

INTERIOR RENNOVATION / UPFIT

42 UNION STREET SOUTH
CONCORD, NC 28025

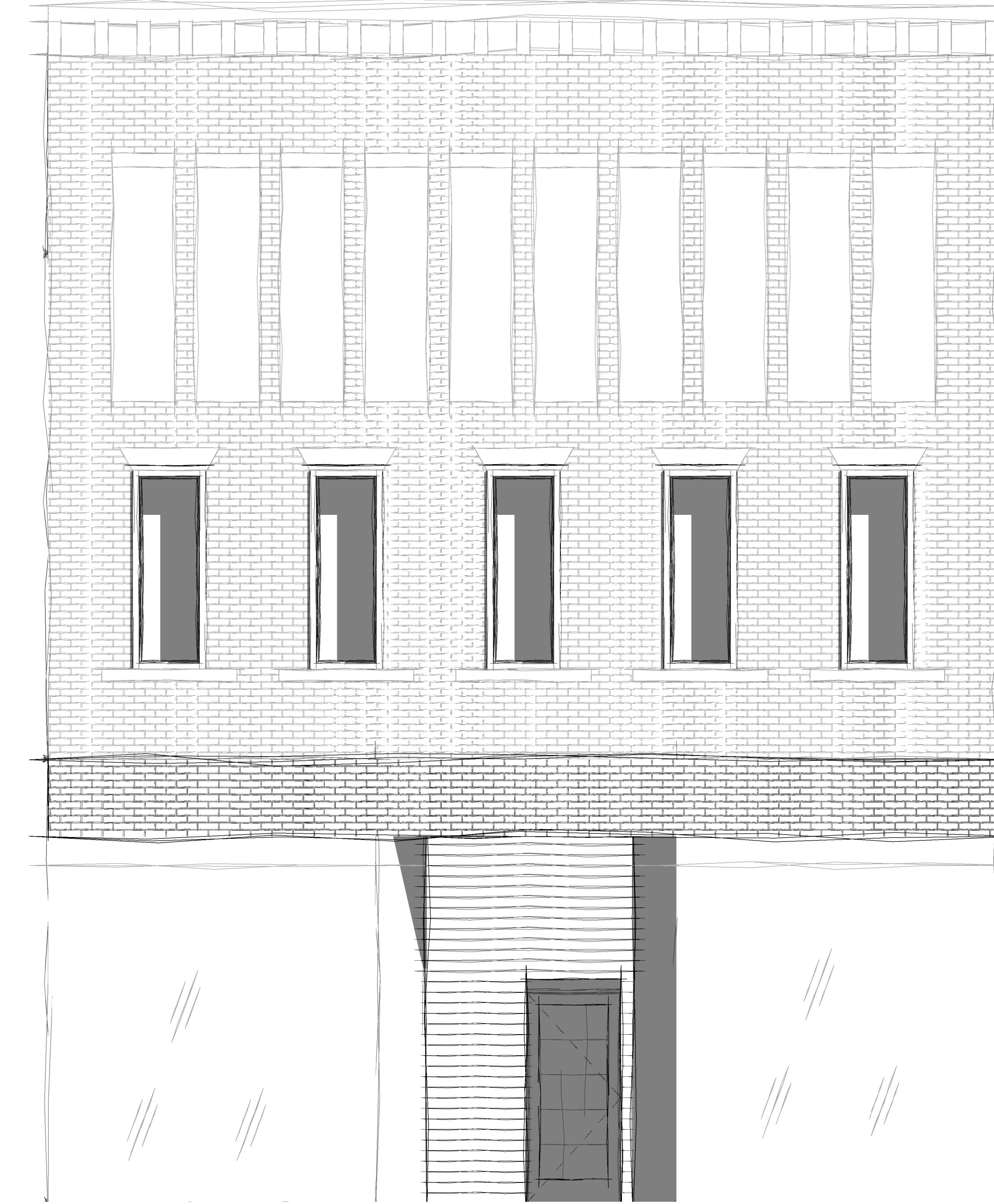
OWNER

UNION STREET INVESTMENTS, LLC

JUSTIN MUELLER

51 UNION STREET

CONCORD, NC 28025



BUILDING DESIGN

DRYE-MCGLAMERY ENGINEERING, PLLC
HEATH DRYE, PE
PHONE: 919-616-3473
MAIL: HEATH.DRYE@DRYEENGINEERING.COM

GENERAL	
Sheet Number	Sheet Name
G-0	CODE SUMMARY
G-1	LIFE SAFETY PLAN
G-2	DEMO PLAN
G-3	PROPOSED FLOOR PLAN
G-4	ELEVATIONS
G-5	TYPICAL ADA DETAILS
G-6	TYPICAL ADA DETAILS
G-7	TYPICAL ADA DETAILS

STRUCTURAL

DRYE-MCGLAMERY ENGINEERING, PLLC
HEATH DRYE, PE
PHONE: 919-616-3473
EMAIL: HEATH.DRYE@DRYEENGINEERING.COM

STRUCTURAL	
Sheet Number	Sheet Name
S-1	STRUCTURAL PLANS
S-2	STRUCTURAL DETAILS

MEP

GAR ENGINEERING
GREGORY A. RIFFE, PE
PHONE: 704-721-6449
EMAIL: SEBASTIAN@GAARENGINEERING.COM

MEP	
Sheet Number	Sheet Name

JUSTIN MUELLER
RENOVATION
12 UNION ST S
CONCORD, NC 28025

DRYE-MCGGLAMERY
ENGINEERING, PLLC
125 McGILL AVENUE
CONCORD, NC 28027

ISSUED FOR
REVIEW

DME PROJECT #: 2025069

DRAWN BY HWD

checked by HWD

COVER SHEET

CS

BUILDING CODE SUMMARY: 2018 NORTH CAROLINA STATE BUILDING CODE

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<p>NAME OF PROJECT: INTERIOR RENOVATION / UPTIT ADDRESS: 42 UNION STREET SOUTH, CONCORD, NC ZIP CODE: 28025 PROPOSED USE: OFFICE OWNER / AUTHORIZED AGENT: JUSTIN MUELLER PHONE #: 704-891-7712 EMAIL: MUELLER.JUSTIN@GMAIL.COM OWNED BY: <input type="checkbox"/> CITY / COUNTY <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> STATE CODE ENFORCEMENT JURISDICTION: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> STATE</p> <p>LEAD DESIGN PROFESSIONAL: HEATH W. DRYE, PE DESIGNER FIRM NAME: DRYE-MCLAMERY ENGINEERING, PLLC NAME: HEATH W. DRYE, PE LICENSE #: 040795 TELEPHONE #: 919-616-3473 EMAIL: heath.drye@dryeengineering.com CIVIL N/A N/A N/A N/A N/A ELECTRICAL GAR ENGINEERING GREGORY A. RIFFE, PE 16396 704-211-6449 sebastian@garengineering.com FIRE ALARM N/A N/A N/A N/A N/A PLUMBING N/A N/A N/A N/A N/A MECHANICAL N/A N/A N/A N/A N/A Sprinkler-Standpipe N/A N/A N/A N/A N/A STRUCTURAL DRYE-MCLAMERY ENGINEERING, PLLC HEATH W. DRYE, PE 040795 919-616-3473 heath.drye@dryeengineering.com Retaining walls >5' High N/A N/A N/A N/A N/A Other N/A N/A N/A N/A N/A</p> <p><input type="checkbox"/> 2018 NC BUILDING CODE FOR: <input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> 1ST TIME INTERIOR COMPLETION <input type="checkbox"/> SHELL/CORE- CONTACT THE LOCAL INSPECTION JURISDICTION FOR POSSIBLE ADDITIONAL PROCEDURES AND REQUIREMENTS <input type="checkbox"/> PHASED CONSTRUCTION- SHELL/CORE- CONTACT THE LOCAL INSPECTION JURISDICTION FOR POSSIBLE ADDITIONAL PROCEDURES AND REQUIREMENTS <input checked="" type="checkbox"/> 2018 NC EXISTING CODE: EXISTING: <input type="checkbox"/> DESCRIPTIVE <input type="checkbox"/> REPAIR <input type="checkbox"/> CHAPTER 14 <input type="checkbox"/> LEVEL I <input type="checkbox"/> LEVEL II <input type="checkbox"/> LEVEL III <input type="checkbox"/> HISTORIC PROPERTY <input checked="" type="checkbox"/> CHANGE OF USE CONSTRUCTED: (DATE) 1900 CURRENT OCCUPANCY (S) (CH. 3): BUSINESS (B) RENOVATED: (DATE) 1990 PROPOSED OCCUPANCY (S) (CH. 3): ASSEMBLY (A) RISK CATEGORY (TABLE 104.5): CURRENT: <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV PROPOSED: <input type="checkbox"/> I <input checked="" type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV BUILDING DATA Construction Type: I-A <input type="checkbox"/> II-A <input type="checkbox"/> III-A <input type="checkbox"/> IV-A <input type="checkbox"/> V-A <input type="checkbox"/> I-B <input type="checkbox"/> II-B <input type="checkbox"/> III-B <input checked="" type="checkbox"/> IV-B <input type="checkbox"/> SPRINKLERS: <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARTIAL <input type="checkbox"/> YES NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D STANDPIPES: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES CLASS: <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV <input type="checkbox"/> WET <input type="checkbox"/> DRY Fire District: <input type="checkbox"/> NO <input type="checkbox"/> YES FLOOD HAZARD AREA: <input type="checkbox"/> NO <input type="checkbox"/> YES SPECIAL INSPECTIONS REQUIRED: <input type="checkbox"/> NO <input type="checkbox"/> YES (CONTACT THE LOCAL INSPECTION JURISDICTION FOR ADDITIONAL PROCEDURES AND REQUIREMENTS)</p> <p>Building Height: FEET 35'-0" +/- NUMBER OF STORIES 3 MEZZANINE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GROSS BUILDING AREA: EXISTING SF NEW SF SUB-TOTAL 6TH FLOOR 5TH FLOOR 4TH FLOOR 3RD FLOOR 2ND FLOOR 2,700 SF 0 SF 2,700 SF MEZZANINE 1ST FLOOR 3,360 SF 0 SF 3,360 SF LOWER LEVEL 3,325 SF 0 SF 3,325 SF TOTAL: 9,385 SF 0 SF 9,385 SF</p> <p>PRIMARY OCCUPANCY: ASSEMBLY <input type="checkbox"/> A-1 <input checked="" type="checkbox"/> A-2 <input type="checkbox"/> A-3 <input type="checkbox"/> A-4 <input type="checkbox"/> A-5 <input type="checkbox"/> BUSINESS <input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> FACTORY <input type="checkbox"/> I-1 MODERATE <input type="checkbox"/> F-2 LOW HAZARDOUS <input type="checkbox"/> H-1 DETONATE <input type="checkbox"/> H-2 DEFLAGRATE <input type="checkbox"/> H-3 COMBUST <input type="checkbox"/> H-4 HEALTH <input type="checkbox"/> H-5 HPM INSTITUTIONAL <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> I-3 <input type="checkbox"/> I-4 I-3 CONDITION <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> MERCANTILE <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 STORAGE <input type="checkbox"/> S-1 MODERATE <input type="checkbox"/> S-2 LOW <input type="checkbox"/> HIGH-PILE UTILITY & MISCELLANEOUS <input type="checkbox"/> PARKING GARAGE <input type="checkbox"/> OPEN <input type="checkbox"/> ENCLOSED <input type="checkbox"/> REPAIR ACCESSORY OCCUPANCY CLASSIFICATION (S): INCIDENTAL USES (TABLE 509): SPECIAL USES (CHAPTER 4 - LIST CODE SECTIONS): SPECIAL PROVISIONS: (CHAPTER 5 - LIST CODE SECTIONS): MIXED OCCUPANCY: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES SEPARATION: N/A HR. EXCEPTION: N/A <input type="checkbox"/> INCIDENTAL USE SEPARATION (508.2.5) THIS SEPARATION IS NOT EXEMPT A NON-SEPARATED USE (SEE EXCEPTIONS.) <input type="checkbox"/> NON-SEPARATED USE (508.3) 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. <input type="checkbox"/> Separated Mixed Occupancy (508.4) See below for area calculations For each story, the area of the occupancy shall be such that 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 + Actual Area of Occupancy B < 1 Allowed Area Occupancy A + Allowed Area Occupancy B < 1 + + = < 1.00</p>						<p>EXISTING, NO CHANGE</p> <table border="1"> <thead> <tr> <th>STORY NO.</th> <th>DESCRIPTION AND USE</th> <th>(A) BLDG AREA PER STORY (ACTUAL)</th> <th>(B) TABLE 506.2⁴ AREA</th> <th>(C) AREA FOR FRONTRAGE INCREASE¹⁵</th> <th>(D) ALLOWABLE AREA PER STORY OR UNLIMITED¹⁵</th> </tr> </thead> <tbody> <tr> <td>LOWER LEVEL</td> <td>ASSEMBLY A-2</td> <td>3,360 SF</td> <td>9,500 SF</td> <td>N/A</td> <td>9,500 SF</td> </tr> <tr> <td>MAIN LEVEL 1</td> <td>ASSEMBLY A-2</td> <td>3,360 SF</td> <td>9,500 SF</td> <td>N/A</td> <td>9,500 SF</td> </tr> <tr> <td>LEVEL 2</td> <td>BUSINESS B</td> <td>2,700 SF</td> <td>19,000 SF</td> <td>N/A</td> <td>19,000 SF</td> </tr> </tbody> </table> <p>1. Open space area increase from Section 506.3 are computed as: 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) = _____ (F/P) d. W= Minimum width of public way = _____ (W) e. Percent of frontage increase = 100 (F/P - 0.25) x W/30 = _____ (%) 2. Unlimited area applicable under conditions of Sections 507 3. Maximum Building Area = TOTAL NUMBER OF STORIES IN THE BUILDING X D (MAXIMUM 3 STORIES) (506.2) 4. The maximum area of OPEN parking garages must comply with 406.5.4 5. FRONTRAGE INCREASE IS BASED ON THE UNSPRINKLED AREA VALUE IN TABLE 506.2</p> <p>ALLOWABLE HEIGHT</p> <table border="1"> <thead> <tr> <th>BUILDING HT IN FEET (TABLE 504.3)²</th> <th>ALLOWABLE</th> <th>SHOWN ON PLANS</th> <th>CODE REFERENCE</th> </tr> </thead> <tbody> <tr> <td>55'-0"</td> <td>35'-0" +/-</td> <td></td> <td></td> </tr> </tbody> </table> <p>BUILDING HT IN STORIES (TABLE 504.3)³</p> <table border="1"> <thead> <tr> <th></th> <th>3</th> <th>3</th> <th></th> </tr> </thead> </table> <p>1. PROVIDE CODE REFERENCE IF THE "SHOWN ON PLANS" QUANTITY IS NOT BASED ON TABLE 504.3 OR 504.4. 2. THE MAXIMUM HEIGHT OF AIR TRAFFIC CONTROL TOWERS MUST COMPLY WITH TABLE 412.3.1 3. THE MAXIMUM HEIGHT OF OPEN PARKING GARAGES MUST COMPLY WITH TABLE 406.5.4.</p> <p>LIFE SAFETY PLAN SHEET #, IF PROVIDED: _____</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Fire Separation Distance (Feet)</th> <th>Rating</th> <th>Detail # & Sheet #</th> <th>UL Design For Rated Assembly</th> <th>Design # For Rated Penetration</th> <th>Design # For Rated Joints</th> </tr> </thead> <tbody> <tr> <td>Structural frame, including columns, girders, trusses</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bearing walls</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FRONT / PLAN SOUTH</td> <td>> 30'</td> <td>0</td> <td>4HR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LEFT / PLAN WEST</td> <td>15'</td> <td>1</td> <td>4HR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>RIGHT / PLAN EAST</td> <td>< 5'</td> <td>1</td> <td>4HR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>REAR / PLAN NORTH</td> <td>> 30'</td> <td>0</td> <td>4HR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nonbearing walls and partitions</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>North</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior walls & partitions</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Floor construction including supporting beams and joists</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Roof construction including supporting beams and joists</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shafts Enclosures - Exit</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Staircases - Other</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Corridor Separation</td> <td>1HR</td> <td>1HR</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Occupancy Separation</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Party/Wall Separation</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Smoke Barrier Separation</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tenant Separation</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Incidental Use Separation</td> <td>NA</td> <td>NA</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>PERCENTAGE OF WALL OPENING CALCULATIONS EXISTING, NO CHANGE</p> <table border="1"> <thead> <tr> <th></th> <th>DEGREE OF OPENINGS PROTECTION (TABLE 705.8)</th> <th>ALLOWABLE AREA %</th> <th>ACTUAL SHOWN ON PLANS %</th> </tr> </thead> <tbody> <tr> <td>FRONT / PLAN SOUTH ELEVATION</td> <td>UNPROTECTED, NOT SPRINKLERED</td> <td>NO LIMIT</td> <td>EXISTING, NO CHANGE</td> </tr> <tr> <td>REAR / PLAN NORTH ELEVATION</td> <td>UNPROTECTED, NOT SPRINKLERED</td> <td>NO LIMIT</td> <td>EXISTING, NO CHANGE</td> </tr> <tr> <td>LEFT / PLAN WEST ELEVATION</td> <td>UNPROTECTED, NOT SPRINKLERED</td> <td>25%</td> <td>EXISTING, NO CHANGE</td> </tr> <tr> <td>RIGHT / PLAN EAST ELEVATION</td> <td>UNPROTECTED, NOT SPRINKLERED</td> <td>NOT PERMITTED</td> <td>EXISTING, NO CHANGE</td> </tr> </tbody> </table> <p>LIFE SAFETY SYSTEM REQUIREMENTS</p> <table border="1"> <thead> <tr> <th>EMERGENCY LIGHTING:</th> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>EXIT SIGNS:</td> <td>NO</td> <td>YES</td> </tr> <tr> <td>FIRE ALARM:</td> <td>NO</td> <td>YES</td> </tr> <tr> <td>SMOKE DETECTION SYSTEMS:</td> <td>NO</td> <td>YES</td> </tr> <tr> <td>CARBON MONOXIDE DETECTION:</td> <td>NO</td> <td>YES</td> </tr> </tbody> </table>						STORY NO.	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RIGHT / PLAN EAST ELEVATION	UNPROTECTED, NOT SPRINKLERED	NOT PERMITTED	EXISTING, NO CHANGE																																																																																																																																																																																																																																																																					
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FIRE ALARM:	NO	YES																																																																																																																																																																																																																																																																						
SMOKE DETECTION SYSTEMS:	NO	YES																																																																																																																																																																																																																																																																						
CARBON MONOXIDE DETECTION:	NO	YES																																																																																																																																																																																																																																																																						

