



**CITY OF HENDERSONVILLE
DESIGN REVIEW ADVISORY COMMITTEE -
SPECIAL CALLED MEETING**
City Hall Third Floor Meeting Room - 160 6th Avenue E, Hendersonville, NC
28792
Tuesday, February 11, 2025 – 9:00 AM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **NEW BUSINESS**
 - A. 344 N Main Street
5. **OLD BUSINESS**
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

Item A.

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697-3010).

All COA applications are **due 30 days prior** to the next regular Commission meeting date. The Historic Preservation Commission meets the **third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).**

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 1.14.2025 Minor Work Major Work Major Work Resubmittal

Application Contact Information			
Applicant Name: PEACOCK ARCHITECTS	Property Address: 129 3RD AVENUE W HENDERSONVILLE, NC 28792	Applicant Email: TAMARA@PEACOCKARCHITECT.COM	Phone Number: (828)6969-4000
Property Owner Name (if different from Applicant) HVL PROPERTY MANAGEMENT	Mailing Address: PO BOX 786 ARDEN NC 28704	Owner Email: JOSHDISRAEL@GMAIL.COM	Phone Number: (828)606-3453

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

Request for Approval: Renovation of the Front Façade – 344 Main Street (J.C. Penney Building), Hendersonville, NC
 Peacock Architects respectfully submits this proposal for approval to renovate the front façade of 344 Main Street, also known as the J.C. Penney building, in Hendersonville, NC. In conjunction with the interior redesign, which includes subdividing the space into two leasable units, we propose installing a new storefront.
 The proposed design features two double-door entries, each serving one of the units, integrated into a glass storefront reminiscent of the building's historical character. This design includes a recessed entry canopy, consistent with the historical storefront typology prevalent in Hendersonville.
 Our attached drawings and photographs document our investigation of the existing façade materials beneath the current metal screen. We have confirmed that the underlying brick is in excellent condition.
 Additionally, we seek approval to replace the existing double doors in the back alley, which measure 4' in width by 6'-1" in height. The replacement will use standard flat-panel metal doors while maintaining the original door opening dimensions. This change is necessary to enhance security and meet current fire code requirements.
 Throughout the design process, we have adhered to the guidelines outlined in the Main Street Guidelines Manual as follows:
 Preservation of Historic Features: Retain entryways, display windows, doors, transoms, and corner posts (Section 3.1.1).
 Avoid removing or altering historical features: Avoid removing or altering historical features (Section 3.1.2).
 Historical Accuracy: Base the new storefront design on historical research and evidence (Section 3.1.5).
 Retention of Façade Details: Preserve historic façade details and materials, especially on side and rear elevations (Section 3.3.1).



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Item A.

Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Josh Israel

Printed Property Owner(s) Name

Josh Israel

Property Owner(s) Signature

HVL Property Holdings

Printed Company Name (if applicable)

*LLC, Inc., Trust

Member

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Item A.

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):	
Note: These items are <u>required</u> as part of a complete application package. Incomplete application packages <u>will not</u> move forward in the review process and will result in additional processing and review time.	
<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
Fences and Walls	
<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
<input type="checkbox"/>	Manufacturer Specifications , including material color.
<input type="checkbox"/>	Roof Plan , showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
<input type="checkbox"/>	Site Plan , showing location of proposed equipment
<input type="checkbox"/>	Screening type , i.e. shrubbery, fencing, or other.
Foundation Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Masonry Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Awnings	
<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information , cloth, canvas, acrylic, or other
Removal of Artificial Siding	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work , repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Item A.

Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

OWNER

TOM LYNCH
HVL PROPERTIES

ARCHITECT

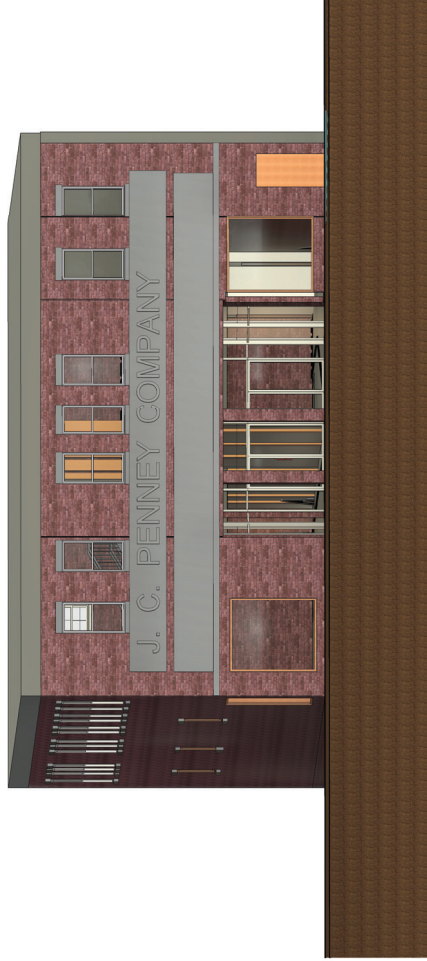
PEACOCK ARCHITECTS
129 3RD AVE WEST HENDERSONVILLE, NC
TAMARA PEACOCK, PRESIDENT
(628) 715-1050
NICOLLE REBOLLEDO, PROJECT MANAGER
(828) 698-4000

CONTRACTOR

TBD

J.C. PENNEY BLDG. RESTORATION & RENOVATION EXTERIOR FACADE AND GROUND FLOOR

344 N MAIN ST HENDERSONVILLE, NORTH CAROLINA 28792



STREET VIEW



BUILDING DATA	
LEVEL OF ALTERATION:	LEVEL 2
BUILDING CONSTRUCTION TYPE:	TYPE III-B
BUILDING OCCUPANCY TYPE:	MIXED USE
BUILDING SQUARE FOOTAGE:	10,800 SQ. FT.
LEGAL DESCRIPTION:	ADDRESS: 344 MAIN STREET
PIN # :	
SCOPE OF WORK	
LEVEL OF ALTERATION:	LEVEL 2
THIS PROJECT INCLUDES FACADE RESTORATION; REMOVAL OF DECORATIVE METAL SCREEN REPAIR AND REPOINTING OF BRICK, INSULATION ON NEW STOREFRONT AND ENTRY DOORS; THE INSTALLATION OF NEW STOREFRONT AND ENTRY DOORS; THE CREATION OF NEW STOREFRONT AND ENTRY DOORS; THE CREATION OF NEW ACCESSIBLE LINES; THE INTERIOR UNITS EACH HAVE ADA ACCESSIBLE BATHROOMS AND NEW SECONDARY EXITS WHICH EXIT OUT THE REAR GROUND LEVEL.	
APPLICABLE CODES	
2024 NFA NATIONAL ELECTRIC CODE	
2018 NC STATE ENERGY CODE	
2018 NSSEC: EXISTING BUILDING CODE	
2018 NSSEC: PLUMBING CODE	
2018 NSSEC: MECHANICAL CODE	
2018 NSSEC: ELECTRICAL CODE	
2018 NSSEC: FIRE PREVENTION CODE	
2018 NSSEC: BUILDING CODE	

VICINITY MAP



PROJECT NORTH



PEACOCK ARCHITECTS

Revision	Issued
A	4-24-24
	Permit
	Commence
	File

The accuracy of the information provided herein is the responsibility of the client. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein.

DATE:	10/30/2025 10:42:03 AM
DESIGNER:	
CHECKER:	
DATE:	
DATE:	
DATE:	

ALLOWABLE HEIGHT (Section 504)

Use Group	Height	Area
1. Type Construction	5	100,000
2. Fire Alarm	5	100,000
3. Fire Alarm and Standpipe	5	100,000
4. Fire Alarm, Standpipe and Sprinklers	5	100,000

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS (PARTS)

Building Element	Rating	Notes
Structural Frame	2	
Exterior Wall	2	
Roof/Deck	2	
Interior Wall	0	
Floor	0	
Stair	0	
Elevator	0	
Other	0	

TABLE 602 - FIRE RESISTANCE RATING REQUIREMENT EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

Fire Separation Distance (ft)	Rating
0 - 10	2
10 - 20	2
20 - 30	2
30 - 40	2
40 - 50	2
50 - 60	2
60 - 70	2
70 - 80	2
80 - 90	2
90 - 100	2

TABLE 603 - MINIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE

Fire Separation Distance (ft)	Minimum Area (sq ft)
0 - 10	100
10 - 20	100
20 - 30	100
30 - 40	100
40 - 50	100
50 - 60	100
60 - 70	100
70 - 80	100
80 - 90	100
90 - 100	100

TABLE 604 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS (NON-SMOKER)

Room Type	Wall Finish	Ceiling Finish
Classroom	1	1
Office	1	1
Hotel	1	1
Restaurant	1	1
Bar	1	1
Club	1	1
Other	1	1

TABLE 605 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

BUILDING DATA

Construction Type: IA IIA IIB IIC IVD

Structure: M S U V

Built Height: 30 Feet

Code Jurisdiction: CITY OF HENDERSONVILLE

APPLICABLE CODES:

- 2018 International Building Code
- 2018 International Fire Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Energy Conservation Code
- 2018 International Electrical Code
- 2018 National Fire Protection Association (NFPA) 704

NOTE: Refer to other discipline drawings for code turnkey by the owner.

ALLOWABLE AREA (Section 500.2)

Area	Use Group	Area (sq ft)
1.000 SF	1.000 SF	1.000 SF
1.000 SF	1.000 SF	1.000 SF

TABLE 606 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 607 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 608 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 609 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 610 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 611 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 612 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 613 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 614 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 615 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 616 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 617 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 618 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 619 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 620 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 621 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 622 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

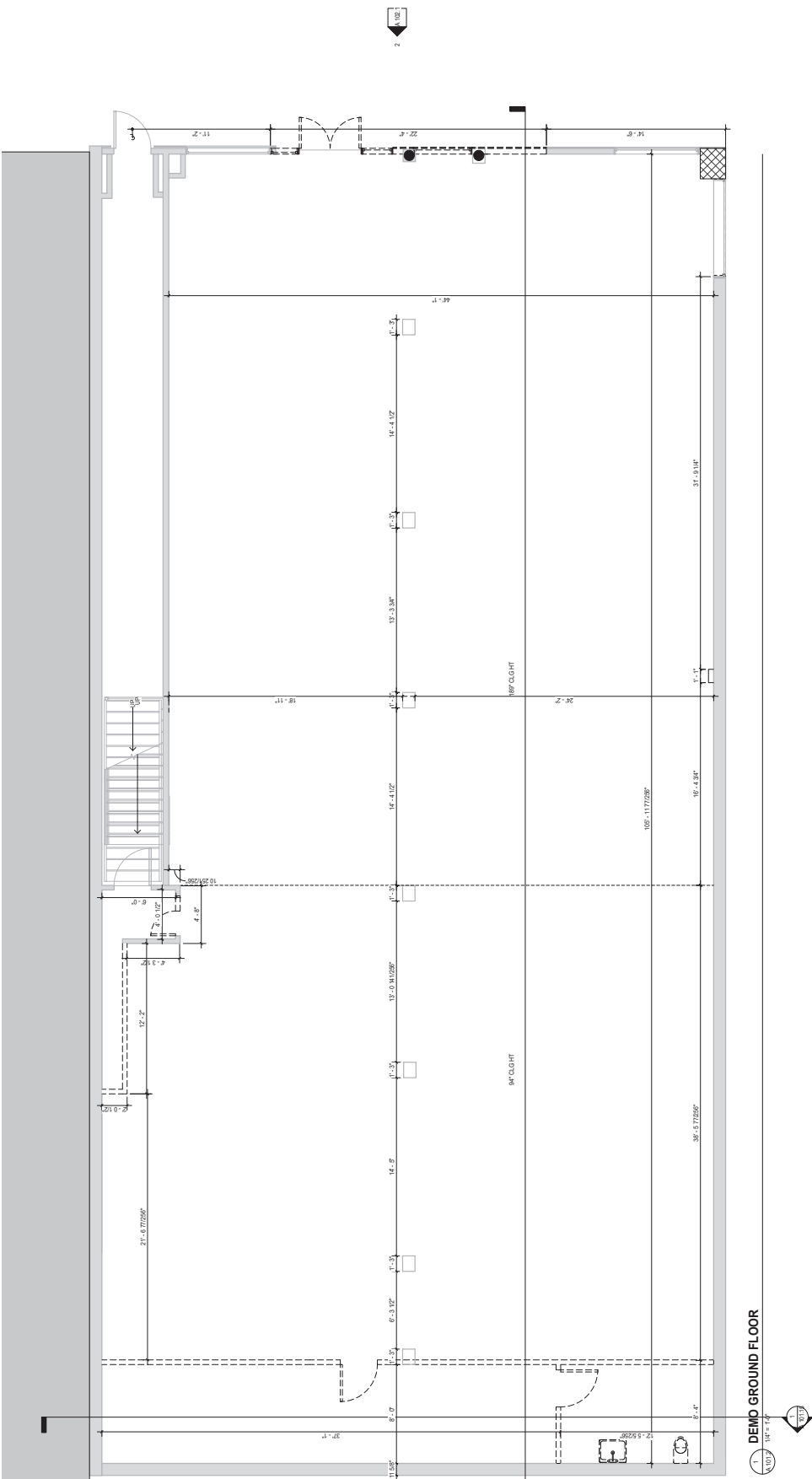
Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 623 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100

