



TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

February 19, 2025


REGULAR MEETING AGENDA

Time: 6:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

Agendas and agenda packets may be accessed electronically from your laptop or smartphone. Visit the Town's website at www.townofblackmountain.org. Click on **Government** and select **Town Council** to access agenda materials for Town Council meetings. You can also scan this QR code with your smartphone to access agenda materials.



 Conserve Resources; print only when necessary.

The Town of Black Mountain is committed to providing accessible facilities, programs, and services for all people in compliance with the American with Disabilities Act (ADA). Hearing assistive devices are available at the door. Should you need other assistance or accommodation for this meeting, please contact Town Clerk Wesley Barker at: town.clerk@tobm.org, or (828) 419-9300 / TDD (800) 735-2962

-
1. **CALL TO ORDER**
 - 1.A. **Welcome**
 - 1.B. **Determination of Quorum**
 2. **ADOPTION OF AGENDA**
 - 2.A. **Motion: To adopt the agenda as presented [or as amended]**
 3. **ADOPTION OF MINUTES**
 - 3.A. **Motion: To adopt the minutes of January 15, 2025, as written [or as amended]**
 4. **OLD BUSINESS**
 5. **NEW BUSINESS**
 - 5.A. **Certificate of Appropriateness - 116 Cherry Street**

5.B. Certificate of Appropriateness - 110 Cherry Street

- 6. COMMUNICATION FROM HISTORICAL PRESERVATION COMMISSION**
- 7. COMMUNICATION FROM STAFF**
- 8. ADJOURNMENT**

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, January `5, 2025, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order at p.m. with the following members present:

Chris Zajac, Chair
Lardner Moore, Vice Chair
Debra Norman
Melinda Hester

Absent:

Leigh Vidrine

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Chris Zajac made a motion to adopt the agenda as presented. The motion was approved by consensus.

III. ADOPTION OF MINUTES

Chris Zajac made a motion to adopt the minutes of December 18, 2024, as written. The motion was approved by consensus.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. HPC Standards and Principles Draft

Lardner Moore said that he had an opportunity to go through about half of the standards and so far had not found anything egregious. It was discussed about encouraging engraved wood/painted/or textured signs as options in addition to metal signs. It was also discussed that instead of an overall color palette that maybe there be a color palette for facades and roof lines, particularly at the pedestrian level. The colors can be broad but the commission doesn't want to limit creativity or detract from the overall character. The commission also discussed loosening up the requirements for window types and replacements to allow for more resilient materials. The commission also talked about taking a picture of every building in the district and creating a catalog and each year a picture can be taken to preserve the history and allow for guidance if needed during a project.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Regular Meeting
January 15, 2025

None.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:35 p.m.

Prepared by:

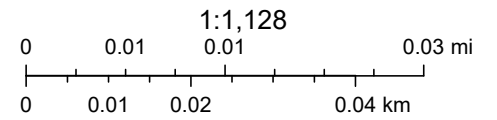
Chris Zajac, Chair

Jennifer Tipton, Senior Admin

Buncombe County



January 29, 2025



TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

CERTIFICATE OF APPROPRIATENESS APPLICATION

www.townofblackmountain.org

PROPERTY INFORMATION	
Address: 116 CHERRY ST, BLACK MOUNTAIN NC 28711	PIN #: 0619-35-1794
Property Owner: AMANDA HOLLAND	
Address: 15 KNOLL HILL LN, BLACK MOUNTAIN NC 28711	Phone #: 847.890.3738
APPLICANT INFORMATION	
Name: SCOTT HATMAKER	Phone #: 865.809.8356
Address: 52 ONTEORA BLVD, ASHEVILLE NC 28803	Email: SCOTT@BRAV-DESIGN.COM
PROJECT INFORMATION	
<input type="checkbox"/> Minor Work <input checked="" type="checkbox"/> Major Work	
Description of Project: APPROX. 1500 SF, 2-STORY ADDITION + MINOR INTERIOR RENOVATION	
Site plan, sketches, drawings, photographs, specifications and other information must be attached.	
ACKNOWLEDGEMENT	
I certify that all of the information presented by the undersigned of this application is accurate to the best of my knowledge, information and belief.	
TIMOTHY HATMAKER	
Print Name	Signature
	01.29.25
	Date
OFFICE USE ONLY	
Date Received:	Fee:
Date Paid:	Meeting Date:
Cash: Check: Credit:	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> COA Not Required <input type="checkbox"/> Staff Approval	

Town of Black Mountain
 160 Midland Avenue, Black Mountain, NC 28711
 Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711 Phone (828) 419-9300
PLANNING & DEVELOPMENT Fax (828) 669-2030
TDD 1-800-735-2962

NOTICE OF REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A MAJOR WORK WITHIN THE HISTORIC DISTRICT

DATE: **February 3, 2025**

TO: **Property Owner**

FROM: **TOWN OF BLACK MOUNTAIN
PLANNING & DEVELOPMENT**

PROPERTY DESCRIPTION/PIN #: **116 Cherry Street
0619-35-1794.00000**

An application for a Certificate of Appropriateness has been applied for by: **Amanda Holland**

This Certificate of Appropriateness is requested to allow the property owner to: **construct a two-story addition, approximately 1500 sf and some minor interior renovation.**

An Evidentiary Hearing will be held Wednesday, February 19, 2025, @ 6:00 P. M. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

The purpose of the historic district is to encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally and archaeologically significant structures, buildings, sites, objects and their surroundings, and to review construction design to ensure compatibility with the character of the district. Under Section 4.7.3.14 (B) of the Land Use Code for the Town of Black Mountain, we are informing you as an adjoining property owner that there will be an evidentiary hearing to consider a request for a Certificate of Appropriateness for a major work within the District and that you may choose to show cause as to why this request should not be granted. If you have any questions regarding this Notice, please contact the Planning and Development Department at 828-419-9300.

01.28.25



52 Onteora Blvd
Asheville NC 28803

865.809.8356
scott@brav-design.com

REVISIONS

**NOT FOR
CONSTRUCTION**

**Black Mountain
Yoga**
116 Cherry Street
Black Mountain NC 28711

CONSULTANTS

PROJECT NO: 2401
MODEL FILE:
BMY v4.2.pln
DRAWN BY: T S H
COPYRIGHT:

SHEET TITLE

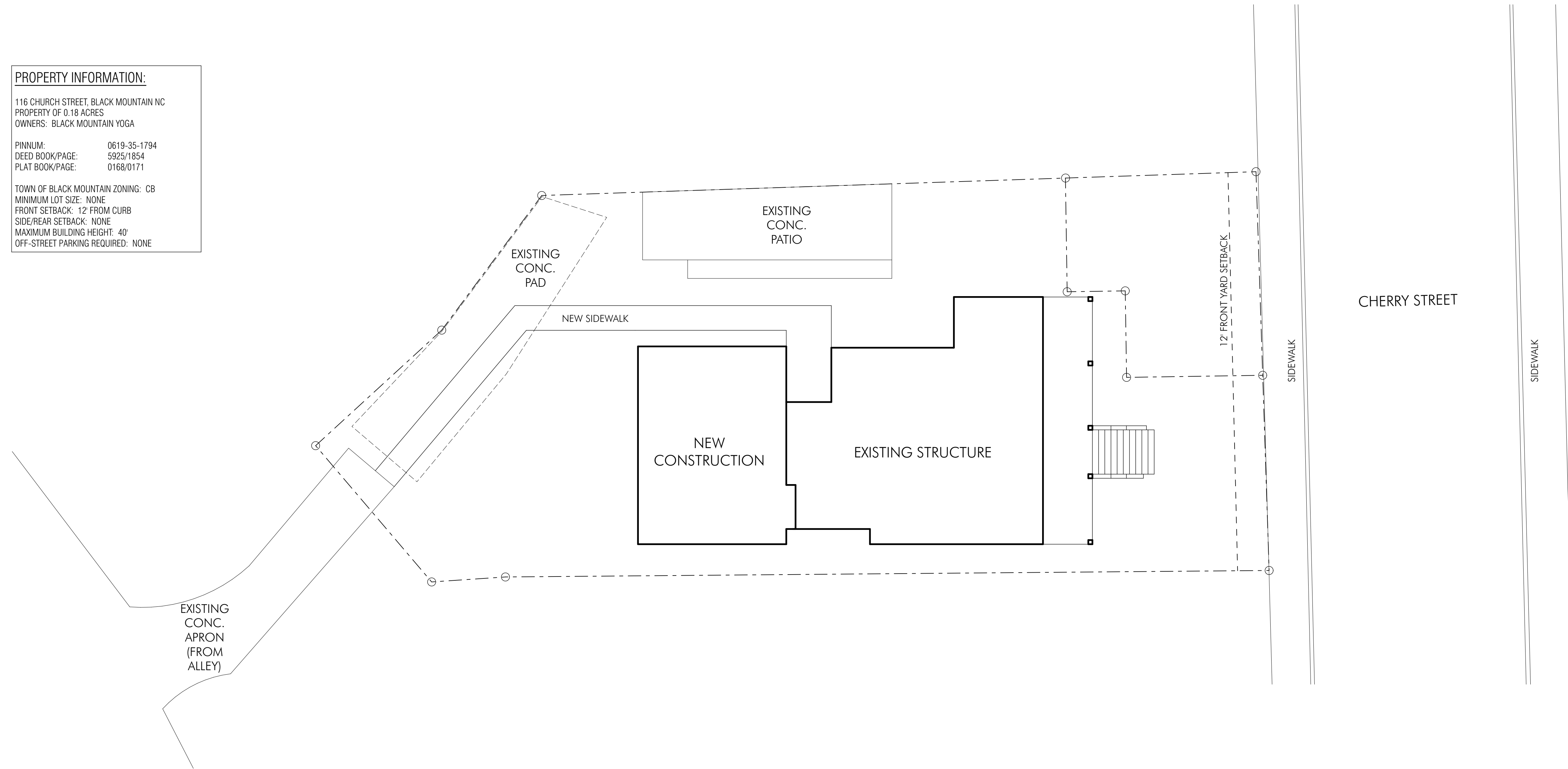
Site Plan

A-001

PROPERTY INFORMATION:
116 CHURCH STREET, BLACK MOUNTAIN NC
PROPERTY OF 0.18 ACRES
OWNERS: BLACK MOUNTAIN YOGA

PINNUM: 0619-35-1794
DEED BOOK/PAGE: 5925/1854
PLAT BOOK/PAGE: 0168/0171

TOWN OF BLACK MOUNTAIN ZONING: CB
MINIMUM LOT SIZE: NONE
FRONT SETBACK: 12' FROM CURB
SIDE/REAR SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 40'
OFF-STREET PARKING REQUIRED: NONE



1 Site Plan
SCALE: 1" = 10'



EXISTING STREET FACADE



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING REAR ELEVATION



EXISTING SOUTH ELEVATION



PRIOR STREET FACADE (RESIDENTIAL)

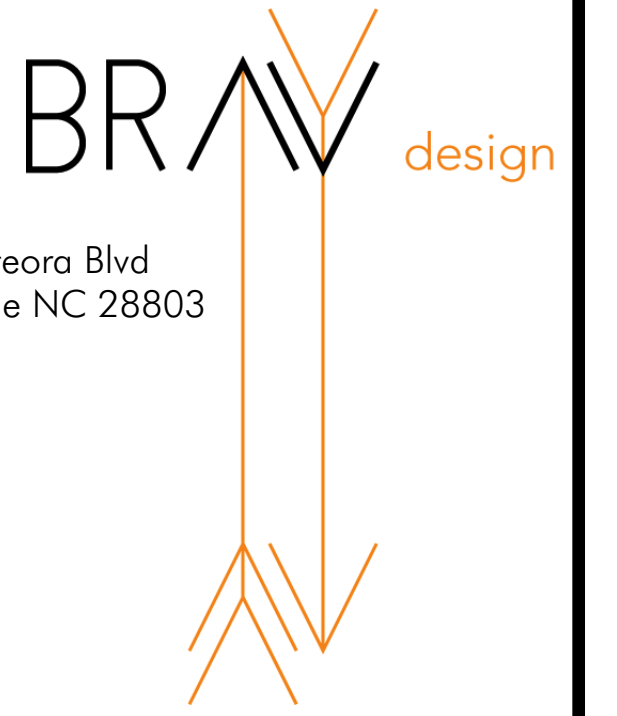


PRIOR STREET FACADE (RESIDENTIAL)



PRIOR REAR ELEVATION (RESIDENTIAL)

01.28.25



52 Onteora Blvd
Asheville NC 28803

865.809.8356
scott@brav-design.com

REVISIONS

**NOT FOR
CONSTRUCTION**

**Black Mountain
Yoga**
116 Cherry Street
Black Mountain NC 28711

CONSULTANTS

PROJECT NO: 2401
MODEL FILE:
BMY v4.2.pln
DRAWN BY: T S H
COPYRIGHT:

SHEET TITLE

Existing Conditions

A-002

01.28.25



52 Onteora Blvd
Asheville NC 28803

865.809.8356
scott@brav-design.com

REVISIONS

**NOT FOR
CONSTRUCTION**

**Black Mountain
Yoga**
116 Cherry Street
Black Mountain NC 28711

CONSULTANTS

PROJECT NO: 2401
MODEL FILE:
BMY v4.2.pln
DRAWN BY: T S H
COPYRIGHT:

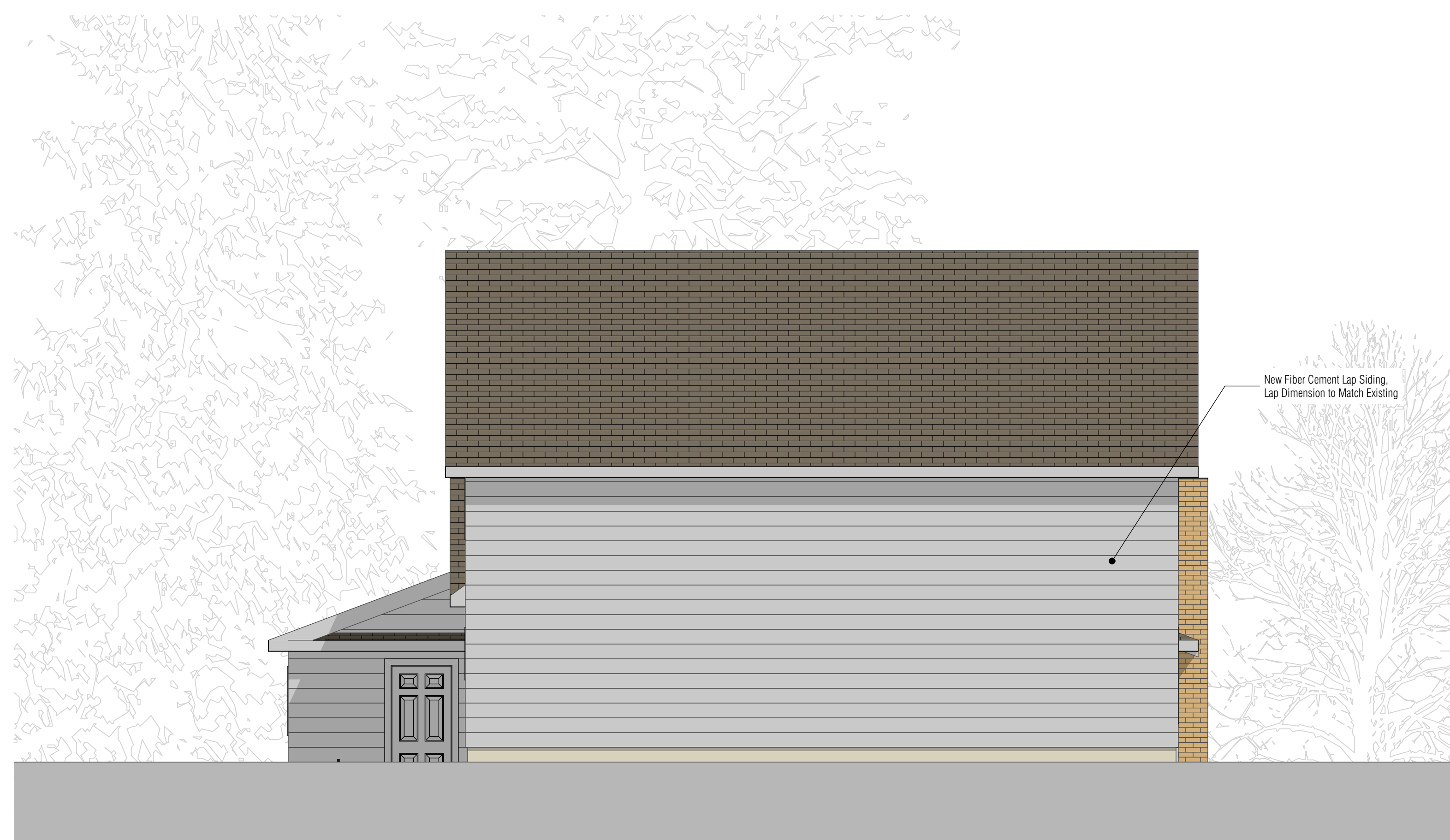
SHEET TITLE

Exterior Elevations

A-303



2 East Elevation (Existing Street Facade)
SCALE: 1/4" = 1'-0"

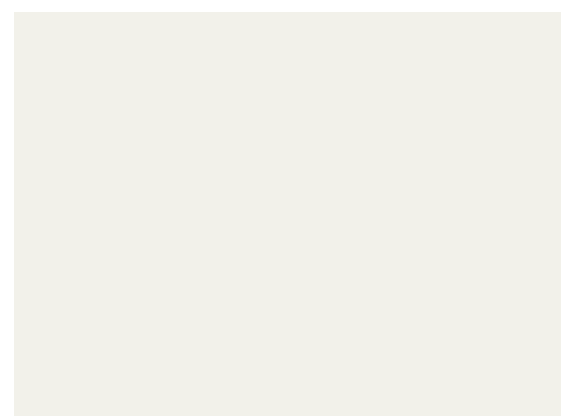


3 West Elevation (New Rear Facade)
SCALE: 1/4" = 1'-0"

COLORS:

