EXHIBIT
B

30 LODGE STREET, SOUTHERN RAILWAY PASSENGER DEPOT, ASHEVILLE, NORTH CAROLINA

HISTORIC RESOURCES COMMISSION MAJOR WORKS APPLICATION SUBMISSION

GENERAL SYMBOLS & ABBREVIATIONS

Detail Number / Detail - Section / Sheet Number

Detail Number / Detail - Plan / Sheet Number

Section Number / Section / Sheet Number

Elevation Number / Exterior Building Elevation / Sheet Number

Elevation Number / Interior Elevation / Sheet Number

Window Designation

Door Designation

Centerline

Align Finished Surfaces

26'-0" Elevation

Wall Type

Revision Cloud and Marker

Sound Attenuation Batts

Concrete

Brick

Concrete Masonry Unit

Stone

Metal [See material designation schedule for type]

Glass

GWB [Large Scale]

Plywood

Insulation - Loose or Batt

Insulation - Rigid

Wood Blocking - Non Continuous

Wood Blocking - Continuous

Wood - Finished

Carpet

ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ACU/CU	AIR CONDENSING UNIT
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU/AH	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
APVD	APPROVED
ARCH	ARCHITECT(URAL)
ASPT	ASPHALT
AT	ACOUSTICAL TILE
B	BATHROOM
BD	BOARD
BDRM	BEDROOM
BEL	BELOW
BLDG	BUILDING
BLK	BLOCK(ING)
BM	BEAM
BMK	BENCHMARK
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BRG	BEARING
BRK	BRICK
BS	BAR SINK
BSMT	BASEMENT
BTM	BOTTOM
BTWN	BETWEEN
C	CHANNEL
CBU	CEMENTIOUS BACKER UNIT
CCTV	CLOSED CIRCUIT TELEVISION
CD	CONDENSATE DRAIN
CH	CEILING HEIGHT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CLS	CLOSET
CM	CABINET MAKER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPONENTS
CONC	CONCRETE
COND	CONDENSATE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CR	CHAIR RAIL
CS	CAST STONE
CT	CERAMIC TILE
CTV	CABLE TELEVISION
CW	COLD WATER
D	DRYER
DBL ACT	DOUBLE ACTION
DBS	DOUBLE BOWL SINK
DCT	DIAPER CHANGING TABLE
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
ø	DIAMETER/ROUND
E/EX/EXIST	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMERG	EMERGENCY
EP	ELECTRICAL PANEL
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXP	EXPOSED/EXPANSION
EXT	EXTERIOR
F	FEMALE
FAI	FRESH AIR INTAKE
FC	FIRECODE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF&E	FURNITURE, FURNISHINGS & FINISHES
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR LINE
FLR	FLOOR
FLSG	FLASHING
FLUOR	FLUORESCENT
FOS	FACE OF STUD
FP	FIREPLACE
FPHB	FROST PROOF HASE BIB
FR	FIRE RATED
FRP	FIBERGLASS
FRT	FIRE RETARDANT TRATED
FRZ	FREEZER
FT	FOOT/FEET
FTG	FOOTING
FUT	FUTURE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GEC	DECORATIVE
GEN	GENERATOR
GLS	GLASS
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
GAR	GARAGE
GRD	GRADE
GL	GRADE LINE
GVL	GRAVEL
GSB	GYPSUM SHEATHING BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HANDICAPPED
HC	HOLLOW CORE
HD	HOOD
HDR	HEADER
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HANDRAIL
HR	HOUR
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
HWD	HOT WATER DISPENSER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IE	INTERIOR ELEVATION
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDED
INST	INSTALL(ED)
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JB	JUNCTION BOX
KITCH	KITCHEN
L	ANGLE
LAU	LAUNDRY
LAV	LAVATORY
LG	LENGTH
LGT	LIGHT(ING)
LIB	LIBRARY
LIN	LINEN
LR	LIVING ROOM
LOC	LIMIT OF CONTRACT
LSD	LINEAR SLOT DIFFUSER
LST	LINOLEUM SHEET TILE
LT	LIGHT
LVS	LEAVES
M	MALE
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBL	MARBLE
MBRN	MEMBRANE
MC	MECHANICAL CONTRACT
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDICINE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MNTD	MOUNTED
MO	MASONRY OPENING
MTL	METAL
MW	MICROWAVE OVEN
NA	NOT APPLICABLE
NC	NO CHANGE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCCUP	OCCUPANT LOAD/OCCUPANCY
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OPERABLE
OPNG	OPENING
ORIG	ORIGINAL
OV	OVEN
P/C	PAINT/COLOR
PAN	PANTRY
PART	PARTITION
PASS	PASSAGE
PC	PLUMBING CONTRACTOR
PC	PERSONAL COMPUTER
PCEL	PERCELAIN TILE
PH	PAPER HOLDER
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLMG	PLUMBING
PLSTR	PLASTER
PNL	PANEL
PNT	PAINT
PNTD	PAINTED
POB	POINT OF BEGINNING
PR	PAIR
PRIV	PRIVACY
PT	PRESSURE TREATED
PWD	PLYWOOD
QT	QUARRY TILE
R	RADIUS
RA	RETURN AIR
RAD	RADIATOR
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDG	RIDGE
RECD	RECESSED
RECP	RECEPTACLE
REF	REFRIGERATOR
REFL	REFLECTED
REINF	REINFORCEMENT
REM	REMOVE(D)
REQD	REQUIRED
RES	RESILIANT
REV	REVISION
RFG	ROOFING
RFP	RECESSED FRAMING PROJECT
RH	ROBE HOOK
RL	ROOF LEADER
RM	ROOM
RNG	RANGE
RO	ROUGH OPENING
RP	RAMP
RS	ROUGH SAWN
S	SINK/STAIN
S&R	SHELF & ROD
S/S	STAINLESS STEEL
SA	SUPPLY AIR
SALV	SALVAGE(D)
SBS	SINGLE BOWL SINK
SC	SOLID CORE
SCFD	SELF CLOSING FIRE DOOR
SCHD	SCHEDULE
SD	SMOKE DETECTOR
SEC	SECURITY
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FEET
SH	SHOWER
SHG	SHEATHING
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFIED
SPF	SPRUCE/PINE/FIR
SS	SERVICE SINK
STD	SLOPE TO ALLOW DRAIN
STG	STORAGE
STL	STEEL
STND	STANDARD
STOR	STORAGE
STRUCT	STURCTURAL
SUSP	SUSPENDED
SVC	SERVICE DOOR
SW	SIDEWALK
SYP	SOUTHERN YELLOW PINE
T	TOILET ROOM
T/S	TUB/SHOWER
TB	TOWEL BAR
TBS	TRIPLE BOWL SINK
TC	TRASH COMPACTOR
TC	TERRA COTTA
TEL	TELEPHONE
TEMP	TEMPERED
TERZ	TERRAZZO
THK	THICK(NESS)
THR	THRESHOLD
TI	TENANT IMPROVEMENT
TME	TO MATCH EXISTING
TO	TOP OF
TOB	TOP OF BEARING
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRANSF	TRANSFER
TV	TELEVISION
TYP	TYPICAL
U	UP
UC	UNDER CABINET
UCR	UNDER COUNTER REFRIGERATOR
UGND	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
UNEXC	UNEXCAVATED
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
V	VENT
V/L	VENT LIGHT
VAC	VACUUM
VAL	VALLEY
VAT	VINYL ASBESTOS TILE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VS	VENT STACK
VST	VINYL SHEET TILE
VTR	VENT THROUGH ROOF PLUMBING
VWC	VINYL WALL COVERING
W	WASHING MACHINE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WCG	WALL COVERING
WD	WOOD
WG	WIRE GLASS
WH	WATER HEATER
WIC	WALK IN CLOSET
WM	WATER METER
WNDW	WINDOW
WP	WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WRC	WESTERN RED CEDAR
WS	WASTE STACK
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE

SCOPE OF WORK - MAJOR WORK

DEMOLITION

- REMOVE THE GLASS-ENCLOSED WINGS EXTENDING EAST AND WEST FROM THE CENTRAL PORTE COCHERE ON THE SOUTH ELEVATION, EXPOSING THE ORIGINAL BRACKETS AND DETAILING AT THE FRONT OF THE BUILDING

DOORS

- NORTH ELEVATION:
  TWO NEW DOORS WILL BE CUSTOM-MADE TO MATCH EXISTING HISTORIC DOORS LOCATIONS ARE NOTED ON PLANS, SHOWN AS DOOR A ON SHEET A-401

