

OWNER

TOM LYNCH
HVL PROPERTIES

ARCHITECT

PEACOCK ARCHITECTS
129 3RD AVE WEST HENDERONVILLE, NC

TAMARA PEACOCK , PRESIDENT
(828)713-1050

NICOLLE REBOLLEDO, PROJECT MANAGER
(828)- 696-4000

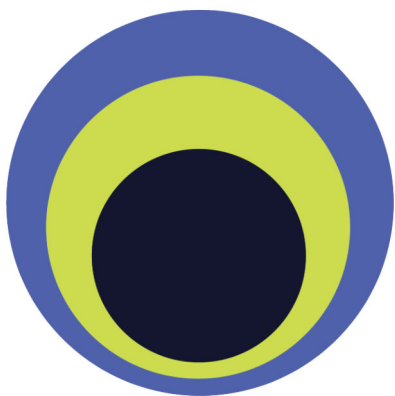
CONTRACTOR

J.C. PENNEY BLDG. RESTORATION & RENOVATION EXTERIOR FACADE AND GROUND FLOOR

344 N MAIN ST HENDERSONVILLE, NORTH CAROLINA 28792



1 STREET VIEW
C001



PEACOCK ARCHITECTS

BUILDING DATA

LEVEL OF ALTERATION: LEVEL 2
BUILDING CONSTRUCTION TYPE: TYPE III-B
BUILDING OCCUPANCY TYPE: MIXED USE
BUILDING SQUARE FOOTAGE: 10,600 SQ. FT.

ADDRESS: 344 MAIN STREET

LEGAL DESCRIPTION:

PIN # :

SCOPE OF WORK

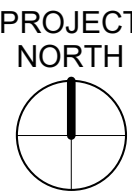
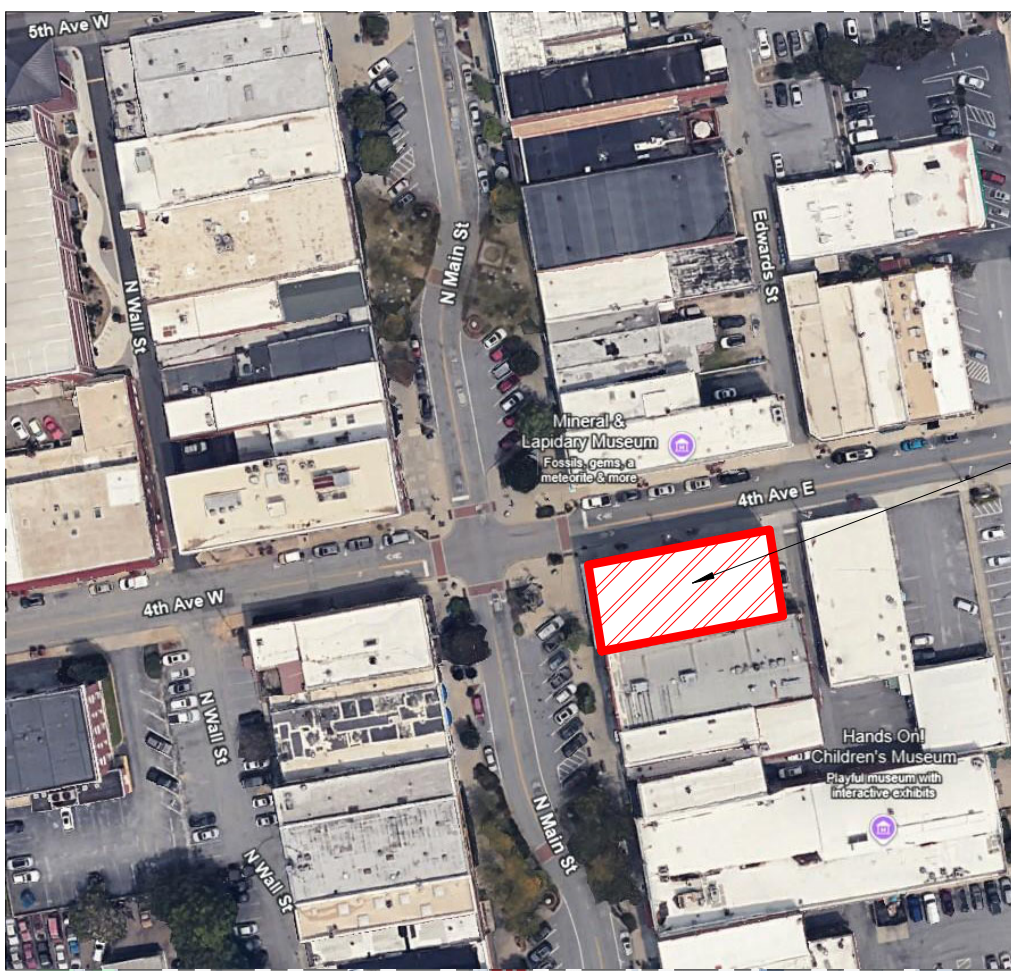
LEVEL OF ALTERATION: LEVEL 2

THIS PROJECT INCLUDES FACADE RESTORATION: REMOVAL OF DECORATIVE METAL SCREEN REPAIR AND REPOINTING OF BRICK, INSALLATION ON NEW STOREFRONT AND ENTRY DOORS. THE INTERIOR REDESIGN INCLUDES a 2 HOUR DEMISING WALL TO CREATE TWO LEASABLE UNITS. THE INTERIOR UNITS EACH HAVE ADA ACCESSIBLE BATHROOMS AND NEW SECONDARY EXITS WHICH EXIT OUT THE REAR GROUND LEVEL.

APPLICABLE CODES

2023 NFPA 70 NATIONAL ELECTRIC CODE
2018 NC STATE ENERGY CODE
2018 NCSBC: EXISTING BUILDING CODE
2018 NCSBC: PLUMBING CODE
2018 NCSBC: MECHANICAL CODE
2018 NCSBC: ELECTRICAL CODE
2018 NCSBC: FIRE PREVENTION CODE
2018 NCSBC: BUILDING CODE

VICINITY MAP



PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:

PEACOCK ARCHITECTS

owner:

HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
License No. 12125

issued for:

date:

sheet name:

COVER SHEET

Revisio n	Revision Date	Issued For
A	4-24	Permit Comme nts

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4/7/2025 10:57:52 AM

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TP

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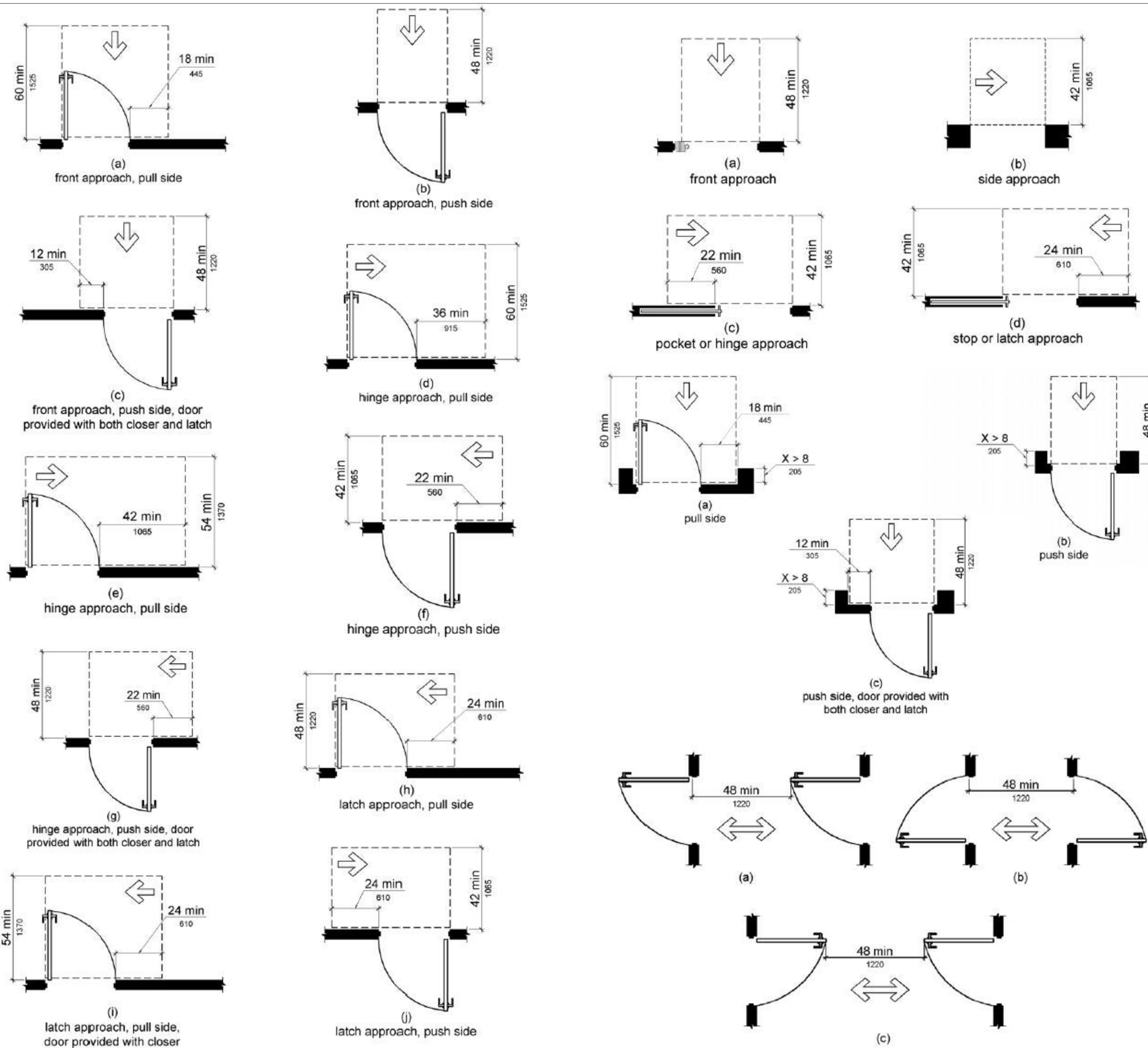
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Coord.:

TP

sheet no.:

C001



1
C003

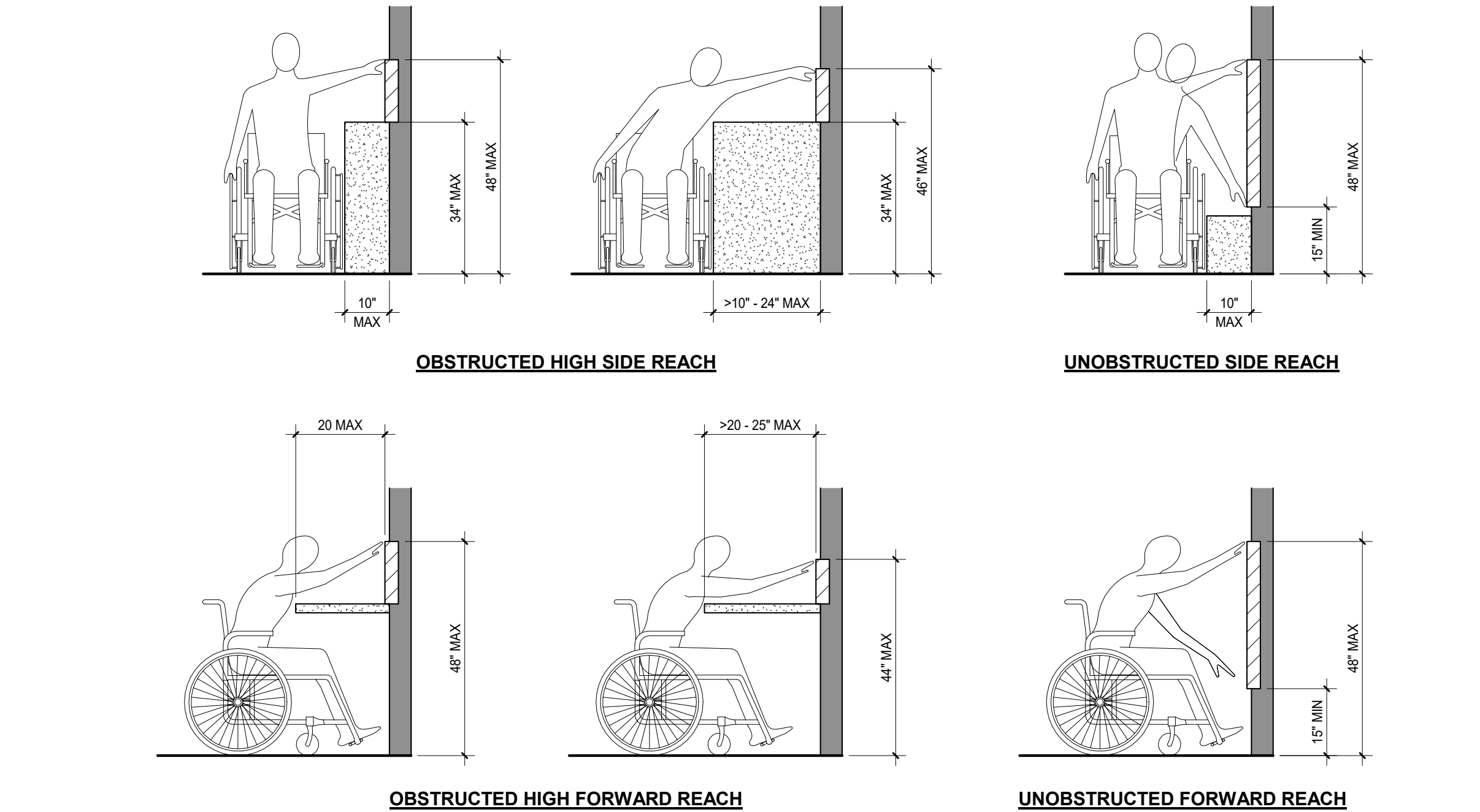
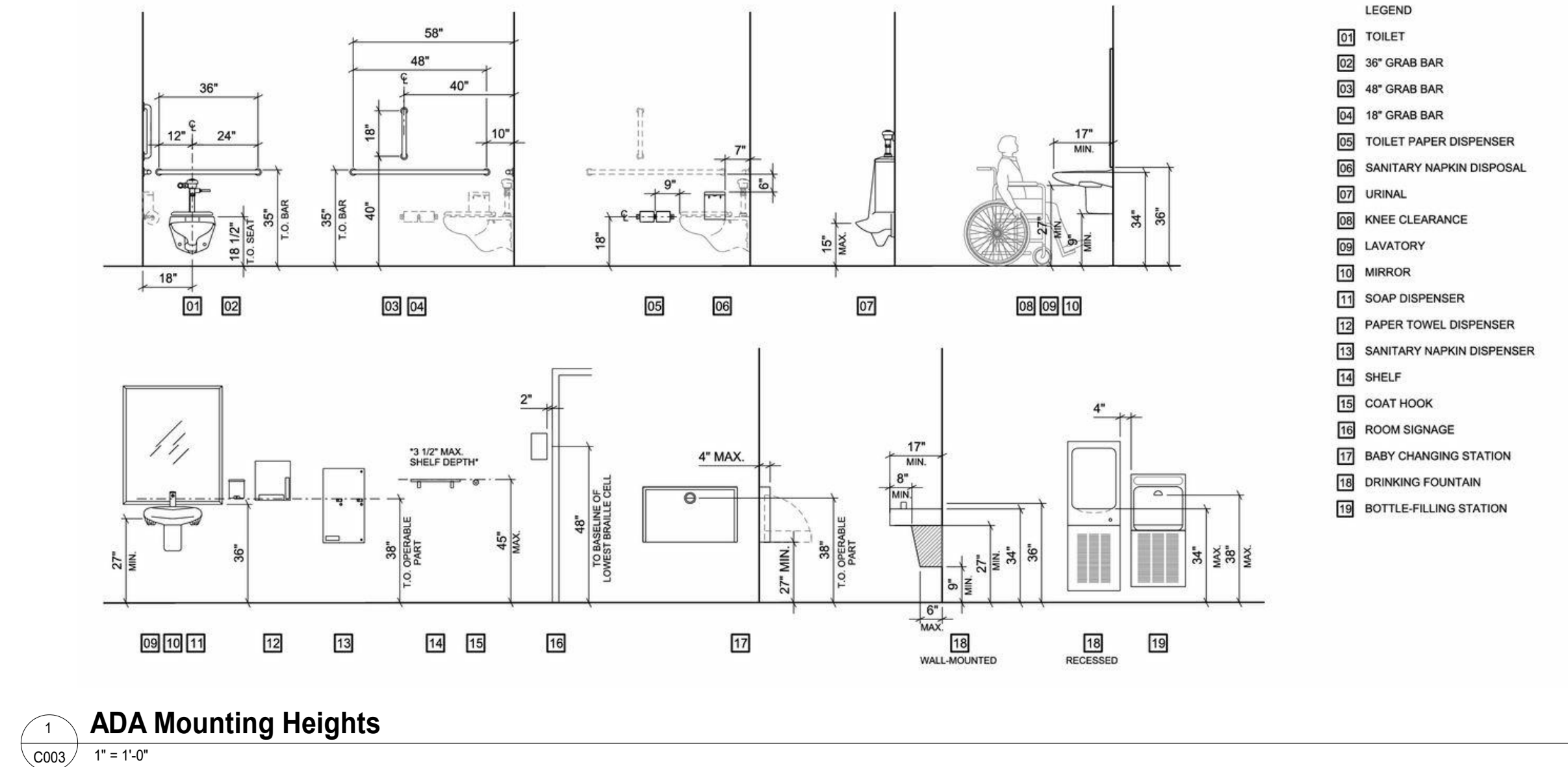
Maneuvering Clearances at Doors
12" = 1'-0"

