



407 7TH AVENUE, HENDERSONVILLE, NC

INDEX OF DRAWINGS

CS COVER SHEET

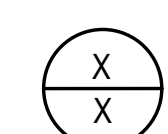
ARCHITECTURAL

- A0.00 SITE PLAN
A3.01 EXTERIOR ELEVATIONS
A4.01 WINDOW SCHEDULE & TRASH ENCLOSURE
A5.01 BUILDING SECTION
SD1.01 CONTEXT PHOTOS (COLOR, @ 11X17)

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUB FLOOR (SLAB OR SLAB EDGE)
ACT	ACOUSTICAL CEILING TILE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
CPT.	CARPET
C.I.	CAST IRON
C.B.	CEMENT BOARD
C.T.	CERAMIC TILE
C.O.	CLEAN OUT
CONC.	CONCRETE
C.M.F.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
C. MRBL.	CULTURED MARBLE
DIA.	DIAMETER
D.S.	DOWN SPOUT
DWGS.	DRAWINGS
E.W.C.	ELECTRIC WATER COOLER
EXP. JT.	EXPANSION JOINT
EXT. GWB	EXT. GYPSUM WALL BOARD
F.R.P.	FIBERGLASS REINFORCED PLASTIC
F.E.C.	FIRE EXTINGUISHER CABINET
F.D.	FLOOR DRAIN
FTG.	FOOTING
GA.	GAUGE
GWB	GYPSUM WALL BOARD
HDWD	HARDWOOD
H.M.	HOLLOW METAL
F.O.	FRAME OPENING
F-X	DOOR FRAME TYPE
L.B.	POUND
LIN.	LINOLEUM
L-X	LINTEL NUMBER
MECH.	MECHANICAL
M.O.	MASONRY OPENING
MW-X	MILLWORK ITEM NUMBER
MRGWB	MOISTURE RESISTANT GWB.
O.C.	ON CENTER
O.H.	OVERHANG
PCT	PORCELAIN TILE
OPP.	OPPOSITE HAND
P. LAM.	PLASTIC LAMINATE
PNT-X	PAINT COLOR
POLY	POLYETHYLENE
P.T.	PRESSURE TREATED
PTD.	PAINTED
Q.T.	QUARRY TILE
REINF.	REINFORCED
R.D.	ROOF DRAIN
R.L.	ROOF LEADER
R.O.	ROUGH OPENING
R.B.	RUBBER BASE
SEAL	SEALED CONCRETE
SLY.	SLATE TILE
S.S.M.	SOLID SURFACE MATERIAL
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.T.	STAIR TREAD
S.C.	STAMPED CONCRETE
STRUCT.	STRUCTURAL
T-X	THRESHOLD TYPE
T.O.	TOP OF (ELEMENT)
T.P.	TOILET PARTITION
T.O.B.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
TYP.	TYPICAL DETAIL
VERT.	VERTICAL
V.C.A.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALLCOVERING

SYMBOL LEGEND



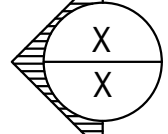
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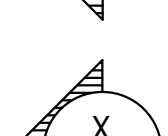
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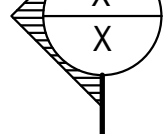
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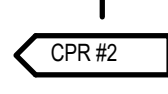
ELEVATION TAG



SECTION TAG



CHANGE ORDER NOTE



DOOR TAG



WINDOW SYMBOL TAG



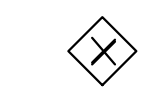
DEMOLITION TAG



WALL TYPE TAG



FLOOR TO CEILING HEIGHT
(SUBFLOOR TO BOTTOM OF SOFFIT FRAMING)



REVISION TRIANGLE

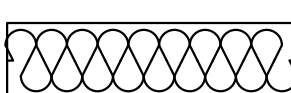


BEARING OR FLOOR ELEVATION



CENTERLINE

MATERIAL LEGEND



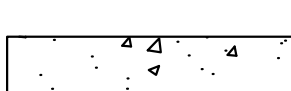
BATT INSULATION



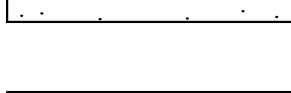
BRICK



CONCRETE



CMU (IN PLAN)



