

BUILDING CODE SUMMARY: Main Floor - Change of Use for Main Floor to Events Center

NAME OF PROJECT: MAIN HOUSE - T. Austin Finch House Renovation - Events Center
Historically Significant Property
17 East Main Street
Thomasville, NC

ADDRESS: Floor 1: (A-2) Events Center
Floor 2: (B) Administrative Offices

OWNER/AUTHORIZED AGENT: A&H Development LLC
1511 McCormick Street
Greensboro, NC 27403
Mr. Andrew Clement PHONE: (336) 312-1770 Email: a-clement@riad.cr.com

OWNED BY: CITY/COUNTY PRIVATE STATE

FIRE DISTRICT: NO

CODE ENFORCEMENT JURISDICTION: City of Thomasville

DESIGNER OF RECORD:
LEAD DESIGN PROFESSIONAL: HUGH E. SUTPHIN, JR.
DISCIPLINE DESIGNER LICENSE NO. COMPANY PHONE FAX E-MAIL

ARCHITECTURAL HUGH E. SUTPHIN, JR. NC 4710 ESPA Architects (336) 273-0083 (336) 574-1916 hugh@espaarchitects.com
CIVIL (SURVEY) SITE LAYOUT dated JUNE 30, 1982 prepared by Davis Martin Powell & Assoc, Inc
ELECTRICAL Existing
FIRE ALARM N/A
PLUMBING Existing -Replacing Fixtures Only
MECHANICAL Existing
SPRINKLER-STANDPIPE N/A
STRUCTURAL N/A
RETAINING WALLS > 5HT N/A
OTHER N/A

APPLICABLE CODES

NC STATE BUILDING CODE, BUILDING CODE, 2012 EDITION
NC STATE BUILDING CODE, EXISTING BUILDING CODE, 2015 EDITION (NCEBXC)
NC STATE BUILDING CODE, ELECTRICAL CODE, 2012 EDITION
NC STATE BUILDING CODE, MECHANICAL CODE, 2012 EDITION
NC STATE BUILDING CODE, FIRE PREVENTION CODE, 2012 EDITION
NC STATE BUILDING CODE, ENERGY CONSERVATION CODE, 2012 EDITION

NEW CONSTRUCTION
ADDITION
TENANT UP-FIT / Change of Use
EXISTING: RECONSTRUCTION
ALTERATIONS TO EXTERIOR WALLS
REPAIR

ORIGINALLY CONSTRUCTED: Early 1900's PREVIOUSLY RENOVATED: Entire Building to Office (Business)
ORIGINAL USE: RESIDENTIAL CURRENT USE: B, BUSINESS
PROPOSED USE: Floor 1: Change of Use to A-2 (Flr 2 to Remain Business)

BUILDING DATA

OCCUPANCY GROUP: Floor-1: Change to A-2, Events Center (Previously B)
Floor-2: Remain B (Not in Scope of Work, No Alterations)

CONSTRUCTION TYPES: EXISTING V-B, UNPROTECTED
MIXED CONSTRUCTION: NO TYPES: N/A
SPRINKLERS: NO TYPE: N/A
STANDPIPES: NO TYPE: N/A
FIRE DISTRICT: NO
FLOOD HAZARD AREA: NO
BUILDING HEIGHT: 36'-0" Existing NUMBER OF STORIES: 2 (Existing)
MEZZANINE: NO SEPARATION: 1-Hour (Existing)
HIGH RISE: NO Not Required per NCEBXC 2015, S. 1205.10
MIXED OCCUPANCY: YES (A-2 + B)

GROSS BUILDING AREA

FLOOR	EXISTING (SF)	NEW (SF)	SUB-TOTAL (SF)	OCCUPANCY	SUB-TOTAL (GFA)
Floor 1 (Main)	3,352 GBA	0 SF	3,352 GBA	Change to A-2	3,130 GBA
Floor 2	3,126 GBA	0 SF	3,126 GBA	Existing B	2,924 GBA
Total for Building					6,478 GBA

ALLOWABLE AREA: AREA, BUILDING (S. 502.1)

PRIMARY OCCUPANCY: Floor-1: Change of Use to (A-2) Assembly, Events Center
SECONDARY OCCUPANCY: Floor 2: Existing (B) Administrative Offices

SPECIAL USES: N/A
SPECIAL PROVISIONS: Use 2015 NC Existing Building Code (NCEBXC)
MIXED OCCUPANCY: NO
SEPARATION: 1-Hour Separation
EXCEPTION: Exempted, 2015 NCEBXC, S. 1205.10

Incidental Use (508.2) Separated Use (508.3.3)
 Non-Separated Use (508.3.2)

STORY NO.	DESCRIPTION AND USE	CONSTRUCTION TYPE	(A) BLDG AREA PER STORY (ACTUAL)	(B) AREA 503 ³ AREA	(C) AREA FOR OPEN SPACE INCREASE	(D) AREA FOR SPRINKLER INCREASE ²	(E) ALLOWABLE AREA OR UNLIMITED ¹	(F) MAXIMUM BUILDING AREA ¹
Floor 1	A-2, Assembly	V-B	3,352 SF	6,000 SF	NOT TAKEN	NOT TAKEN	6,000 SF	12,000 SF
Floor 2	B, Business	V-B	3,126 SF	6,000 SF	NOT TAKEN	NOT TAKEN	6,000 SF	

1 FRONTAGE AREA INCREASES FROM SECTION 506.2 ARE COMPUTED THIS:
A. PERIMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET MINIMUM WIDTH = (F)
B. TOTAL BUILDING PERIMETER = (P)
C. RATIO (F/P) = N/A (F/P)
D. W = MINIMUM WIDTH OF PUBLIC WAY = (W)
E. PERCENT OF FRONTAGE INCREASE = 100 [(F/P)-0.25] x W/30 = (%)

2 THE SPRINKLER INCREASE PER SECTION 506.3 IS AS FOLLOWS:
A. MULTI-STORY BUILDING IS = 200 PERCENT
B. SINGLE-STORY BUILDING IS = 300 PERCENT

3 UNLIMITED AREA APPLICABLE UNDER CONDITIONS OF SECTIONS:
GROUP B, F, M, S, A-3, A-4 (507); GROUP A MOTION PICTURE (507.10); COVERED MALLS (402.6); AND H-2 AIRCRAFT PAINT HANGERS (507.8).

4 MAXIMUM BUILDING AREA=TOTAL NUMBER OF STORIES IN THE BUILDING x E (506.4)
5 THE MAXIMUM AREA OF PARKING GARAGES MUST COMPLY WITH 406.3.5. THE MAXIMUM AREA OF AIR TRAFFIC CONTROL TOWERS MUST COMPLY WITH 412.1.2.