TABLE 624 - LIFE SAFETY PLANS FROM OVERALL OCCUPANT LOADS

Occupancy Type	Exit Width (ft)	Exit Capacity (persons)
Classroom	2	100
Office	2	100
Hotel	2	100
Restaurant	2	100
Bar	2	100
Club	2	100
Other	2	100



1 DEMO GROUND FLOOR
 1/8" = 1'-0"

Revision	Date	Issued For

DATE PLOTTED: 11/02/2016 12:55 PM
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

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

PROJECT NO.: 107-1412297

SHEET NO.:

DATE: 11/02/2016

PROJECT: HVA PROPERTY MGMT

PROJECT DESIGN TEAM: PEACOCK ARCHITECTS

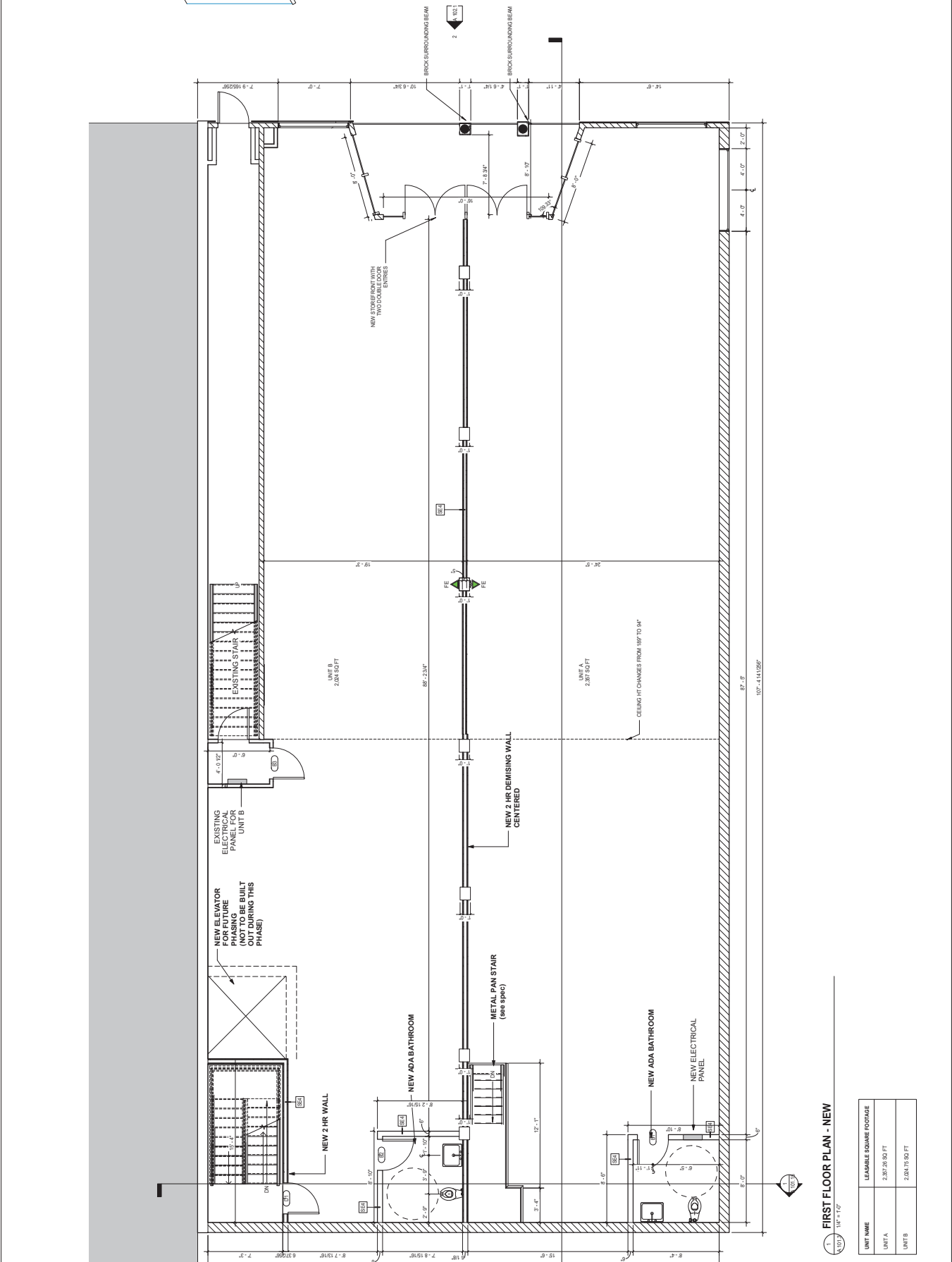
OWNER: HVA PROPERTY MGMT

PROJECT NAME:

ISSUED FOR:

DATE:

SHEET TITLE:



1.1 FIRST FLOOR PLAN - NEW
 SCALE: 1/8" = 1'-0"

UNIT NAME	LEASEABLE SQUARE FOOTAGE
UNIT A	2,387 RS SQ FT
UNIT B	2,084 RS SQ FT

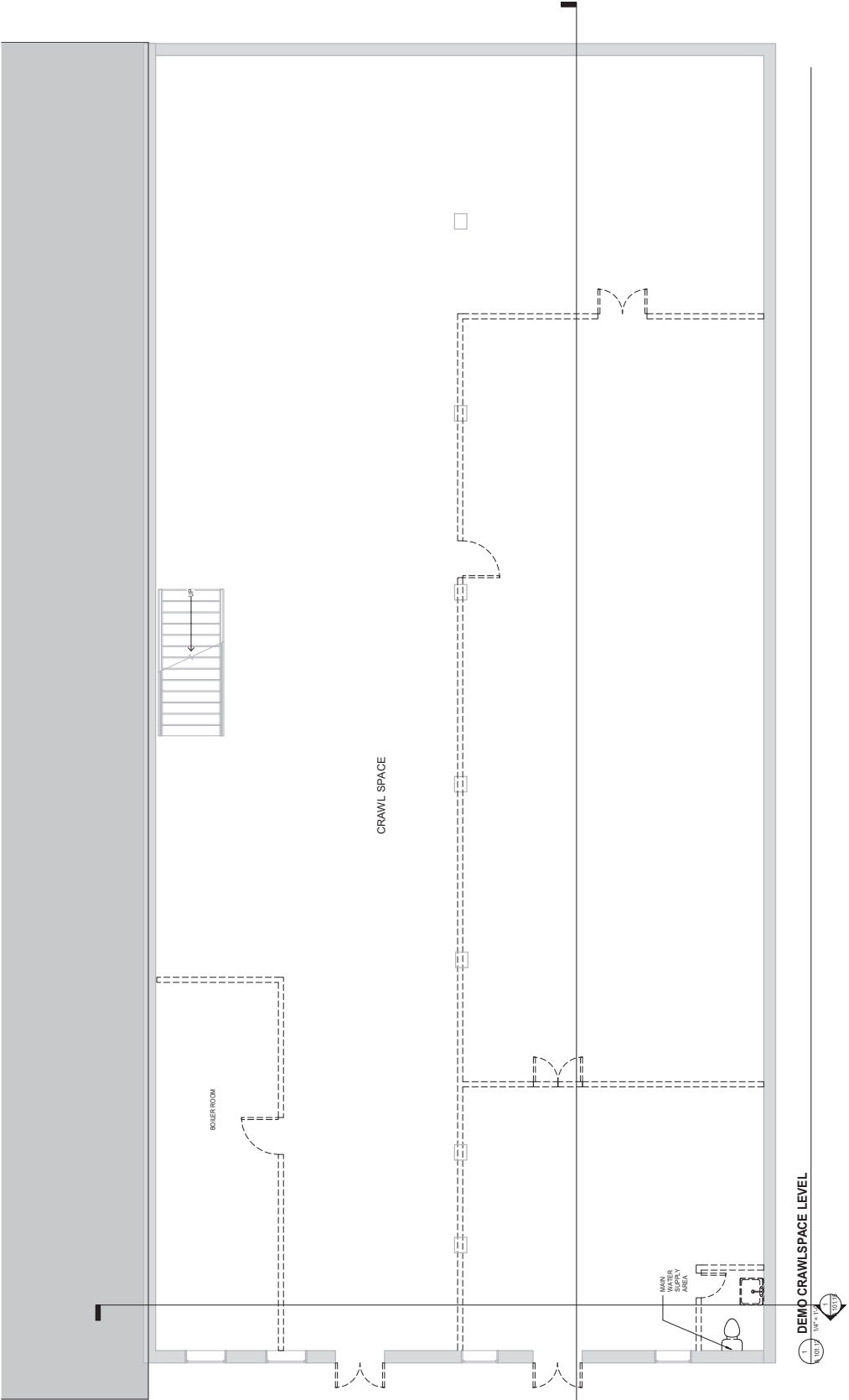
Revision	Revision	Issued	For
n	Date		

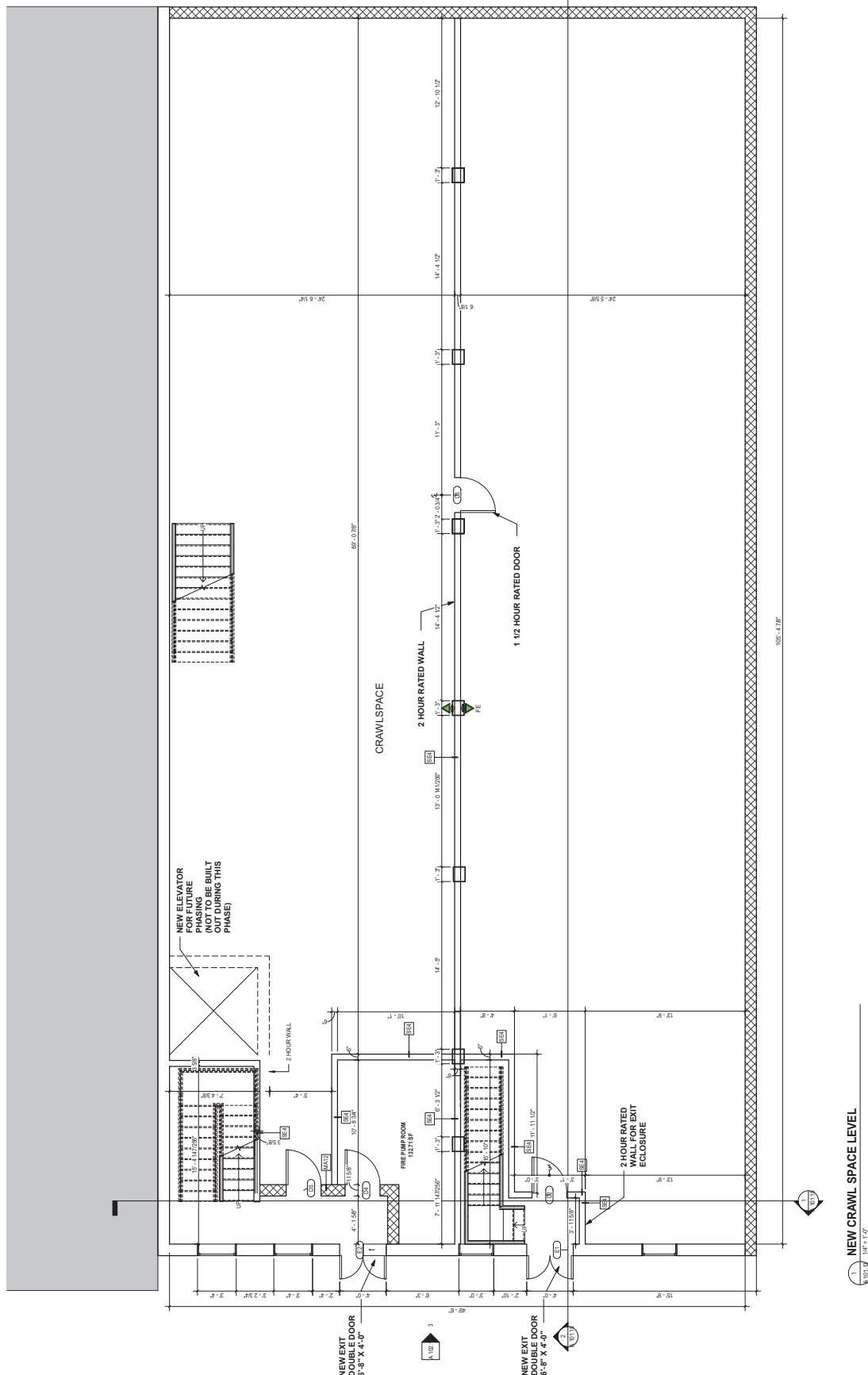
The accuracy of the information provided herein is the responsibility of the client. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein.