Main Color, Siding & Trim:

White



Foundation:

Medium Taupe



Siding Color 2:

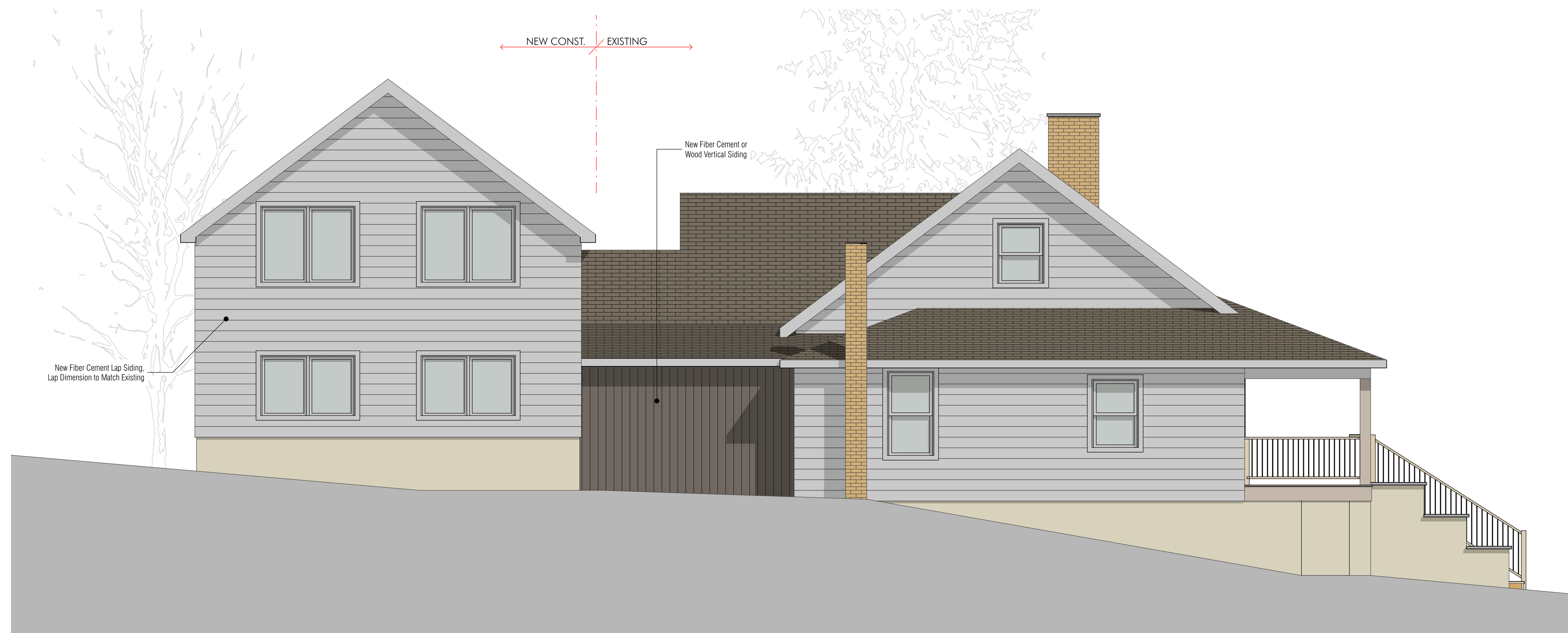
Dark Taupe
or
Teak/Cedar
(Possibly Wood-Look
Fiber Cement)





1 North Elevation

SCALE: 1/4" = 1'-0"



2 South Elevation

SCALE: 1/4" = 1'-0"

01.28.25

BRAY design

52 Onteora Blvd
Asheville NC 28803

865.809.8356
scott@brav-design.com

REVISIONS

**NOT FOR
CONSTRUCTION**

**Black Mountain
Yoga**

116 Cherry Street
Black Mountain NC 28711

CONSULTANTS

PROJECT NO: 2401
MODEL FILE:
BMY v4.2.pln
DRAWN BY: T S H
COPYRIGHT:

SHEET TITLE

Exterior Elevations

A-304

01.28.25



52 Onteora Blvd
Asheville NC 28803

865.809.8356
scott@brav-design.com

REVISIONS

**NOT FOR
CONSTRUCTION**

**Black Mountain
Yoga**

116 Cherry Street
Black Mountain NC 28711

CONSULTANTS

PROJECT NO: 2401
MODEL FILE:
BMY v4.2.pln
DRAWN BY: T S H
COPYRIGHT:

SHEET TITLE

Renderings

A-305



1 Entry Perspective
NOT TO SCALE



2 Southwest Perspective
NOT TO SCALE

116 Cherry Street Buffer – Property Owners

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
The Swannanoa Valley Historical and Preservation Association	PO Box 306	Black Mountain	NC	28711
Vermillion Bucks Enterprises LLC	221 W State St	Black Mountain	NC	28711
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Happy Tails LLC	116 Cherry St	Black Mountain	NC	28711
Loose Dogs LLC	313 Joan Ct	Beaufort	NC	28516
Northern Oak Properties LLC	12 Arbor Ln	Arden	NC	28704
Paul Wheelon	30 Jordan Rd	Swannanoa	NC	28778
Northern Oak Properties LLC	12 Arbor Ln	Arden	NC	28704
Rare Holdings LLC	2581 US Highway 70	Swannanoa	NC	28778
Rupp Family LLC	106 Deer Run Rd	Black Mountain	NC	28711
Stanley Jones; Debby Sharp	206 Stonewall Ave	Swannanoa	NC	28778
Terri Fisher	32 El Pots Dr	Swannanoa	NC	28778
Channing Howard	165 Eastern Ave	Essex	ma	1929
J & L Butler LLC	105 N Main St	Abbeville	sc	29620
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277
Second Stream LLC	14 Woodlink Rd	Asheville	NC	28801
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277

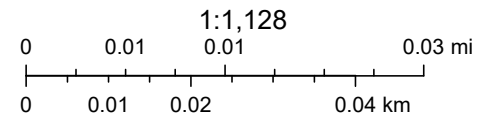
PIN #

61935064400000
61935066800000
61935075200000
61935150000000
61935157300000
61935179400000
61935183400000
61935261500000
61935266300000
61935273000000
61935274800000
61935368900000
61935377300000
61935378100000
61935382300000
61935382700000
61935387000000
61935391000000
61935470500000

Buncombe County



January 29, 2025





Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711 Phone (828) 419-9300
PLANNING & DEVELOPMENT Fax (828) 669-2030

TDD 1-800-735-2962

NOTICE OF REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A MAJOR WORK WITHIN THE HISTORIC DISTRICT

DATE: **February 3, 2025**

TO: **Property Owner**

FROM: **TOWN OF BLACK MOUNTAIN
PLANNING & DEVELOPMENT**

PROPERTY DESCRIPTION/PIN #: **110 Cherry Street
0619-35-1834.00000**

An application for a Certificate of Appropriateness has been applied for by: **Chloe Brown (My Father's Pizza)**

This Certificate of Appropriateness is requested to allow the property owner to: **add a deck (sitting/waiting) area over existing patio, which will cover approximately half of the patio**

An Evidentiary Hearing will be held Wednesday, February 19, 2025, @ 6:00 P. M. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

The purpose of the historic district is to encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally and archaeologically significant structures, buildings, sites, objects and their surroundings, and to review construction design to ensure compatibility with the character of the district. Under Section 4.7.3.14 (B) of the Land Use Code for the Town of Black Mountain, we are informing you as an adjoining property owner that there will be an evidentiary hearing to consider a request for a Certificate of Appropriateness for a major work within the District and that you may choose to show cause as to why this request should not be granted. If you have any questions regarding this Notice, please contact the Planning and Development Department at 828-419-9300.

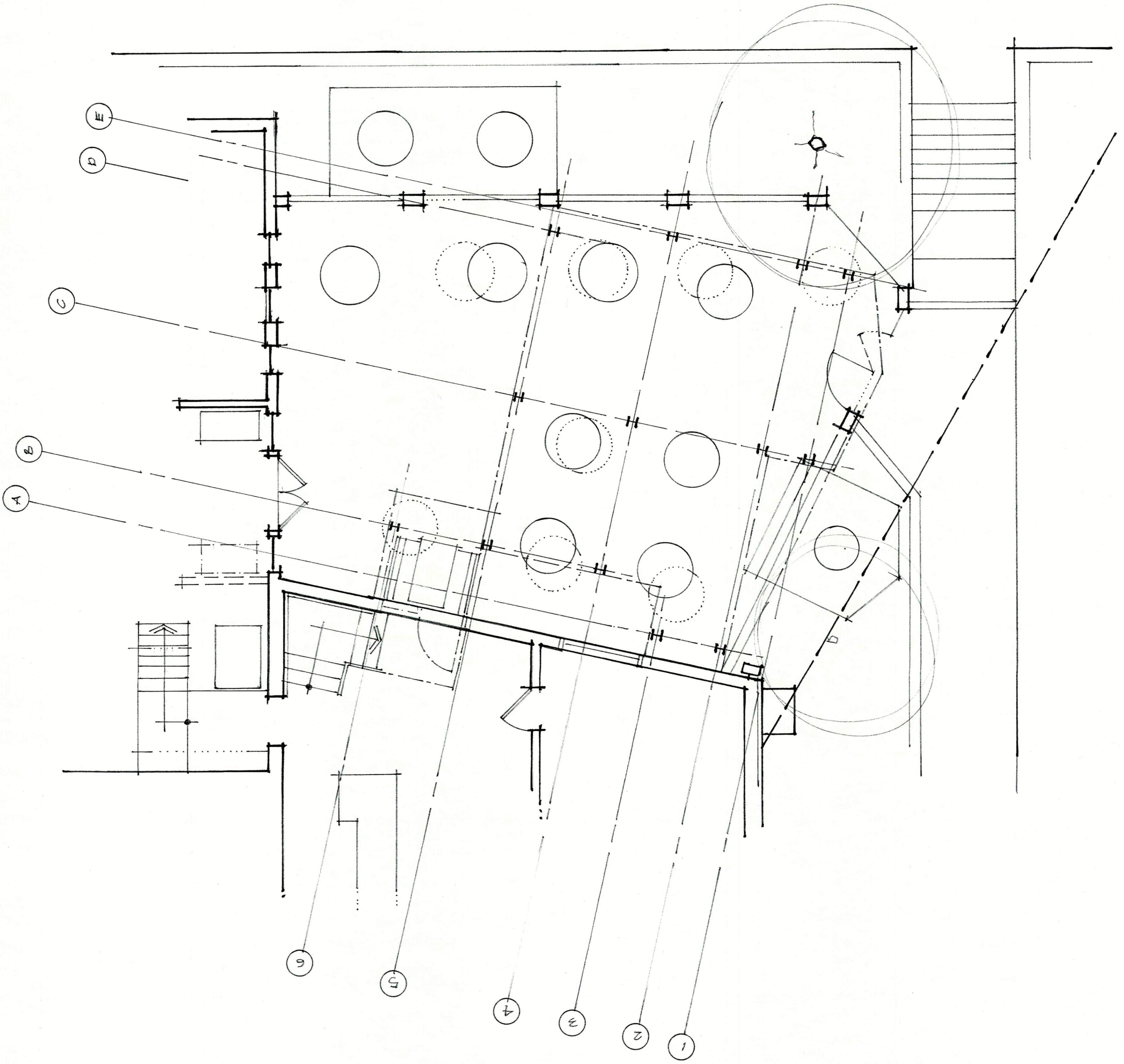
ADDITIONS AND IMPROVEMENTS TO:
MY FATHER'S PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711