2
C003

Device Mounting Heights
1/4" = 1'-0"

NOTE:

- ALL DIMENSIONS SHOWN ARE MINIMUMS.
- DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT ALL DOORS.
- CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTOR'S EXPENSE.



ADVISORY 308.1 GENERAL. THE FOLLOWING TABLE PROVIDES GUIDANCE ON REACH RANGES FOR CHILDREN ACCORDING TO AGE WHERE BUILDING ELEMENTS SUCH AS COAT HOOKS, LOCKERS, OR OPERABLE PARTS ARE DESIGNED FOR USE PRIMARILY BY CHILDREN. THESE DIMENSIONS APPLY TO EITHER FORWARD OR SIDE REACHES. ACCESSIBLE ELEMENTS AND OPERABLE PARTS DESIGNED FOR ADULT USE OR CHILDREN OVER AGE 12 CAN BE LOCATED OUTSIDE THESE RANGES BUT MUST BE WITHIN THE ADULT REACH RANGES REQUIRED BY 308

CHILDRENS REACH RANGES			
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 9 THROUGH 12
HIGH (MAX)	36"	40"	44"
LOW (MIN)	20"	18"	16"

REACH RANGES

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PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

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License No. 12126

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date:

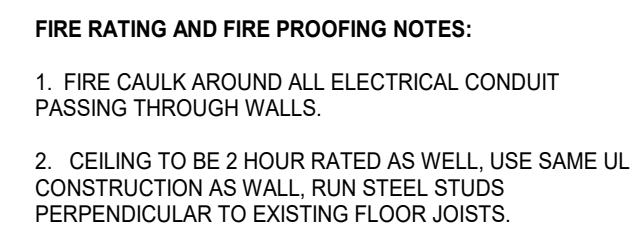
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ABBREVIATIONS, SYMBOLS AND LEGENDS

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C003





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EXISTING/DEMO
GROUND
FLOOR PLAN