- EAST ELEVATION:
  A NEW STOREFRONT-TYPE DOOR WILL BE ADDED AT THE ENTRY TO THE PORTE COCHERE ON THE EAST SIDE, SHOWN AS DOOR B ON SHEET A-401
  MATERIAL: ANODIZED ALUMINUM FRAME (COLOR TBD)

- WEST ELEVATION:
  A NEW STOREFRONT-TYPE DOOR WILL BE ADDED AT THE ENTRY TO THE PORTE COCHERE ON THE WEST SIDE, SHOWN AS DOOR B ON SHEET A-401
  MATERIAL: ANODIZED ALUMINUM FRAME (COLOR TBD)

- A NEW HOLLOW METAL DOOR WILL BE ADDED INTO THE NON-HISTORIC ADDITION ON THE WEST END OF THE BUILDING, PROVIDING ACCESS TO THE DRY STORAGE AREA, SHOWN AS DOOR C ON SHEET A-401

MECHANICAL

- TO MEET FLOOD REGULATIONS, THE HVAC CONDENSER UNIT WILL BE LOCATED AT THE NORTHWEST, REAR CORNER OF THE BUILDING. THE UNIT WILL BE SET ON A RAISED WOOD PLATFORM. A DETAIL OF THIS CONDITION IS INCLUDED IN THE DRAWINGS
  THIS IS THE CURRENT LOCATION OF THE UNIT THAT WAS FLOODED DURING HELENE

ROOF COLOR

- THE APPROVED COLOR FOR THE ASPHALT SHINGLE ROOF, IKO AGED REDWOOD, HAS BEEN DISCONTINUED THE NEW SELECTED COLOR IS IKO DYNASTY MONACO RED (COLOR SAMPLE SUBMITTED IN APPLICATION)

COLOR PALETTE

- EXACT COLORS HAVE NOT YET BEEN SELECTED FOR THE EXTERIOR, BUT THEY WILL BE CHOSEN FROM THE INCLUDED COLOR PALETTE, TO BE COMPATIBLE WITH THE ROOF COLOR (COLOR SAMPLE PALETTE SUBMITTED IN APPLICATION).
  POSSIBLE COMBINATIONS ARE NOTED BELOW:
  - WALL COLOR — TRIM COLOR
  - LATTICE — RAVEN
  - FENCEPOST WHITE — CAPPUCCINO
  - ROYCROFT MIST GRAY — CAFÉ NOIR
  - EVEREST WHITE — HI TECH BLACK

ITEMS TO BE DETERMINED

- SIGNAGE
- EXTERIOR LIGHTING
- SIGN LIGHTS
- SECURITY LIGHTS
- RECESSED/CEILING-MOUNTED FIXTURES IN THE ROOF OVERHANG
- WALL SCONCES LOCATED BESIDE OR ABOVE DOORS

SCOPE OF WORK - MINOR WORK

NOTE: CERTIFICATE OF APPROPRIATNESS APRROVED MARCH 19, 2026

DIVISION 02 – DEMOLITION

- REMOVE EXHAUST FAN FROM ROOF
- WEST WALK IN COOLER ADDITION WALLS, ROOF, AND SLAB TO REMAIN
- REMOVE FABRIC AWNING AND MENU CASES
- REMOVE EXTERIOR GAS PIPING HANGING FROM ROOF STRUCTURE ON NORTH SIDE
- REMOVE WOOD EXPANSION TANK COVER ON NORTH SIDE
- REMOVE EXTERIOR LIGHT FIXTURES
- REMOVE EXTERIOR METAL FENCING

DIVISION 04 – MASONRY

- REPOINT EXISTING BRICK KNEE WALL. MORTAR COLOR AND TEXTURE TO MATCH EXISTING
- REPOINT WEST CHIMNEY. MORTAR COLOR AND TEXTURE TO MATCH EXISTING
- REBUILT IN-KIND THE EAST CHIMNEY, SALVAGING AS MUCH AS POSSIBLE OF THE EXISTING CHIMNEY. MORTAR COLOR AND TEXTURE TO MATCH WEST CHIMNEY
- REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION. MORTAR COLOR AND TEXTURE TO MATCH EXISTING
- MASONRY CLEANING THROUGHOUT ENTIRE BUILDING SKIN, UTILIZING THE GENTLEST MEANS POSSIBLE, FOLLOWING RECOMMENDATIONS IN PRESERVATION BRIEF #1 - HISTORIC MASONRY. MAXIMUM PSI WATER PRESSURE 300-400, BEGINNING WITH 100 PSI
  - https://www.nps.gov/orgs/1739/upload/preservaon-brief-01-cleaning-masonry.pdf

DIVISION 06 – CARPENTRY

- REPAIR IN-KIND TOUNGE & GROOVE SOFFIT AT EAST END DUE TO DAMAGE FROM FLOOD
- REPAIR IN-KIND TOUNGE & GROOVE SOFFIT AS NEEDED, SALVAGING AS MUCH AS POSSIBLE OF THE ORGINAL MATERIAL
- REPAIR TOUNGE & GROOVE DECKING PENETRATIONS IN ROOF TO BE ABANDONDED, ROOF EXHAUST FAN OPENING TO REMAIN
- REPLACE IN-KIND ALL FASCIA BOARD AROUND THE BUILDING WITH NEW 1X8, SALVAGING AS MUCH ORIGINAL MATERIAL AS POSSIBLE
- REPLACE IN-KIND THE 2X12 RAFTERS AT KITCHEN EXHAUST FAN FOR STRUCTURAL IMPROVEMENT, SALVAGING AS MUCH ORIGINAL MATERIAL AS POSSIBLE

DIVISION 07 – ROOFING

- DEMOLISH EXISTING ASPHALT SHINGLE ROOFING (APPEARS TO BE 2 LAYERS)
- INSTALL NEW SYNTHETIC UNDERLAYMENT
- INSTALL NEW ICE AND WATER SHIELD AT EAVES, RAKES, VALLEYS, AND AROUND PENETRATIONS
- INSTALL NEW ASPHAL SHINGLES TO MATCH THE BILTMORE PLAZA BUILDING
- INSTALL NEW COPPER STEP FLASHING AND COUNTER FLASHING AT CHIMNEYS AND PENETRATIONS
- INSTALL NEW COPPER DRIP EDGE AROUND PERIMETER
- REPLACE GUTTERS AND DOWNSPOUTS WITH COPPER HALF ROUND
  - NOTE: ALTERNATIVE ROOF COVERING MAY BE LUDOWICI CLAY TILES

DIVISION 08 – DOOR AND WINDOW OPENINGS

- REPARE AND RE-INSTALL ORIGINAL EXTERIOR DOORS THAT ARE CURRENTLY BEING STORED IN THE BUILDING
- ALL EXISTING HISTORIC WINDOWS TO BE RETAINED, REPAIRED, AND REPAINTED
- ON FRONT (SOUTH ELEVATION), THE NON-HISTORIC LEADED GLASS LOWER SASH WINDOW REPLACEMENT WILL BE REPLACED WITH A SINGLE PANE OF CLEAR GLASS
- REPLACE ALL BROKEN OR MISSING GLASS WITH NEW CLEAR GLASS
- COVER ALL EXISTING WINDOWS DURING CONSTRUCTION WITH CONSTRUCTIN PAPER

DIVISION 09 – FINISHES

- PRESSURE WASH ALL EXTERIOR FINISHES TO CLEAN BEFORE PAINT, FOLLOWING CLOSELY THE GUIDELINES OUTLINED IN PRESERVATION BRIEF #1 FOR MAXIMUM PSI ALLOWED FOR ANY PRESSURE WASHING
  - https://www.nps.gov/orgs/1739/upload/preservaon-brief-01-cleaning-masonry.pdf
- PEBBLE DASH WILL BE RE-PAINTED WITH 2 COATS OF SHERWIN WILLIAMS LOXON XP MASONRY PAINT
- ALL EXTERIOR TRIM AND HALF TIMBER WILL BE SCRAPED, SANDED, AND REPAINTED WITH SHERWIN WILLIAMS EMERALD EXTERIOR PAINT
- CAULKING AT OPEN JOINTS WILL BE ADDRESSED BY PAINTER DURING PREP