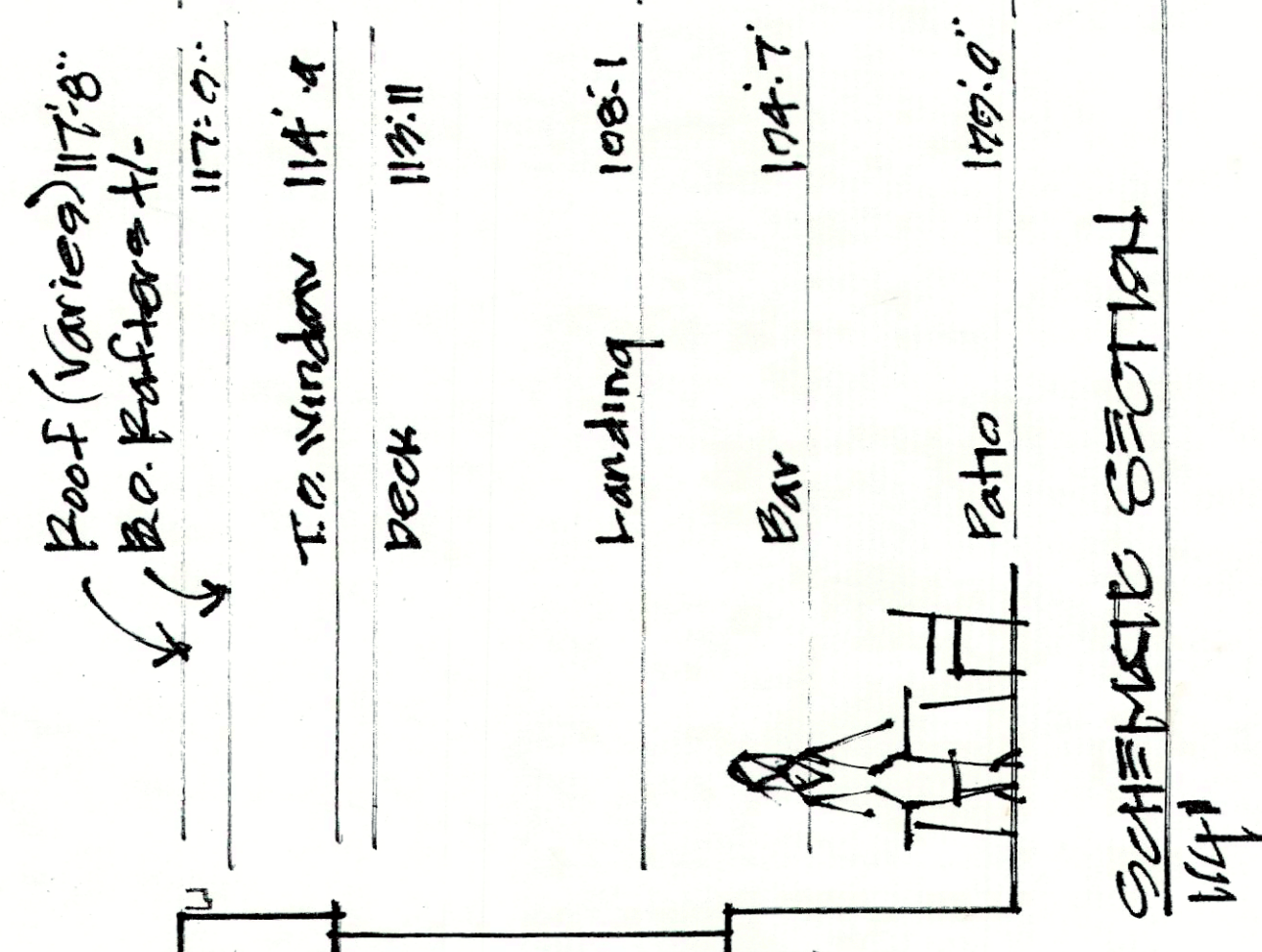
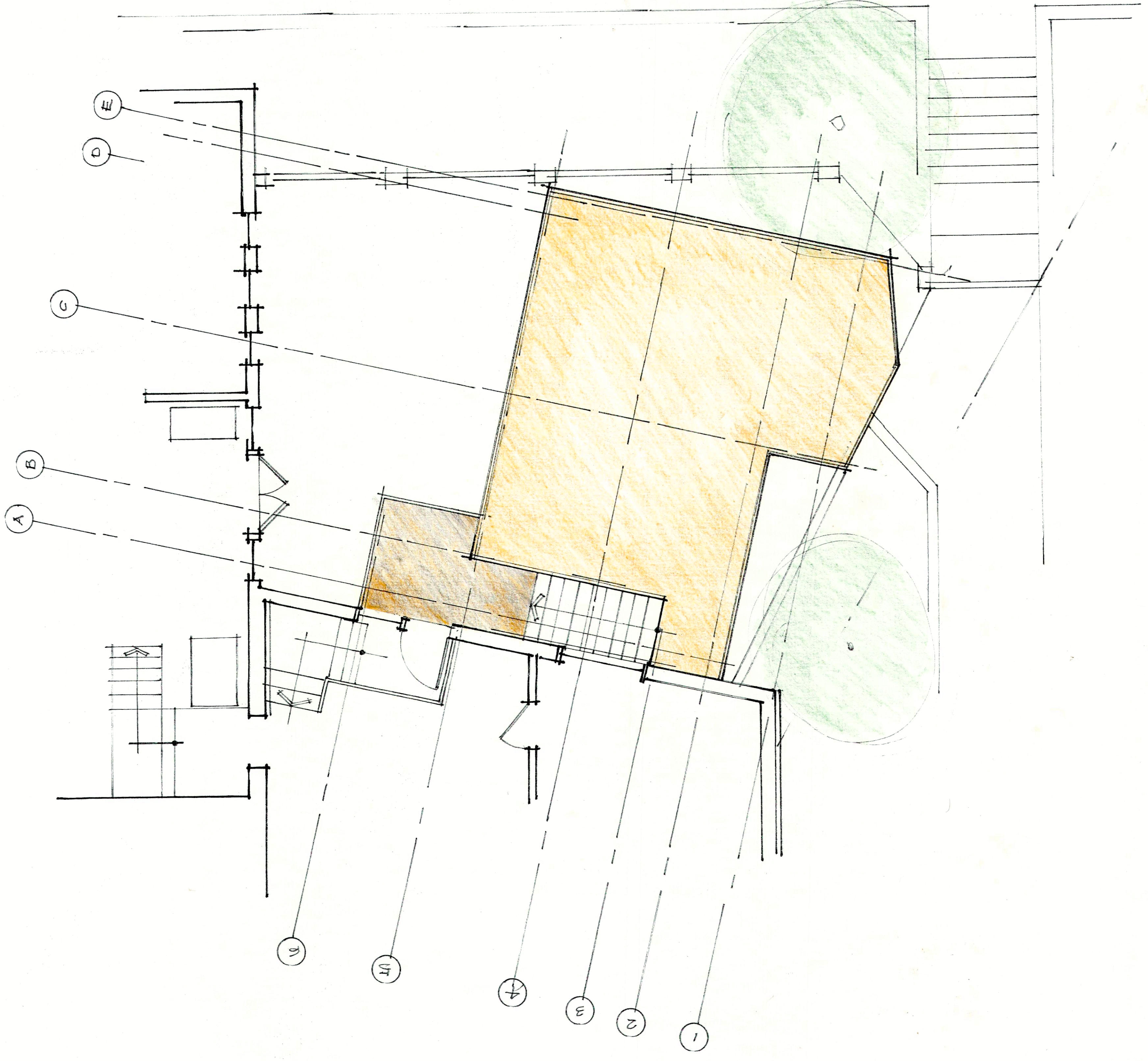
STEPHENS
SMITH
FARRELL
ARCHITECTURE

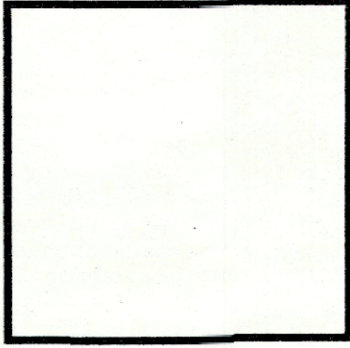
103 NINTH STREET
BLACK MOUNTAIN,
NC 28711

828 231 4915

SSF@ASHEVILLE
ARCHITECT.COM





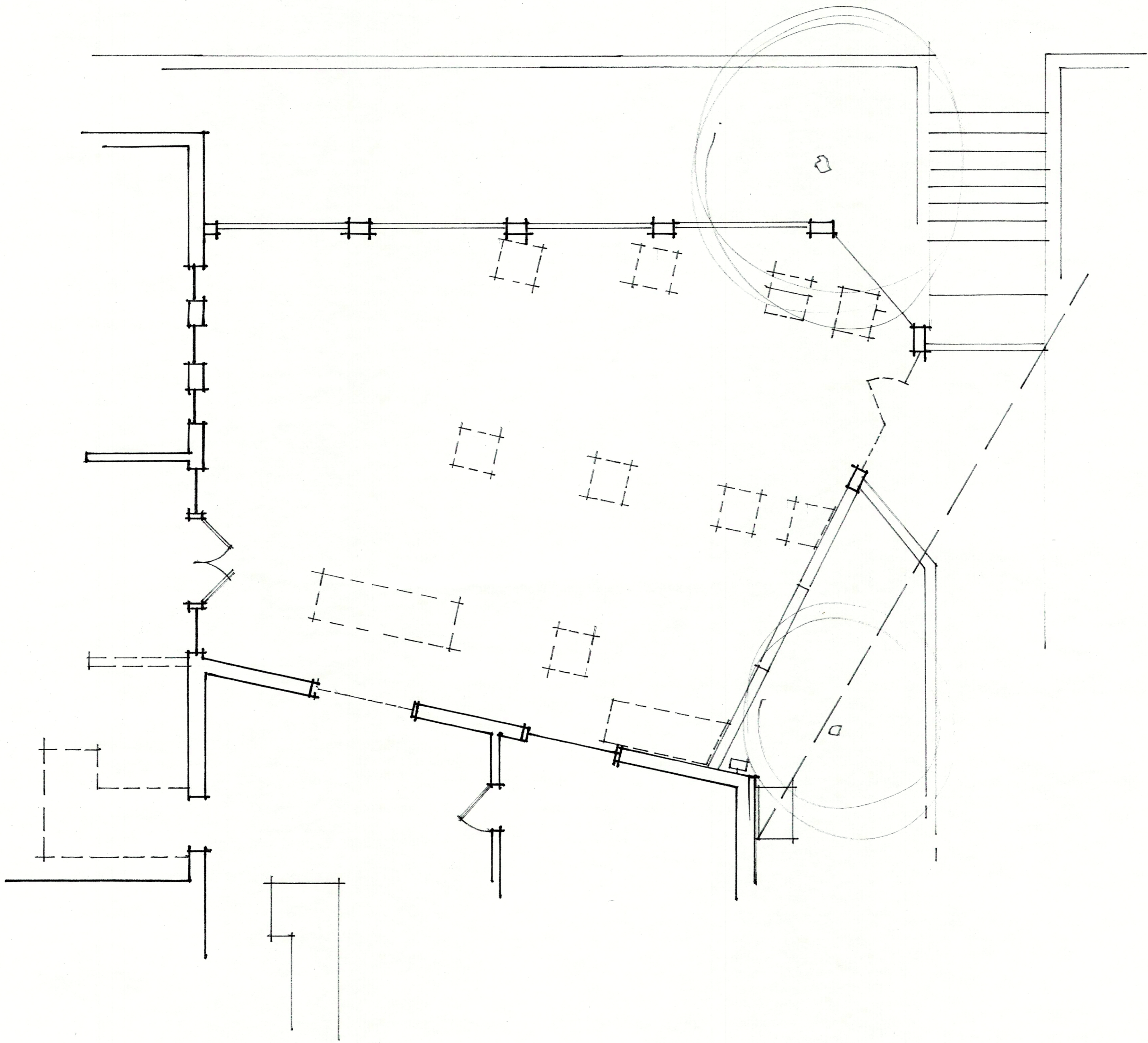
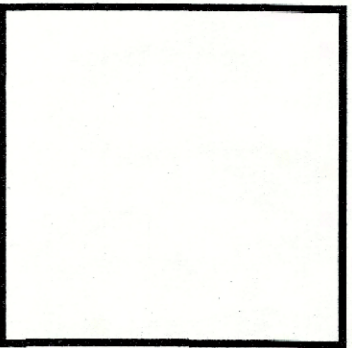


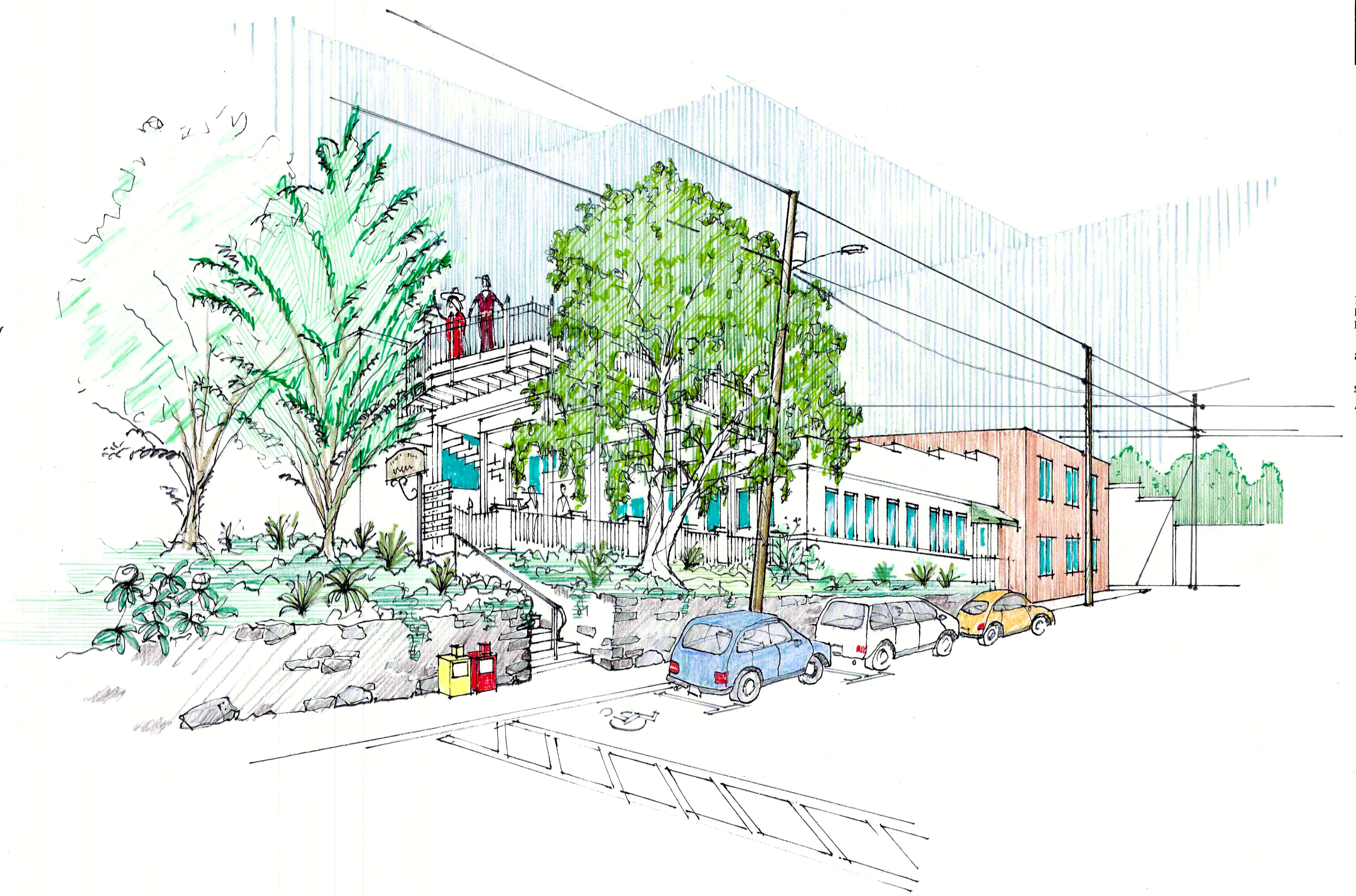
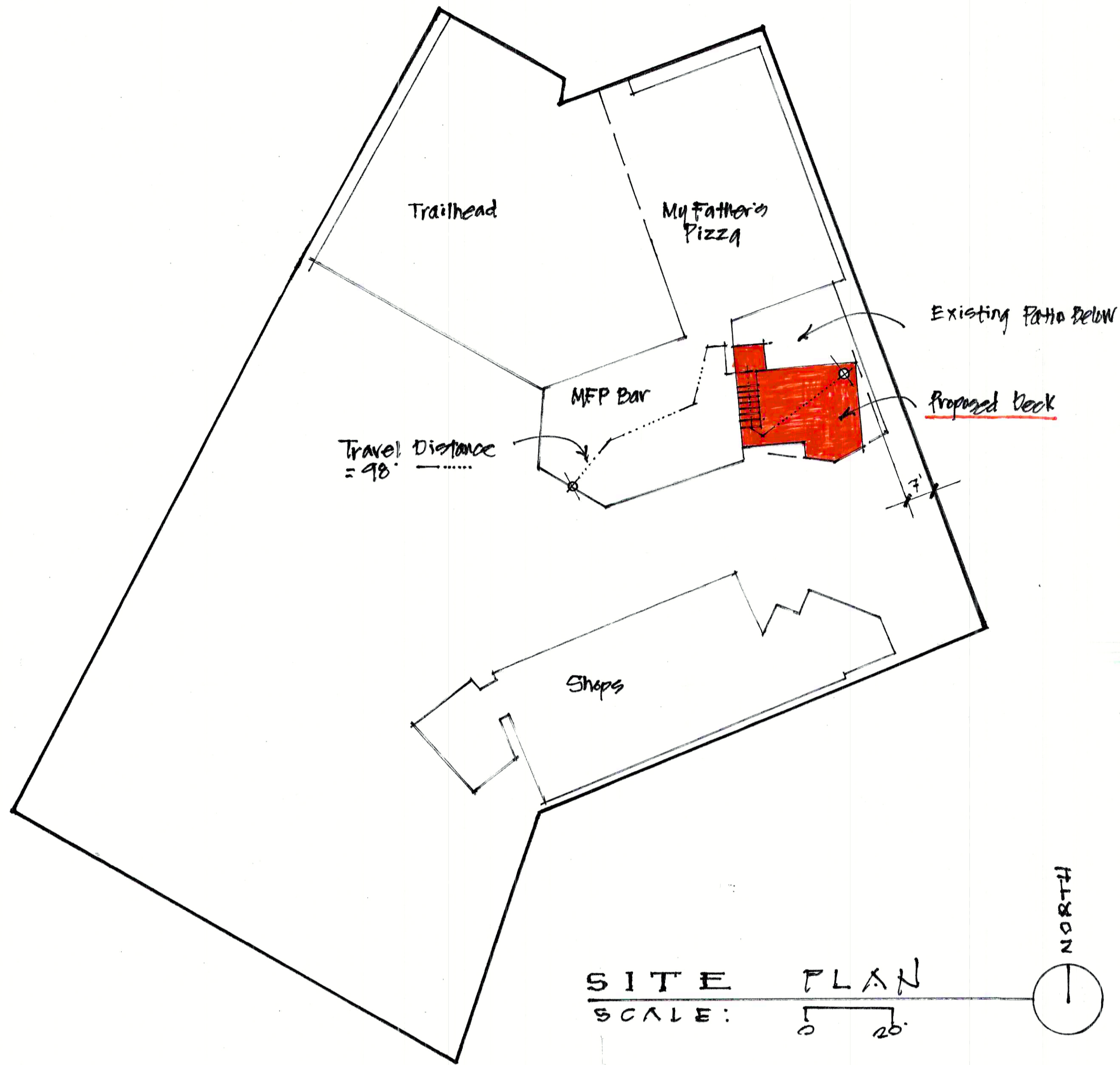
STEPHENS
SMITH
FARRELL
ARCHITECTURE