FOR REVIEW
NOT FOR
CONSTRUCTION

	Description	Date
	FOR REVIEW	2025.04.07

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REVIEW

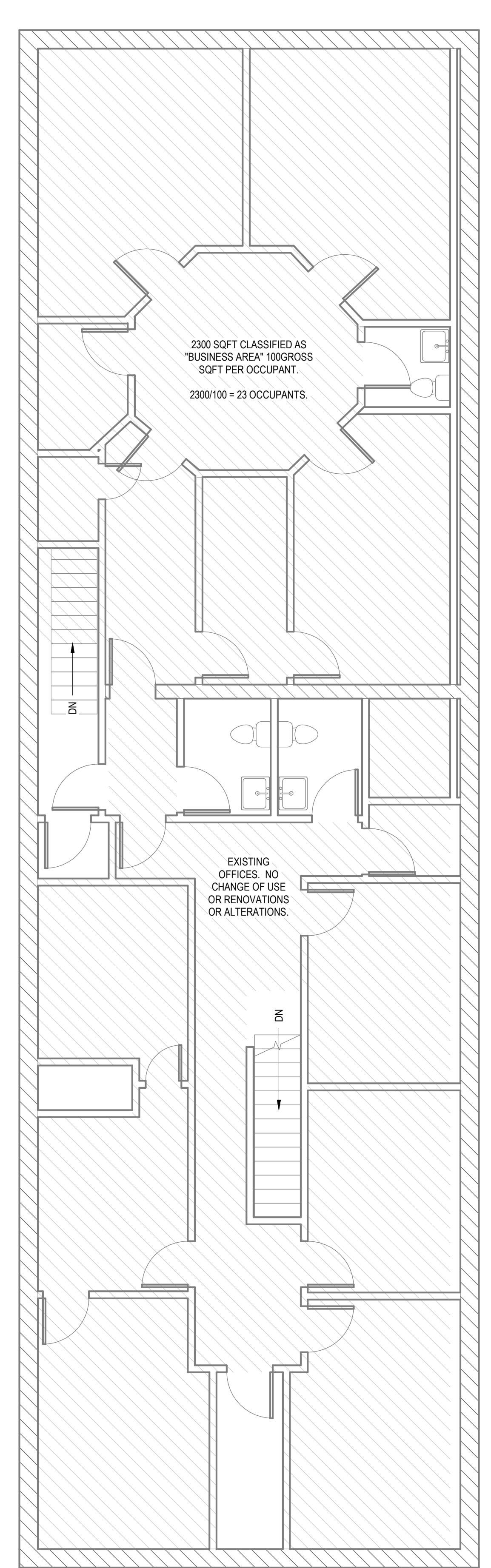
PROJECT #: 2025069

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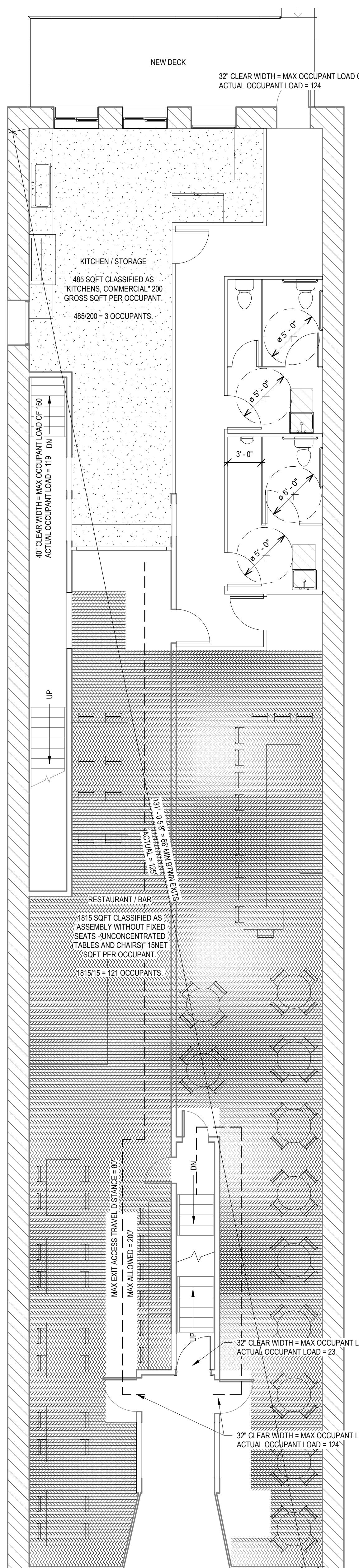
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SAFETY PLAN