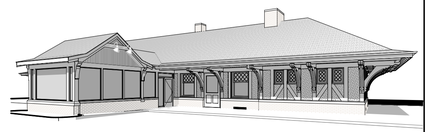
DIVISION 15 - MECHANICAL

- CAP AND MAKE SAFE ALL PLUMBING PIPE, GAS PIPING, AND SEWER PIPE
- HVAC SCOPE REQUIRES ENGINEERING INPUT BUT WE HAVE ASSIGNED AN ALLOWANCE TO REPLACE CRAWL SPACE GRILLES WITH FUNCTIONG GRILLED AND ADD A SQUIRREL CAGE FAN TO VENTILATE THE CRAWL

MISC SCOPE CLARIFICATIONS

- TEMPORARY FENCING WITH WIND SCREEN

PROPOSED RENDER



DRAWING INDEX

GENERAL DRAWINGS
CVR COVER SHEET HRC

SITE
G-001 SITE PLANS

EXISTING PLANS
EX-101 MAIN LEVEL EXISTING PLAN

FLOOR PLANS
A-101 MAIN FLOOR PLAN

EXTERIOR ELEVATIONS
A-201 SOUTH EXTERIOR ELEVATIONS
A-202 SECTION CUT SOUTH FACADES
A-203 EAST AND WEST EXTERIOR ELEVATIONS
A-204 NORTH EXTERIOR ELEVATIONS

DETAILS
A-401 DETAILS

PROJECT INFO

OWNER
SAIR PROPERTIES LLC

PROJECT DESCRIPTION
RENOVATION AND RESTORATION OF HISTORIC 1 LEVEL COMMERCIAL BUILDING IN BILTMORE VILLAGE

ARCHITECT
BCA, PLLC
PO BOX 2867
ASHEVILLE, NC 28802
CONTACT: BRENT CAMPBELL
828.230.7732

GENERAL CONTRACTOR
BEVERLY GRANT
70 PEACHTREE ROAD, SUITE 210
ASHEVILLE, NC 28803
CONTACT: ANDREW GRAHAM
O 828.274.7084; EXT. 113
M 828.775.4839

STRUCTURAL ENGINEER
MEDLOCK & ASSOCIATES ENGINEERING
53 ASHELAND AVE, SUITE 101
ASHEVILLE, NC 28801
CONTACT: BEN WIESE

LOCATION
30 LODGE STREET
ASHEVILLE, NC 28803
PIN: 9648-60-7352
AREA: 0.17 ACRES
ZONE: CBII
SETBACKS:
FRONT/REAR: N/A
SIDE: N/A

AREA
+/-2,555 SQFT EXISTING
+/-2,315 SQFT PROPOSED

BCA
207 COXE AVE, SUITE 12, ASHEVILLE, NC
(T) 828.230.7732 WWW.BCAVL.COM

NOT FOR CONSTRUCTION

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FOR REVIEW
NOT FOR CONSTRUCTION

PROJECT NAME:

30 LODGE STREET
30 LODGE STREET
ASHEVILLE, NC 28803

OWNER:

SAIR PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *2559*
MODEL FILE:
DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

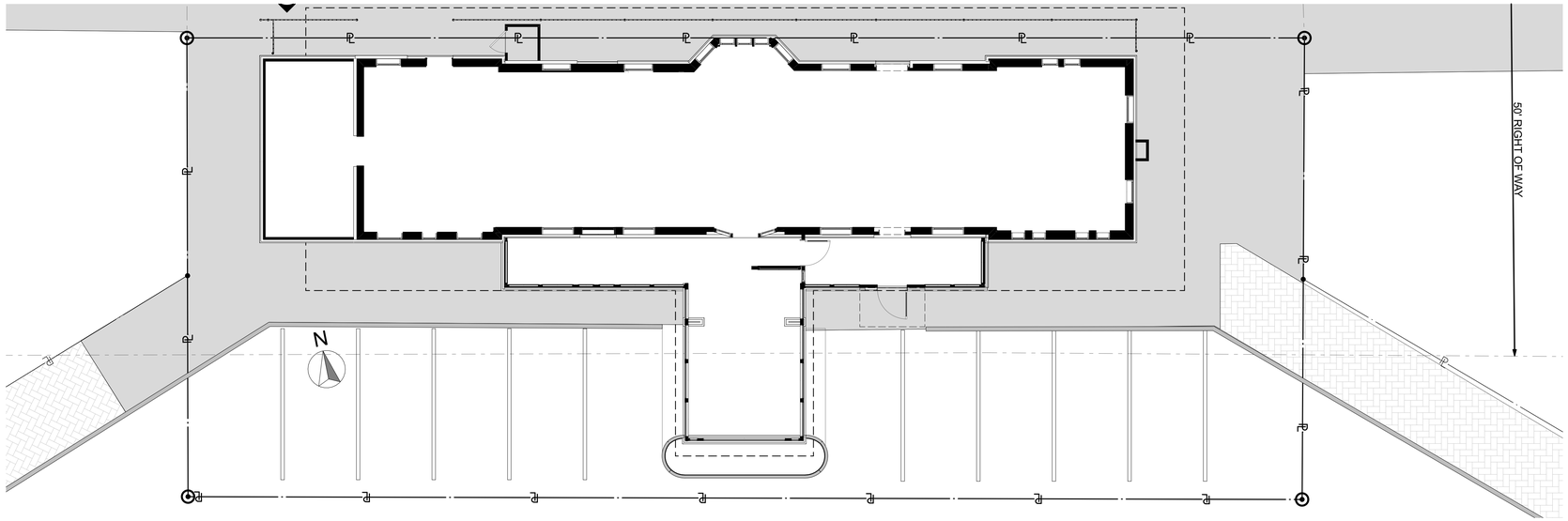
COVER SHEET HRC

DATE: 4/21/26

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CVR

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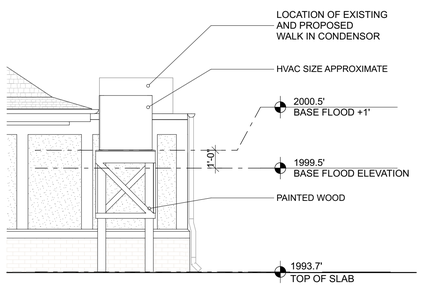


0 4' 8' 16'

