



June 25, 2021

City of Belmont
1401 E Catawba St.
Belmont, NC 28012

Re: Letter of Intent for Gaston College Fiber Innovation Center

The Fiber Innovation Center for Gaston College's Kimbrell Campus is a proposed +/-38,000 sq ft one-story facility designed to bring raw materials in and produce finished fabrics and textiles. The project Owner is Gaston College (Trustees), and the NC State Construction Office will oversee the administration of this project's design and construction along with Gaston County and the City of Belmont.

The vision of the facility is to house research and development, fabrication, sampling, and manufacturing spaces. The intended use is predominantly Factory space with a Mezzanine and some Offices and Administrative functions. The materials storage, equipment, and machinery are to represent the gold-standard for the textile industry. Because this combination of fiber equipment and spaces will be unique to this building, it is envisioned to attract leading manufacturers in the Textile Industry to design, test, and manufacture new materials.

The site is located on existing property at the south side Kimbrell Campus of Gaston College. This new building will support the Master Planned growth complementing the existing building's context and orientation of the Kimbrell Campus. New parking is anticipated to be added at the west side of the campus to provide for the new building's needs as well as any existing parking displaced by the new building. A loading dock will be part of the new building and additional driveways will be provided for safe truck circulation.

Do not hesitate to call if you have any questions.

Thank you,

Alan W. Hunter, AIA, LEED AP BD+C, PMP
Partner-in-Charge
alan@whnarch.com
704.333.9952

WHN Architects, PA
330 West Tenth Street
Charlotte, NC 28202
704-333-9952
www.whnarch.com

Gaston College Kimbrell Campus

Proposed Fiber Innovation Center



Gaston College Kimbrell Campus

Proposed Fiber Innovation Center





Designs for a changing world



Gaston College



Preliminary - Not for Construction

Architect: WHN Architects, PA

Civil and Structural Engineer: Stanley D. Lindsey & Associates

Fire Protection, Plumbing, Mechanical, Electrical Engineer: McKim & Creed, Inc.

Hazardous Materials Consultant: Harrington Group Inc.

