL AND REPLACEMENT WORK IS BY OTHERS UNDER SEPARATE CONTRACT WITH OWNER. MCCLURE NICHOLSON MONTGOMERY ARCHITECTS IS NOT RESPONSIBLE FOR ENVIRONMENTAL REMEDIATION.

MCCLURE NICHOLSON MONTGOMERY ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIAL OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE.

WALL LEGEND
- EXISTING MASONRY WALLS TO REMAIN (TYP.)
- EXISTING ONE HOUR RATED MASONRY AND GWB WALL (TYP.)
- EXISTING ONE HOUR RATED METAL STUD AND GWB WALL (TYP.)
- WALL INDICATED DASHED ARE TO BE REMOVED (NOTE: STORE EXISTING WINDOWS AND DOORS FOR REUSE)

KEYED NOTES

(AA) CONSTRUCT NEW GWB CORRIDOR WALLS IN ORIGINAL LOCATION AND LAYOUT. REUSE EXISTING METAL FRAME WINDOWS AND DOORS IN ORIGINAL LOCATION. NOTE: CORRIDOR WALL TO EXTEND TO UNDERSIDE OF ROOF DECK. PER TABLE 1018.1, OCCUPANTS B, M, AND A IN A FULLY SPRINKLER BUILDING ARE NOT REQUIRED TO BE RATED. SEE SECTION 1/A1.1 FOR TYPICAL CONSTRUCTION.

(BB) INSTALL NEW VAPOR EXTRACTION SYSTEM (BY OWNER'S CONSULTANT), NEW CONC. SUB FLOOR AND REPLACEMENT WOOD BLOCK FLOOR ON CONCRETE SUBFLOOR PER DETAIL 1/ A1.1. GC SHALL INSTALL FINISHED WOOD BLOCK FLOORING AS PREVIOUSLY APPROVED BY CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION STAFF ON PRIOR / CONNECTING CORRIDOR FLOOR REPLACEMENT PROJECT. PER HLC EVERY THIRD BLOCK SHALL HAVE CHAMFERED OR ROUNDED CORNERS AND STAGGERED JOINTS IN RUNNING BOND TO SIMULATE ORIGINAL PATTERN. CEILING LIGHTING TO REMAIN. GOOSENECK LIGHTS ON WALLS TO BE REMOVED.

(CC) INSTALL NEW TEMPORARY H/C ACCESSIBLE RAMP WITH MAX. 1 IN 12 SLOPE AND REQUIRED 1 1/2" DIA. HANDRAILS IN LOCATIONS INDICATED ON INTERIOR ELEVATION 1/A1.2 AND PLAN 4/A1.2.. SEE STRUCTURAL PLAN AND DETAIL. REMOVE TEMPORARY RAMP AND INSTALL HANDRAILS AT EXISTING STAIRS AT CONCLUSION OF PROJECT.

McCLURE NICHOLSON MONTGOMERY
architects

SEALS

CERT. NO. 50747 — McCLURE NICHOLSON MONTGOMERY REGISTERED ARCHITECTURAL CORPORATION — NORTH CAROLINA — CHARLOTTE, N.C.