EXISTING SITE PLAN

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

2 G-001

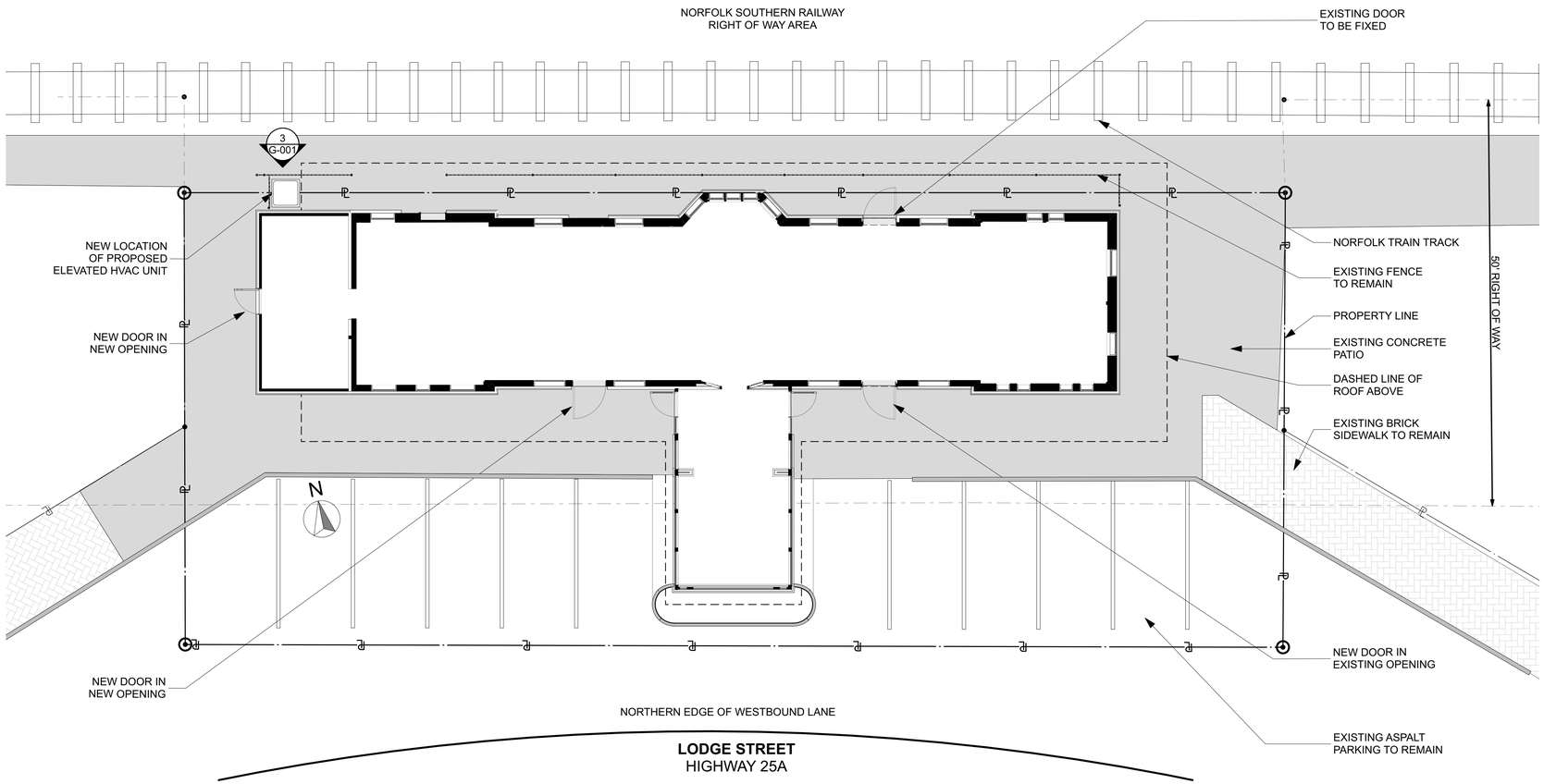


0 2' 4' 8'

HVAC ELEVATION

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

3 G-001



0 4' 8' 16'

PROPOSED SITE PLAN

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

1 G-001

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BCA
207 COXE AVE, SUITE 12, ASHEVILLE, NC
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FOR REVIEW
NOT FOR CONSTRUCTION

PROJECT NAME:

30 LODGE STREET

30 LODGE STREET
ASHEVILLE, NC 28803

OWNER:

SAIR PROPERTIES LLC

MARK	DATE	ISSUE

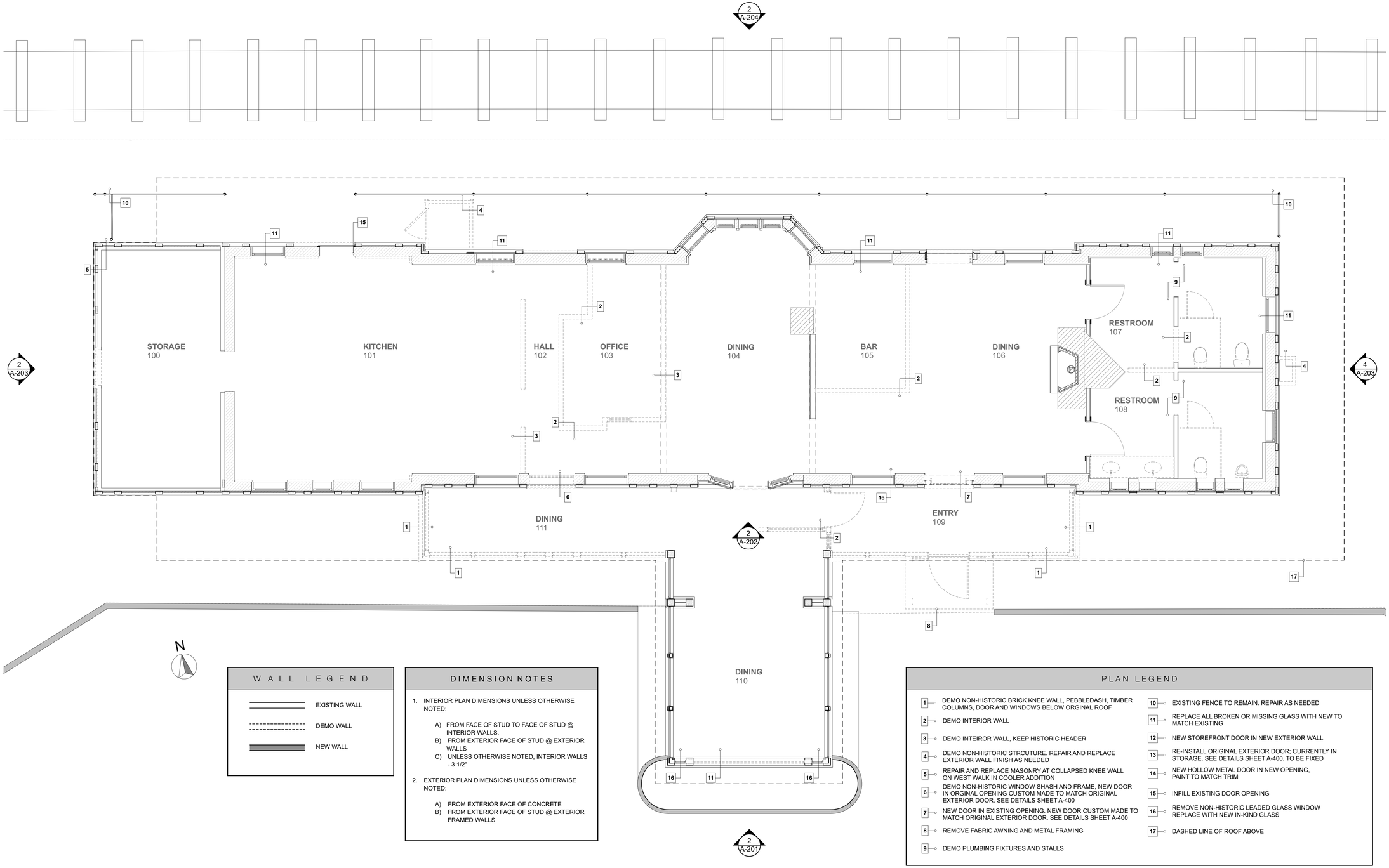
PROJECT NO:	*2559*
MODEL FILE:	
DRAWN BY:	*GML & KEW*
CHK'D BY:	

SHEET TITLE

SITE PLANS

DATE: 4/21/26 ***© 2026***

G-001



WALL LEGEND

- EXISTING WALL
- DEMO WALL
- NEW WALL

DIMENSION NOTES

1. INTERIOR PLAN DIMENSIONS UNLESS OTHERWISE NOTED:
   - A) FROM FACE OF STUD TO FACE OF STUD @ INTERIOR WALLS.
   - B) FROM EXTERIOR FACE OF STUD @ EXTERIOR WALLS
   - C) UNLESS OTHERWISE NOTED, INTERIOR WALLS - 3 1/2"
2. EXTERIOR PLAN DIMENSIONS UNLESS OTHERWISE NOTED:
   - A) FROM EXTERIOR FACE OF CONCRETE
   - B) FROM EXTERIOR FACE OF STUD @ EXTERIOR FRAMED WALLS

PLAN LEGEND

1. DEMO NON-HISTORIC BRICK KNEE WALL, PEBBLEDASH, TIMBER COLUMNS, DOOR AND WINDOWS BELOW ORGINAL ROOF
2. DEMO INTERIOR WALL
3. DEMO INTEIROR WALL, KEEP HISTORIC HEADER
4. DEMO NON-HISTORIC STRCUTURE. REPAIR AND REPLACE EXTERIOR WALL FINISH AS NEEDED
5. REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
6. DEMO NON-HISTORIC WINDOW SHASH AND FRAME, NEW DOOR IN ORGINAL OPENING CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
7. NEW DOOR IN EXISTING OPENING. NEW DOOR CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
8. REMOVE FABRIC AWNING AND METAL FRAMING
9. DEMO PLUMBING FIXTURES AND STALLS
10. EXISTING FENCE TO REMAIN. REPAIR AS NEEDED
11. REPLACE ALL BROKEN OR MISSING GLASS WITH NEW TO MATCH EXISTING
12. NEW STOREFRONT DOOR IN NEW EXTERIOR WALL
13. RE-INSTALL ORIGINAL EXTERIOR DOOR; CURRENTLY IN STORAGE. SEE DETAILS SHEET A-400. TO BE FIXED
14. NEW HOLLOW METAL DOOR IN NEW OPENING, PAINT TO MATCH TRIM
15. INFILL EXISTING DOOR OPENING
16. REMOVE NON-HISTORIC LEADED GLASS WINDOW REPLACE WITH NEW IN-KIND GLASS
17. DASHED LINE OF ROOF ABOVE

