

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

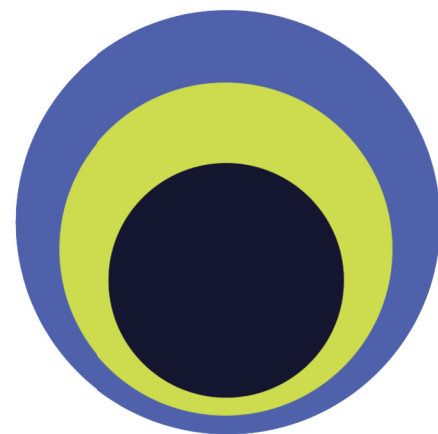
CONTRACTOR

# 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

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.:12128

issued for:

date:

sheet name:

COVER SHEET

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

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proj. no.: Checker

drawn by: NLR

revised by: TP

Proj Mngr.: NLR

Capt.: TP

sheet no.:

C001

## 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

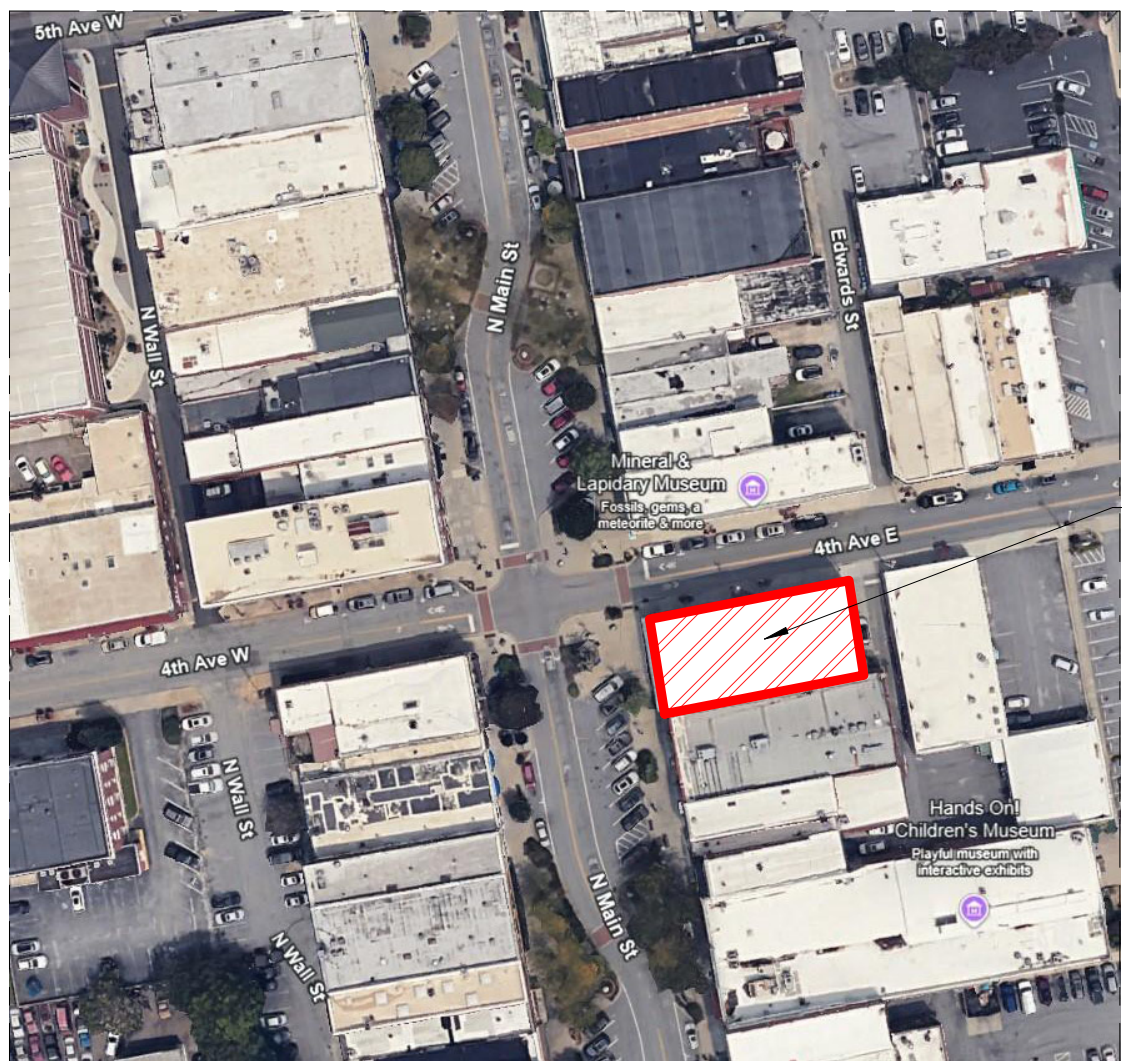
LEVEL OF ALTERATION: LEVEL 2

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

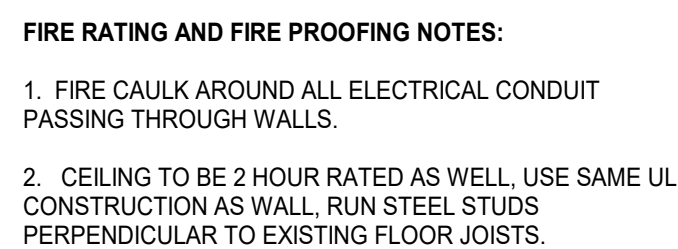
## VICINITY MAP



PROJECT AREA











project design team:

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NEW GROUND  
FLOOR PLAN

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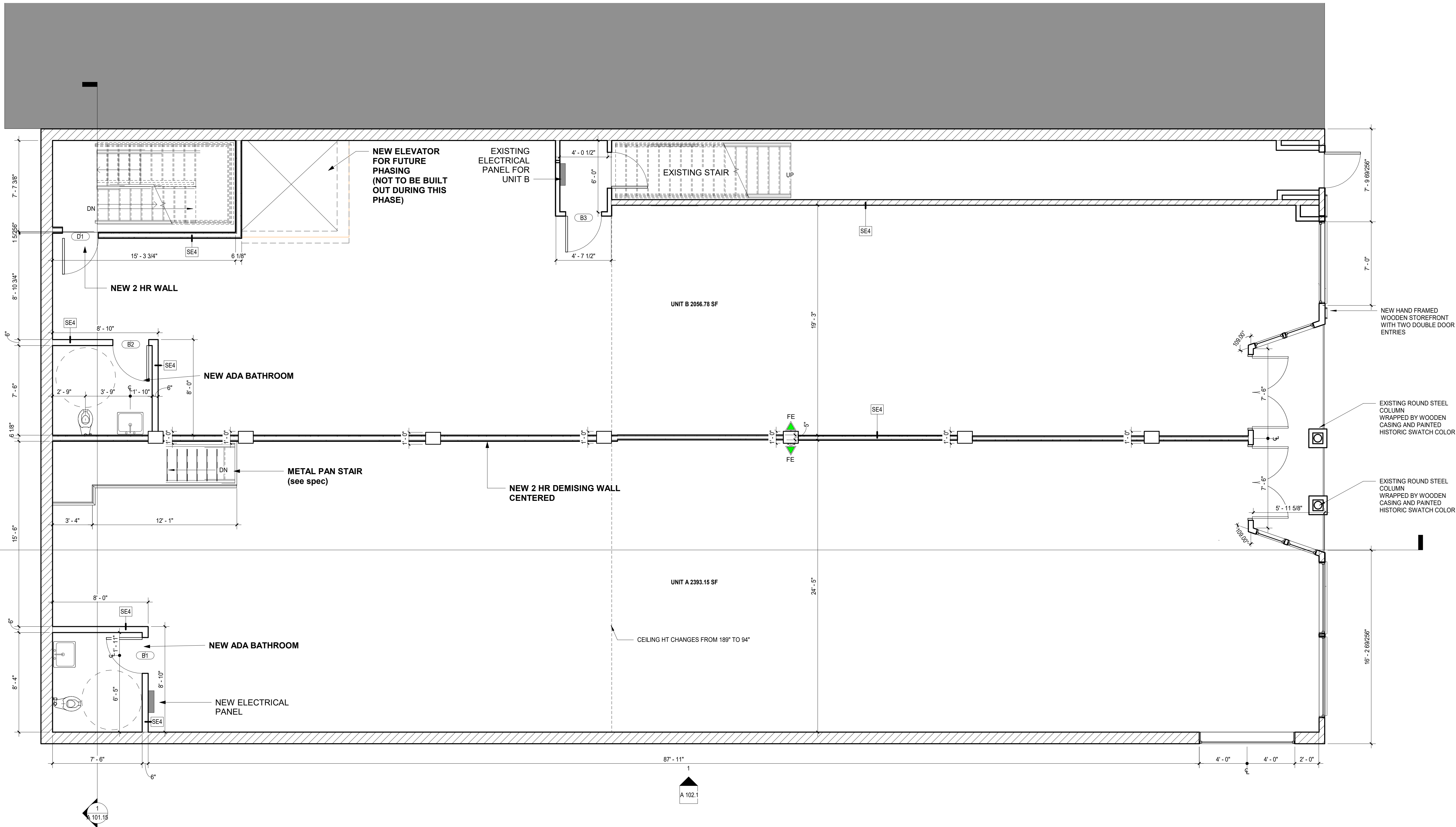
HR

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TP

sheet no.:

A 101.3



1 FIRST FLOOR PLAN - NEW  
A 101.3 1/4" = 1'-0"

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



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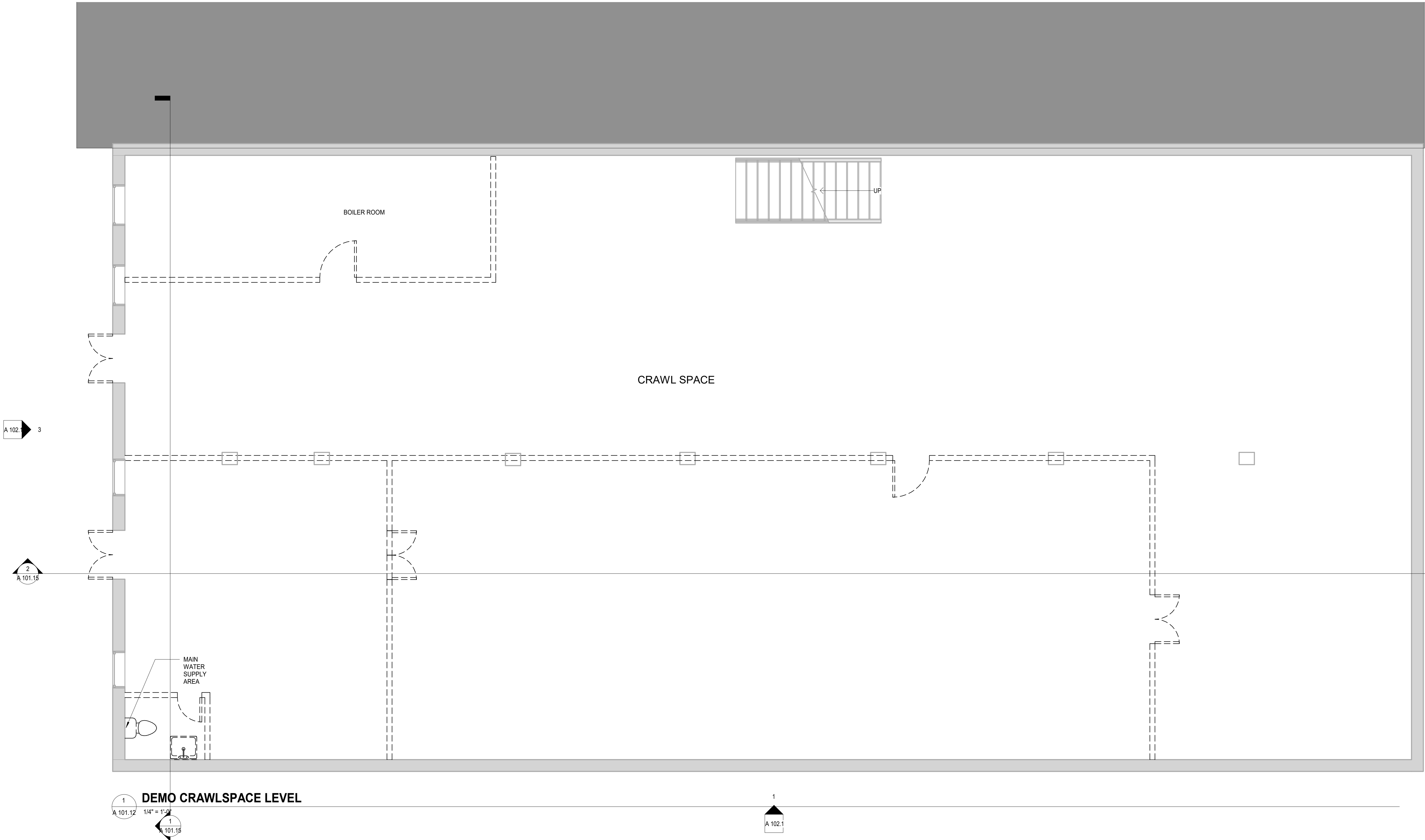
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EXISTING/DEMO  
CRAWLSPACE  
FLOOR PLAN