6267 — WALTER JAMES MONTGOMERY III — REGISTERED ARCHITECT — NORTH CAROLINA — CHARLOTTE, NC

8/9/16

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LANDLORD IMPROVEMENTS
FLOOR REPLACEMENT AT UNIT 640 AND TEMP. RAMP

2000 SOUTH BLVD.
CHARLOTTE, NC

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08/04/2016 FOR CONSTRUCTION

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FLOOR PLAN

A1.0

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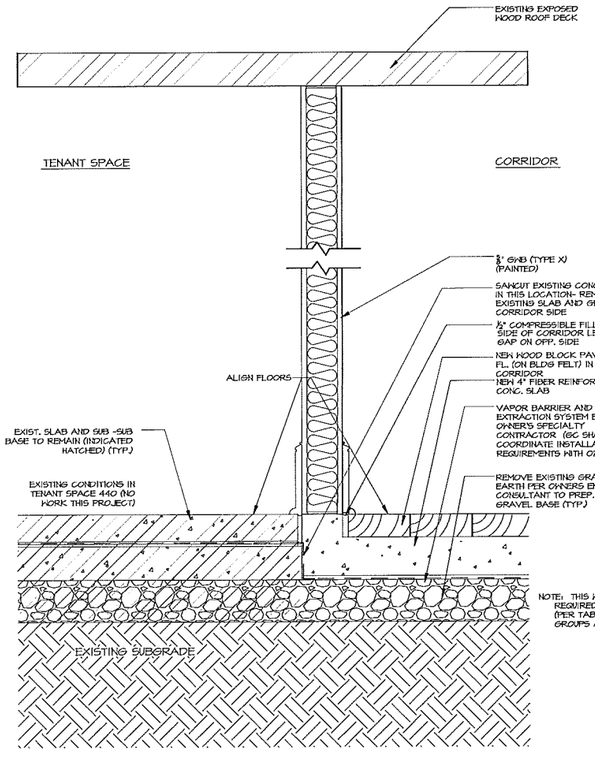
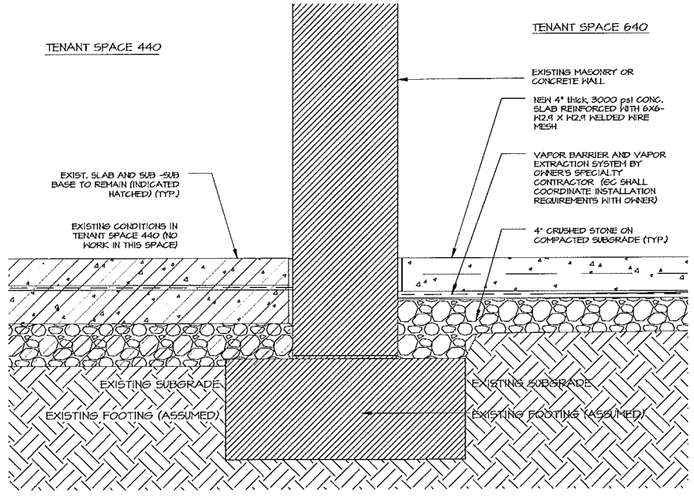


1 FLOOR AND CORRIDOR WALL DETAIL

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



2 FLOOR DETAIL

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

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SEALS

ATHERTON MILL
LANDLORD IMPROVEMENTS
FLOOR REPLACEMENT AT UNIT 640 AND TEMP. RAMP
2000 SOUTH BLVD,
CHARLOTTE, NC

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08/01/2016 FOR CONSTRUCTION

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FLOOR AND WALL DETAILS

A1.1

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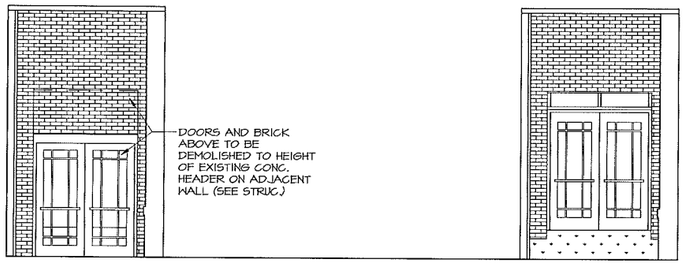
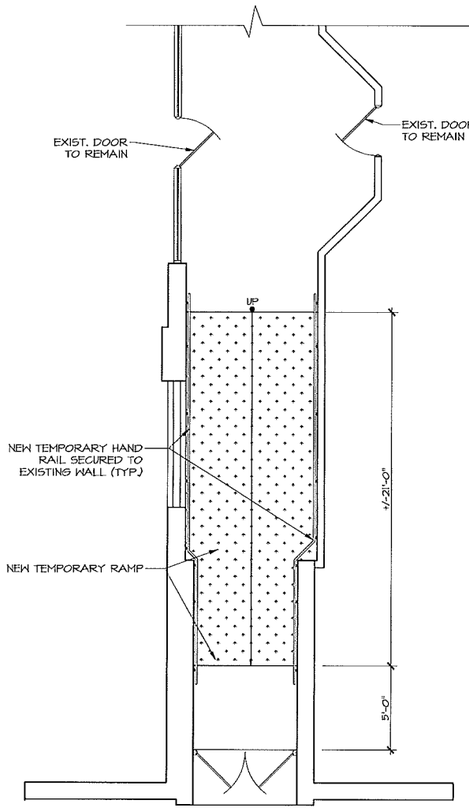
Fax: 704 334 0262