0 2' 4' 8'

EXISTING MAIN LEVEL FLOOR PLAN

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

1 EX-101

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PROJECT NAME:

30 LODGE STREET
30 LODGE STREET
ASHEVILLE, NC 28803

OWNER:

SAIR PROPERTIES LLC

MARK	DATE	ISSUE

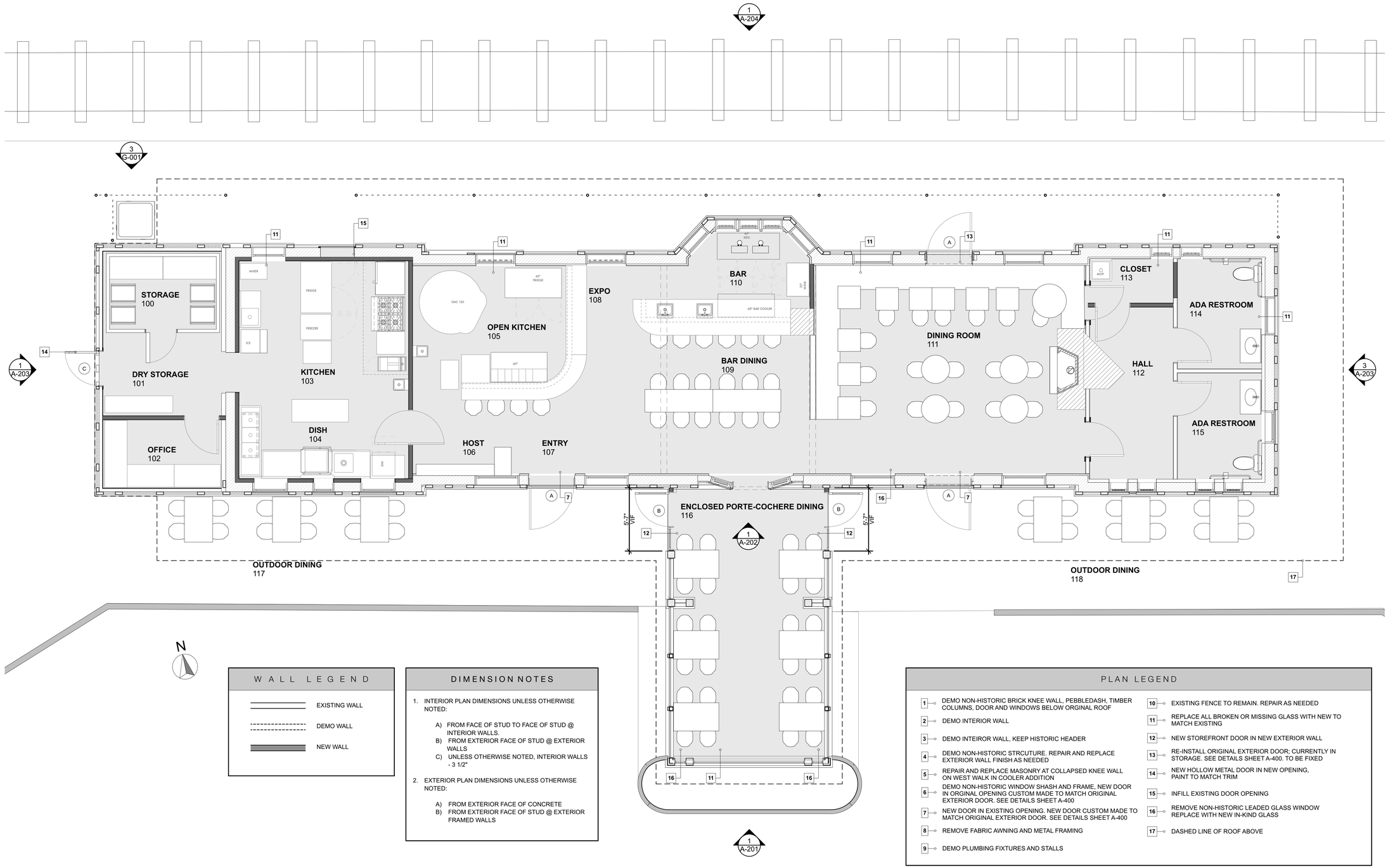
PROJECT NO: *2559*
MODEL FILE:
DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

MAIN LEVEL EXISTING PLAN

DATE: 4/21/26 ***© 2026***

EX-101



WALL LEGEND

- EXISTING WALL
- DEMO WALL
- NEW WALL

DIMENSION NOTES

1. INTERIOR PLAN DIMENSIONS UNLESS OTHERWISE NOTED:
   - A) FROM FACE OF STUD TO FACE OF STUD @ INTERIOR WALLS.
   - B) FROM EXTERIOR FACE OF STUD @ EXTERIOR WALLS
   - C) UNLESS OTHERWISE NOTED, INTERIOR WALLS - 3 1/2"
2. EXTERIOR PLAN DIMENSIONS UNLESS OTHERWISE NOTED:
   - A) FROM EXTERIOR FACE OF CONCRETE
   - B) FROM EXTERIOR FACE OF STUD @ EXTERIOR FRAMED WALLS

PLAN LEGEND

1. DEMO NON-HISTORIC BRICK KNEE WALL, PEBBLEDASH, TIMBER COLUMNS, DOOR AND WINDOWS BELOW ORGINAL ROOF
2. DEMO INTERIOR WALL
3. DEMO INTEIROR WALL, KEEP HISTORIC HEADER
4. DEMO NON-HISTORIC STRCUTURE. REPAIR AND REPLACE EXTERIOR WALL FINISH AS NEEDED
5. REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
6. DEMO NON-HISTORIC WINDOW SHASH AND FRAME. NEW DOOR IN ORGINAL OPENING CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
7. NEW DOOR IN EXISTING OPENING. NEW DOOR CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
8. REMOVE FABRIC AWNING AND METAL FRAMING
9. DEMO PLUMBING FIXTURES AND STALLS
10. EXISTING FENCE TO REMAIN. REPAIR AS NEEDED
11. REPLACE ALL BROKEN OR MISSING GLASS WITH NEW TO MATCH EXISTING
12. NEW STOREFRONT DOOR IN NEW EXTERIOR WALL
13. RE-INSTALL ORIGINAL EXTERIOR DOOR; CURRENTLY IN STORAGE. SEE DETAILS SHEET A-400. TO BE FIXED
14. NEW HOLLOW METAL DOOR IN NEW OPENING, PAINT TO MATCH TRIM
15. INFILL EXISTING DOOR OPENING
16. REMOVE NON-HISTORIC LEADED GLASS WINDOW REPLACE WITH NEW IN-KIND GLASS
17. DASHED LINE OF ROOF ABOVE

0 2' 4' 8'

PROPOSED MAIN LEVEL FLOOR PLAN

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

1 A-101

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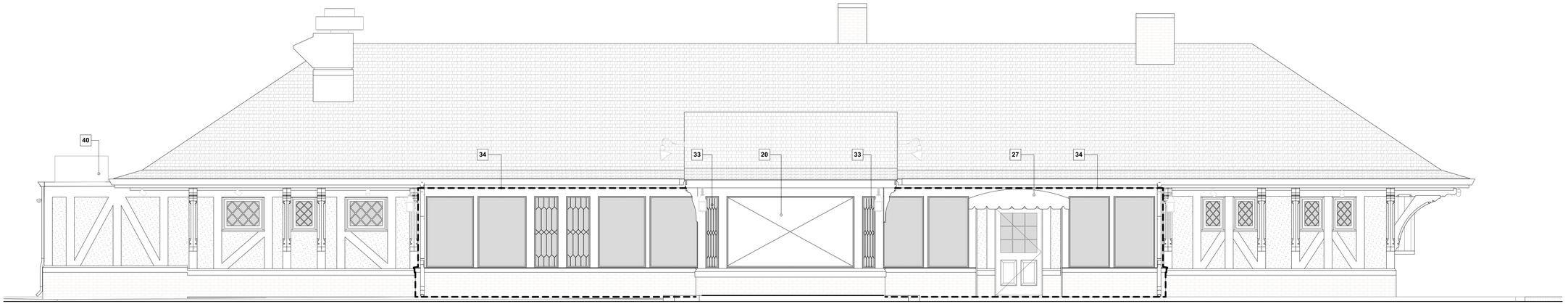
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DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