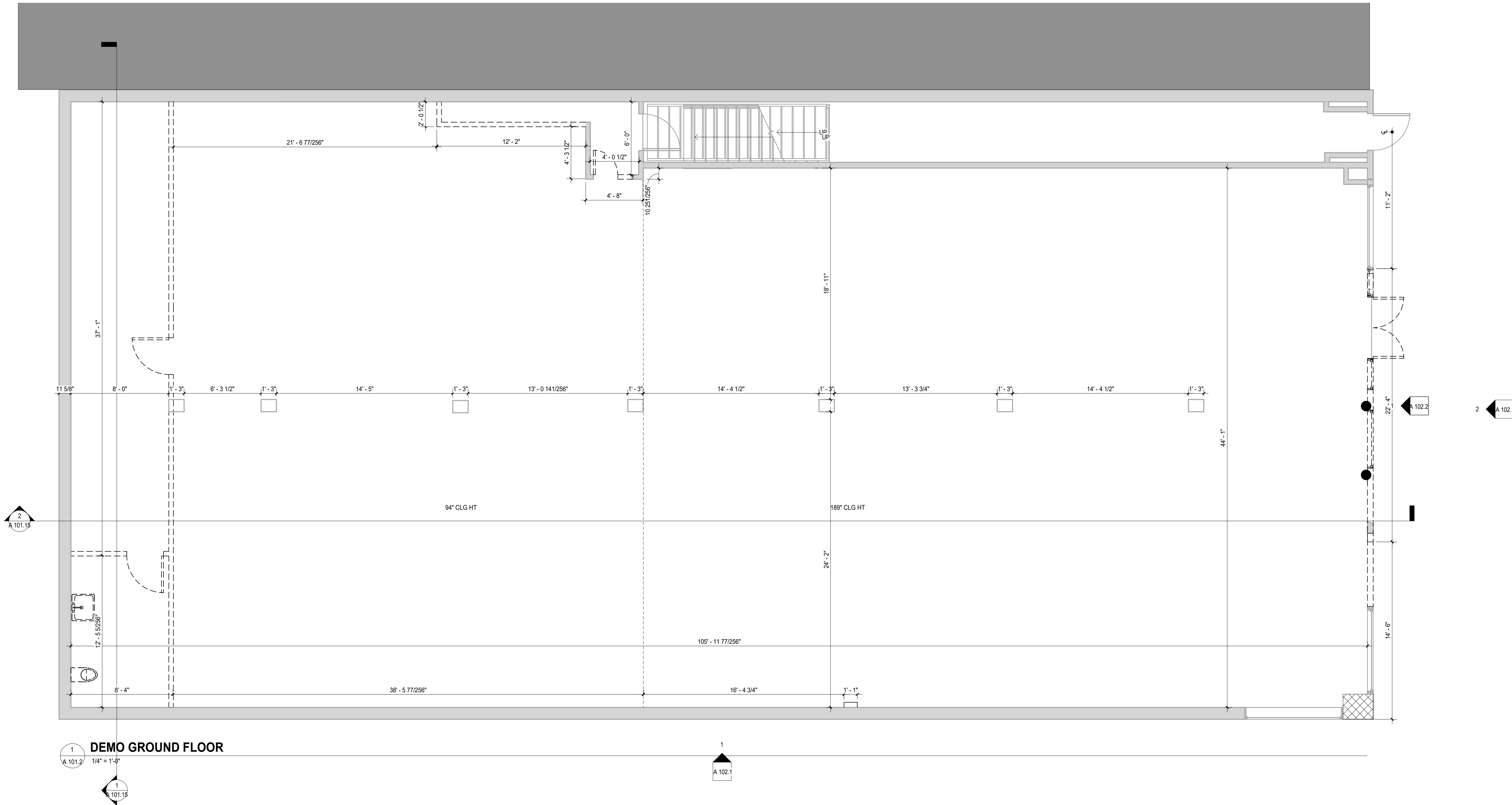
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A 101.2





project design team:
PEACOCK ARCHITECTS

project name:

Tamara Peacock, R.A
License No.:12126

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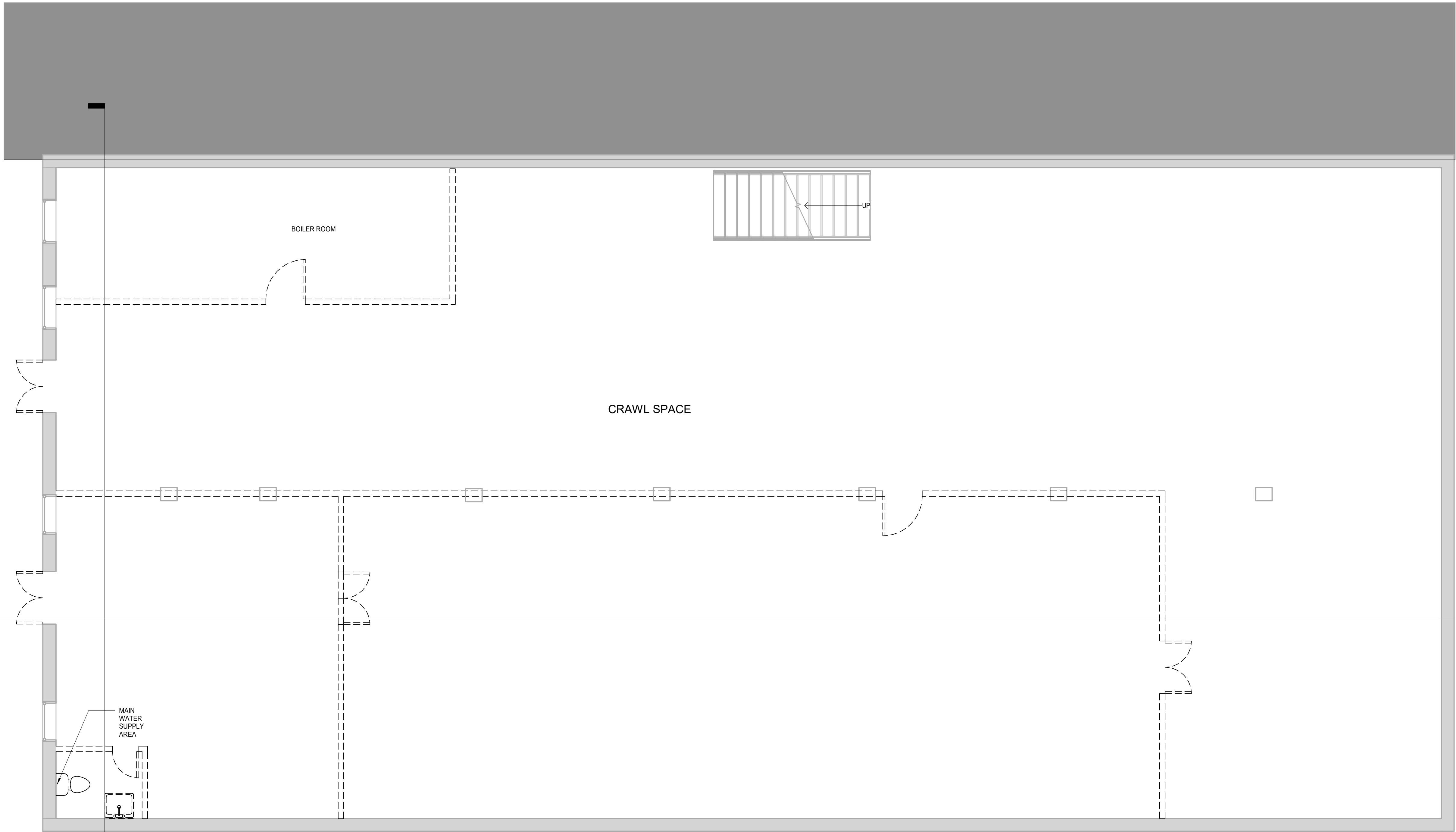
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UNIT NAME	LEASABLE SQUARE FOOTAGE
UNIT A	2,458 SQ FT
UNIT B	2,119 SQ FT



1 DEMO CRAWLSPACE LEVEL

1/4" = 1'-0"

PEACOCK ARCHITECTS

129 3rd Ave W, Hendersonville, NC 28792
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EXISTING/DEMO CRAWLSPACE FLOOR PLAN

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project name:

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**NEW CRAWL
SPACE LEVEL
FLOOR PLAN**

