

PEACOCK ARCHITECTS

DAVID MCKINLEY

128 3RD AVE FACADE RENOVATION

HENDERSONVILLE, NC



PROJECT DESIGN TEAM:
THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:
**128 3RD AVE
FACADE
RENOVATION**
128 3RD AVE.
HENDERSONVILLE,
NC 28792

ISSUED FOR:

DATE:

SHEET NAME:
**COVER
SHEET**

REVISIONS:

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DESIGNED BY: DESIGNER
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APPROVED BY: APPROVER

SHEET NO.:

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PROJECT DESIGN TEAM:

PEACOCK ARCHITECTS
129 3RD AVE W HENDERSONVILLE, NC 28792

PH: 828-496-4000

LANDSCAPE ARCHITECTS

ADDRESS
CITY, STATE ZIP

PH:

CIVIL ENGINEERING

ADDRESS
CITY, STATE ZIP

PH:

MEP ENGINEERING

ADDRESS
CITY, STATE ZIP

PH:

STRUCTURAL ENGINEERING

ADDRESS
CITY, STATE ZIP

PH:

OWNER:

DEWIGHT WINCHESTER

PROJECT NAME:

**128 3RD AVE
FACADE
RENOVATION
128 3RD AVE.
HENDERSONVILLE,
NC 28792**

TAKARA PEACOCK, R.A.

LICENSE NO. 17228

ISSUED FOR:

DATE:

SHEET NAME:

**EXISTING
FLOOR
PLAN**

REVISION	REVISION DATE	ISSUED FOR

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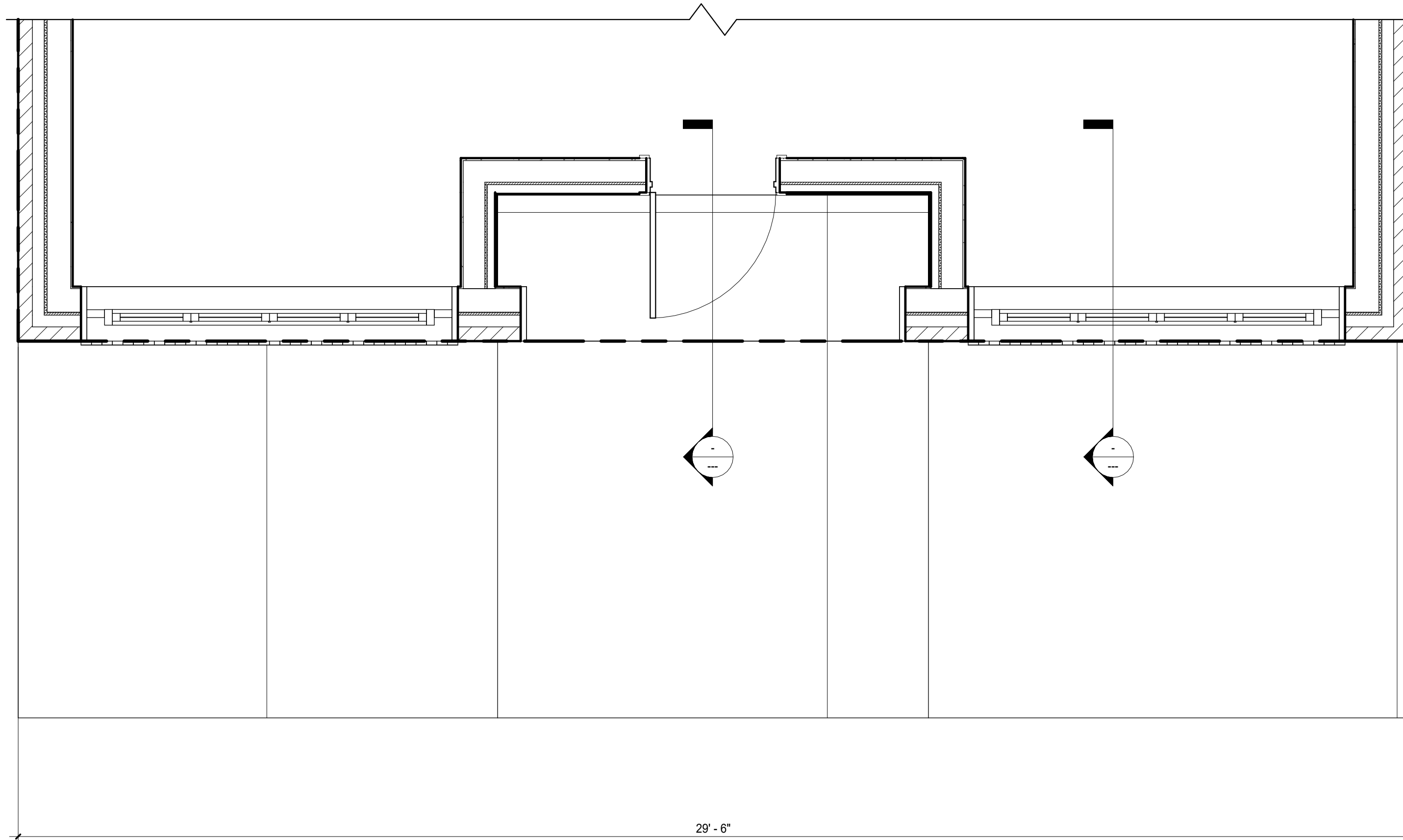
DESIGNER

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APPROVER

SHEET NO.:

AE102





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129 3RD AVE W HENDERSONVILLE, NC 28792
PH: 828-496-4000