MAIN FLOOR PLAN

DATE: 4/21/26 ***© 2026***

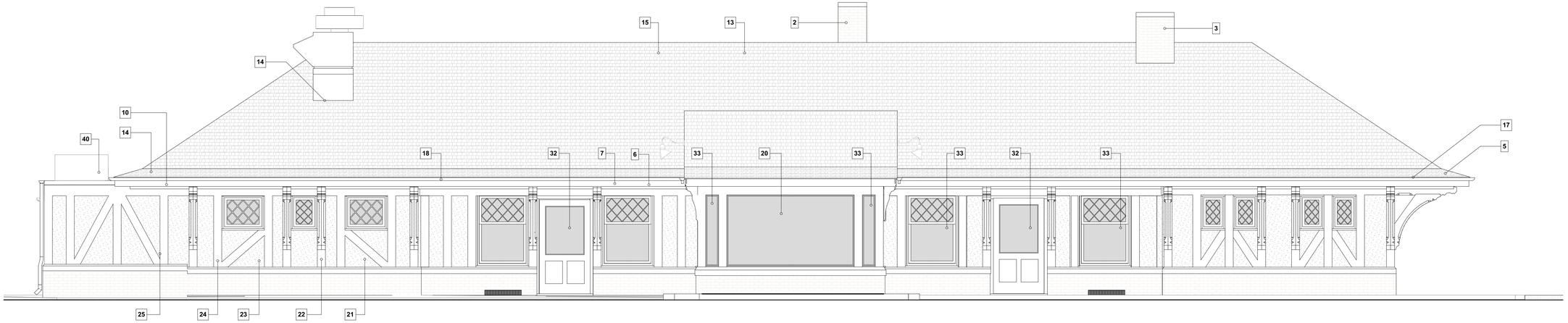
A-101



0 2' 4' 8'

EXISTING SOUTH ELEVATION (2 / A-201)

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



0 2' 4' 8'

PROPOSED SOUTH ELEVATION (1 / A-201)

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

ELEVATION LEGEND

1. PROPOSED LOCATION OF NEW HVAC UNIT AND PLATFORM
2. REPOINT WEST CHIMNEY
3. REBUILD IN-KIND EAST CHIMNEY, SALVAGE AS MUCH AS POSSIBLE
4. REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
5. REPAIR T&G SOFFIT AT EAST END DAMAGE FROM FLOOD
6. REPLACE T&G SOFFIT
7. INSTALL EXISTING T&G SOFFIT TO BE RE-USED
8. REPAIR T&G DECKING PENETRATIONS TO BE ABANDONED
9. ROOF EXHAUST FAN OPENING TO REMAIN
10. REPLACE ALL FASCIA BOARD AROUND THE BUILDING WITH NEW 1X8
11. REPLACE 2X12 RAFTERS AT KITCHEN EXHAUST FAN
12. DEMOLISH EXISTING ASPHALT SHINGLE ROOFING
13. INSTALL NEW SYNTHETIC UNDERLAYMENT
14. INSTALL NEW ICE AND WATER SHIELD AT EAVES, RAKES, VALLEYS, AND AROUND PENETRATIONS
15. INSTALL NEW ROOF WITH NEW APPROVED ASPHALT SHINGLE
16. INSTALL NEW COPPER STEP FLASHING AND COUNTER FLASHING AT CHIMNEYS AND PENETRATIONS
17. INSTALL NEW COPPER DRIP EDGE AROUND PERIMETER
18. REPLACE GUTTERS AND DOWNSPOUTS WITH COPPER HALF ROUND
19. RE-INSTALL ORIGINAL EXTERIOR DOOR; CURRENTLY IN STORAGE. TO BE FIXED
20. REPLACE ALL BROKEN OR MISSING GLASS WITH NEW TO MATCH EXISTING
21. PRESSURE WASH ALL PEBBLE DASH TO CLEAN BEFORE PAINT
22. PRESSURE WASH ALL EXTERIOR FINISHES TO CLEAN BEFORE PAINT
23. PEBBLE DASH WILL BE RE-PAINTED WITH 2 COATS OF SHERWIN WILLIAMS LOXON XP MASONRY PAINT
24. ALL EXTERIOR TRIM WILL BE SCRAPED, SANDED, AND REPAINTED WITH SHERWIN WILLIAMS EMERALD EXTERIOR PAINT
25. CAULKING AT OPEN JOINTS
26. DEMO NON-HISTORIC STRCUTURE. REPAIR AND REPLACE EXTERIOR WALL FINISH AS NEEDED
27. REMOVE FABRIC AWNING AND METAL FRAMING
28. REPAIR AND REPLACE CRAWL SPACE GRILL
29. EXISTING FENCE TO REMAIN. REPAIR AS NEEDED
30. REMOVE EXISTING EXTERIOR LIGHT FIXTURES
31. NEW LOCATION OF EXTERIOR LIGHT FIXTURES, FIXTURE TBD
32. NEW DOOR IN EXISTING OPENING. NEW DOOR CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
33. REMOVE NON-HISTORIC LEADED GLASS WINDOW REPLACE WITH NEW IN-KIND GLASS
34. DEMO NON-HISTORIC BRICK KNEE WALL, PEBBLEDASH, TIMBER COLUMNS, DOOR AND WINDOWS BELOW ORGINAL ROOF. AREA OF WORK REPRESENTED BY DASHED LINE
35. NEW STOREFRONT DOOR IN NEW EXTERIOR WALL
36. NEW HOLLOW METAL DOOR IN NEW OPENING PAINT TO MATCH TRIM
37. EXISTING OPENING. REPAIR AS NEEDED
38. DEMO NON-HISTORIC WINDOW SHASH AND FRAME, NEW DOOR IN ORGINAL OPENING CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
39. LOCATION OF EXISTING AND NEW SIGN
40. LOCATION OF EXISTING AND PROPOSED WALKIN CONDENSOR
41. INFILL EXISTING DOOR OPENING MATERIAL TO MATCH VERTICAL SIDING. COLOR TO MATCH

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OWNER:

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MARK	DATE	ISSUE

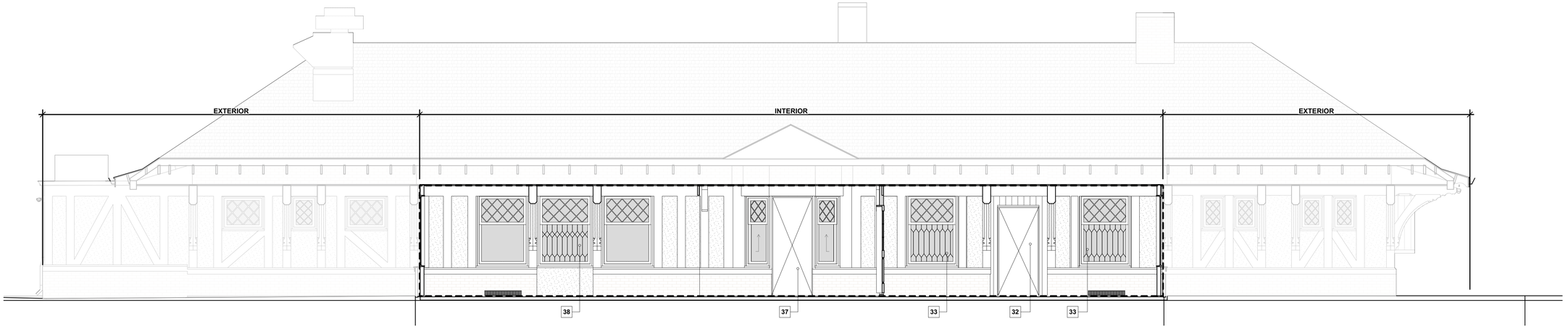
PROJECT NO: *2559*
MODEL FILE:
DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