DATE: 11/27/2025 11:38:39 AM

Checked by:	PEACOCK
Approved by:	PEACOCK
Scale:	1/8" = 1'-0"
Sheet No.:	14

SHEET NO. **Item A.**





1 NEW CRAWL SPACE LEVEL
 1/8" = 1'-0"

Revision	Revision Date	Issued For

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DATE: 11/20/2025 11:58:37 AM

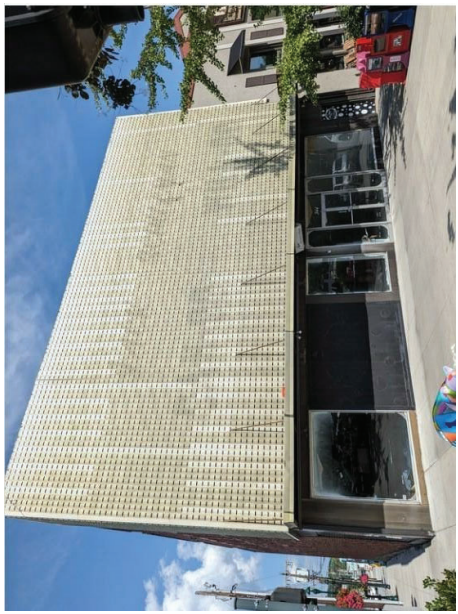
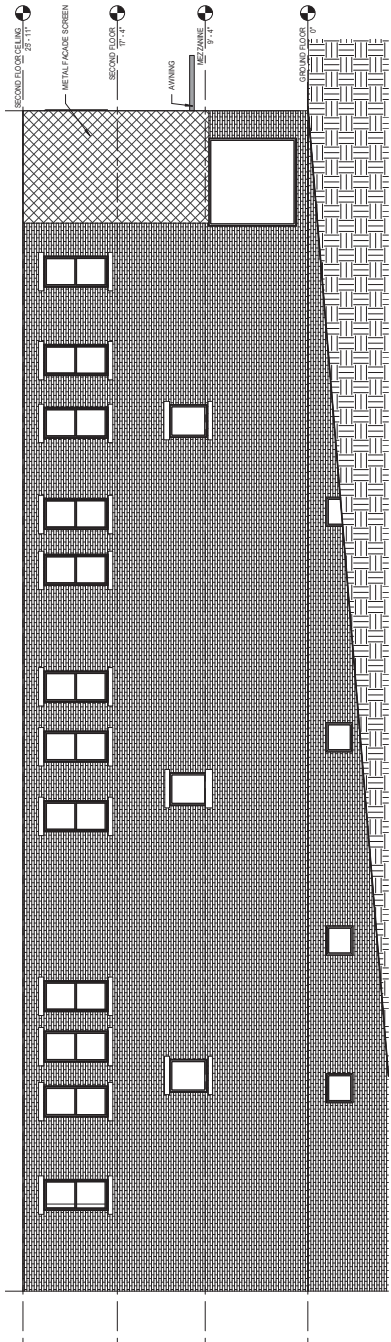
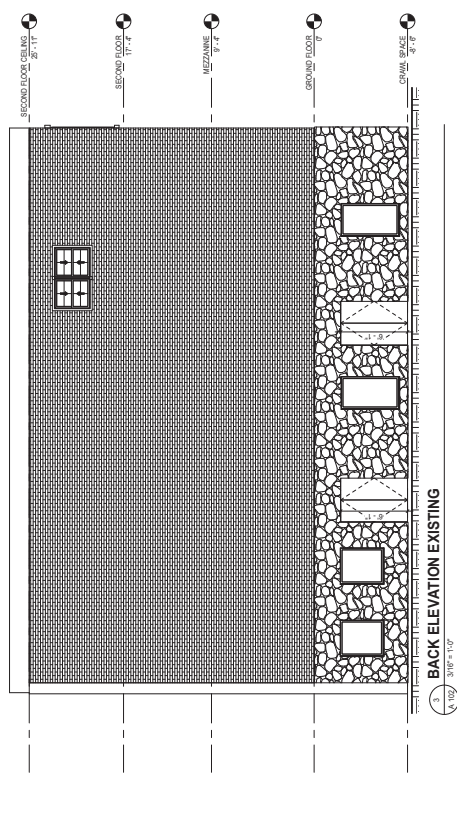
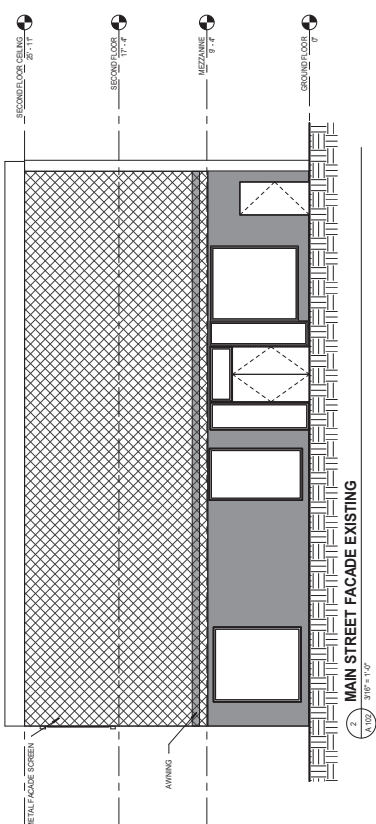
DESIGNER: [Name]

CHECKER: [Name]

DATE: [Date]

SCALE: [Scale]

SPRINT NO. **Item A.**



EXISTING PHOTO OF 34 MAIN STREET VIEW



EXISTING PHOTO OF 34 MAIN STREET BACK ALLEY VIEW

Revision	Revision Date	Issued For

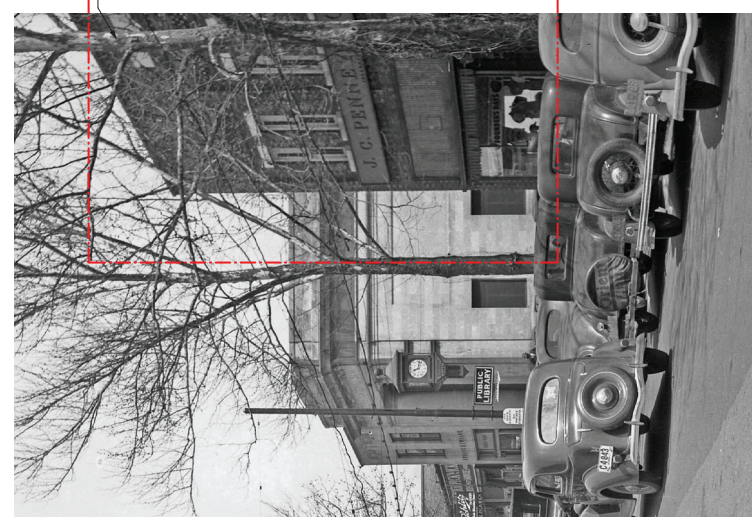
The accuracy of the information contained herein is the responsibility of the user. The user shall verify the accuracy of the information contained herein before use. The user shall not rely on the information contained herein for any purpose other than that intended. The user shall not be held liable for any damages, including consequential damages, arising from the use of the information contained herein. The user shall not be held liable for any damages, including consequential damages, arising from the use of the information contained herein.

DATE: 11/20/2025 11:39:02 AM

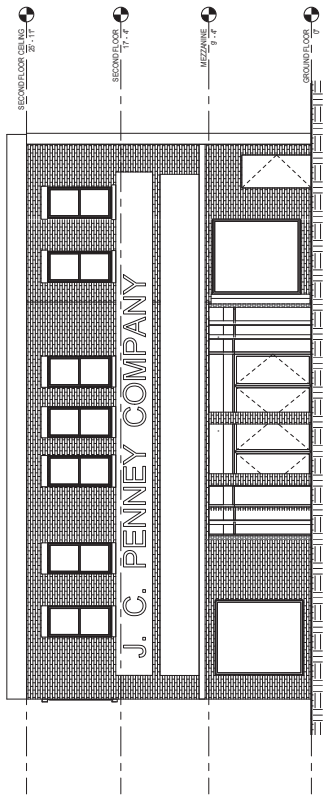
Checked by:	
Drawn by:	
Scale:	
Sheet No.:	
Total Sheets:	

SHEET NO.:

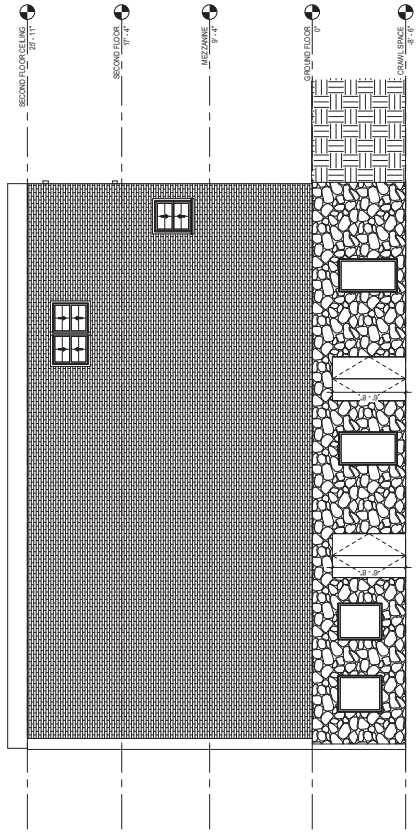
Item A.



