

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 - 4,74 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 THERETO, 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
- NCHMA - NATIONAL CONCRETE MASONRY INSTITUTE
- NEHA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
- NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
- NSF - NATIONAL SANITATION FOUNDATION
- NITMA - 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
- WHPA - 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'G. - BLOCKING
- BOT. - BOTTOM
- CEL. - CEILING
- CL.G. - 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
- FURR'G. - 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
- MID'G. - 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
- REQ'D. - REQUIRED
- RET. - RETURN
- REV. - REVISION
- SECT. - SECTION
- S.F. - SQUARE FOOT
- SHT. - SHEET
- SIM. - SIMILAR
- SPEC. - SPECIFICATION
- SG. - SQUARE
- STD. - STANDARD
- SYM. - SYMMETRICAL
- SYS. - SYSTEM
- TEMP. - TEMPORARY
- TYP. - TYPICAL
- U.O.N. - UNLESS OTHERWISE NOTED
- VERT. - VERTICAL
- V.I.F. - VERIFY IN FIELD
- WITH AND
- WITHOUT
- AT
- CENTER LINE

### PROJECT DIRECTORY

#### TENANT:

SOFT SURROUNDINGS  
100 NORTH LINDBERGH  
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2. GEORGE VOJNOVSKI, 248.663.1103, e-mail: gvajnovski@jga.com

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PATDENN@STRUCTURAL.COM

#### MEP ENGINEER

H ENGINEERING  
50 BROOKSIDE BLVD  
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CDENHFF@HENGINEERING.COM

#### INTERIOR STOREFRONT PROVIDER (N.I.C.)

GREAT LAKES HOODWORKING CO. INC.  
1845 MOUND ROAD  
DETROIT, MICHIGAN 48212  
CONTACT: GAMILLET THORNTON  
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E-MAIL: GAMILLET@G-L-H.COM

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### 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. EL. = 0'-0"**

**RECESSED STANDARD**

**SURFACE MTD STANDARD**

**CEILING TAG**

**ELEVATION NUMBER**

**SHEET REFERENCE NUMBER**

**ELEVATION NUMBER**

**SHEET REFERENCE NUMBER**

**ELEVATION NUMBER**

**SHEET REFERENCE NUMBER**

**EXIST'G. COL. DESIGNATION**

**EXIST'G. COL. DESIGNATION**

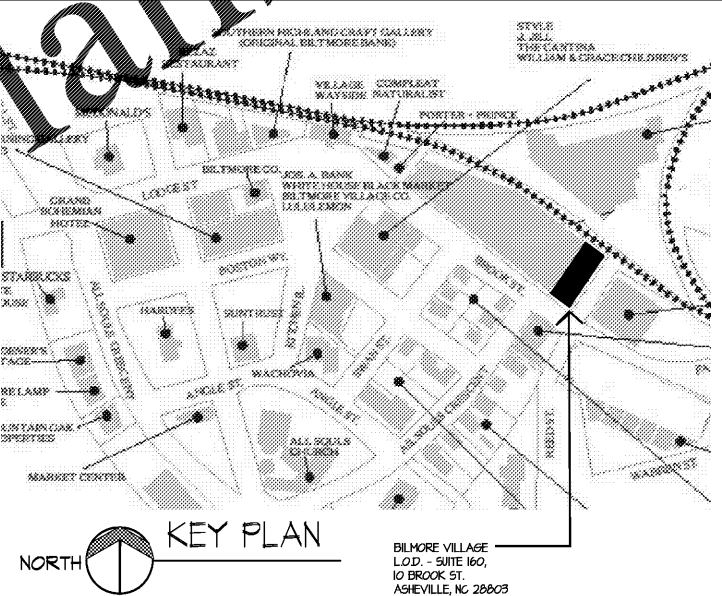
**BULLETIN TAG**

**ADDENDUM TAG**

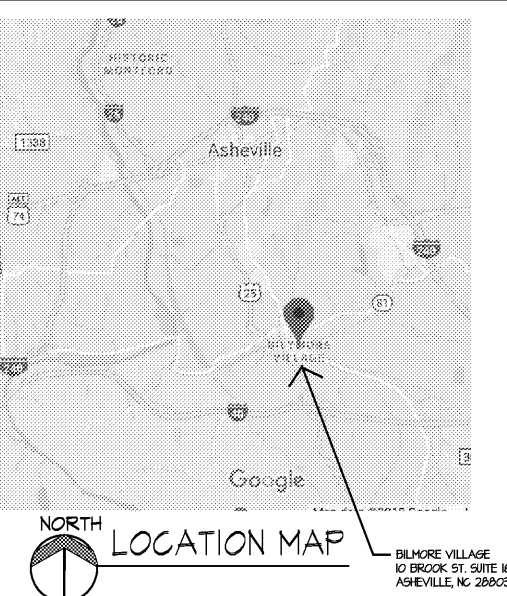
**REVISION BUBBLE**

**MIRROR**

### PROJECT KEY PLAN



### PROJECT LOCATION PLAN

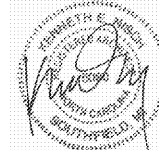


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Certification:  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO CODES AND ORDINANCES OF THE MUNICIPALITY



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

Consultants:

### RETAIL DESIGN CONSULTANT

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JGA Proj #: 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