ALLOWABLE HEIGHT:

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
PROVIDED FOR V-B OCCUPANCY				
TYPE OF CONSTRUCTION	TYPE: V-B	Not Taken	3,352 + 3,352 = 6,704 SF	S. 507.3
BUILDING HEIGHT IN FEET	FEET 40_FT	Not Taken	30'-0" EXISTING	T. 503
BUILDING HEIGHT IN STORIES	(A-2) 1-STORY	Not Taken	2-STORIES EXISTING	T. 503

FIRE PROTECTION REQUIREMENTS: * INDICATE SECTION NUMBER PERMITTING REDUCTION BUILDING IS LOCATED IN PRIMARY FIRE DISTRICT
LIFE SAFETY PLAN SHEETS: SHT. A1.1 & A1.2
TABLE 601 AND 602 FOR TYPE V-B

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING	OPENING PROTECTION	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
T. 601	T. 602	0-HR	Existing		N/A	N/A	N/A
STRUCTURAL FRAME, INCL. COLUMNS, ORDERS, TRUSSES		0-HR	Existing		N/A	N/A	N/A
BEARING WALLS		0-HR	Existing		N/A	N/A	N/A
EXTERIOR (Survey Reference)		0-HR	Existing		N/A	N/A	N/A
NORTH	T. 602	Existing 80.5 FT	Existing	Existing ROW	Existing	N/A	N/A
EAST		Existing 7.4 FT	Existing	Existing PL	Existing	N/A	N/A
SOUTH (to Carriage Hse)		Existing 55.6 FT	Existing	Existing Bldg	Existing	N/A	N/A
WEST		Existing 129.5 FT	Existing	Existing PL	Existing	N/A	N/A
INTERIOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NONBEARING WALLS AND PARTITIONS		N/A	N/A	N/A	N/A	N/A	N/A
EXTERIOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH		N/A	N/A	N/A	N/A	N/A	N/A
EAST		N/A	N/A	N/A	N/A	N/A	N/A
SOUTH		N/A	N/A	N/A	N/A	N/A	N/A
WEST		N/A	N/A	N/A	N/A	N/A	N/A
INTERIOR	NONE	0-HR					
FLOOR CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS		EXISTING WOOD FRAMING	0-HR	Existing	N/A	N/A	N/A
ROOF CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS		EXISTING WOOD FRAMING	0-HR	Existing	N/A	N/A	N/A
SHAFTS-EXIT STAIRS		Existing	0-HR	0-HR	N/A	N/A	N/A
SHAFTS ENCLOSURES-OTHER		N/A	N/A	N/A	N/A	N/A	N/A
CORRIDOR SEPARATION		Existing	0-HR	N/A	N/A	N/A	N/A
OCCUPANCY SEPARATION		NCEBC S. 1205.4	0-HR	N/A	N/A	N/A	N/A
PARTY/FIRE WALL SEPARATION		N/A	N/A	N/A	N/A	N/A	N/A
SMOKE BARRIER SEPARATION		N/A	N/A	N/A	N/A	N/A	N/A
TENANT SEPARATION		Existing Floor/Ceiling	1-Hr	Exempt per 1205.10	Assembly is wood framed with plaster ceiling		
INCIDENTAL USE SEPARATION		N/A	N/A	N/A	N/A	N/A	N/A

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: YES NO CODE REF: SECTION 1006
EXIT SIGNS: YES NO CODE REF: SECTION 1011
FIRE ALARM: YES NO CODE REF: SECTION 907
SMOKE DETECTION SYSTEM: YES NO CODE REF: SECTION 909
PANIC HARDWARE: YES NO CODE REF: SECTION 1008.1.9

EXIT REQUIREMENTS

PRIMARY OCCUPANCY: Floor-1: (A-2) Assembly, Events Center (Change of Use from B)
Floor-2: (B) Business (to Remain as is)

NUMBER AND ARRANGEMENT OF EXITS
METHOD: AREA / OCCUPANT

Floor-1 (A-2): = 126 See Occupancy Summary Below
Floor-1 (B): = 30 2,924 sf / 100 sf per person = 30
See Floor Plans for Room Occupancy Calcs = Total = 156

FLOOR, ROOM, OR SPACE DESIGNATION	MINIMUM ² NUMBER OF EXITS	TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS ³ (SECTION 1015.2)
	RORD McA	ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	REQUIRED DISTANCE BETWEEN EXIT DOORS (MIN)
Floor-1: Assembly	2	6 All Existing	200
Floor-2: Business	2	2 All Existing	200

EXIT WIDTH: TABLE 1005.1 See Floor Plans for Room Occupancy Calcs

USE GROUP OR SPACE DESCRIPTION	(a) AREA ¹ square feet	(b) AREA ¹ PER OCCUPANT (TABLE 1004.1.1)	(c) CALCULATED OCCUPANT LOAD (a/b)	(d) EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)	(e) REQUIRED WIDTH (SECTION 1005.1) (a / b) x c	(f) ACTUAL WIDTH SHOWN ON PLANS
	STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
Flr-1: Assembly	3,130 GFA	7 & 16 SF	126	0.3	0.2	N/A
Flr-2: Business	2,924 GFA	100 GFA	30	0.3	0.2	Existing
Totals			156			

1 SEE TABLE 1004.1.1 TO DETERMINE WHETHER NET OR GROSS AREA IS APPLICABLE
2 SEE DEFINITION "AREA, GROSS" AND "AREA NET" (SECTION 1002)
3 MINIMUM STAIRWAY WIDTH (SECTION 1009.1); MINIMUM CORRIDOR WIDTH (SECTION 1017.2); MINIMUM DOOR WIDTH (SECTION 1008.1)
4 MINIMUM WIDTH OF EXIT PASSAGE (SECTION 1021.2)
5 SEE SECTION 1004.5 FOR CONVERGING EXITS
6 THE LOSS OF ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE TOTAL REQUIRED (SECTION 1005.1)
7 ASSEMBLY OCCUPANCIES (SECTION 1025)

STRUCTURAL DESIGN:
No Structural Modifications to Building Structural Components

OCCUPANCY SUMMARY:
Also Refer to FLOOR PLANS:
FLOOR 1 (Main Floor - Assembly)

Indoor Areas:
1 Interior Foyer Table & Chairs 211 sf / 7 sf per person = 30
2 Hallway Circulation only = 0
3 Men = 0
4 Women = 0
5 Hallway Circulation only = 0
6 Room Table & Chairs 522 sf / 15 sf per person = 35
7 Room Table & Chairs 368 sf / 15 sf per person = 24
8-12 Kitchen Table & Chairs 745 sf / 200 sf per person = 4
13 Room Table & Chairs 353 sf / 15 sf per person = 24
14 Room Table & Chairs 128 sf / 15 sf per person = 9
15 Entry Foyer Circulation only = 0

