

PROJECT NAME

Soft Surroundings

BILTMORE VILLAGE, SPACE #160, 4,740 S.F.
10 BROOK STREET, ASHEVILLE, NC 28803

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REVISIONS/DATE:

PROJECT CODE ANALYSIS

- PROJECT NAME/ADDRESS: SOFT SURROUNDINGS BILTMORE VILLAGE SPACE #160, ASHEVILLE, NC 28803
- PROJECT DESCRIPTION: RETAIL STORE - 4,740 SQUARE FEET
- APPLICABLE CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, AND THOSE HAVING JURISDICTION BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING CODE: THE NORTH CAROLINA CURRENT STATE BUILDING CODE, VOLUME I, GENERAL CONSTRUCTION, W/ ALL SUPPLEMENTS AND AMENDMENTS THERE TO, RATIFIED AND ADOPTED BY THE NORTH CAROLINA BUILDING CODE COUNCIL.
 - ELECTRICAL CODE: THE NORTH CAROLINA CURRENT ELECTRICAL CODE (NORTH CAROLINA STATE BUILDING CODE, VOLUME IV, ELECTRICAL SYSTEMS) ADOPTING BY REFERENCE THE NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, AS ADOPTED BY THE NORTH CAROLINA BUILDING CODE COUNCIL, TOGETHER WITH ALL SUPPLEMENTS AND AMENDMENTS, RATIFIED AND ADOPTED BY THE NORTH CAROLINA BUILDING CODE COUNCIL.
 - MECHANICAL CODE: THE NORTH CAROLINA CURRENT STATE BUILDING CODE, VOLUME III, HEATING AND AIR CONDITIONING WITH ALL SUPPLEMENTS AND AMENDMENTS, RATIFIED AND ADOPTED BY THE NORTH CAROLINA BUILDING CODE COUNCIL.
 - PLUMBING CODE: THE NORTH CAROLINA CURRENT STATE PLUMBING CODE (NORTH CAROLINA STATE BUILDING CODE, VOLUME II PLUMBING, TOGETHER WITH ALL SUPPLEMENTS AND AMENDMENTS, RATIFIED AND ADOPTED BY THE NORTH CAROLINA BUILDING CODE COUNCIL.

- BUILDING DATA:
 - A. OCCUPANCY: RETAIL
 - B. USE GROUP: M - MERCANTILE
 - C. CONSTRUCT. CLASS: FULLY SPRINKLERED TYPE, IV
 - D. STORE LEVELS: ONE (1) LEVEL
 - E. SPRINKLERED: YES
 - F. GROSS FLOOR AREA: 4,740 S.F.
- OCCUPANCY CALCULATIONS:

SALES AREA w/ FITTING ROOMS	3,104 SF	1/30	124
STOCK ROOM w/ TOILETS	1,036 SF	1/300	4
TOTAL	4,140 SF	occupants	128
- REQUIRED EXITS: TWO (2) EXITS REQUIRED, TWO (2) PROVIDED (1) - 3'-0" REAR EGRESS DOOR EXIT WIDTH PROVIDED. (1) - 3'-0" PAIR OF STORE FRONT ENTRY DOORS.
- EXIT ILLUMINATION: EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED AS SHOWN ON DRAWINGS.
- EXIT REQUIREMENTS: MIN. EGRESS WIDTH IS 36" MIN. NUMBER OF EXITS REQUIRED IS 2 FOR OCCUPANT LOADS 50 OR MORE.

