

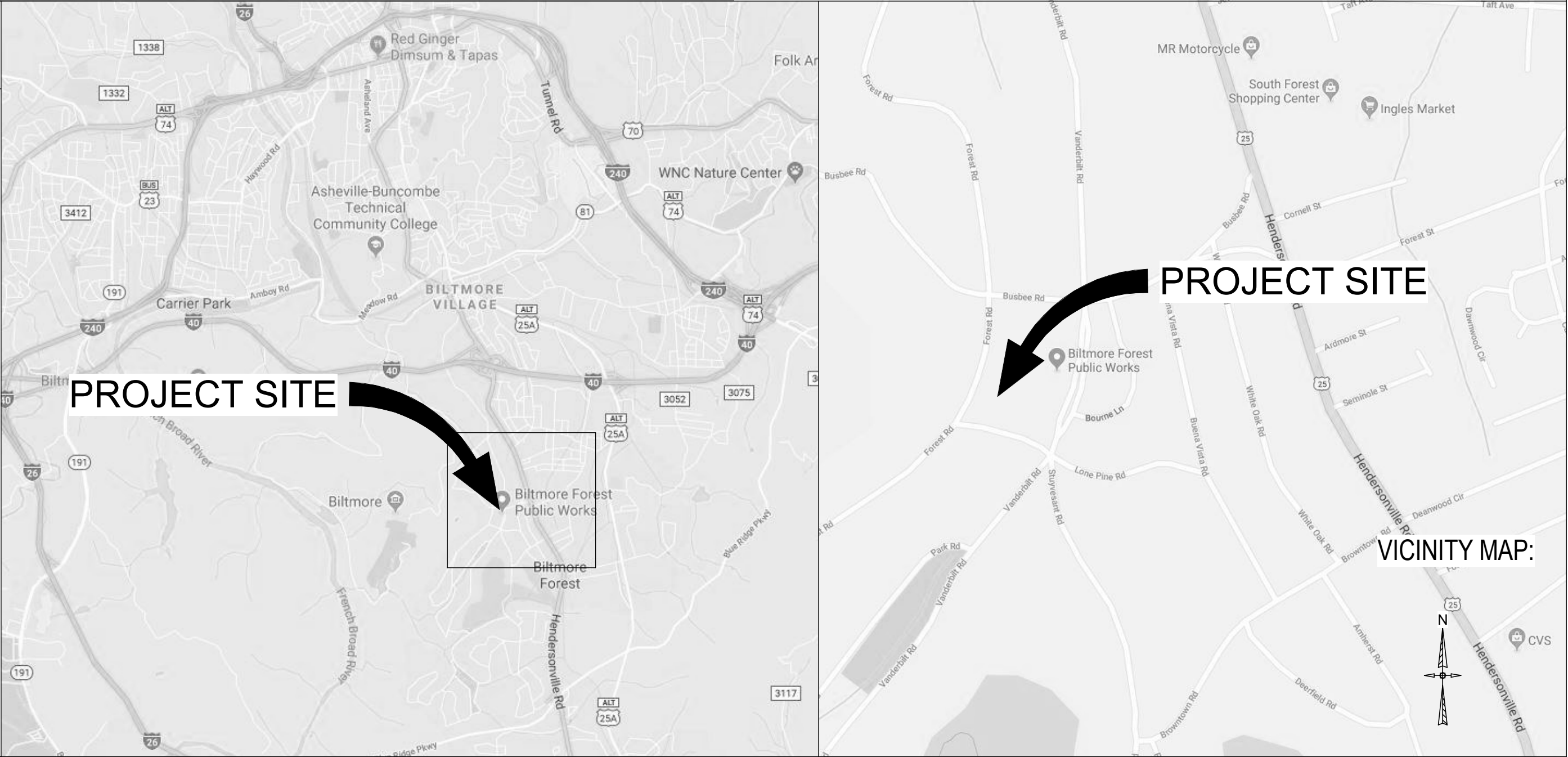
THE TOWN OF BILTMORE FOREST
PUBLIC WORKS BUILDING RENOVATION
ASHEVILLE, NC



INDEX OF DRAWINGS

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The Town of Biltmore Forest
**PUBLIC WORKS
BUILDING RENOVATION**
355 Vanderbilt Rd, Asheville, NC 28803

DESIGNER

CLARK NEXSEN

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SEALS



SUBMITTAL

3/26/18
DESIGN DEVELOPMENT SET

REVISIONS

SHEET

TITLE SHEET

GI001

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

(Except 1 and 2-family dwellings and townhouses)
(Reproduce the following data on the building plans sheet 1 or 2)

2012 EDITION OF NC CODE FOR: ☐ New Construction ☐ Addition ☐ Upfit

EXISTING: ☐ Reconstruction ☒ Alteration ☐ Repair ☐ Renovation

CONSTRUCTED:(date) 1920'S ORIGINAL USE(S)(Ch 3): GARAGE

RENOVATED:(date) 1986 CURRENT USE(S)(Ch 3): OFFICES & STORAGE

PROPOSED USE(S)(Ch 3): OFFICES, STORAGE & CONFERENCE

Building Height: (feet) 30 **Mezzanine:** ☒ No ☐ Yes

FLOOR (LEVEL)	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL (SQ FT)
FIRST FLOOR	3183 SF	401 SF	3583 SF
SECOND FLOOR	812 SF	56 SF	868 SF
TOTAL	3995 SF	456 SF	4451 SF

	ALLOWABLE (Table 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type <u>VB</u>		Type <u>VB</u>	
Building Height in Feet	Feet <u>40</u>	Feet = H + 20' = <u> </u>	30	
Building Height in Stories	Stories <u>2</u>	Stories + 1 = <u> </u>	Stories <u>2</u>	

- ☒ Fire and / or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☐ Existing structures within 30' of the proposed building
- ☒ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
- ☒ Occupant loads for each area
- ☒ Exit access travel distances (1016)
- ☒ Common path of travel distances (1014.3 & 1028.8)
- ☐ Dead end lengths (1018.4)
- ☐ Clear exit widths for each exit door
- ☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
- ☒ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
- ☒ Location of doors with panic hardware (1008.1.10)
- ☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
- ☐ Location of doors with electromagnetic egress locks (1008.1.9.8)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1029)
- ☐ The square footage of each fire area (902)
- ☐ The square footage of each smoke compartment (407.4)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

Building Element	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQ'D	PROVIDED (W/ REDUCTION) *				
Structural Frame, including columns, girders, trusses							
Structural Frame, including columns, girders, trusses							
Bearing Walls							
. Exterior							
. North							
. East							
. West							
. South							
. Interior							
Nonbearing Walls and Partitions							
. Exterior walls							
. North							
. East							
. West							
. South							
. Interior Walls and Partitions							
Floor Construction including supporting beams and joints							
Roof Construction including supporting beams and joints							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation		1HR					
Occupancy Separation		2HR*					
Party/Fire Wall Separation							
Smoke Barrier Separation							
Tenant Separation							
Control Area		1HR**					

**PER TABLE 414.4.2 OF THE NCBC A 1HR CONTROL AREA IS REQUIRED ONE LEVEL ABOVE GRADE PLANE FOR COMBUSTIBLE AND FLAMMABLE LIQUIDS.

Emergency Lighting: ☐ No ☐ Yes

Exit Signs: ☐ No ☒ Yes

Fire Alarm: ☐ No ☒ Yes

Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____

Panic Hardware: ☐ No ☒ Yes

Occupancy:										
Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5					
Business	<input checked="" type="checkbox"/> X									
Educational	<input type="checkbox"/>									
Factory	<input type="checkbox"/>	F-1 Moderate		<input type="checkbox"/>	F-2 Low					
Hazardous	<input type="checkbox"/>	H-1 Detonate		<input type="checkbox"/>	H-2 Deflagrate		<input type="checkbox"/> H-3 Combust	<input type="checkbox"/> H-4 Health	<input type="checkbox"/> H-5 HPM	
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4						
	I-3 Condition		<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5			
Mercantile	<input type="checkbox"/>									
Residential	<input type="checkbox"/>	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-4					
Storage	<input checked="" type="checkbox"/> X	S-1 Moderate		<input type="checkbox"/>	S-2 Low		<input type="checkbox"/> High-piled			
	<input type="checkbox"/>	Parking Garage		<input type="checkbox"/>	Open		<input type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> X	Repair Garage	
Utility and Miscellaneous	<input type="checkbox"/>									
Accessory Occupancies:										
Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5					
Business	<input type="checkbox"/>									
Educational	<input type="checkbox"/>									
Factory	<input type="checkbox"/>	F-1 Moderate		<input type="checkbox"/>	F-2 Low					
Hazardous	<input type="checkbox"/>	H-1 Detonate		<input type="checkbox"/>	H-2 Deflagrate		<input type="checkbox"/> H-3 Combust	<input type="checkbox"/> H-4 Health	<input type="checkbox"/> H-5 HPM	
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4						
	I-3 Condition		<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5			
Mercantile	<input type="checkbox"/>									
Residential	<input type="checkbox"/>	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-4					
Storage	<input type="checkbox"/>	S-1 Moderate		<input type="checkbox"/>	S-2 Low		<input type="checkbox"/> High-piled			
	<input type="checkbox"/>	Parking Garage		<input type="checkbox"/>	Open		<input type="checkbox"/> Enclosed	<input type="checkbox"/> Repair Garage		
Utility and Miscellaneous	<input type="checkbox"/>									
Incidental Uses (Table 508.2.5):										
NONE										

Special Uses: 402 403 404 405 406 407 408 409 410 411 412 ☒ 413 ☒ 414
☒ 415 416 417 418 419 420 421 422 423 424 425 426 427
Special Provisions: 509.2 509.3 509.4 509.5 509.6 509.7 509.8 509.9
Mixed Occupancy: ☐ No ☒ Yes Separation: 2 Hr. Exception: _____
☐ Incidental Use Separation (508.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions)
☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☒ Separated Use (508.4): See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$\frac{2814}{9000} + \frac{1877}{9000} + \frac{\quad}{\quad} = .52 \leq 1.00$$
BUSINESS STORAGE - 1

Grand total	0	0	0	0	0
-------------	---	---	---	---	---

Wind Load: Basic Wind Speed _____ mph (ASCE-7)
Exposure Category _____
Wind Base Shears (for MWFRS) $V_x =$ _____ $V_y =$ _____

Seismic base shear: $V_x =$ _____ $V_y =$ _____
 Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
 Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) _____ psf
 Presumptive Bearing capacity _____ psf
 Pile size, type, and capacity _____

SPECIAL INSPECTIONS REQUIRED: ☐ Yes ☐ No

(TABLE 2902.1)

USE		WATERCLOSETS		URINALS	LAVATORIES		SHOWERS /TUBS	DRINKING FOUNTAINS	
	MALE / SINGLE	FEMALE	MALE / SINGLE		FEMALE	REGULAR		ACCESSIBLE	
EXISTING	2 SINGLE				2 SINGLE		1	0	0
NEW	3 SINGLE				3 SINGLE		2	0	1
REQUIRED	1	1			1	1		0	1

B occupancy, 1 per 25 for the first 50 and 1 per 50 for the remaining exceeding 50. = 2
S occupancy, 1 per 100 = 1

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DFS, ICC, etc., describe below)

APPLICABLE CODES:

2015 NC EXISTING BUILDING CODE
2009 INTERNATIONAL BUILDING CODE
2009 UNIFORM PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE

ACCESSIBILITY GUIDELINES:

ANSI A117.1 - AMERICAN NATIONAL STANDARD
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

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SEALS



SUBMITTAL

3/26/18

DESIGN DEVELOPMENT SET

REVISIONS

SHEET

APPENDIX B

LS100

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

1

2

3

4

5

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design

Climate Zone: 3 4 5

Method of Compliance:
☐ Prescriptive (Energy Code)
☐ Performance (Energy Code)
☐ Prescriptive (ASHRAE 90.1)
☐ Performance (ASHRAE 90.1)

THERMAL ENVELOPE

Roof/ceiling Assembly
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:

Exterior Walls :
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Openings (windows or doors with glazing)
U-Value of assembly:
Solar heat gain coefficient:
projection factor:
Door R-Values:

Walls below grade (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors over unconditioned space (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors slab on grade (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Horizontal/vertical requirement:
slab heated:

Section 502.4.3 Sealing of Building Envelope [Indicate where details are in the set]
☐ Joint around fenestration and door frames.
☐ Junction between walls and foundations, walls at building corners, walls and structural floors or roofs, walls and roof or wall panels.
☐ Openings at penetrations of utility services through roofs, walls, and floors including but not limited to electrical, plumbing, mechanical, security and communications.
☐ Site-built fenestration and doors.
☐ Joints, seams and penetrations of air barrier system.
☐ Other openings in the building envelope.

Samples of construction details are available in Appendix 2.1

MECHANICAL SUMMARY

SEE MECHANICAL DRAWINGS

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb:
summer dry bulb:

Interior design conditions
winter dry bulb:
summer dry bulb:
relative humidity:

Building heating load:

Building cooling load:

Mechanical Spacing Conditioning System
Unitary
description of unit:
heating efficiency:
cooling efficiency:
size category of unit:
Boiler
Size category. If oversized, state reason.:
Chiller
Size category. If oversized, state reason.:

List equipment efficiencies:

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb:
summer dry bulb:

Interior design conditions
winter dry bulb:
summer dry bulb:
relative humidity:

Building heating load:

Building cooling load:

Mechanical Spacing Conditioning System
Unitary
description of unit:
heating efficiency:
cooling efficiency:
size category of unit:
Boiler
Size category. If oversized, state reason.:
Chiller
Size category. If oversized, state reason.:

List equipment efficiencies:

ELECTRICAL SUMMARY

SEE ELECTRICAL DRAWINGS

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:
Energy Code: ☐ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

Additional Prescriptive Compliance
☐ 506.2.1 More Efficient Mechanical Equipment
☐ 506.2.2 Reduced Lighting Power Density
☐ 506.2.3 Energy Recovery Ventilation Systems
☐ 506.2.4 Higher Efficiency Service Water Heating
☐ 506.2.5 On-Site Supply of Renewable Energy
☐ 506.2.6 Automatic Daylighting Control Systems

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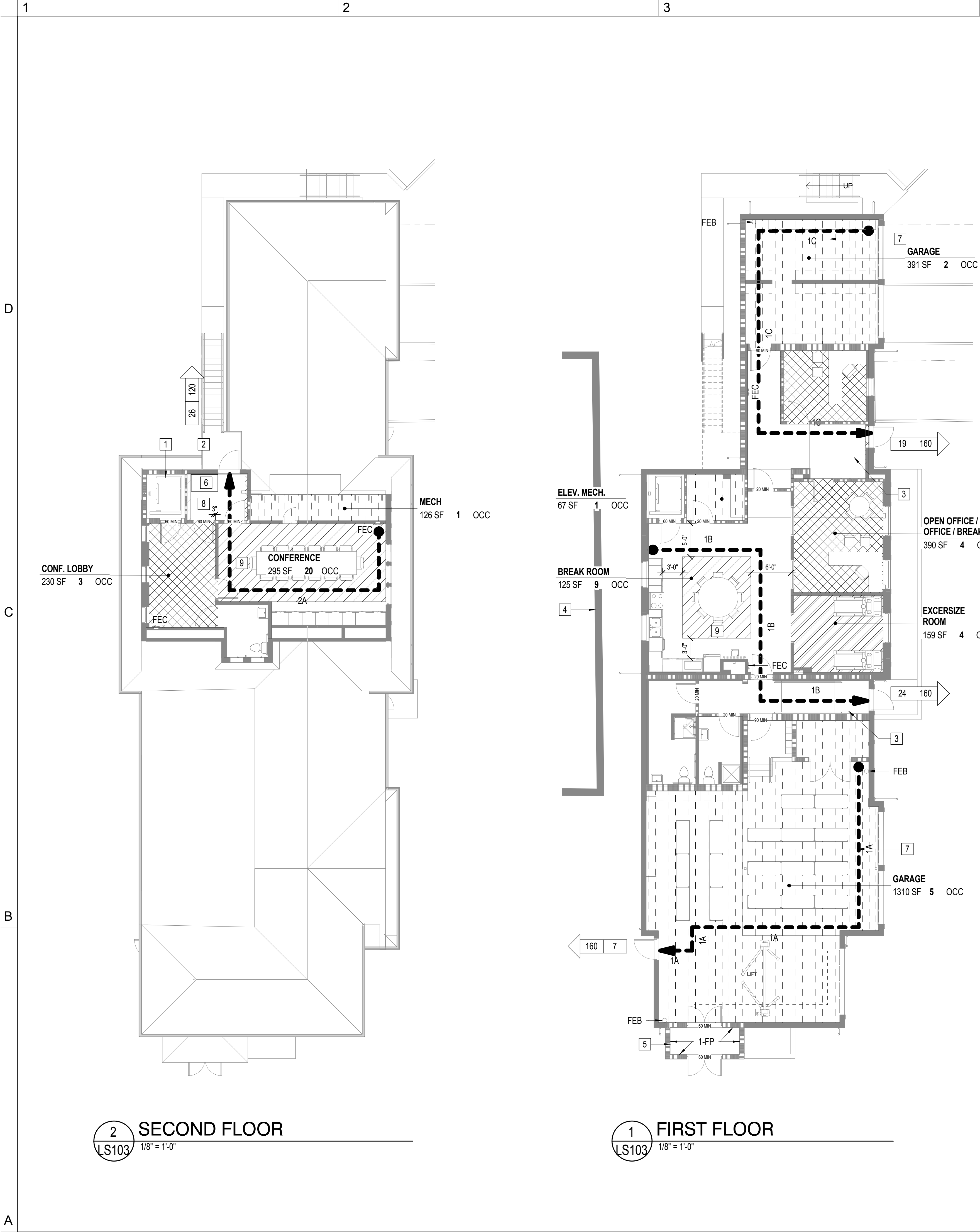
SHEET
APPENDIX B CONT.