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A 101.12





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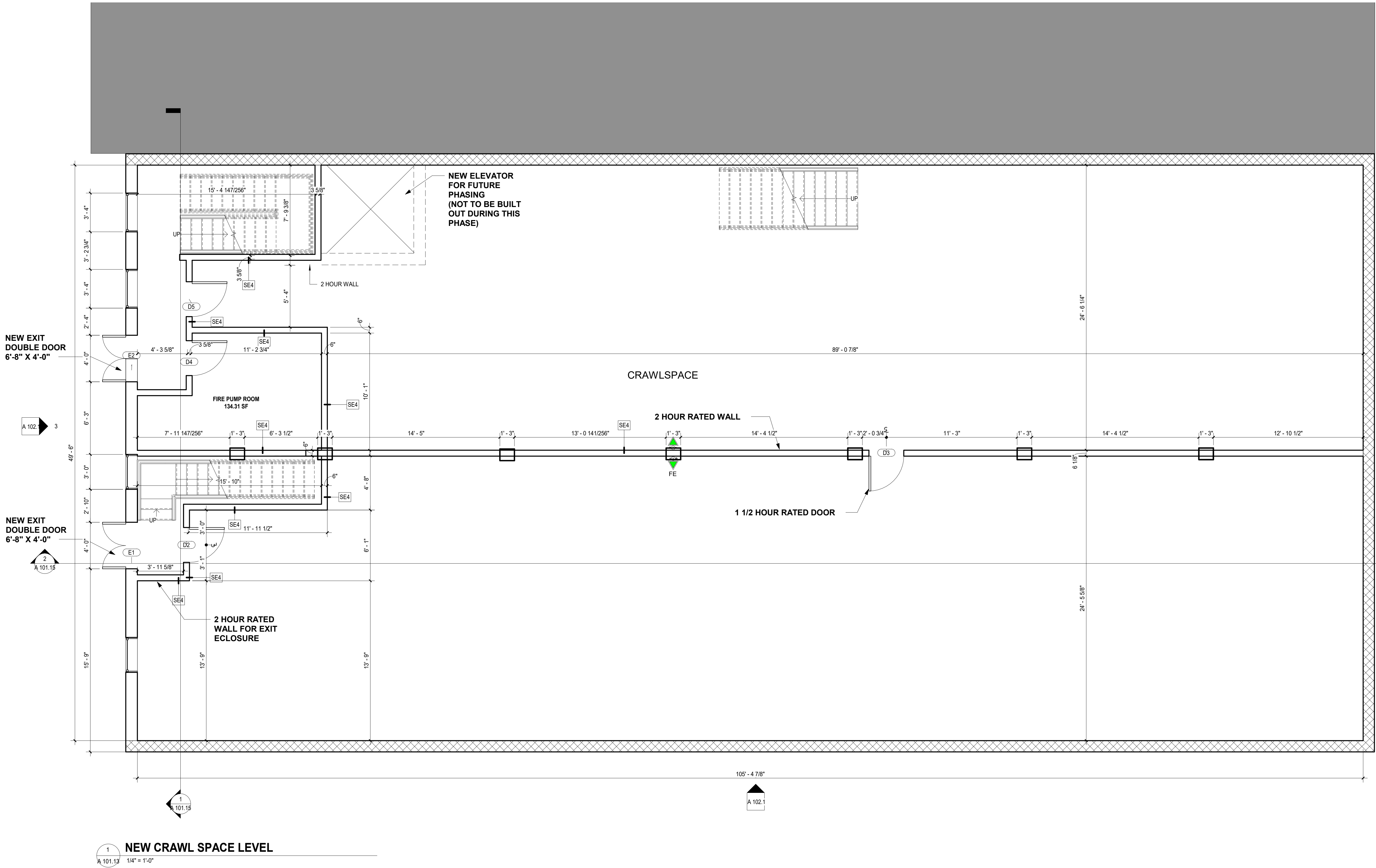
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**NEW CRAWL SPACE LEVEL FLOOR PLAN**