Gaston College Fiber Innovation Center

SCO ID # 21-23122-01

Gaston College, Kimbrell Campus
7220 Wilkinson Boulevard
Belmont, NC 28012

NCCS NO. 2575
PROJECT NO. 20172
DATE ISSUED 05/07/2021

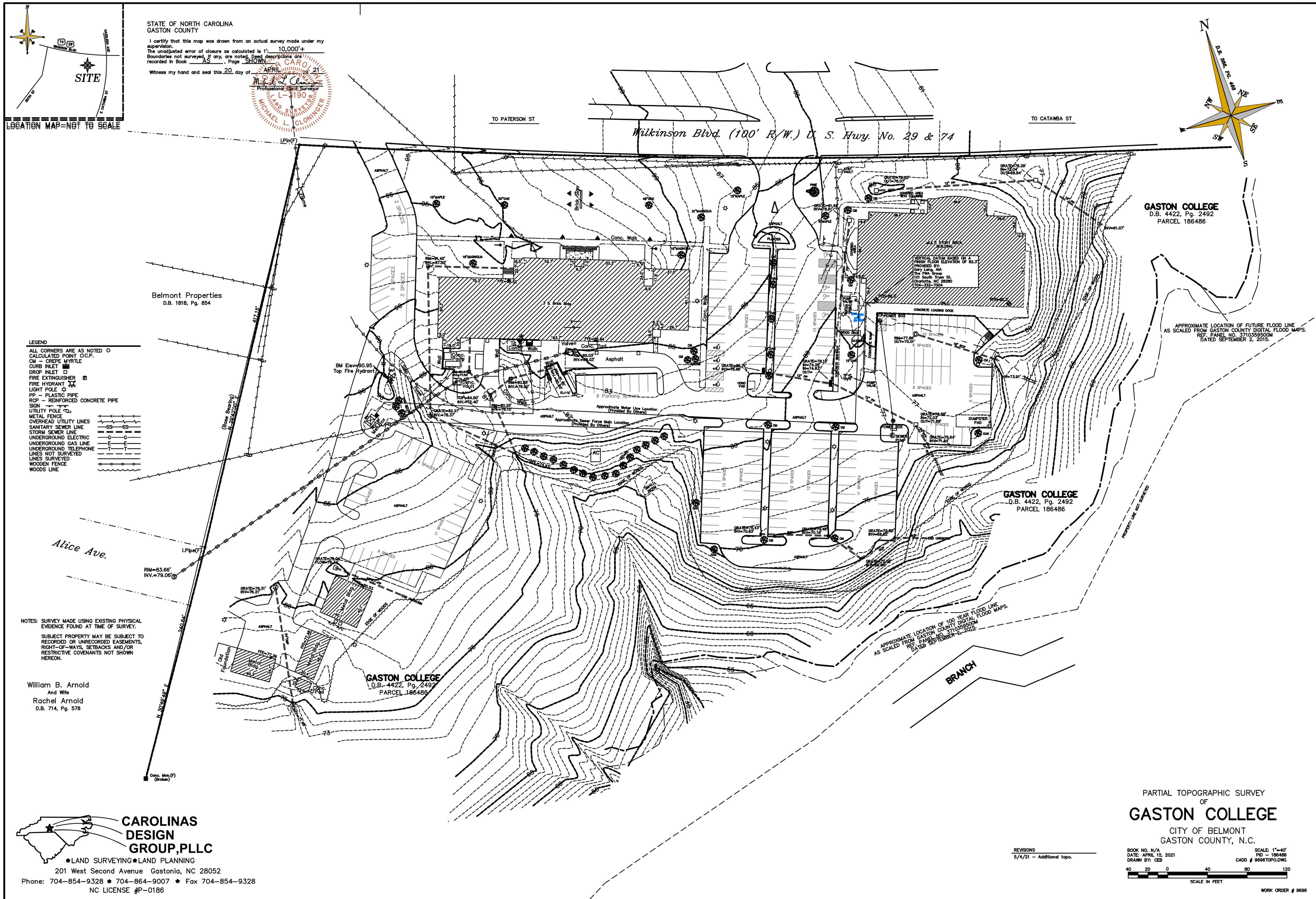
REVISIONS		
#	DESCRIPTION	Date

Existing Survey

C1.00

SHEET NUMBER OF

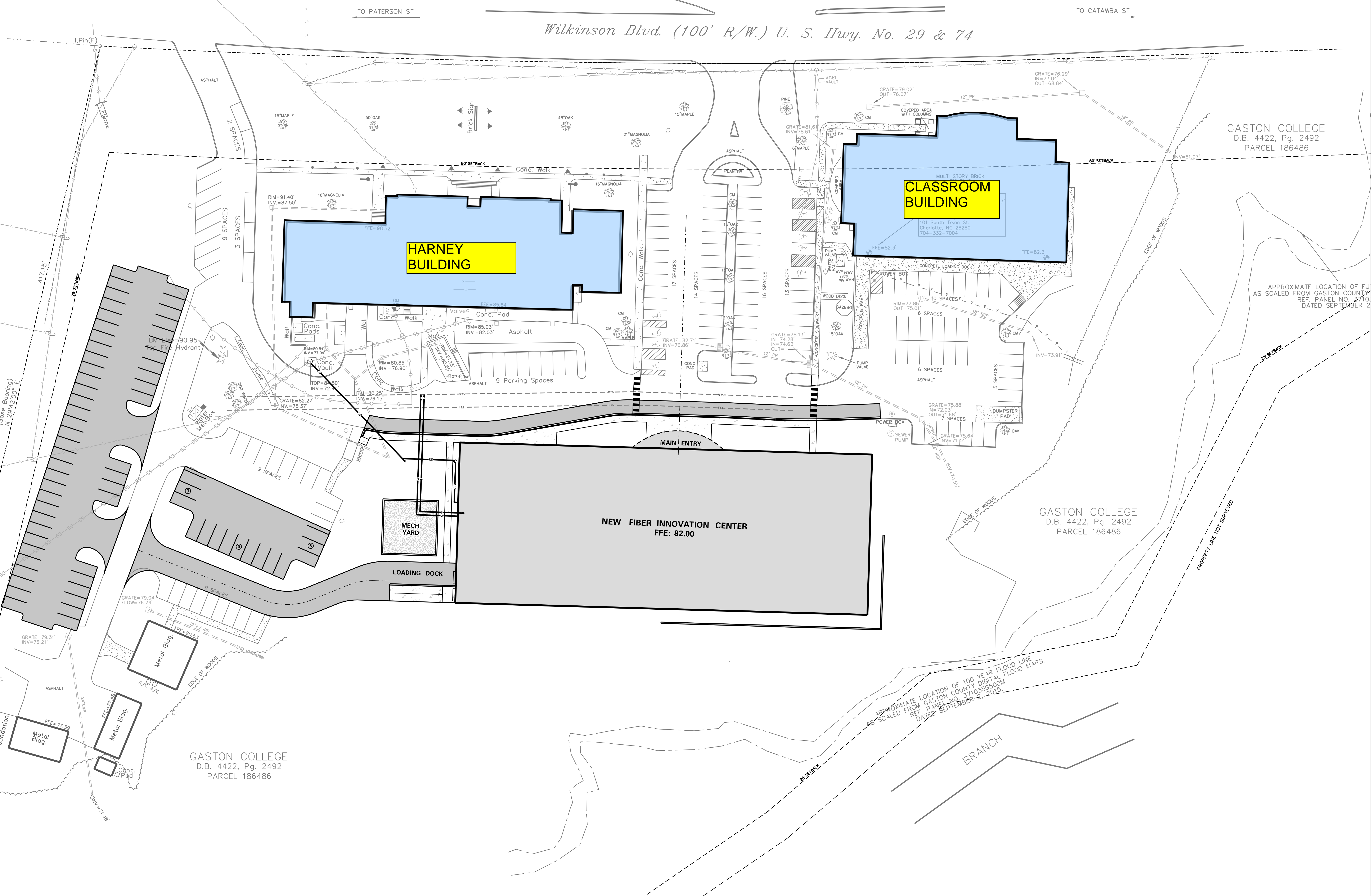
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PARKING CALCULATIONS



GASTON COLLEGE
D.B. 4422, Pg. 2492
PARCEL 186486

APPROXIMATE LOCATION OF FLOOD LINE
AS SCALED FROM GASTON COUNTY
REF. PANEL NO. 3710359500M
DATED SEPTEMBER 2, 2015

GASTON COLLEGE
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APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE
AS SCALED FROM GASTON COUNTY
REF. PANEL NO. 3710359500M
DATED SEPTEMBER 2, 2015

Building	Classroom Labs	Parking 7/class	Office SF	Parking 1/300 sf	Total Parking
Classroom Building					
1st floor	6.00	42.00	127.00	0.42	
			120.00	0.40	
			120.00	0.40	
			120.00	0.40	
			125.00	0.42	
			130.00	0.43	
			120.00	0.40	
			120.00	0.40	
			138.00	0.46	
2nd floor	6.00	42.00	120.00	0.40	
			205.00	0.68	
			256.00	0.85	
			121.00	0.40	
			132.00	0.44	
			132.00	0.44	
			118.00	0.39	
Subtotal	12.00	84.00	2204.00	7.35	91.35
Harney Building					
Basement	1.00	7.00	120.00	0.40	
			120.00	0.40	
			120.00	0.40	
			240.00	0.80	
			560.00	1.87	
1st Floor	5.00	35.00	100.00	0.33	
			120.00	0.40	
			220.00	0.73	
			90.00	0.30	
			130.00	0.43	
			300.00	1.00	
			125.00	0.42	
			170.00	0.57	
			175.00	0.58	
			80.00	0.27	
			350.00	1.17	
			100.00	0.33	
			100.00	0.33	
			115.00	0.38	
			130.00	0.43	