LS102

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

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SHEET

LIFE SAFETY SHEET

LS103

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

1	2	3	4	5
ARCHITECTURAL ABBREVIATIONS	ARCHITECTURAL SYMBOLOGY	MATERIALS LEGEND	REFLECTED CLG PLAN LEGEND	GENERAL NOTES
<div><div><div><div>&AND</div><div>@AT</div><div>ACTACOUSTICAL CEILING TILE</div><div>ADJADJUSTABLE, ADJUST</div><div>AFFABOVE FINISH FLOOR</div><div>AFSABOVE FINISH SLAB</div><div>ALTALTERNATE</div><div>ALUMALUMINUM</div><div>APPROXAPPROXIMATE</div><div>APCARCHITECTURAL PRECAST</div><div>CONCRETE</div><div>BOBOARD</div><div>BLDGBUILDING</div><div>BLKGBLOCKING</div><div>BRGBEARING</div><div>BURBUILT-UP ROOFING</div><div>CLCENTER LINE</div><div>CGCORNER GUARD</div><div>CJCONTROL JOINT</div><div>CLCLEAR</div><div>CLGCEILING</div><div>CMUCONCRETE MASONRY UNIT</div><div>COLCOLUMN</div><div>CONCCONCRETE</div><div>CONSTCONSTRUCTION</div><div>CONTCONTINUOUS</div><div>CPTCARPET</div><div>CTCERAMIC TILE</div><div>DDEPTH / DRYER</div><div>DBLDOUBLE</div><div>DADIAMETER</div><div>DAGDIAGONAL</div><div>DIMDIMENSION</div><div>DISPDISPENSER</div><div>DNDOWN</div><div>DSDOWNSPOUT</div><div>DWGDRAWING</div><div>EAEACH</div><div>EJEXPANSION JOINT</div><div>ELECELECTRIC</div><div>ELEV ELEVATION</div><div>EOSEDGE OF SLAB</div><div>EPSEXPANDED POLYSTYRENE</div><div>EQEQUAL</div><div>EQUIPEQUIPMENT</div><div>EXSTEXISTING</div><div>EXPEXPANSION / EXPOSED</div><div>EXTEXTERIOR</div><div>FDFLOOR DRAIN</div><div>FEBFIRE EXTINGUISHER BRACKET</div><div>FECFIRE EXTINGUISHER CABINET</div><div>FFFINISH FLOOR</div><div>FGLFIBERGLASS</div><div>FINFINISH</div><div>FLRFLOOR</div><div>FOFACE OF</div><div>FRTFIRE RETARDANT TREATED</div><div>GAGAUGE</div><div>GALVGALVANIZED</div><div>GFRGGLOSS FIBER REINFORCED</div><div>GYPGYPSUM</div><div>GLGLASS</div><div>GWBGYPSUM WALL BOARD</div><div>GYPGYPSUM</div><div>HCHANDICAPPED</div><div>HDWHARDWARE</div><div>HDWDHARDWOOD</div><div>HMHOLLOW METAL</div><div>HORIZHORIZONTAL</div><div>HTHEIGHT</div><div>HVACHHEATING, VENTILATION, & AIR CONDITIONING</div><div>IDINSIDE DIAMETER</div><div>INSULINSULATION</div><div>INTINTERIOR</div><div>JTJOINT</div><div>KOKNOCK OUT</div><div>LLENGTH / LONG</div><div>MATLMATERIAL</div><div>MAXMAXIMUM</div><div>MECHMECHANICAL</div><div>MFRMANUFACTURER</div><div>MNMINIMUM</div><div>MSCMISCELLANEOUS</div><div>MO MASONRY OPENING</div><div>MTGMOUNTING</div><div>MTLMETAL</div><div>NCNOT IN CONTRACT</div><div>NONUMBER</div><div>NOMNOMINAL</div><div>NTSNOT TO SCALE</div><div>OC ON CENTER</div><div>ODOUTSIDE DIAMETER</div><div>OFCONOWNER FURNISHED</div><div>OFCONTRACTOR INSTALLED</div><div>OFCONOWNER FURNISHED</div><div>OFCONOWNER INSTALLED</div><div>OH OPPOSITE HAND</div><div>OPNGOPENING</div><div>OPPOPPPOSITE</div><div>ORDOVERFLOW ROOF DRAIN</div><div>PLPLATE</div><div>PLAMPASTIC LAMINATE</div><div>PLYWOOD</div><div>PRPAIR</div><div>FTDPAINTED</div><div>RRADIUS</div><div>RDRDRAIN</div><div>REFREFRIGERATOR</div><div>RENFREINFORCING</div><div>RQDREQUIRED</div><div>RRROOM</div><div>ROROUGH OPENING</div><div>RWLRAIN WATER LEADER</div><div>SATBSOUND ATTENUATING FIBRE</div><div>BLANKETS</div><div>SFSQUARE FEET</div><div>SSIMILAR</div><div>SQSQUARE</div><div>SSSTAINLESS STEEL</div><div>STRUCTSTRUCTURAL</div><div>STDSTANDARD</div><div>STLSTEEL</div><div>SUSPSUSPENDED</div><div>T & BTOP & BOTTOM</div><div>THRTHRESHOLD</div><div>TOCTOP OF CONCRETE</div><div>TOWTOP OF WALL</div><div>TPTOILET PARTITION</div><div>TYPTYPICAL</div><div>UONUNLESS OTHERWISE NOTED</div><div>VBVINYL BASE</div><div>VCTVINYL COMPOSITION TILE</div><div>VERTVERTICAL</div><div>VIFVERIFY IN FIELD</div><div>VTRVENT THRU ROOF</div><div>WWIDTH / WASHER</div><div>WWITH</div><div>WOWITHOUT</div><div>WCWALLCOVERING</div><div>WDWOOD</div><div>WDWWINDOW</div><div>WDWINDOW OPENING</div><div>WPWORK POINT</div><div>WTWEIGHT</div><div>XPSXPS</div></div></div></div>	<div><div><div><div>1NEW WORK NOTE</div><div>W1WINDOW DESIGNATION</div><div>1COLUMN GRID LINE</div><div>101SPACE NAME ROOM DESIGNATION</div><div>DIRECTION OF SLOPE</div><div>FD FLOOR DRAIN</div><div>FEC FIRE EXTINGUISHER CABINET</div><div>ACCESSIBLE BEDROOMS - MOBILITY FEATURES</div></div><div><div>DEMOLITION NOTE</div><div>L1LOUVER DESIGNATION</div><div>FIRST FLOOR ELEVATION DATUM</div><div>A SPECIALTY ITEM DESIGNATION</div><div>12 6 ROOF SLOPE</div><div>MATCH LINE</div><div>FEB FIRE EXTINGUISHER BRACKET</div><div>ACCESSIBLE BEDROOMS - COMMUNICATION FEATURES</div></div></div><div><div><div><div>A1NAME SCALE:</div><div>PLAN NORTH INDICATOR</div><div>TRUE NORTH INDICATOR</div><div>A1NAME SCALE:</div></div><div>DETAIL, SECTION, ELEVATION TITLE</div><div>PLAN TITLE AND NORTH ARROW</div></div><div><div><div><div>A1DETAIL / PLAN NUMBER</div><div>AE101</div><div>SHEET WHERE SHOWN</div></div><div>DETAIL / ENLARGED PLAN</div></div><div><div><div><div>A1ELEVATION NUMBER</div><div>A4AE20</div><div>A2</div><div>A3</div><div>SHEET WHERE SHOWN</div></div><div>INTERIOR ELEVATION</div></div><div><div><div><div>ELEVATION NUMBER</div><div>A1AE201</div><div>SHEET WHERE SHOWN</div></div><div>EXTERIOR ELEVATION</div></div><div><div><div><div>SECTION NUMBER</div><div>A1AE301</div><div>BUILDING</div><div>A1AE301</div><div>SHEET WHERE SHOWN</div></div><div>BUILDING SECTION</div></div><div><div><div><div>SECTION NUMBER</div><div>A1AE301</div><div>SHEET WHERE SHOWN</div></div><div>DETAIL / WALL SECTION</div></div><div><div><div>DOOR NUMBER</div></div><div>PARTITION / WALL TYPE</div></div></div></div></div></div></div></div></div>	<div><div><div><div>EARTH</div><div>POROUS FILL</div><div>CONCRETE</div><div>BRICK</div><div>CONCRETE MASONRY UNIT (CMU)</div><div>RIGID INSULATION</div><div>BATT / LOOSE / BLANKET INSULATION</div><div>MINERAL WOOL INSULATION</div><div>INTERRUPTED WOOD BLOCKING</div><div>CONTINUOUS WOOD BLOCKING / FRAMING</div><div>PLYWOOD / MDF</div><div>FINISHED WOOD</div><div>GYPSUM WALLBOARD / PLASTER / GROUT / SPRAY FOAM INSULATION / SPRAY FIREPROOFING</div><div>ACOUSTICAL TILE / CERAMIC TILE</div><div>CARPET</div></div><div><div><div><div>RATED PARTITION LEGEND</div><div>LIFE SAFETY PLAN LEGEND</div></div></div></div></div></div>	<div><div><div><div><div><div>MECHANICAL EQUIPMENT</div><div>EXIT LIGHTS</div><div>SPEAKERS</div><div>CARBON MONOXIDE SENSOR</div><div>SMOKE DETECTOR</div><div>EXP EXPOSED CEILING</div><div>CEILING MOUNTED PROJECTOR</div></div><div><div>Mechanical Equipment</div><div>Exit Lights</div><div>Speakers</div><div>Carbon Monoxide Sensor</div><div>Smoke Detector</div><div>Exposed Ceiling</div><div>Ceiling Mounted Projector</div></div></div><div><div><div><div>LIGHT FIXTURES</div><div>STROBE LIGHT</div><div>OCCUPANCY SENSOR</div><div>HEAT / PHOTO SENSOR</div><div>CEILING HEIGHT</div><div>SPRINKLER HEAD</div><div>CEILING MOUNTED RECEPTACLE</div></div><div><div>Light Fixtures</div><div>Strobe Light</div><div>Occupancy Sensor</div><div>Heat / Photo Sensor</div><div>Ceiling Height</div><div>Sprinkler Head</div><div>Ceiling Mounted Receptacle</div></div></div><div><div><div><div>GWBGWB CEILING / SOFFIT</div><div>1 HOUR RATED GWBGWB CEILING</div><div>2" X 2" ACOUSTICAL TILE LAY-IN CEILING</div></div></div></div><div><div><div><div>EXISTING WALL TO REMAIN</div><div>EXISTING DOOR TO REMAIN</div><div>EXISTING WALL TO BE REMOVED</div><div>EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED</div><div>EXISTING ITEM TO BE REMOVED</div><div>EXISTING PLUMBING FIXTURES TO BE REMOVED</div></div></div></div></div></div></div></div>	<div><div><div><div>1. PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING MEMBERS, FACE OF MASONRY, FACE OF EXISTING WALL, AND TO CENTER LINE OF COLUMNS.</div><div>2. ALL NOTES, DETAILS, AND FEATURES DRAWN AS APPLICABLE TO ONE CONDITION ARE APPLICABLE TO SIMILAR CONDITIONS, WHETHER OR NOT SPECIFICALLY INDICATED.</div><div>3. LOCATE ALL INTERIOR DOOR FRAMES A DISTANCE OF 4" (FOUR) INCHES FROM THE THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.</div><div>4. ALL ELEVATIONS ARE MEASURED FROM THE REFERENCE ELEVATION +0'-0", WHICH IS THE TOP OF THE FIRST FLOOR SLAB, UNLESS OTHERWISE NOTED.</div><div>5. ALL WOOD BLOCKING AND MISCELLANEOUS STEEL, SHOWN IN DETAILS AND SECTIONS SHALL BE CONTINUOUS, UNLESS OTHERWISE NOTED.</div><div>6. USE FIRE RETARDANT TREATED WOOD PRODUCTS FOR ALL CONCEALED WOOD BLOCKING UNLESS OTHERWISE NOTED.</div><div>7. USE PRESERVATIVE-TREATED WOOD PRODUCTS FOR ALL WOOD BLOCKING IN CONTACT WITH EXTERIOR MASONRY OR CONCRETE WALLS, AND FOR ALL WOOD BLOCKING IN CONTACT WITH CONCRETE SLABS ON GRADE.</div><div>8. PROVIDE WOOD OR METAL BLOCKING BEHIND GYPSUM BOARD AT THE FOLLOWING LOCATIONS:<div><div>A) ALL WALL-MOUNTED OR CEILING-MOUNTED DOOR STOPS, DOOR HOLD-OPEN DEVICES, AND OTHER HARDWARE.</div><div>B) ALL WALL-MOUNTED TOILET ACCESSORIES, AT GRAB BARS, PROVIDE BLOCKING OR HORIZONTAL AT ANY POINT ON THE GRAB BAR. CAPABLE OF RESISTING A MINIMUM LOAD OF 250 POUNDS APPLIED VERTICALLY.</div><div>C) ALL WALL-MOUNTED PLUMBING FIXTURES, INCLUDING BUT NOT LIMITED TO LAVATOIRES, SINKS, URINALS, WATER CLOSETS, AND WATER COOLERS. PROVIDE BLOCKING CAPABLE OF RESISTING A MINIMUM LOAD OF 400 POUNDS APPLIED VERTICALLY AT ANY POINT ON THE PLUMBING FIXTURE.</div><div>D) ALL WALL-MOUNTED CABINETRY, SHELVING, AND SIMILAR ITEMS.</div></div></div><div>9. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS OR SIZES OF BUILDING ELEMENTS.</div><div>10. VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.</div><div>11. ALL MATERIALS USED IN THE PROJECT SHALL BE NEW AND PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE.</div><div>12. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS.</div><div>8. PROVIDE WOOD OR METAL BLOCKING BEHIND GYPSUM BOARD AT THE FOLLOWING LOCATIONS:<div><div>A) ALL WALL-MOUNTED OR CEILING-MOUNTED DOOR STOPS, DOOR HOLD-OPEN DEVICES, AND OTHER HARDWARE.</div><div>B) ALL WALL-MOUNTED TOILET ACCESSORIES, AT GRAB BARS, PROVIDE BLOCKING OR HORIZONTAL AT ANY POINT ON THE GRAB BAR. CAPABLE OF RESISTING A MINIMUM LOAD OF 250 POUNDS APPLIED VERTICALLY.</div><div>C) ALL WALL-MOUNTED PLUMBING FIXTURES, INCLUDING BUT NOT LIMITED TO LAVATOIRES, SINKS, URINALS, WATER CLOSETS, AND WATER COOLERS. PROVIDE BLOCKING CAPABLE OF RESISTING A MINIMUM LOAD OF 400 POUNDS APPLIED VERTICALLY AT ANY POINT ON THE PLUMBING FIXTURE.</div><div>D) ALL WALL-MOUNTED CABINETRY, SHELVING, AND SIMILAR ITEMS.</div></div><div>9. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS OR SIZES OF BUILDING ELEMENTS.</div><div>10. VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.</div><div>11. ALL MATERIALS USED IN THE PROJECT SHALL BE NEW AND PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE.</div><div>12. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS.</div></div></div></div></div>

The Town of Biltmore Forest

PUBLIC WORKS BUILDING RENOVATION

355 Vanderbilt Rd, Asheville, NC 28803

DESIGNER



CLARK NEXSEN

301 College Street, Suite 300
Asheville, North Carolina 28801
828-232-0608
www.clarknexsen.com
Clark Nexsen License Number: C-1028

SEALS



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DESIGN DEVELOPMENT SET

REVISIONS

SHEET

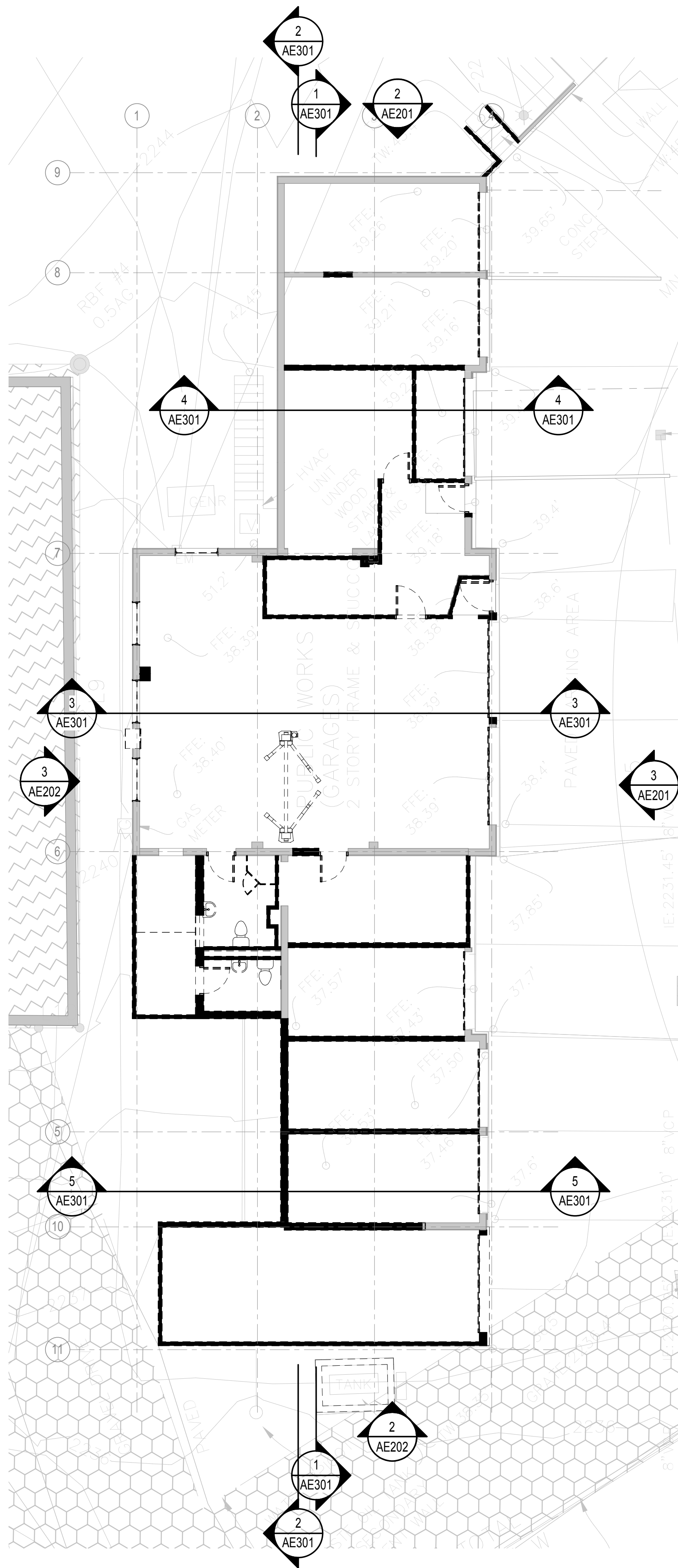
ARCHITECTURAL LEGENDS AND NOTES

A-001

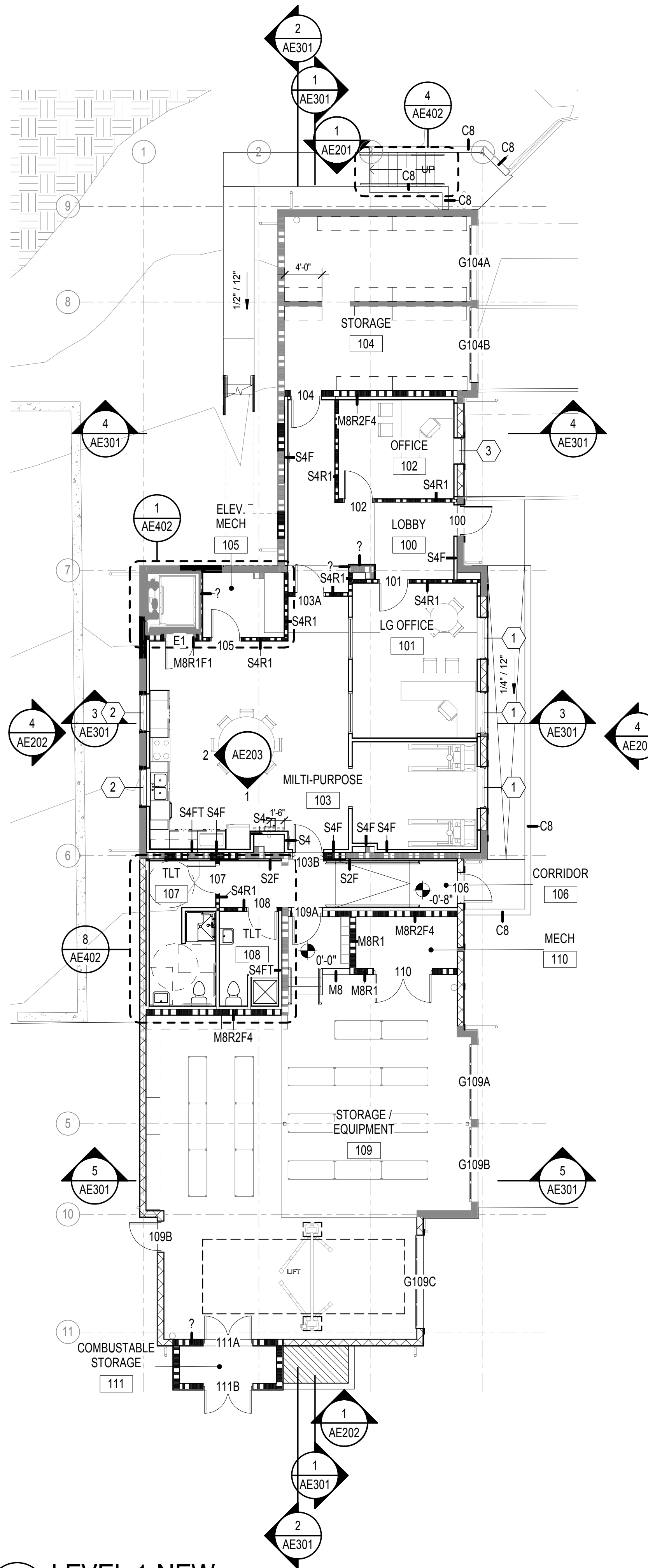
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DRAWN: Author
REVIEW: Checker