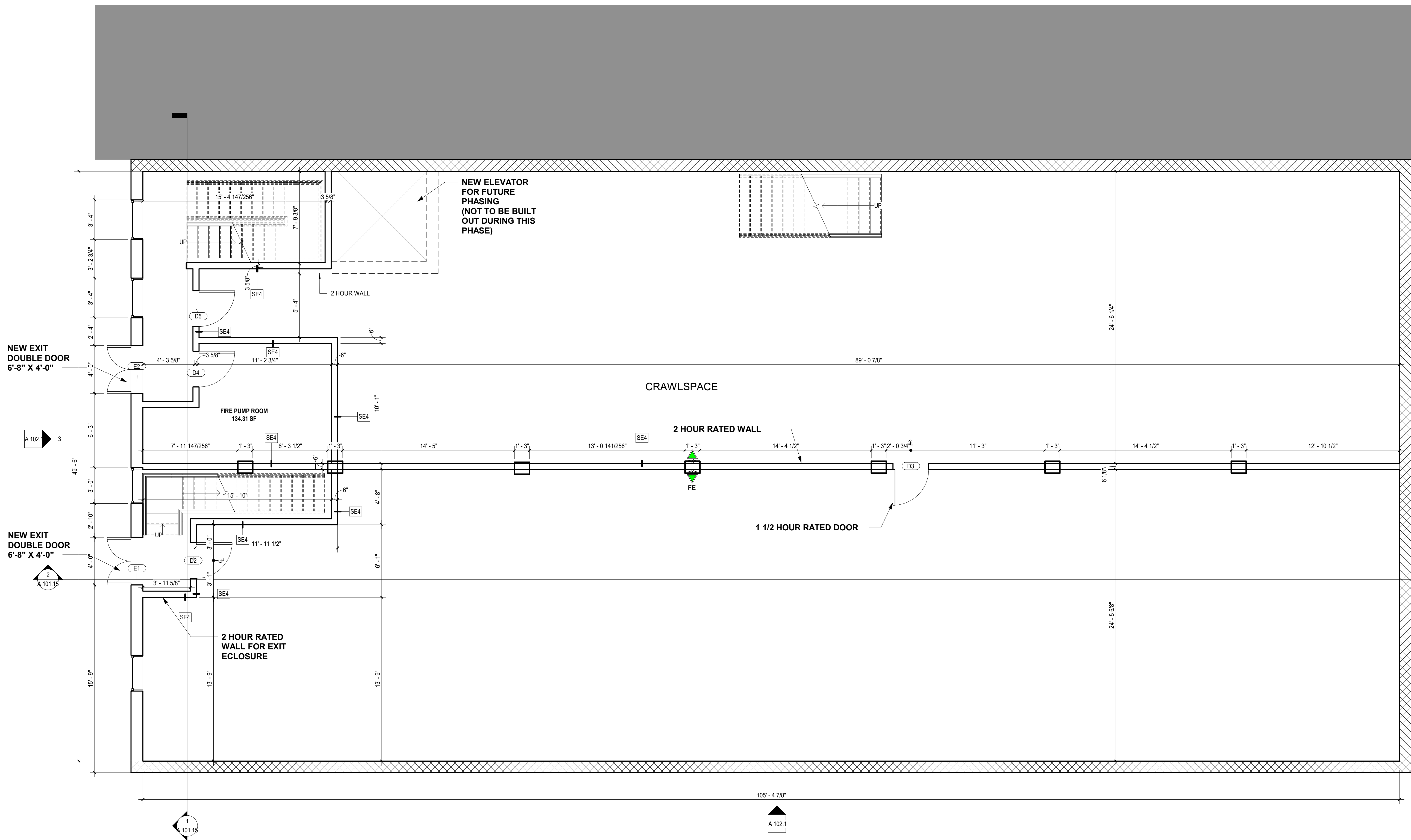
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NEW CRAWL SPACE LEVEL