Floor Total = 126

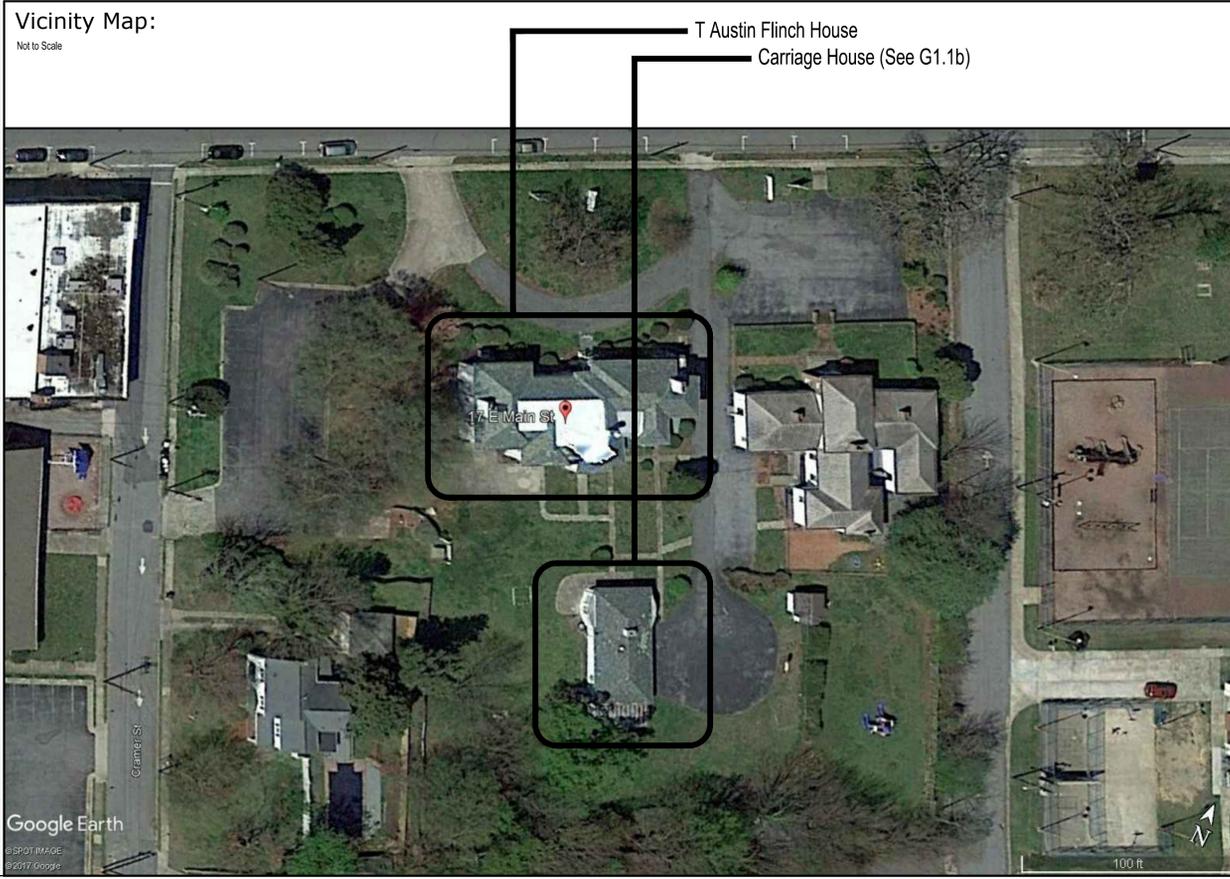
FLOOR 2 (Existing Business to Remain as is)
Gross Building Area 2,924 SF
Gross Floor Area Floor Total = 30

ACCESSIBLE PARKING:
Existing Zoning
Verify with City Parking Requirements
Zone District: CS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES	# OF ACCESSIBLE SPACES PROVIDED	TOTAL # OF ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	
LOT	Verify with City Zoning Requirements	17	1
TOTAL		18	1

SPECIAL APPROVALS:

SPECIAL APPROVAL: LOCAL JURISDICTION: NONE
DEPT OF INSURANCE: NONE
OSC: NONE
DPI: NONE
DHHS: NONE
ICC: NONE
OTHER w/ DESCRIPTION: NONE



List of Drawings

GENERAL
G1.1a BUILDING CODE SUMMARY -Finch House
G1.1b BUILDING CODE SUMMARY -Carriage House

ARCHITECTURAL
Survey Site Survey dated October 11, 2017
A1.0 SITE LAYOUT: Overall Site

Finch House
A1.1 FLOOR PLAN: Main Level (Assembly)
A1.2 FLOOR PLAN: Upper Level (Business)

Carriage House
A1.3 FLOOR PLAN

A1.4 INTERIOR ELEVATIONS (Finch House)

PLUMBING FIXTURE REQUIREMENTS

Change of Use from Business to Assembly:
Occupancy: Floor-1 Occupancy Use: (A-2) Assembly, Banquet
Occupants: 126

WC MEN (50%=63) WOMEN (50%=63)
Urinal 1/75 = 1 1/75 = 1
Lavs 1/200 = 1 1/200 = 1
Drink Fountains (1/500) Exempted per NCPC Section 410.1

Occupancy to Remain Business:
Occupancy: Floor-2 Occupancy Use: (B) Business
Occupants: Use 32

USE: Banquet/Business	WATERCLOSETS	URINALS	LAVATORIES	SHOWERS	DRINK FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	REGULAR
Floor-1 only 126	63	63	63	63	---
REQUIRED 1/75	1	1	1/200	1	---
PROVIDED	1	1	1	1	---

Remove if Interfers w/ HC Turn Area
HC COMMENTS

ENERGY SUMMARY

THERMAL ENVELOPE
FLOOR 1 -CHANGE OF USE
FLOOR 2 -TO REMAIN BUSINESS OCCUPANCY -NO ALTERATIONS
No Modification to Building Shell - No Thermal Modifications

MECHANICAL SUMMARY
HVAC -MECHANICAL SYSTEM IS EXISTING

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM IS EXISTING -NO CHANGES ANTICIPATED EXCEPT NEW FIXTURES



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Floor 1: Change of Use
Events Center
T. Austin Finch House Renovation
17 East Main Street
Thomasville, North Carolina

BUILDING CODE SUMMARY: T. Austin Finch Renovation

Drawing Title:

By	Revision

PROJECT NUMBER: 2017-034
DATE: December 11, 2017
Sheet: **G1.1a**

BUILDING CODE SUMMARY: Main Floor - Change of Use for Carriage House

NAME OF PROJECT: CARRIAGE HOUSE - T. Austin Finch Property
 Historically Significant Property
ADDRESS: 17 East Main Street
 Thomasville, NC
PROPOSED USE: Vocational Workshop

OWNER/AUTHORIZED AGENT: A&H Development LLC
 1511 McCormick Street
 Greensboro, NC 27403
 Mr. Andrew Clement PHONE: (336) 312-1770 Email: a-clement@riad.cr.com

OWNED BY: CITY/COUNTY PRIVATE STATE
FIRE DISTRICT: NO
CODE ENFORCEMENT JURISDICTION: City of Thomasville

DESIGNER OF RECORD:
 LEAD DESIGN PROFESSIONAL: HUGH E. SUTPHIN, JR.
 DISCIPLINE DESIGNER LICENSE NO. COMPANY PHONE FAX E-MAIL