CN 6791

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2 LEVEL 1 DEMO
1/8" = 1'-0"



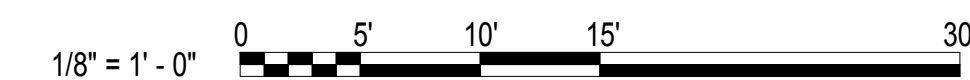
1 LEVEL 1 NEW
1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

LEGEND 1

GRAPHIC SCALE(S)



The Town of Biltmore Forest

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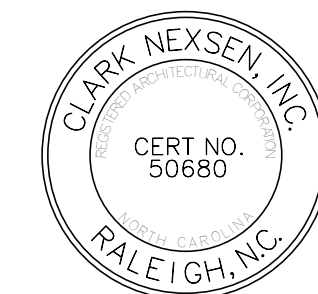
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DESIGNER

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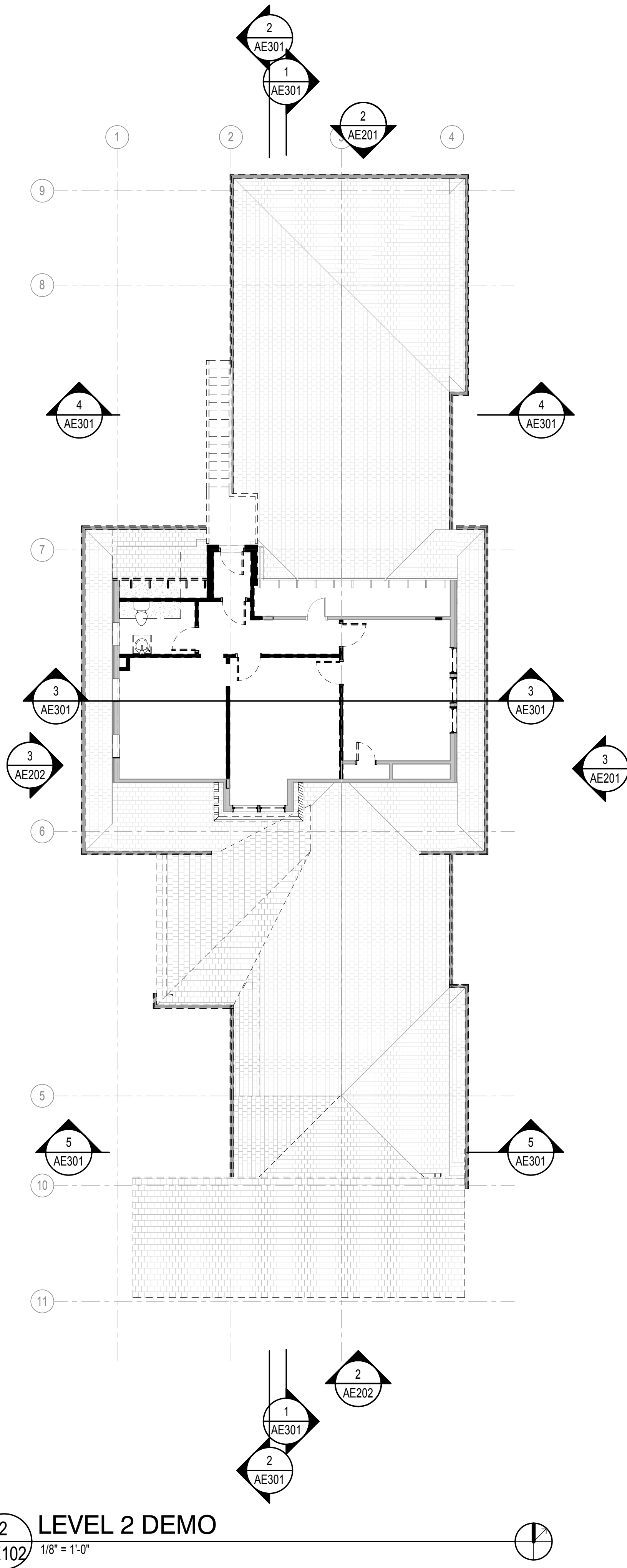
LEVEL 1 PLANS

AE101

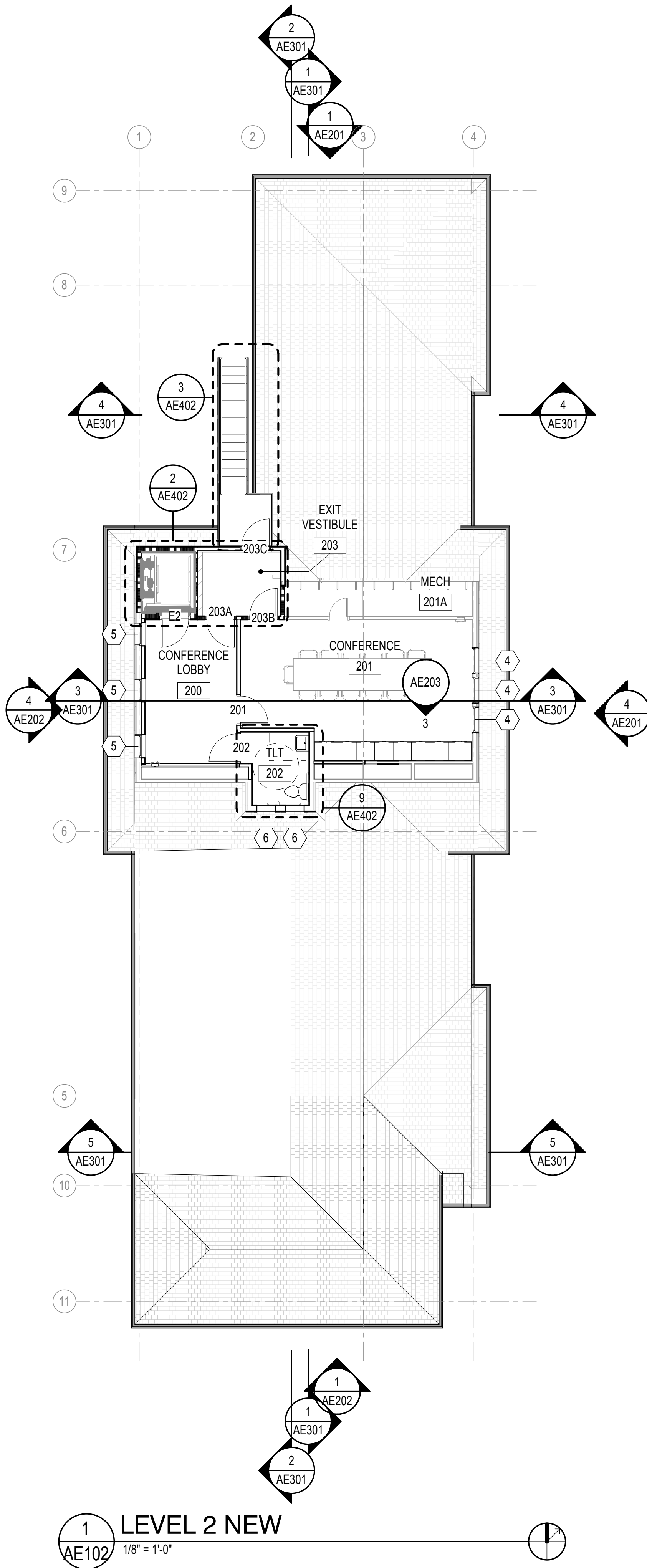
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DRAWN: Author
REVIEW: Checker

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2 LEVEL 2 DEMO
AE102 1/8" = 1'-0"



1 LEVEL 2 NEW
AE102 1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

GRAPHIC SCALE(S)

1/8" = 1' - 0" 0 5' 10' 15' 30'

The Town of Biltmore Forest

PUBLIC WORKS BUILDING RENOVATION

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DESIGNER

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LEVEL 2 PLANS

AE102

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KEY NOTES

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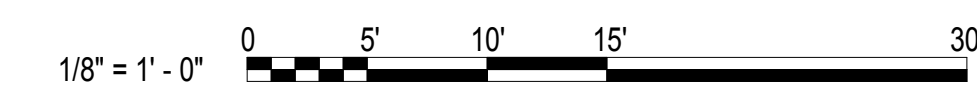
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SHEET

SLAB EDGE PLAN

AE103

GRAPHIC SCALE(S)

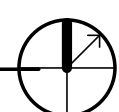


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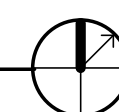
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2 EXISTING SLAB EDGE PLAN
AE103 1/8" = 1'-0"



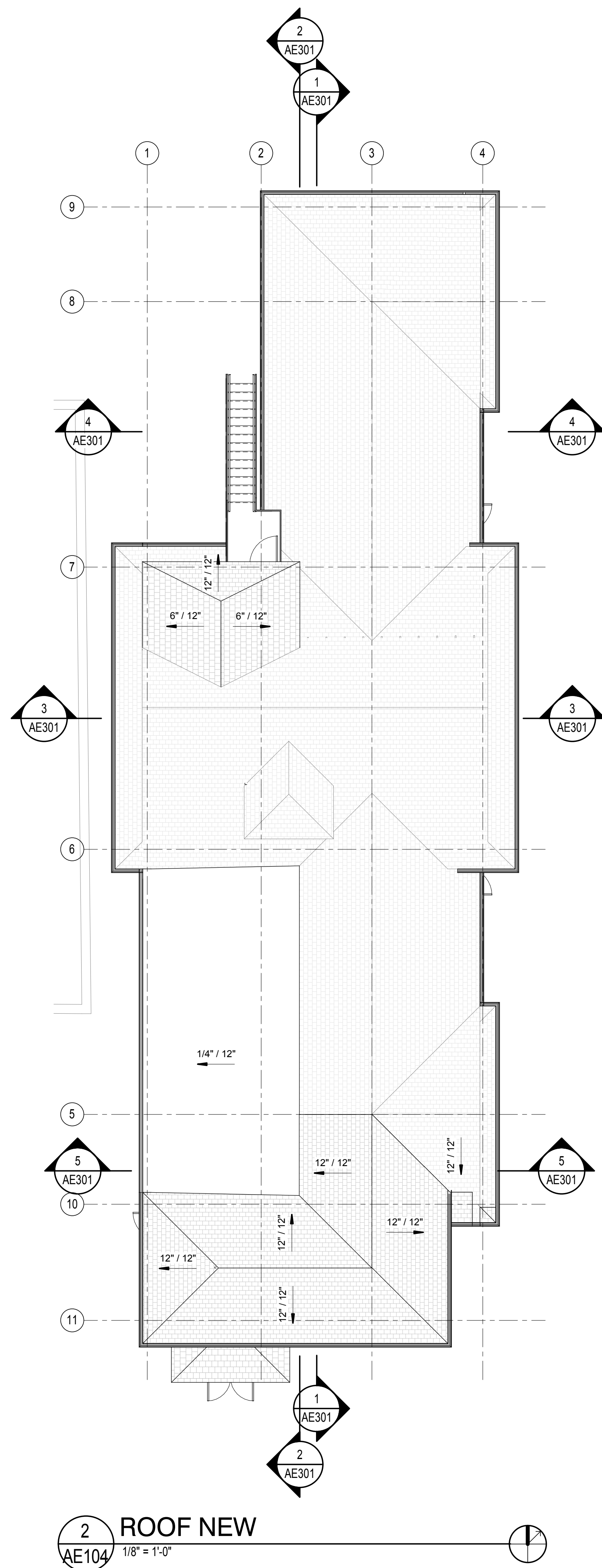
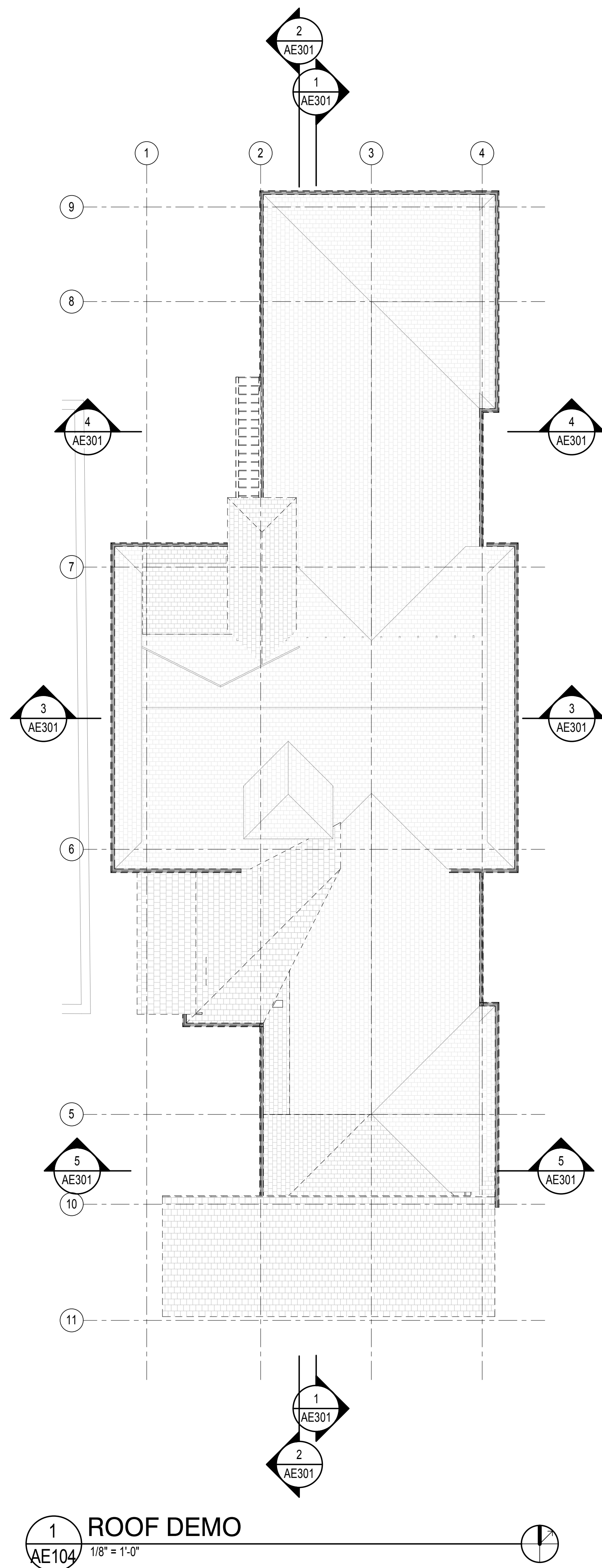
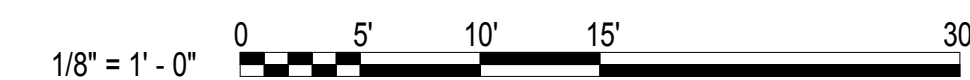
1 SLAB EDGE PLAN
AE103 1/8" = 1'-0"