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revised by: TP Capl.: TP

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**A 101.13**



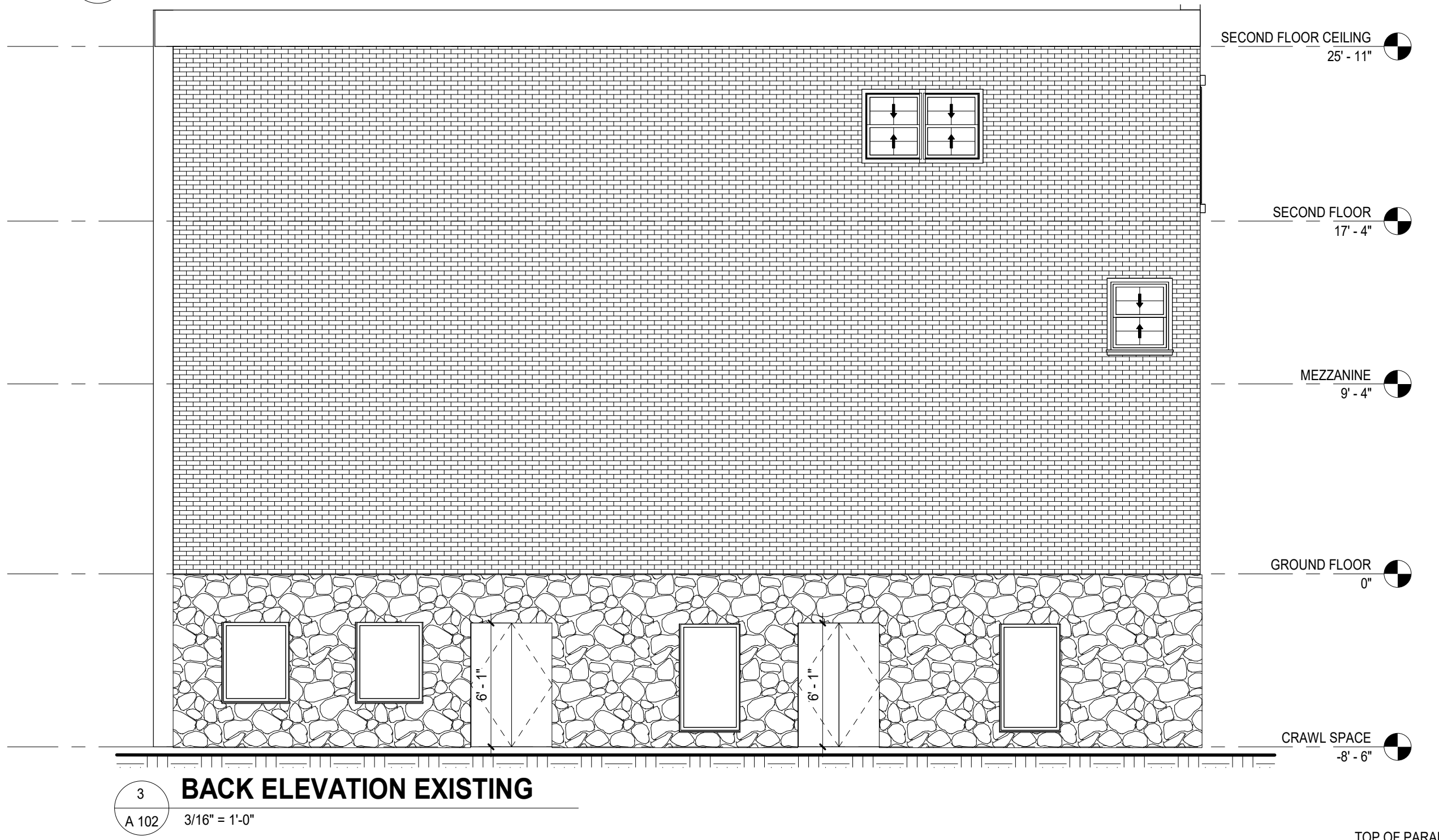
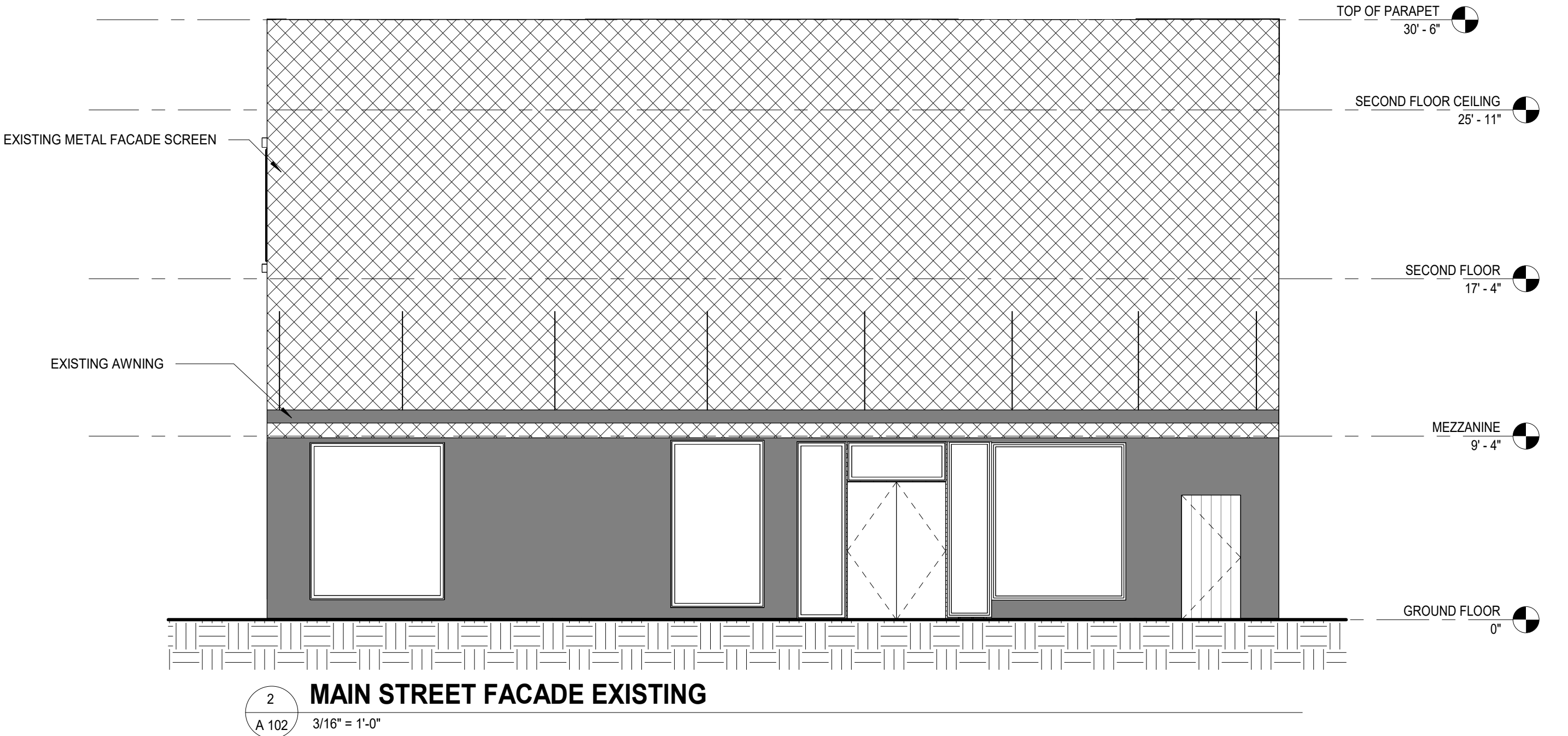
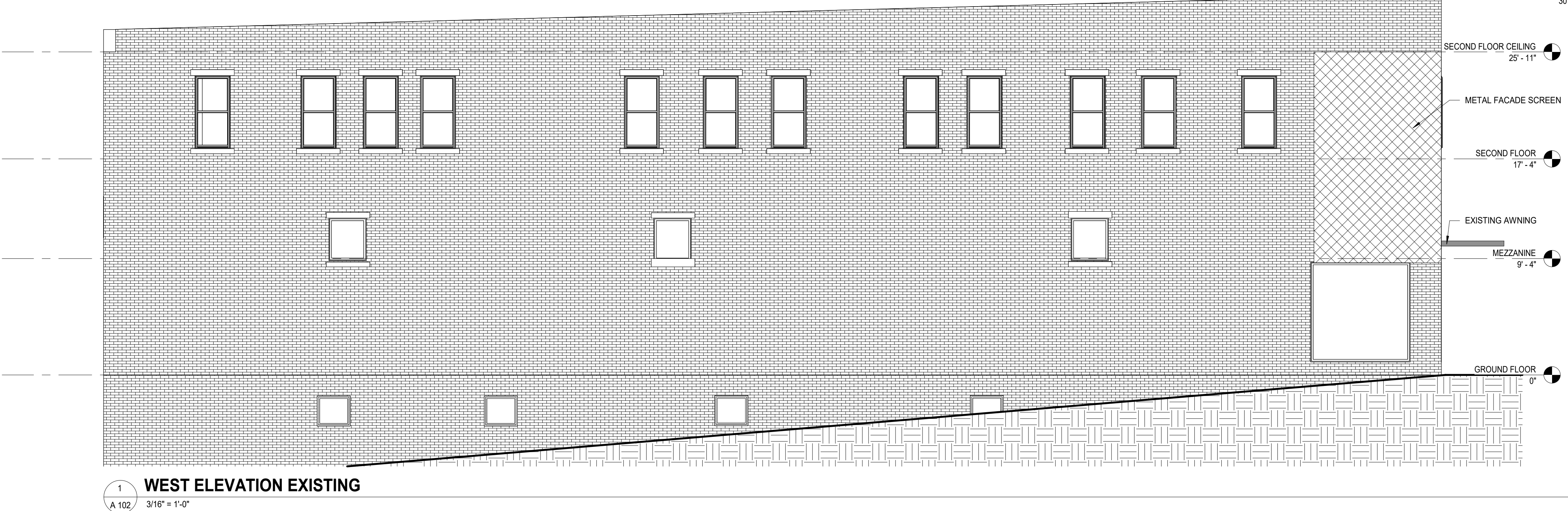