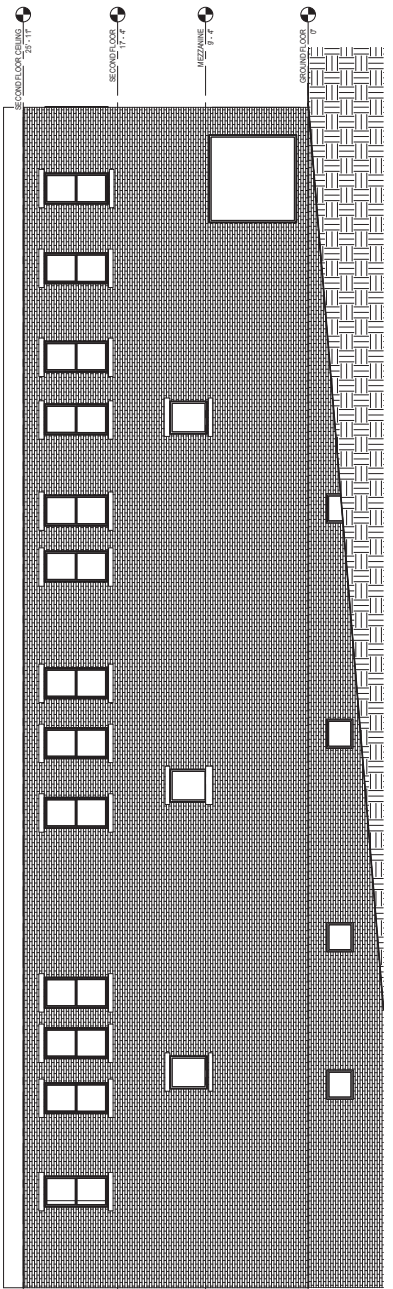
344 MAIN ORIGINAL FACADE



2 MAIN STREET FACADE NEW
 1/80' = 1'-0\"/>

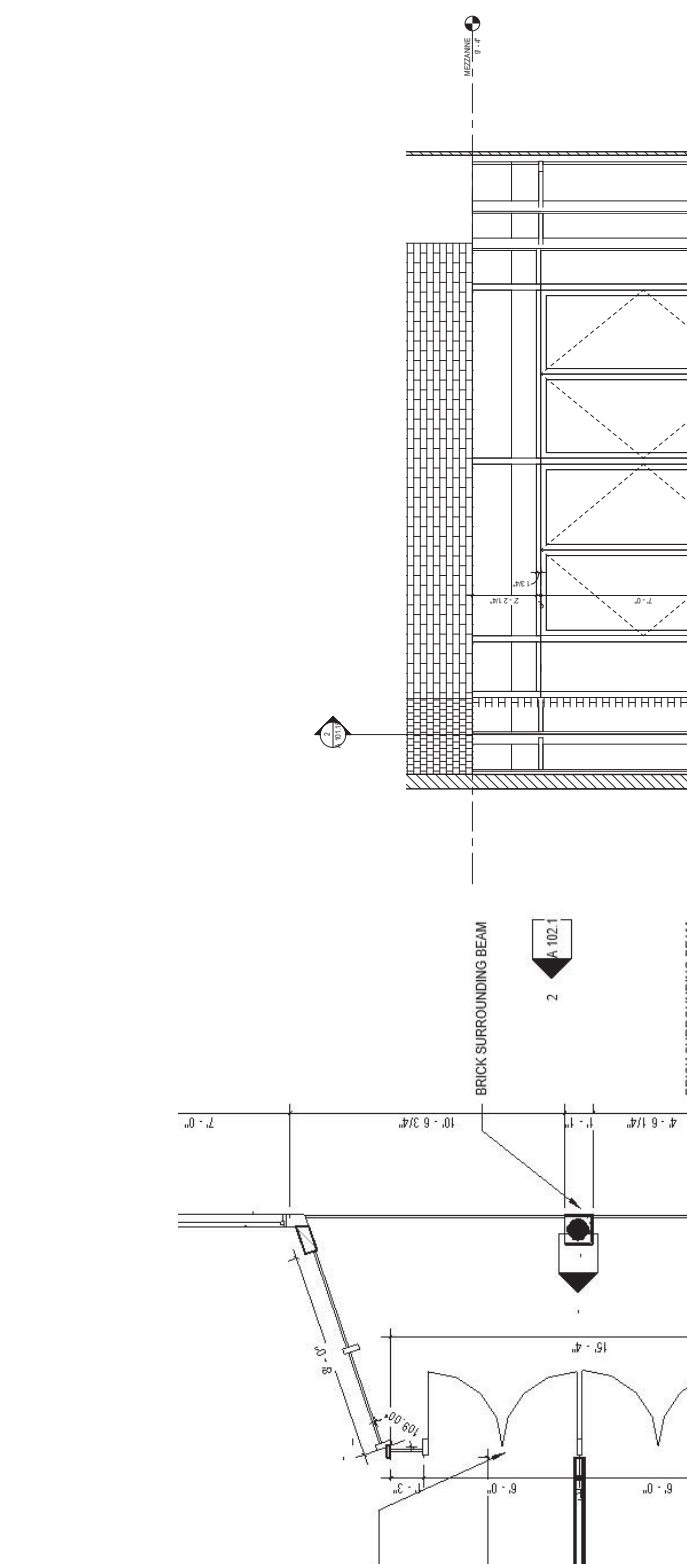


3 BACK ELEVATION NEW
 1/80' = 1'-0\"/>



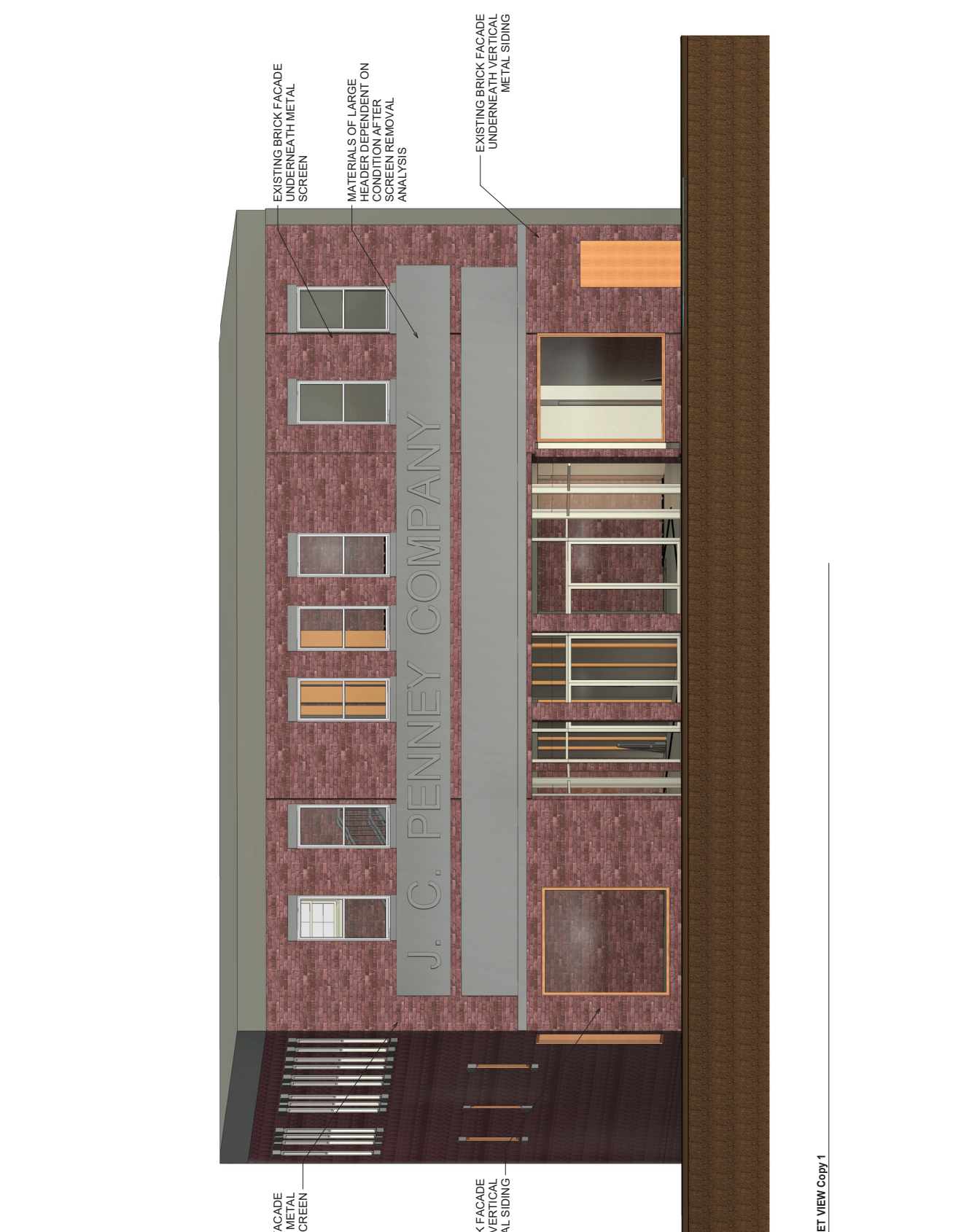
4 NORTH ELEVATION NEW
 1/80' = 1'-0\"/>

344 MAIN FACADE RESTORATION
 344 MAIN STREET
 BARBER COLLECTION HENDERSON
 COUNTY PUBLIC LIBRARY



FLOOR PLAN VIEW OF STOREFRONT

STOREFRONT ELEVATION VIEW



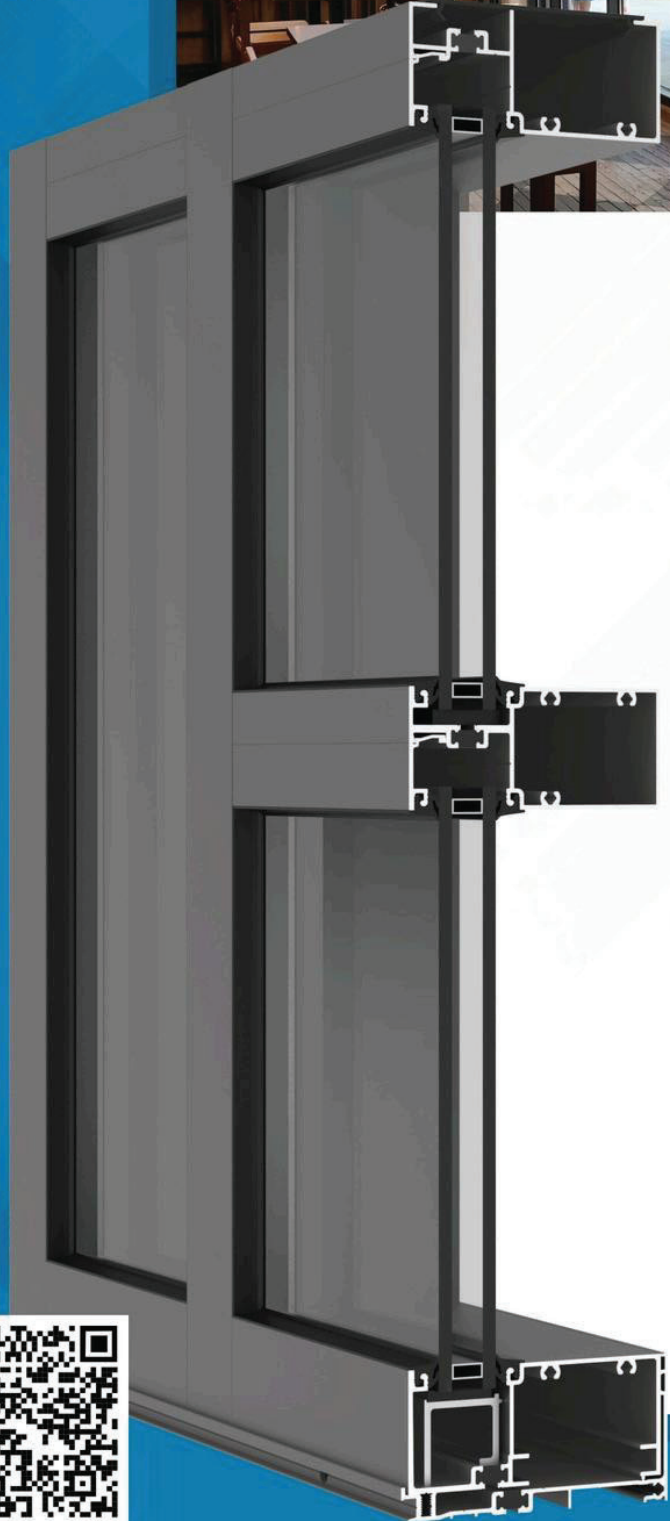
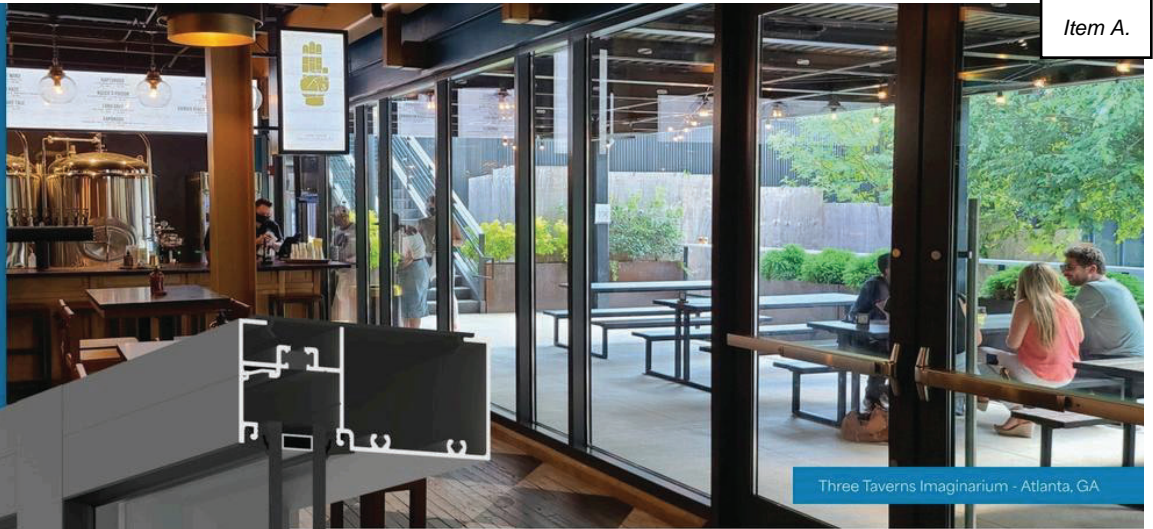
1 STREET VIEW Copy 1

Item A.

YKK ap

www.ykkap.com

Item A.



YES 45 TU Front

Thermally Broken and Front Set Storefront System

The **YES 45 TU Front** was designed for excellent thermal performance with standard Low-E insulating glass. Hinged mullions coupled with 90° or 135° inside/outside corners allow creative freedom when curves and angles are part of the design. The glass is set to the front to maximize energy performance and blend with the aesthetics of a curtain wall.