REGULATORY AGENCIES

- AA - ALUMINUM ASSOCIATION
- AAMA - AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
- ACI - AMERICAN CONCRETE INSTITUTE
- ADC - AIR DIFFUSER COUNCIL
- AGA - AMERICAN GAS ASSOCIATION
- AIEE - AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
- AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- AISS - AMERICAN IRON AND STEEL INSTITUTE
- AMCA - AIR MOVING AND CONDITIONING ASSOCIATION
- ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
- APA - AMERICAN PLYWOOD ASSOCIATION
- ARI - AIR CONDITIONING & REFRIGERATION INSTITUTE
- ASHRAE - AMERICAN SOCIETY OF HEATING, REFRIGERATING & AIR CONDITIONING ENGINEERS
- ASME - AMERICAN SOCIETY OF MECHANICAL ENGINEERS
- ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AHI - ARCHITECTURAL HOODWORK INSTITUTE
- AHFA - AMERICAN HOOD PRESERVERS ASSOCIATION
- AHS - AMERICAN WELDING SOCIETY
- BIA - BRICK INSTITUTE OF AMERICA
- CRSI - CONCRETE REINFORCING STEEL INSTITUTE
- ETL - ELECTRICAL TESTING LABORATORIES
- FGMZ - FLAT GLASS MARKETING ASSOCIATION
- FS - FEDERAL SPECIFICATION
- IES - ILLUMINATING ENGINEERING SOCIETY
- MIA - MARBLE INSTITUTE OF AMERICA
- NAAMM - NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
- NBS - NATIONAL BUREAU OF STANDARDS
- NCA - NATIONAL CONCRETE MASONRY INSTITUTE
- NEHA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
- NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
- NSF - NATIONAL SANITATION FOUNDATION
- NTMA - NATIONAL TERRAZZO & MOSAIC ASSOCIATION
- PCA - PORTLAND CEMENT ASSOCIATION
- PS - PRODUCT STANDARD, U.S. DEPT. OF COMMERCE
- SIGA - SEALED INSULATING GLASS MANUFACTURERS ASSOCIATION
- SMACNA - SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
- SSPC - STEEL STRUCTURES PAINTING COUNCIL
- TCA - TILE COUNCIL OF AMERICA
- UL - UNDERWRITERS LABORATORIES, INC.
- WCLIB - WEST COAST LUMBER INSPECTION BUREAU
- WWPA - WESTERN WOOD PRODUCTS ASSOCIATION
- SPB - SOUTHERN PINE INSPECTION BUREAU

ABBREVIATIONS

- ADJ. - ADJUSTABLE
- A.F.F. - ABOVE FINISHED FLOOR
- ALT. - ALTERNATE
- ALUM.A. - ALUMINUM
- AND. - ANDORIZED
- AUTO. - AUTOMATIC
- APPROX. - APPROXIMATE
- BY OWNER
- BD. - BOARD
- BLK. - BLOCK
- BLK'S. - BLOCKING
- BOT. - BOTTOM
- CELG. - CEILING
- CLG. - CLEAR
- CLR. - CLEAR
- COL. - COLUMN
- CONSTR. - CONSTRUCTION
- CONT. - CONTINUOUS
- CONTR.A. - CONTRACTOR
- DET. - DETAIL
- DIAG. - DIAGRAM
- DIAM. - DIAMETER
- DIM. - DIMENSION
- DN. - DOWN
- DNS. - DRAWING
- EA. - EACH
- ELECT. - ELECTRICAL
- EQU. - EQUIPMENT
- EQUIP. - EQUIPMENT
- EXIST'G. - EXISTING
- EXT. - EXTERIOR
- FLR. - FLOOR
- F.R.P. - FIBERGLASS REINFORCED PLASTIC
- F.R.T. - FIRE RETARDANT TREATED
- FURRG. - FURRING
- HD. - HEAVY DUTY
- HDNR. - HARDWARE
- HORZ. - HORIZONTAL
- HR. - HOUR
- HT. - HEIGHT
- L.P. - LIGHT PANEL
- MAX. - MAXIMUM
- MECH. - MECHANICAL
- MED. - MEDIUM
- MFR. - MANUFACTURER
- MIN. - MINIMUM
- M. - MIRROR
- MISC. - MISCELLANEOUS
- MIDG. - MOLDING
- MTD. - MOUNTED
- MTL. - METAL
- NO. - NUMBER
- NOM. - NOMINAL
- NON-COM. - NON-COMBUSTIBLE
- N.T.S. - NOT TO SCALE
- O.C. - ON CENTER
- PLAS. LAM. - PLASTIC LAMINATE
- PTD. - PAINTED
- RAD. - RADIUS
- REF. - REFERENCE
- REM. - REMOVE
- REQD. - REQUIRED
- RET. - RETURN
- REV. - REVISION
- SECT. - SECTION
- S.F. - SQUARE FOOT
- SHT. - SHEET
- SIM. - SIMILAR
- SPEC. - SPECIFICATION
- SG. - SQUARE
- STD. - STANDARD
- SYM. - SYMMETRICAL
- SYG. - SYSTEM
- TEMP. - TEMPORARY
- TYP. - TYPICAL
- U.O.N. - UNLESS OTHERWISE NOTED
- VERT. - VERTICAL
- V.I.F. - VERIFY IN FIELD
- W/ - WITH
- W/O - WITHOUT
- AND
- AT
- CENTER LINE