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 CIVIL (SURVEY) SITE LAYOUT dated JUNE 30, 1982 prepared by Davis Martin Powell & Assoc, Inc
 ELECTRICAL Existing -Replacing Fixtures Only
 FIRE ALARM N/A
 PLUMBING Existing
 MECHANICAL Existing
 SPRINKLER-STANDPIPE N/A
 STRUCTURAL N/A
 RETAINING WALLS > 5HT N/A
 OTHER N/A

APPLICABLE CODES

NC STATE BUILDING CODE, BUILDING CODE, 2012 EDITION
 NC STATE BUILDING CODE, EXISTING BUILDING CODE, 2015 EDITION (NCEXBC)
 NC STATE BUILDING CODE, ELECTRICAL CODE, 2012 EDITION
 NC STATE BUILDING CODE, MECHANICAL CODE, 2012 EDITION
 NC STATE BUILDING CODE, FIRE PREVENTION CODE, 2012 EDITION
 NC STATE BUILDING CODE, ENERGY CONSERVATION CODE, 2012 EDITION

NEW CONSTRUCTION
 ADDITION
 TENANT UP-FIT / Change of Use
 EXISTING: RECONSTRUCTION
 ALTERATIONS TO EXTERIOR WALLS
 REPAIR

ORIGINALLY CONSTRUCTED: Early 1900's PREVIOUSLY RENOVATED: Date Unknown
 ORIGINAL USE: RESIDENTIAL CURRENT USE: Change of Use to (E) Educational (Vocational)
 PROPOSED USE: (B) BUSINESS

BUILDING DATA
 OCCUPANCY GROUP: Change from E, Educational up to 12th Grade to B, Business

CONSTRUCTION TYPES: EXISTING V-B, UNPROTECTED
 MIXED CONSTRUCTION: NO TYPES: N/A
 SPRINKLERS: NO TYPE: N/A
 STANDPIPES: NO TYPE: N/A
 FIRE DISTRICT: NO
 FLOOD HAZARD AREA: NO
 BUILDING HEIGHT: 20'-0" Existing NUMBER OF STORIES: 1 (Existing)
 MEZZANINE: NO
 HIGH RISE: NO
 MIXED OCCUPANCY: No, Educational only SEPARATION: None

GROSS BUILDING AREA

FLOOR	EXISTING (SF)	NEW (SF)	SUB-TOTAL (SF)	OCCUPANCY	FLOOR AREA (GFA)
Floor	1,208 GBA	0 SF	1,208 GBA	Change to B, Business	1,108 GBA

ALLOWABLE AREA: AREA, BUILDING (S. 502.1)

PRIMARY OCCUPANCY: Change of Use from (E) Educational up to 12th Grade to B, Vocational Educational

SPECIAL USES: N/A
 SPECIAL PROVISIONS: Use 2015 NC Existing Building Code (NCEBC)
 MIXED OCCUPANCY: NO
 SEPARATION: N/A
 EXCEPTION: N/A

Incidental Use (508.2) This separation is not exempt as a Non-Separated Use (See Exceptions)
 Non-Separated Use (508.3.2) The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building. Per Exempted, 2015 NCEBC, S. 1205.4
 Separated Use (508.3.3) 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. Actual Area of Occupancy A + Allowable Area of Occupancy B = <1

STORY NO.	DESCRIPTION AND USE	CONSTRUCTION TYPE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 ³ AREA	(C) AREA FOR OPEN SPACE INCREASE ²	(D) AREA FOR SPRINKLER INCREASE ²	(E) ALLOWABLE AREA OR UNLIMITED ²	(F) MAXIMUM BUILDING AREA ¹
Floor 1	B, Business, Vocational	V-B	1,208 SF	6,000 SF	NOT TAKEN	NOT TAKEN	6,000 SF	6,000 SF

ALLOWABLE HEIGHT:

PROVIDED FOR V-B OCCUPANCY	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
TYPE OF CONSTRUCTION	TYPE: V-B	Not Taken	1,208 sf	S. 507.3
BUILDING HEIGHT IN FEET	FEET 40_FT	Not Taken	20'-0" EXISTING	T. 503
BUILDING HEIGHT IN STORIES	(B) 2-STORY	Not Taken	1-STORY EXISTING	T. 503

FIRE PROTECTION REQUIREMENTS: * INDICATE SECTION NUMBER PERMITTING REDUCTION BUILDING IS LOCATED IN PRIMARY FIRE DISTRICT

NONE REQUIRED
 TABLE 601 AND 602 FOR TYPE V-B

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING	OPENING PROTECTION	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
T. 601	T. 602	REQ'D	PROVIDED (w/ N/A REDUCTION)				
STRUCTURAL FRAME, INCL. COLUMNS, ORDERS, TRUSSES		0-HR Existing			N/A	N/A	N/A
BEARING WALLS							
EXTERIOR (Survey Reference)							
NORTH	Existing 55.6 FT	Existing	Existing Bldg	N/A	N/A	N/A	N/A
EAST	Existing 19.2 FT	Existing	Existing PL	N/A	N/A	N/A	N/A
SOUTH	Existing 64.5 FT	Existing	Existing PL	N/A	N/A	N/A	N/A
WEST	Existing 88 FT	Existing	Existing PL	N/A	N/A	N/A	N/A
INTERIOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NONBEARING WALLS AND PARTITIONS							
EXTERIOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EAST	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SOUTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WEST	N/A	N/A	N/A	N/A	N/A	N/A	N/A
INTERIOR	NONE	0-HR					
FLOOR CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS	SLAB-ON-GRADE	0-HR Existing	N/A	N/A	N/A	N/A	N/A
ROOF CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS	EXISTING WOOD FRAMING	0-HR Existing	N/A	N/A	N/A	N/A	N/A
SHAFTS-EXIT STAIRS	N/A	0-HR	0-HR	N/A	N/A	N/A	N/A
SHAFTS ENCLOSURES-OTHER	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CORRIDOR SEPARATION	N/A	0-HR	N/A	N/A	N/A	N/A	N/A
OCCUPANCY SEPARATION	N/A	0-HR	N/A	N/A	N/A	N/A	N/A
PARTY/FIRE WALL SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SMOKE BARRIER SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TENANT SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A
INCIDENTAL USE SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: YES NO CODE REF: SECTION 1006
 EXIT SIGNS: YES NO CODE REF: SECTION 1011
 FIRE ALARM: YES NO CODE REF: SECTION 907
 SMOKE DETECTION SYSTEM: YES NO CODE REF: SECTION 909
 PANIC HARDWARE: YES NO CODE REF: SECTION 1008.1.9

EXIT REQUIREMENTS
 PRIMARY OCCUPANCY: Floor(B) Business, Vocational Over 12th Grade Change of Use

NUMBER AND ARRANGEMENT OF EXITS
 METHOD: AREA / OCCUPANT
 Main Floor (B): 1,108 sf / 100 sf per person = 12 Occupants