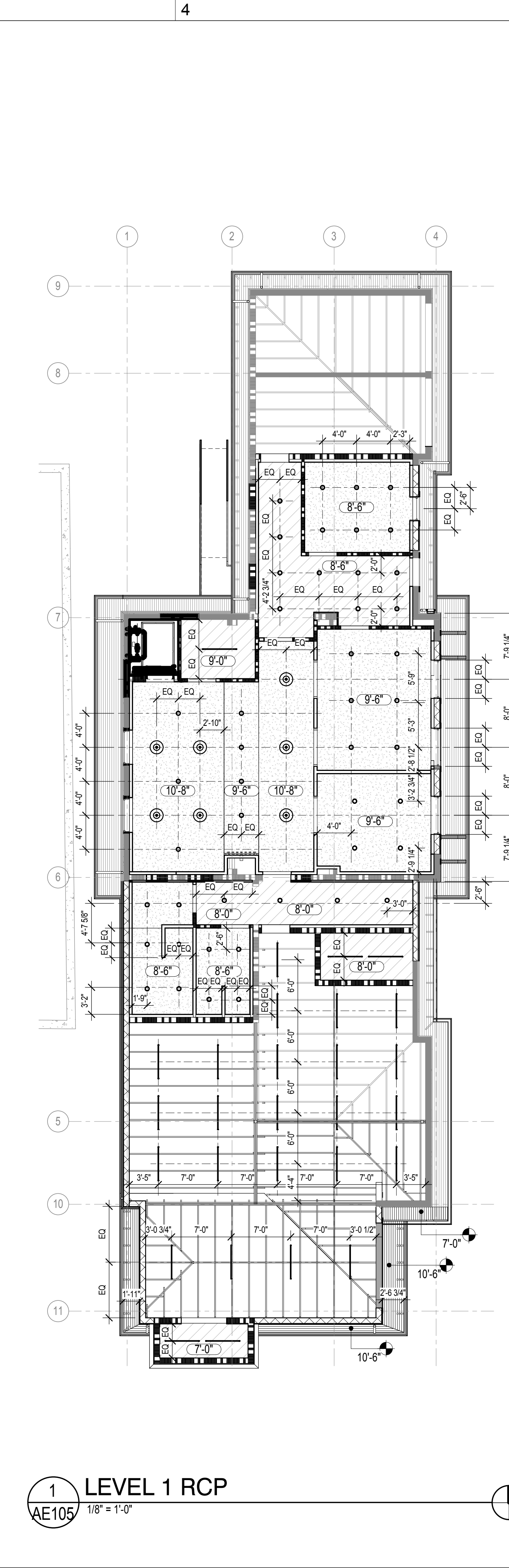
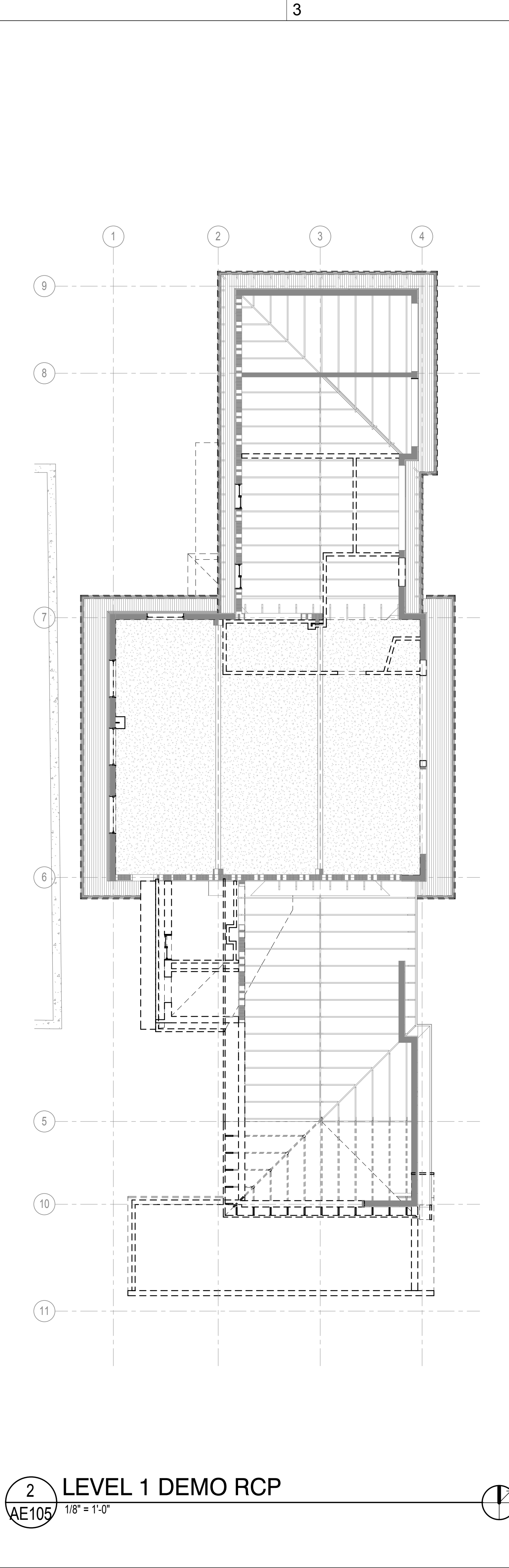
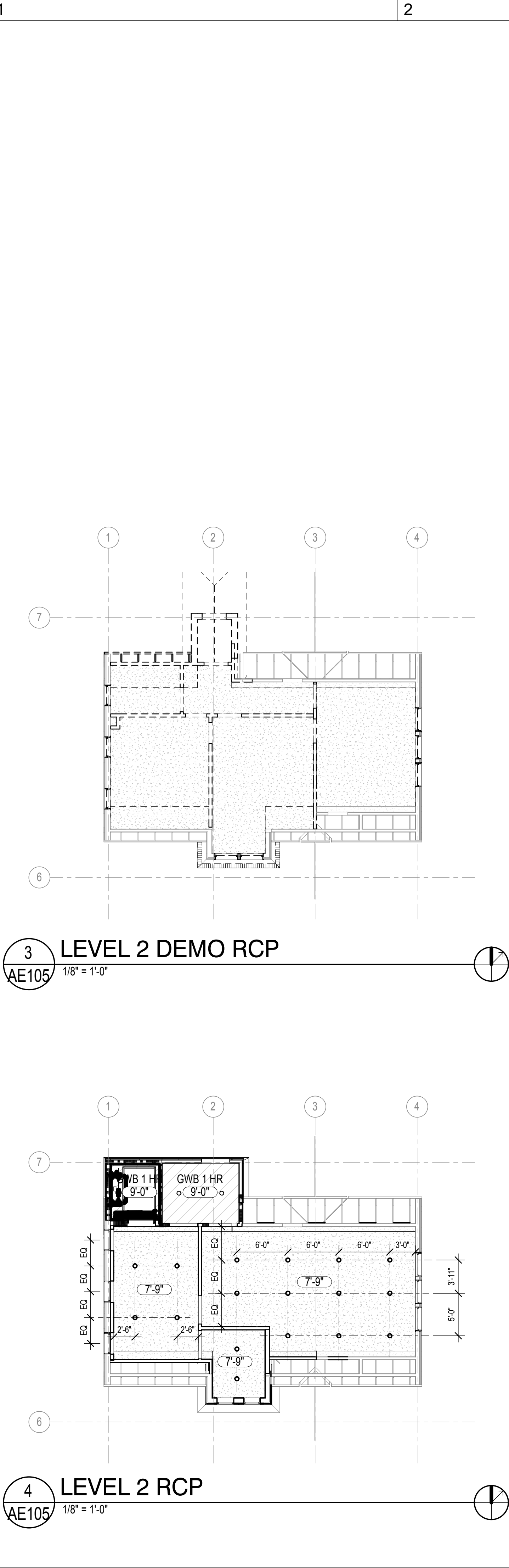
KEY NOTES

GRAPHIC SCALE(S)



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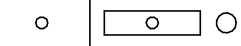

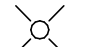






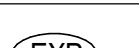

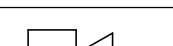

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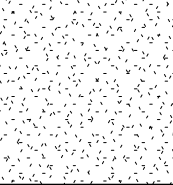
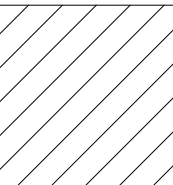
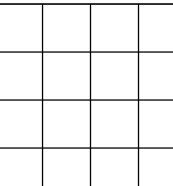


GENERAL NOTES

KEY NOTES

LEGEND 1

 MECHANICAL EQUIPMENT	 LIGHT FIXTURES
 EXIT LIGHTS	 STROBE LIGHT
 SPEAKERS	 OCCUPANCY SENSOR
 CARBON MONOXIDE SENSOR	 HEAT / PHOTO SENSOR
 SMOKE DETECTOR	 CEILING HEIGHT
 EXPOSED CEILING	 SPRINKLER HEAD
 CEILING MOUNTED PROJECTOR	 CEILING MOUNTED RECEPTACLE

	GWB CEILING / SOFFIT
	1 HOUR RATED GWB CEILING
	2' X 2' ACOUSTICAL TILE LAY-IN CEILING

GRAPHIC SCALE(S)



The Town of Biltmore Forest

PUBLIC WORKS BUILDING RENOVATION

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SEALS



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DESIGN DEVELOPMENT SET

REVISIONS

SHEET

REFLECTED CEILING PLANS

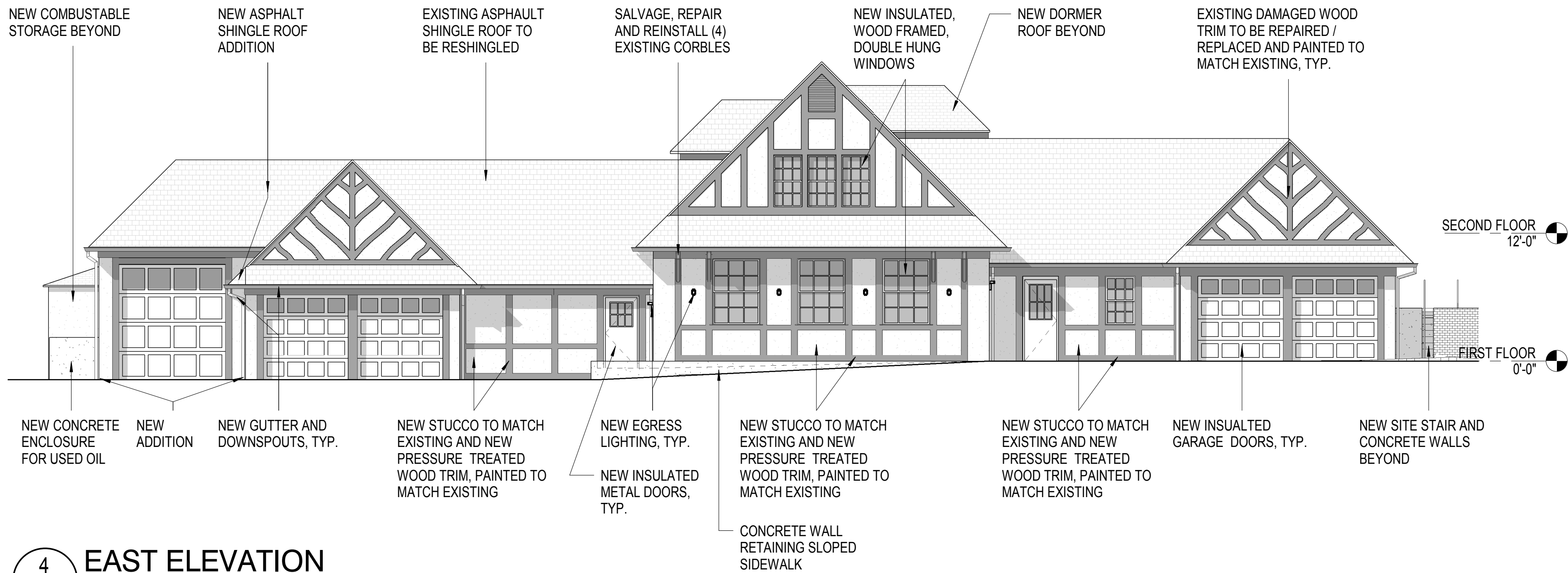
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DRAWN: Author
REVIEW: Checker

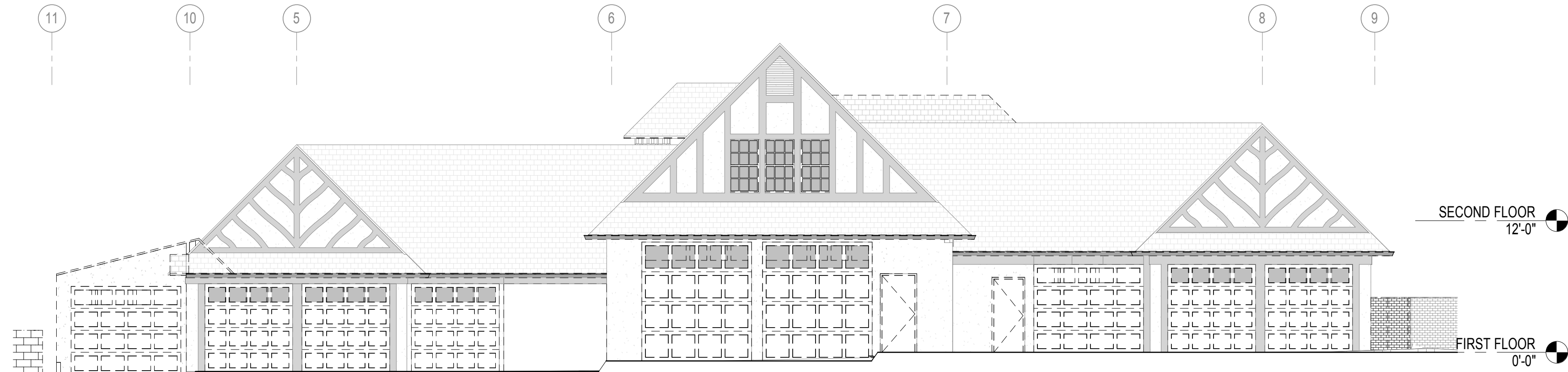
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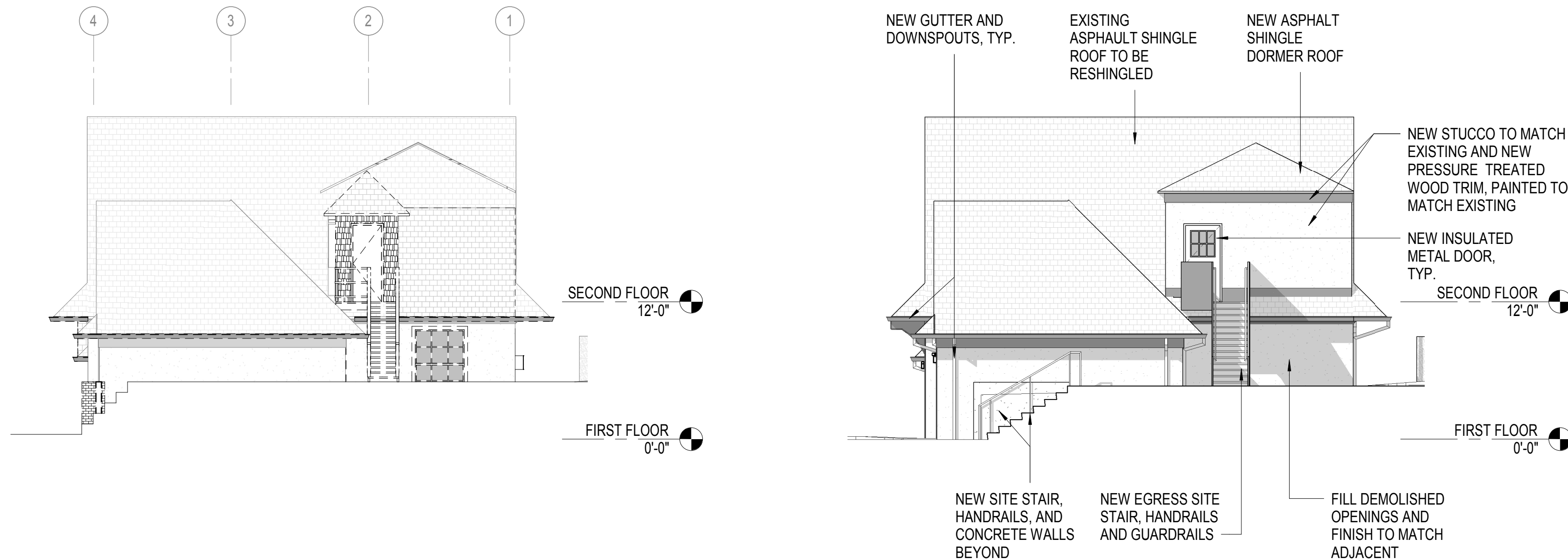
1
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4 EAST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION DEMO
1/8" = 1'-0"



2 NORTH ELEVATION DEMO
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

RATED PARTITION LEGEND

GRAPHIC SCALE(S)

1/8" = 1' - 0" 0 5' 10' 15' 30'