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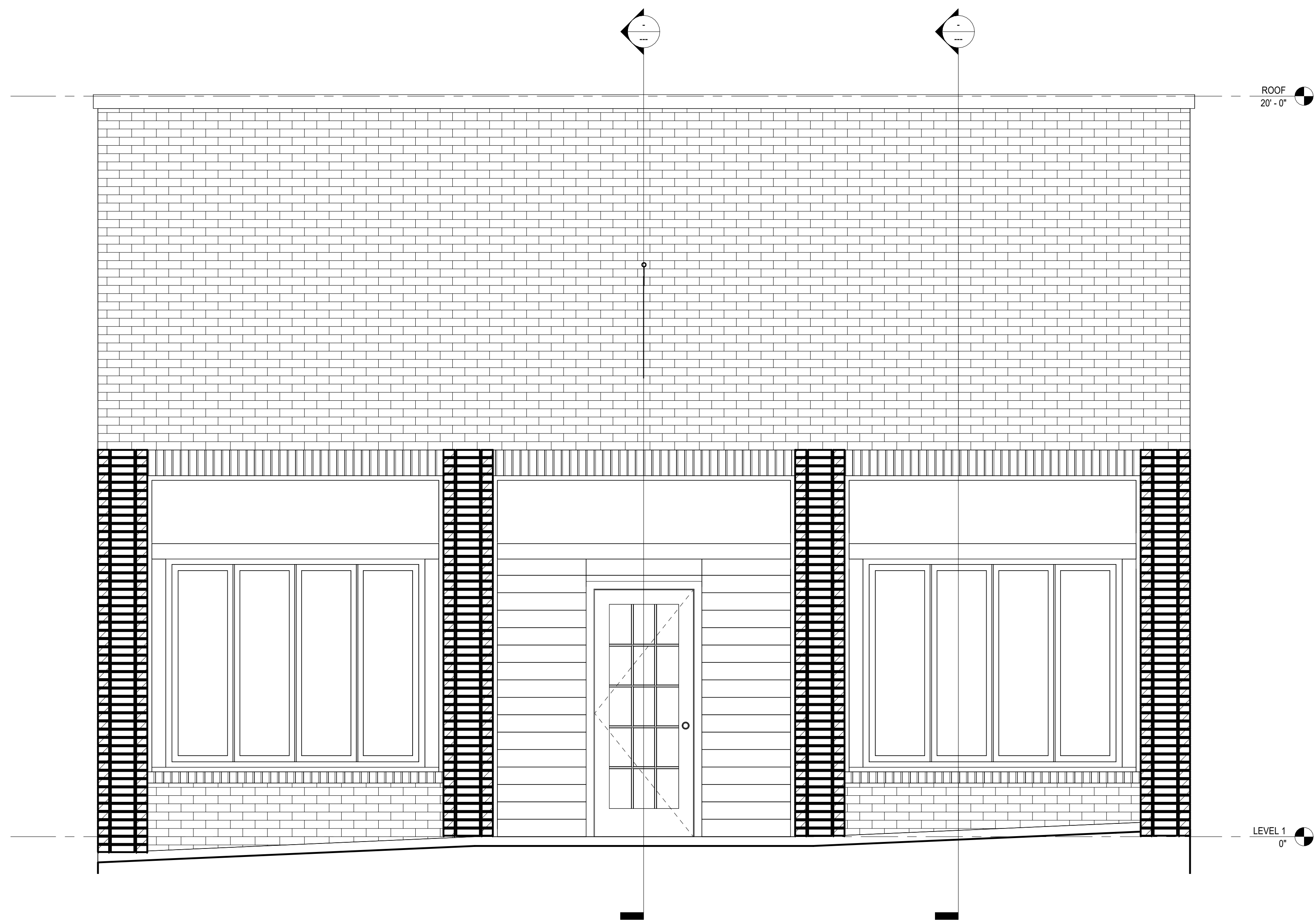
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APPROVED BY:

APPROVER

SHEET NO.:

AE200



1 SOUTH - EXISTING
AE200 1/2" = 1'-0"

GENERAL DEMO NOTES

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 - ALL EXISTING UTILITY PENETRATIONS THROUGH EXISTING WALLS, SLABS, ETC., ARE FOUND UNSEALED OR SEALED IMPROPERLY ARE TO BE RESEALED AND RESEALED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES OR OTHER APPROVED INDEPENDENT LABORATORIES TESTED METHODS AND PRODUCTS FOR THE WALL RATING. INSURE THAT FIRE RATING OF ALL RATED WALLS IS MAINTAINED.
 - NOTIFY THE APPROPRIATE UTILITY LOCATION SERVICE PRIOR TO ANY SITE EXCAVATION OR TRENCHING.
 - CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ANY EXISTING ELECTRICAL, TELECOMMUNICATIONS, MECHANICAL, AND PLUMBING SYSTEMS WHICH ARE TO REMAIN.
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 - REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
 - ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELED UNLESS INDICATED OTHERWISE.
 - ALL ABANDONED, NONESSENTIAL OR OTHERWISE NOT SPECIFICALLY SHOWN TO BE REUSED, MECHANICAL, PLUMBING, OR ELECTRICAL UTILITIES THAT ARE EXPOSED AFTER THE CEILING OR WALL REMOVAL ARE TO BE REMOVED AND CAPPED AT POINT OF ORIGIN. CONSULT ARCHITECT IF QUESTIONS ARISE AS TO WHETHER A SERVICE IS TO BE ABANDONED OR IS TO REMAIN.
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 - THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY DISRUPTION OF SERVICES INCLUDING LIFE SAFETY SYSTEMS.
 - THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXACT EXTENT OF DEMOLITION NEEDED FOR NEW CONSTRUCTION. VERIFY ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED INCLUDING THE NEED TO RELOCATE ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, OUTLETS, ETC. NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.
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- WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC., ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGERS, FOUNDATIONS, ETC. AFTER REMOVAL, AFFECTED CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILINGS SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
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 - WHERE NEW CEILINGS ARE SHOWN IN EXISTING SPACES THE EXISTING CEILINGS AND SUPPORT SYSTEMS SHALL BE REMOVED. REMOVE ANY ASSOCIATED CURTAIN TRACKS, CEILING SUPPORTED TV BRACKETS, ETC.
 - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. ALL ITEMS AND MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF AS SPECIFIED ON SITE BURNING IS PROHIBITED.