PROJECT DIRECTORY

TENANT:

SOFT SURROUNDINGS
100 NORTH LINDBERGH
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MR. DAN BOEYD
MR. MARC GALLOWAY
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PHONE: 314.212.6194

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CDENHFF@HENGINEERING.COM

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DETROIT, MICHIGAN 48212
CONTACT: GAMILLE THORNTON
PHONE: 313.942.8500 EXT. 230
E-MAIL: GAMILLET@G-LS-H.COM

INTERIOR MILLWORK PROVIDER:

ICON DESIGN
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ST. LOUIS, MO 63105
CONTACT: WILLIAM BLEVING
PHONE: (314) 725-5721 EXT 101
E-MAIL: williamblev@iconfixtures.com

PROJECT CONSTRUCTION SCOPE

- GENERAL SCOPE OF CONSTRUCTION WORK INCLUDES CONSTRUCTION OF NEW ROOF SURROUNDINGS, INTERIOR STOREFRONT, WITHIN LEASED TENANT SPACE #160. SPECIFIC CONSTRUCTION SCOPE INCLUDES FOLLOWING:
- EXISTING EXTERIOR STOREFRONT WITH ONLY NEW ENTRY DOORS AND SIGNS
 - INTERIOR WALL PARTITIONS
 - NEW FINISHES
 - NEW FLOORING
 - NEW CEILING AND LIGHTING
 - NEW AIR DISTRIBUTION SYSTEM HOOKED UP TO EXIST'G LANDLORD INSTALLED HVAC UNITS (SPLIT SYSTEM).
 - INSTALL ELECTRICAL DISTRIBUTION
 - INSTALL PLUMBING FOR TOILETS AND SERVICE SINK
 - NEW FURNITURE AND FIXTURES

SYMBOL LEGEND

DRAWING TITLE
SCALE: NORTH

DETAIL NUMBER
SCALE: DETAIL

DETAIL TITLE
SCALE: DETAIL

ENLARGED PLAN NUMBER

BUILDING SECTION NUMBER

ACCESSORIES TAG

DOOR TAG

KEY TAG

ROOM DESIGNATION

MATERIAL CHANGE DESIGNATION

EQUIPMENT TYPE DESIGNATION

MILLWORK / CASEWORK TAG

FLAG NOTE DESIGNATION

BREAK MARK DESIGNATION

FINISH TYPE DESIGNATION

INSERTION POINT DESIGNATION

LEVEL LINE, CONTROL POINT OR DATUM

FIN. FLR. ELEV. = 0'-0"