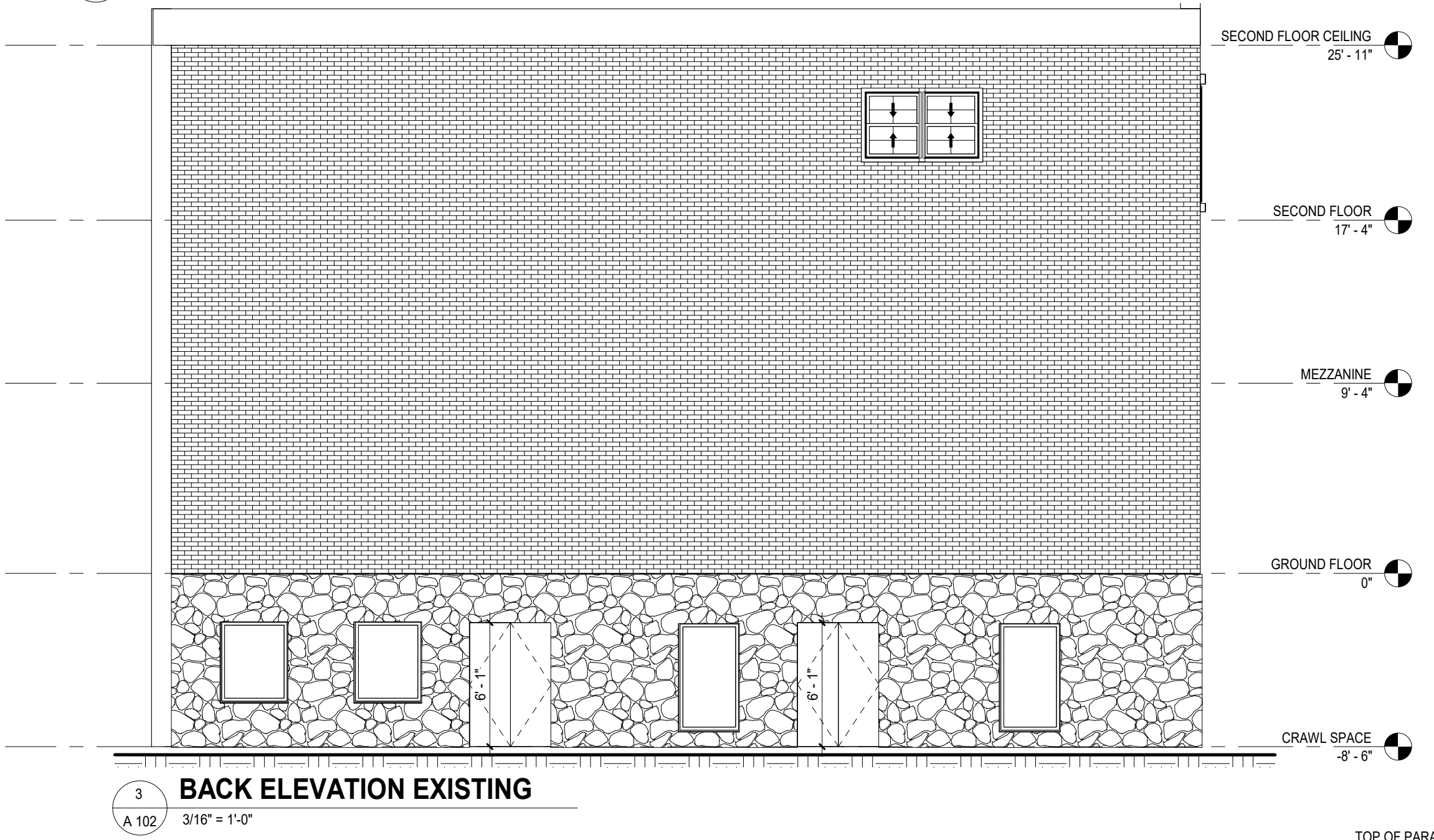
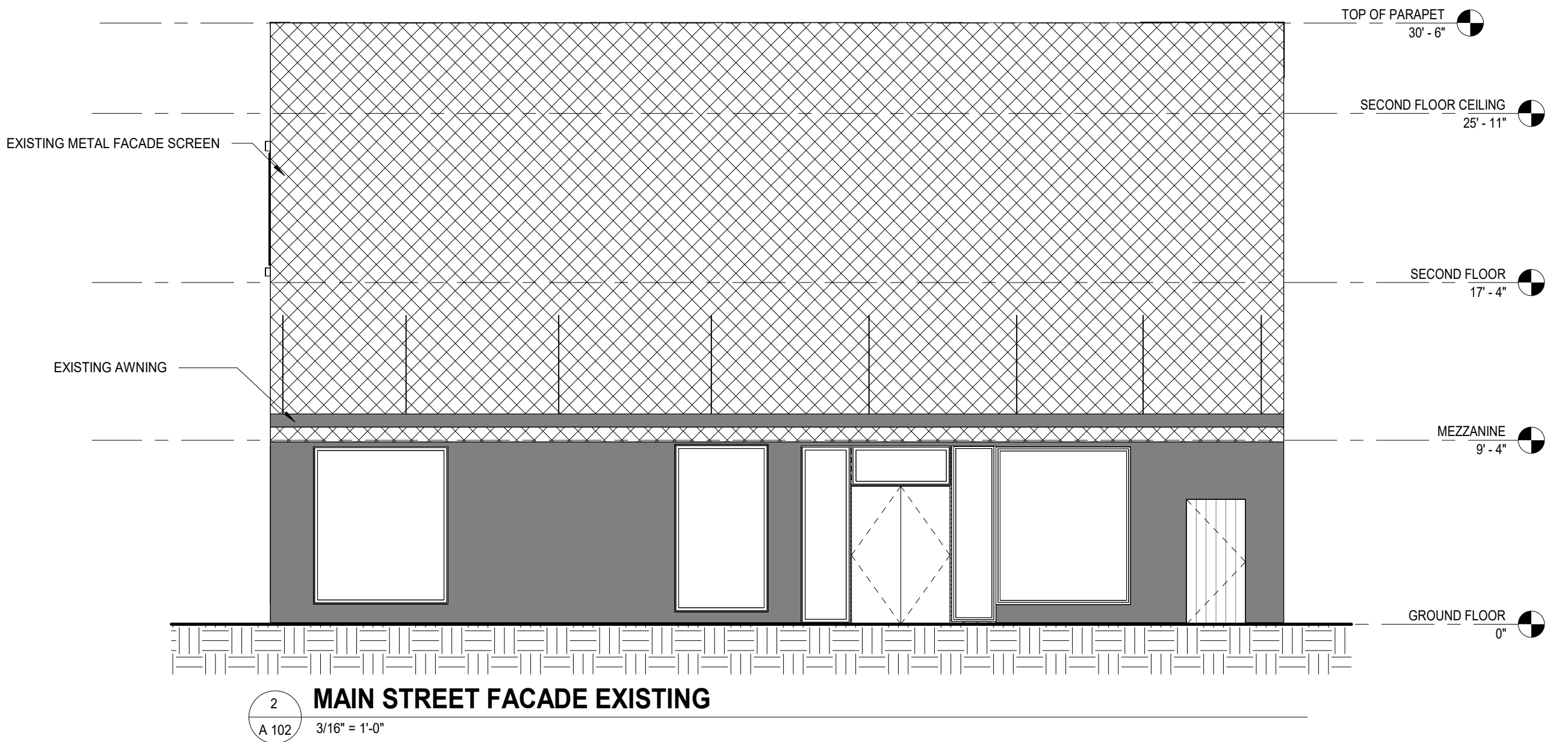
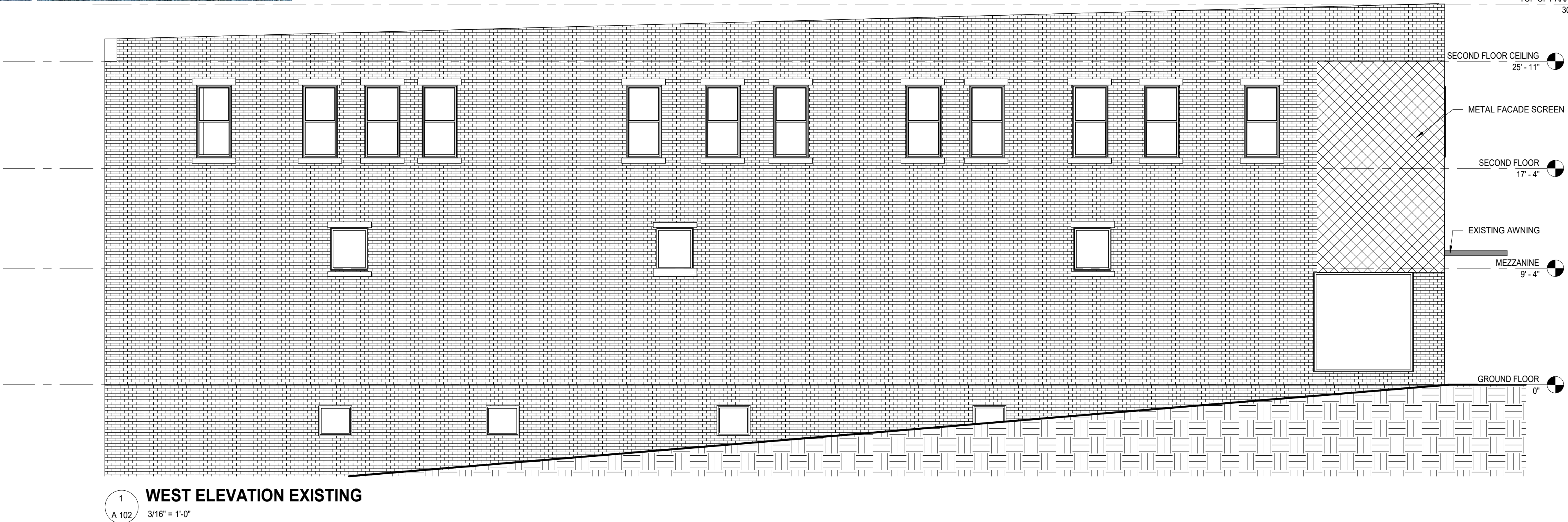
1/4" = 1'-0"