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SEALS



SUBMITTAL

3/26/18

DESIGN DEVELOPMENT SET

REVISIONS

SHEET

ELEVATIONS

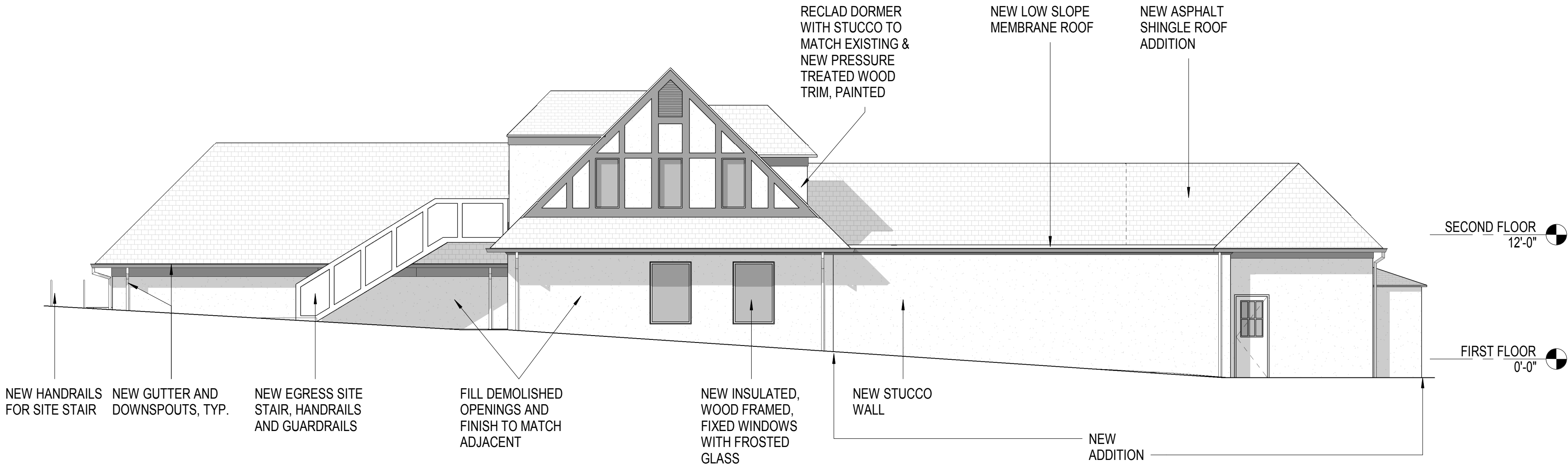
AE201

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

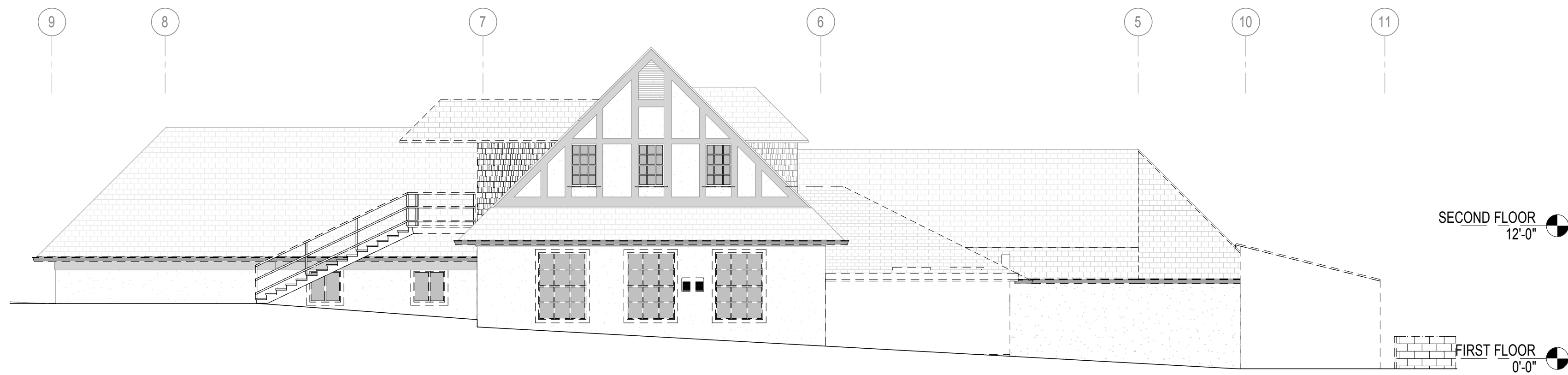
CN 6791

3/27/2018 6:16:13 PM
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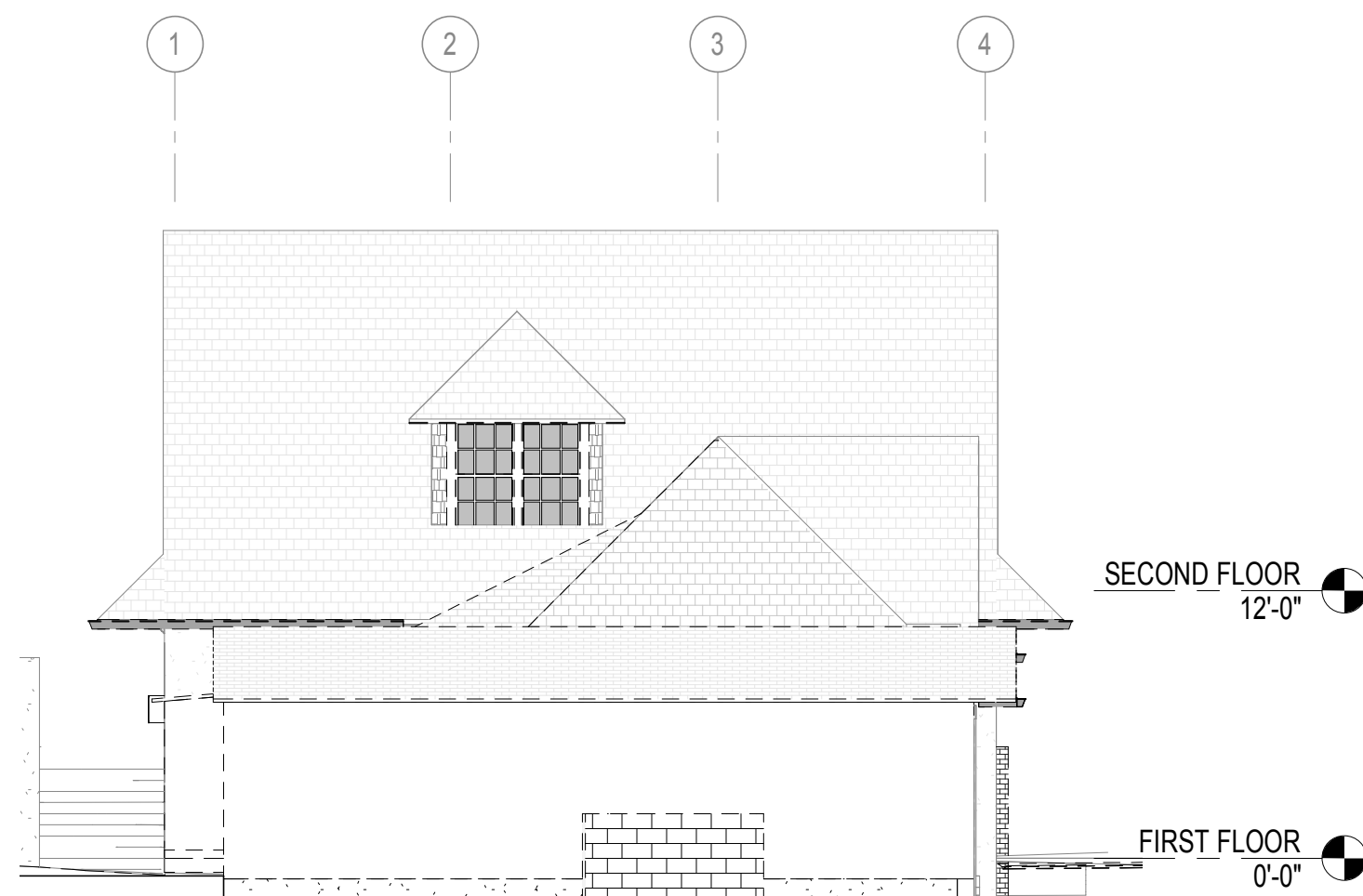
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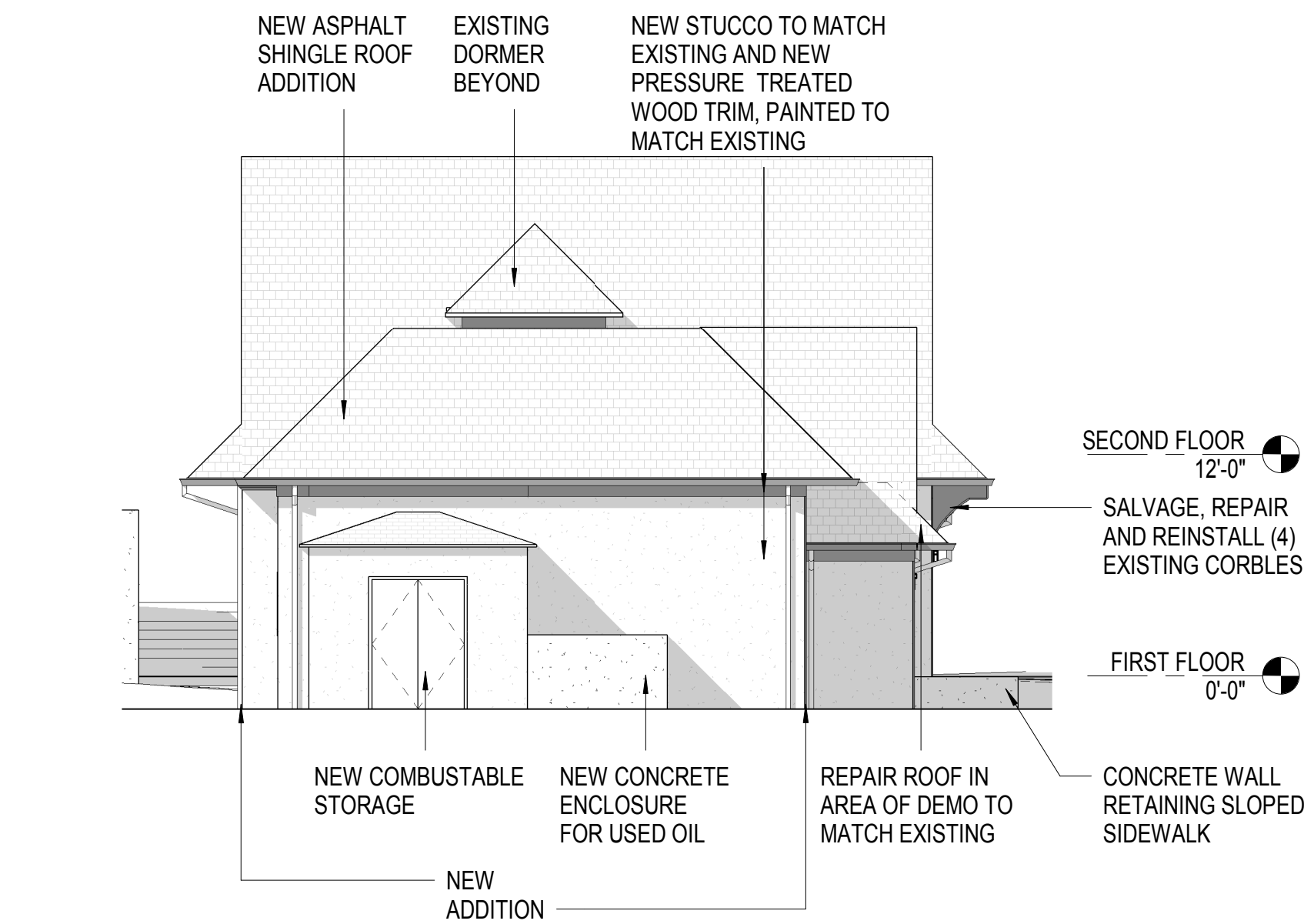
4 WEST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION DEMO
1/8" = 1'-0"



2 SOUTH ELEVATION DEMO
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

RATED PARTITION LEGEND

GRAPHIC SCALE(S)

1/8" = 1' - 0" 0 5' 10' 15' 30'

The Town of Biltmore Forest

PUBLIC WORKS BUILDING RENOVATION

355 Vanderbilt Rd, Asheville, NC 28803

DESIGNER

CLARK NEXSEN

301 College Street, Suite 300
Asheville, North Carolina 28801
828-232-0608
www.clarknexsen.com
Clark Nexsen License Number: C-1028

SEALS



SUBMITTAL

3/26/18

DESIGN DEVELOPMENT SET

REVISIONS

SHEET

ELEVATIONS

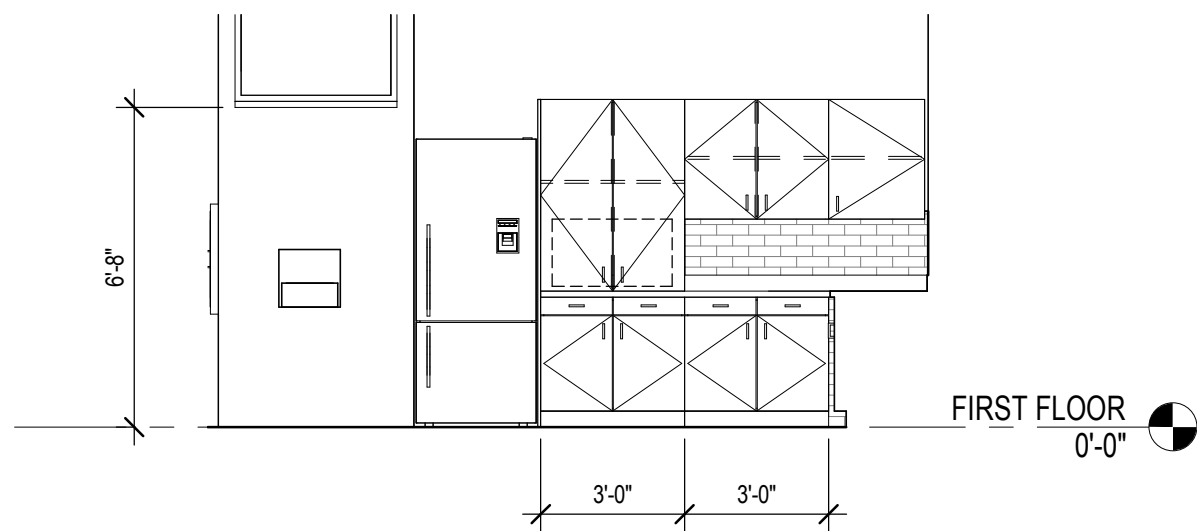
AE202

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

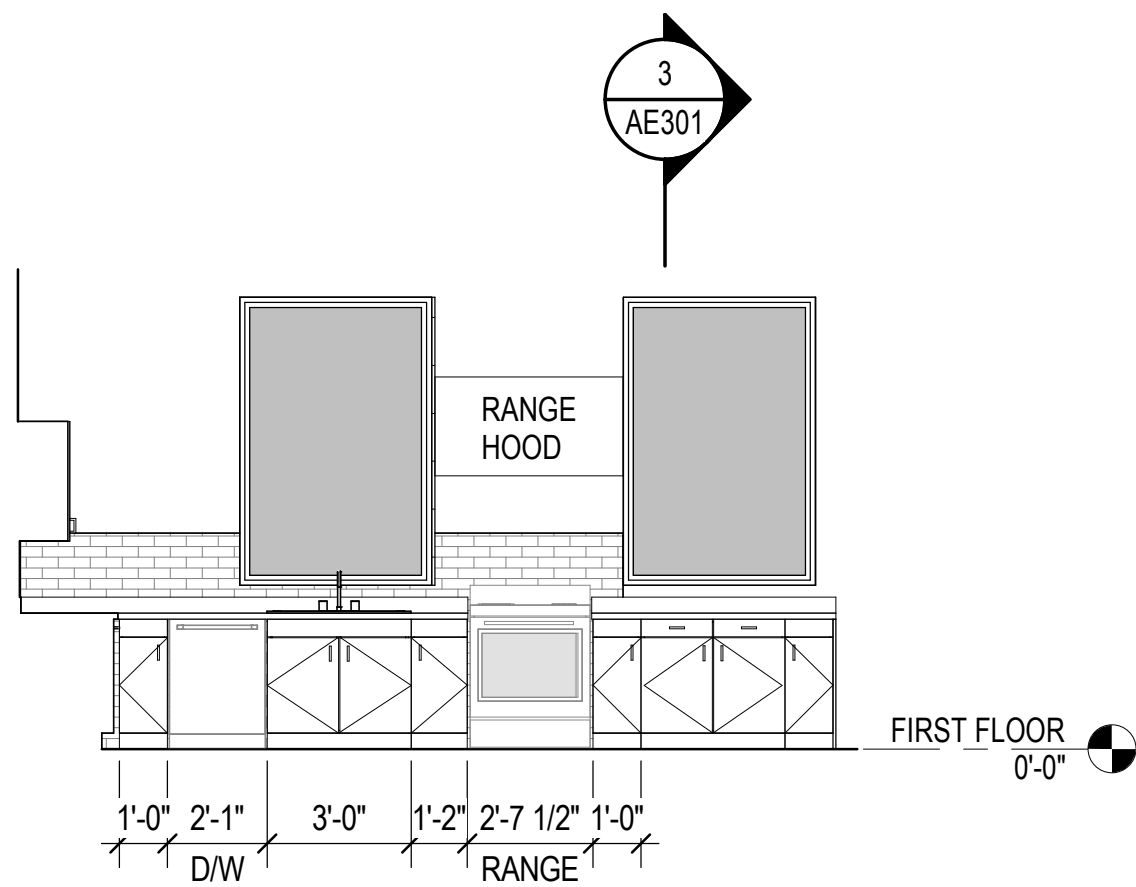
CN 6791

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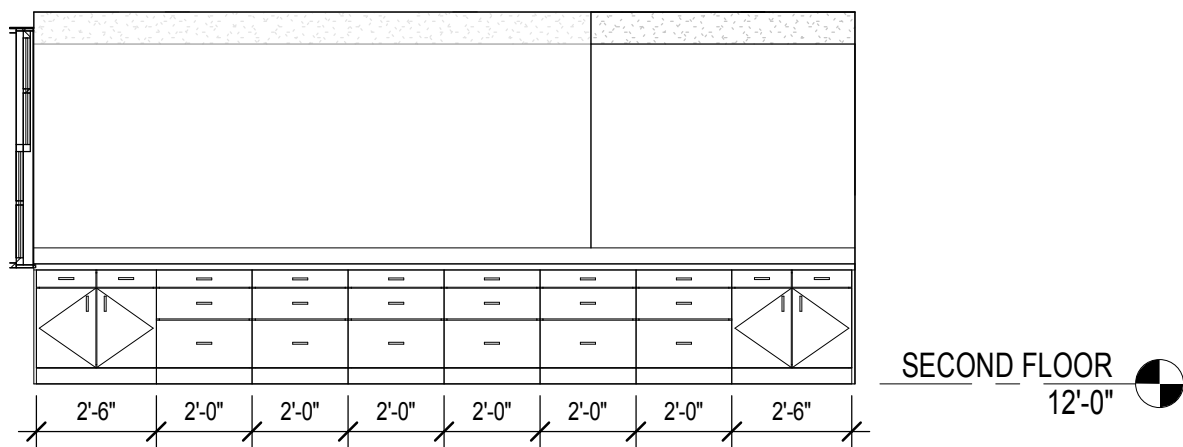
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1
AE203
BREAK ROOM SOUTH
1/4" = 1'-0"



2
AE203
BREAK ROOM WEST
1/4" = 1'-0"



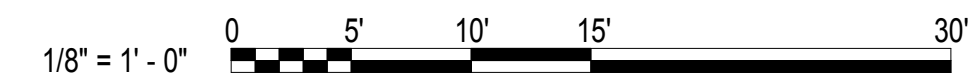
3
AE203
CONFERENCE CSWK
1/4" = 1'-0"

GENERAL NOTES

KEY NOTES

RATED PARTITION LEGEND

GRAPHIC SCALE(S)