103 NINTH STREET
BLACK MOUNTAIN,
NC 28711

828 231 4915
SSRF@ASHEVILLE
ARCHITECT.COM

ADDITIONS AND IMPROVEMENTS TO:
MY FATHER'S PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711





PERSPECTIVE
N.T.S.

TEAM MEMBERS

OWNER: CHLOE TREADWAY

ARCHITECT: STEPHENS SMITH FARRELL

STRUCTURAL ENGINEER: SKYLAND ENGINEERING

GEOTECHNICAL ENGINEER: GENTRY GEOTECHNICAL

GENERAL CONTRACTOR: SEMPER FI

DRAWING LIST

C.101 COVER, SITE, RENDERING

C.102 TOBM BUILDING CODE SUMMARY

A.101 EXISTING CONDITIONS, DEMO, LAYOUT

A.102 DECK FLOOR PLAN

A.201 ELEV. 1 & 2, SECTION 1/A.201

A.202 ELEV. 3 & 4, SECTION 2/A.202

S2.00 FOUNDATION PLAN

S2.01 FLOOR FRAMING PLAN

S2.02 DETAILS

ADDITIONS AND IMPROVEMENTS TO:
MY FATHER'S PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711



0.29.24

Town of Black Mountain Building Code Summary For Commercial Projects

Name of Project: My Father's Pizza, Additions and Improvements To, 110 Cherry Street
 Address: 110 Cherry Street Zip Code 28711
 Owner/Authorized Agent: S. Farrell Phone # (828) 231-4915 E-Mail SFF@
 Owned By: City/County Private State Asheville
 Code Enforcement Jurisdiction: City Blk. Mtn. County State Asheville Architect: com

CONTACT:
 DESIGNER: FIRM S. Farrell Arch. Steve F. LICENSE # 7486 TELEPHONE # (828) 231-4915 E-MAIL SFF@
 Architectural: S. Farrell Arch. Steve F.
 Civil: S. Farrell Arch. Steve F.
 Electrical: S. Farrell Arch. Steve F.
 Fire Alarm: S. Farrell Arch. Steve F.
 Plumbing: S. Farrell Arch. Steve F.
 Mechanical: S. Farrell Arch. Steve F.
 Sprinkler-Standpipes: S. Farrell Arch. Steve F.
 Structural: Skylard Eng. S. Byers (828) 447-XXXX skylard@skylardeng.com
 Retaining Walls >5' High: S. Farrell Arch. Steve F. (828) 231-4915
 Other: S. Farrell Arch. Steve F. (828) 231-4915

2018 NC BUILDING CODE: New Building Addition Renovation
 1st Time Interior Completion
 Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
 Phased Construction - Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: Prescriptive Repair Chapter 14
 Alteration: Level I Level II Level III
 Historic Property Change of Use

CONSTRUCTED: (date) 1926 CURRENT OCCUPANCY(S) (Ch. 3): A-2
 RENOVATED: (date) 7 PROPOSED OCCUPANCY(S) (Ch. 3): A-2

RISK CATEGORY (Table 1604.5): Current: I II III IV
 Proposed: I II III IV

BASIC BUILDING DATA
 Construction Type: I-A II-A III-A IV V-A
 I-B II-B III-B V-B
 (check all that apply)
 Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D
 Standpipes: No Yes Class I II III Wet Dry
 Fire District: No Yes Flood Hazard Area: No Yes
 Special Inspections Required: No Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 rd Floor			
2 nd Floor			
Mezzanine	7,975	NA: Exterior Only	
1 st Floor			
Basement			
TOTAL	7,975		7,975

ALLOWABLE AREA

Primary Occupancy Classification(s):
 Assembly: A-1 A-2 A-3 A-4 A-5
 Business:
 Educational:
 Factory: F-1 Moderate F-2 Low
 Hazardous: H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
 Institutional: I-1 Condition I-2 I-3 Condition I-4 I-5
 Mercantile:
 Residential: R-1 R-2 R-3 R-4
 Storage: S-1 Moderate S-2 Low High-piled
 Utility and Miscellaneous: Parking Garage Open Enclosed Repair Garage

Accessory Occupancy Classification(s): NA
 Incidental Uses (Table 509): NA
 Special Uses (Chapter 4 - List Code Sections): NA
 Special Provisions (Chapter 5 - List Code Sections): NA
 Mixed Occupancy: No Yes Separation: NA Hr. Exception: NA

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.
 Separated Use (508.4) - 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 + Actual Area of Occupancy B
 Allowable Area of Occupancy A + Allowable Area of Occupancy B
0.7326 + 0.5965 = 1.3291 ≤ 1.00
 N.E.: See Area Increase

FRONTAGE AREA TABLE

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,2}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{3,4}
1	MFP	4,346	6,000	329	8,700 ✓
1	Trail Head	3,579	6,000	415	8,700 ✓

¹ Frontage area increases from Section 506.3 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = 329 (F)
 b. Total Building Perimeter = 404 (F)
 c. Ratio (F/P) = .475 (F/P)
 d. W = Minimum width of public way = 25 (W)
 e. Percent of frontage increase $I = 100[(F/P) - 0.25] \times W/30 = 45$ (%)
² Unlimited area applicable under conditions of Section 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 Table 406.5.4.
⁵ Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) ²	40'	20'	NA
Building Height in Stories (Table 504.4) ³	1	1	NA

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.

FIRE PROTECTION REQUIREMENTS NA for VB

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATIO ¹	RATING PROVIDED (OR REDUCTION)	DETAIL# AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction							
Including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Columns Supporting Roofs							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Escal							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partitions							
Tenant/Dwelling Unit/Sleeping Unit Separation							
Incidental Use Separation							

¹ Indicate section number permitting reduction

STEPHENS SMITH FARRELL ARCHITECTURE

103 NINTH STREET BLACK MOUNTAIN, NC 28711

828 231 4915

SFF@ASHEVILLE ARCHITECT.COM

ADDITIONS AND IMPROVEMENTS TO: MY FATHER'S PIZZA 110 CHERRY STREET BLACK MOUNTAIN, NORTH CAROLINA 28711

ENERGY REQUIREMENTS:
 The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: No Yes (The remainder of this section is not applicable)

Exempt Building: No Yes (Provide code or statutory reference): Pre-Exists 1933 Bldg. Code

Climate Zone: 3A 4A 5A

Method of Compliance: Energy Code Performance Prescriptive
 ASHRAE 90.1 Performance Prescriptive
 (If "Other" specify source here) NA, Exterior Deck

THERMAL ENVELOPE (Prescriptive method only) NA

Roof/ceiling Assembly (each assembly)
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Skylights in each assembly: _____
 U-Value of skylight: _____
 total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Openings (windows or doors with glazing): _____
 U-Value of assembly: _____
 Solar heat gain coefficient: _____
 projection factor: _____
 Door R-Values: _____

Walls below grade (each assembly)
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____

Floors over unconditioned space (each assembly)
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____

Floors slab on grade
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Horizontal/vertical requirement: _____
 slab heated: _____

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
10'	0	No Limit	0

LIFE SAFETY SYSTEM REQUIREMENTS
 Emergency Lighting: No Yes
 Exit Signs: No Yes
 Fire Alarm: No Yes
 Smoke Detection Systems: No Yes Partial Existing
 Carbon Monoxide Detection: No Yes

LIFE SAFETY PLAN REQUIREMENTS
 Life Safety Plan Sheet #: C-101
 Fire and/or smoke rated wall locations (Chapter 7)
 Assumed and real property line locations (if not on the site plan)
 Exterior wall opening area with respect to distance to assumed property lines (705.8)
 Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
 Occupant loads for each area
 Exit sign locations (1013)
 Exit access travel distances (1017)
 Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
 Dead end lengths (1020.4)
 Clear exit widths for each exit door
 Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
 Actual occupant load for each exit door
 A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
 Location of doors with panic hardware (1010.1.10)
 Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
 Location of doors with electromagnetic egress locks (1010.1.9.9)
 Location of doors equipped with hold-open devices
 Location of emergency escape windows (1030)
 The square footage of each fire area (202)
 The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
 Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

UNIT CLASSIFICATION	TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
TOTAL	0	0	0	0	0	0	0	0

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE UNITS PROVIDED
	REQUIRED	PROVIDED	96" SPACES	132" SPACES	
Lot	0	2	2	2	2
TOTAL	0	2	2	2	2

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATER CLOSURES		URINALS		LAVATORIES		SHOWERS / TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		REGULAR	ACCESSIBLE
SPACE									
EXIST	2	3	2	2	2	2			
NEW									
TOTAL	2	3	2	2	2	2			

SPECIAL APPROVALS
 Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

STRUCTURAL DESIGN (PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
 Importance Factors: Snow (ls) 1.0
 Seismic (ls) 1.0
 Live Loads: Roof NA psf
 Mezzanine NA psf
 Floor 100 psf
 Ground Snow Load: NA psf
 Wind Load: Ultimate Wind Speed 110 mph (ASCE-7)
 Exposure Category 1

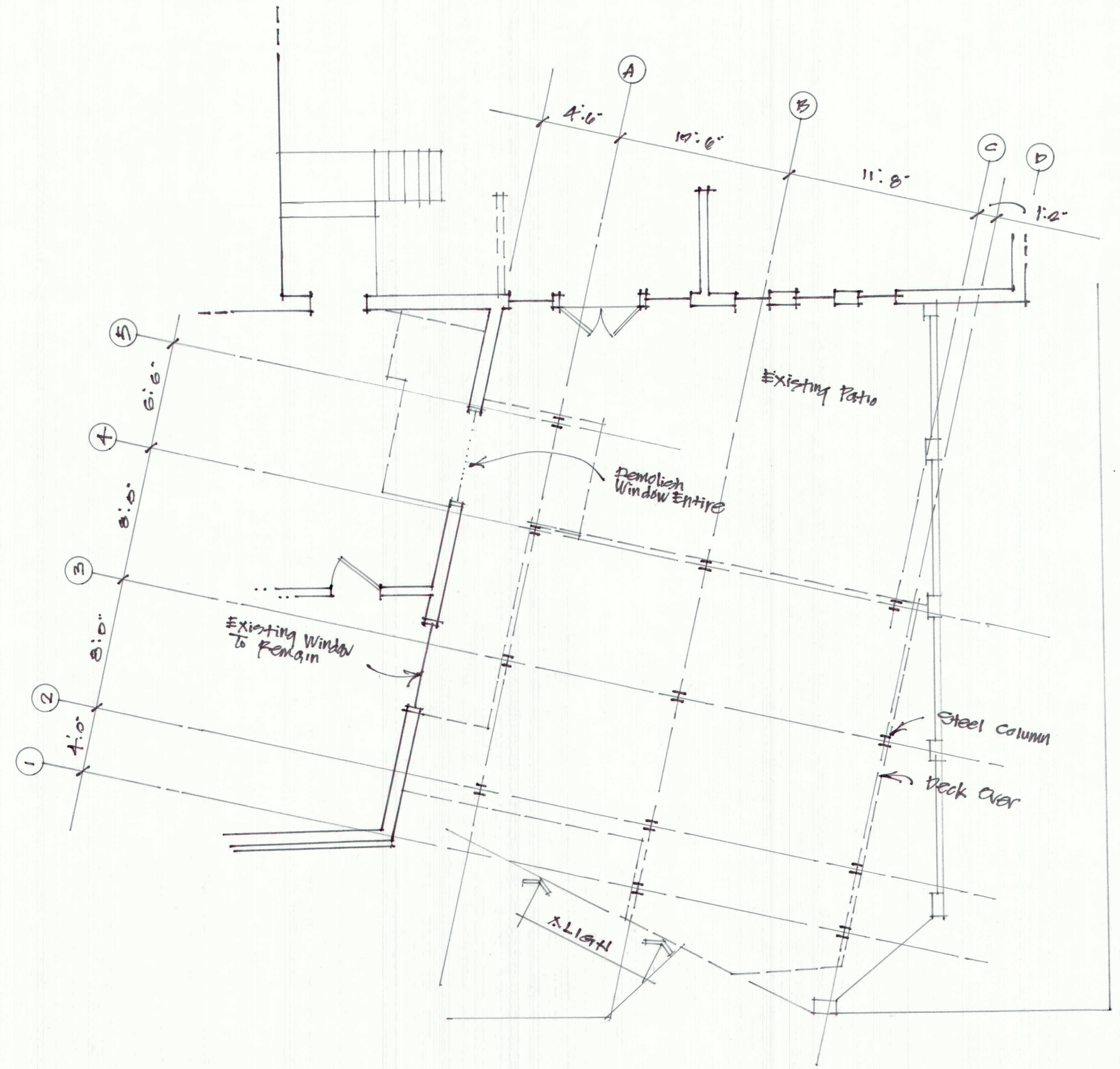
SEISMIC DESIGN CATEGORY: A B C D
 Provide the following Seismic Design Parameters:
 Risk Category (Table 1604.5) I II III IV
 Spectral Response Acceleration S_s NA %g
 Site Classification (ASCE 7) A B C D E F
 Data Source: Field Test Presumptive Historical Data
 Basic structural system: Bearing Wall Dual w/Special Moment Frame
 Building Frame Dual w/Intermediate R/C or Special Steel
 Moment Frame Inverted Pendulum
 Simplified Equivalent Lateral Force Dynamic
 Analysis Procedure: Architectural, Mechanical, Components anchored? Yes No

LATERAL DESIGN CONTROL: Earthquake Wind

SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) T.B.D. psf Gentry
 Presumptive Bearing capacity _____ psf
 Pile size, type, and capacity _____