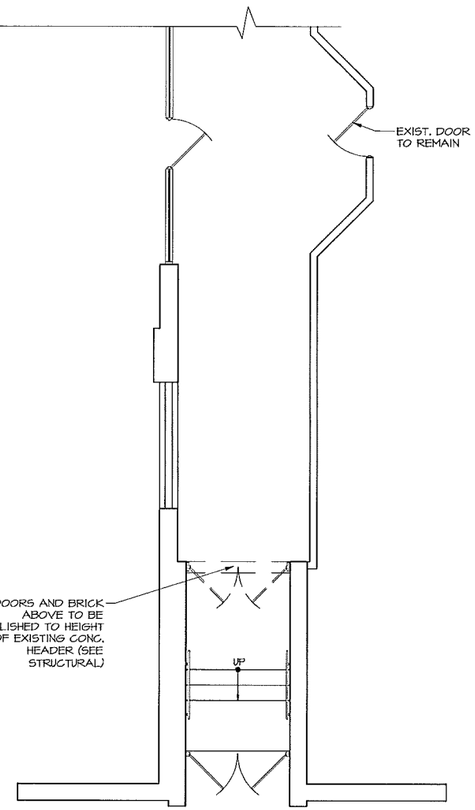


6 EXISTING CONDITIONS
SCALE : 1/4" = 1'-0"

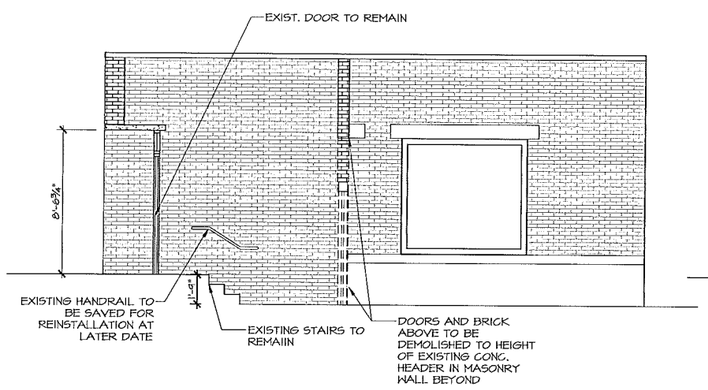
5 TEMPORARY RAMP ELEVATION
SCALE : 1/4" = 1'-0"



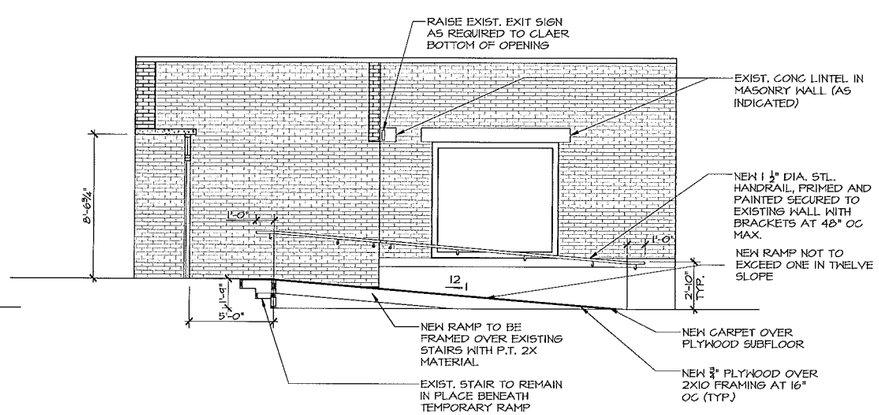
4 TEMPORARY RAMP PLAN
SCALE : 1/4" = 1'-0"



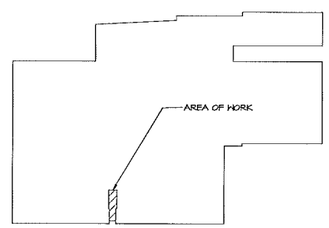
3 EXISITNG CORRIDOR PLAN
SCALE : 1/4" = 1'-0"



2 EXISTING CONDITIONS CORRIDOR 100
SCALE : 1/4" = 1'-0"



1 TEMPORARY RAMP SECTION CORRIDOR 100
SCALE : 1/4" = 1'-0"



LOCATER PLAN

McCLURE NICHOLSON MONTGOMERY
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SEALS

ATHERTON MILL
LANDLORD IMPROVEMENTS
FLOOR REPLACEMENT AT UNIT 640 AND TEMP. RAMP
2000 SOUTH BLVD.
CHARLOTTE, NC

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TEMPORARY RAMP PLAN & ELEVATION