2nd Floor	5.00	35.00	140.00	0.47	
			140.00	0.47	
			140.00	0.47	
			140.00	0.47	
			110.00	0.37	
			160.00	0.53	
			140.00	0.47	
			140.00	0.47	
			100.00	0.33	
			100.00	0.33	
			100.00	0.33	
			100.00	0.33	
Subtotal	11.00	77.00	4975.00	16.58	93.58
New Building	0.00	0.00	205.00	0.68	
Manufacturing (0.25/1000 sf)			38000.00	9.50	
Subtotal	0.00	0.00	38205.00	10.18	10.18
Total Required	23.00	161.00	45384.00	34.11	195.11
Original Count					233.00
Spaces Lost					89.00
Existing					144.00
New Lot					53.00
Total Provided					197.00
HC Existing					9
HC Required					7



Designs for a changing world



Gaston College

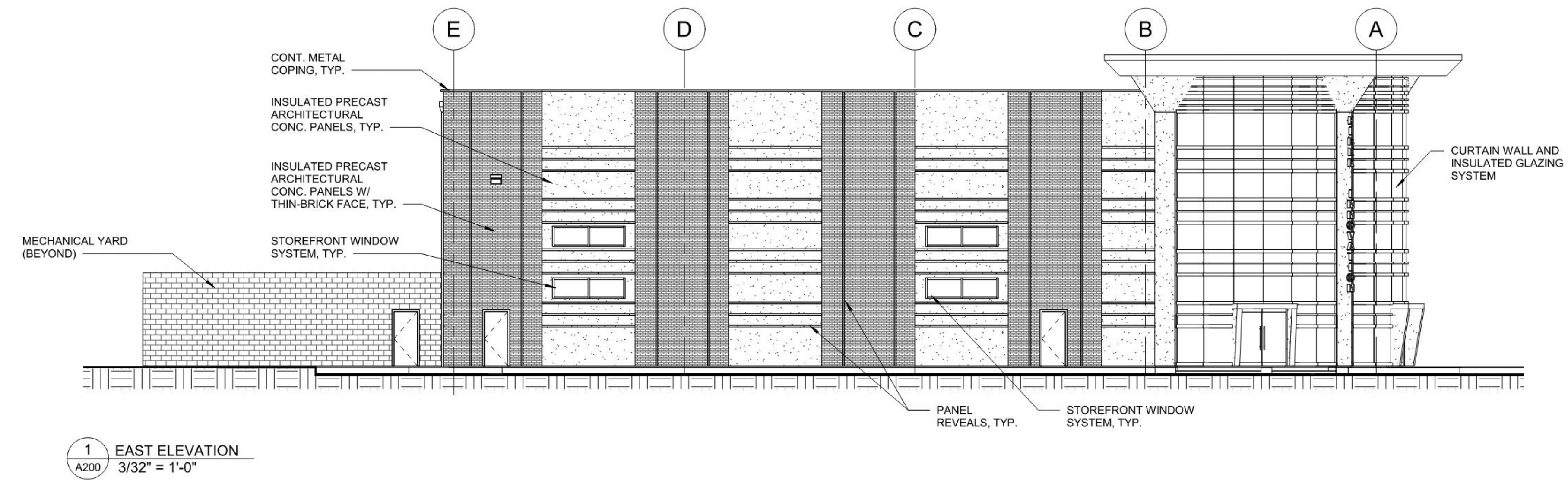


Architect:
W H Architects, PA
 330 W. 10th Street
 Charlotte, NC 28202
 704.333.9952 Tel.
 NC License # 60527