EXISTING PHOTO OF 344 MAIN ST MAIN SREET VIEW



EXISTING PHOTO OF 344 MAIN ST BACK ALLEY VIEW



**PEACOCK
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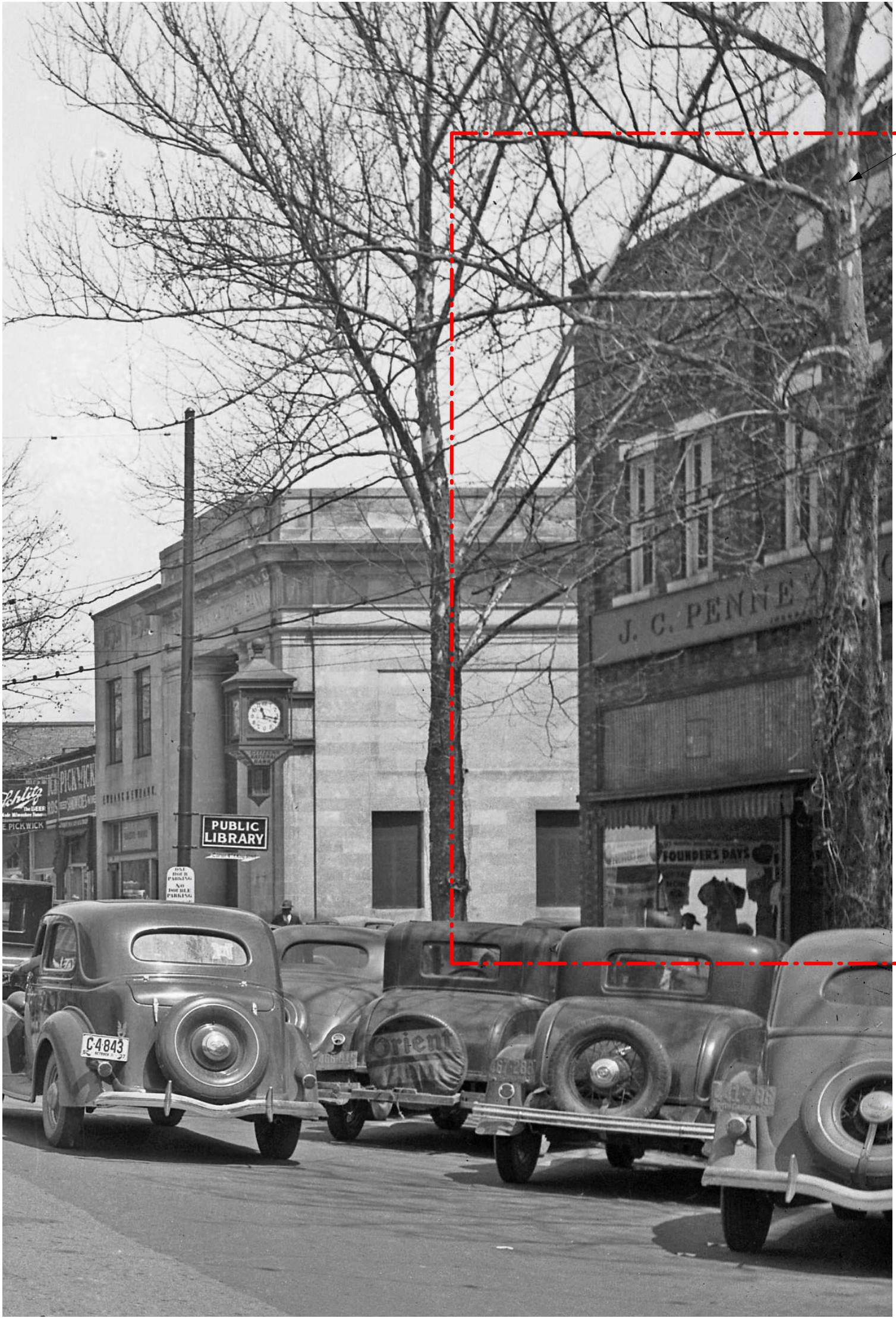
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**EXISTING MAIN
STREET
ELEVATION**