A1.2

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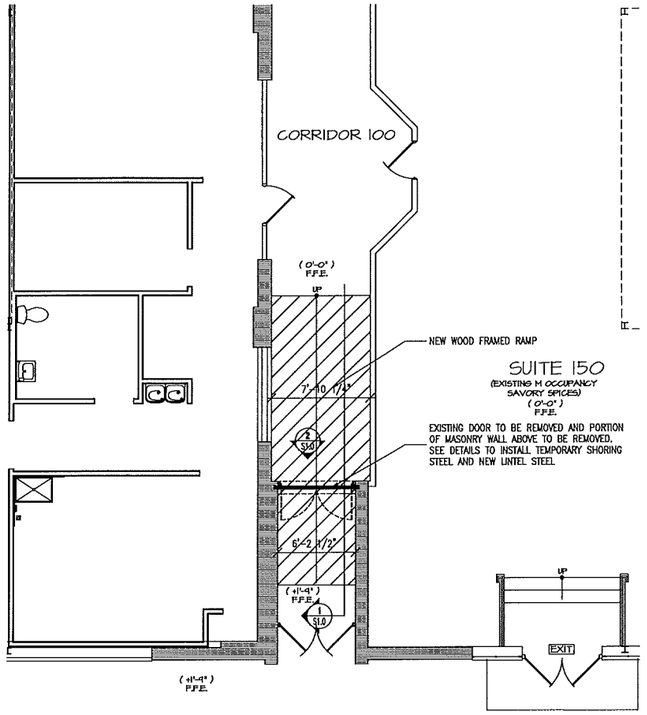
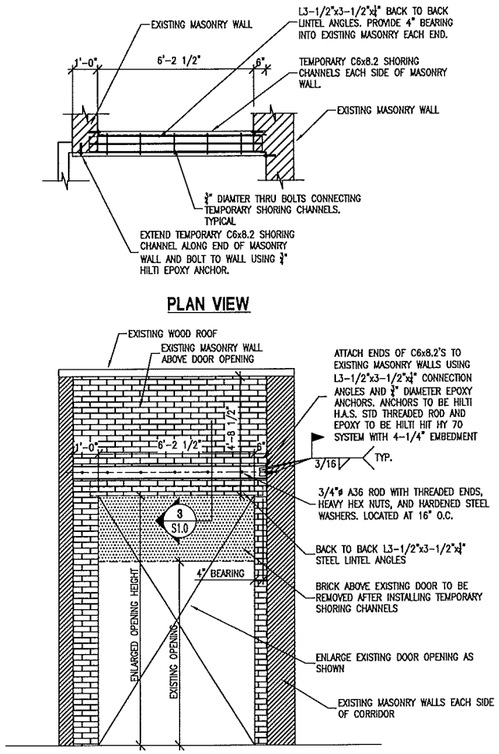


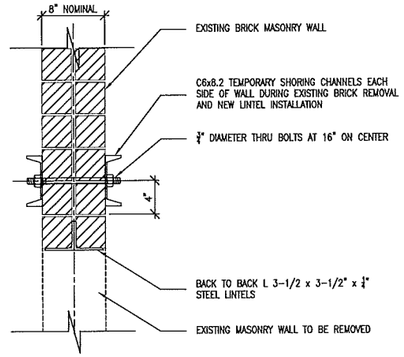
STRUCTURAL PLAN

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



2 WALL OPENING RETROFIT PLAN AND ELEVATION

S1.0 SCALE: 3/8"=1'-0"



3 LINTEL SECTION

S1.0 SCALE: 1 1/2"=1'-0"

GENERAL WOOD NOTES:

1. LUMBER GRADES BASED ON 1997 SOUTHERN PINE INSPECTION BUREAU (SPIB) GRADING RULES CONFORMING TO U.S. DEPT. OF COMMERCE VOLUNTARY PRODUCT STANDARD PS 20-70 (AMERICAN SOFTWOOD LUMBER STANDARD).
2. FRAMING SHALL BE SOUTHERN PINE, GRADE 2, KILN DRIED WITH A 19 PERCENT MAXIMUM MOISTURE CONTENT.
3. ALL LUMBER DIMENSIONS SHOWN ON DRAWINGS ARE NOMINAL.
4. PRESSURE TREATED LUMBER SHALL CONFORM TO THE AMERICAN WOOD PRESERVER'S ASSOCIATION (AWPA) STANDARDS WITH 0.25 POUNDS PER CUBIC FOOT OF CHROMATED COPPER ARSENATE (CCA). ALL PRESSURE TREATED LUMBER CONNECTIONS SHALL BE GALVANIZED.
5. LUMBER SHALL BE UNLOADED IN A DRY PLACE, NOT IN CONTACT WITH GROUND. LUMBER STORED IN OPEN AREA SHOULD BE ELEVATED ON STRINGERS TO ALLOW AIR CIRCULATION AND COVERED WITH MATERIAL THAT WILL GIVE PROTECTION FROM THE ELEMENTS BUT POROUS ENOUGH FOR MOISTURE TO ESCAPE. FRAMING LUMBER SHOULD BE ENCLOSED AND UNDER ROOF AS SOON AS POSSIBLE FOR PROTECTION FROM THE ELEMENTS.
6. ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 OR APA PRP-108 PERFORMANCE STANDARDS AND IDENTIFIED WITH APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
7. PLYWOOD FLOORING SHALL BE ¾" THICK, TONGUE AND GROOVE, APA RATED STURD-I-FLOOR. PLYWOOD TO BE GLUED TO FLOOR JOISTS. APPLY GLUE TO TOP OF FRAMING MEMBER WITH CONTINUOUS BEAD USING CAULK GUN CONFORMING TO ADHESIVE MANUFACTURER'S SPECIFICATIONS. GLUE TO CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01. ATTACH FLOORING TO FRAMING MEMBER USING 6d RING OR SCREW-SHANK AT 12" ON CENTER. TYPICAL.
8. UNLESS NOTED OTHERWISE, WOOD FRAMING FASTENING IS TO BE INSTALLED PER TABLE 2304.9.1, FASTENING SCHEDULE OF THE N.C. STATE BUILDING CODE.
9. WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS.

GENERAL STEEL NOTES:

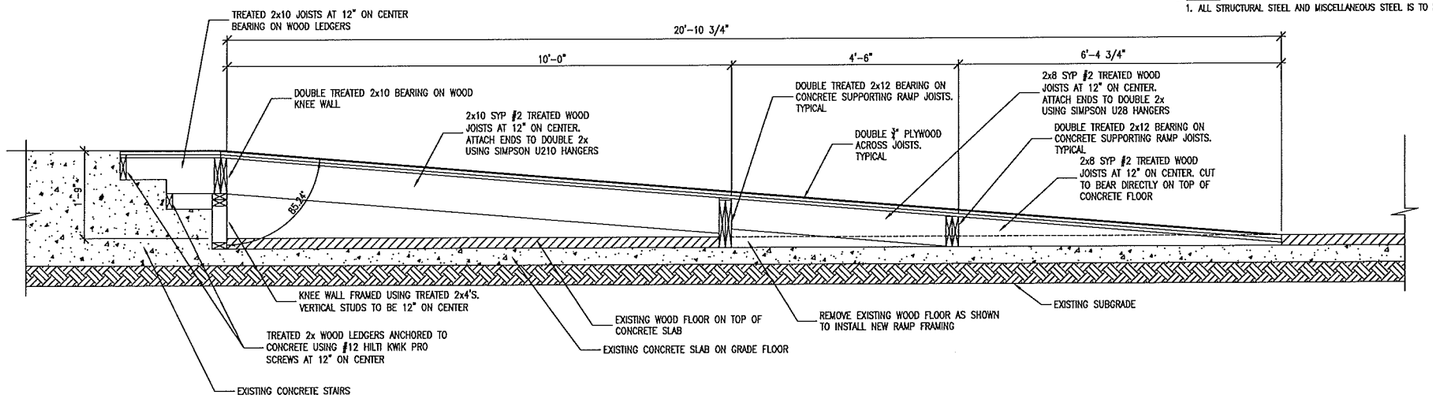
A. GENERAL SPECIFICATIONS (FABRICATION AND ERECTION):
1. STRUCTURAL STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES', 2005 EDITION.
2. ALL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A36.