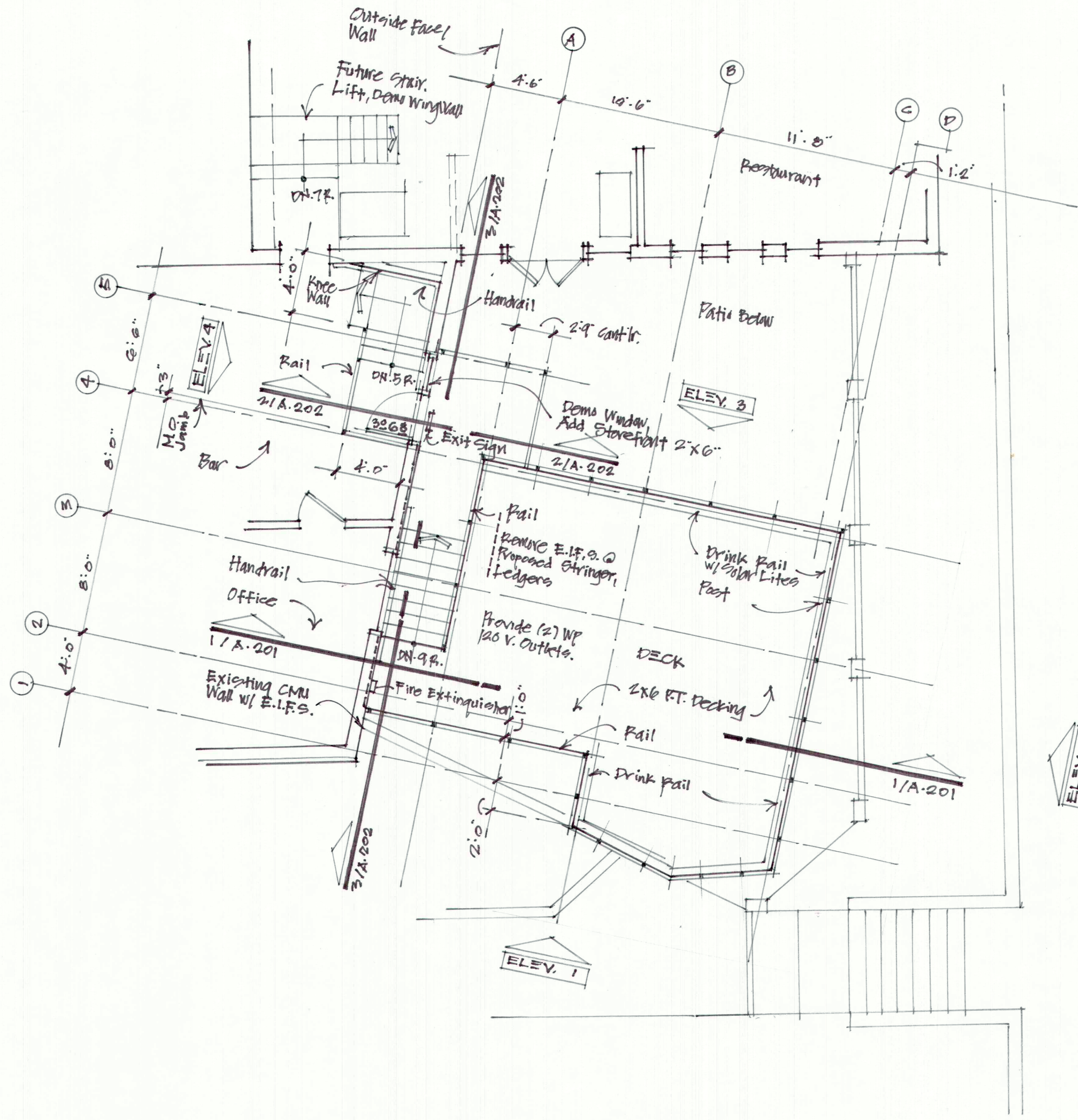
C-102



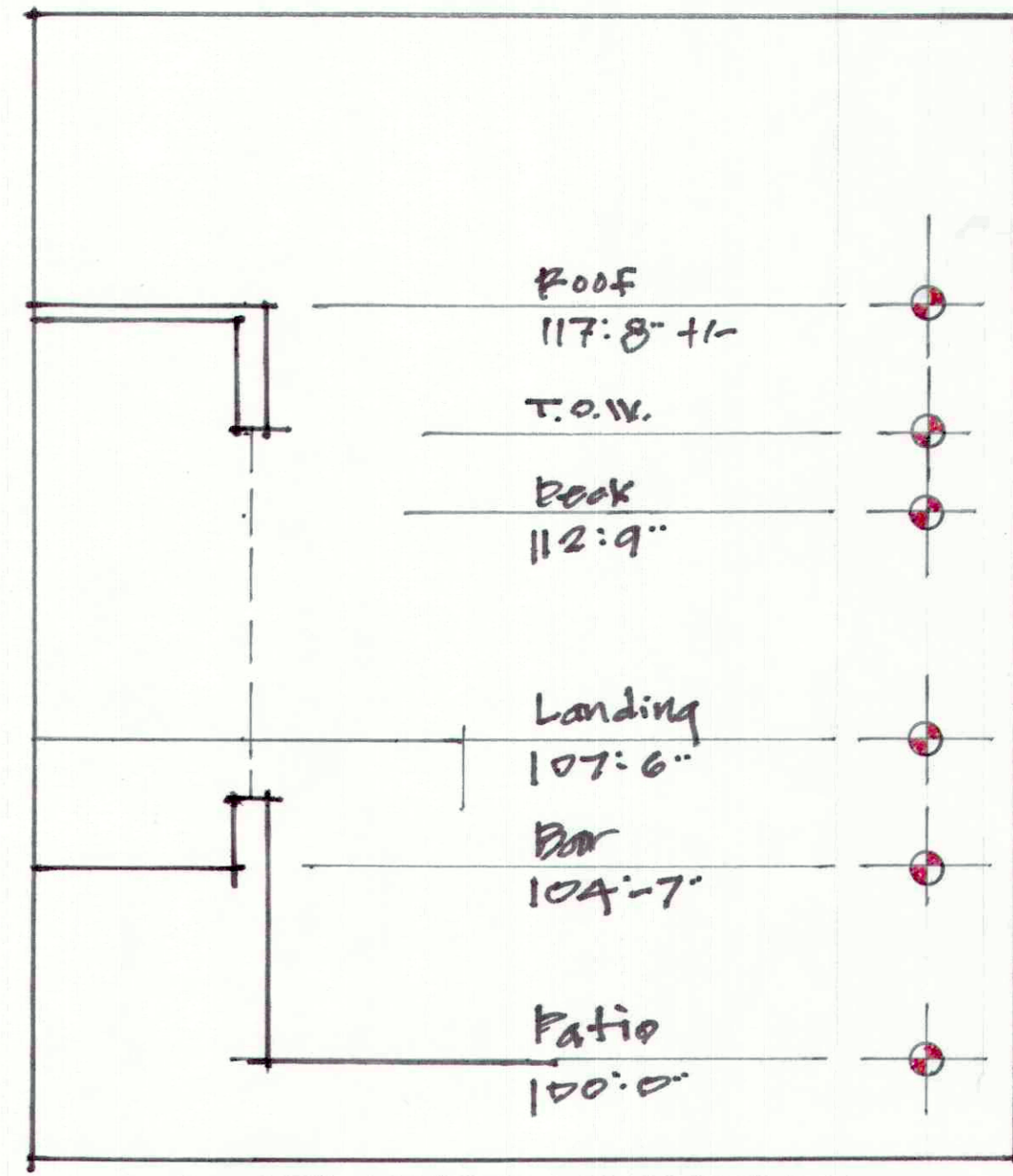
ADDITIONS AND IMPROVEMENTS TO:
MY FATHER'S PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711



LAYOUT/DEMOLITION PLAN
1/4"

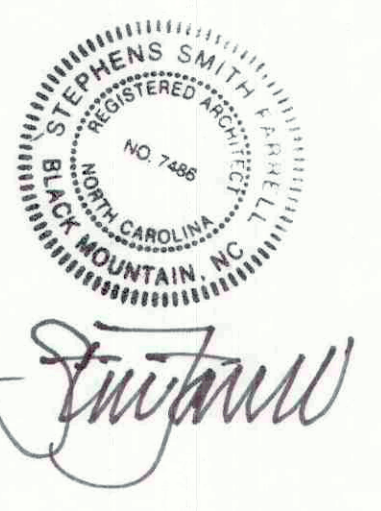


FLOOR PLAN
1/4"



SCHEMATIC SECTION
1/4"

ADDITIONS AND IMPROVEMENTS TO:
MY FATHER'S PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711



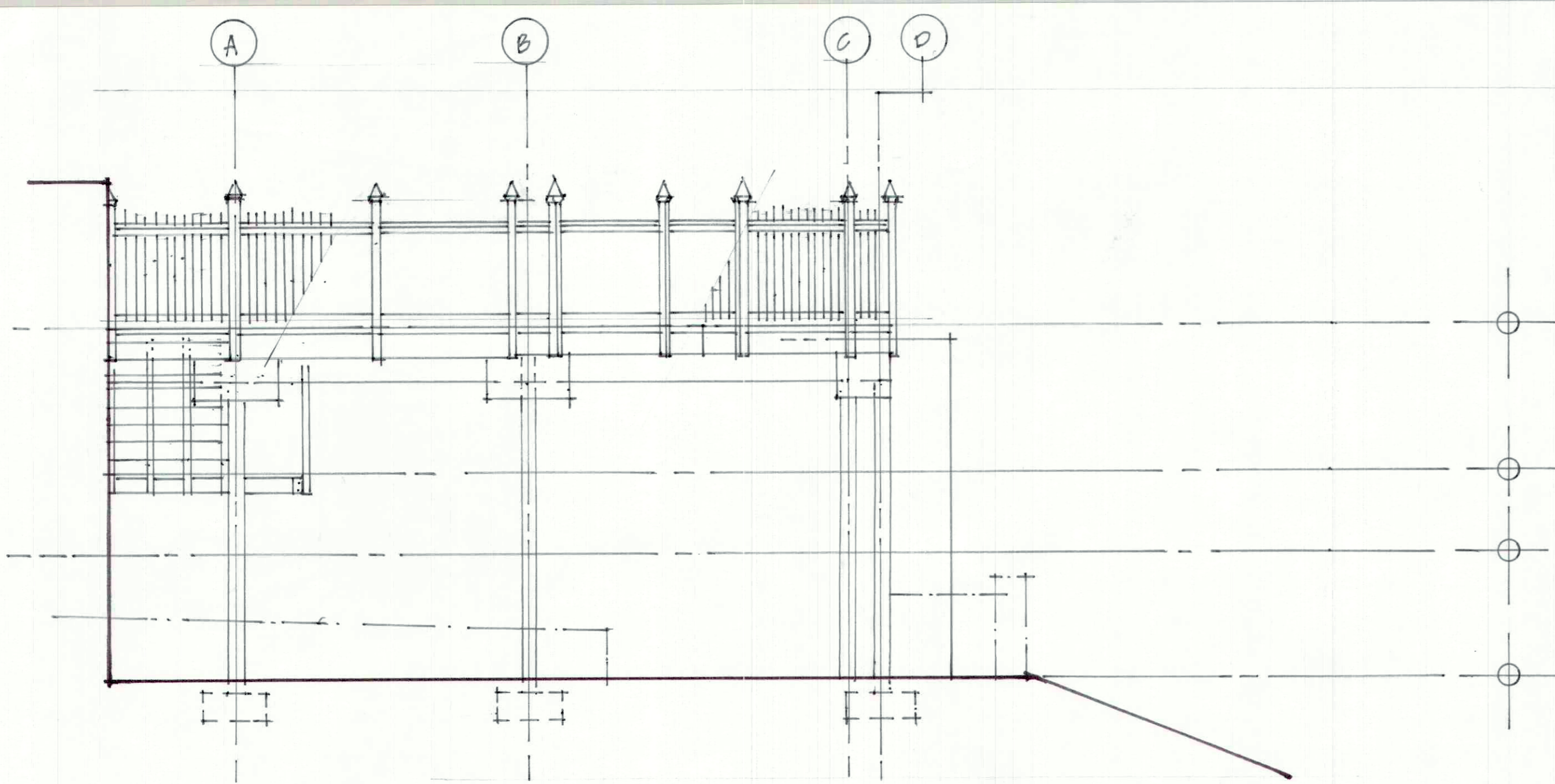
8.29.24

STEPHENS SMITH FARRELL ARCHITECTURE

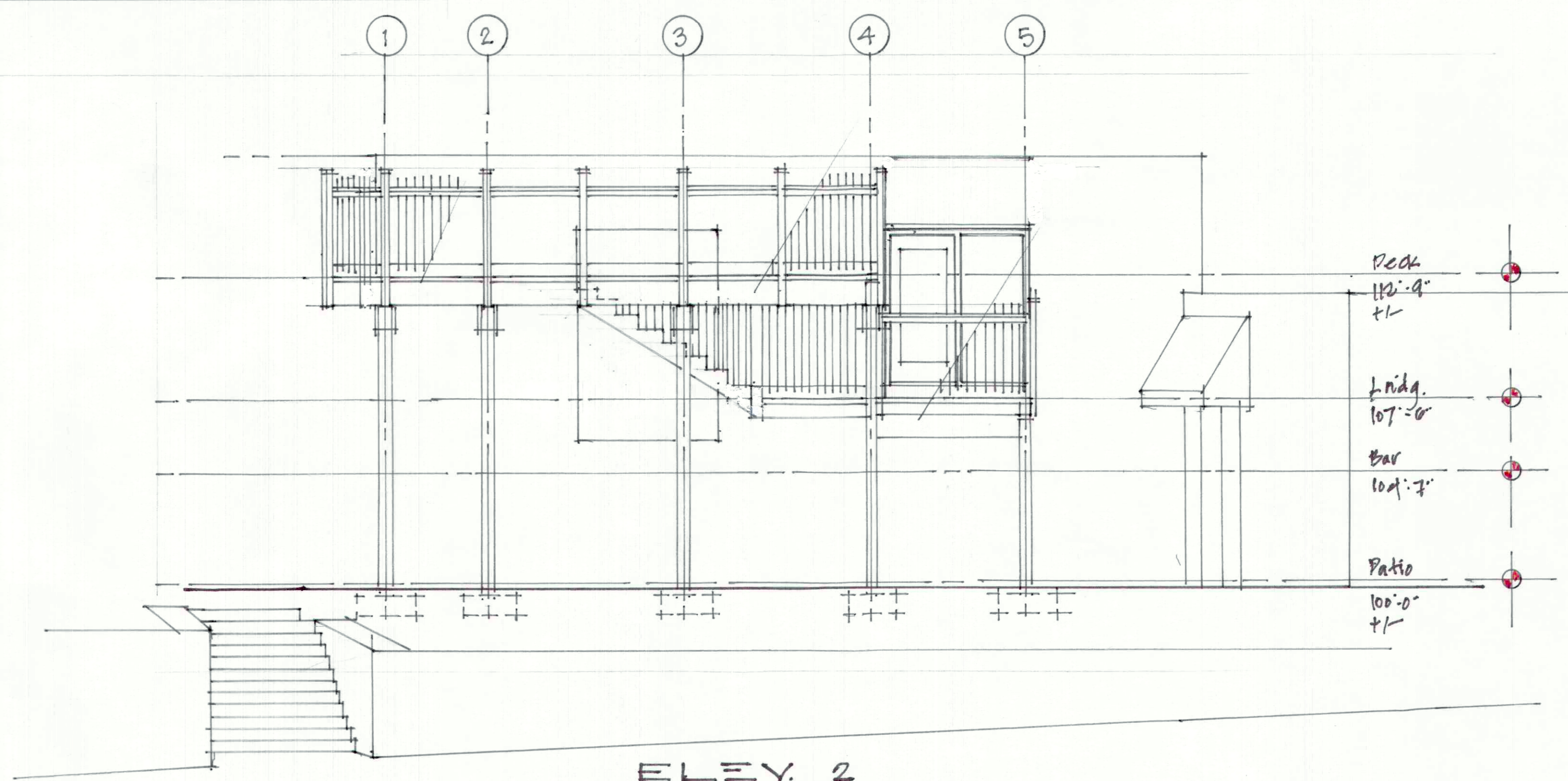
103 NINTH STREET BLACK MOUNTAIN, NC 28711