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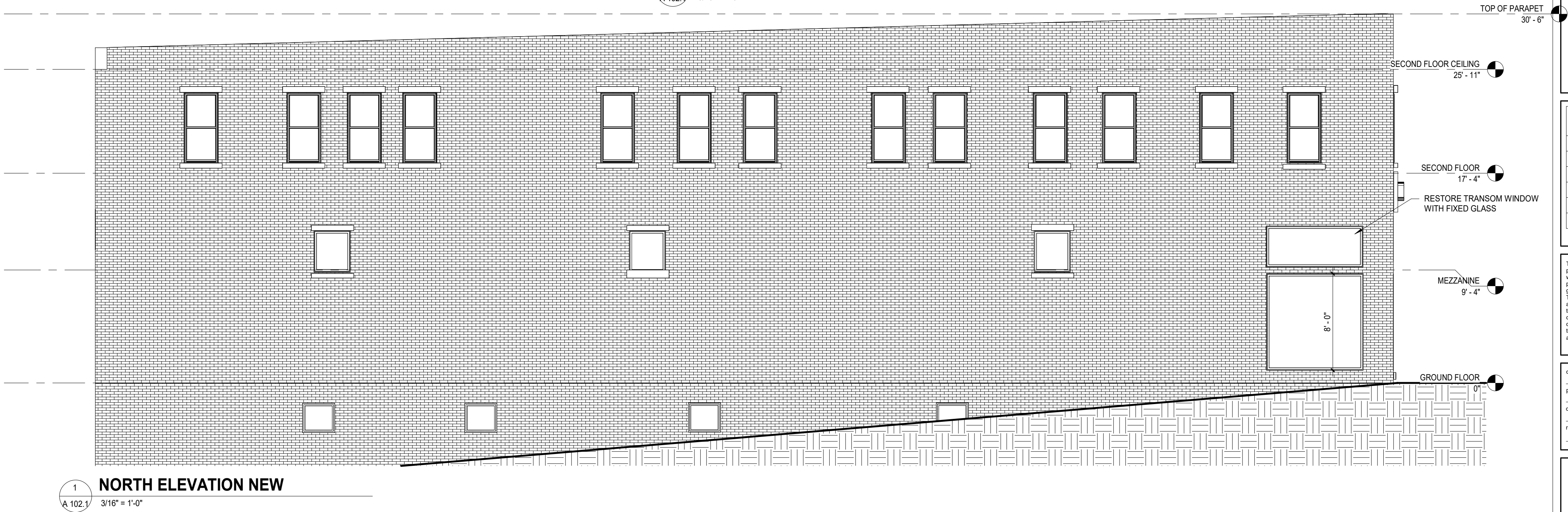
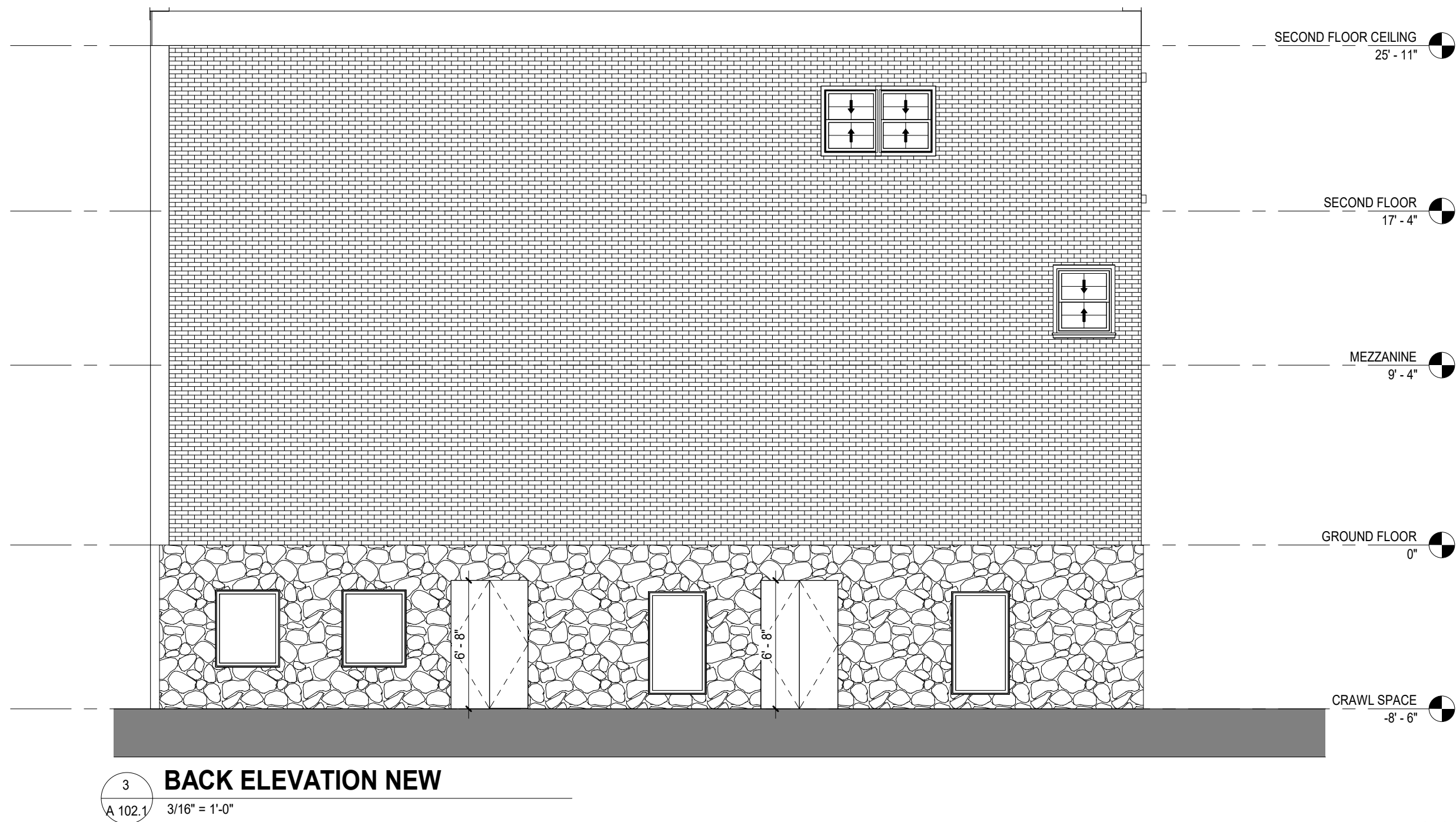
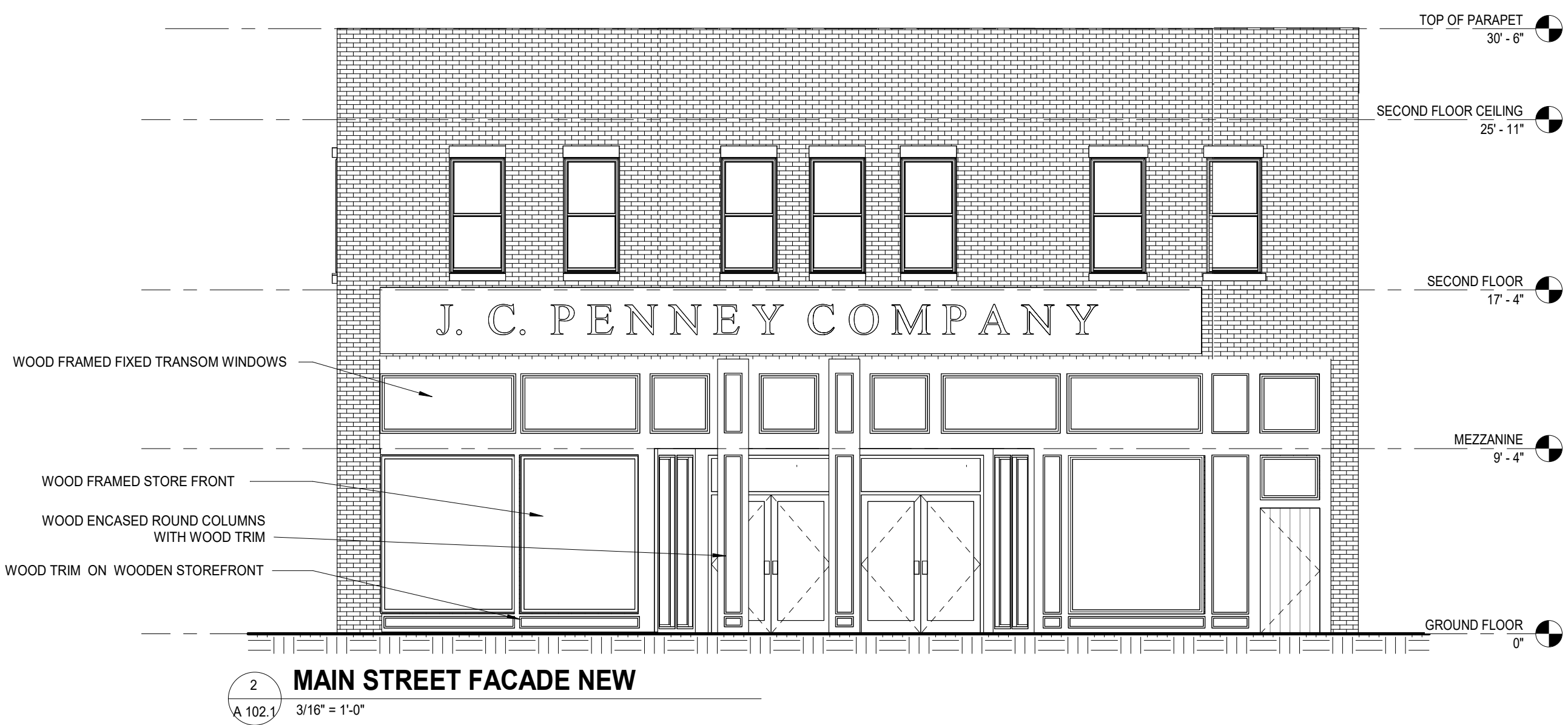
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TP

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A 102



344 MAIN FACADE RESTORATION
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344 MAIN ORIGINAL FACADE



PEACOCK ARCHITECTS

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project name:

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NEW MAIN STREET ELEVATION

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A 102.1

COLOR SWATCHES FOR WOOD-FRAMED STOREFRONT

H

Historic Color

Expert Pick

SW 2838

Polished Mahogany

H

Historic Color

SW 2809

Rookwood Shutter Green

H

Historic Color

SW 0064

Blue Peacock



1
A 102.5

MAIN STREET VIEW

PEACOCK
ARCHITECTS



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28792
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project design team:
PEACOCK ARCHITECTS

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HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

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MATERIAL
WORKSHEET

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