EXISTING PHOTO OF 344 MAIN ST MAIN SREET VIEW



EXISTING PHOTO OF 344 MAIN ST BACK ALLEY VIEW



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**EXISTING MAIN STREET ELEVATION**

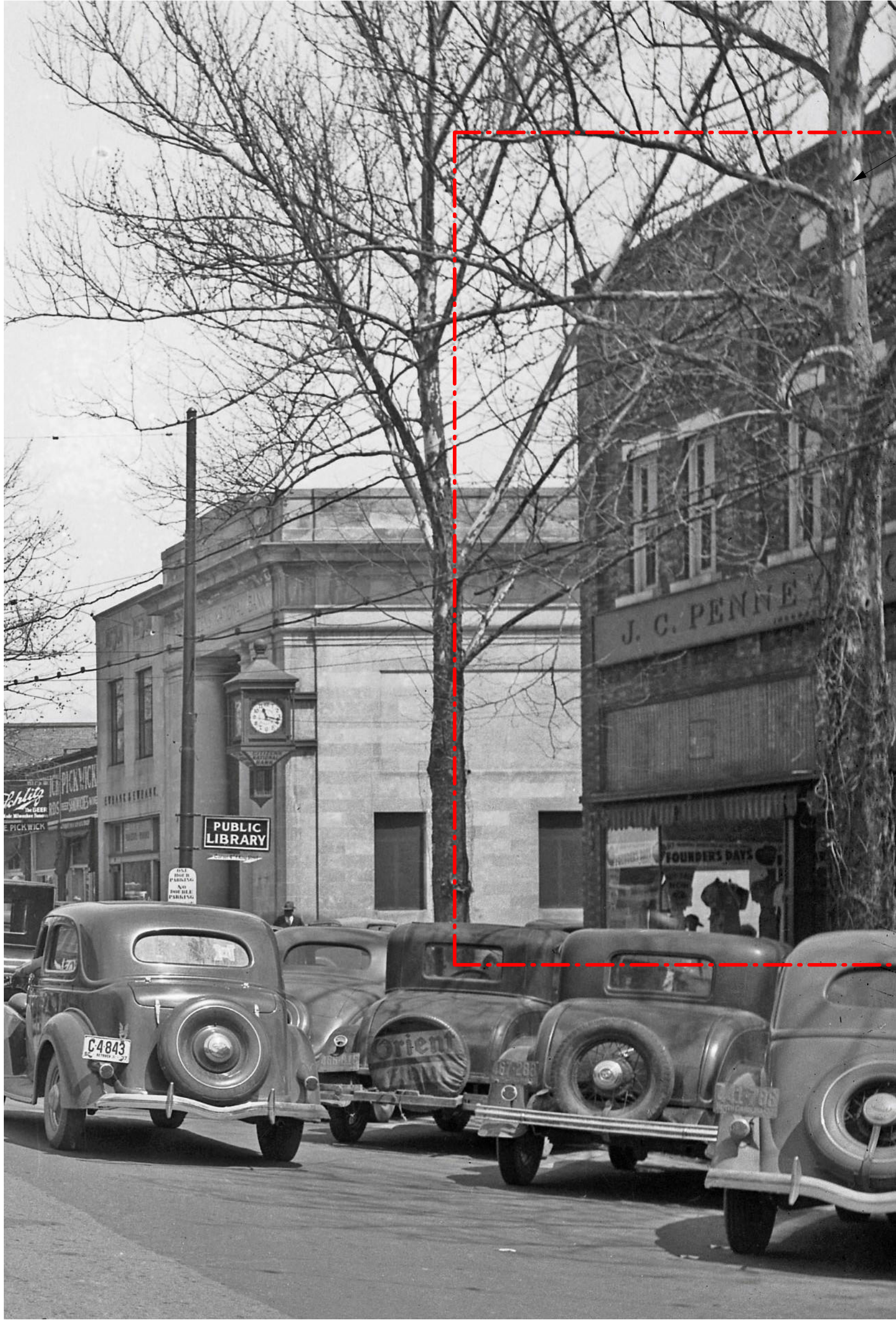
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drawn by: NPK  
revised by: TP  
Proj Mngr.:  
Capl.: TP

sheet no.:  
**A 102**



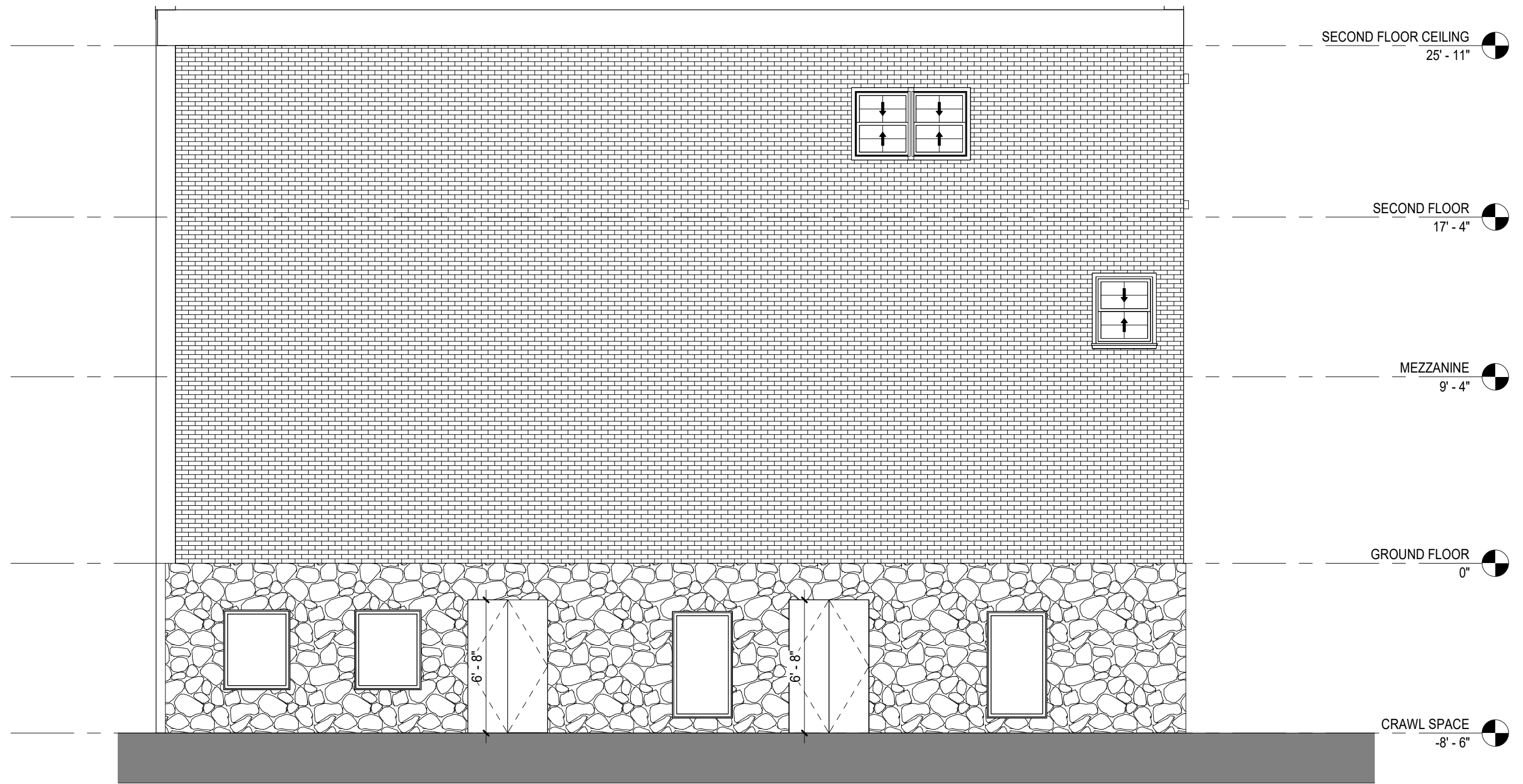


344 MAIN FACADE RESTORATION  
PHOTOS COLLECTED FROM BAKER  
BARBER COLLECTION- HENDERSON  
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344 MAIN ORIGINAL FACADE