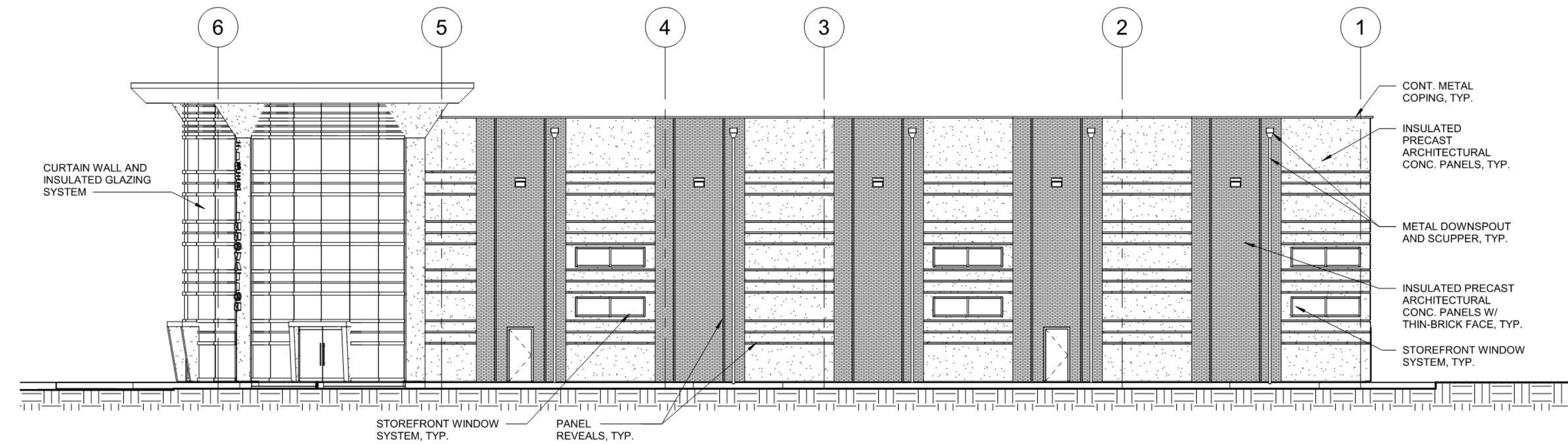
Civil and Structural Engineer
Stanley D. Lindsey & Associates
 1347 Harding Place, Suite 201
 Charlotte, NC 28204
 704.333.3122 Tel.
 NC License # C-3232

Fire Protection, Plumbing, Mechanical, Electrical Engineer:
McKim & Creed, Inc.
 8020 Tower Point Dr, #7726
 Charlotte, NC 28277
 704.841.2588 Tel.
 NC License # F-1222

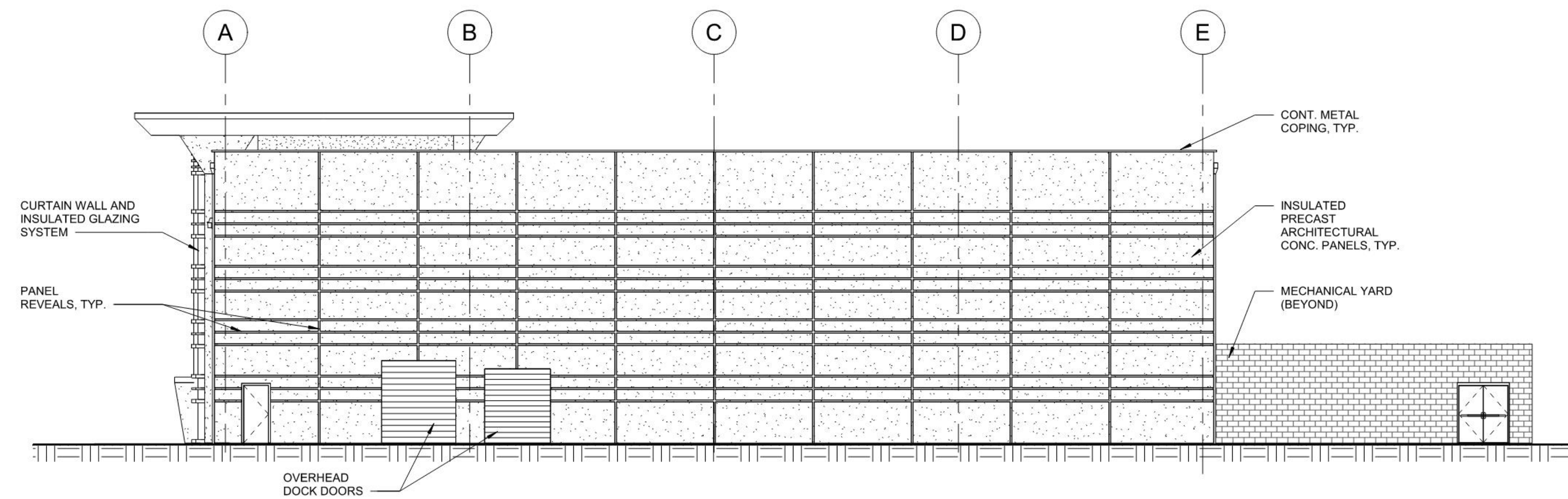
Hazardous Materials Consultant
Harrington Group Inc.
 11720 Sikes Place
 Charlotte, NC 28277
 704.849.0130 Tel.