828 231 4915

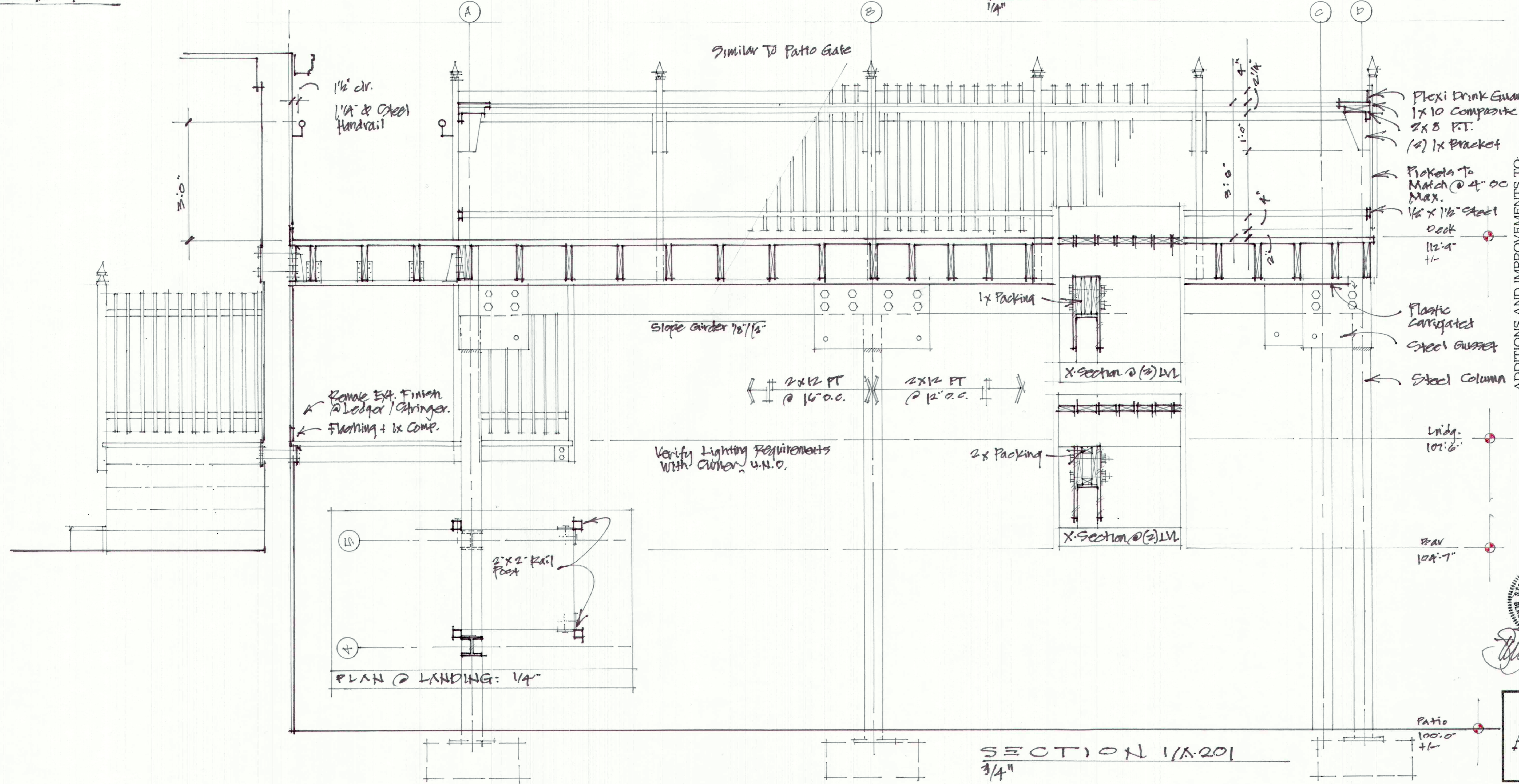
SSF@ASHEVILLE ARCHITECT.COM



ELEV. 1



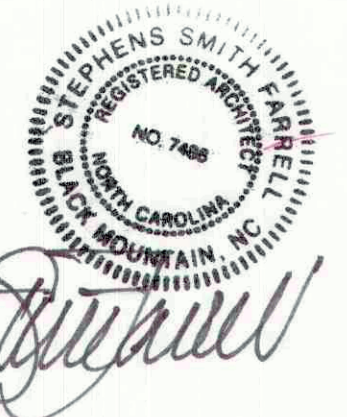
ELEV. 2



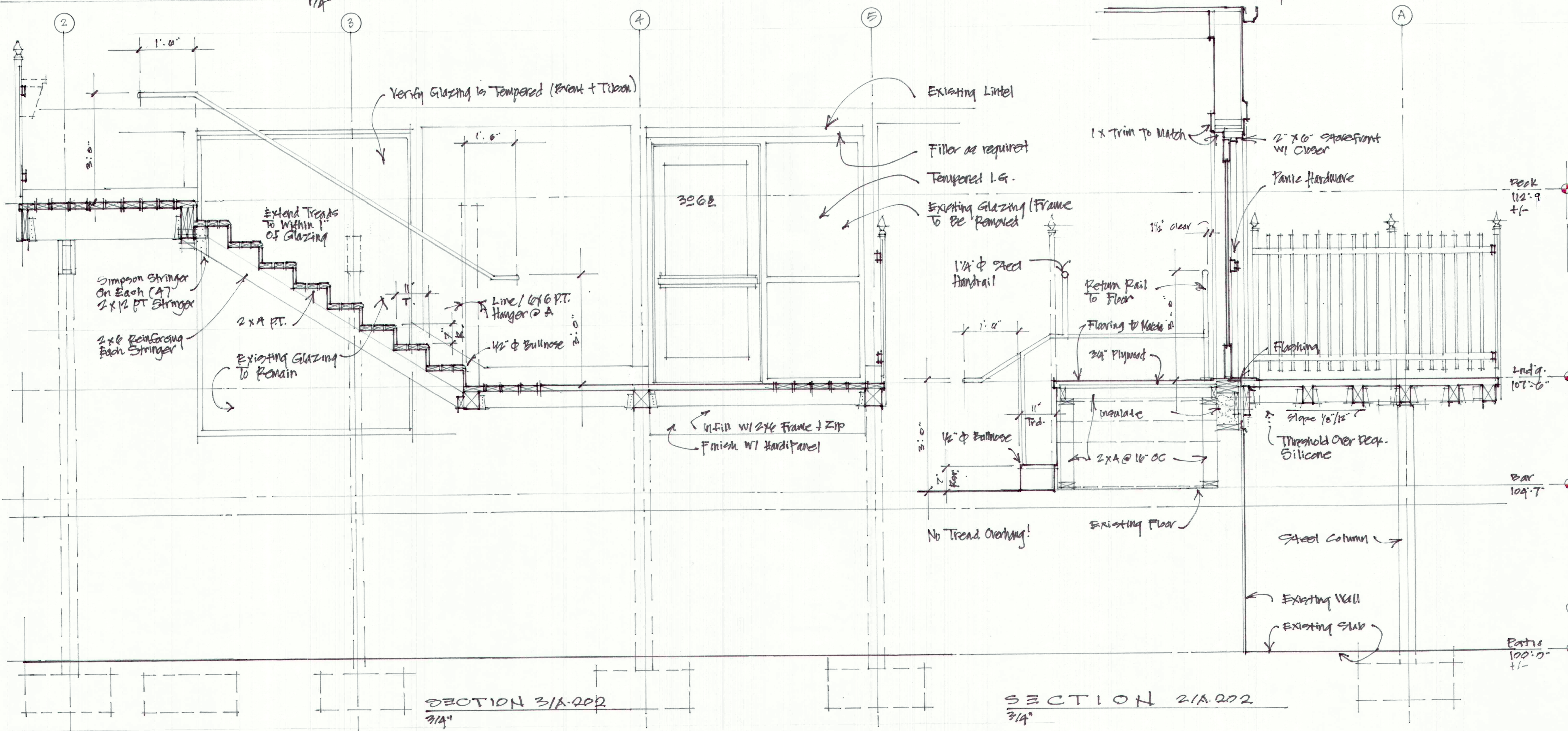
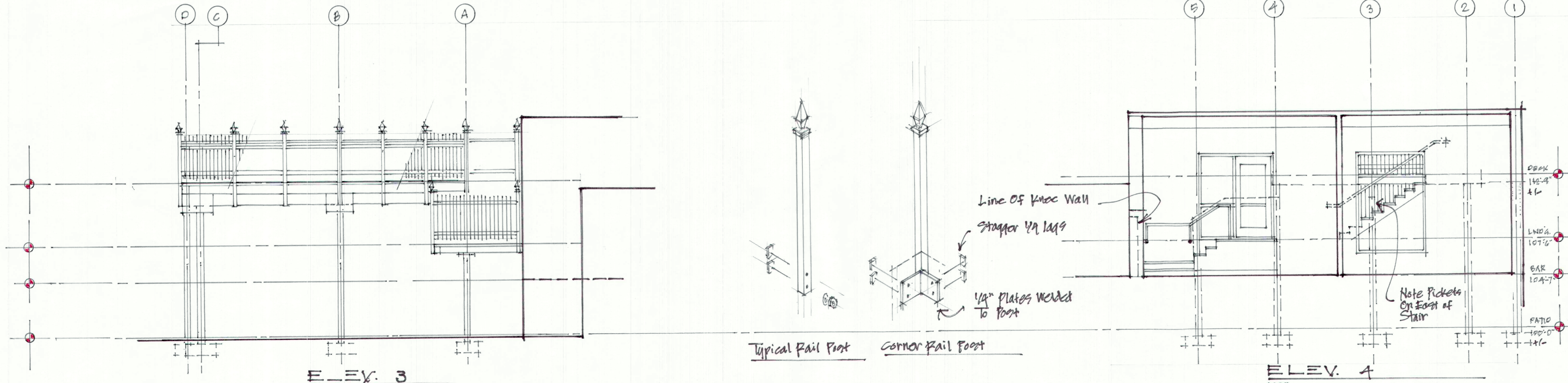
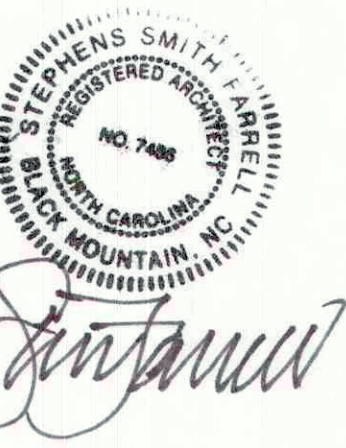
PLAN @ LANDING: 1/4"