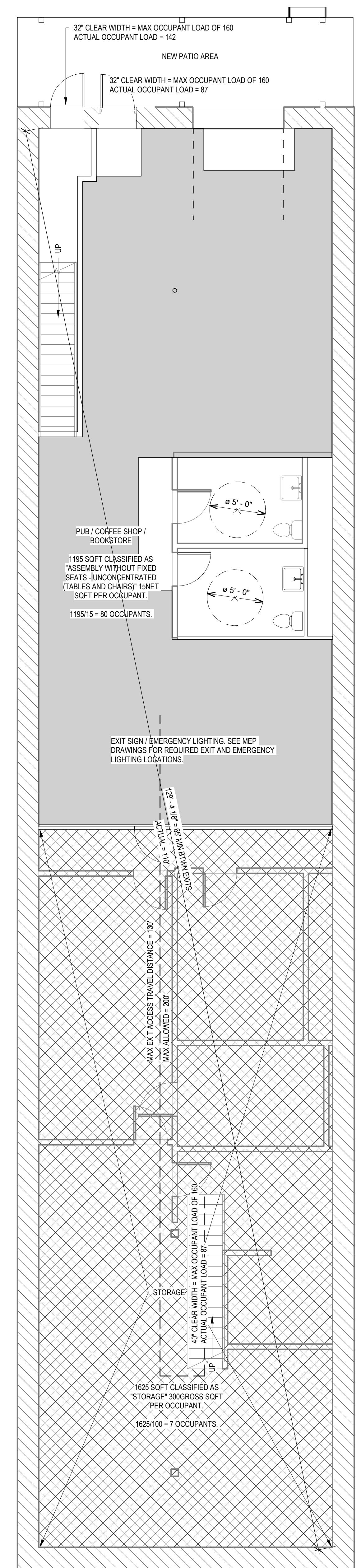
-1



1 SECOND FLOOR LIFE SAFETY
3/16" = 1'-0"

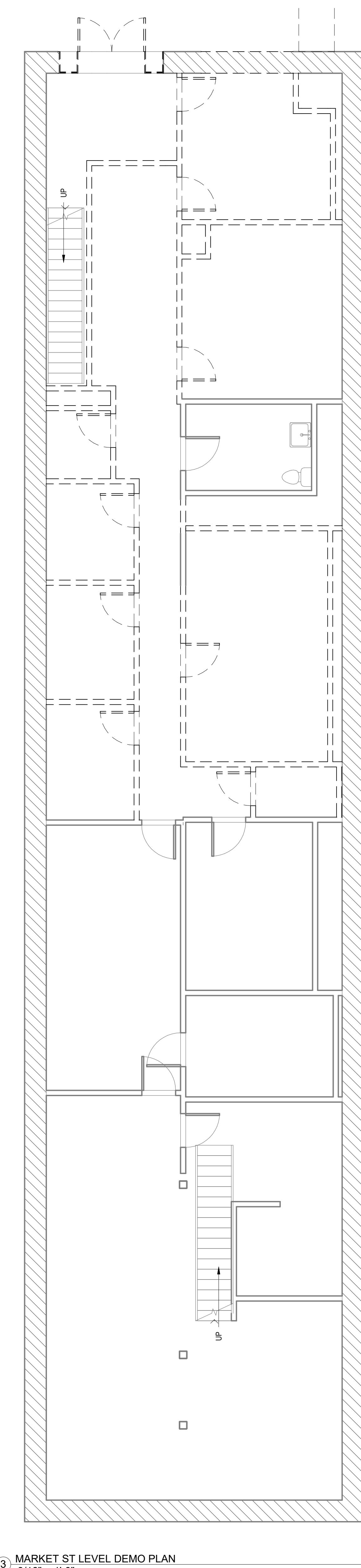
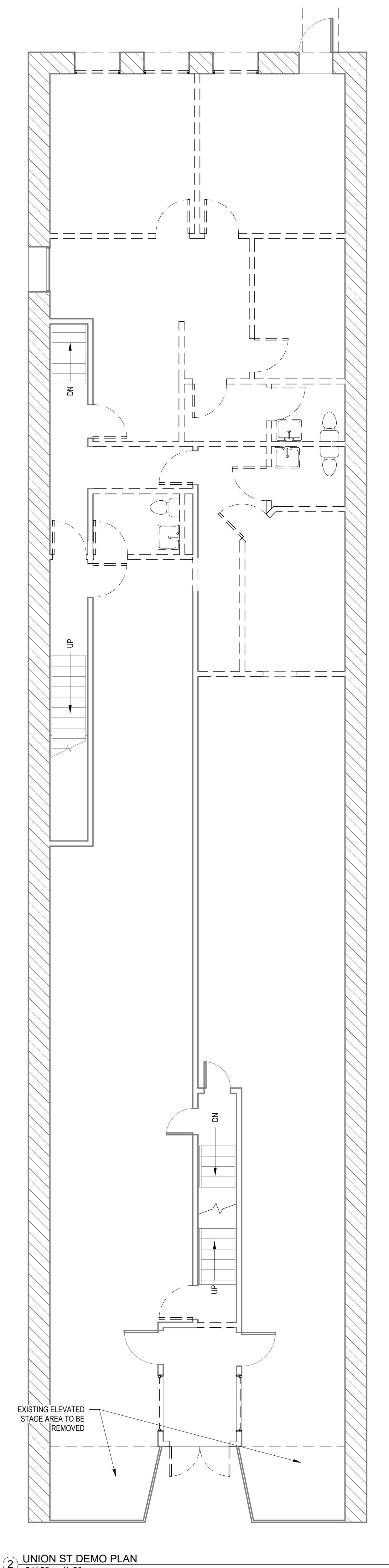
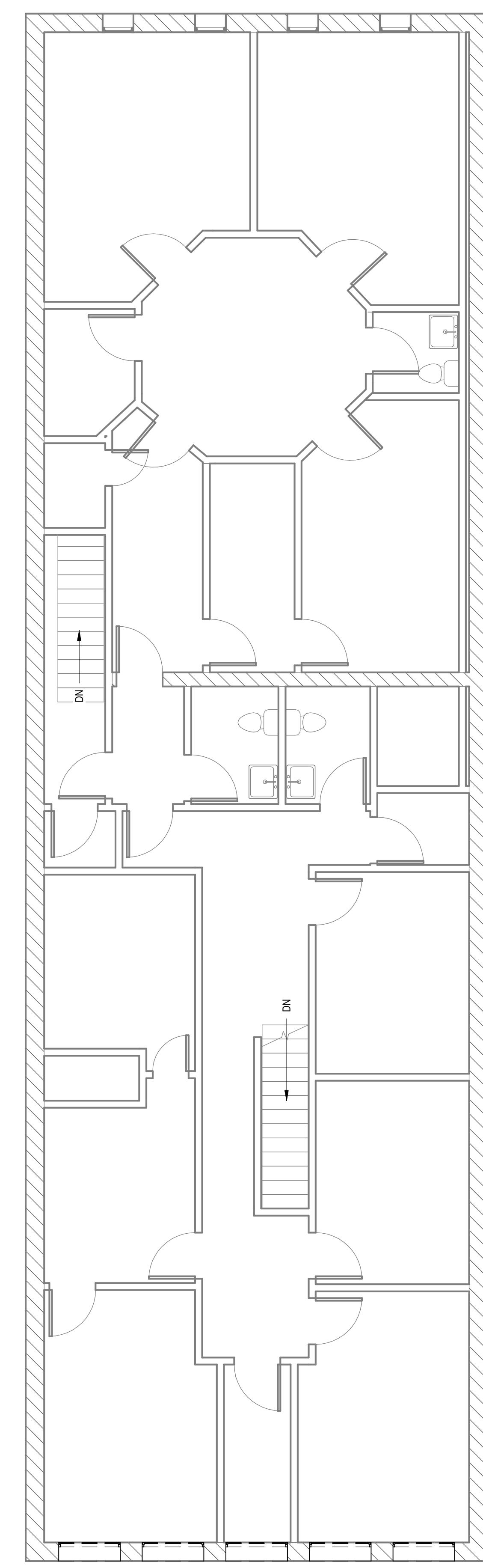


2 UNION ST LIFE SAFETY PLAN
3/16" = 1'-0"



3 MARKET ST LEVEL LIFE SAFETY

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No. Description Date
4 FOR REVIEW 2025-04-07

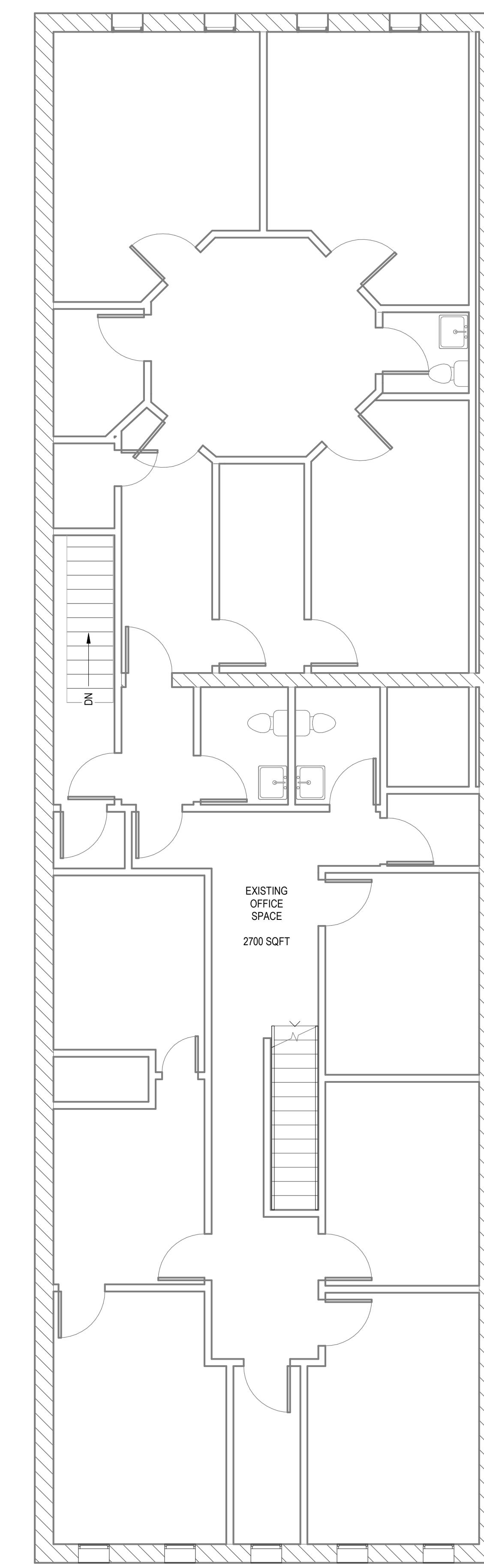
JUSTIN MUELLER
RENOVATION
421 UNION ST
CONCORD, NC 28025
DRYE-McGLAMERY
ENGINEERING, PLLC
325 MCGILL AVENUE NW SUITE 1115
CONCORD, NC 28027
ISSUED FOR
REVIEW
DME PROJECT #: 2025069
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DEMO PLAN

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NOT FOR
CONSTRUCTION

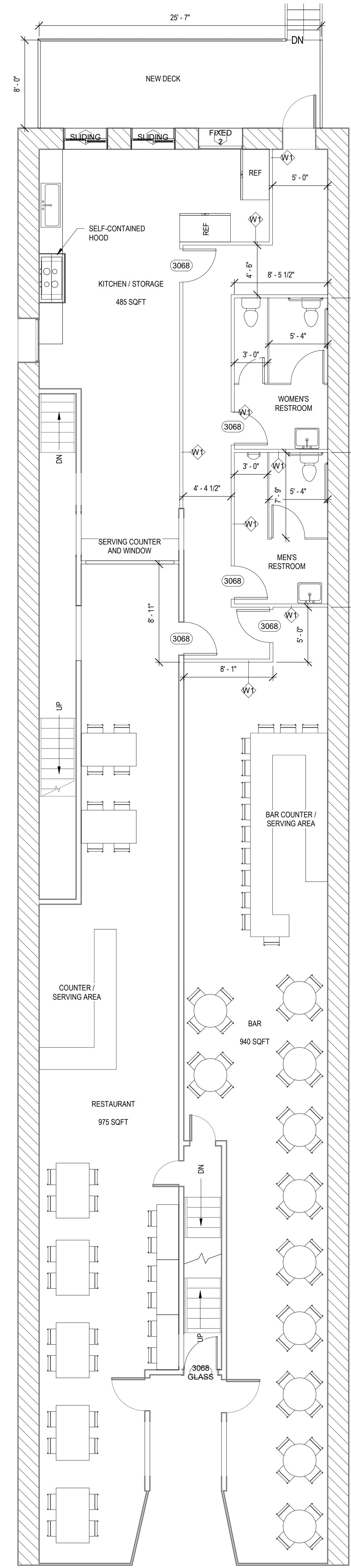
Door Schedule			
Type Mark	Width	Height	Count
8' x 8' GARAGE DOOR	8' - 0"	8' - 0"	1
3068	3' - 0"	6' - 8"	5
3068 FIRE	3' - 0"	6' - 8"	1
3068 GLASS	3' - 0"	6' - 8"	2

Wall Schedule		
Mark	Type	Comments
W1	2x4 Stud Wall	2x4 STUDS AT 16" C/C W/ 5/8" GWB ON BOTH SIDES. FULL HEIGHT

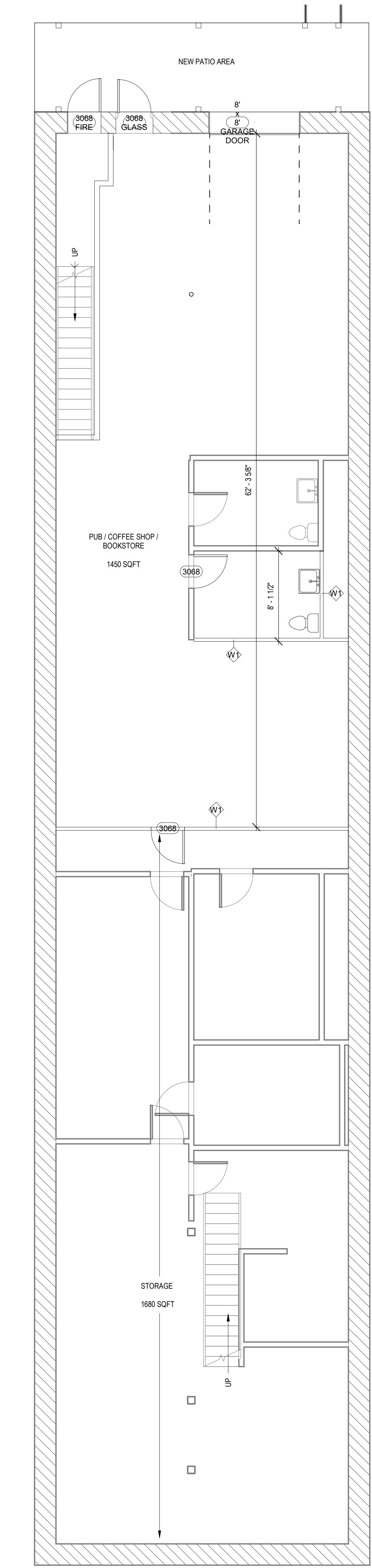
Window Schedule		
Type Mark	DESCRIPTION	Count
FIXED	SIZE TO MATCH EXISTING	5
FIXED 2	SIZE TO MATCH EXISTING	1
SLIDING	SIZE TO MATCH EXISTING	2