SOUTH EXTERIOR ELEVATIONS

DATE: 4/21/26 ***© 2026***

A-201

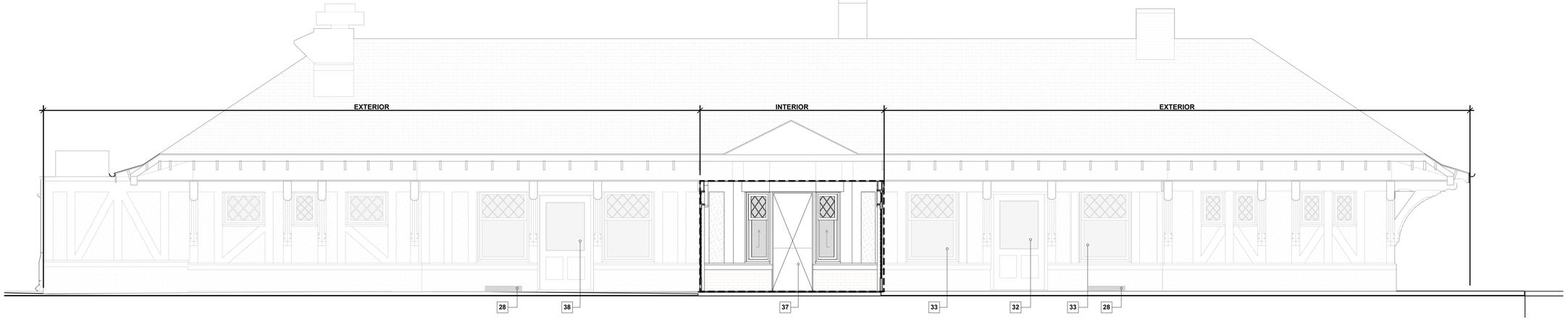


0 2' 4' 8'

EXISTING SECTION DIAGRAM THROUGH FRONT AREA

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

2 / A-202



0 2' 4' 8'

PROPOSED SECTION DIAGRAM THROUGH FRONT AREA

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

1 / A-202

ELEVATION LEGEND

1 PROPOSED LOCATION OF NEW HVAC UNIT AND PLATFORM
2 REPOINT WEST CHIMNEY
3 REBUILD IN-KIND EAST CHIMNEY, SALVAGE AS MUCH AS POSSIBLE
4 REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
5 REPAIR T&G SOFFIT AT EAST END DAMAGE FROM FLOOD
6 REPLACE T&G SOFFIT
7 INSTALL EXISTING T&G SOFFIT TO BE RE-USED
8 REPAIR T&G DECKING PENETRATIONS TO BE ABANDONED
9 ROOF EXHAUST FAN OPENING TO REMAIN
10 REPLACE ALL FASCIA BOARD AROUND THE BUILDING WITH NEW 1X8
11 REPLACE 2X12 RAFTERS AT KITCHEN EXHAUST FAN
12 DEMOLISH EXISTING ASPHALT SHINGLE ROOFING
13 INSTALL NEW SYNTHETIC UNDERLAYMENT
14 INSTALL NEW ICE AND WATER SHIELD AT EAVES, RAKES, VALLEYS, AND AROUND PENETRATIONS
15 INSTALL NEW ROOF WITH NEW APPROVED ASPHALT SHINGLE
16 INSTALL NEW COPPER STEP FLASHING AND COUNTER FLASHING AT CHIMNEYS AND PENETRATIONS
17 INSTALL NEW COPPER DRIP EDGE AROUND PERIMETER
18 REPLACE GUTTERS AND DOWNSPOUTS WITH COPPER HALF ROUND
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20 REPLACE ALL BROKEN OR MISSING GLASS WITH NEW TO MATCH EXISTING
21 PRESSURE WASH ALL PEBBLE DASH TO CLEAN BEFORE PAINT
22 PRESSURE WASH ALL EXTERIOR FINISHES TO CLEAN BEFORE PAINT
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25 CAULKING AT OPEN JOINTS
26 DEMO NON-HISTORIC STRCUTURE. REPAIR AND REPLACE EXTERIOR WALL FINISH AS NEEDED
27 REMOVE FABRIC AWNING AND METAL FRAMING
28 REPAIR AND REPLACE CRAWL SPACE GRILL
29 EXISTING FENCE TO REMAIN. REPAIR AS NEEDED
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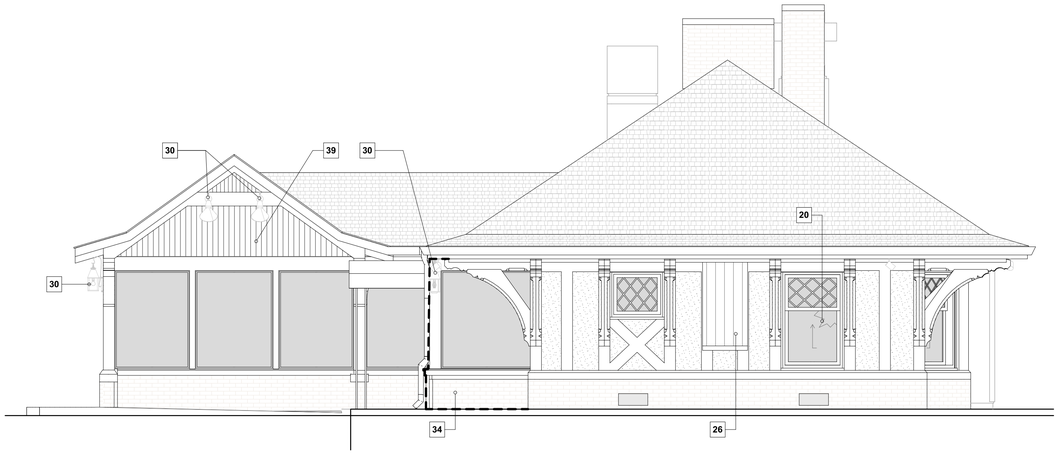
PROJECT NO: *2559*
MODEL FILE:
DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

SECTION CUT SOUTH FACADES

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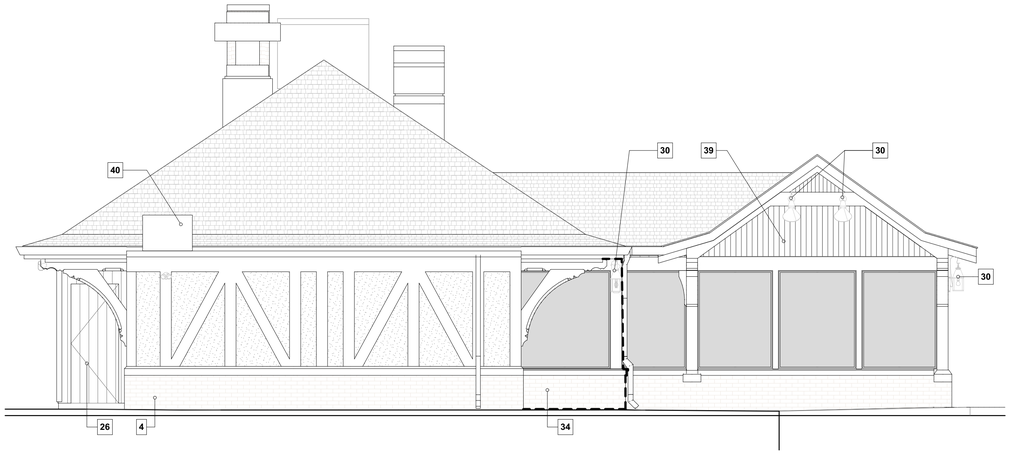
A-202