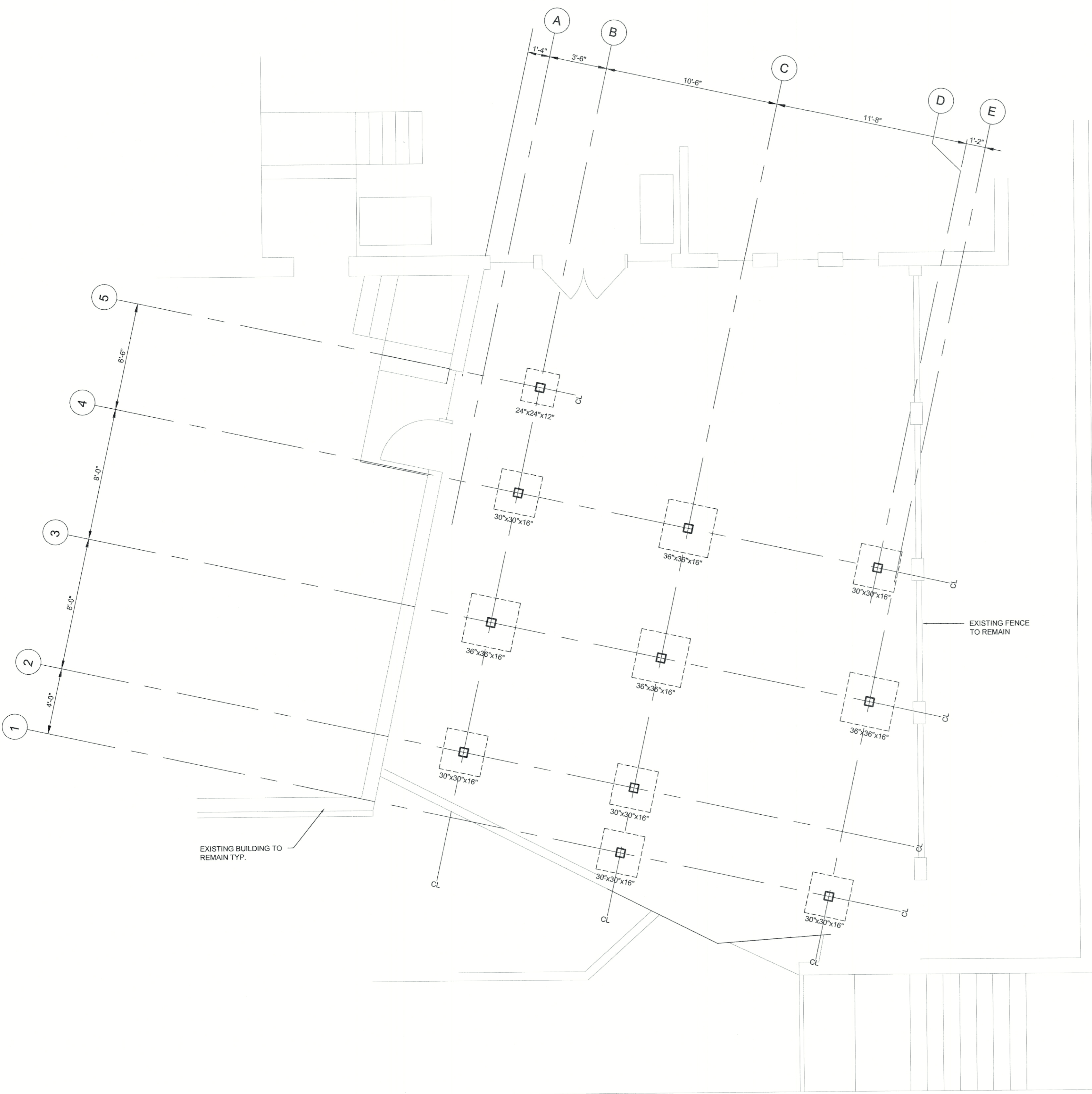
SECTION 1/A-201

ADDITIONS AND IMPROVEMENTS TO:
MY FATHERS PIZZA
110 CHERRY STREET
BLACK MOUNTAIN, NORTH CAROLINA 28711

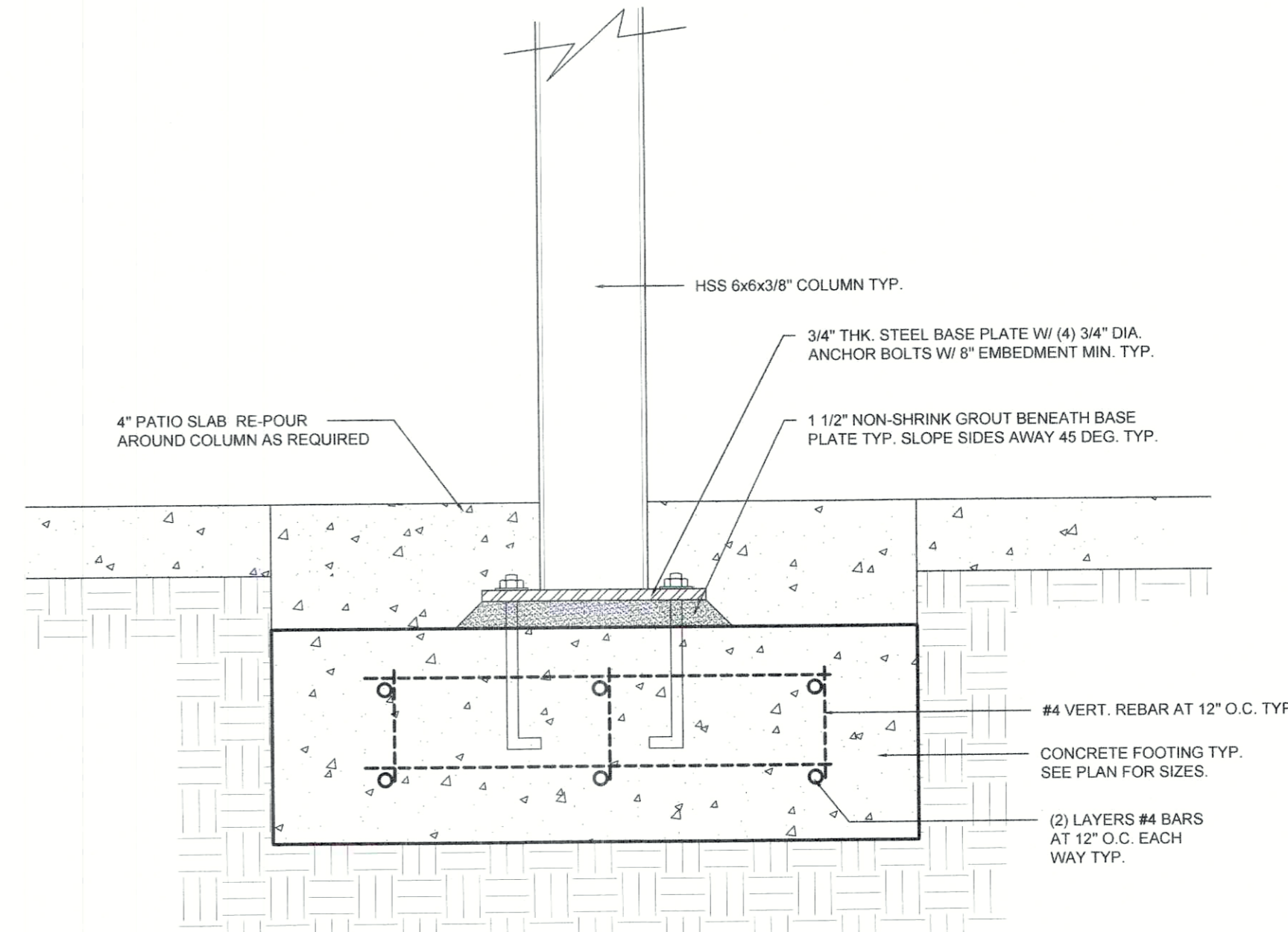


A.201





1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



2 FOUNDATION DETAIL
 SECTION SCALE: 1 1/2" = 1'-0"

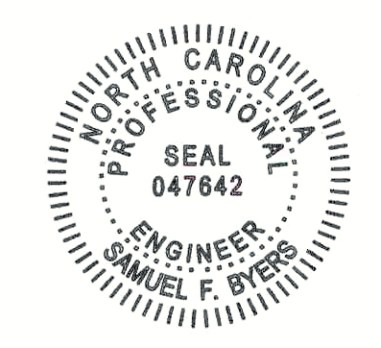
LEGEND

MARK	DESCRIPTION
—	EXISTING STRUCTURE
□	HSS 6x6x3/8" COLUMN

STRUCTURAL NOTES

- 1.0 GENERAL
- 1.1 ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS OR ANY DEVIATION FROM THE PLANS. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED.
- 1.2 ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE FROM THE 2015 INTERNATIONAL BUILDING CODE, AND LOCAL CODES AND REGULATIONS. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.
- 2.0 CODES AND STANDARDS
- 2.1 "2018 NORTH CAROLINA STATE BUILDING CODE" AND "2015 INTERNATIONAL BUILDING CODE"
- 2.2 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" - SEA/ASCE 7.

ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF SKYLAND ENGINEERING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED. SKYLAND ENGINEERING, INC. IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY. CONDITIONAL USE IS SPECIFIED FOR THE LOT NUMBER OR PROPERTY HEREIN.



PROJECT NO.: SB-241317

DATE: 09/09/2024

SKYLAND ENGINEERING, INC.
 (C-4615)

P.O. BOX 1942
 SKYLAND, NC 28776
 skylandengineeringnc@gmail.com

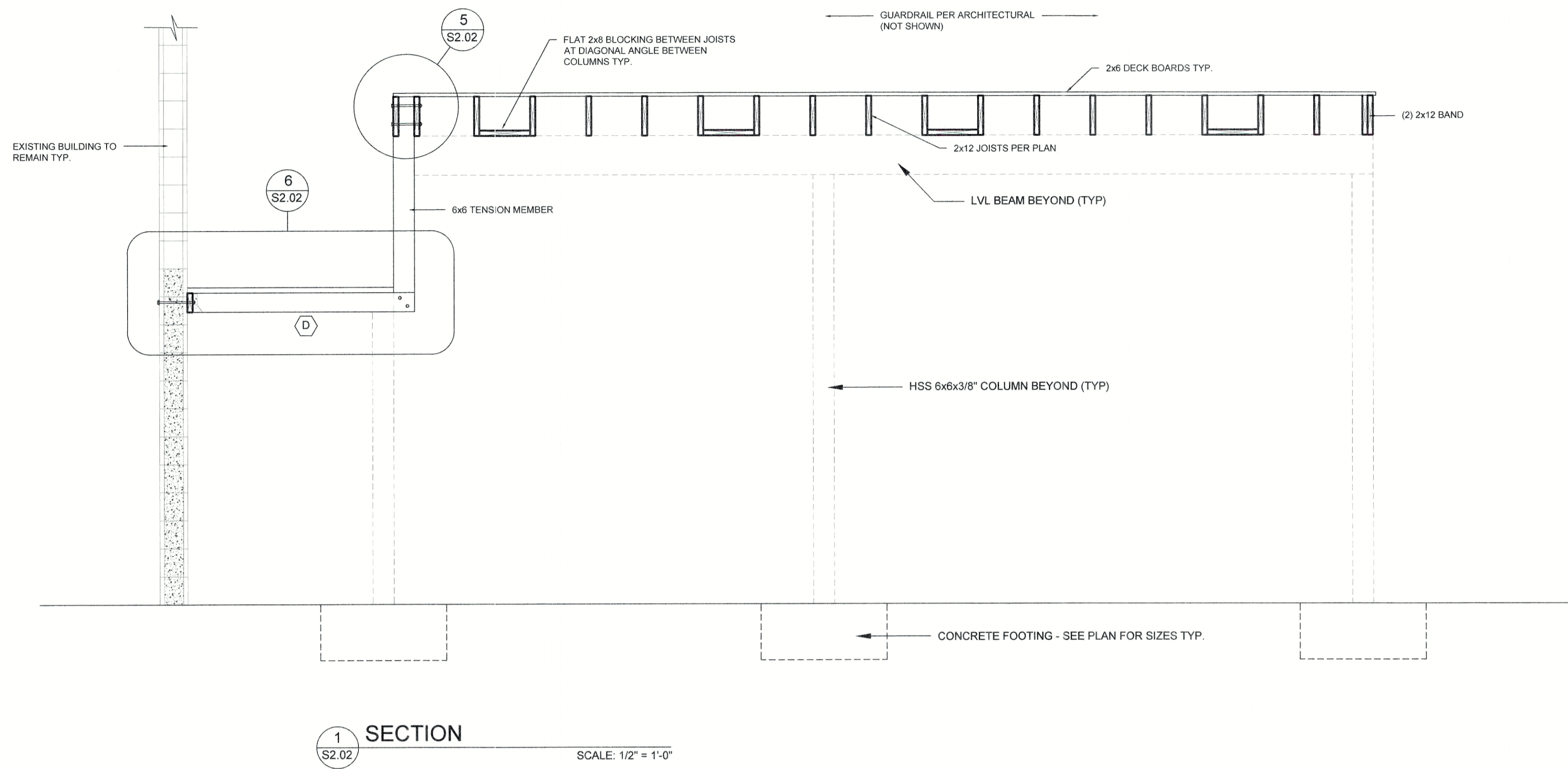
FOR CONSTRUCTION

CLIENT: STEPHENS SMITH FERRELL ARCHITECTURE

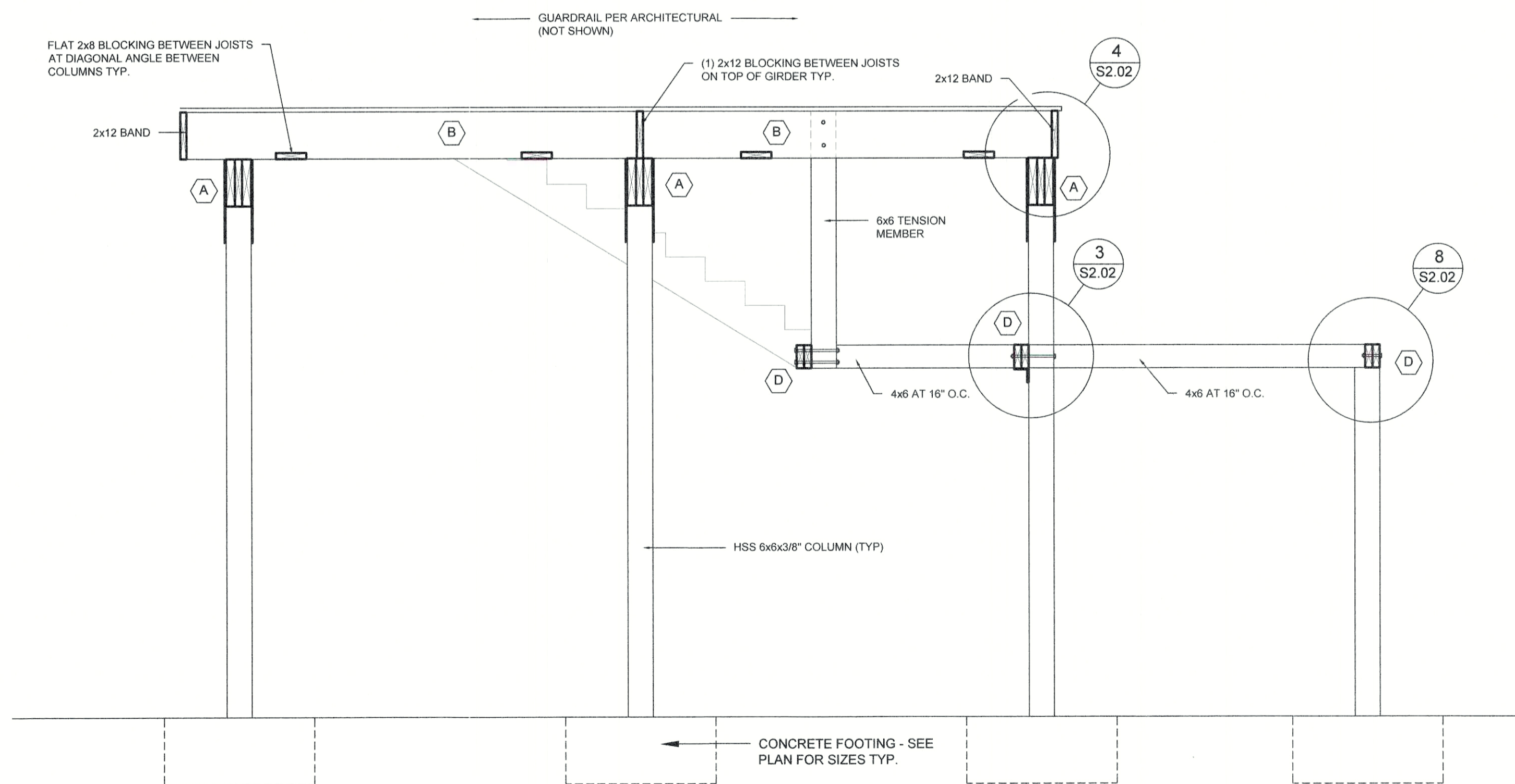
PROJECT: MY FATHER'S PIZZA - DECK ADDITION

LOCATION: BLACK MOUNTAIN, NC

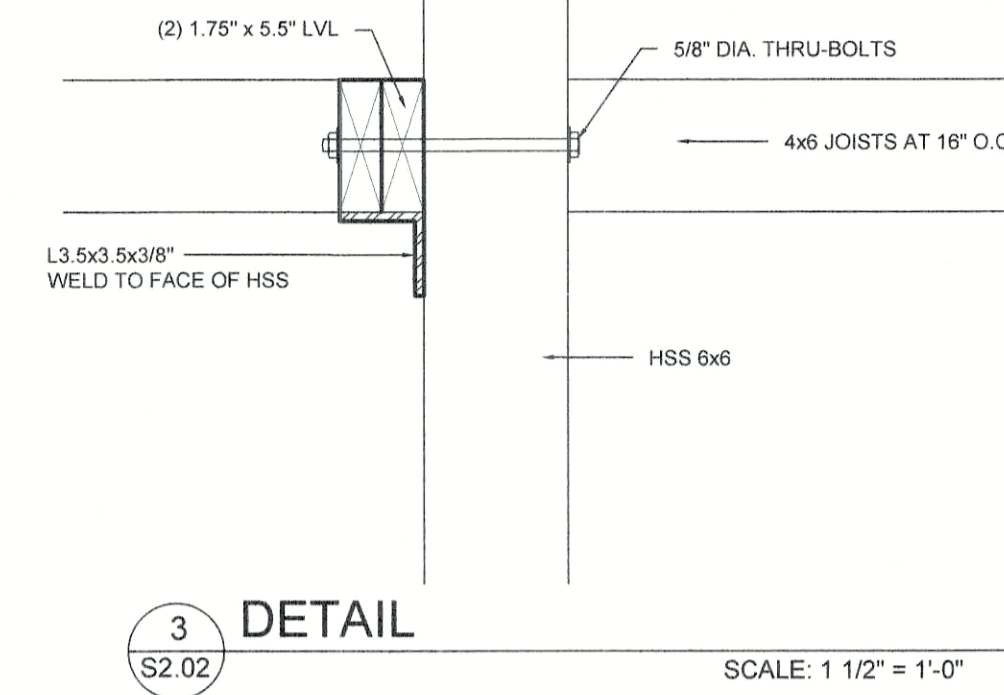
SHEET NO.
S2.00



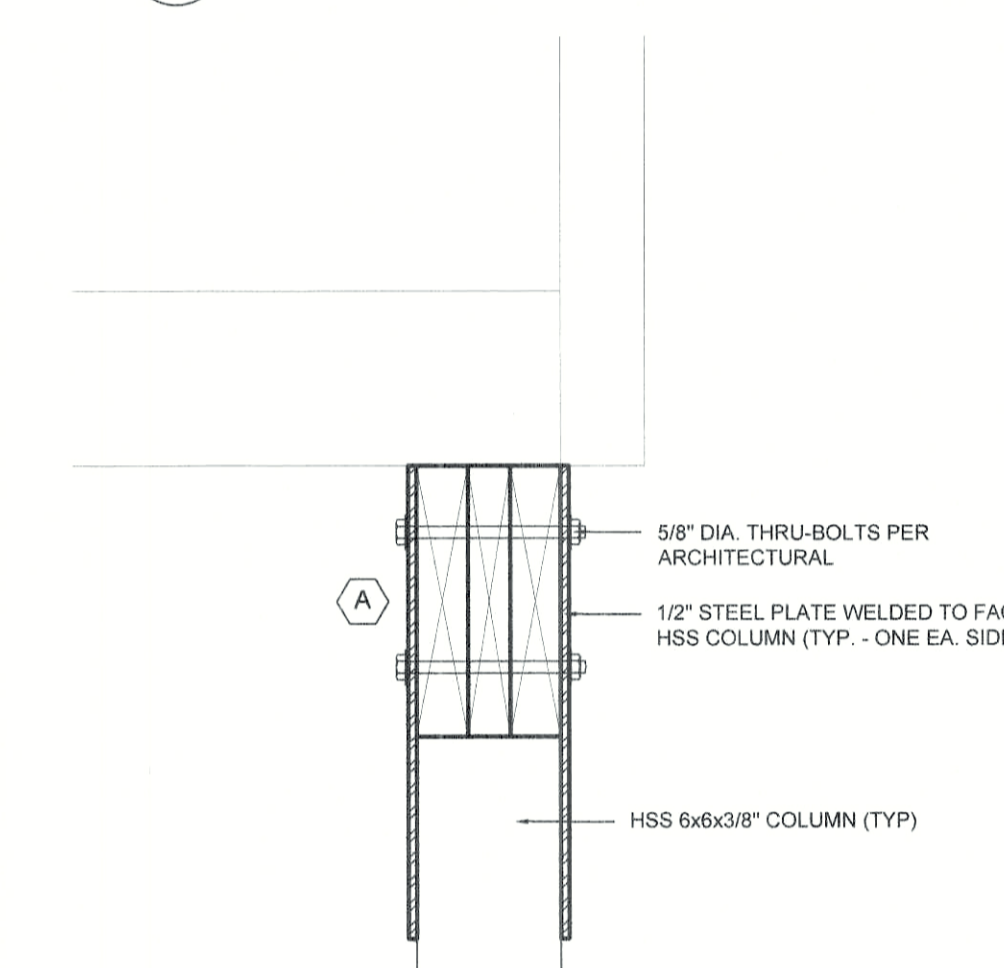
1 SECTION
SCALE: 1/2" = 1'-0"