1 SECOND FLOOR
3/16" = 1'-0"



2 UNION ST FLOOR PLAN
3/16" = 1'-0"



3 MARKET ST LEVEL
3/16" = 1'-0"

JUSTIN MUELLER
RENOVATION
12 UNION ST S
CONCORD, NC 28025

DRYE-MCGLAMERY
ENGINEERING, PLLC
125 McGill Avenue
Concord, NC 28027

ISSUED FOR REVIEW

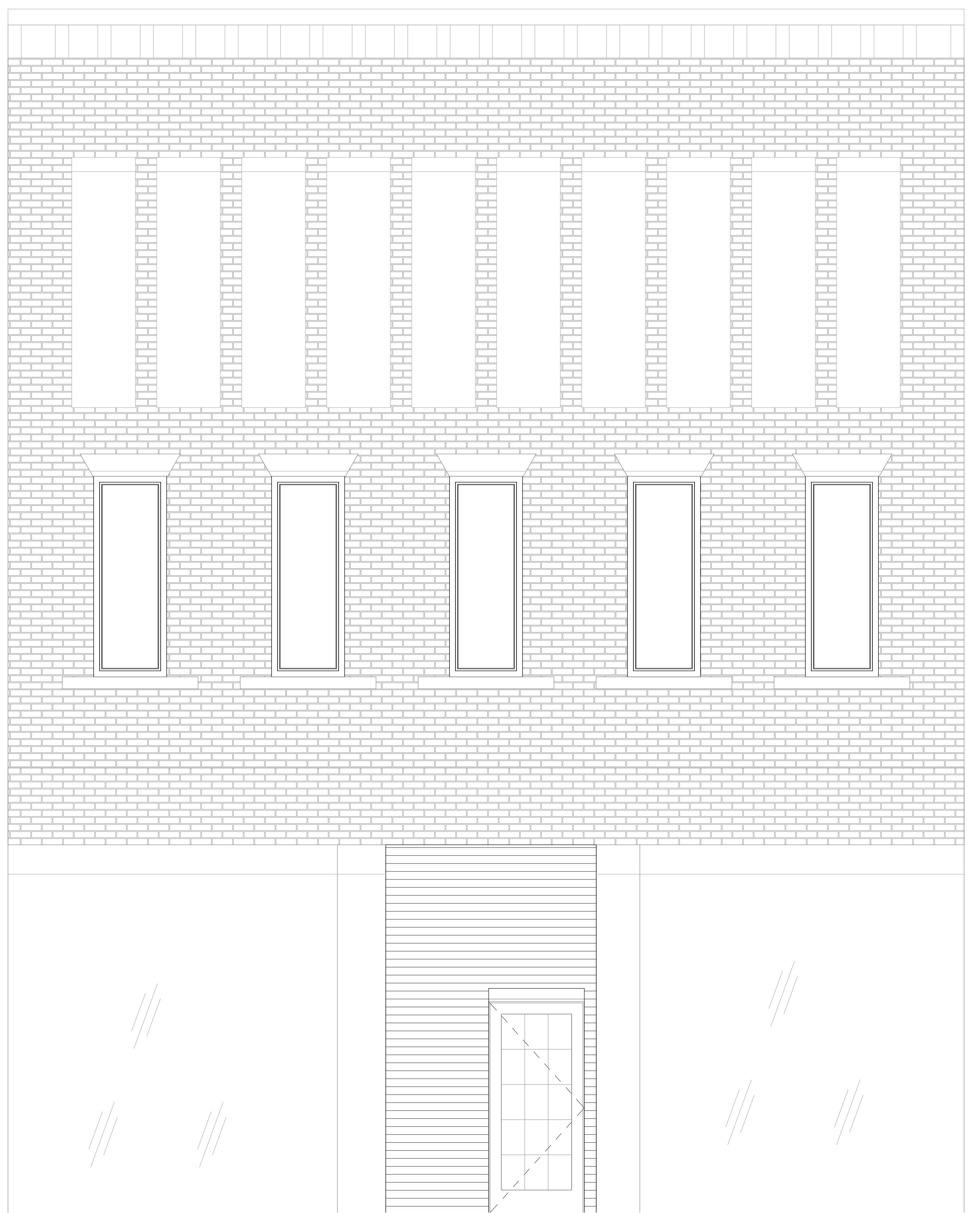
DME PROJECT #: 2025069

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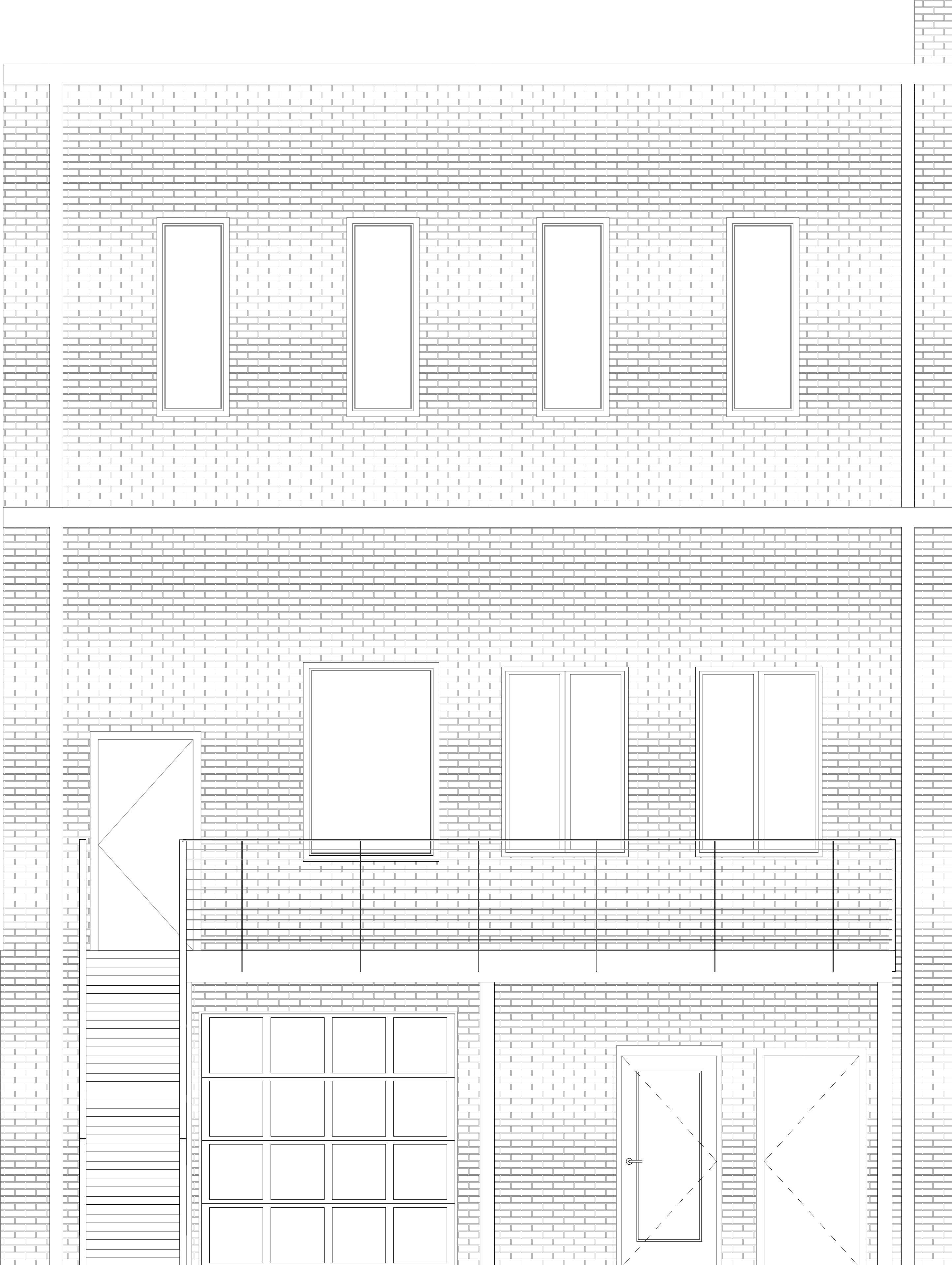
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PROPOSED FLOOR PLAN

FOR REVIEW
NOT FOR
CONSTRUCTION



① UNION ST ELEVATION
1/2" = 1'-0"



② MARKET ST ELEVATION
1/2" = 1'-0"

No. Description Date
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JUSTIN MUELLER
RENOVATION
421 UNION ST S
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ELEVATIONS

G-4



No.	Description	Date
4	FOR REVIEW	2025-04-07

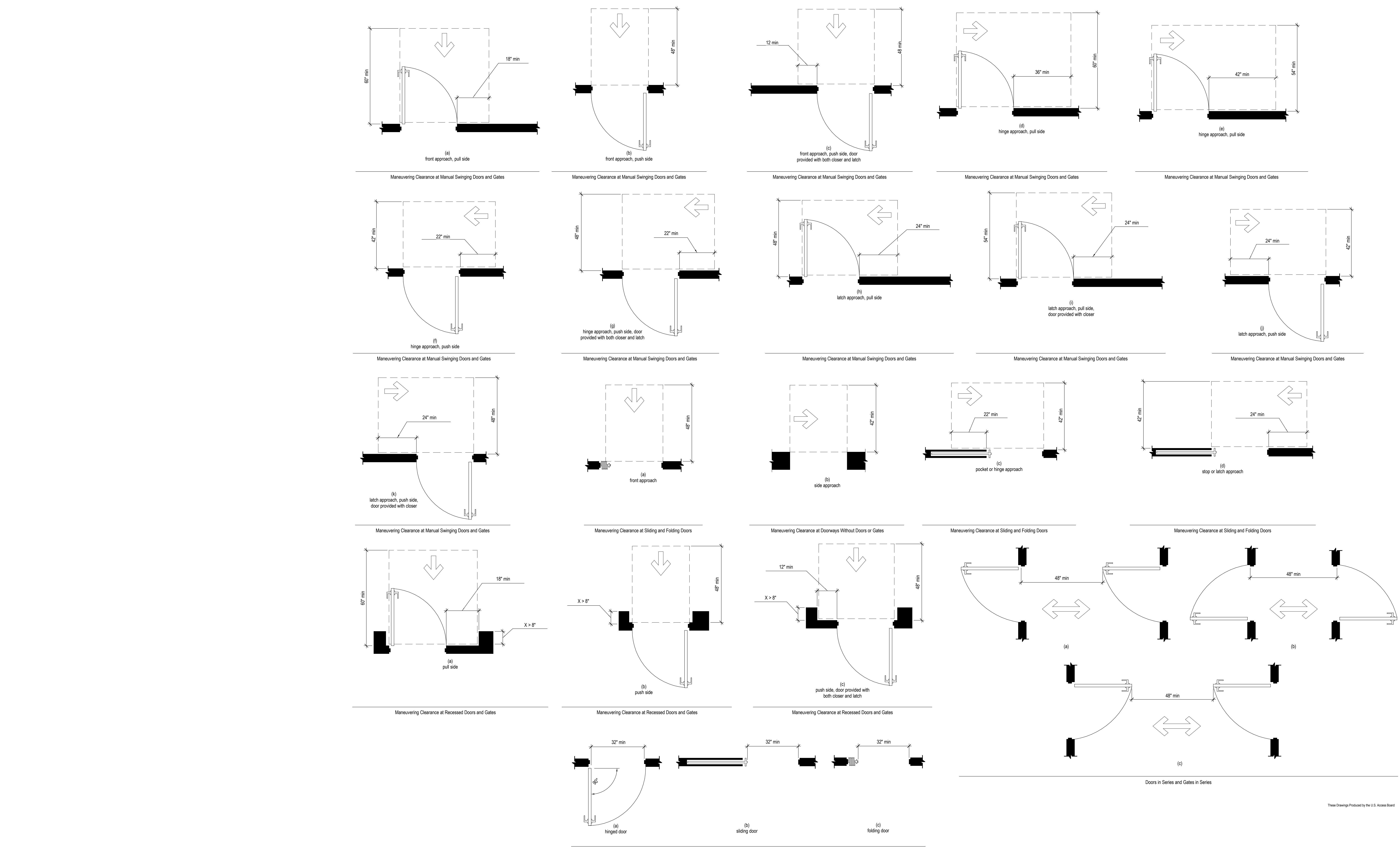
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CHECKED BY HWD

TYPICAL ADA DETAILS

JUSTIN MUELLER
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421 UNION ST S
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ENGINEERING, PLLC
325 MCGILL AVENUE NW SUITE 1115
CONCORD, NC 28027



No.	Description	Date
4	FOR REVIEW	2025-04-07

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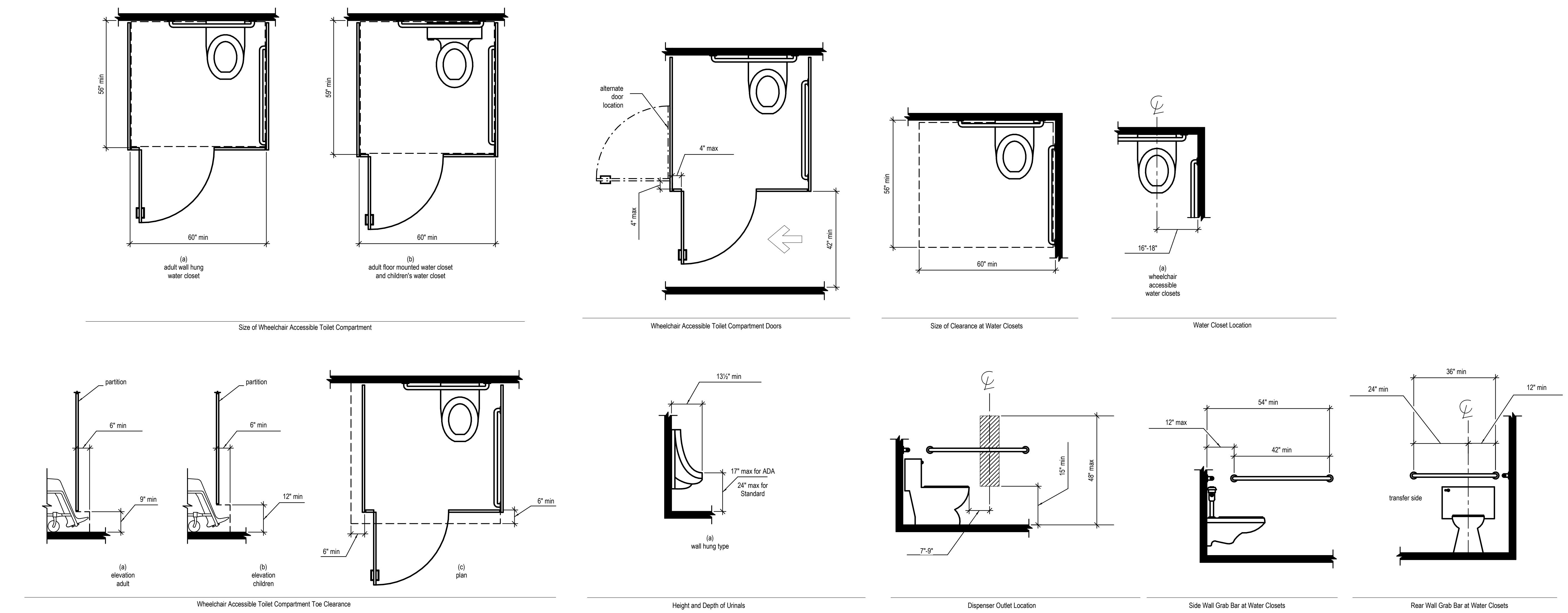
JUSTIN MUELLER
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421 UNION ST S
CONCORD, NC 28025
DRYEL-McGLAMERY
ENGINEERING, PLLC
325 MCGILL AVENUE NW SUITE 1115
CONCORD, NC 28027