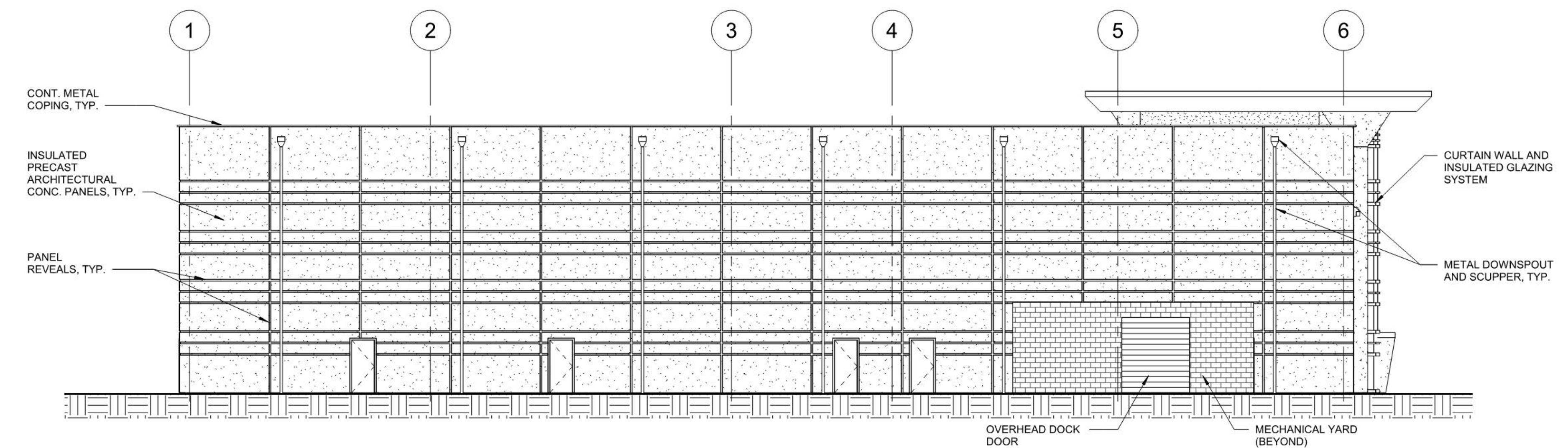
1 EAST ELEVATION
 A200 3/32" = 1'-0"



2 NORTH ELEVATION
 A200 3/32" = 1'-0"



3 WEST ELEVATION
 A200 3/32" = 1'-0"



4 SOUTH ELEVATION
 A200 3/32" = 1'-0"

Fiber Innovation Center

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BUILDING ELEVATIONS

A200

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BUA CALCULATION

	GRANDFATHERED BUA (PRE-1993)	68,469 SF
	PRE-EXISTING BUA (1993-PRESENT)	91,121 SF
	NEW BUA	44,280 SF
TOTAL PARCEL AREA		806,296 SF
PARCEL AREA - GRANDFATHERED AREA		= 737,827 SF
BUA% = (PRE-EXISTING BUA + NEW BUA) / (PARCEL AREA - GRANDFATHERED BUA)		= 18.42%