DEMO KEYED NOTES

NO.	DESCRIPTION
1	REMOVE DOOR AND WALL IN ENTIRETY. NEW CONSTRUCTION TO BE FLUSH WITH EXTERIOR WALL. PREPARE OPENING FOR NEW STOREFRONT DOOR.
2	REMOVE WINDOW AND WOODEN FRAMING - PREPARE OPENING FOR NEW STOREFRONT WINDOWS. COORDINATE WITH OWNER FOR SALVAGING MATERIALS.
3	REMOVE EXISTING SIGN - COORDINATE WITH OWNER FOR REPLACEMENT / REINSTALLATION OF SIGNAGE
4	REMOVE SIDING AND PREP SURFACES FOR NEW MATERIAL IN NEW CONSTRUCTION

PEACOCK ARCHITECTS



PROJECT DESIGN TEAM:

PEACOCK ARCHITECTS
129 3RD AVE W HENDERSONVILLE, NC 28792

PH: 438-496-4000
LANDSCAPE ARCHITECTS
ADDRESS
CITY, STATE ZIP
PH:

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NC 28792**

TAMARA PEACOCK, P.A.
LICENSE NO. 3728

ISSUED FOR:

DATE:

SHEET NAME:

**EXISTING /
DEMOLITION
FLOOR
PLAN**

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DRAWN BY: _____ PREP. INGR.: _____

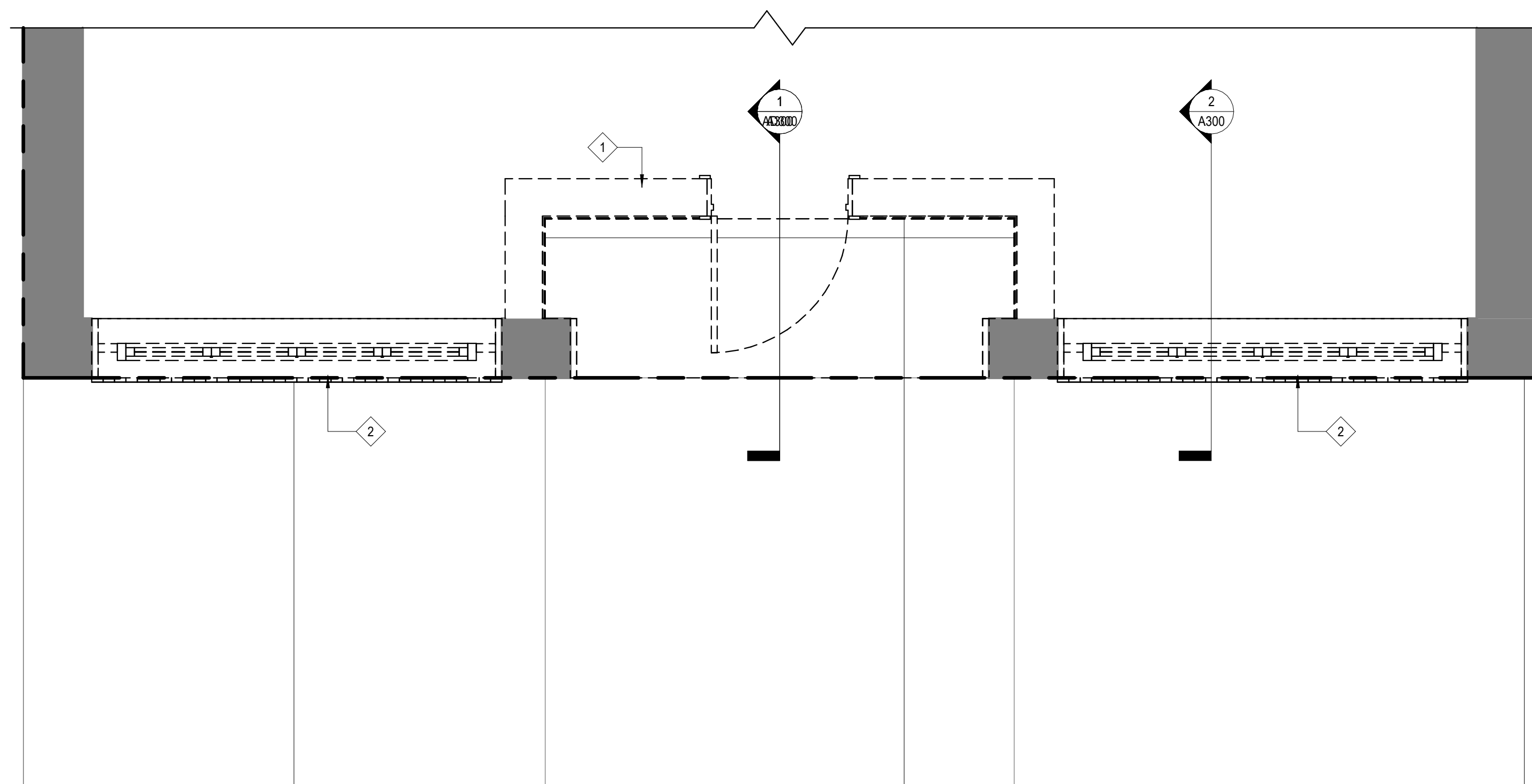
DESIGNED BY: _____ DESIGNER _____

REVISED BY: _____ CADD: _____

CHECKER _____ APPROVER _____

SHEET NO.:

AD102



1 LEVEL 1 - EXISTING / DEMO

AD102 1/2" = 1'-0"

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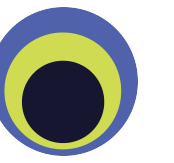
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CHECKER _____