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TYPICAL ADA DETAILS

G-6



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No. Description Date

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JUSTIN MUELLER
RENOVATION
421 UNION ST S
CONCORD, NC 28025
DRYEL-McGLAMERY
ENGINEERING, PLLC
325 MCGILL AVENUE NW SUITE 1115
CONCORD, NC 28027

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TYPICAL ADA DETAILS

G-7

I. GENERAL

- THE STRUCTURE IS DESIGNED AND MEETS THE DESIGN CRITERIA OF THE FOLLOWING CODES AND STANDARDS: 2019 NORTH CAROLINA STATE BUILDING CODE 2015 (INTERNATIONAL BUILDING CODE WITH CHANGES) ASCE 7-10, MINIMUM DESIGN LOAD FOR BUILDINGS AND OTHER STRUCTURES AISC 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ANSI/AI/CNS-2014, NATIONAL CONCRETE SPECIFICATION FOR WOOD CONSTRUCTION TMS 602-13/ACI 530-13/ASCE 6-13, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ALL OTHER REFERENCED CODES OR STANDARDS SHALL REFER TO THE EDITION OF THE CODE/STANDARD ENFORCED AT THE TIME THE STRUCTURAL CONTRACT DRAWINGS ARE ISSUED FOR PERMIT.
- ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION AND THE RESPONSIBILITY OF THE CONTRACTOR, THE STRUCTURE, AS DEPICTED ON THE CONTRACT DRAWINGS, IS STRUCTURALLY STABLE IN ITS COMPLETED FORM. BRACING, SHORING, OR OTHER ADDITIONAL SUPPORT MAY BE NECESSARY TO ENSURE STRUCTURAL STABILITY DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND PROVIDE ALL NECESSARY BRACING OR SHORING, TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. ALL BRACING SHALL BE DESIGNED AND DETAILED IN A MANNER THAT APPLIES LOAD DIRECTLY TO THE STRUCTURAL MEMBERS OR DIAPHRAGMS.
- SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS RELEVANT TO ALL NEW CONSTRUCTION AND DEMOLITION, PRIOR TO COMPLETION OF SHOP DRAWINGS OR COMMENCEMENT OF WORK. ANY EXISTING DIMENSIONS IN CONTRADICTION TO WHAT IS SHOWN ON THE STRUCTURAL CONTRACT DRAWINGS SHALL BE REPORTED TO DRYE-McGLAMERY ENGINEERING PROMPTLY.
- ALL PRODUCT, SHOP DRAWINGS, AND OTHER SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF THE RELEVANT STANDARD AND/OR SPECIFICATION ENFORCED IN THE BUILDING CODE AT THE TIME PERMITS ARE ISSUED. IN ANY INSTANCE OF CONFLICT BETWEEN VERSIONS OF A STANDARD/SPECIFICATION REFERENCED IN THE STRUCTURAL DRAWINGS AND THE BUILDING CODE, THE CODE REFERENCED VERSION SHALL BE ADHERED TO.

II. MATERIAL STRENGTHS

1. CONCRETE (COMPRESSIVE STRENGTH, f_c AT 28 DAYS)	MAX w/c RATIO
FOOTINGS.....	4,000 PSI 0.45
SLAB ON GRADE.....	4,000 PSI 0.45
* CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED*	
2. REINFORCING STEEL (MINIMUM SPECIFIED YIELD STRESS, F_y)	60,000 PSI
REBAR (ASTM A615 GRADE 60)	65,000 PSI
DEFORMED WIRE REINFORCING (ASTM 1064)	
3. STRUCTURAL STEEL (MINIMUM SPECIFIED YIELD STRESS, F_y)	
WF SHAPES (ASTM A992)	50,000 PSI
CHANNEL (ASTM A36)	36,000 PSI
ANGLES, PLATES & OTHER SHAPES (ASTM A36)	36,000 PSI
SQUARE & RECTANGULAR HSS (ASTM A505 GRADE B)	46,000 PSI
ROUND HSS (ASTM A505 GRADE B)	42,000 PSI
STRUCTURAL STEEL BOLTS (ASTM F3125 GRADE A325N, U.N.O.)	120,000 PSI (F_u)
ANCHOR ROUS (ASTM F154 GRADE 36, U.N.O.)	35,000 PSI
WELDING RODS (ETAW, U.N.O.)	70,000 PSI (F_{exh})
4. WOOD FRAMING (2015 NDS - MINIMUM SPECIES AND GRADE)	
COPING (2X4, 2X6, 2X8, 2X10, 2X12)	SOUTHERN PINE NO.2
BEAMS AND STUDS (2X DIMENSION LUMBER)	SOUTHERN PINE NO.2 OR S-P-F NO.2
SAWN LUMBER (PRESSURE TREATED)	SOUTHERN PINE NO.2
LVL BEAMS (MINIMUM PROPERTIES LISTED)	
F_b	2,000 PSI
F_y	288 PSI
F_c (PERPENDICULAR).....	750 PSI
F_c	2,510 PSI
E	2,000 KSI
5. SOIL/SUBGRADE PROPERTIES (SOIL TYPE γ)	
ALLOWABLE SOIL BEARING PRESSURE (a).....	2,000 PSF (ASSUMED)
SOL MODULUS OF SUBGRADE REACTION (K).....	100 PCI (ASSUMED)

III. FOUNDATION AND SLAB ON GRADE

- THE FOUNDATION HAS BEEN DESIGNED FOR A PRESUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT (PSF). THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE VERIFIED IN THE FIELD BY THE OWNERS SPECIAL INSPECTOR OR LOCAL BUILDING INSPECTOR.
- COLUMN FOOTINGS SHALL BE CENTERED ON COLUMN CENTERLINES UNLESS NOTED OTHERWISE. WALL FOOTINGS ARE CENTERED ON FOUNDATION WALL CENTERLINES UNLESS NOTED OTHERWISE.
- ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL OR APPROVED ENGINEERED COMPAKTED FILL, BUT NOT HIGHER THAN THE MINIMUM DEPTH SHOWN ON DRAWINGS.
- CONTRACTOR, TO KEEP EXCAVATIONS DRY AND PROTECTED FROM FROST AT ALL TIMES DURING THE FOUNDATION CONSTRUCTION, CONTRACTOR SHALL Dewater WHERE REQUIRED PRIOR TO ANY EXCAVATION WORK BEING DONE. ALL UNSUITABLE OR DELETERIOUS SOILS OR MATERIAL SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE, WITHIN 10 FEET FROM THE PLANNED BUILDING AREA, PRIOR TO ANY EXCAVATION WORK BEING DONE.

IV. REINFORCED CONCRETE

- CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
CONCRETE Poured ON EARTH OR GROUND..... 3 IN.
CONCRETE EXPOSED TO WEATHER
#6 THROUGH #18 BARS..... 2 IN.
#18 AND #20 BARS..... 1 1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER
#14 AND #18 BARS..... 1 1/2 IN.
#18 BAR AND SMALLER..... 1 IN.
- IN NO INSTANCE SHALL WATER BE ADDED TO CONCRETE MIXES ON SITE. IF A MORE EASILY WORKABLE CONCRETE IS DESIRED, THE CONTRACTOR SHALL REQUEST A HIGH-RATE WATER REDUCER, OR SUPERPLASTICIZER, BE ADDED TO THE CONCRETE MIX PRIOR TO ORDERING OR POURING THE CONCRETE.

- CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED WITH 4% - 6% AIR ENTRAINMENT. REFER TO THE ASSIGNED EXPOSURE CLASS FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR AIR ENTRAINMENT FOR CONCRETE ELEMENTS.

V. WOOD CONSTRUCTION CONNECTORS

- ALL WOOD CONSTRUCTION CONNECTORS SHOWN SHALL BE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (OR APPROVED EQUIVALENT). BEFORE SUBSTITUTING ANOTHER BRAND, CONFORM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS AND SUBMIT TO DRYE-McGLAMERY ENGINEERING, PLLC FOR EVALUATION AND WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
- ALL SPECIFIED FASTENERS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND THE MANUFACTURER'S INSTRUCTIONS. ALL HOLES IN CONNECTORS SHALL BE PROPERLY NAILED TO THE WOOD STRUCTURE. CONTACT DRYE-McGLAMERY ENGINEERING, PLLC FOR FASTENERS NOT SHOWN, INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. 16D FASTENERS ARE COMMON NAILS (9GA. X 3 1/2") AND CANNOT BE REPLACED WITH 16D SINKERS (9GA. X 3 1/4") UNLESS OTHERWISE SPECIFIED.
- DIAMETER (PER THE NDS, SECTION 8.1.2)
- INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
- WELDING GALVANIZED STEEL MAY PRODUCE HARMFUL FUMES. FOLLOW PROPER WELDING PROCEDURES AND SAFETY PRECAUTIONS. WELDING SHOULD BE IN ACCORDANCE WITH AWS STANDARDS.
- PNEUMATIC OR POWER-ACTUATED FASTENERS MAY DEFLECT AND INJURE THE OPERATOR OR OTHERS. NAIL GUNS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. GUNS WITH NAIL-HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
- JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT, AND THE GAP BETWEEN THE JOIST END AND THE HEADER SHALL NOT EXCEED 1/8" PER ASTM TEST STANDARDS.
- UNLESS OTHERWISE NOTED, BOLTS AND NAILS SHALL NOT BE COMBINED. 8D, 10D, AND 16D SPECIFY COMMON NAILS.
- UNLESS OTHERWISE NOTED, BENDING STEEL IN THE FIELD MAY CAUSE FRACTURES AT THE BEND LINE. FRACTURED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED.
- A FASTENER THAT SPLITS THE WOOD WILL NOT SUPPORT THE DESIGN LOAD. IF THE WOOD HAS A TENDENCY TO SPLIT, PRE-BORE HOLES 2% OF THE NAIL DIAMETER (1997 NATIONAL DESIGN SPECIFICATION 1.C.1.3)

VI. HANDRAILS, GUARDRAILS, AND GRAB BARS

- BALCONY RAILINGS, GUARDRAILS, HANDRAILS, GRAB BARS, AND VEHICLE BARRIERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 10 OF THE 2019 NORTH CAROLINA STATE BUILDING CODE AND ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, AS FOLLOWS:
A. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO SUPPORT A LATERAL LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL, OR IN A WAY THAT PRODUCES THE MAXIMUM LOADING EFFECT.
- B. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO SUPPORT A MINIMUM SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL, OR IN A WAY THAT PRODUCES THE MAXIMUM LOADING EFFECT.

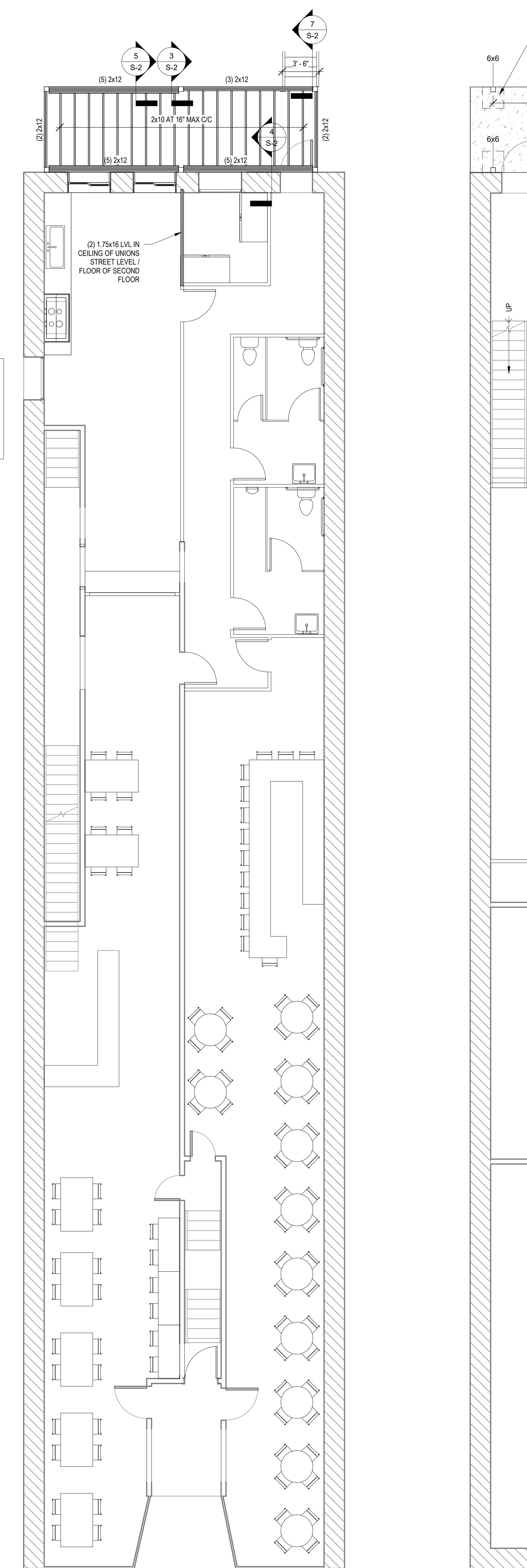
VII. MASONRY

- ALL STRUCTURAL MASONRY UNITS CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF TMS 402-13, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AS WELL AS TMS 602-13, SPECIFICATION FOR MASONRY STRUCTURES. ADDITIONALLY, ALL STRUCTURAL MASONRY CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 21 (MASONRY) OF THE 2019 NORTH CAROLINA STATE BUILDING CODE.
- ALL MORTAR USED IN CONCRETE MASONRY UNITS CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270. ALL MORTAR SHALL BE TYPE M OR TYPE S MORTAR, WITH EITHER PORTLAND CEMENT OR MORTAR CEMENT. MORTAR CEMENT MORTAR SHALL NOT BE USED IN CONCRETE MASONRY UNIT CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE MINIMUM 1/8" (1) HORIZONTAL LADDER-TYPE WIRE JOINT REINFORCING AT 16" CC MAX. SPACING ALONG THE HEIGHT OF THE WALL. HORIZONTAL LADDER-TYPE REINFORCING WIRE SHALL CONFORM IN ACCORDANCE WITH ASTM A513, OR SHALL BE OF STAINLESS STEEL CONFORMING TO ASTM A580. FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR JOINT REINFORCEMENT, REFER TO THE NATIONAL CONCRETE MASONRY ASSOCIATION'S (NCMA) TECH NOTE 12-02B.
- ALL HEAD AND BED JOINTS SHALL BE FULL.