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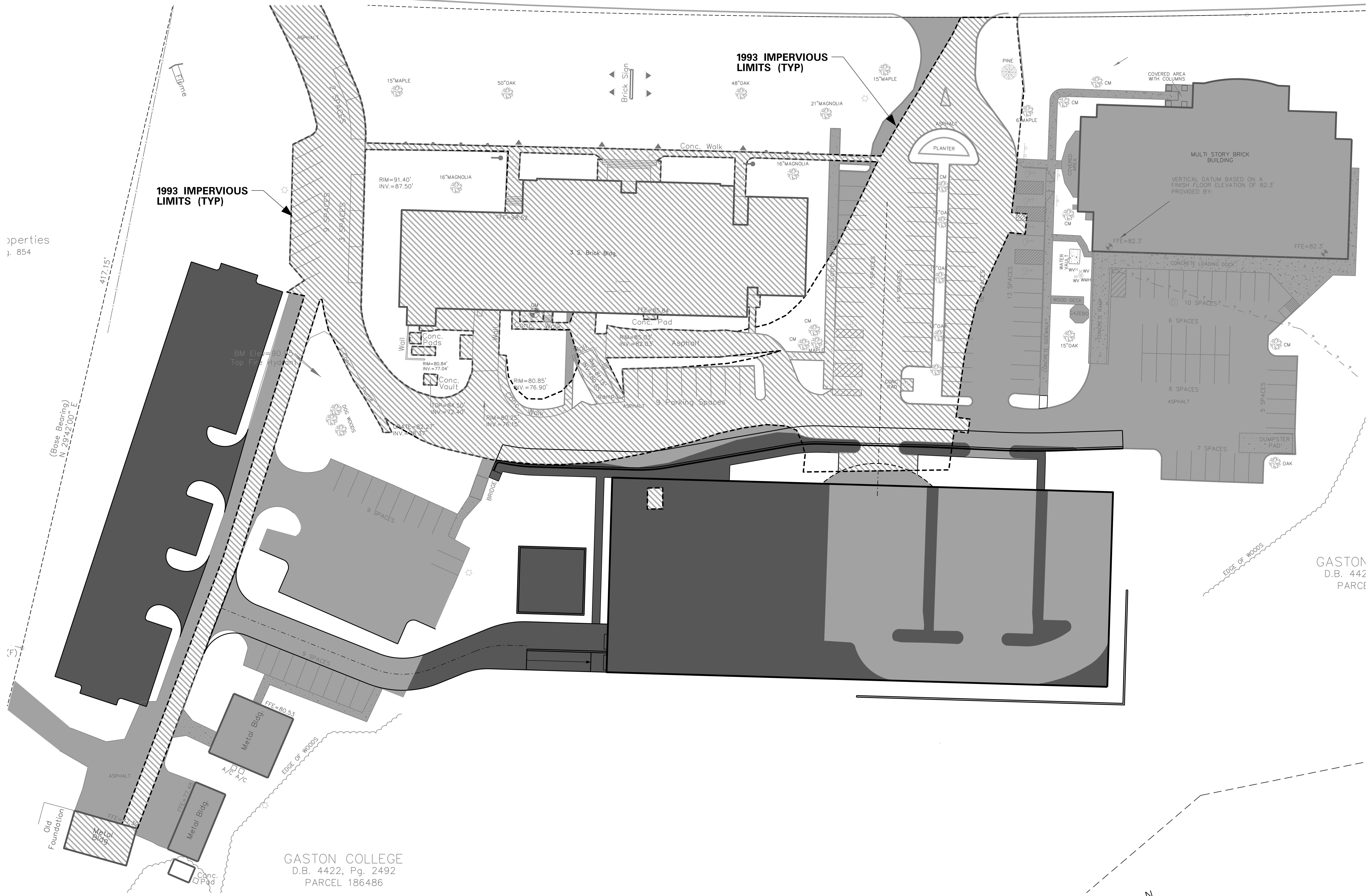
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Stormwater Management Plan

C1.01

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