FLOOR, ROOM, OR SPACE DESIGNATION	MINIMUM ² NUMBER OF EXITS	TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS ^{1,3} (SECTION 1015.2)
Carriage House	REQUIRED SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	REQUIRED DISTANCE BETWEEN EXIT DOORS (MIN)
(B) Business	1	4	200
			Opposite Ends
			Approx 30 Ft

EXIT WIDTH: TABLE 1005.1 See Floor Plans for Room Occupancy Calcs

USE GROUP OR SPACE DESCRIPTION	AREA ¹		CALCULATED OCCUPANT LOAD (o/b)	EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)		REQUIRED WIDTH (SECTION 1005.1) (a / b) x c		ACTUAL WIDTH SHOWN ON PLANS	
	square feet	PER STORY (TABLE 1004.1.1)		STAIR LEVEL	LEVEL	STAIR LEVEL	LEVEL		
Business	1,108 sf	100 sf	12	0.3	0.2	N/A	2.4"	N/A	192"

¹ SEE TABLE 1004.1.1 TO DETERMINE WHETHER NET OR GROSS AREA IS APPLICABLE SEE DEFINITION "AREA, GROSS" AND "AREA NET" (SECTION 1002)
² MINIMUM STAIRWAY WIDTH (SECTION 1009.1); MINIMUM CORRIDOR WIDTH (SECTION 1017.2); MINIMUM DOOR WIDTH (SECTION 1008.1)
³ MINIMUM WIDTH OF EXIT PASSAGE (SECTION 1021.2)
⁴ SEE SECTION 1004.5 FOR CONVERGING EXITS
⁵ THE LOSS OF ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE TOTAL REQUIRED (SECTION 1005.1)
⁶ ASSEMBLY OCCUPANCIES (SECTION 1025)

STRUCTURAL DESIGN:
 No Structural Modifications to Building Structural Components

OCCUPANCY SUMMARY:
 Also Refer to FLOOR PLANS:
 Floor - Business

Indoor Areas:
 Gross Floor Area = 1,108 sf / 100 sf per person = 12 Business Occupants

PLUMBING FIXTURE REQUIREMENTS
 Change of Use from Educational to Business:
 Occupancy Use: (B) Business
 Occupants: 12

Space Qualifies for Single Toilet per NCP, Section 403.2, Exception # 2

USE: Banquet/Business	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS	DRINK FOUNTAINS		COMMENTS
	MALE	FEMALE		MALE	FEMALE		REGULAR	HC	
12	6	6		6	6	---			
REQUIRED 1/25	1	1	0	1/40	1	1	---		Exempt NCP 410.1, except #2
PROVIDED	1	1	1		1	1	---		
									Single Toilet per Section 403.2, Exception #2

ACCESSIBLE PARKING:
 Existing Zoning
 Verify with City Parking Requirements
 Zone District: CS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # OF ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REQUIRED w/ 5 FT ACCESS AISLE	REQUIRED w/ 8 FT ACCESS AISLE	
LOT	Verify with City Zoning Requirements	17		1	1
TOTAL		18			

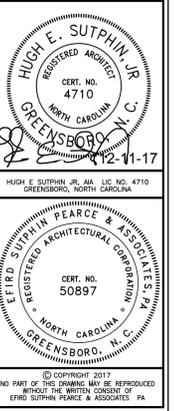
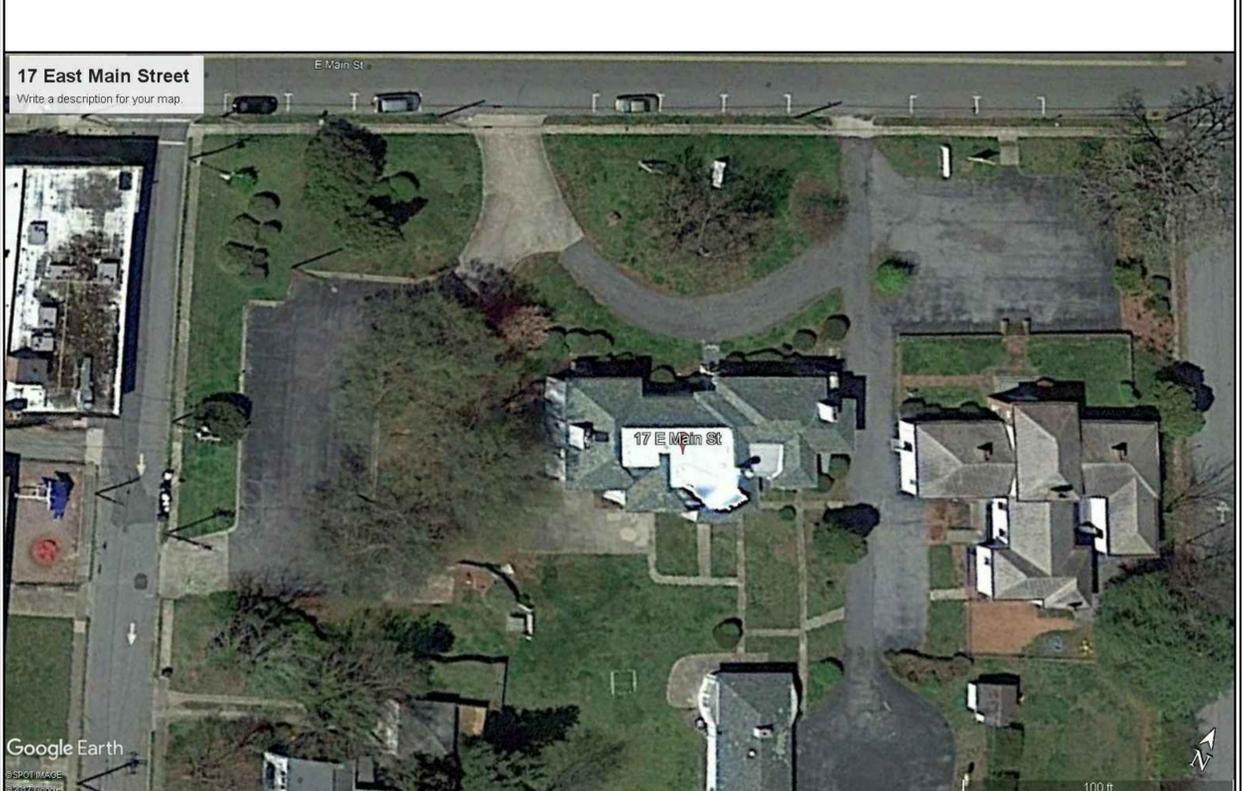
ENERGY SUMMARY
 THERMAL ENVELOPE
 FLOOR -CHANGE OF USE
 No Modification to Building Shell - No Thermal Modifications

MECHANICAL SUMMARY
 HVAC -MECHANICAL SYSTEM IS EXISTING

ELECTRICAL SUMMARY
 ELECTRICAL SYSTEM IS EXISTING -NO CHANGES ANTICIPATED EXCEPT NEW DEVICES (Power/Lights)

SPECIAL APPROVALS:
 SPECIAL APPROVAL: LOCAL JURISDICTION: NONE
 DEPT OF INSURANCE: NONE
 OSC: NONE
 DPI: NONE
 DHHS: NONE
 ICC: NONE
 OTHER w/ DESCRIPTION: NONE