The Town of Biltmore Forest

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SHEET

INTERIOR ELEVATIONS

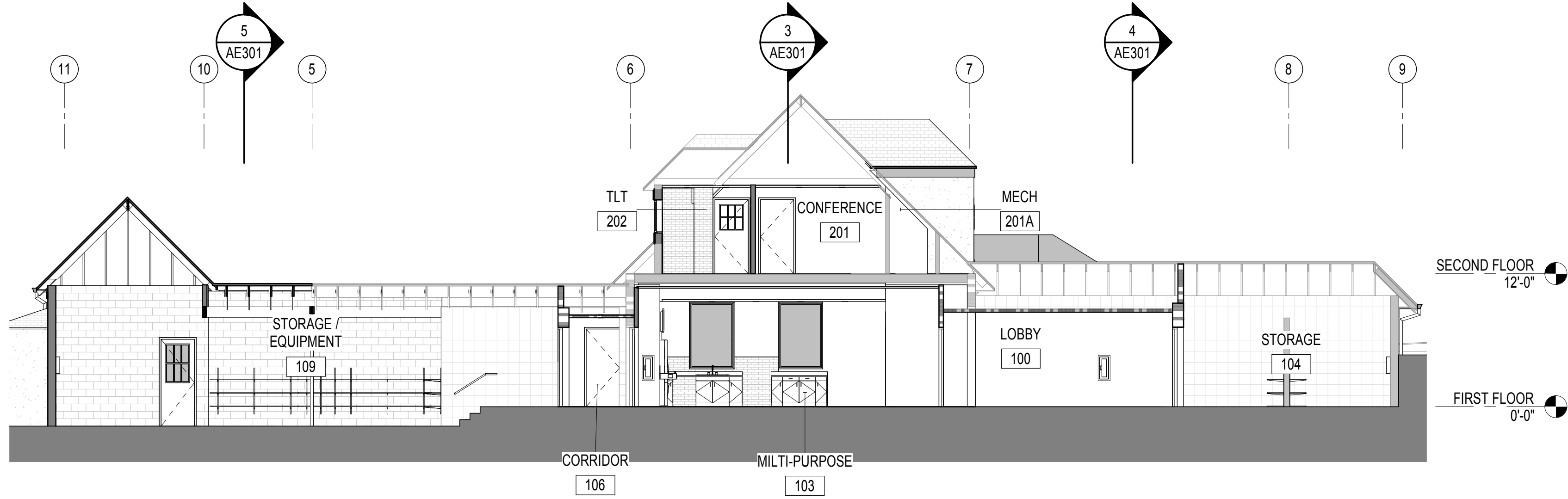
AE203

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

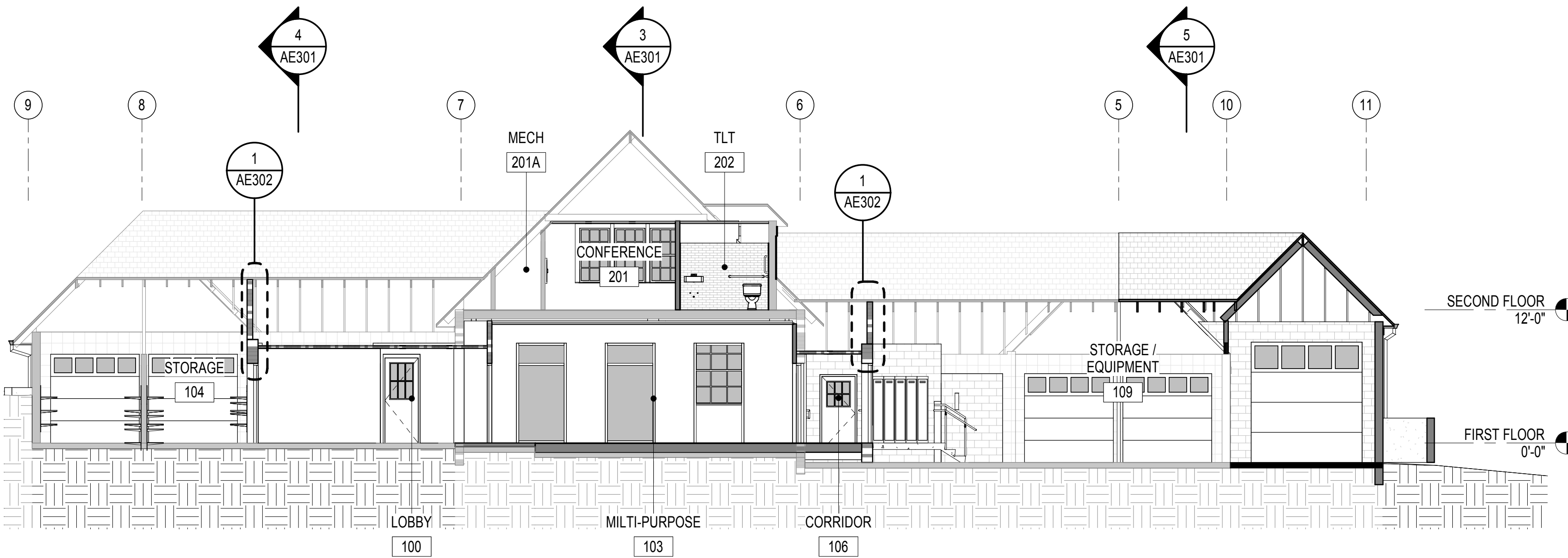
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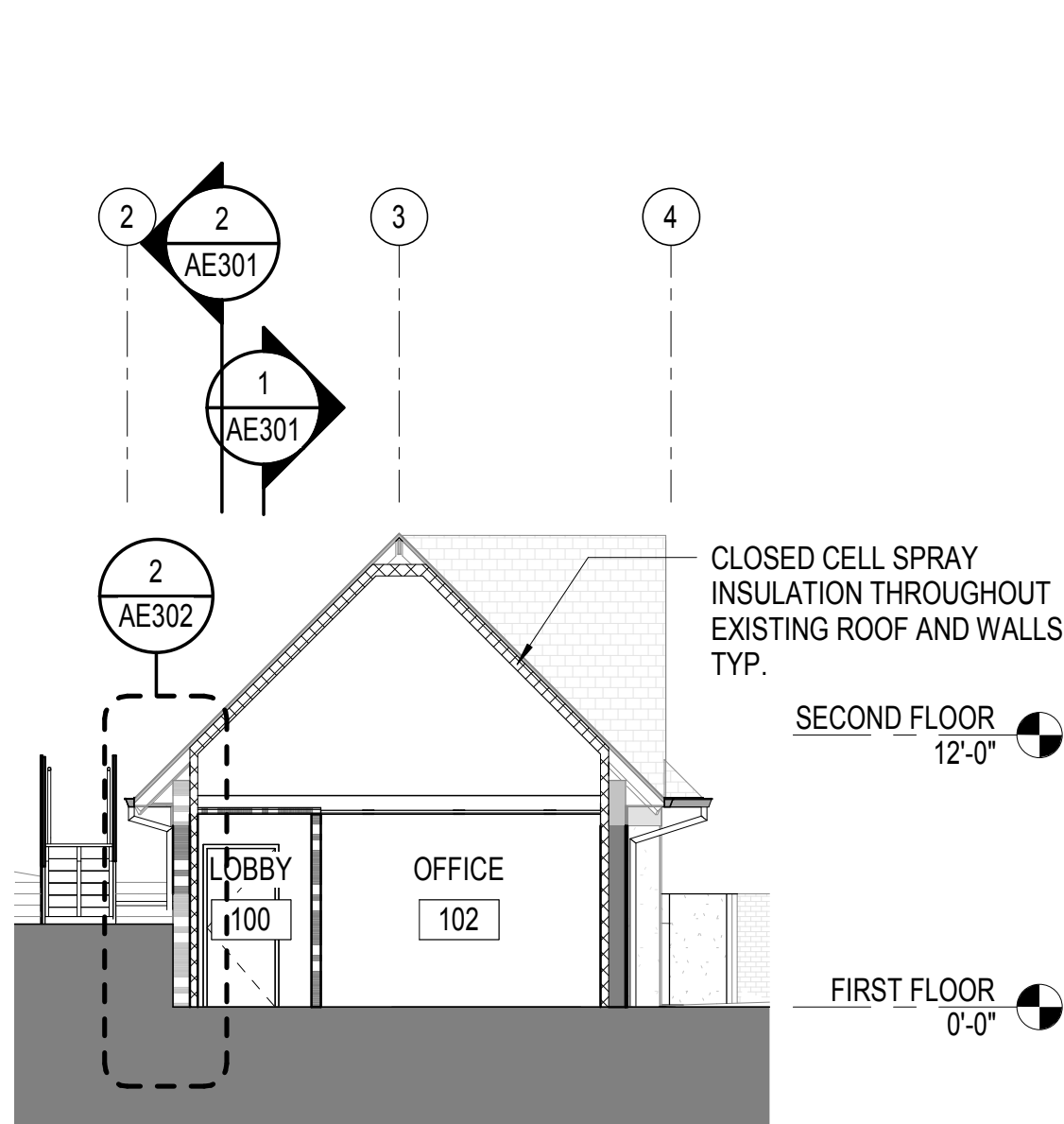
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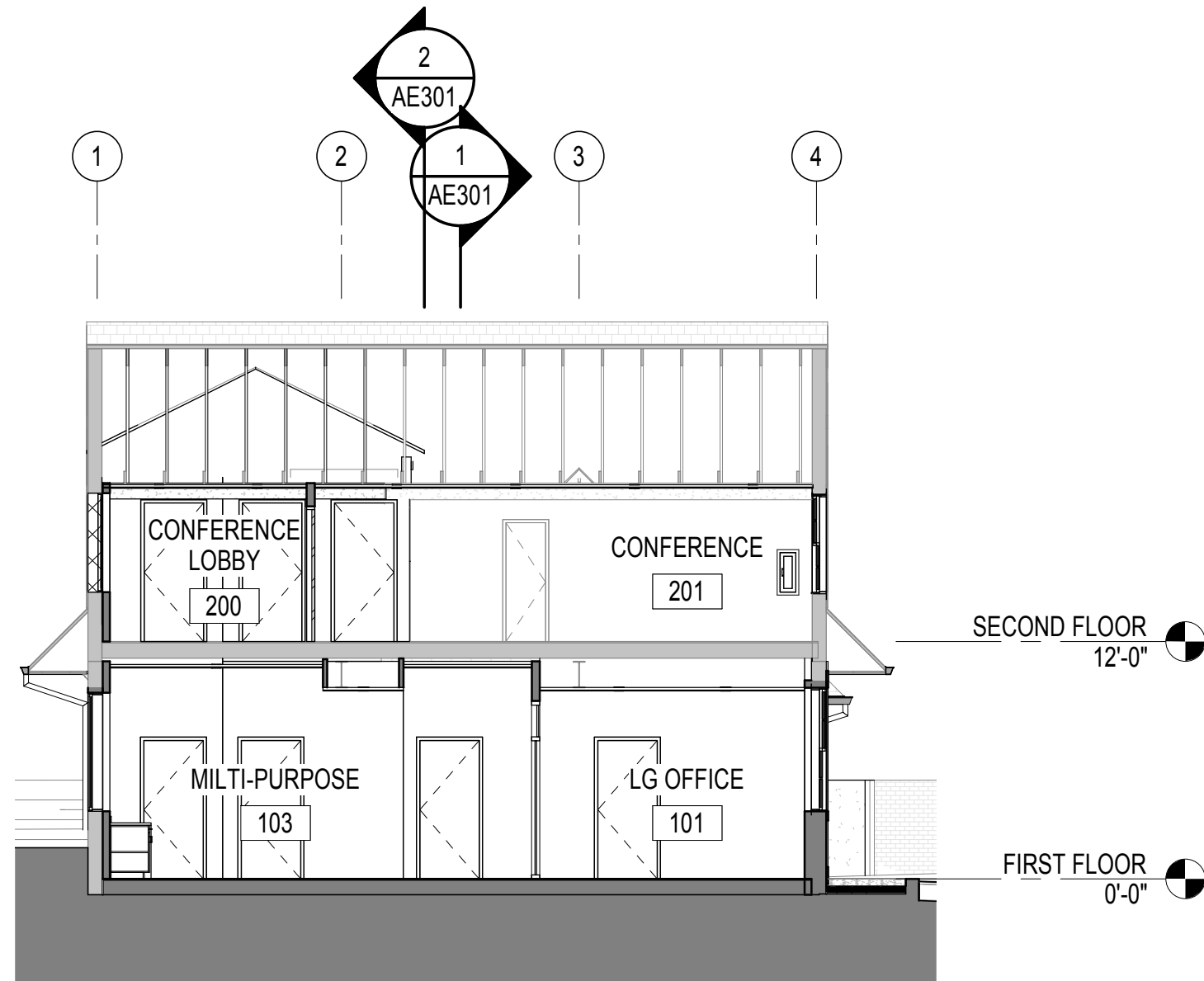
2 WEST SECTION
1/8" = 1'-0"



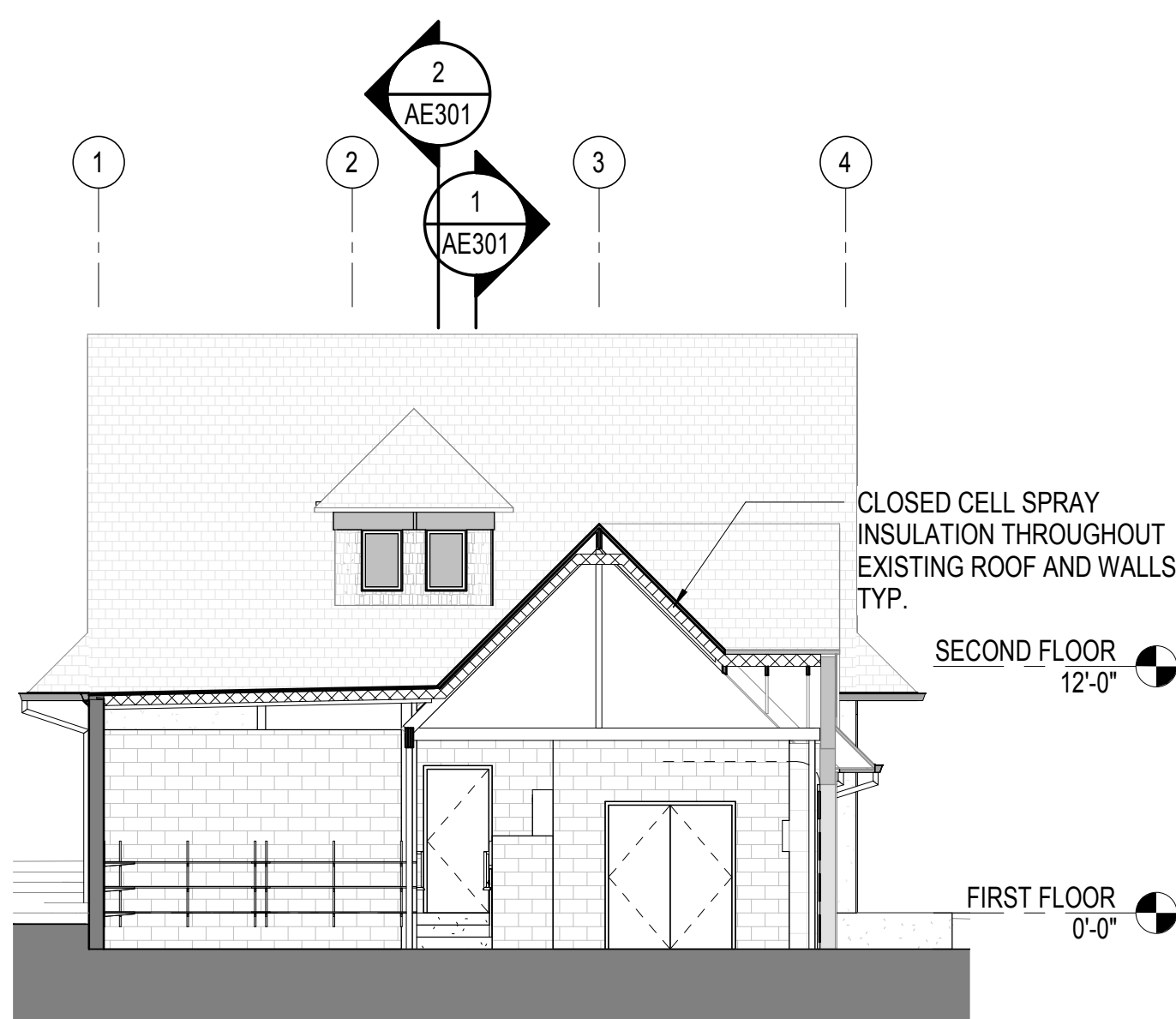
1 EAST SECTION
1/8" = 1'-0"



4 NORTH 3
1/8" = 1'-0"



3 NORTH 2
1/8" = 1'-0"



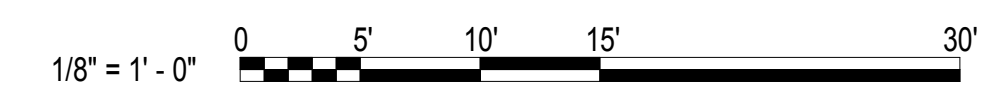
5 NORTH 1
1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

RATED PARTITION LEGEND

GRAPHIC SCALE(S)



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DESIGN DEVELOPMENT SET

REVISIONS

SHEET

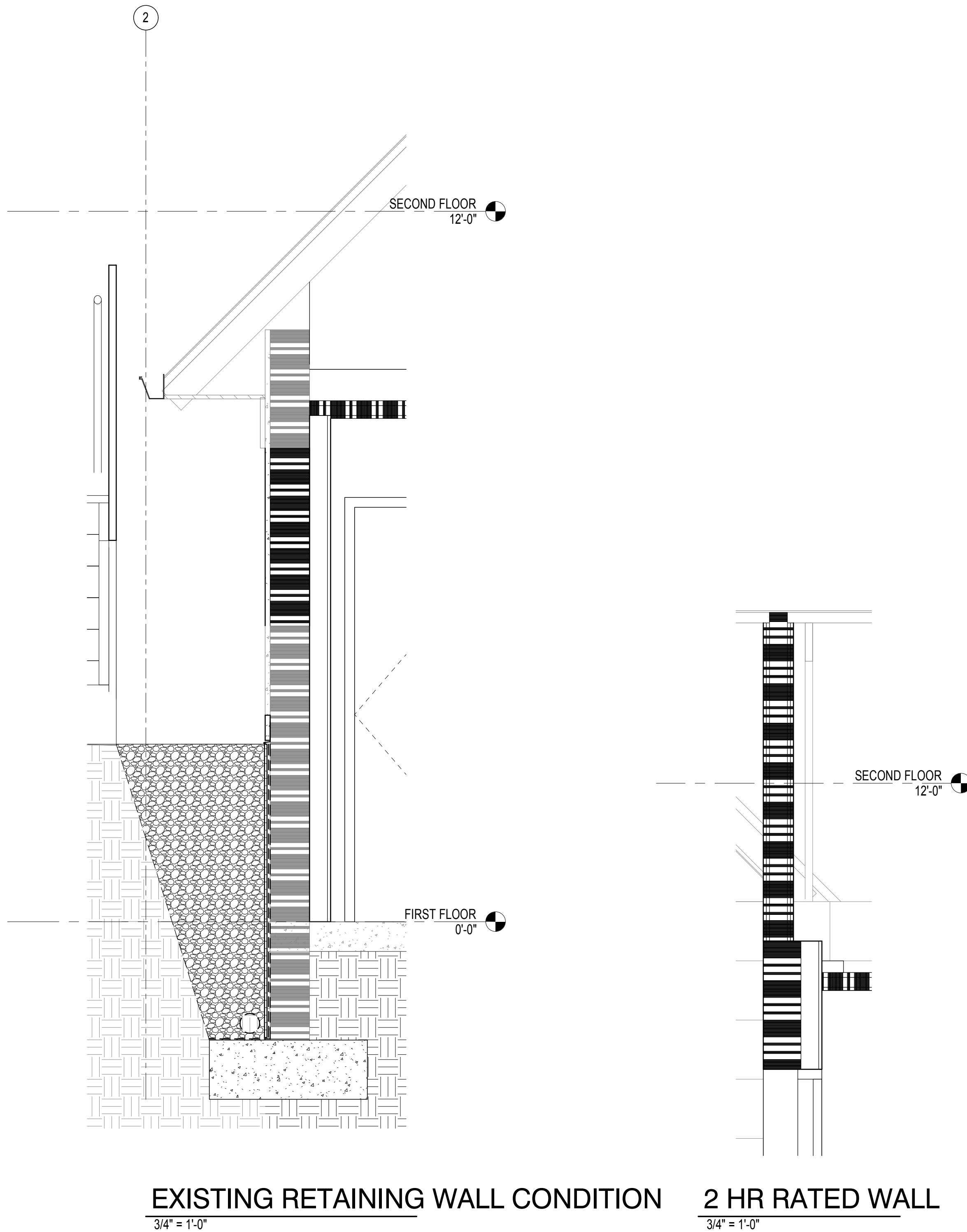
BUILDING SECTIONS

AE301

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

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EXISTING RETAINING WALL CONDITION
3/4" = 1'-0"