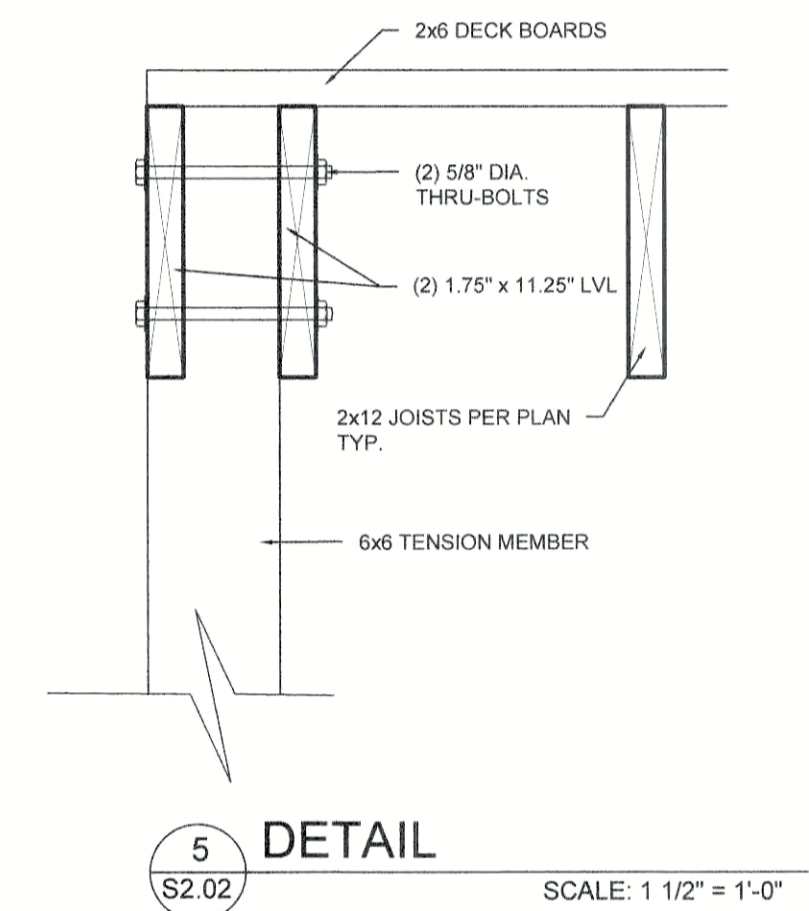
2 SECTION
SCALE: 1/2" = 1'-0"



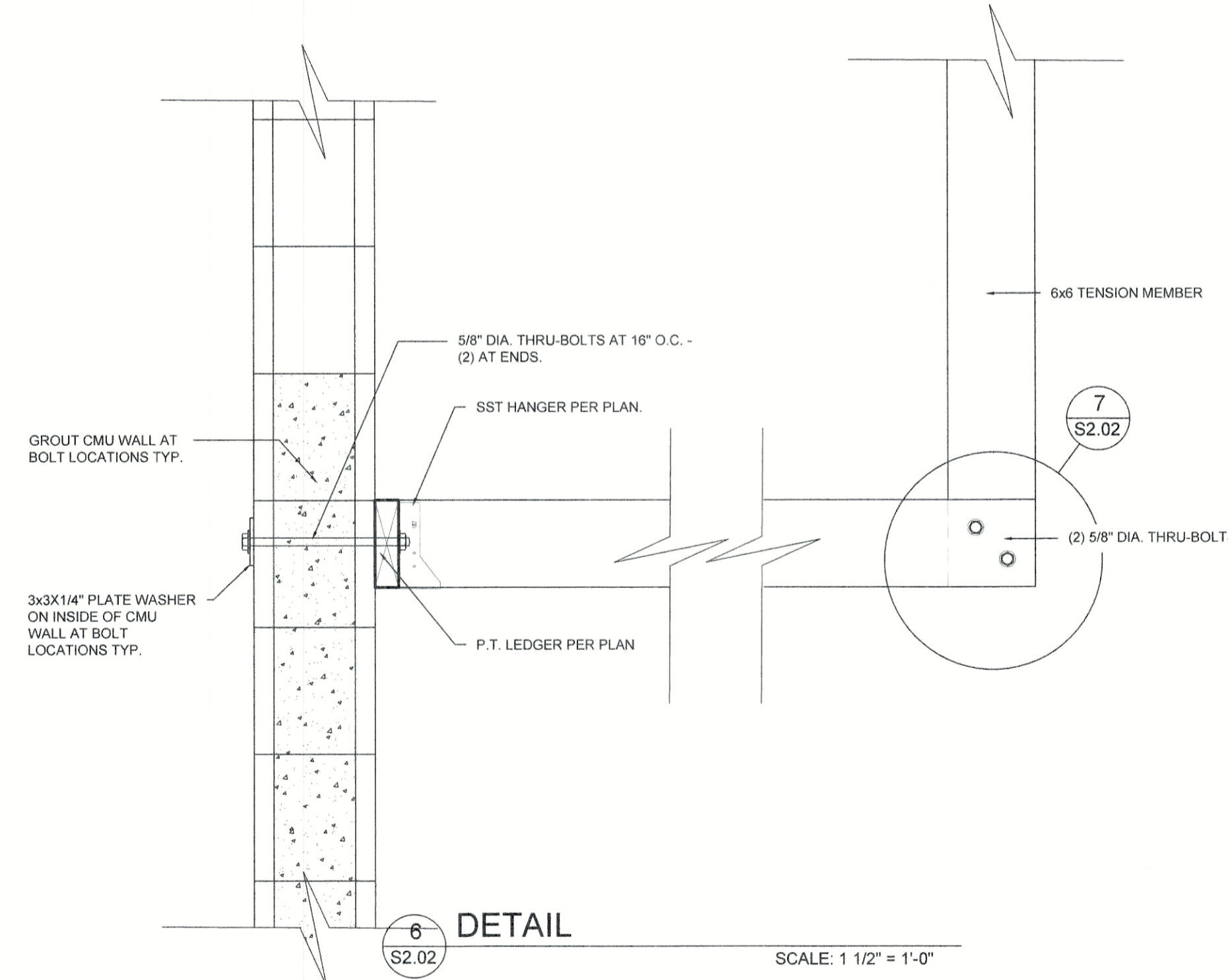
3 DETAIL
SCALE: 1 1/2" = 1'-0"



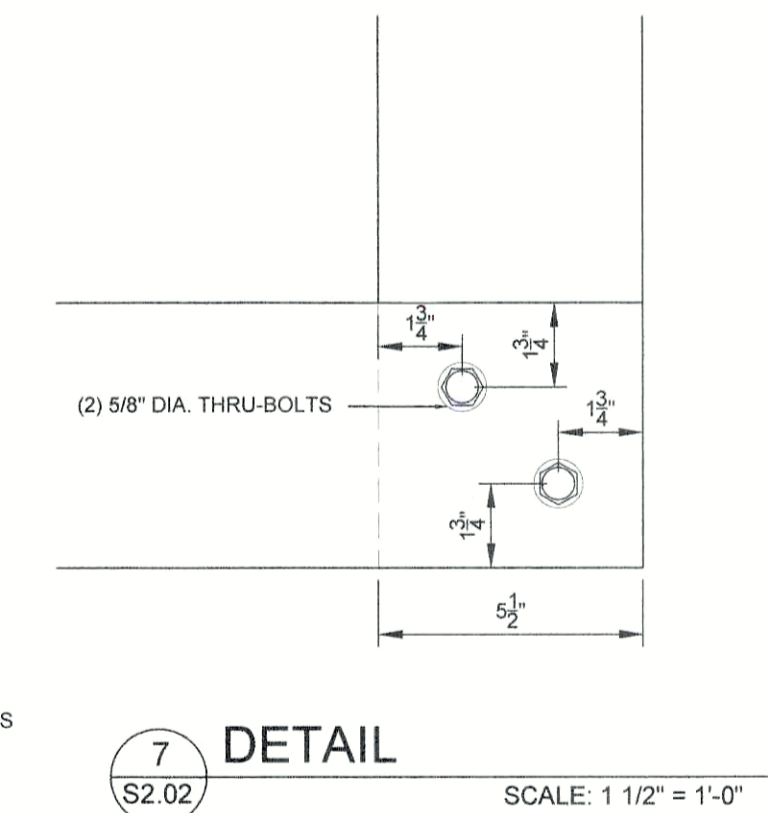
4 DETAIL
SCALE: 1 1/2" = 1'-0"



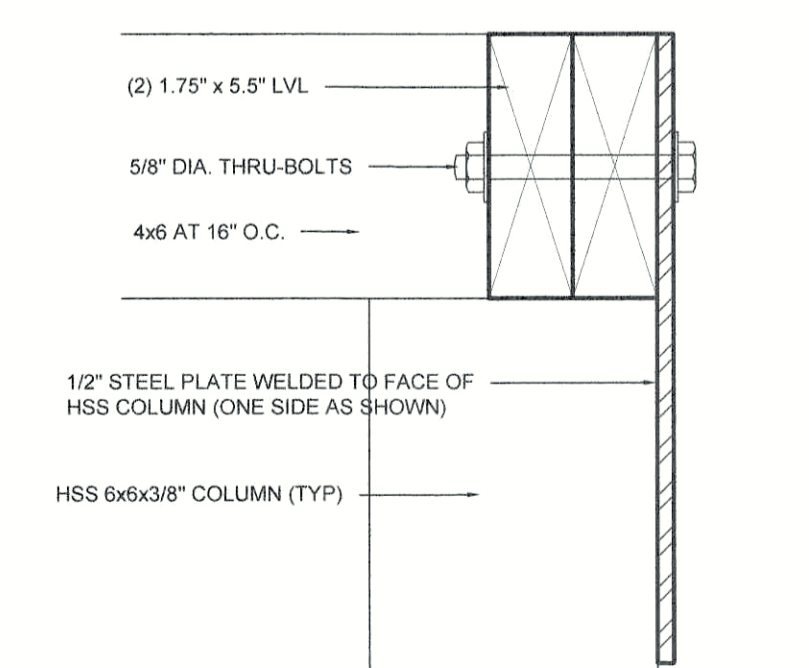
5 DETAIL
SCALE: 1 1/2" = 1'-0"



6 DETAIL
SCALE: 1 1/2" = 1'-0"



7 DETAIL
SCALE: 1 1/2" = 1'-0"



8 DETAIL
SCALE: 1 1/2" = 1'-0"

BEAM SCHEDULE

BEAM	DESCRIPTION	LOCATION
(A)	(3) 1.75" x 11.25" LVL	DROPPED
(B)	(2) 1.75" x 11.25" LVL	FLUSH
(C)	(1) 1.75" x 11.25" LVL	FLUSH
(D)	(2) 1.75" x 5.5" LVL	FLUSH

STRUCTURAL NOTES

- 1.0 GENERAL
- 1.1 ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS OR ANY DEVIATION FROM THE PLANS. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED.
- 1.2 ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE FROM THE 2015 INTERNATIONAL BUILDING CODE, AND LOCAL CODES AND REGULATIONS. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.
- 2.0 CODES AND STANDARDS
- 2.1 "2018 NORTH CAROLINA STATE BUILDING CODE" AND "2015 INTERNATIONAL BUILDING CODE"
- 2.2 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" - SEI/ASCE 7.

ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF SKYLAND ENGINEERING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED. SKYLAND ENGINEERING, INC. IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY. CONDITIONAL USE IS SPECIFIED FOR THE LOT NUMBER OR PROPERTY HEREIN.



PROJECT NO: **SB-241317**
DATE: **09/09/2024**

SKYLAND ENGINEERING, INC.
(C-4615)
P.O. BOX 1942
SKYLAND, NC 28776
skylandengineeringnc@gmail.com

FOR CONSTRUCTION

CLIENT: **STEPHENS SMITH FERRELL ARCHITECTURE**
PROJECT: **MY FATHER'S PIZZA - DECK ADDITION**
LOCATION: **BLACK MOUNTAIN, NC**

SHEET NO.
S2.02

110 Cherry Street Buffer – Property Owners

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
West State Street Properties LLC	208 W State St	Black Mountain	NC	28711
Black Mountain United Methodist	PO Box 517	Black Mountain	NC	28711
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
The Swannanoa Valley Historical and Preservation Association	PO Box 306	Black Mountain	NC	28711
Vermillion Bucks Enterprises LLC	221 W State St	Black Mountain	NC	28711
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Happy Tails LLC	116 Cherry St	Black Mountain	NC	28711
Loose Dogs LLC	313 Joan Ct	Beaufort	NC	28516
Diaz Properties LLC	19 Rankin Ave Ste 133	Asheville	NC	28801
Montreat Cottage Rentals LLC	PO Box 185	Montreat	NC	28757
100 Cherry Street LLC	20 Haywood St	Asheville	NC	28801
Northern Oak Properties LLC	12 Arbor Ln	Arden	NC	28704
Northern Oak Properties LLC	12 Arbor Ln	Arden	NC	28704
Rare Holdings LLC	2581 US Highway 70	Swannanoa	NC	28778
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Kim & Cheryl Caraway	80 Oak Cir	Marion	NC	28752
Channing Howard	165 Eastern Ave	Essex	MA	1929
J & L Butler LLC	105 N Main St	Abbeville	SC	29620
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Second Stream LLC	14 Woodlink Rd	Asheville	NC	28801
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277
Ethel Mintz Revocable Trust	106 Pleasant Drive Cir	Black Mountain	NC	28711
105 Cherry Street LLC	118 Beech St	Black Mountain	NC	28711
Shirtmandude Co	103 Cherry St	Black Mountain	NC	28711
Pei-Ling Becker	101A Cherry St	Black Mountain	NC	28711
Griffin and Williams Revocable Trust	44 Sky High Dr	Black Mountain	NC	28711

PIN #

61925872800000
61926808000000
61935064400000
61935066800000
61935075200000
61935150000000
61935179400000
61935183400000
61935194600000
61935197500000
61935197900000
61935261500000
61935273000000
61935274800000
61935299300000
61935299900000
61935382300000
61935382700000
61935387000000
61935390700000
61935391000000
61935470500000
61936008700000
61936205200000
61936205500000
61936205700000
61936207300000