- Outside, Inside and SSG Glazing options
- ThermaBond Plus® pour and de-bridged break for better thermal performance
- High Performance Sill Flashing
 - ◆ No blind seals
 - ◆ Tall back leg for enhanced water resistance
 - ◆ Patented 3-point attachment of end dam
- Stick built assembly with concealed fasteners by Screw Spline or Shear Block
- Integrates with our YKK AP Entrances and Sun Control Systems

Configuration:

Glazing	Glass Setting	Installation
Outside, Inside and SSG	Front Set	Screw Spline or Shear Block

Thermal Values:

U-Factor:	Values as low as 0.32*
CRF:	Minimum 68 frame and 64 glass

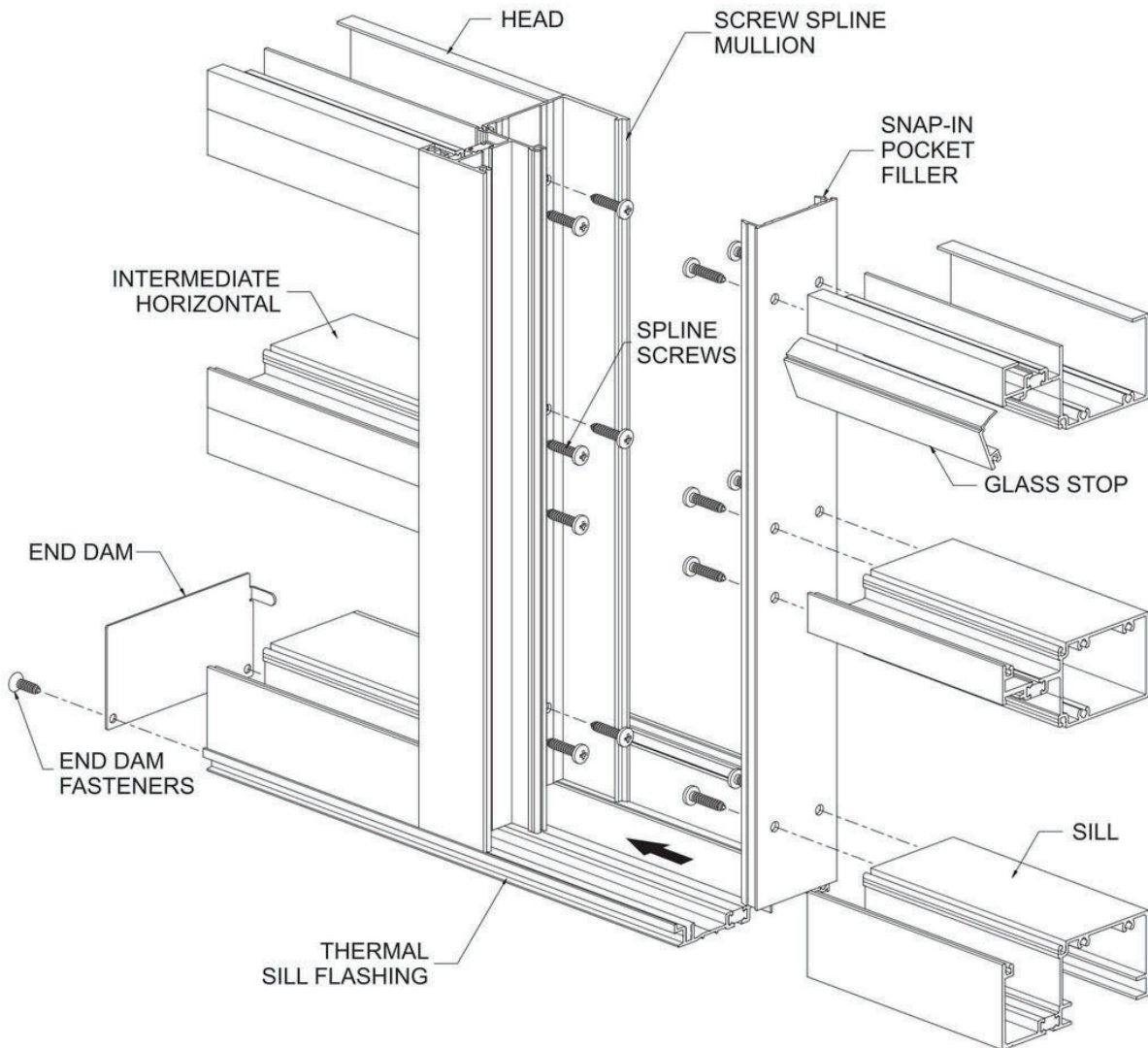
*Based on AAMA 507. Lower values may be achieved through further simulation.