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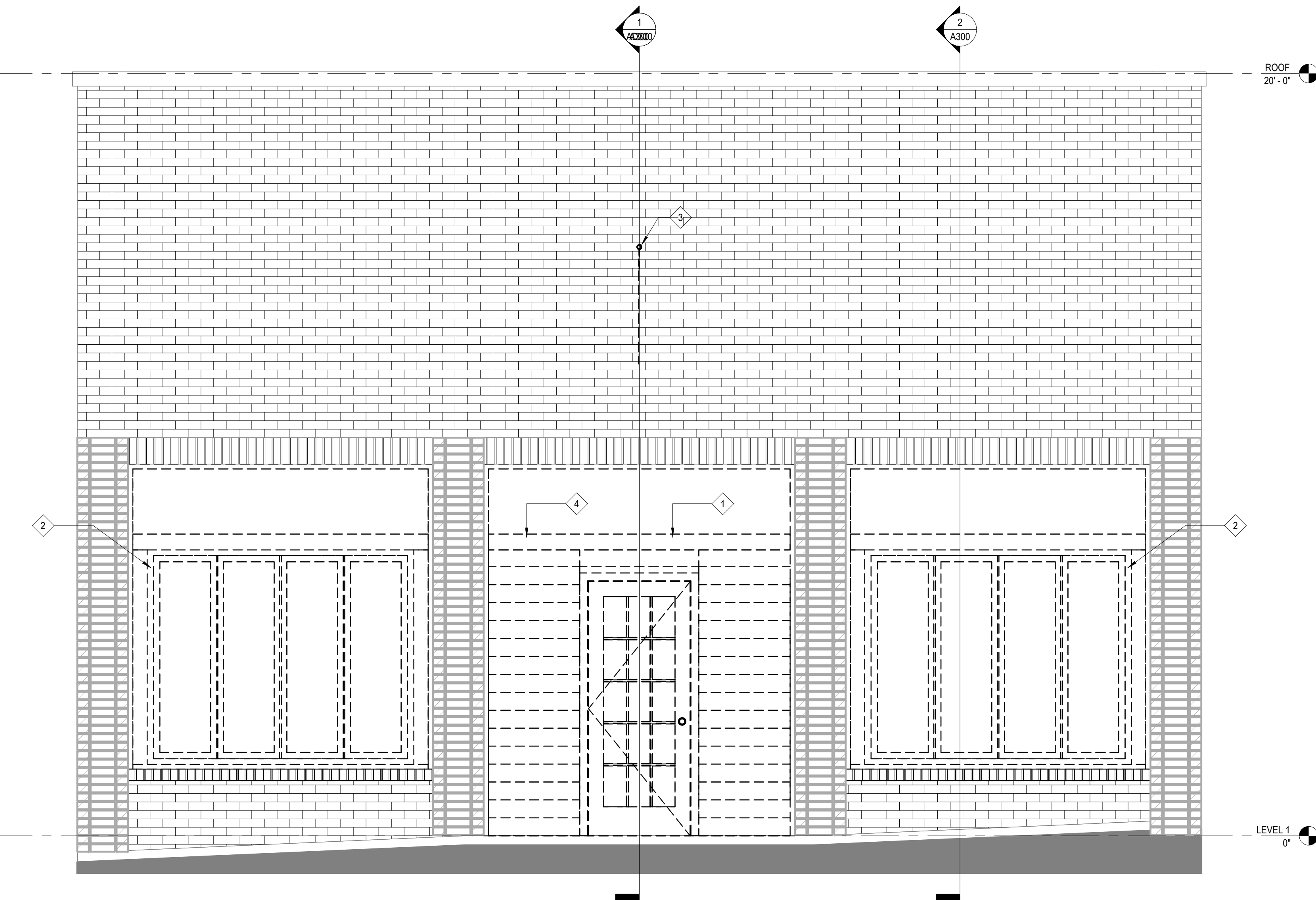
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- NOTIFY THE APPROPRIATE UTILITY LOCATION SERVICE PRIOR TO ANY SITE EXCAVATION OR TRENCHING.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ANY EXISTING ELECTRICAL, TELECOMMUNICATIONS, MECHANICAL, AND PLUMBING SYSTEMS WHICH ARE TO REMAIN.
- THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY STORAGE OF ALL COMPONENTS OF THE EXISTING WORK SCHEDULED TO BE REUSED. ITEMS SCHEDULED TO BE REUSED THAT ARE DAMAGED AS A RESULT OF POOR OR INADEQUATE HANDLING AND STORAGE MEANS OR METHODS, SHALL BE REPLACED WITH APPROVED SUBSTITUTES BY THE GENERAL CONTRACTOR AT NO ADDITIONAL CHARGE.
- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL MATERIAL AND ITEMS TO BE REMOVED. ITEMS IDENTIFIED BY THE OWNER TO BE SALVAGED AND TURNED OVER TO THE OWNER ARE TO BE REMOVED BY THE GENERAL CONTRACTOR AND DELIVERED TO A MUTUALLY AGREED UPON LOCATION ON THE JOB SITE.
- REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
- ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELED UNLESS INDICATED OTHERWISE.
- ALL ABANDONED, NONESSENTIAL OR OTHERWISE NOT SPECIFICALLY SHOWN TO BE REUSED, MECHANICAL, PLUMBING, OR ELECTRICAL UTILITIES THAT ARE EXPOSED AFTER THE CEILING OR WALL REMOVAL ARE TO BE REMOVED AND CAPPED AT POINT OF ORIGIN. CONSULT ARCHITECT IF QUESTIONS ARISE AS TO WHETHER A SERVICE IS TO BE ABANDONED OR IS TO REMAIN.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PULL STATIONS, ETC., ARE NOT TO BE BLOCKED FROM VIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR, OR CONTRACTORS' TEAM.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EMERGENCY LIGHTING, EXITING, SECURITY, AND ALARMS FOR THE ENTIRE SITE. ANY VARIATIONS OF EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER. ALL ISSUES REGARDING PUBLIC SAFETY, AND MUST TAKE ALL NECESSARY PRECAUTIONS PRESCRIBED BY ALL LAWS, ORDINANCES, CODES, REGULATIONS AND ALL AUTHORITIES HAVING JURISDICTION TO PREVENT INJURY TO ANY PERSONS ON, ABOUT, OR ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT THE DISCOVERY OR SUSPICION OF OR THE PRESENCE OF ANY HAZARDOUS MATERIALS TO THE OWNER PRIOR TO PROCEEDING WITH DEMOLITION WORK.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY DISRUPTION OF SERVICES INCLUDING LIFE SAFETY SYSTEMS.
- THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXACT EXTENT OF DEMOLITION NEEDED FOR NEW CONSTRUCTION. VERIFY ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED INCLUDING THE NEED TO RELOCATE ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, OUTLETS, ETC. NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WORK. CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES THAT SERVE SPACES WHICH WILL REMAIN AS PART OF ANY NEW CONSTRUCTION. PROTECT ALL UTILITIES IN THE DEMOLITION AREA AS REQUIRED TO ENSURE CONTINUOUS OPERATION OF SERVICES. IF UTILITY INTERRUPTION IS ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING FIVE BUSINESS DAYS PRIOR TO INTERRUPTION OF SERVICES.
- ALL FURNISHINGS SHALL BE REMOVED BY OWNER PRIOR TO DEMOLITION PROCEDURES.

WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC., ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGERS, FOUNDATIONS, ETC. AFTER REMOVAL, AFFECTED CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILINGS SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.

20. WHERE NEW FINISHES ARE INDICATED, INCLUDING FLOOR AND WALL FINISHES, ALL EXISTING FLOORING, WALLCOVERING, PAINT, ETC., IS TO BE REMOVED TO THE SUBSTRATE. EXPOSED SUBSTRATES ARE TO BE GROUND SMOOTH OR FILLED AND REQUIRED AND CLEANED OR OTHERWISE PREPARED TO RECEIVE NEW FINISHES.

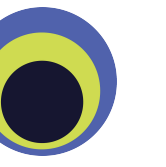
21. WHERE NEW CEILINGS ARE SHOWN IN EXISTING SPACES THE EXISTING CEILINGS AND SUPPORT SYSTEMS SHALL BE REMOVED. REMOVE ANY ASSOCIATED CURTAIN TRACKS, CEILING SUPPORTED TV BRACKETS, ETC.

22. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. ALL ITEMS AND MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF AS SPECIFIED ON SITE BURNING IS PROHIBITED.

DEMO KEYED NOTES

1	REMOVE DOOR AND WALL IN ENTIRETY. NEW CONSTRUCTION TO BE FLUSH WITH EXTERIOR WALL. PREPARE OPENING FOR NEW STOREFRONT DOOR.
2	REMOVE WINDOW AND WOODEN FRAMING - PREPARE OPENING FOR NEW STOREFRONT WINDOWS. COORDINATE WITH OWNER FOR SALVAGING MATERIALS.
3	REMOVE EXISTING SIGN - COORDINATE WITH OWNER FOR REPLACEMENT / REINSTALLATION OF SIGNAGE
4	REMOVE SIDING AND PREP SURFACES FOR NEW MATERIAL IN NEW CONSTRUCTION

PEACOCK ARCHITECTS



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PH:

OWNER:

DEWIGHT WINCHESTER

PROJECT NAME:

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TAMARA PEACOCK, P.A.
LICENSE NO. 3728

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DATE:

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**EXISTING /
DEMO
SECTIONS**

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DESIGNER

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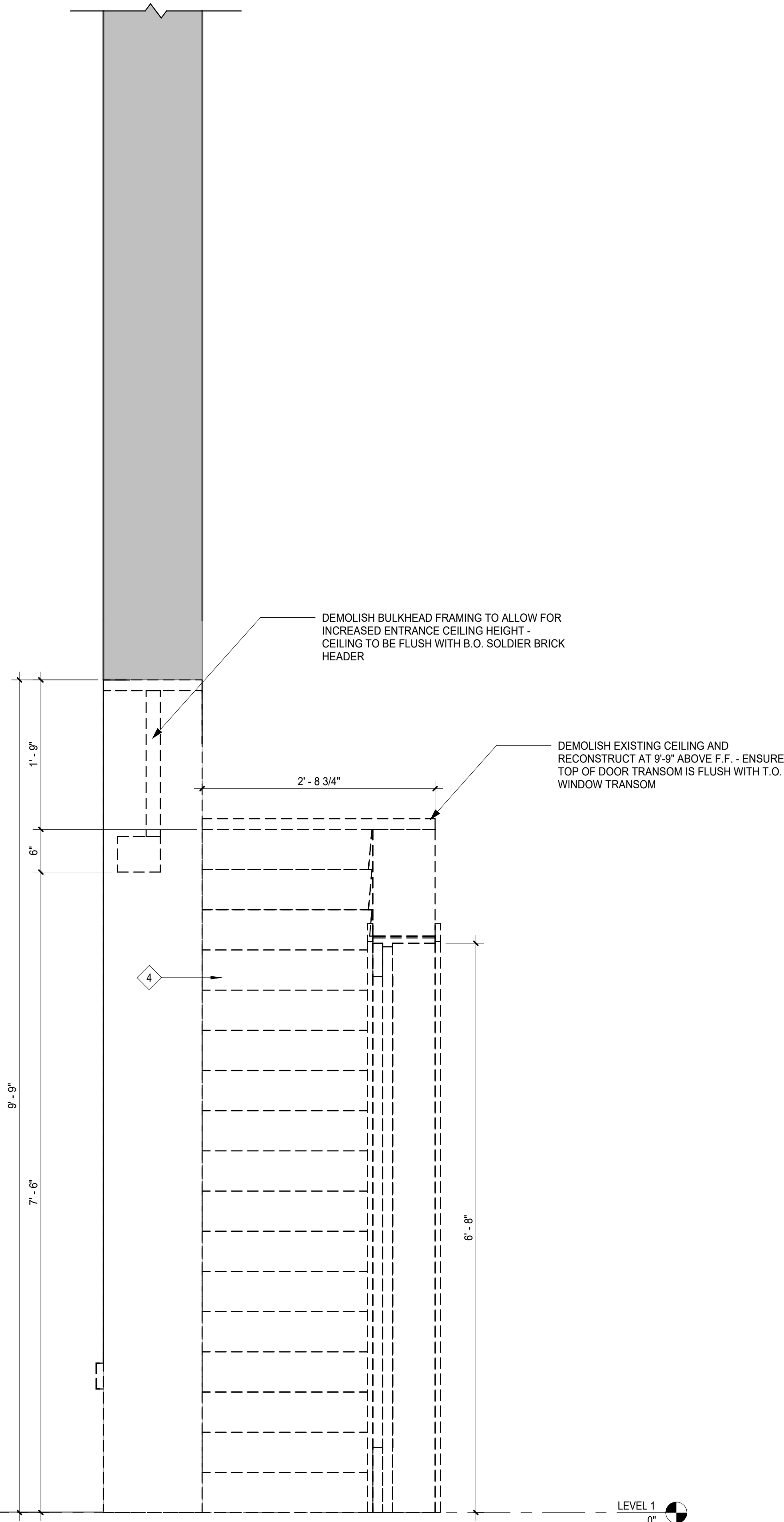
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APPROVER