Partial Site Aerial Layout
 Not to Scale



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Floor 1: Change of Use
 Events Center
 T. Austin Finch House Renovation
 17 East Main Street
 Thomasville, North Carolina

Drawing Title: BUILDING CODE SUMMARY: Carriage House

By Revision

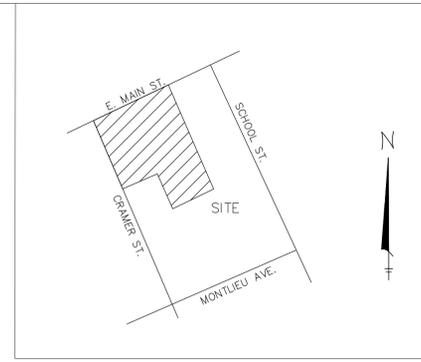
PROJECT NUMBER
 2017-034

DATE
 December 11, 2017

Sheet:
G1.1b

Legend of Symbols & Abbreviations

EIP	EXISTING IRON PIPE	— P —	POWER LINE
NIP	NEW IRON PIPE	—	CABLE LINE
☆	LIGHT POLE	⊙	POWER POLE
⊙	SAN. SEWER MANHOLE	□ WM	WATER METER
MBL	MINIMUM BUILDING LINE	□ GI	GRATE INLET
R/W	RIGHT-OF-WAY	⊙	MONITORING WELL
■	CATCH BASIN	●	CLEAN OUT
HC	HANDICAP	⊕	DRAIN MANHOLE
⊕	FIRE HYDRANT	⊗	WATER VALVE
□ EB	ELECTRICAL BOX	⊗	WATER VALVE
■	CABLE BOX	CP	CALCULATED POINT
N/F	NOW OR FORMERLY		



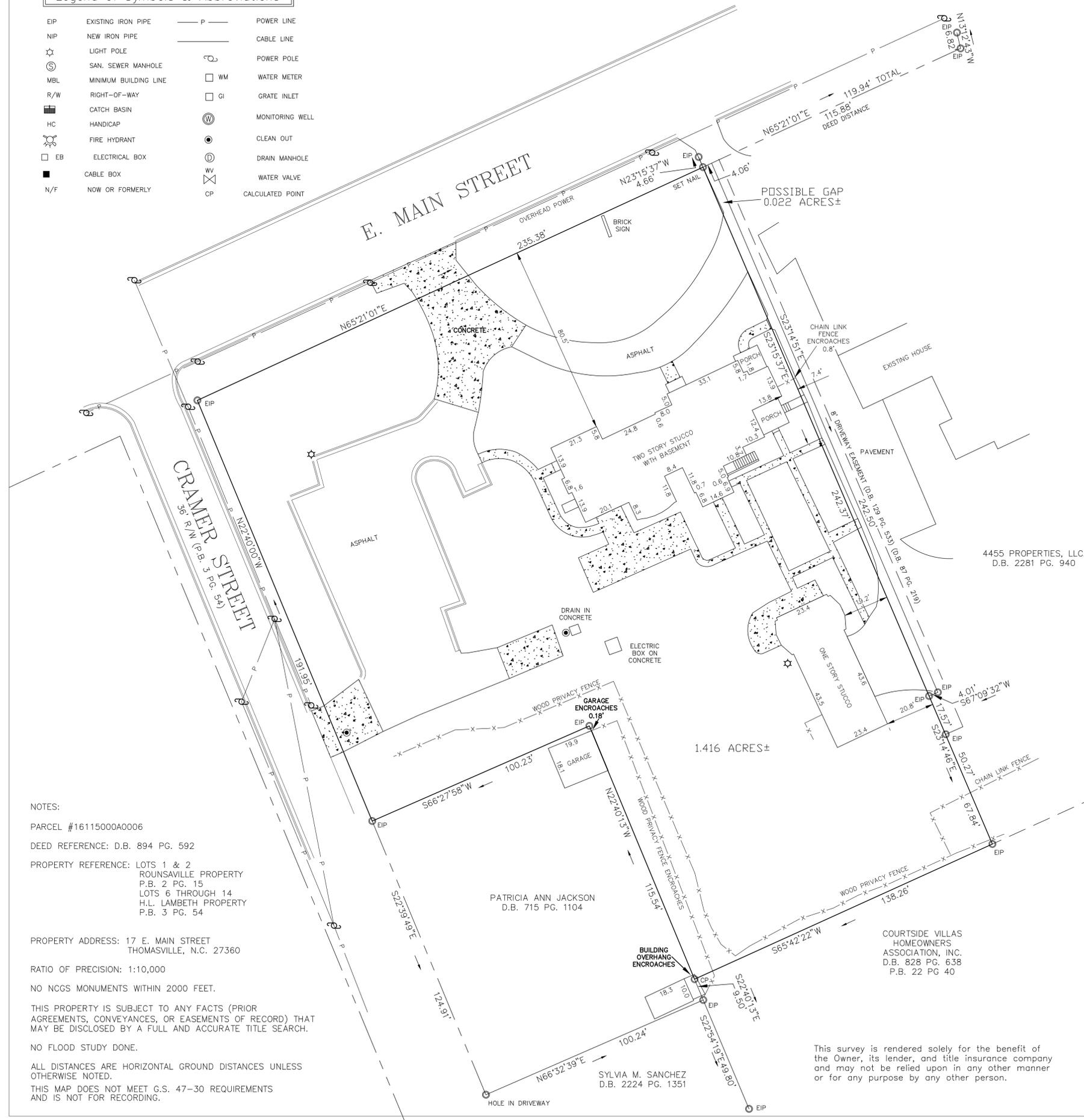
VICINITY MAP
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON, WAS DRAWN UNDER MY SUPERVISION, AND IS IN ALL RESPECTS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF OCTOBER 2017