MAIN STREET FACADE NEW



BACK ELEVATION NEW



NORTH ELEVATION NEW

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NEW MAIN  
STREET  
ELEVATION

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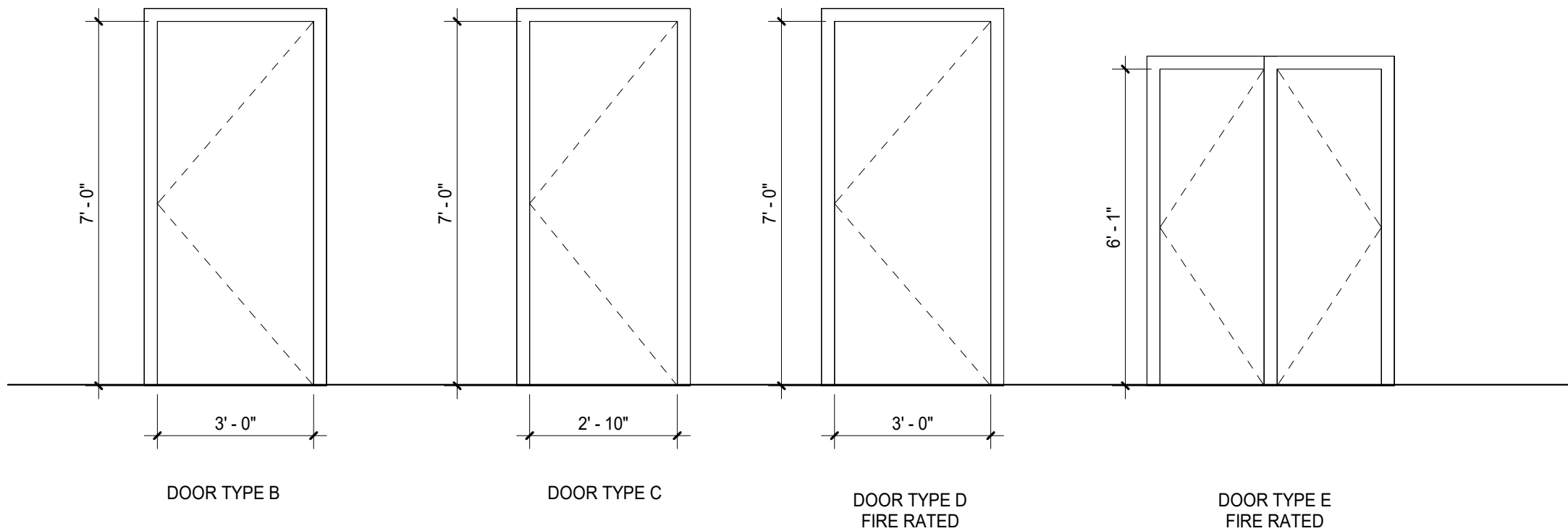
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A 102.1