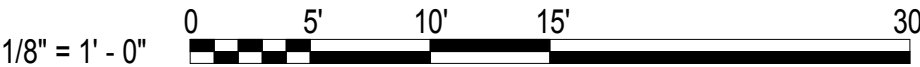
2 HR RATED WALL
3/4" = 1'-0"

GENERAL NOTES

KEY NOTES

LEGEND 1

GRAPHIC SCALE(S)



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DESIGN DEVELOPMENT SET

REVISIONS

SHEET

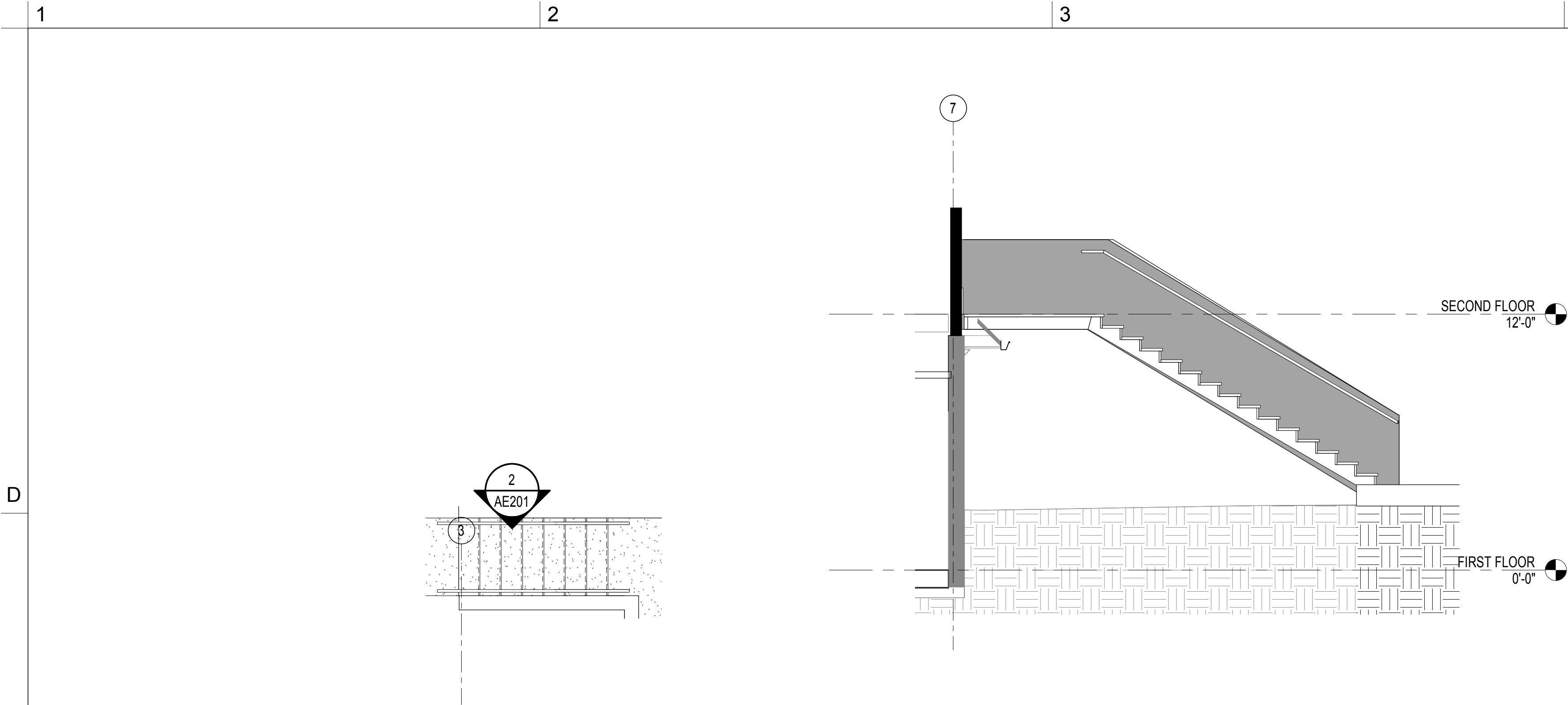
WALL SECTIONS

AE302

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

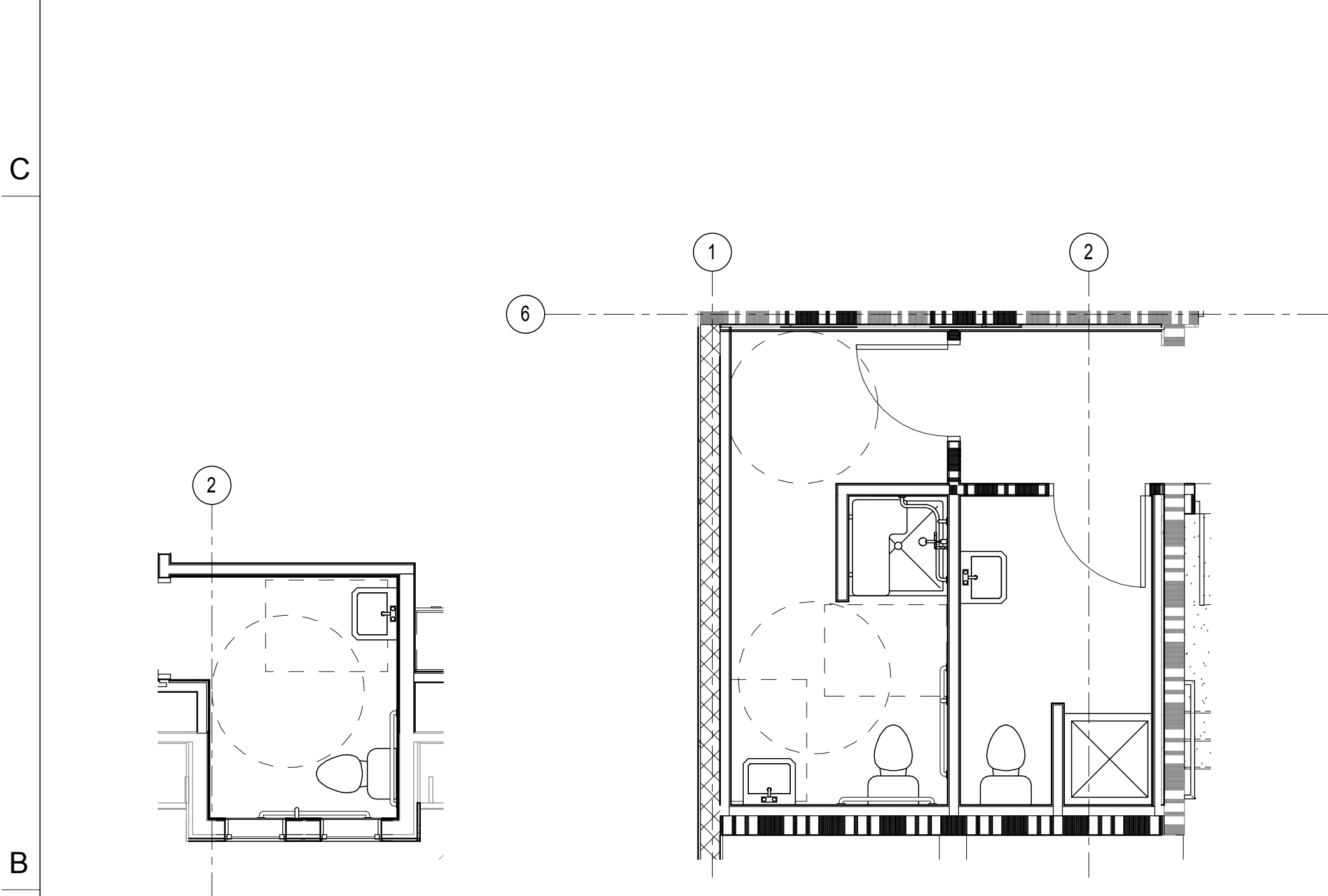
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4 EXTERIOR SITE STAIR
AE402 1/4" = 1'-0"

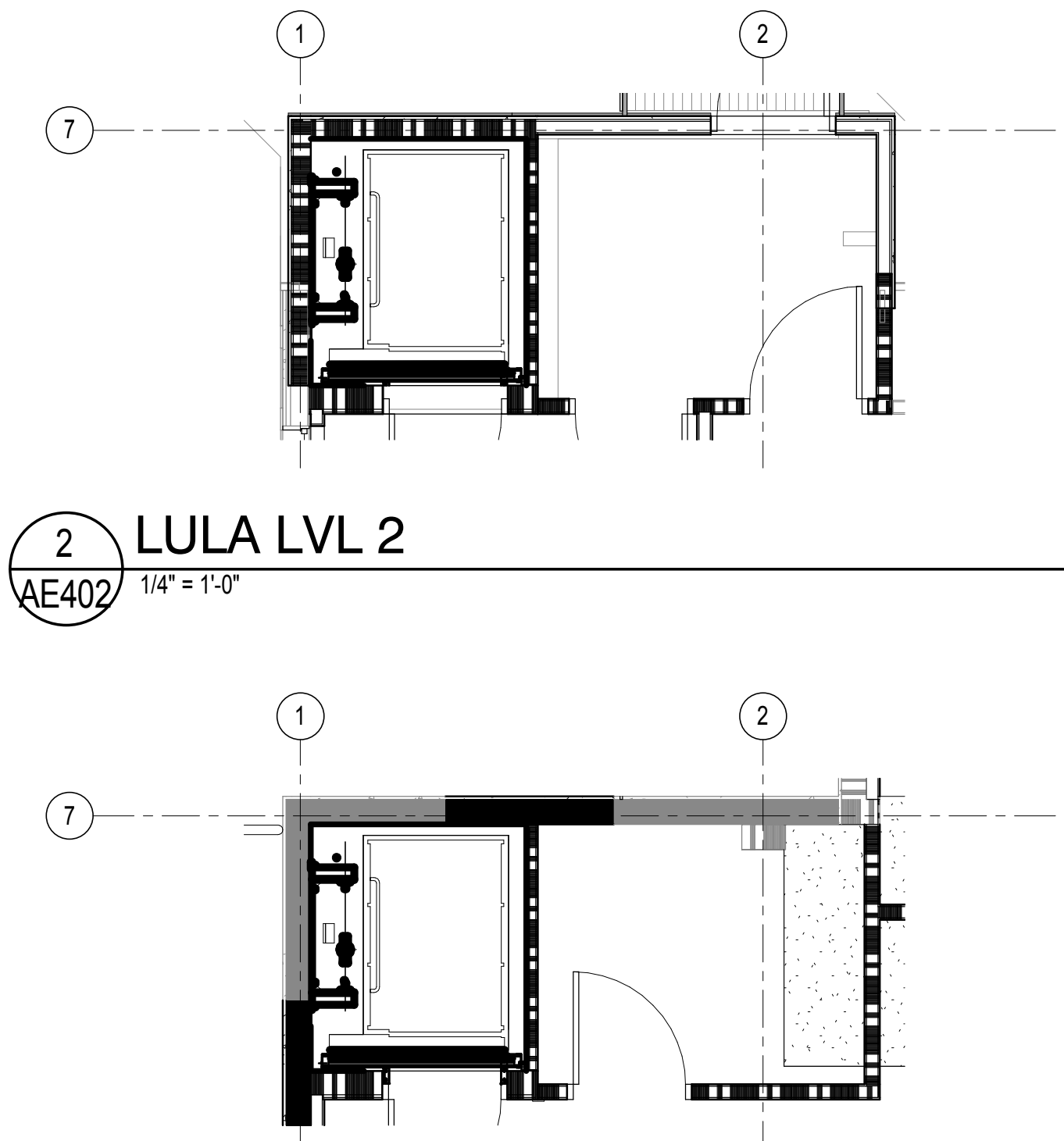
5 EXTERIOR EGRESS STAIR
AE402 1/4" = 1'-0"

3 EXTERIOR EGRESS STAIR
AE402 1/4" = 1'-0"



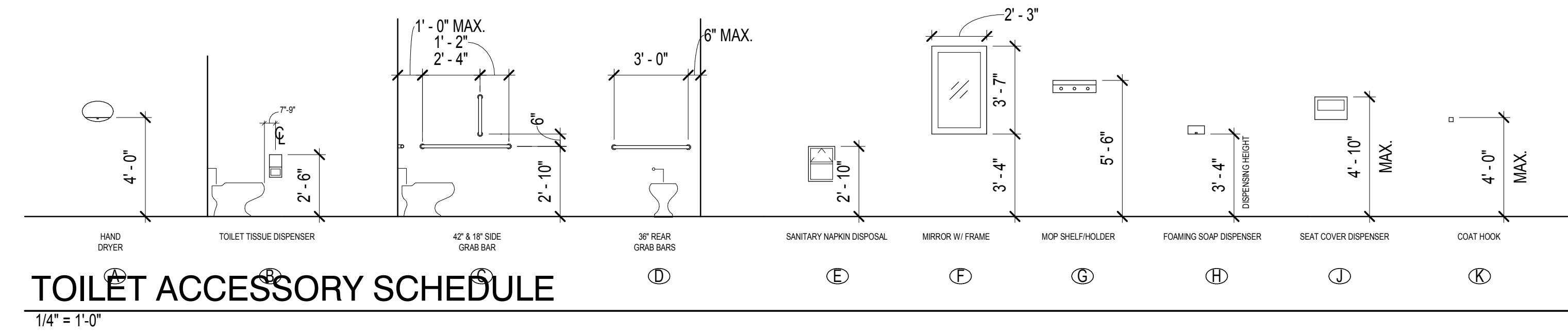
9 LVL 2 TOILET
AE402 1/4" = 1'-0"

8 TOILET ROOMS
AE402 1/4" = 1'-0"

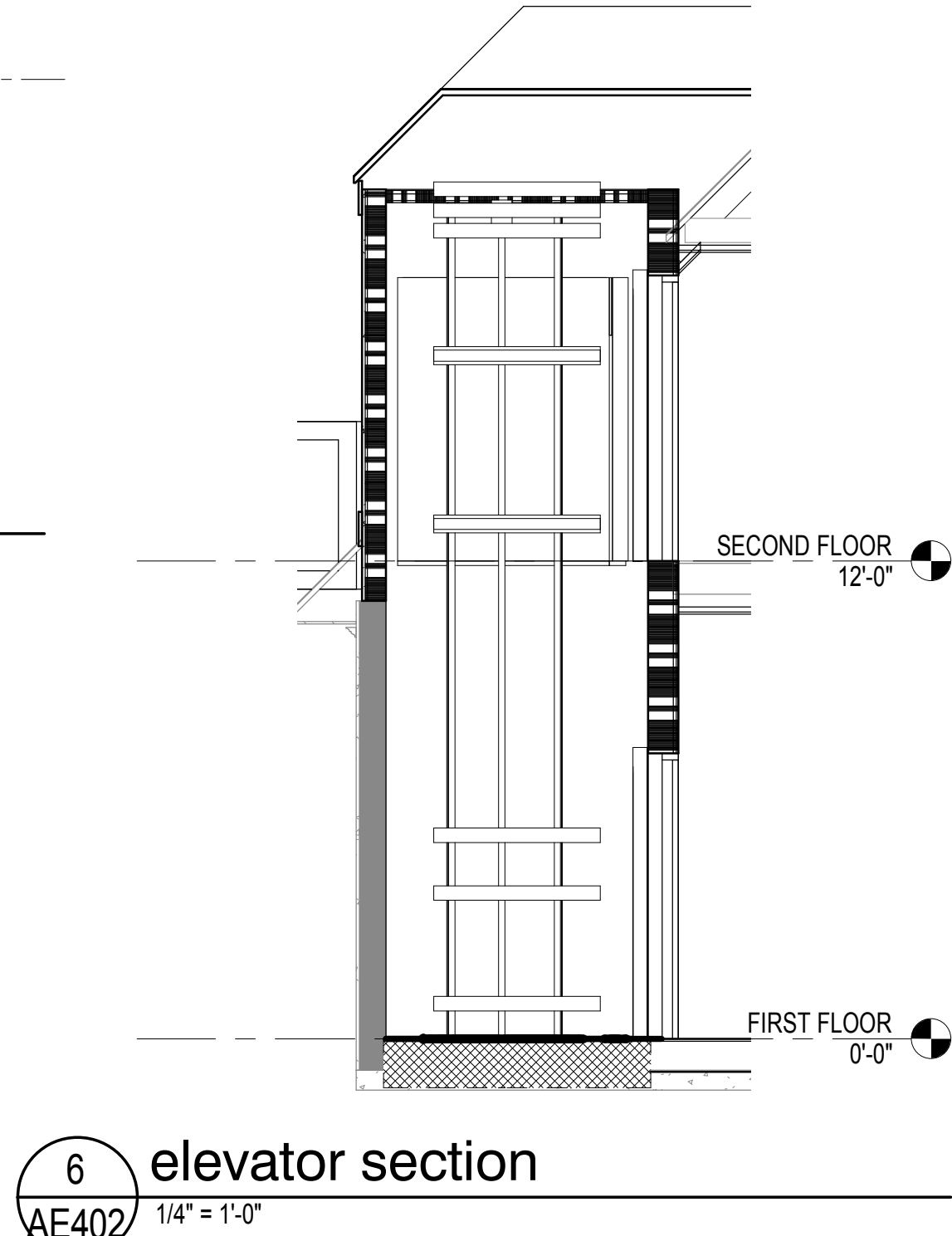


2 LULA LVL 2
AE402 1/4" = 1'-0"

1 LULA LVL 1
AE402 1/4" = 1'-0"



TOILET ACCESSORY SCHEDULE
1/4" = 1'-0"



6 elevator section
AE402 1/4" = 1'-0"

GENERAL NOTES

KEY NOTES

LEGEND 1

GRAPHIC SCALE(S)



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DESIGN DEVELOPMENT SET

REVISIONS

SHEET

ENLARGED PLANS

AE402

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

CN 6791

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DOOR SCHEDULE													
DOOR NO.	DOOR					FRAME					FIRE RATING	HARDWARE	COMMENTS
	TTL WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
100	3'-0"	7'-8"	1 3/4"								-		
101	3'-0"	7'-0"	1 3/4"										
102	3'-0"	7'-0"	1 3/4"										
103A	3'-0"	7'-0"	1 3/4"										
103B	3'-0"	7'-0"	1 3/4"										
104	3'-0"	7'-0"	1 3/4"										
105	3'-0"	7'-0"	1 3/4"										
106	3'-0"	6'-8"	1 3/4"								-		
107	3'-0"	7'-0"	1 3/4"										
108	3'-0"	7'-0"	1 3/4"										
109A	3'-0"	7'-0"	1 3/4"										
109B	3'-0"	7'-10"	1 3/4"								-		
110	6'-0"	7'-0"	1 3/4"								-		
111A	5'-0"	7'-0"	1 3/4"								-		
111B	5'-0"	7'-0"	1 3/4"								-		
201	3'-0"	7'-0"	1 3/4"										
201	3'-0"	6'-8"	1 3/4"								-		
202	3'-0"	6'-8"	1 3/4"								-		
203A	3'-0"	7'-0"	1 3/4"										
203B	3'-0"	7'-0"	1 3/4"										
203C	3'-0"	6'-8"	1 3/4"								-		
E1	3'-0"	7'-0"	1 3/4"										
E2	3'-0"	7'-0"	1 3/4"										
G104A	8'-0"	8'-0"	1 1/2"										
G104B	8'-0"	8'-0"	1 1/2"										
G109A	8'-0"	8'-0"	1 1/2"										
G109B	8'-0"	8'-0"	1 1/2"										
G109C	10'-0"	10'-10"	1 1/2"										

