



ARCHITECTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
ARCHITECTURAL WALL TYPE LEGEND:

- NOTE: SEE DETAIL SHEET FOR WALL SECTIONS. ALL WALLS TO ROCK ABOVE UNLESS NOTED OTHERWISE.
- 1** EXISTING EXTERIOR WALL. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN UNLESS OTHERWISE NOTED. G.C. TO PROTECT DURING CONSTRUCTION. VERIFY ALL CONDITIONS IN FIELD.
 - 2** EXISTING DEMISING WALLS - ONE HOUR FIRE RATED 5/8" TYPE "X" GYP. BD. WALLS OVER 6" METAL STUDS AT 16" O.C. G.C. TO PATCH AND REPAIR AS REQUIRED TO MATCH FIREPROOFING. PREPARE ALL EXPOSED GYP. BD. SURFACES AS REQUIRED TO ACCEPT NEW FINISHES. ALL BY G.C.
 - 3** NON-RATED PARTITION: 3-5/8" METAL STUD FRAMING TO 12'-0" A.F.F. W/ 5/8 GYP. BD. ON EXPOSED SIDES OF FRAMING. WATER RESISTANT GYP. BD. WHERE APPLICABLE.
 - 4** NON-RATED PARTITION: 3-5/8" METAL STUD FRAMING TO 6" ABOVE ADJACENT CEILING W/ 5/8 GYP. BD. ON EXPOSED SIDES OF FRAMING. WATER RESISTANT GYP. BD. WHERE APPLICABLE.
 - 5** NON-RATED PARTITION: 2 1/2" METAL STUD FRAMING TO 6" ABOVE CEILING W/ 5/8 GYP. BD. ON EXPOSED SIDES OF FRAMING. WATER RESISTANT GYP. BD. WHERE APPLICABLE.
 - 6** NON-RATED PARTITION: 3-5/8" METAL STUD FRAMING TO 10'-0" A.F.F. W/ 5/8 GYP. BD. ON EXPOSED SIDES OF FRAMING. WATER RESISTANT GYP. BD. WHERE APPLICABLE. ABOVE 10'-0" A.F.F. UPTO DECK ABOVE G.C. TO PATCH/REPAIR ANY DAMAGED DRY WALL AND COVER SURFACES EXPOSED.

ARCHITECTURAL KEY NOTES:

- 1** TENANT LEASE LINE - DEFINED BY THE CENTERLINE OF THE DEMISING WALL ON EITHER SIDE OF THE LEASE SPACE, THE EXTERIOR OF THE REAR DEMISING WALL AND THE EXTERIOR OF THE STOREFRONT ENTRY/WINDOW AREA. THIS AREA DEFINES SCOPE OF WORK AREA.
- 2** PICTURE HANGING RAIL. TOP OF RAIL TO BE MOUNTED 8'-0" AFF. REFER TO ELEVATIONS FOR MORE DETAIL.
- 3** 1" FRAME LADDER STORAGE SHOWING 3" TILT FROM WALL. SHOWING 3" LEGS OF LADDER.
- 4** WATERPROOF MEMBRANE TO EXTEND UP TO 6" ON ALL ADJACENT WALLS.
- 5** NEW SENSORMATIC AMS 3004 EAS LOOP SYSTEM. G.C. TO VERIFY LOOP SYSTEM PLACEMENT AND COORDINATE WITH MILLWORK INSTALLER. G.C. TO ALSO ROUTE INTO STOREFRONT ENTRY FRAMING A WIRE CHASE TO RUN LOWER LOOP WIRE TO CONTROL BOX ABOVE CEILING.
- 6** LINE OF CEILING SOFFIT SUSPENDED TO 10'-0" A.F.F. DEFINING THE RETREAT AND BEAUTY DEPARTMENT.
- 7** RECESSED CEILING ALCOVE FOR CURTAIN TRACK IN SOFFIT. SEE REFLECTED CEILING PLAN.
- 8** LOCATION OF TENANTS NEW CASH WRAP AND BACK BAR. REFER TO THE FIXTURE SHOP DRAWINGS AND ELECTRICAL DRAWINGS FOR POWER AND DATA LINE REQUIREMENTS.
- 9** ALL DOOR JAMBS AND CASED OPENINGS ARE REQUIRED TO HAVE NAILERS FOR TRIM WORK. TRIM WORK PROVIDED AND INSTALLED BY THE TENANTS MILLWORK CONTRACTOR.
- 10** TENANTS GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL REQUIRED BLOCKING THROUGH OUT THE STORE. THIS INCLUDES, BUT IS NOT LIMITED TO, BLOCKING FOR TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, BACK OF HOUSE STANDARDS AND MILLWORK. G.C. TO COORDINATE WITH THE MILLWORK PACKAGE FOR REQUIRED BLOCKING PLACEMENT.
- 11** TOILET ROOM FLOOR DRAIN TO BE CENTERED BETWEEN TOILET OPENING AND THE CENTERLINE OF THE LAVATORY APPROXIMATELY 12" OFF THE FIXTURE WALL. NOT IN THE CENTER OF THE FLOOR. GENERAL CONTRACTOR IS TO COORDINATE WITH PLUMBING CONTRACTOR.
- 12** LOCATION OF ELECTRICAL RISER. REFER TO ELECTRICAL DRAWINGS FOR PANEL SPECIFICATIONS AND LAYOUT.
- 13** THE TENANTS GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL THE APPLIANCES WORK LEDGES AND SHELVING IN THE BACK OF HOUSE AREA. (MANAGERS WORK LEDGE, BREAK LEDGE AND RECEIVING LEDGE) THESE AREAS ALSO INCLUDE THE SURFACE MOUNTED STANDARDS AS INDICATED ON SHEET P-21 DETAIL B.
- 14** TENANTS GENERAL CONTRACTOR IS TO PURCHASE, COORDINATE, RECEIVE, AND PLACE STEAMER UNIT. THIS UNIT IS 88" TALL AND ANY AND ALL ADJUSTMENTS TO BUILDING AND/OR DOOR OPENINGS REQUIRING ADJUSTMENTS MUST BE INCLUDED IN THE BID PROPOSAL. IF IT IS EXCLUDED AND NOT NOTED IT WILL BE UNDERSTOOD THAT THE GENERAL CONTRACTOR HAS INSPECTED SERVICE CORRIDOR ROUTING AND CAN PLACE UNIT WITHOUT ISSUE.
- 15** TENANTS GENERAL CONTRACTOR TO INCLUDE ALL REQUIRED FLOOR PREPARATION FOR NEW GLEED FINISHES INCLUDING GLEED DOWN HOOD FLOORING, CERAMIC TILE, CARPET AND VINYL COMPOSITE TILE THROUGH OUT STORE. CONSIDER THE TIME OF DAY AND HOURS AS NOT TO DISRUPT ADJACENT TENANTS TO ACCOMPLISH SCOPE.
- 16** TENANTS VENDOR MILLWORK CONTRACTOR WILL PROVIDE TO GENERAL CONTRACTOR CABINETS/TEMPLATES TO CONFIRM HALL LENGTHS FOR BEAUTY MALL LENGTHS AND ANGLES AND BACK WINDOW ARCHES.
- 17** OUTLINE OF CEILING BATTENS IN STOREFRONT DISPLAY WINDOW. FABRICATED BY TENANTS VENDOR WITH BATTENS PERPENDICULAR TO REAR WINDOW WALL AND FRONT GLASS WALL. SEE REFLECTED CEILING PLAN AND ENLARGED STOREFRONT SHEETS.
- 18** LINE OF MILLWORK CROWN TRIM AT CEILING WITH FRIEZE BOARD ALONG PERIMETER OF FEATURE WALLS AS INDICATED ON THE PLAN PROVIDED AND INSTALLED BY TENANTS FIXTURE/MILLWORK CONTRACTOR. REFERENCE FIXTURE SHOP DRAWINGS FOR ASSEMBLY.
- 19** LINE OF MILLWORK CROWN TRIM AT CEILING WITH FRIEZE BOARD IN TOILET ROOMS, TOILET CORRIDOR, FITTING ROOM CORRIDOR, AND FITTING ROOMS. CROWN PROVIDED AND INSTALLED BY TENANTS FIXTURE/MILLWORK CONTRACTOR. REFERENCE FIXTURE SHOP DRAWINGS.
- 20** EXISTING WINDOWS TO REMAIN.
- 21** DIGITALLY PRINTED, BRANDED, FLAME RETARDANT FABRIC AWNINGS PROJECT 2'-0" WITH AWNINGS LIGHTING ABOVE. BOTTOM OF AWNING IS 8'-0" AFF. REFER TO EXTERIOR ELEVATION FOR FURTHER INFORMATION.
- 22** ABOVE 10'-0" A.F.F. UPTO DECK ABOVE G.C. TO PATCH/REPAIR ANY DAMAGED DRY WALL AND COVER SURFACES EXPOSED.
- 23** EXISTING SERVICE DOOR WITH NEW HARDWARE BY G.C. FOR FURTHER INFO PLEASE REFER TO DOOR HARDWARE SHEET A-1.2. ALSO, PLEASE REFER TO ELECTRICAL DRAWINGS FOR BUZZER REQUIREMENTS. LASTLY, G.C. TO INSTALL TYPICAL BILTMORE CENTER SERVICE DOOR TENANT SIGN/DESIGNATION.
- 24** G.C. TO DEMO EXIST'S DOORS AND TO FURNISH AND INSTALL NEW DOORS WITHIN EXISTING FRAME. REFER TO DOOR SCHEDULE SHEET A-1.2 FOR SPEC. & FURTHER INFO. VERIFY ALL DIMS. IN FIELD, ALL ABOVE BY G.C.
- 25** G.C. TO REMOVE EXISTING FLOORING WITHIN ENTRY ALCOVE AND TO INSTALL NEW TILES PER SPECIFICATIONS AND INSTALLATION RECOMMENDATION ON DECOR PLAN SHEET A-1.4. INSTALL NEW WATERPROOFING WHERE REG'D, WHILE MAINTAINING EXIST'S. VERIFY EXIST'S CONDITIONS IN FIELD. ALL ABOVE BY G.C.
- 26** EXIST'S EXTERIOR SIDEWALK AND STAIRS TO REMAIN (N.L.C.) G.C. TO PROTECT DURING CONSTRUCTION.