YES 45 TU Thermal Storefront System

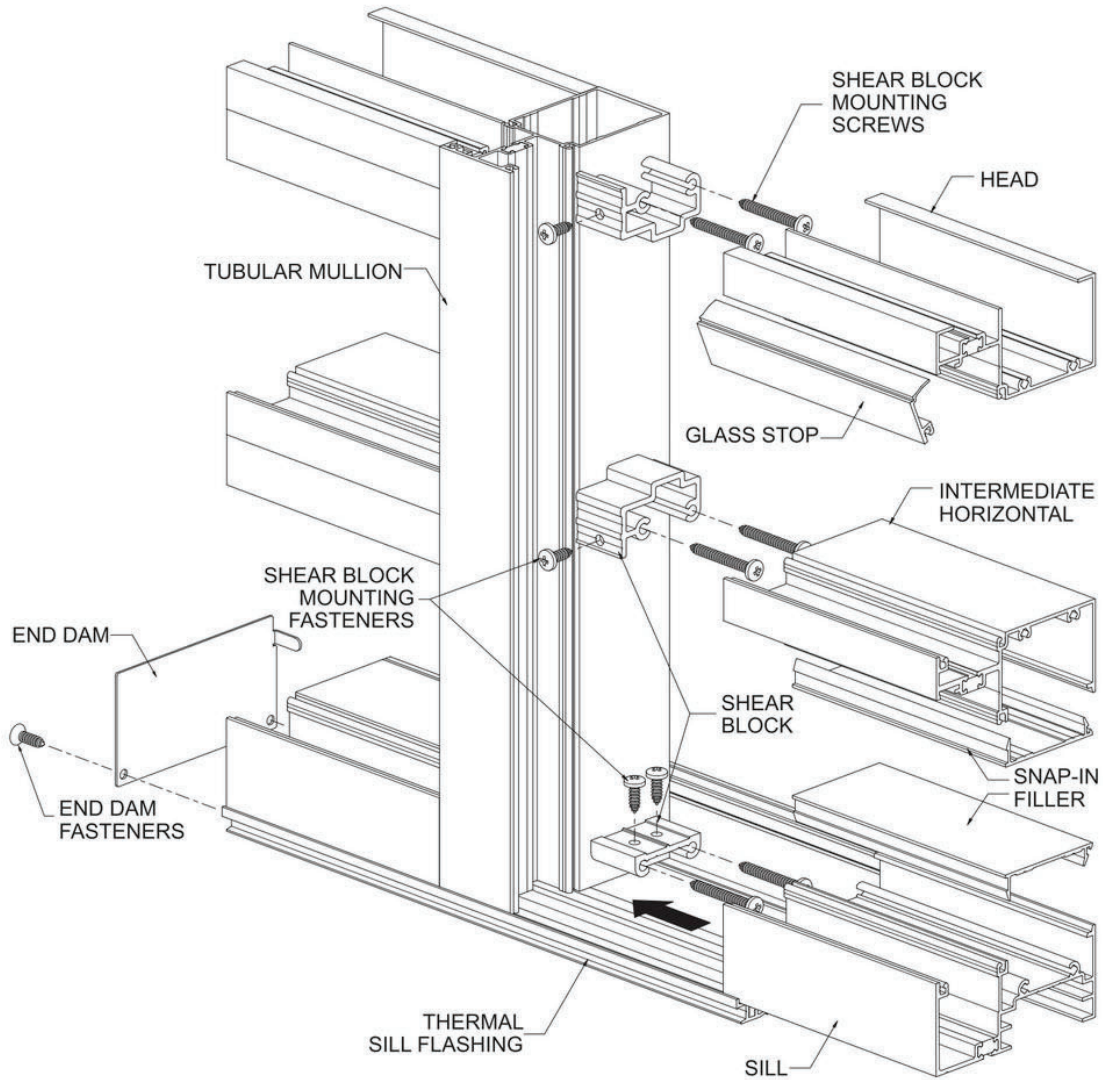
YES 45 TU FRONT SET OUTSIDE GLAZED SCREW SPLINE ASSEMBLY



YES 45 TU Thermal Storefront System



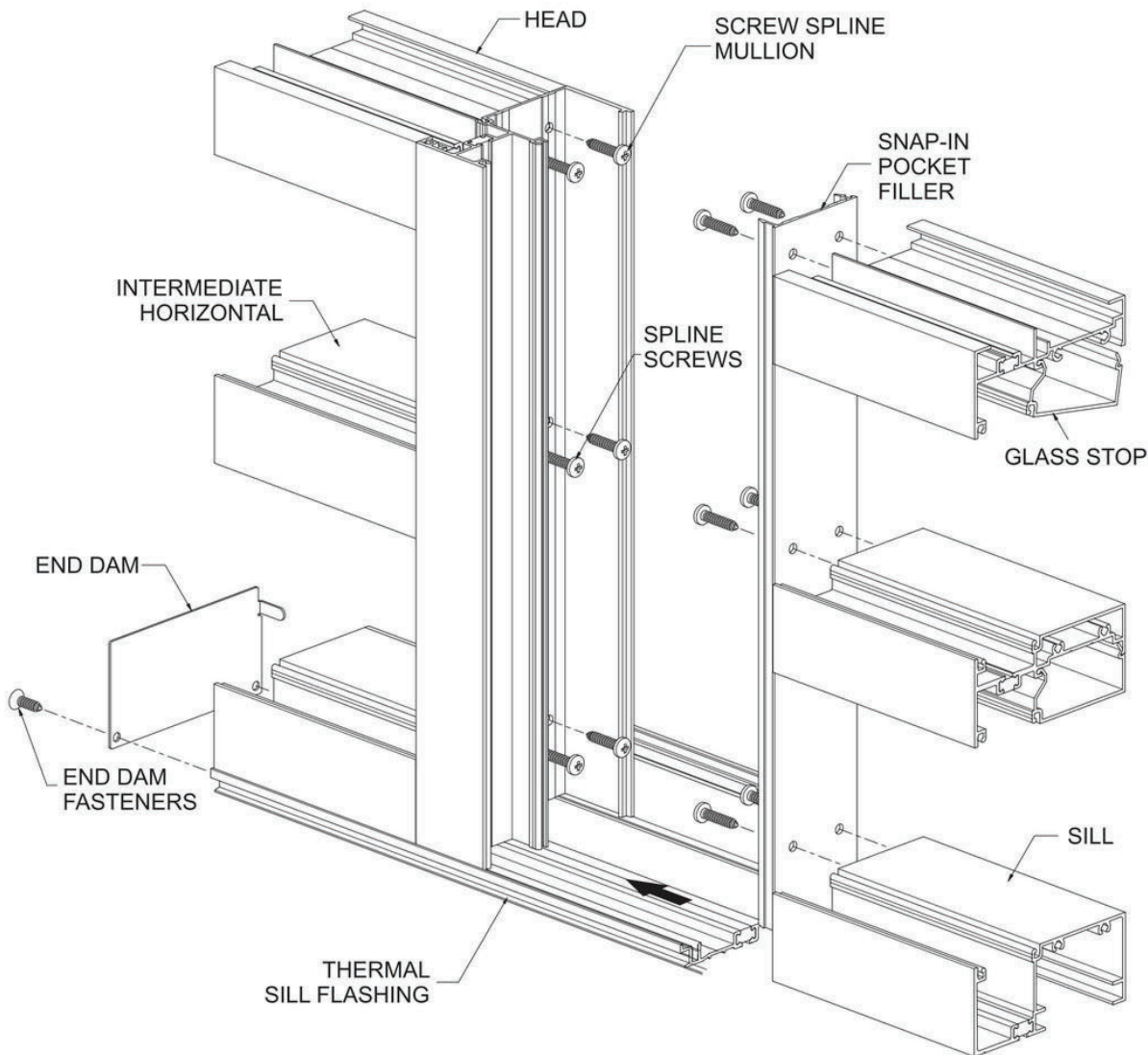
YES 45 TU FRONT SET OUTSIDE GLAZED SHEAR BLOCK ASSEMBLY





YES 45 TU Thermal Storefront System

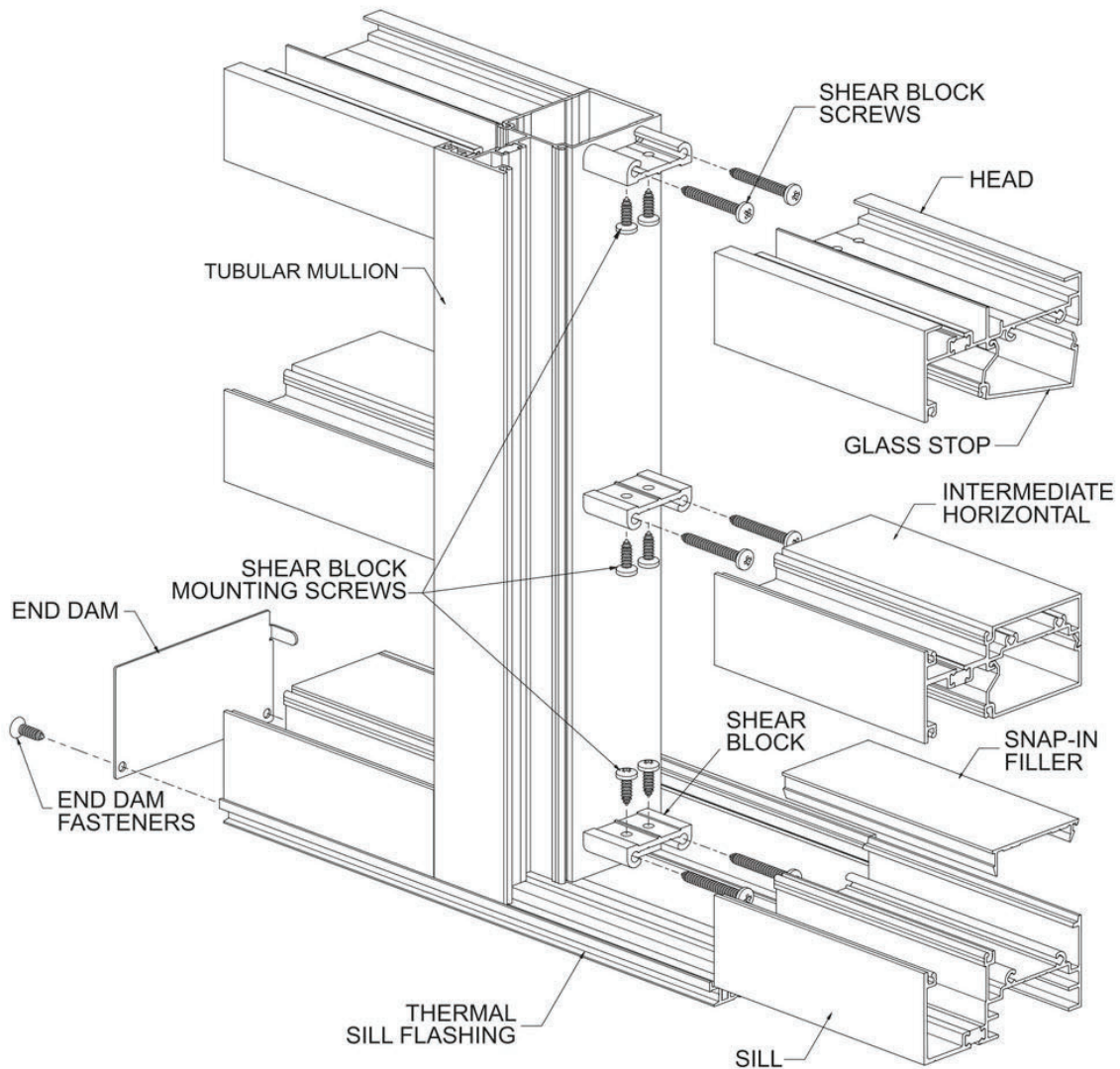
YES 45 TU FRONT SET INSIDE GLAZED SCREW SPLINE ASSEMBLY



YES 45 TU Thermal Storefront System



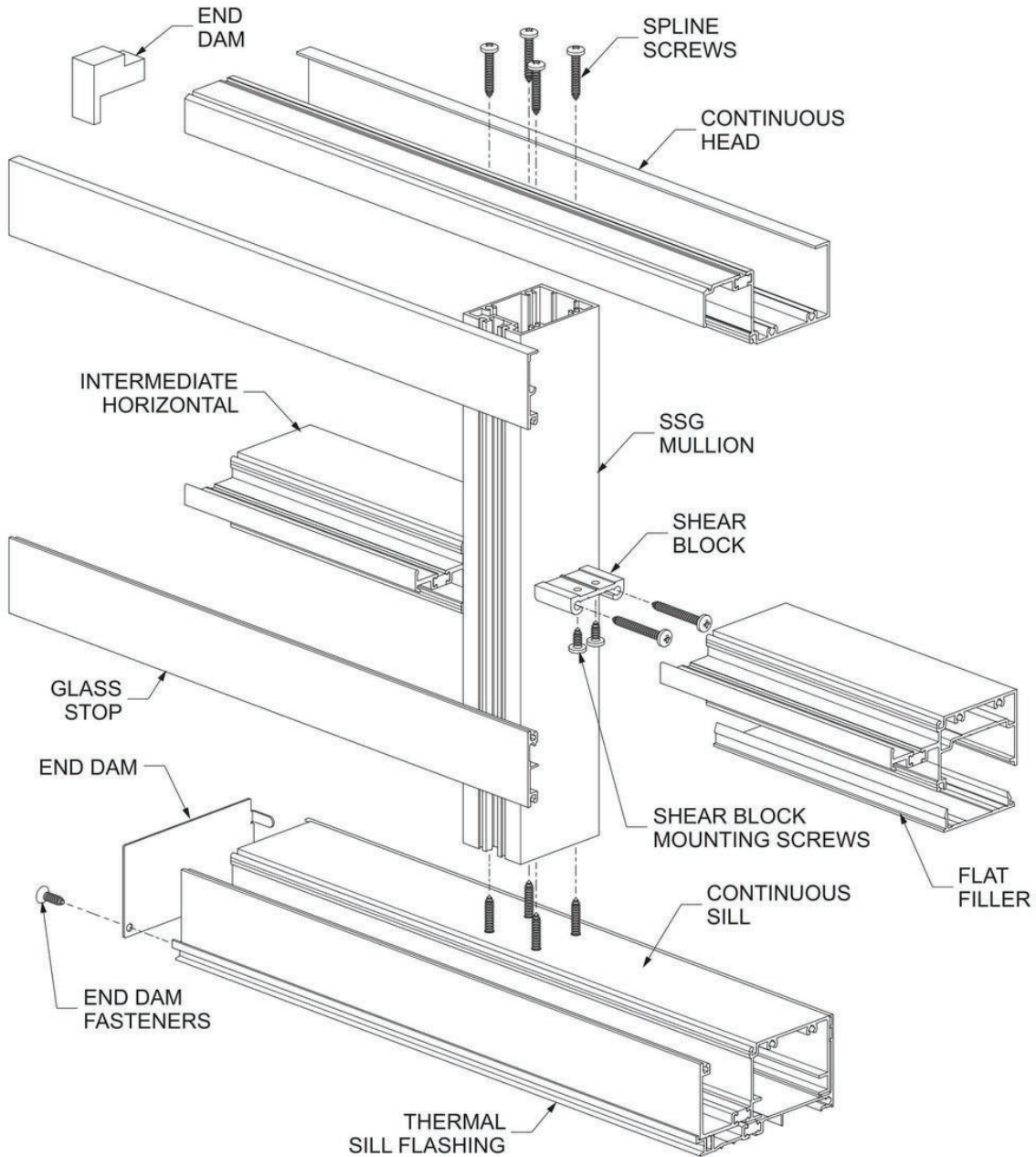
YES 45 TU FRONT SET INSIDE GLAZED SHEAR BLOCK ASSEMBLY





YES 45 TU Thermal Storefront System

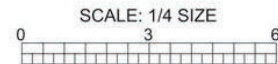
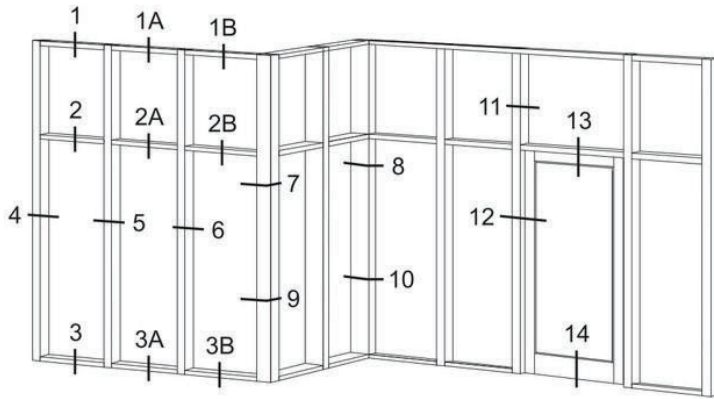
YES 45 TU FRONT SET SSG ASSEMBLY



YES 45 TU Thermal Storefront System

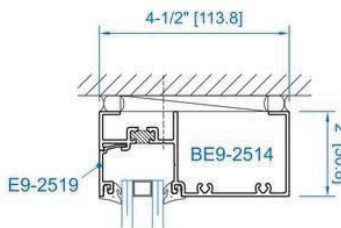


YES 45 TU FRONT SET HORIZONTAL MEMBERS FOR OUTSIDE GLAZING

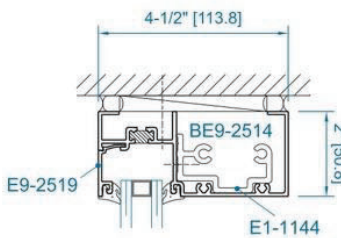


SCREW SPLINE

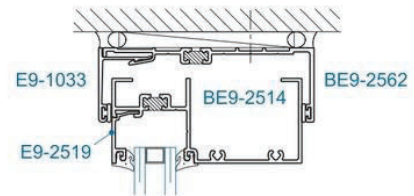
SHEAR BLOCK



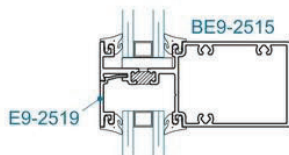
SECTION 1
HEAD



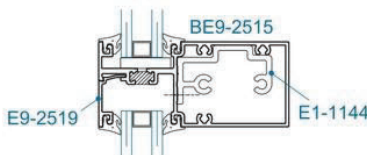
SECTION 1A
HEAD



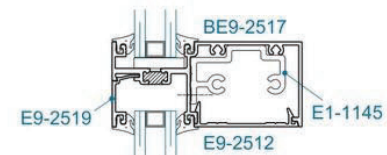
SECTION 1B
HEAD RECEPTOR



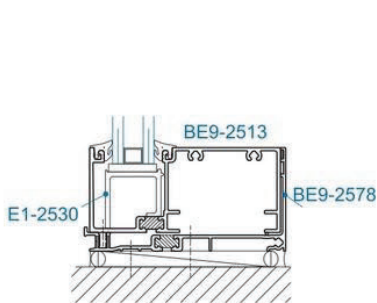
SECTION 2
HORIZONTAL



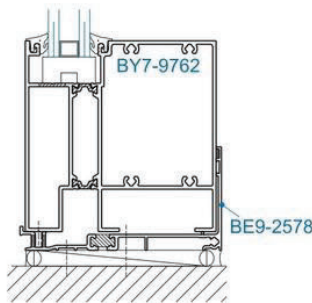
SECTION 2A
HORIZONTAL



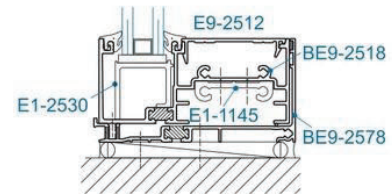
SECTION 2B
HORIZONTAL
END BAY CONDITION



SECTION 3
SILL



SECTION 3A
4-1/2" SILL

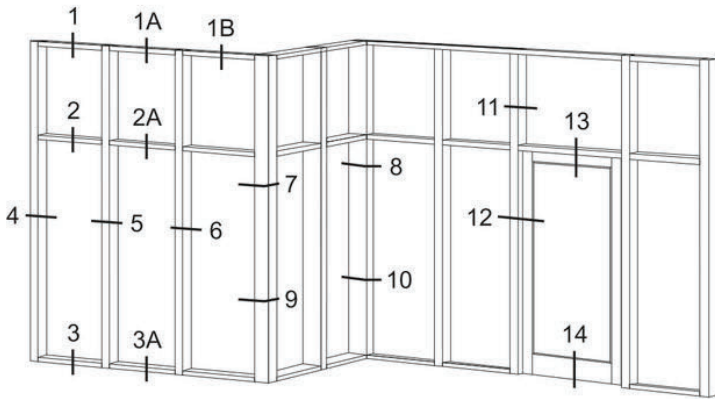


SECTION 3B
SILL



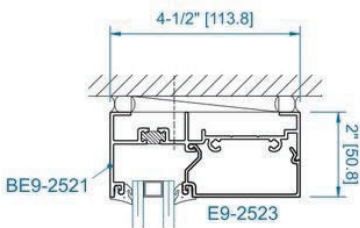
YES 45 TU Thermal Storefront System

YES 45 TU FRONT SET HORIZONTAL MEMBERS FOR INSIDE GLAZING

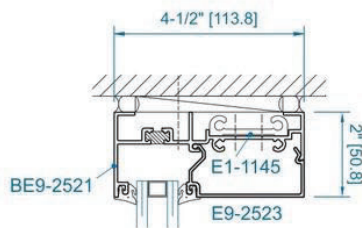


SCREW SPLINE

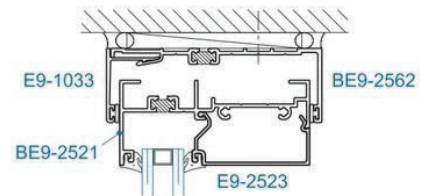
SHEAR BLOCK



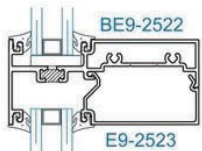
SECTION 1 HEAD



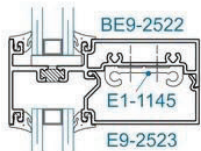
SECTION 1A HEAD



SECTION 1B HEAD RECEPTOR

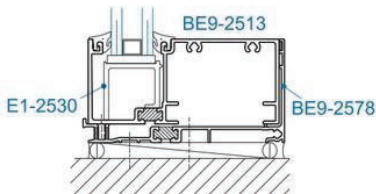
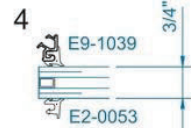
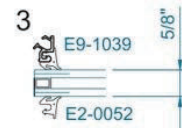
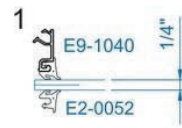