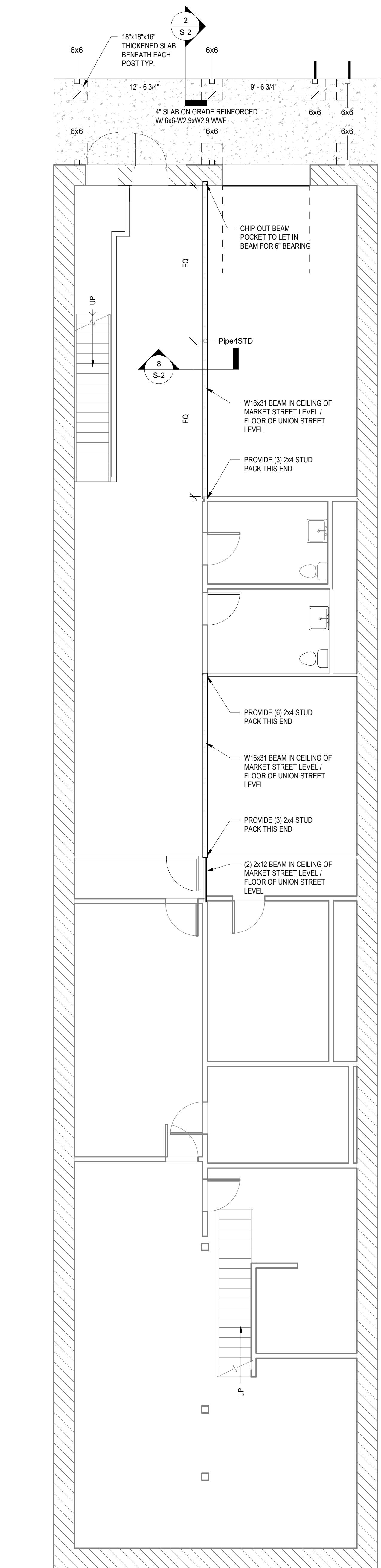
VIII. STRUCTURAL STEEL

- FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF AISC 360, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. SET STRUCTURAL STEEL ACCURATELY IN LOCATIONS AND TO ELEVATIONS INDICATED AND ACCORDING TO THE AISC SPECIFICATIONS REFERENCED IN THIS SECTION.
- SPlicing OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- THE CONTRACTOR SHALL NOTIFY DRYE-McGLAMERY ENGINEERING, PLLC OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.
- PENETRATIONS SHALL NOT BE CUT IN STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS REVIEWED BY THE ENGINEER.
- BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS. WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN BEAMS.
- STEEL FRAMING AND CONNECTION DETAILS ARE TYPICAL DETAILS FOR REFERENCE ONLY. USE SIMILAR CONNECTIONS FOR SIMILAR WORK.
- ALL STRUCTURAL STEEL WELDING SHALL CONFORM TO AWS D1.1 - STRUCTURAL WELDING CODE - STEEL. ALL WELD FILLER METALS SHALL CONFORM TO AN APPROVED AWS SPECIFICATION LISTED IN AISC 360 AND AWS D1.1. ALL FILLER METALS SHALL BE 70ksi (70 KSI), UNLESS NOTED OTHERWISE.

④ SECOND FLOOR STRUCTURAL PLAN
3/16" = 1'-0"



② UNION ST STRUCTURAL PLAN
3/16" = 1'-0"



① MARKET ST STRUCTURAL PLAN
3/16" = 1'-0"

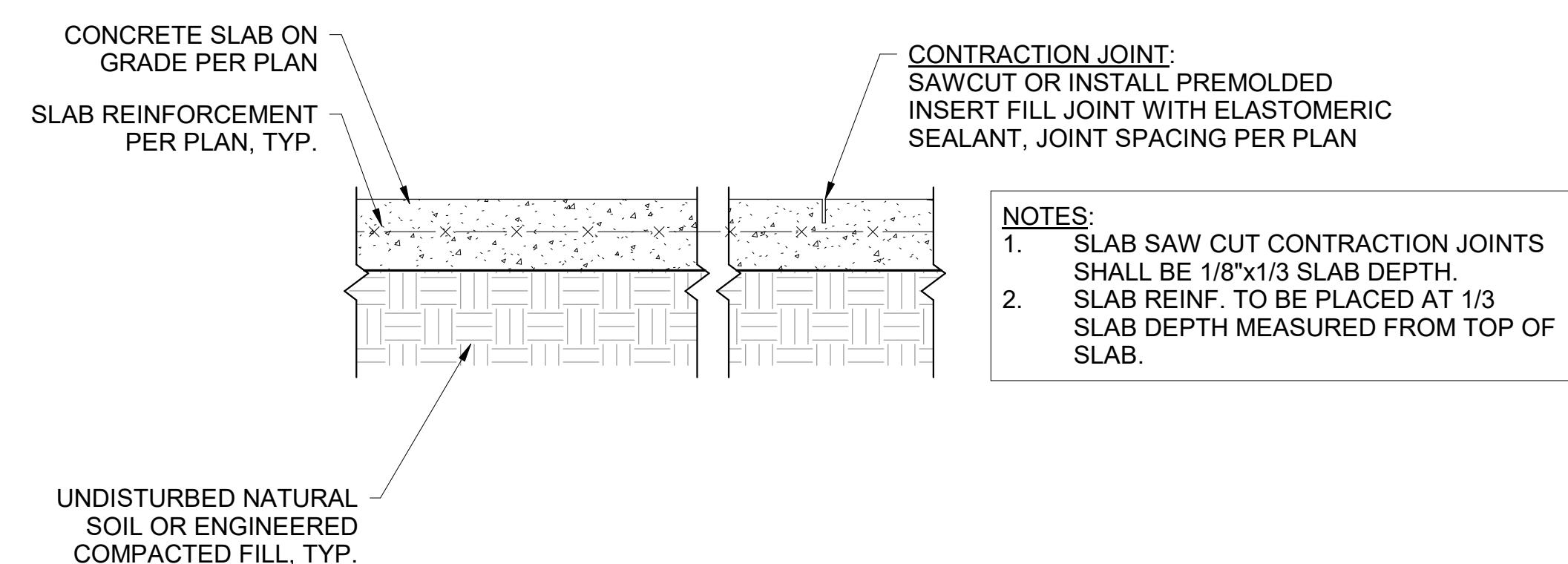
CONTRACTOR TO PROVIDE TEMPORARY SHORING
OF EXISTING FLOOR FRAMING AND WALL
ABOVE PRIOR TO BEGINNING ANY DEMOLITION
EXERCISES AND SHALL REMAIN IN PLACE UNTIL
NEW BEAM HAS BEEN FULLY INSTALLED PER
DETAILS PROVIDED HEREIN. TEMPORARY
SHORING SHALL BE THE RESPONSIBILITY OF
THE CONTRACTOR.

No.	Description	Date
4	FOR REVIEW	2025-04-07

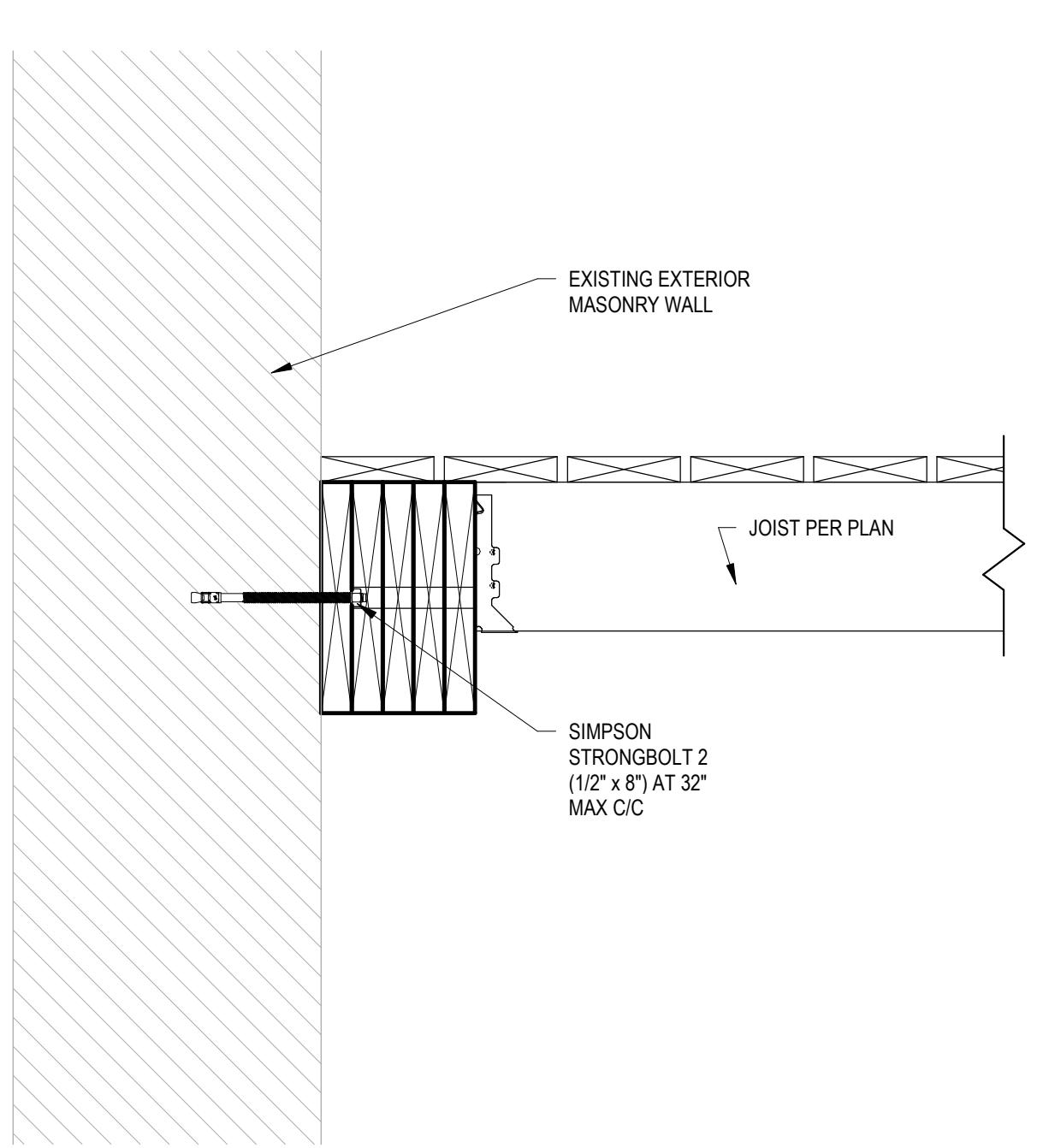
JUSTIN MUELLER
RENOVATION
421 UNION ST
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DRYE-McGLAMERY
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325 MAGG AVENUE NW SUITE 115
CONCORD, NC 28027