EXISTING EAST ELEVATION

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

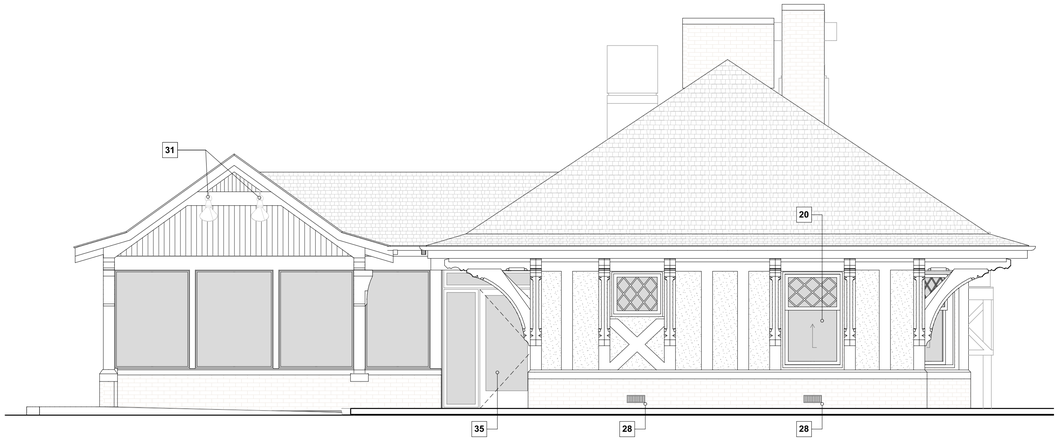
4 A-203



EXISTING WEST ELEVATION

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

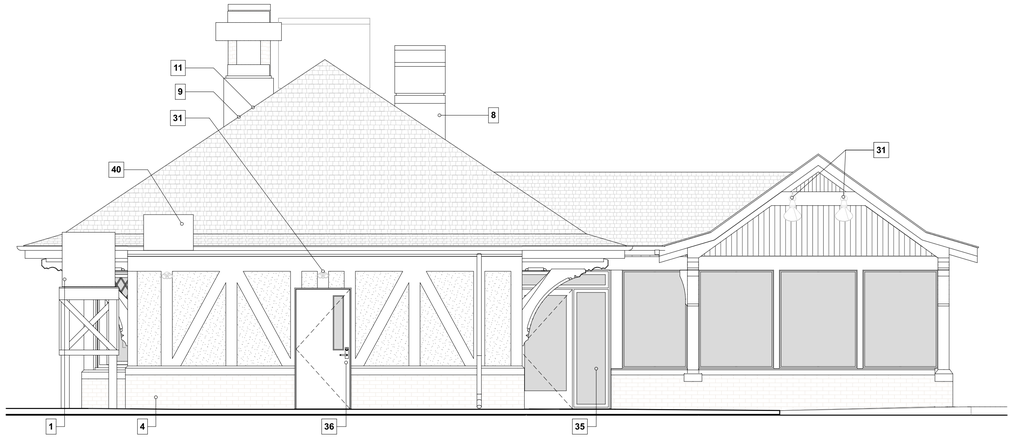
2 A-203



PROPOSED EAST ELEVATION

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

3 A-203



PROPOSED WEST ELEVATION

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

1 A-203

ELEVATION LEGEND

1. PROPOSED LOCATION OF NEW HVAC UNIT AND PLATFORM
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3. REBUILD IN-KIND EAST CHIMNEY, SALVAGE AS MUCH AS POSSIBLE
4. REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
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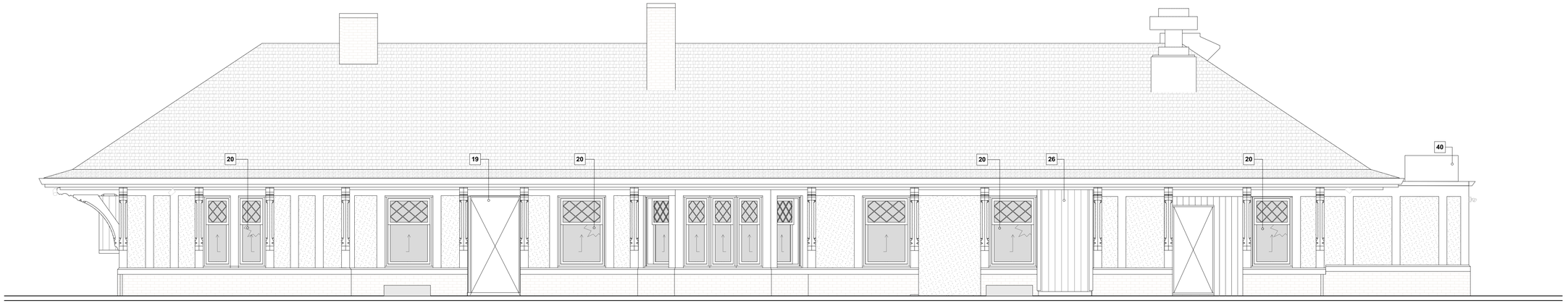
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CHK'D BY:

SHEET TITLE

EAST AND WEST EXTERIOR ELEVATIONS

DATE: 4/21/26 ***© 2026***

A-203



0 2' 4' 8'

EXISTING NORTH ELEVATION (2 / A-204)

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



0 2' 4' 8'

PROPOSED NORTH ELEVATION (1 / A-204)

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

ELEVATION LEGEND

1. PROPOSED LOCATION OF NEW HVAC UNIT AND PLATFORM
2. REPOINT WEST CHIMNEY
3. REBUILD IN-KIND EAST CHIMNEY, SALVAGE AS MUCH AS POSSIBLE
4. REPAIR AND REPLACE MASONRY AT COLLAPSED KNEE WALL ON WEST WALK IN COOLER ADDITION
5. REPAIR T&G SOFFIT AT EAST END DAMAGE FROM FLOOD
6. REPLACE T&G SOFFIT
7. INSTALL EXISTING T&G SOFFIT TO BE RE-USED
8. REPAIR T&G DECKING PENETRATIONS TO BE ABANDONED
9. ROOF EXHAUST FAN OPENING TO REMAIN
10. REPLACE ALL FASCIA BOARD AROUND THE BUILDING WITH NEW 1X8
11. REPLACE 2X12 RAFTERS AT KITCHEN EXHAUST FAN
12. DEMOLISH EXISTING ASPHALT SHINGLE ROOFING
13. INSTALL NEW SYNTHETIC UNDERLAYMENT
14. INSTALL NEW ICE AND WATER SHIELD AT EAVES, RAKES, VALLEYS, AND AROUND PENETRATIONS
15. INSTALL NEW ROOF WITH NEW APPROVED ASPHALT SHINGLE
16. INSTALL NEW COPPER STEP FLASHING AND COUNTER FLASHING AT CHIMNEYS AND PENETRATIONS
17. INSTALL NEW COPPER DRIP EDGE AROUND PERIMETER
18. REPLACE GUTTERS AND DOWNSPOUTS WITH COPPER HALF ROUND
19. RE-INSTALL ORIGINAL EXTERIOR DOOR; CURRENTLY IN STORAGE. TO BE FIXED
20. REPLACE ALL BROKEN OR MISSING GLASS WITH NEW TO MATCH EXISTING
21. PRESSURE WASH ALL PEBBLE DASH TO CLEAN BEFORE PAINT
22. PRESSURE WASH ALL EXTERIOR FINISHES TO CLEAN BEFORE PAINT
23. PEBBLE DASH WILL BE RE-PAINTED WITH 2 COATS OF SHERWIN WILLIAMS LOXON XP MASONRY PAINT
24. ALL EXTERIOR TRIM WILL BE SCRAPED, SANDED, AND REPAINTED WITH SHERWIN WILLIAMS EMERALD EXTERIOR PAINT
25. CAULKING AT OPEN JOINTS
26. DEMO NON-HISTORIC STRCUTURE. REPAIR AND REPLACE EXTERIOR WALL FINISH AS NEEDED
27. REMOVE FABRIC AWNING AND METAL FRAMING
28. REPAIR AND REPLACE CRAWL SPACE GRILL
29. EXISTING FENCE TO REMAIN. REPAIR AS NEEDED
30. REMOVE EXISTING EXTERIOR LIGHT FIXTURES
31. NEW LOCATION OF EXTERIOR LIGHT FIXTURES, FIXTURE TBD
32. NEW DOOR IN EXISTING OPENING. NEW DOOR CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
33. REMOVE NON-HISTORIC LEADED GLASS WINDOW REPLACE WITH NEW IN-KIND GLASS
34. DEMO NON-HISTORIC BRICK KNEE WALL, PEBBLEDASH, TIMBER COLUMNS, DOOR AND WINDOWS BELOW ORGINAL ROOF. AREA OF WORK REPRESENTED BY DASHED LINE
35. NEW STOREFRONT DOOR IN NEW EXTERIOR WALL
36. NEW HOLLOW METAL DOOR IN NEW OPENING PAINT TO MATCH TRIM
37. EXISTING OPENING. REPAIR AS NEEDED
38. DEMO NON-HISTORIC WINDOW SHASH AND FRAME, NEW DOOR IN ORGINAL OPENING CUSTOM MADE TO MATCH ORIGINAL EXTERIOR DOOR. SEE DETAILS SHEET A-400
39. LOCATION OF EXISTING AND NEW SIGN
40. LOCATION OF EXISTING AND PROPOSED WALKIN CONDENSOR
41. INFILL EXISTING DOOR OPENING MATERIAL TO MATCH VERTICAL SIDING. COLOR TO MATCH

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FOR REVIEW
NOT FOR CONSTRUCTION

PROJECT NAME:

30 LODGE STREET
30 LODGE STREET
ASHEVILLE, NC 28803

OWNER:

SAIR PROPERTIES LLC

MARK	DATE	ISSUE

PROJECT NO: *2559*
MODEL FILE:
DRAWN BY: *GML & KEW*
CHK'D BY:

SHEET TITLE

NORTH EXTERIOR ELEVATIONS

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