SECTION 2 HORIZONTAL

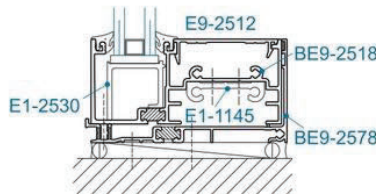


SECTION 2A HORIZONTAL

GLAZING OPTIONS



SECTION 3 SILL

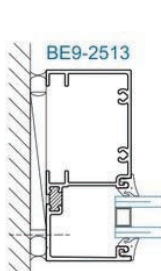
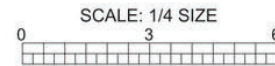
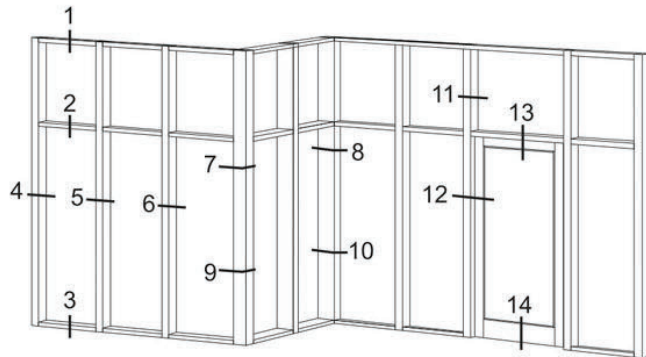


SECTION 3A SILL

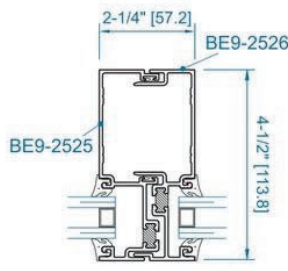
YES 45 TU Thermal Storefront System



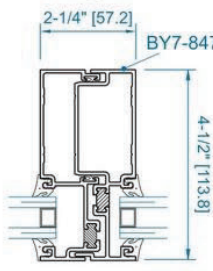
YES 45 TU FRONT SET VERTICAL & CORNER MEMBERS



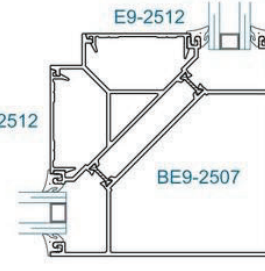
SECTION 4
JAMB



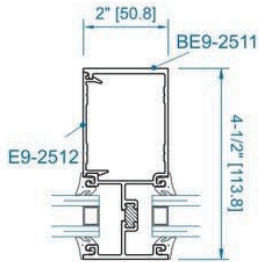
SECTION 6
EXPANSION
MULLION



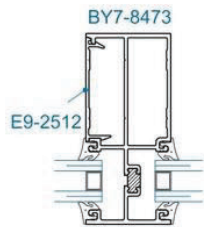
SECTION 6A
TUBULAR EXPANSION
MULLION



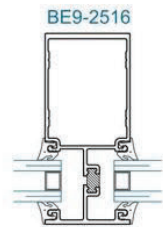
SECTION 7
90° OUTSIDE CORNER



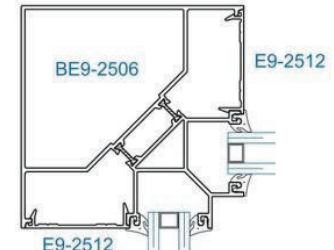
SECTION 5
TWO PIECE MULLION



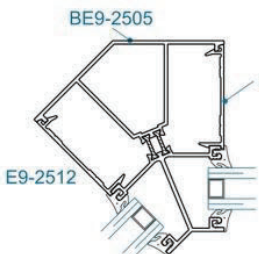
SECTION 5A
ONE PIECE MULLION



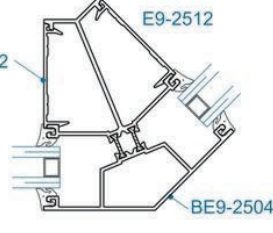
SECTION 5B
ONE PIECE MULLION



SECTION 8
90° INSIDE CORNER



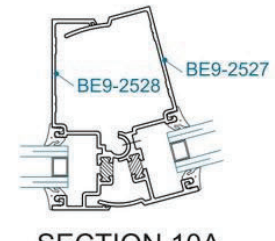
SECTION 9
135° INSIDE CORNER



SECTION 10
135° OUTSIDE CORNER



SECTION 9A
0°- 12.5° HINGED
INSIDE CORNER

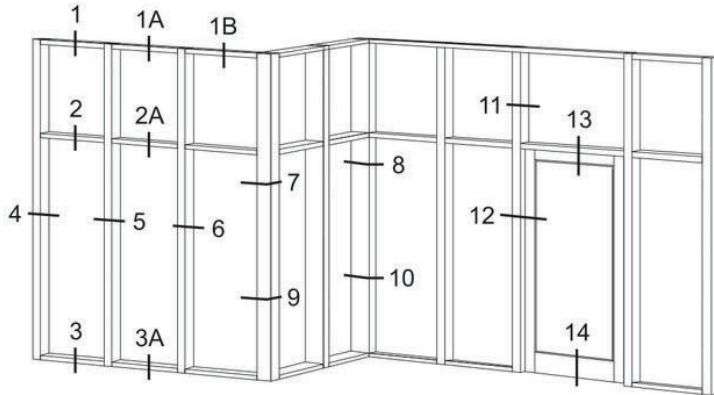


SECTION 10A
3°- 15° HINGED
OUTSIDE CORNER

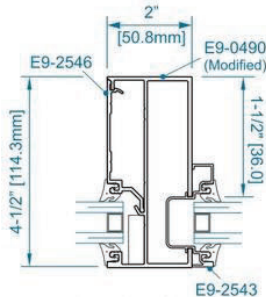
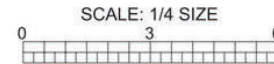


YES 45 TU Thermal Storefront System

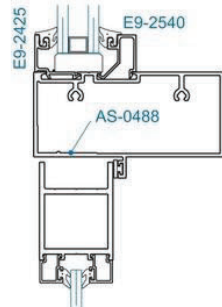
YES 45 TU FRONT SET DOOR FRAMING MEMBERS



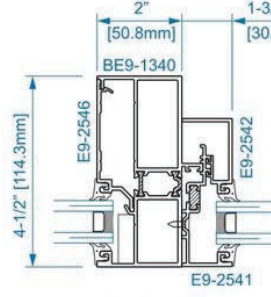
NOTE: For best thermal performance, surface mounted closer is recommended.
Dual Finish option not available with OHCC.



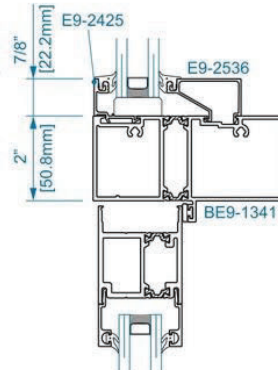
SECTION 11
STANDARD
TRANSOM JAMB



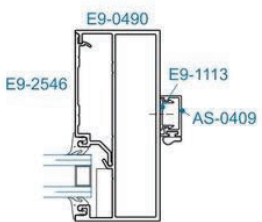
SECTION 13
STANDARD
TRANSOM BAR



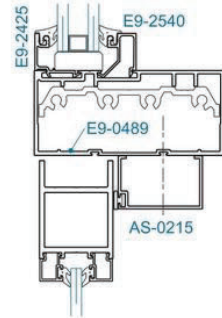
SECTION 11T
THERMAL
TRANSOM JAMB



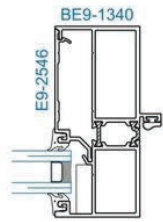
SECTION 13T
THERMAL
TRANSOM BAR



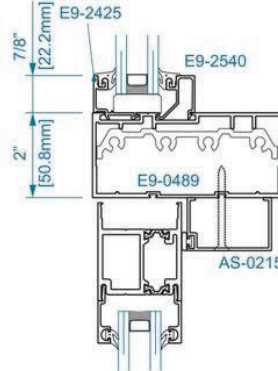
SECTION 12
STANDARD
DOOR JAMB



SECTION 13A
OHCC
TRANSOM BAR



SECTION 12T
THERMAL
DOOR JAMB

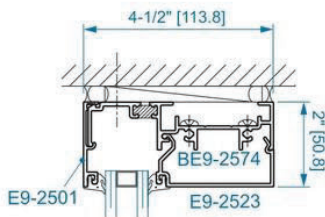
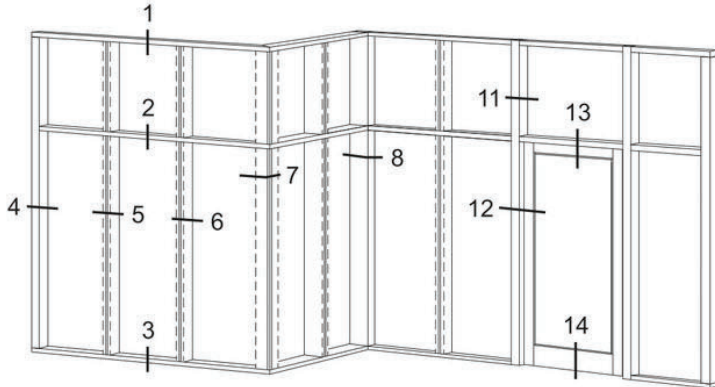


SECTION 13AT
OHCC
TRANSOM BAR

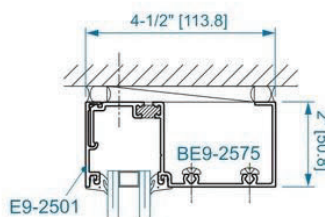
YES 45 TU Thermal Storefront System



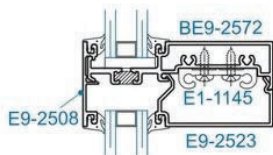
YES 45 TU FRONT SET HORIZONTAL MEMBERS FOR SSG



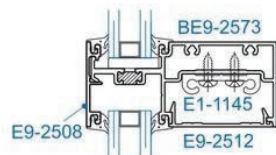
SECTION 1
I.G. HEAD



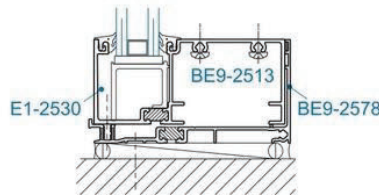
SECTION 1A
O.G. HEAD



SECTION 2
I.G. HORIZONTAL



SECTION 2A
O.G. HORIZONTAL

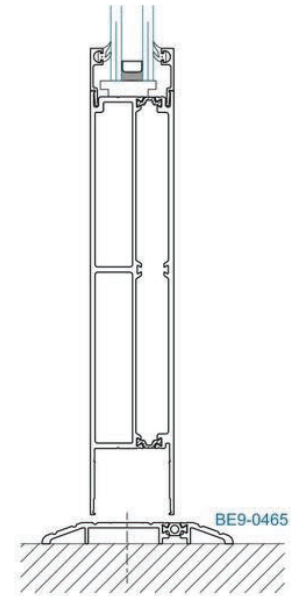
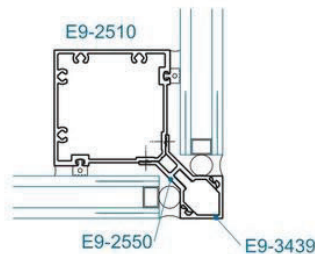
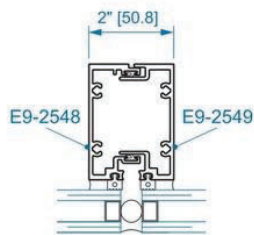
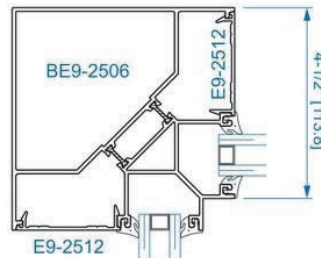
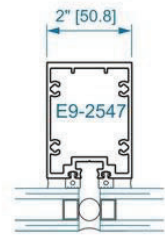
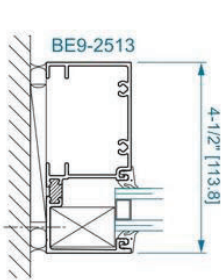
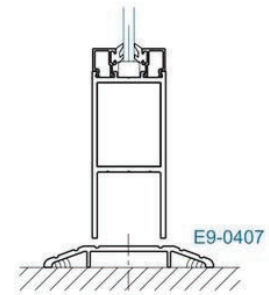
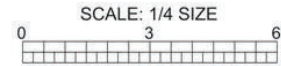
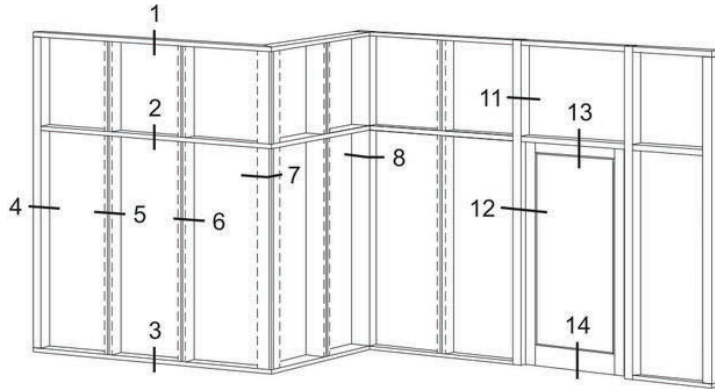