ARCHITECTURAL GENERAL NOTES:

- A.** TENANT CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION/FABRICATION. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION WITHIN FIVE (5) DAYS OF DEMOLITION COMPLETION. THE TENANTS GENERAL CONTRACTOR IS TO SUBMIT VERIFICATION OF THE LEASE SPACE PARAMETERS, (OVERALL DIMENSIONS) AND HEIGHT CLEARANCES. THIS IS TO ASSIST THE OWNER/TENANT/ARCHITECT/GENERAL CONTRACTOR TO FORESEE POSSIBLE ISSUES IN THE COMPRESSED SCHEDULE.
- B.** DIMENSIONS ARE TO FACE OF GYP. BD. WALLS, UNLESS OTHERWISE NOTED. REFER TO DECOR PLAN, ELEVATIONS & DETAILS FOR FINISHES.
- C.** DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- D.** ALL WORK SHALL BE IN COMPLIANCE WITH THE ADOPTED LOCAL CODES, CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS IN THE AREA, ALL MANUFACTURERS RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES.
- E.** ALL DETAILS AND NOTATIONS PROVIDED ACCOUNT FOR ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED. IT IS ALSO THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN THESE REQUIREMENTS.
- F.** ALL WOOD (EXCEPT TRIM) TO BE FIRE RETARDANT TREATED. ALL WOOD IN CONTACT WITH CONCRETE OR CONC. BLOCKING SHALL BE PRESSURE TREATED.
- G.** G.C. TO INSURE ALL IN WALL BLOCKING IS INSTALLED PRIOR TO APPLYING WALL FINISHES.
- H.** G.C. TO COORDINATE AND PROVIDE FIRE RETARDANT PLYWOOD AND OR METAL STRAPPING BLOCKING IN HALLS FOR ALL WALL ATTACHED EQUIPMENT, WALL ATTACHED FURNISHINGS, SIGNAGE, LIGHTING, ETC.
- J.** ALL FLOOR ELECTRICAL BOXES TO BE INSTALLED FLUSH WITH NEW FLOORING. VERIFY FLOORING FINISH PRIOR TO INSTALLATION FOR BOX DEPTH.
- K.** IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO TEST MOISTURE CONTENT OF SUB FLOOR PRIOR TO INSTALLATION OF ALL FINISH FLOORING MATERIALS AND TO MAINTAIN PROPER TEMPERATURE AND HUMIDITY LEVELS PER MANUFACTURER'S SPECIFICATIONS. THE G.C. IS TO SUBMIT FINDINGS TO OWNER AND ARCHITECT IN WRITING PRIOR TO FLOORING INSTALLATION.
- L.** ALL METAL STUDS SHALL BE A MINIMUM OF 20 GA. OR AS NOTED OTHERWISE.
- M.** TENANTS GENERAL CONTRACTOR TO COORDINATE - TENANT CONSTRUCTION WITH LANDLORDS SCOPE OF WORK AS TO INSURE NO DUPLICATION OF COSTS TO TENANT.
- N.** TENANTS GENERAL CONTRACTOR TO PROVIDE AND INSTALL REQUIRED NUMBER OF FIRE EXTINGUISHERS MOUNTED AT ADA COMPLIANT HEIGHTS AS PER THOSE CITY OFFICIALS HAVING JURISDICTION REQUIRED.
- O.** TENANT MUST PROTECT AND MAINTAIN ACCESS TO LANDLORDS HVAC, ELECTRICAL AND PLUMBING SYSTEMS INCLUDING CLEANOUTS, VALVES, DAMPERS, "J" BOXES, SMOKE DETECTORS, ETC.

Order Plans

KEN NISCH, AIA
 29110 Water Road
 Suite 200
 Southfield, MI 48034 USA
 248 355 0890
 248 355 0895 Fax

Copyright © 2018
 KEN NISCH, AIA
 All rights reserved.

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: 5040
 EXP. DATE: JUNE 30, 2018
 DATE SIGNED: APRIL 06, 2018

Consultants:
RETAIL DESIGN CONSULTANT
 JGA Inc.
 2855 Northwestern Hwy
 Suite 300
 Southfield, MI 48034 USA
 248 355 0890
 248 355 0895 Fax
 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:
 schematic
 architectural des.
 design dev.
 bidding
 permits/ll review 04-06-18
 construction

REVISIONS: 04-20-18

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

Do not scale this print. Use
 figured dimensions only.

Drawing title:
**ARCHITECTURAL
 PLAN**

Sheet no.
A-1.1