LAND SURVEYOR: _____

REGISTRATION NUMBER: L-3987

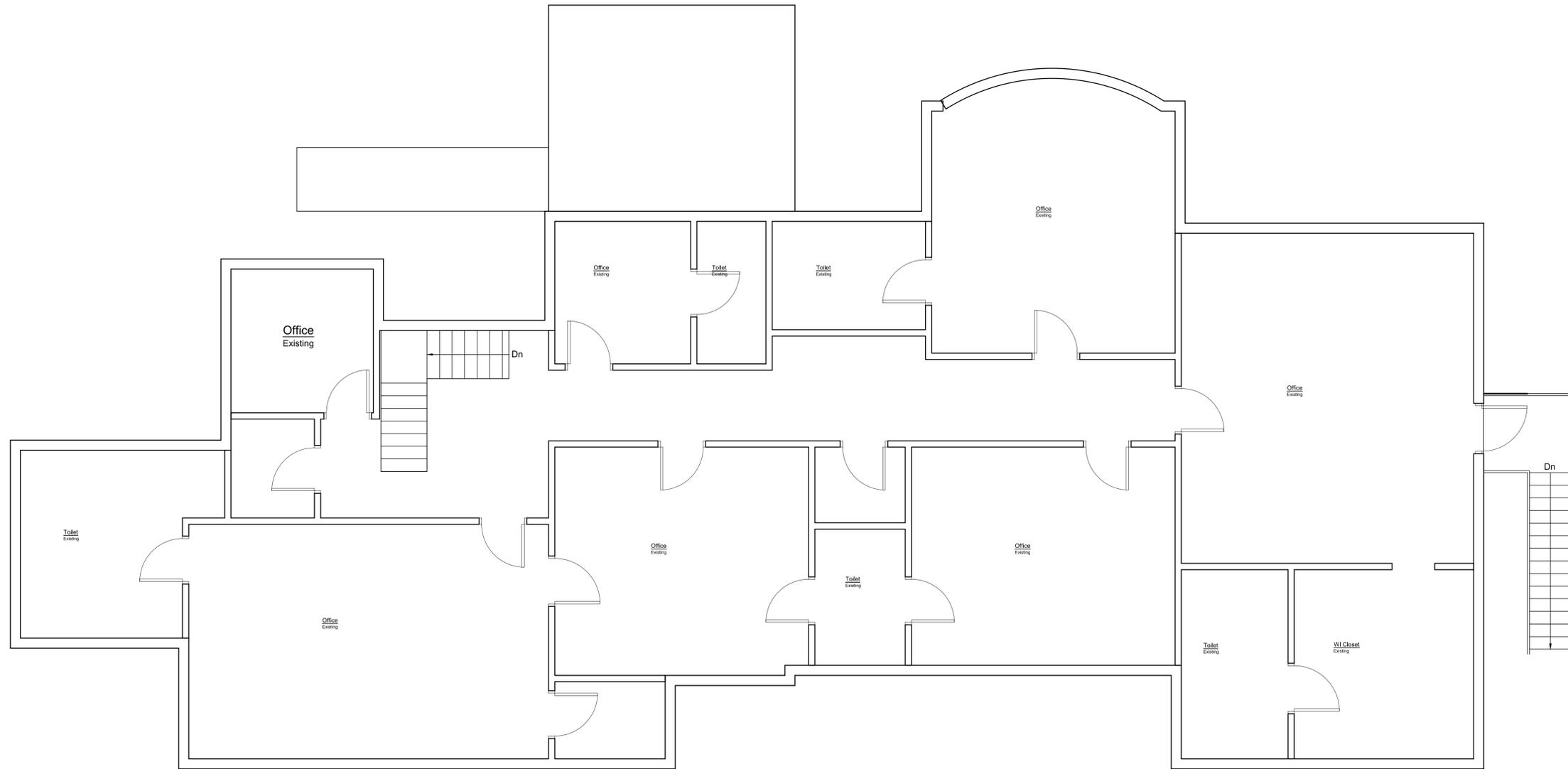


NOTES:
 PARCEL #16115000A0006
 DEED REFERENCE: D.B. 894 PG. 592
 PROPERTY REFERENCE: LOTS 1 & 2
 ROUNSAVILLE PROPERTY
 P.B. 2 PG. 15
 LOTS 6 THROUGH 14
 H.L. LAMBETH PROPERTY
 P.B. 3 PG. 54
 PROPERTY ADDRESS: 17 E. MAIN STREET
 THOMASVILLE, N.C. 27360
 RATIO OF PRECISION: 1:10,000
 NO NCGS MONUMENTS WITHIN 2000 FEET.
 THIS PROPERTY IS SUBJECT TO ANY FACTS (PRIOR AGREEMENTS, CONVEYANCES, OR EASEMENTS OF RECORD) THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 NO FLOOD STUDY DONE.
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 THIS MAP DOES NOT MEET G.S. 47-30 REQUIREMENTS AND IS NOT FOR RECORDING.

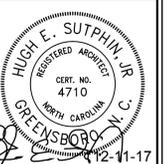
SURVEY FOR
ANDREW CLEMENT
 THOMASVILLE TOWNSHIP DAVIDSON COUNTY
 CITY OF THOMASVILLE, NORTH CAROLINA

WILSON SURVEYING, INC.
 R. ALAN WILSON - PROFESSIONAL LAND SURVEYOR, NO. L3987
 402 BLANDWOOD AVENUE, GREENSBORO, N.C. 27401
 TELEPHONE: (336) 275-8696 * FAX: (336) 272-1617
 DATE: OCTOBER 11, 2017 SCALE: SCALE 1" = 30'

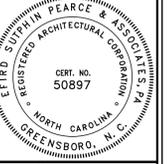
This survey is rendered solely for the benefit of the Owner, its lender, and title insurance company and may not be relied upon in any other manner or for any purpose by any other person.



1 UPPER FLOOR PLAN
A1.2 1/4" = 1'-0"



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Floor 1: Change of Use
Events Center
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17 East Main Street
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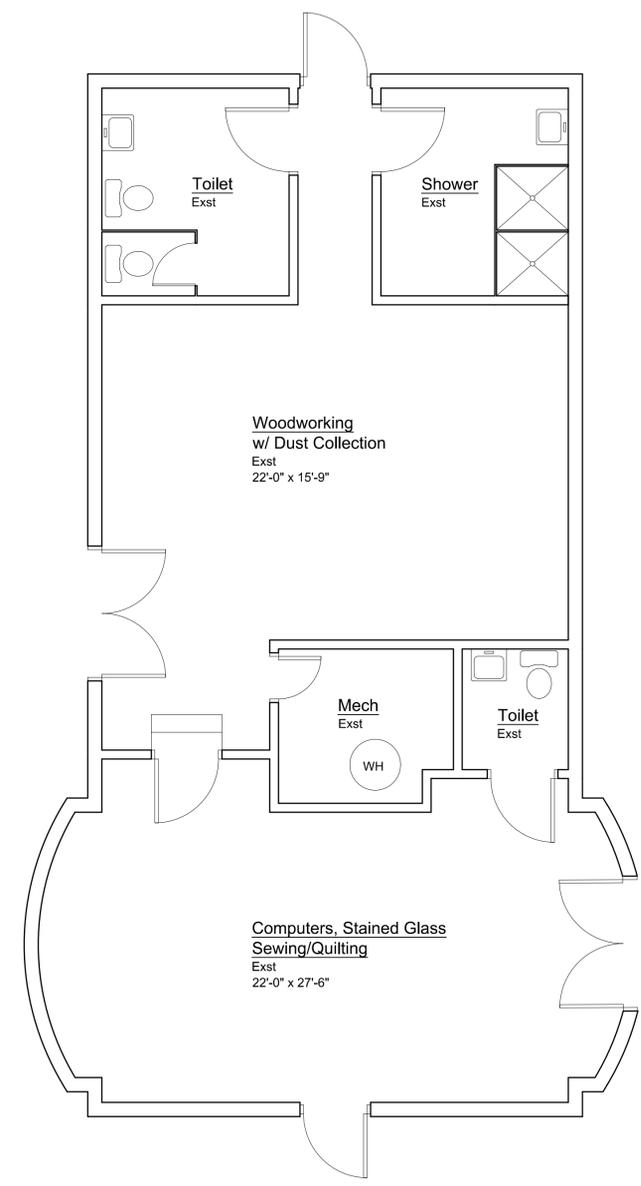
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December 11, 2017