SECTION 3
I.G./O.G. SILL



YES 45 TU Thermal Storefront System

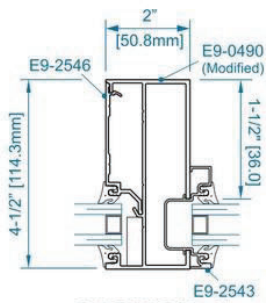
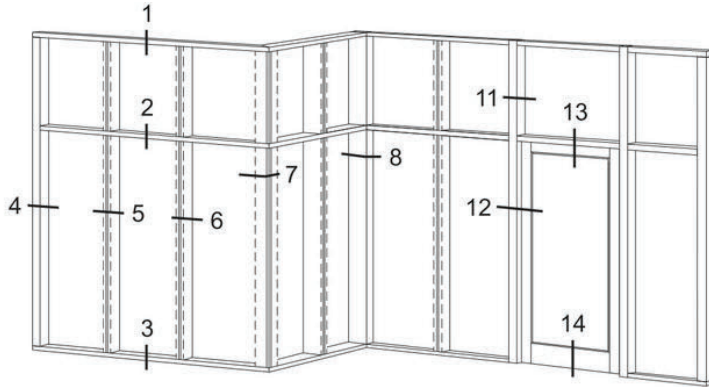
YES 45 TU FRONT SET VERTICAL MEMBERS FOR SSG



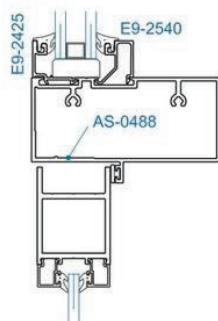
YES 45 TU Thermal Storefront System



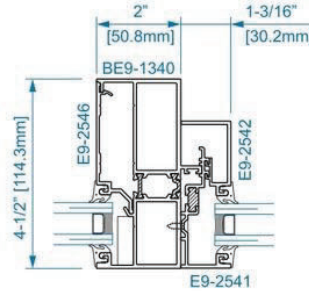
YES 45 TU FRONT SET DOOR FRAMING MEMBERS FOR SSG



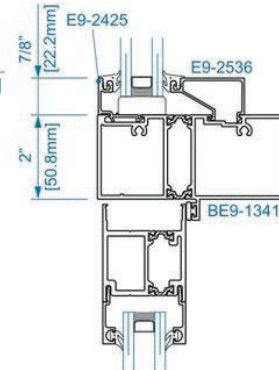
SECTION 11
STANDARD
TRANSOM JAMB



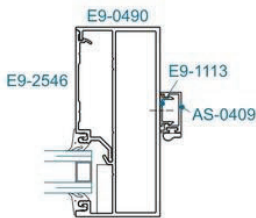
SECTION 13
STANDARD
TRANSOM BAR



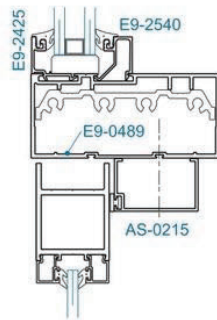
SECTION 11T
THERMAL
TRANSOM JAMB



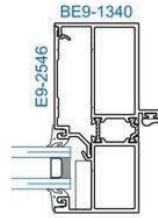
SECTION 13T
THERMAL
TRANSOM BAR



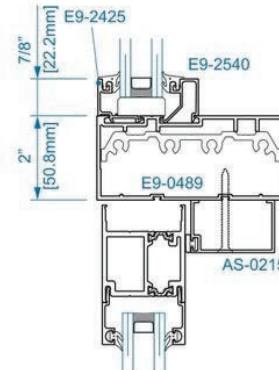
SECTION 12
STANDARD
DOOR JAMB



SECTION 13A
OHCC
TRANSOM BAR



SECTION 12T
THERMAL
DOOR JAMB



SECTION 13AT
OHCC
TRANSOM BAR



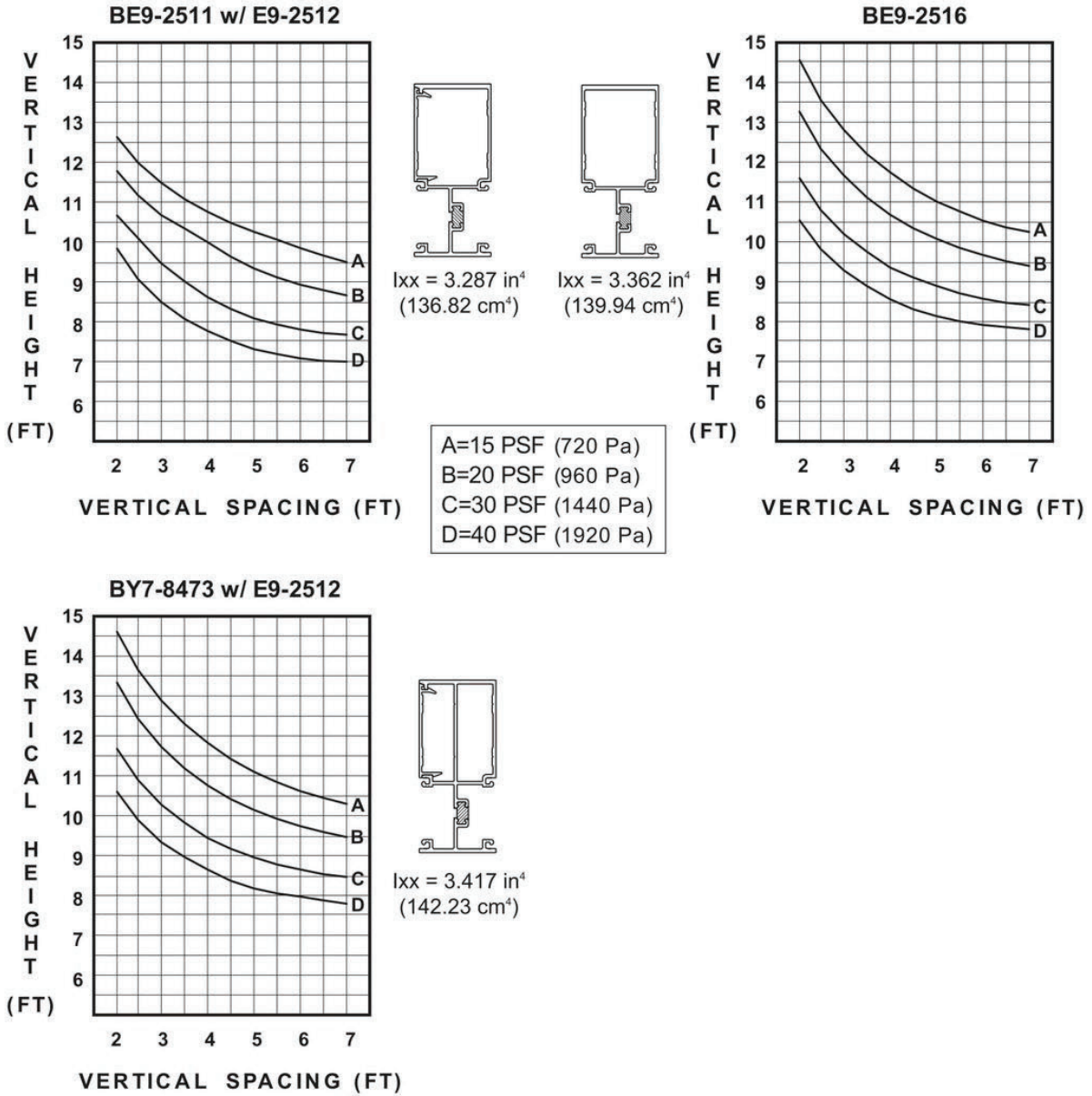
YES 45 TU Thermal Storefront System

YES 45 TU FRONT SET WIND LOAD CHARTS

DEFLECTION CRITERIA: AAMA TIR-A11 - L/175 FOR ≤ 13'-6" SPAN OR
 L/240 + 1/4" (6.4mm) - FOR SPANS GREATER THAN 13'-6" (4.1m) BUT LESS THAN 40'-0" (12.2m)
 CODES AND SPECIFICATIONS MAY VARY, NO SINGLE LITE OF GLASS SHALL DEFLECT MORE THAN 3/4" (19.1mm)
 ALONG SUPPORTED EDGE.

ALLOWABLE WIND LOAD STRESS
 YKK AP tested standard. Contact YKK AP for more information.

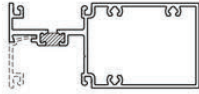
These charts include unbraced length analysis and are based off at least one horizontal being placed at the midpoint of the span. For other applications, please contact YKK AP engineers at 1-866-955-2732.



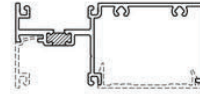
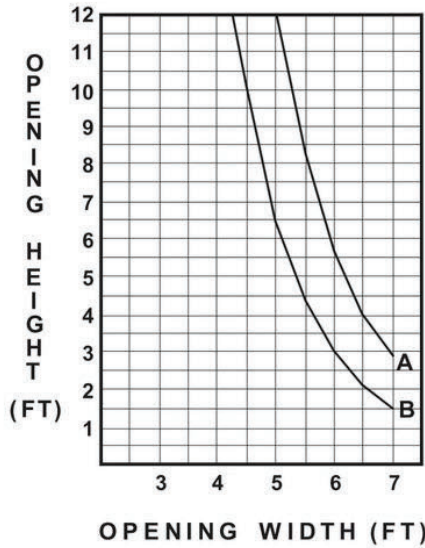
YES 45 TU Thermal Storefront System



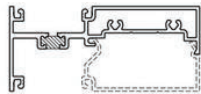
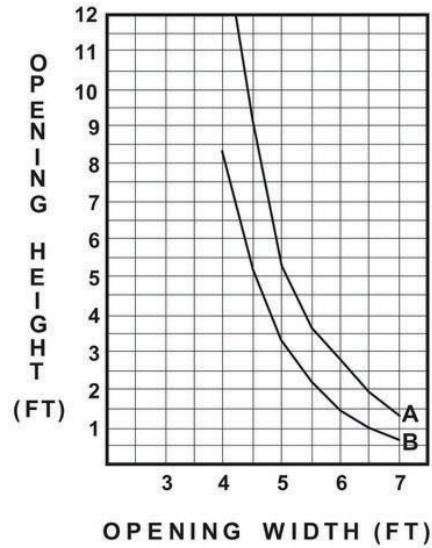
YES 45 TU FRONT SET DEAD LOAD CHARTS



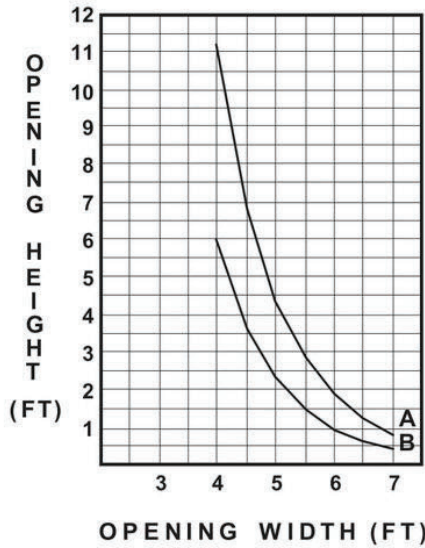
BE9-2515



BE9-2517



BE9-2522



A = Setting Blocks at 1/8 Point Locations
B = Setting Blocks at 1/4 Point Locations

Note: Dead load requirements are based upon a maximum deflection of 1/8" (3.2mm) at the center of the horizontal.



YES 45 TU Thermal Storefront System

YES 45 TU FRONT SET SSG WIND LOAD CHARTS