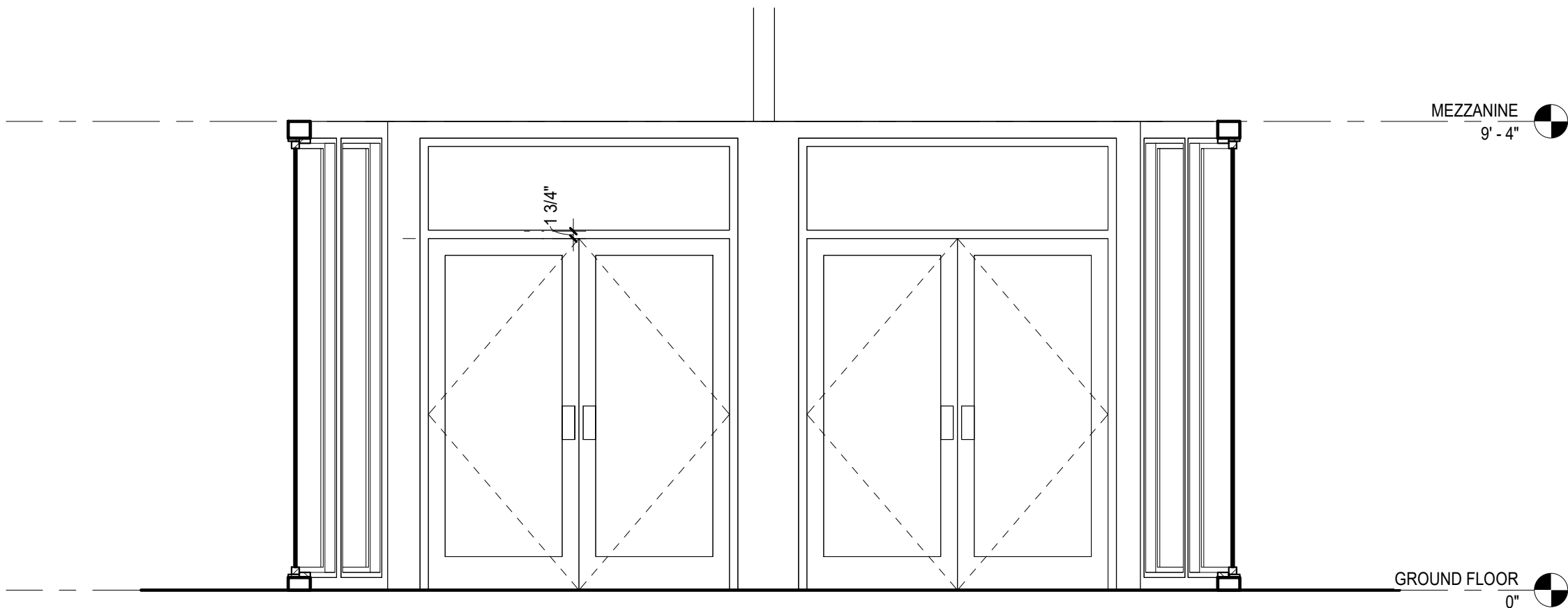


DOOR SCHEDULE						
DOOR NO.	DOOR SIZE		DOOR SIZE THK.	FIRE RATING	DOOR TYPE	REMARKS
	WIDTH	HEIGHT				
B1	3' - 0"	7' - 0"	2"			
B2	3' - 0"	7' - 0"	2"			
B3	3' - 0"	7' - 0"	2"			
B6	3' - 0"	7' - 0"	2"			
B7	3' - 0"	6' - 4"	2"			
B8	3' - 0"	6' - 4"	2"			
D1	3' - 0"	7' - 0"	2"			
D2	3' - 0"	7' - 0"	2"			
D3	3' - 0"	6' - 4"	2"			
D4	3' - 0"	6' - 4"	2"			
D5	3' - 0"	6' - 4"	2"			
D6	2' - 0"	6' - 8"	2"		TTT	
D7	3' - 0"	6' - 4"	2"			
D10	2' - 0"	6' - 8"	2"		TTT	
D13	3' - 0"	7' - 0"	1 3/4"		PPP	
D14	3' - 0"	7' - 0"	1 3/4"		PPP	
E1	2' - 0"	6' - 8"	2"		TTT	
E2	2' - 0"	6' - 8"	2"		TTT	



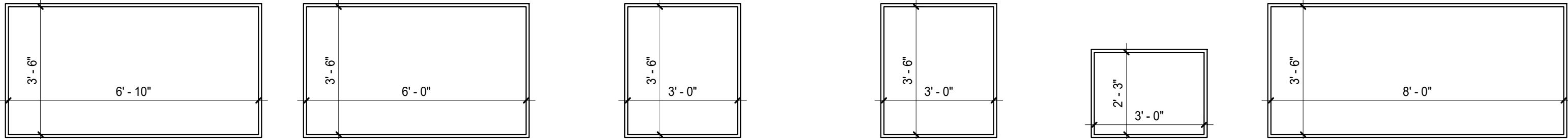
DOOR LEGEND

3/8" = 1'-0"

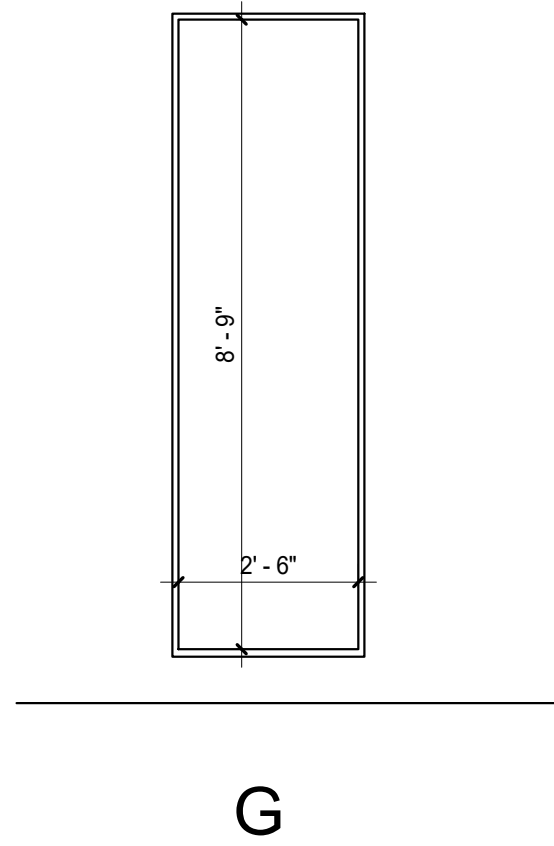


STOREFRONT ELEVATION VIEW WOODEN FRAME

Window Schedule				
Type Mark	Width	Height	Manufacturer	Count
G	2' - 6"	8' - 9"		1
G	2' - 6"	8' - 9"		1
G	2' - 6"	8' - 9"		1
G	2' - 6"	8' - 9"		1
F	8' - 0"	3' - 6"		1
C	3' - 0"	3' - 6"		1
D	6' - 0"	8' - 0"		1
E	3' - 0"	2' - 3"		1
A	6' - 10"	3' - 6"		1
C	3' - 0"	3' - 6"		1
B	6' - 0"	3' - 6"		1
C	3' - 0"	3' - 6"		1
C	3' - 0"	3' - 6"		1
B	6' - 0"	3' - 6"		1
A	6' - 10"	3' - 6"		1



WINDOW LEGEND



WINDOW LEGEND

3/8" = 1'-0"

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WINDOW AND DOOR SCHEDULE

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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

FIXED WOOD FRAMED  
TRANSOM WINDOWS

EXISTING BRICK FACADE  
UNDERNEATH  
METAL SIDING ALONG  
CORNERS OF BUILDING  
ONLY

WOODEN ENTRY DOORS

WOODEN STORE FRONT  
TO BE PAINTED A  
HISTORIC SWATCH  
COLOR WITH STAFF  
RECOMMENDATIONS


STEEL COLUMNS  
WRAPPED BY WOODEN  
CASING AND PAINTED  
HISTORIC SWATCH  
COLOR

WOODEN STORE FRONT  
TO BE PAINT A HISTORIC  
SWATCH COLOR WITH  
STAFF  
RECOMMENDATIONS

NEW TRANSOM  
WINDOWS

DOOR TO BE PAINTED  
HISTORIC SWATCH  
COLOR

PEACOCK  
ARCHITECTS



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MATERIAL  
WORKSHEET

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A 102.5