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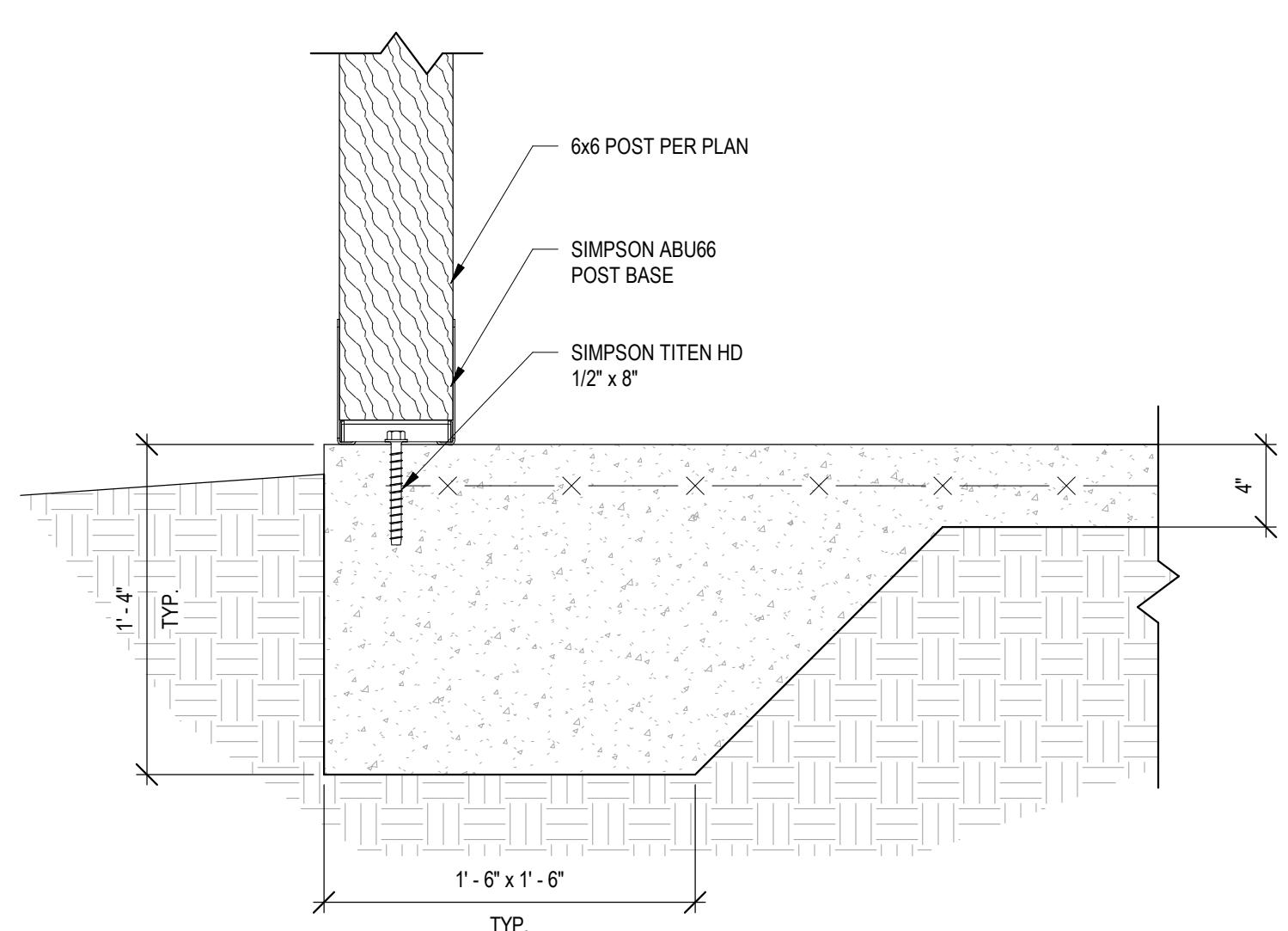
STRUCTURAL PLANS



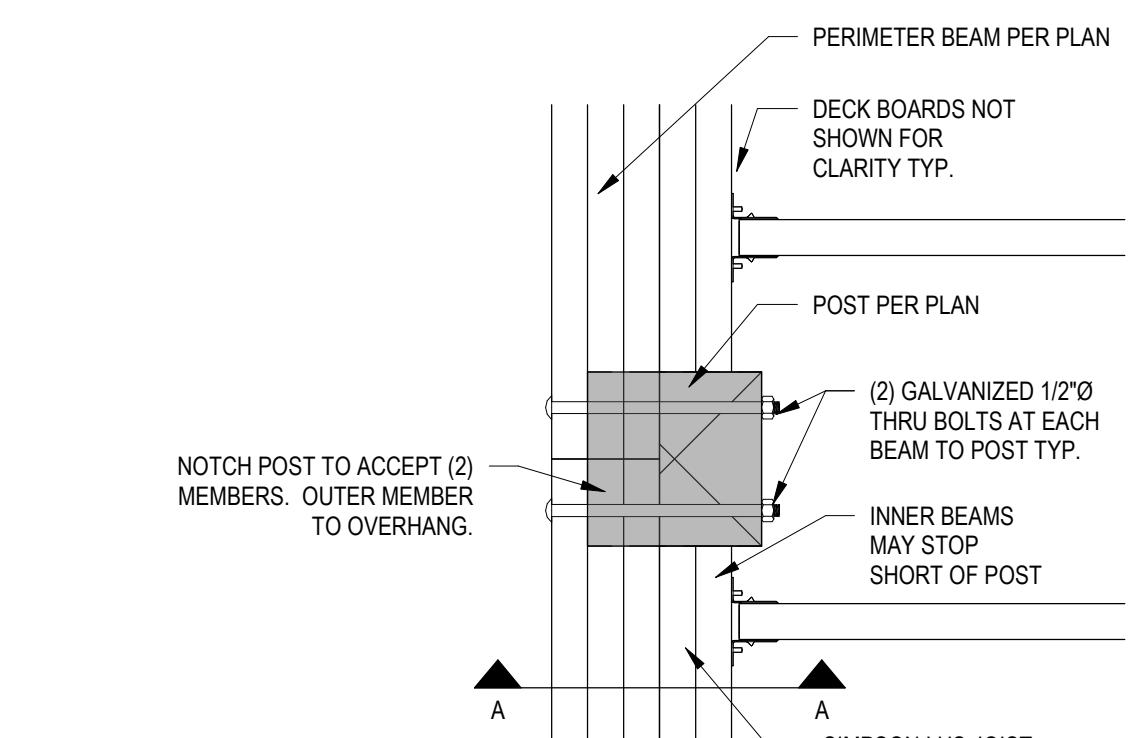
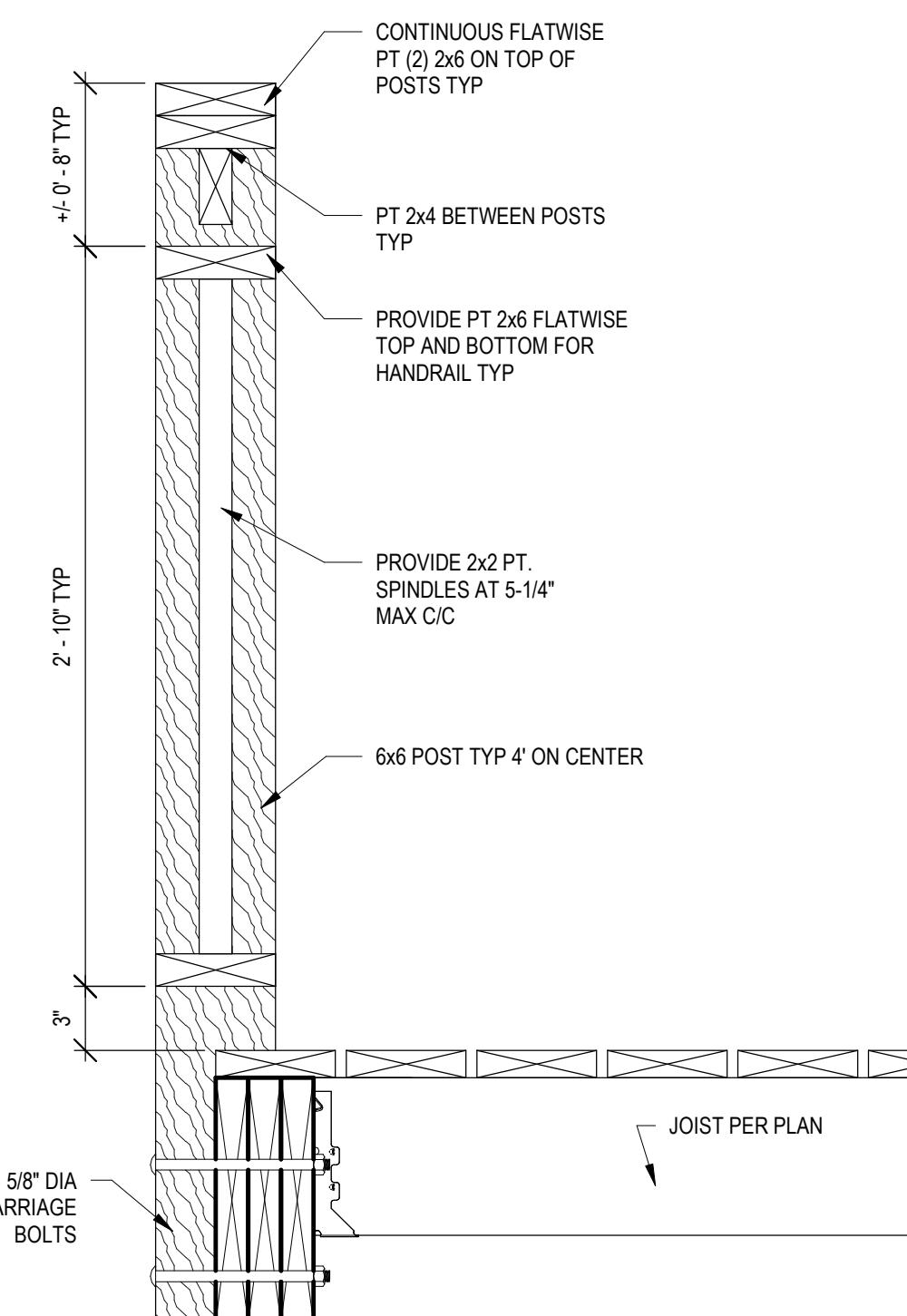
TYPICAL SLAB ON GRADE AND JOINT DETAIL
① 1" = 1'-0"



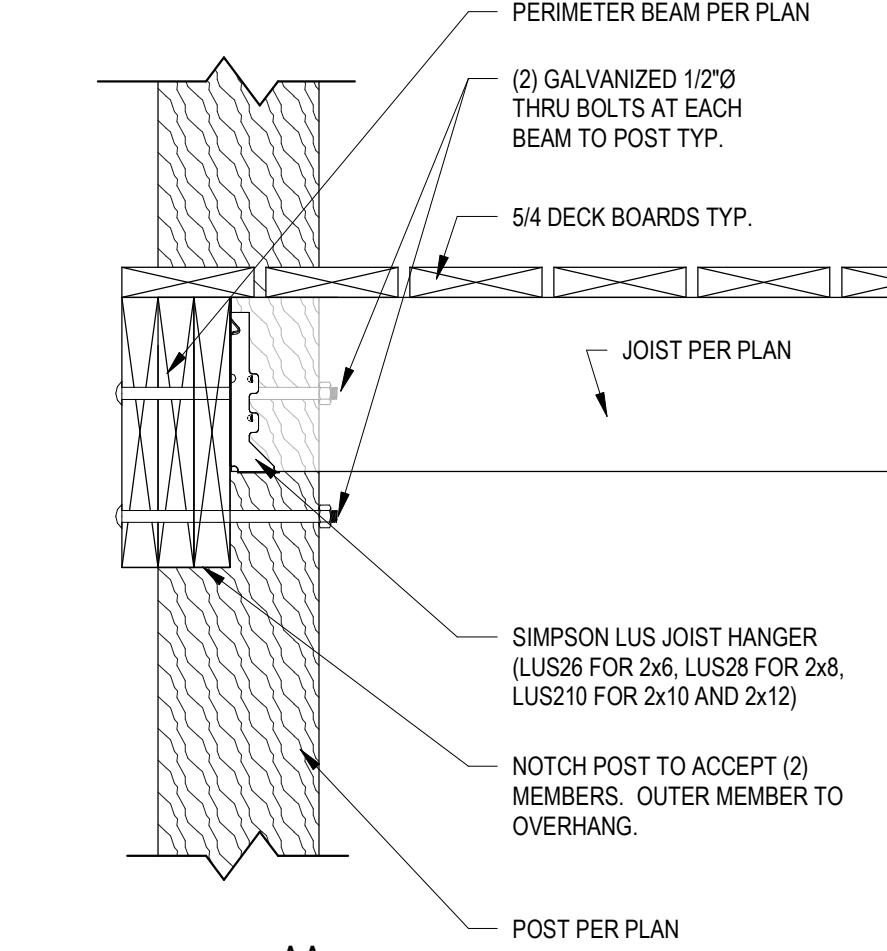
TYPICAL DECK FRAMING AT EXISTING WALL
④ 1 1/2" = 1'-0"



TYPICAL DECK POST FOUNDATION DETAIL
② 1 1/2" = 1'-0"

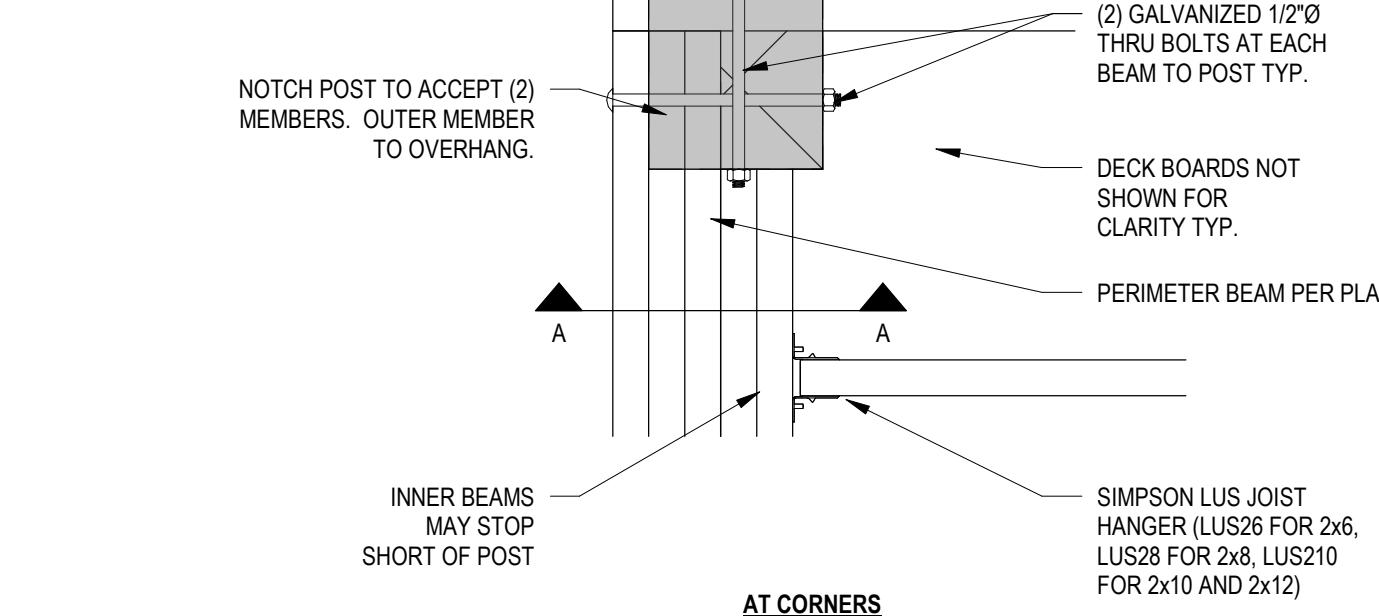


NOTCH POST TO ACCEPT (2) MEMBERS. OUTER MEMBER TO OVERHANG.