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AD300



1 Section 1 - DEMO

AD300 1" = 1'-0"

GENERAL NOTES

- 1 REFER TO OWNER FOR SPECIFIC PRODUCT / BUILDING MATERIAL SELECTIONS
- 2 COORDINATE WITH OWNER FOR SALVAGING DEMOLISHED MATERIALS
- 3 CONTRACTOR IS NOT TO DISTURB BUILDING ELEMENTS NOT SPECIFICALLY DRAWN / CALLED OUT IN ARCHITECTURAL DRAWINGS

KEYED NOTES

- 1 NEW STOREFRONT WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS IN EXISTING OPENINGS
- 2 NEW STOREFRONT DOOR WITH SIDELIGHT ON EACH SIDE IN EXISTING WALL. ENTRY CEILING TO ACCOMMODATE 7' DOOR W/ TRANSOM TO MATCH WINDOWS.
- 3 CANOPY TO BE CENTERED ON EXISTING OPENINGS - SEE SHEET A300 FOR MOUNTING HEIGHTS - INSTALL PER MANUFACTURERS INSTRUCTIONS
- 4 NEW STOREFRONT GLAZING TO HAVE BLACK 2" ALUMINUM MILLIONS AND 2" ALUMINUM FRAME, WITH 1/2" STRIP FOR TEMPERED GLASS INFILL. DOOR FRAME TO BE 3 1/4".

PEACOCK ARCHITECTS



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CITY, STATE ZIP
PH:

STRUCTURAL ENGINEERING
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PH:

OWNER:
DEWIGHT WINCHESTER

PROJECT NAME:
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128 3RD AVE.
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TAMARA PEACOCK, P.A.
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LEVEL 1 - FLOOR PLAN

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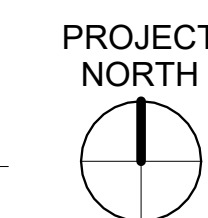
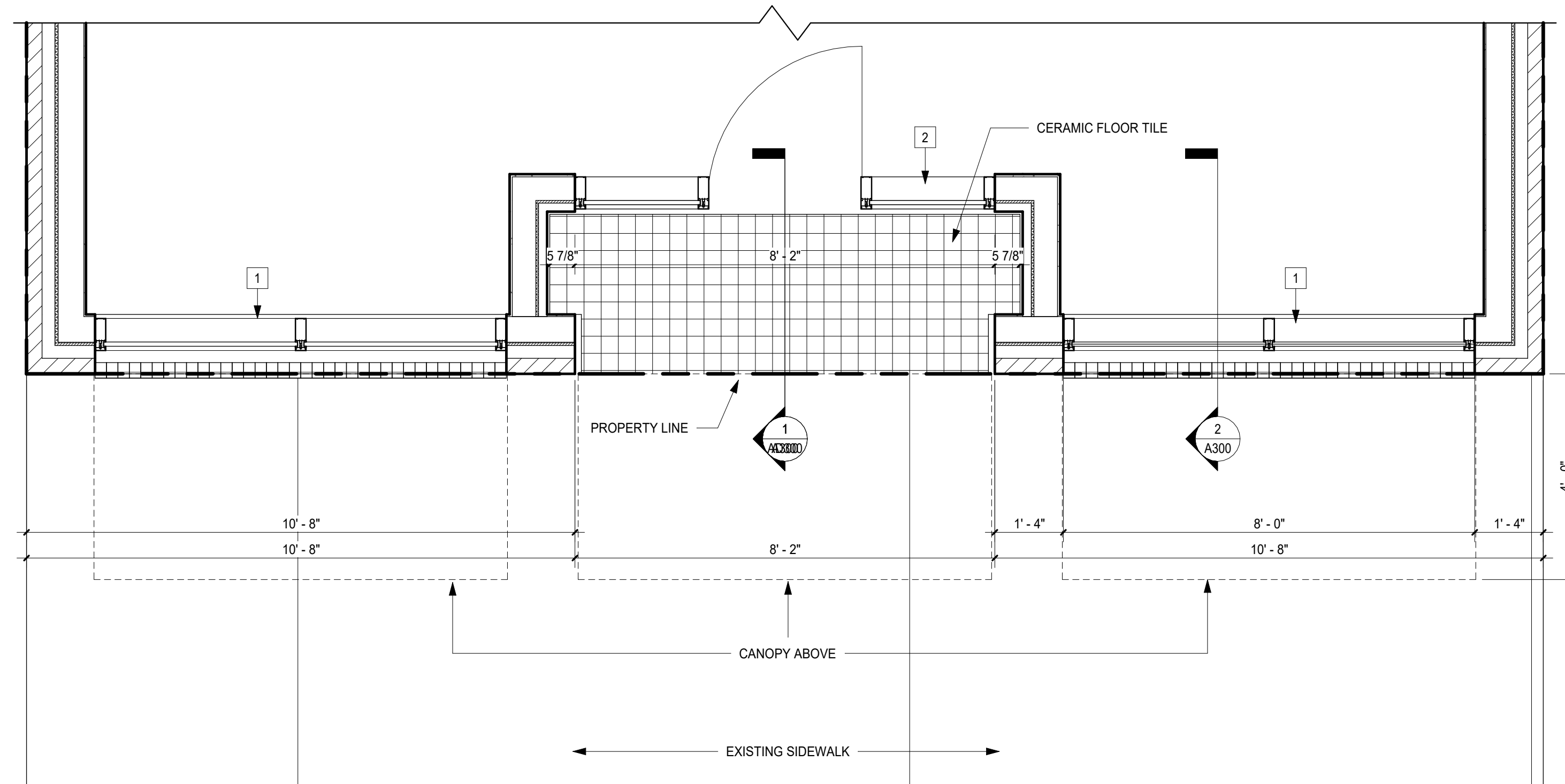
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REVISED BY: CHECKER CAPT.: APPROVER

SHEET NO.:

A102



1 LEVEL 1 - NEW CONSTRUCTION
A102 1/2" = 1'-0"

GENERAL NOTES

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KEYED NOTES

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PEACOCK ARCHITECTS



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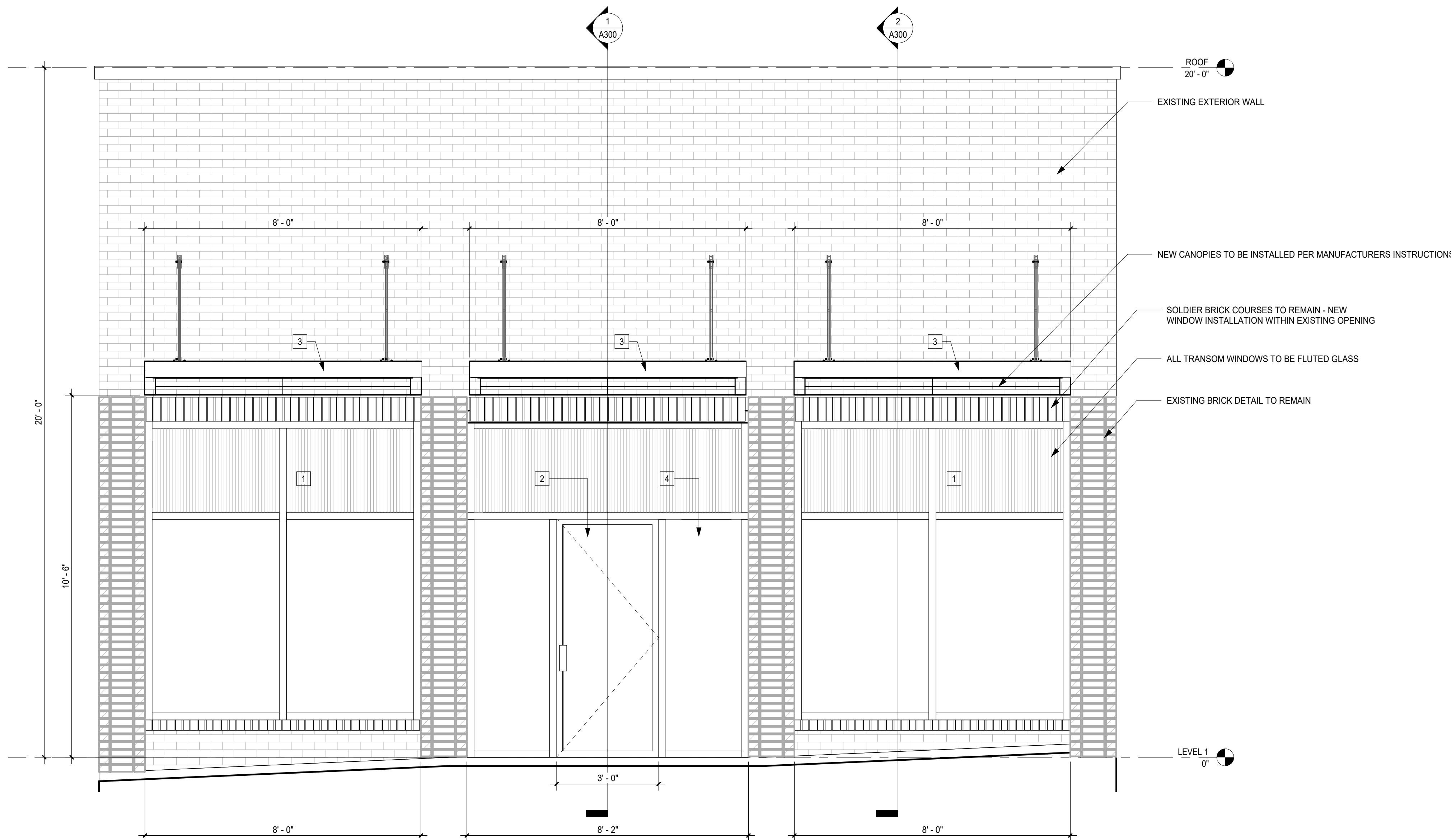
DESIGNER

CAPT.:

APPROVER

SHEET NO.:

A200



1 SOUTH
A200 1/2" = 1'-0"



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STRUCTURAL ENGINEERING

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OWNER:

DEWIGHT WINCHESTER

PROJECT NAME:

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TAMARA PEACOCK, P.A.
LICENSE NO. 12728

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DATE:

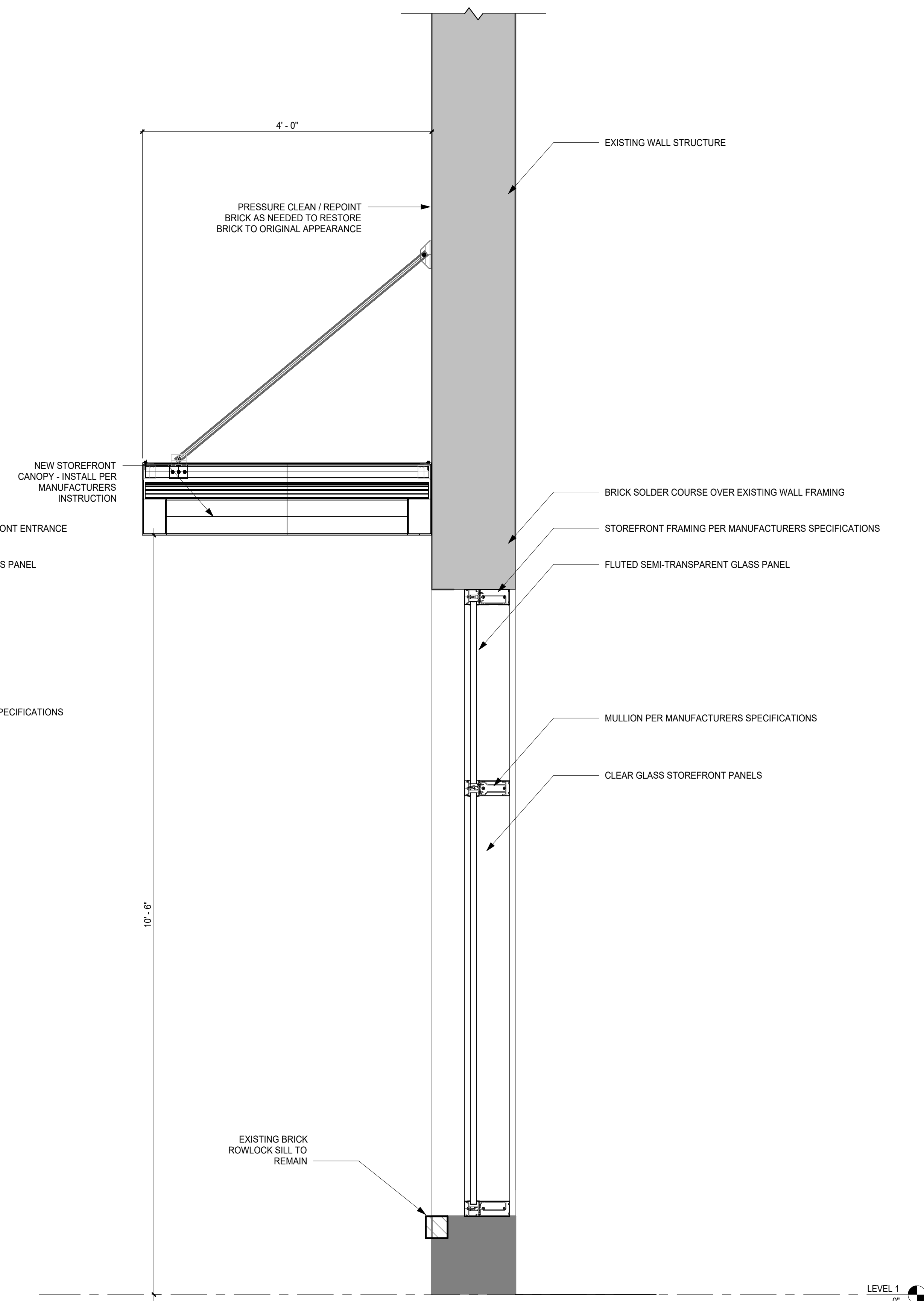
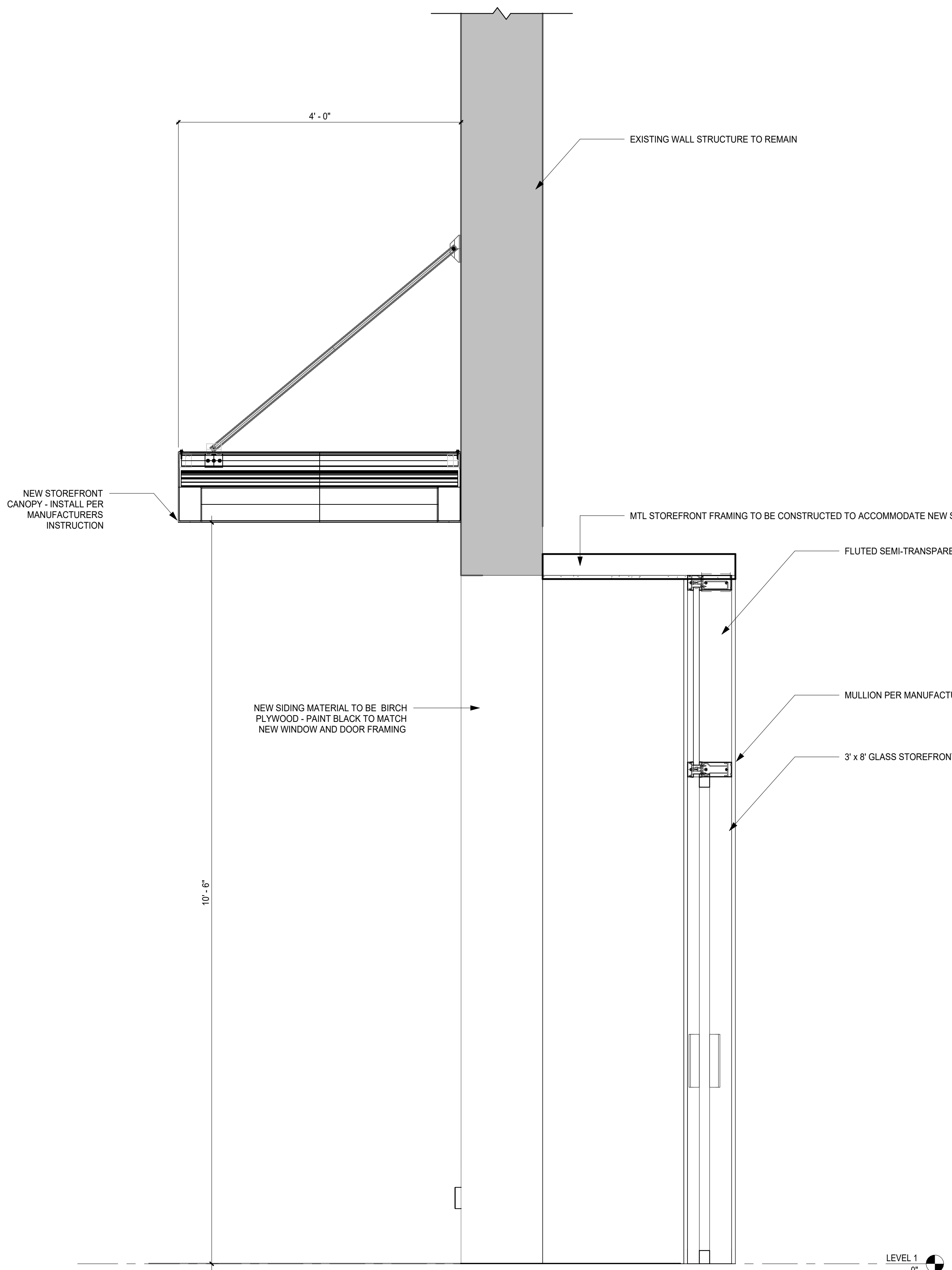
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1 Section 1 - NEW CONSTRUCTION
A300 1" = 1'-0"

2 Section 2 - NEW CONSTRUCTION
A300 1" = 1'-0"