RECESSED STANDARD

SURFACE MTD STANDARD

ELEVATION NUMBER

SHEET REFERENCE NUMBER

ELEVATION NUMBER

SHEET REFERENCE NUMBER

SHEET REFERENCE NUMBER

EXIST'G. COL. DESIGNATION

EXTERIOR TYPE DESIGNATION

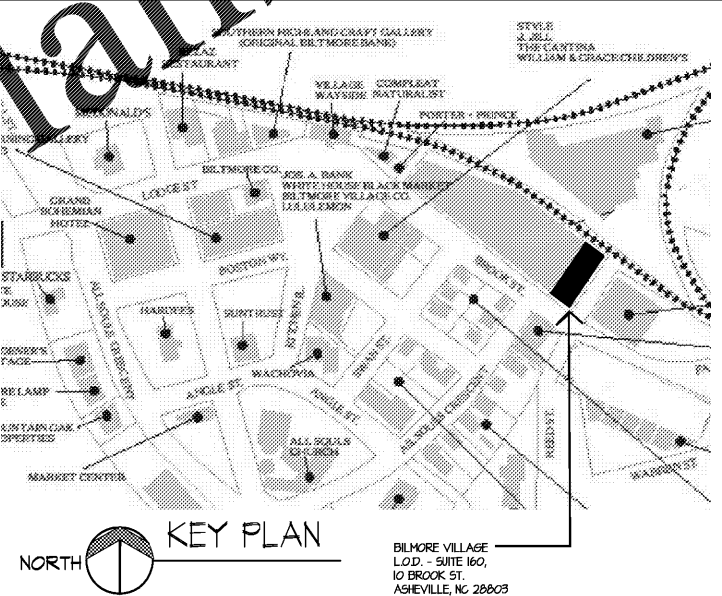
BULLETIN TAG

ADDENDUM TAG

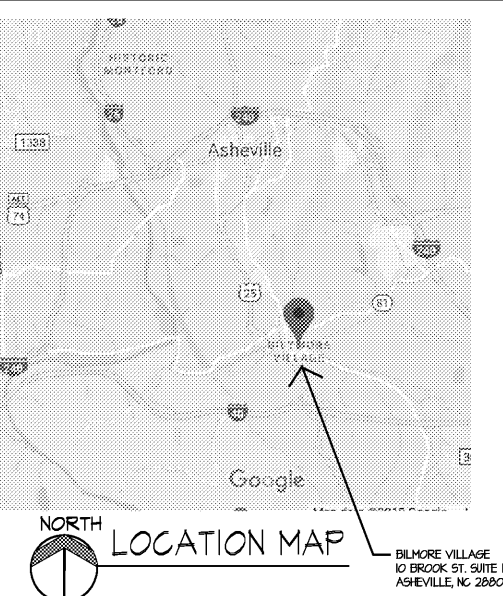
REVISION BUBBLE

MIRROR

PROJECT KEY PLAN



PROJECT LOCATION PLAN



KEN NISCH, AIA

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248 355 0890
248 355 0895 Fax

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Certification:
I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME AND OR
UNDER MY SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE THEY CONFORM TO CODES AND
ORDINANCES OF THE MUNICIPALITY



ARCHITECTURAL REG: 6090
EXP. DATE: JUNE 30, 2018
DATE SIGNED: APRIL 06, 2018

Consultants:

RETAIL DESIGN CONSULTANT

JGA Inc.
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Southfield, MI 48034 USA
248 355 0890
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www.jga.com

JGA Prj #: 1-218-082

Project Location:
Soft Surroundings
BILTMORE VILLAGE
10 BROOK STREET
SPACE #160
ASHEVILLE, TN 28803
4,740 SQUARE FEET

- DRAWINGS ISSUED FOR:
- programming
 - schematic des.
 - design dev.
 - bidding
 - permits/IL review 04-06-18
 - construction

REVISIONS:

Prj. no. 8-218-030
Drawn RM - GV
Checked KR - GV
Approved KN

Do not scale this print. Use figured dimensions only.

Drawing title:

COVER SHEET

Sheet no.

A-0.0