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A1.2

Drawing Title: UPPER FLOOR PLAN



Carriage House

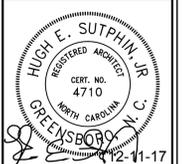
Existing Occupancy (Current Use) Educational 12th Grade and Younger
 Proposed Change of Use (B) Business = 100 sf / person
 (Educational/Vocational above 12th Grade)

Occupancy Summary

Gross Building Area 1,208 sf
 Gross Floor Area 1,108 sf / 100 sf = 12 Occupants



1
A1.3 CARRIAGE HOUSE FLOOR PLAN
1/4" = 1'-0"



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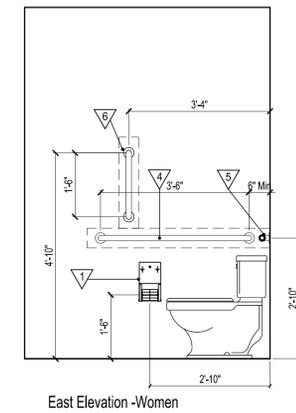
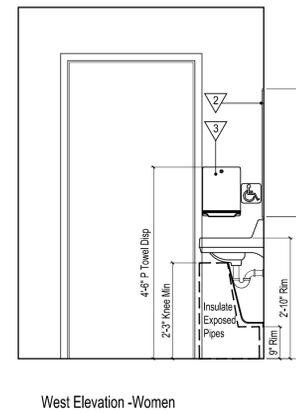
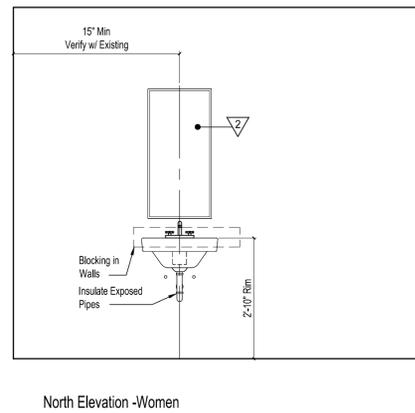
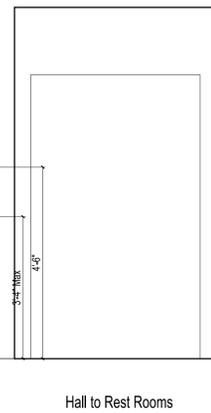
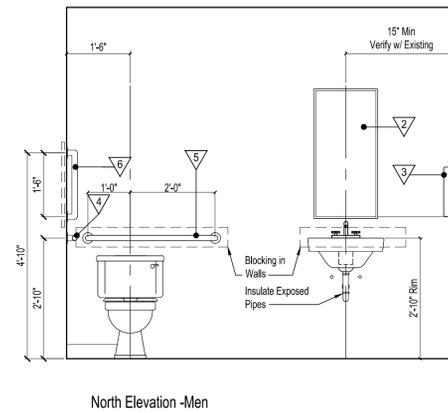
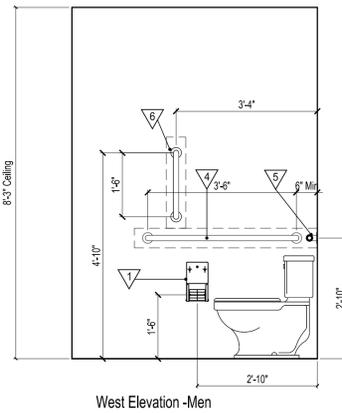
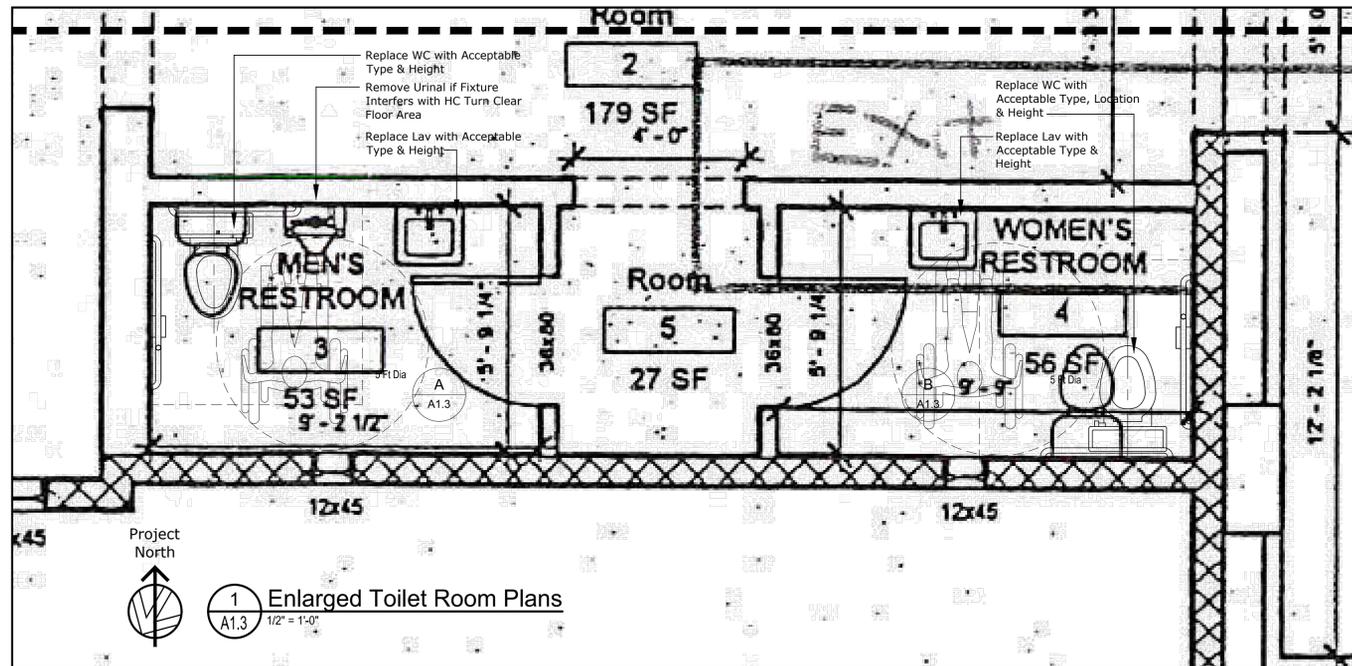
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Sheet:
A1.3



A Interior Elevation: Men's Rest Room
A1.3 1/2" = 1'-0"

B Interior Elevation: Women's Rest Room
A1.3 1/2" = 1'-0"

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CERT. NO. 4710
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GREENSBORO, N. C.
4-12-11-17

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Drawing Title: DETAILS

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A1.4