B. WELDED CONNECTIONS
1. WELDED CONNECTIONS TO CONFORM TO A.W.S. D1.1-98 'STRUCTURAL WELDING CODE- STEEL'.
2. WELDING IS TO BE PERFORMED BY A WELDER QUALIFIED TO PERFORM THE SPECIFIED WELDS. QUALIFICATION OF THE WELDER SHALL BE DETERMINED BY TESTS AS PRESCRIBED IN SECTION 4, PART C, OF THE AMERICAN WELDING SOCIETY - STRUCTURAL WELDING CODE - STEEL, A.W.S. D1.1-98.
3. MINIMUM WELDS TO BE BY AISC AND/OR AWS, BUT NOT LESS THAN 3/16" E70XX CONTINUOUS FILLET UNLESS OTHERWISE NOTED.
4. WHERE FIELD WELDING IS REQUIRED, WELD AREAS SHALL BE STRIPPED OF PAINT AND RUST. ALL EXPOSED STEEL SHALL BE PAINTED AFTER WELDING.

C. PAINTING
1. ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL IS TO HAVE ONE SHOP COAT OF GREY PRIMER PAINT

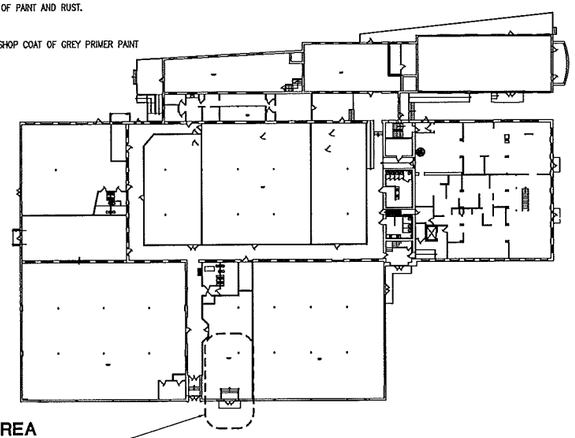
ASCE 7-05 LOADING

FLOOR LIVE LOADS	NA	psf
ROOF LIVE LOADS	20	psf
SNOW:		
GROUND SNOW LOAD (P_g):	10	psf
SNOW EXPOSURE FACTOR (C_e):	1	
SNOW LOAD IMPORTANCE FACTOR (I):	1	
THERMAL FACTOR (C_t):	1	
ROOF SLOPE FACTOR (C_s):	1	
FLAT ROOF SNOW LOAD (P_f):	10	psf
WIND:		
WIND SPEED	90	mph
IMPORTANCE FACTOR	1.0	
EXPOSURE	B	
INTERNAL PRESSURE COEFFICIENT	±.18	
BASE SHEAR	V_x= NA	V_y= NA
SEISMIC:		
SHORT PERIOD SPECTRAL RESPONSE ACCELERATION (S_s):		0.35
ONE SECOND SPECTRAL RESPONSE ACCELERATION (S_1):		0.12
DAMPED SHORT PERIOD SPECTRAL RESPONSE ACCELERATION (S_{ds}):		0.355
DAMPED ONE SECOND SPECTRAL RESPONSE ACCELERATION (S_{d1}):		0.186
SEISMIC SITE CLASS		D
SEISMIC USE GROUP		I
SEISMIC DESIGN CATEGORY		C
SEISMIC IMPORTANCE FACTOR		1
- BEARING WALL SYSTEM		
PLAIN MASONRY WALLS		
RESPONSE MODIFICATION FACTOR (R):	1.5	
SYSTEM OVERSTRENGTH FACTOR (OMEGA):	2.5	
DEFLECTION AMPLIFICATION FACTOR (C_d):	1.25	
BUILDING HEIGHT LIMITATION (h):	NA	
SDSMIC RESPONSE COEFFICIENT (C_s):	0.236	
EQUIVALENT LATERAL FORCE BASE SHEAR:	V_x = NA V_y = NA	
DYNAMIC ANALYSIS BASE SHEAR:	N/A	
SOIL BEARING CAPACITY:		
FIELD TEST (PROVIDE COPY OF TEST REPORT)	N/A	psf
PRESUMPTIVE BEARING CAPACITY	2000	psf
PILE SIZE, TYPE, AND CAPACITY	N/A	
DRILLED PIERS OR CAISSONS	N/A	



1 SECTION AT SLAB STEP

S1.0 SCALE: 3/4"=1'-0"



KEY PLAN

NO SCALE

STRUCTURAL PLAN

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

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CHARLOTTE, NC

08/04/2016 FOR CONSTRUCTION

sheet title:
STRUCTURAL DETAILS

WALKER ENGINEERING
PROJECT #: 16-136

S1.0