Z-Reference Window Schedule										
TYPE MARK	R.O.		TYPE	MATERIAL	HEAD	JAMB	SILL	GLAZING		COMMENTS
	WIDTH	HEIGHT						THICKNESS	TYPE	
1	4'-6"	6'-3"	Double Hung with Trim							
2	4'-0"	6'-0"	Fixed							
3	2'-10"	4'-7"	Double Hung with Trim							
4	2'-10"	5'-0"	Double Hung with Trim							
5	2'-6"	5'-0"	Fixed							
6	2'-0"	3'-0"	Fixed							

Wall Schedule										
Type Mark	Description	Width	GWB Size	Stud Size	CMU Size	Head	Sill	Fire Rating	UL #	Type Comments
S2F		0'-2 5/8"	5/8"	2"						
S4F		0'-4 1/4"	5/8"	3-5/8"						
S4FT		0'-4 3/4"	5/8"	3-5/8"						
S4		0'-4 7/8"	5/8"	3-5/8"						
S4R1		0'-4 7/8"	5/8"	3-5/8"				1 HOUR		
M8		0'-7 5/8"			8"					
M8R1F1		0'-9 1/8"	5/8	7/8"	8"			1 HOUR		
M8R2F4		0'-11 7/8"	5/8"	3-5/8"	8"			2 HOUR		



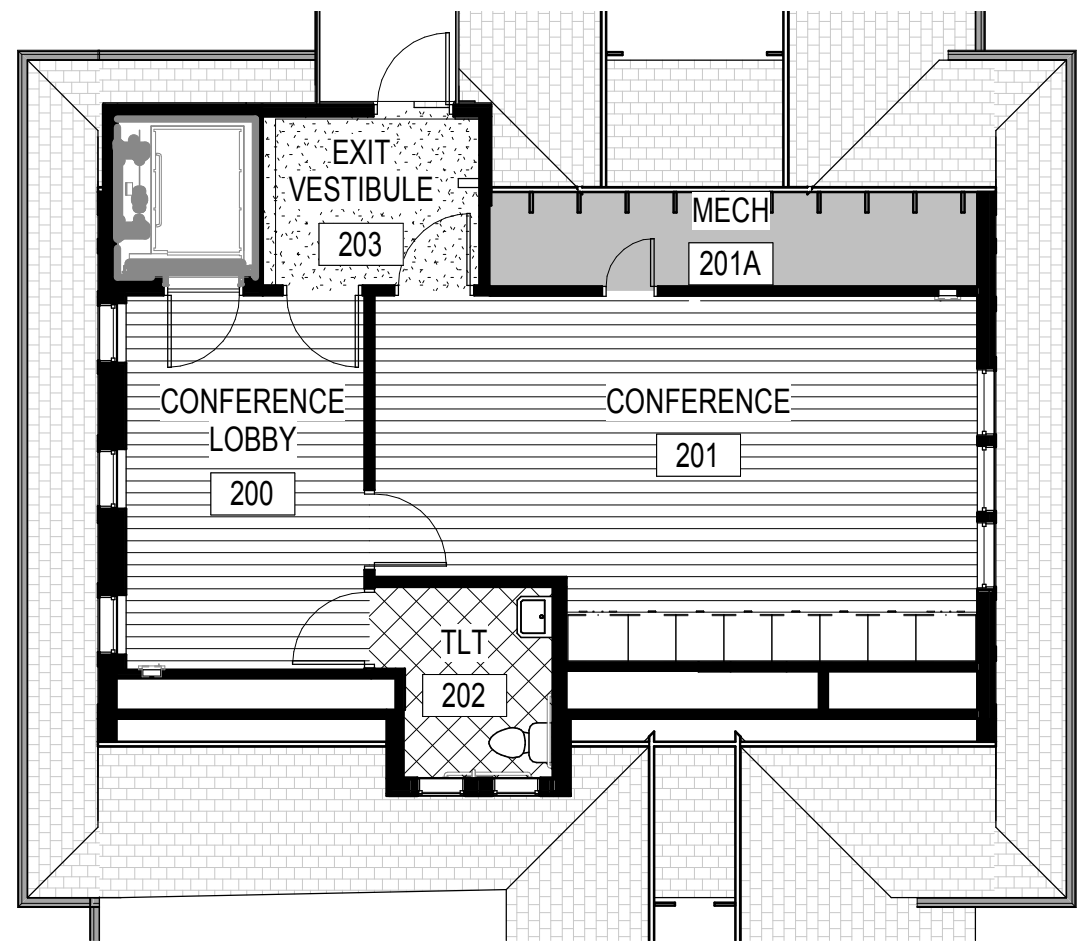
REVISIONS

AE601

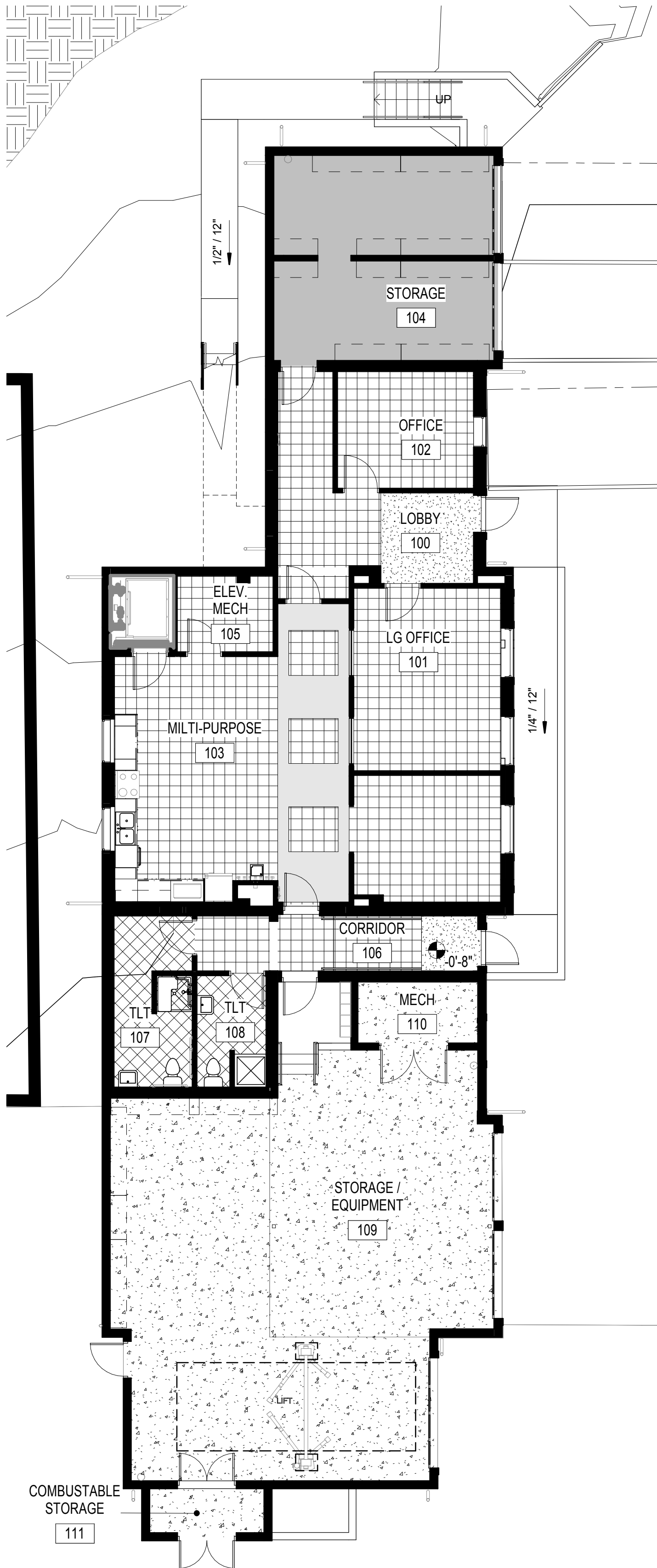
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FINISH SCHEDULE					
ROOM		FLOOR	BASE	WALLS	REMARKS
NO.	NAME				
FIRST FLOOR					
100	LOBBY	VCT-1 / CPT-WO	RB-1	PT-1	
101	LG OFFICE	VCT-1	RB-1	PT-1	
102	OFFICE	VCT-1	RB-1	PT-1	
103	MULTI-PURPOSE	VCT-1 / VCT-2	RB-1	PT-1 / CT-1	
104	STORAGE	EXISTING / NONE	EXISTING / NONE	EXISTING / NONE	
105	ELEV. MECH	VCT-1	RB-1	PT-1	
106	CORRIDOR	VCT-1 / CPT-WO	RB-1	PT-1	
107	TLT	PCT-1	PCT-1	PT-1 / CT-1	
108	TLT	PCT-1	PCT-1	PT-1 / CT-1	
109	STORAGE / EQUIPMENT	SC	RB-1	PT-1	
110	MECH	SC	RB-1	PT-1	
111	COMBUSTABLE STORAGE	SC	RB-1	PT-1	
SECOND FLOOR					
200	CONFERENCE LOBBY	WD-1	WD-1	PT-1	
201	CONFERENCE	WD-1	WD-1	PT-1	
201A	MECH	EXISTING / NONE	EXISTING / NONE	PT-1	
202	TLT	PCT-1	PCT-1	PT-1 / CT-1	
203	EXIT VESTIBULE	CPT-WO	RB-1	PT-1	



LEVEL 2 FINISH PLAN
1/8" = 1'-0"



LEVEL 1 FINISH PLAN
1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

LEGEND 1

FLOOR FINISH

- VCT-1
- VCT-2
- PCT-1
- WD-1
- CPT-WO
- SC

The Town of Biltmore Forest

**PUBLIC WORKS
BUILDING RENOVATION**
355 Vanderbilt Rd, Asheville, NC 28803

DESIGNER

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Clark Nexsen License Number: C-1028

SEALS

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3/26/18
DESIGN DEVELOPMENT SET

REVISIONS

SHEET

FINISH SCHEDULE

AF601

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

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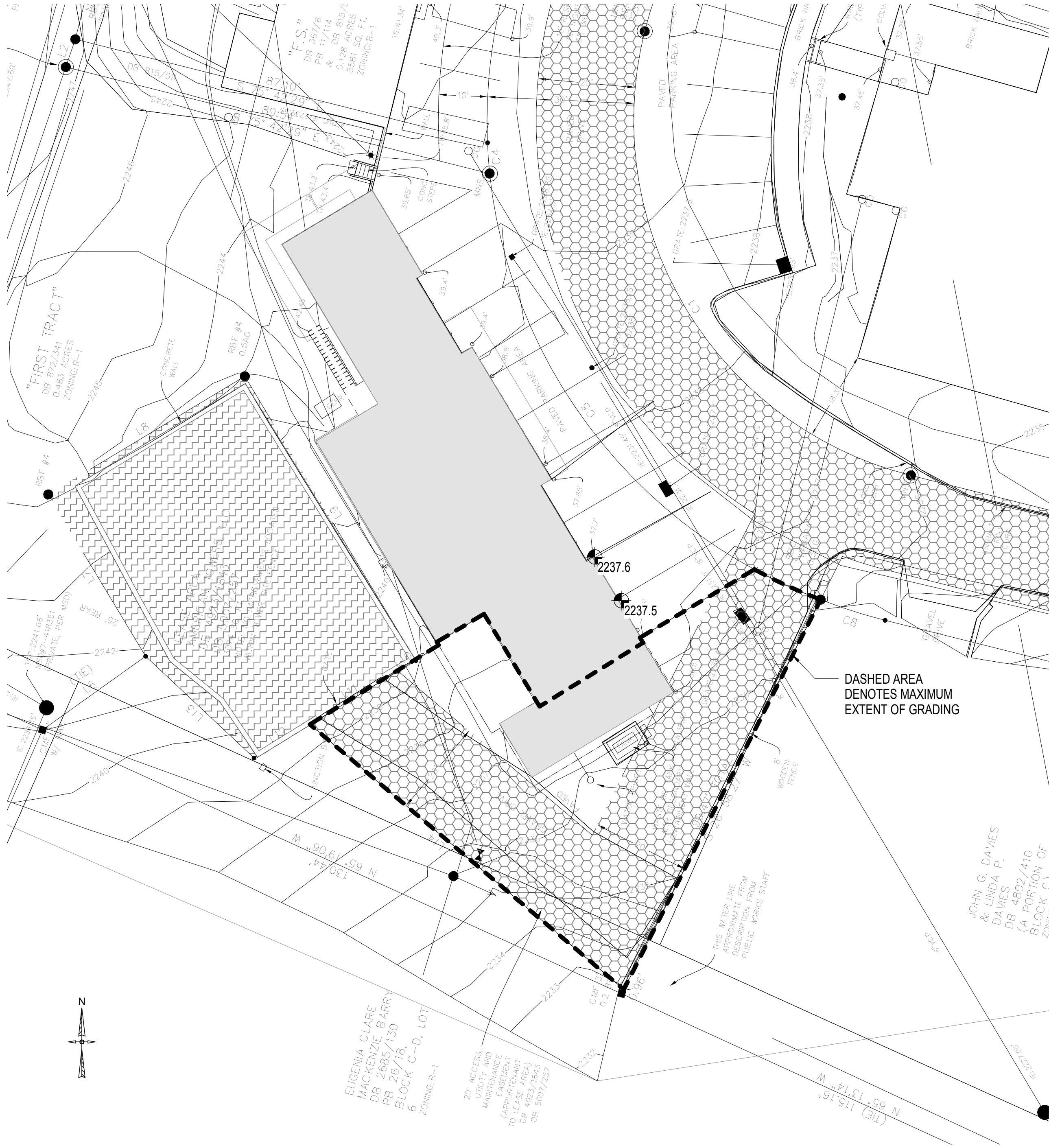
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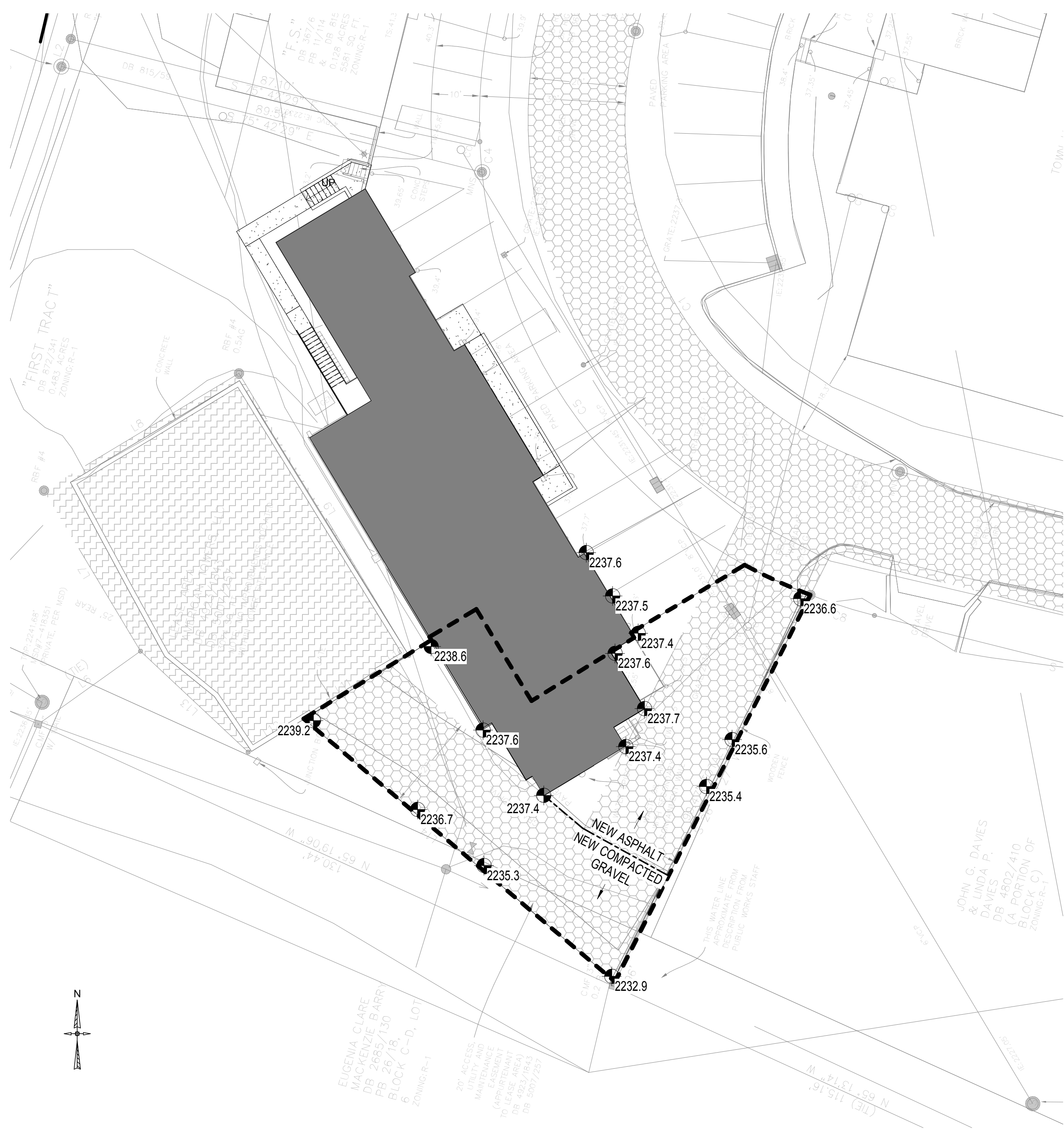
C

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2
AS100
SITE DEMO
1/16" = 1'-0"



1
AS100
SITE NEW
1/16" = 1'-0"

The Town of Biltmore Forest

PUBLIC WORKS

BUILDING RENOVATION

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DESIGNER

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Clark Nexsen License Number: C-1028

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CLARK NEXSEN, INC.

CERT NO.
50680

RALEIGH, NC

SUBMITTAL

3/26/18

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REVISIONS

SHEET

ARCHITECTURAL SITE PLAN

AS100

DESIGN: Designer
DRAWN: Author
REVIEW: Checker

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