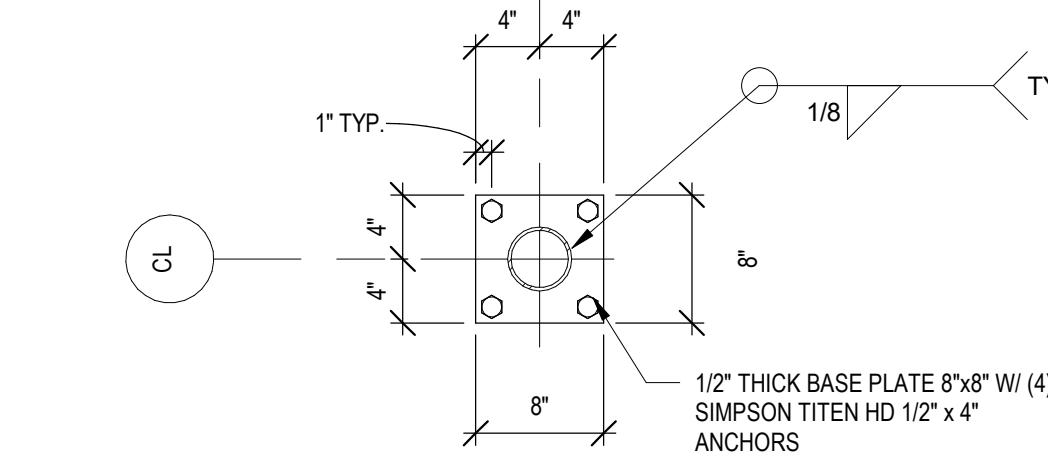


NOTCH POST TO ACCEPT (2) MEMBERS. OUTER MEMBER TO OVERHANG.

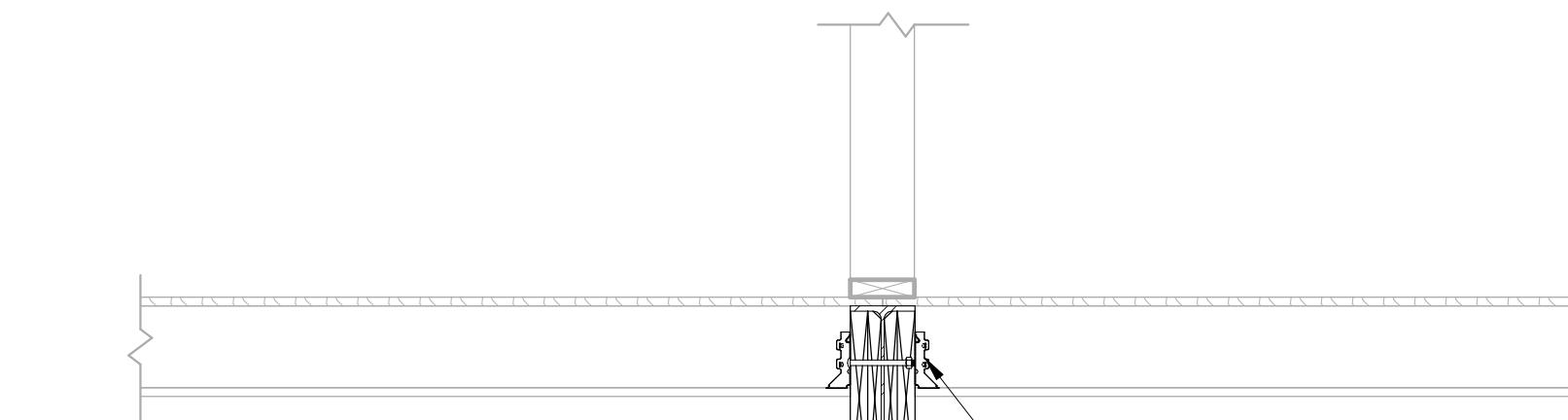
3" MAX MAY BE NOTCHED INTO POST.



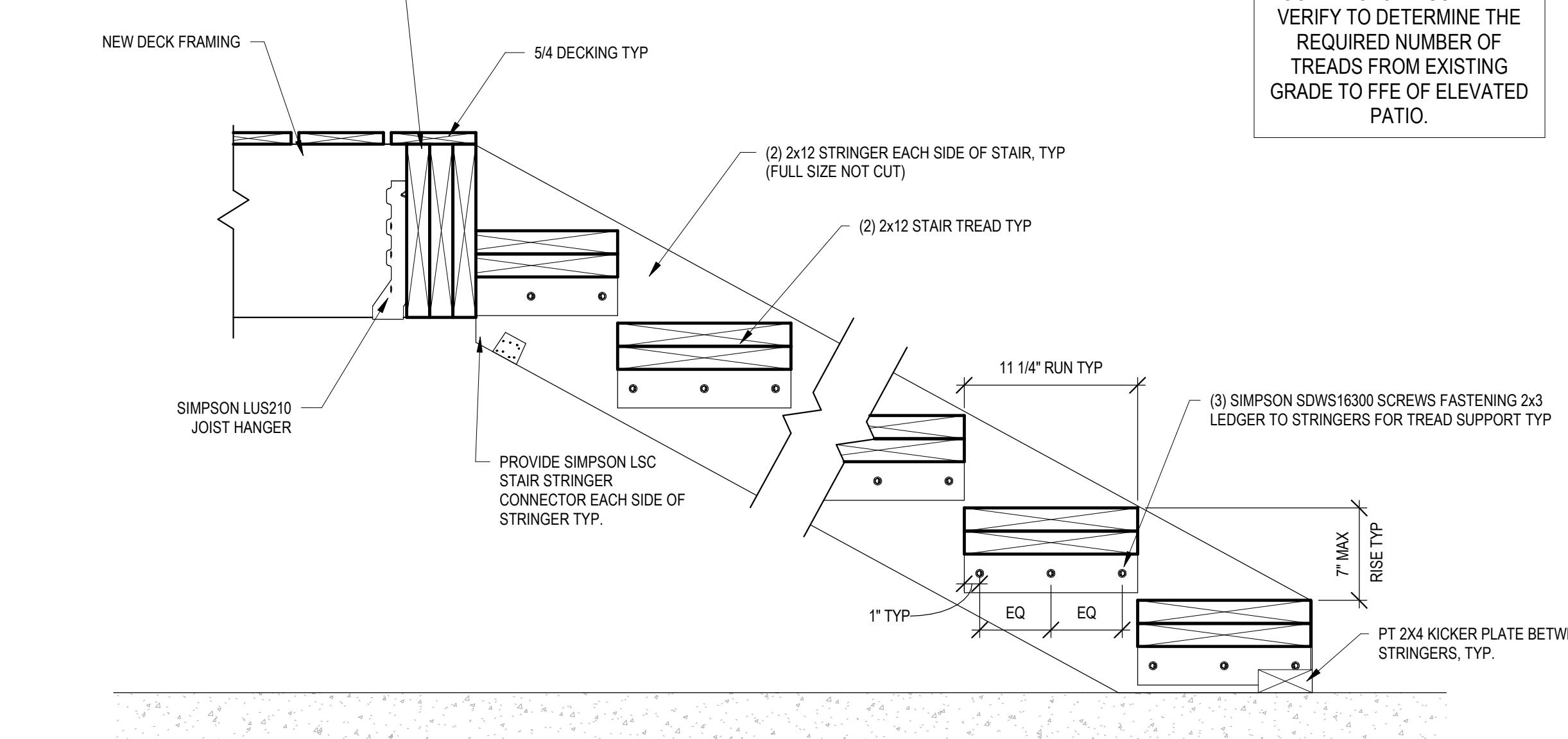
TYPICAL DECK POST DETAIL
③ 1 1/2" = 1'-0"



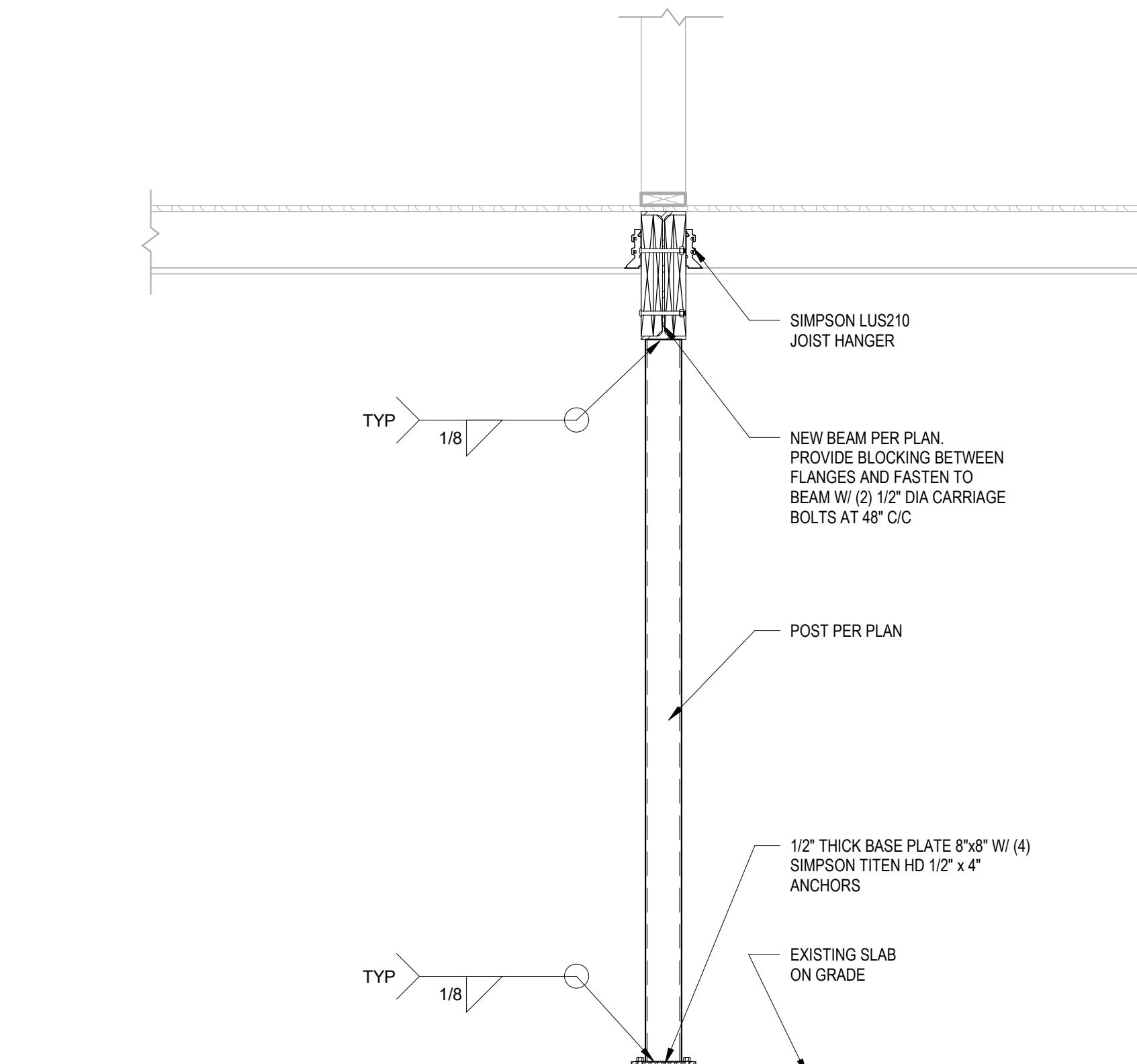
COLUMN BASE PLATE DETAILS
⑥ 1" = 1'-0"



No.	Description	Date
4	FOR REVIEW	2025-04-07
5		
6		
7		
8		



TYPICAL STAIR FRAMING SECTION
⑦ 1 1/2" = 1'-0"



BEAM AND POST FRAMING DETAIL
⑧ 3/4" = 1'-0"

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ISSUED FOR
REVIEW

DME PROJECT #: 2025069
DRAWN BY HWD
CHECKED BY HWD

STRUCTURAL DETAILS