EARTH



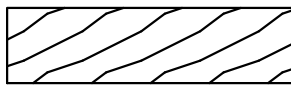
FINISHED WOOD



GRAVEL



GYPSUM BOARD OR SHEATHING



PLYWOOD



RIGID INSULATION



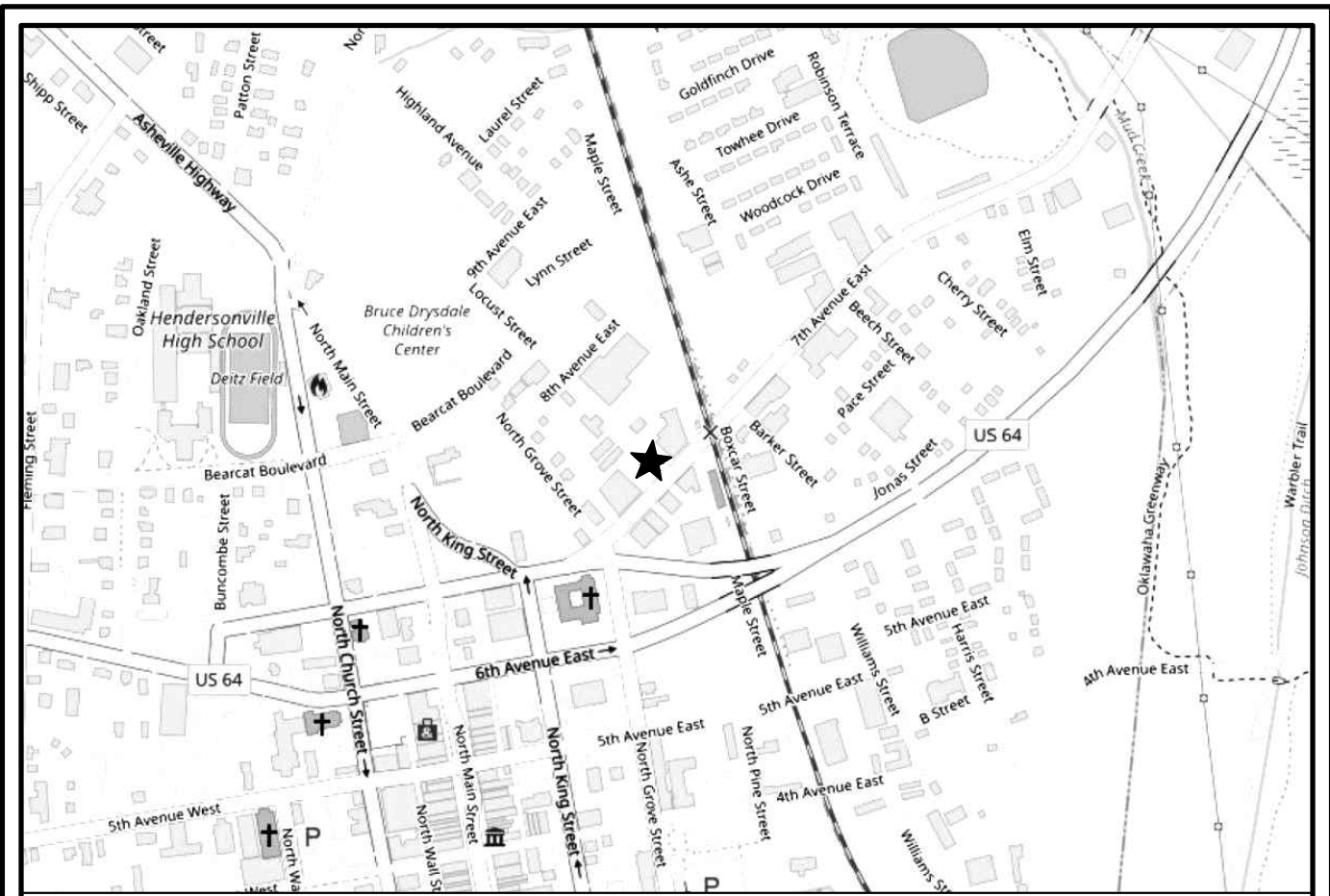
ROUGH WOOD (CONTINUOUS)



ROUGH WOOD (NON-CONTINUOUS)



STEEL



LOCATION MAP (N.T.S.)

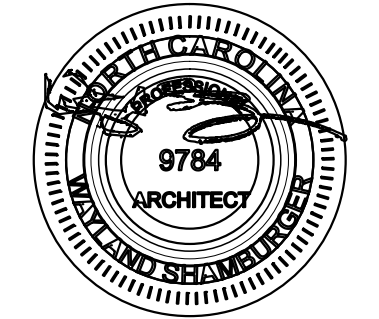


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A New Retail Center for:

407 NC Holdings, LLC

Project Address:

407 7th Avenue
Hendersonville, NC 28792

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Scale:
See Drawings

Date:
11/07/2025

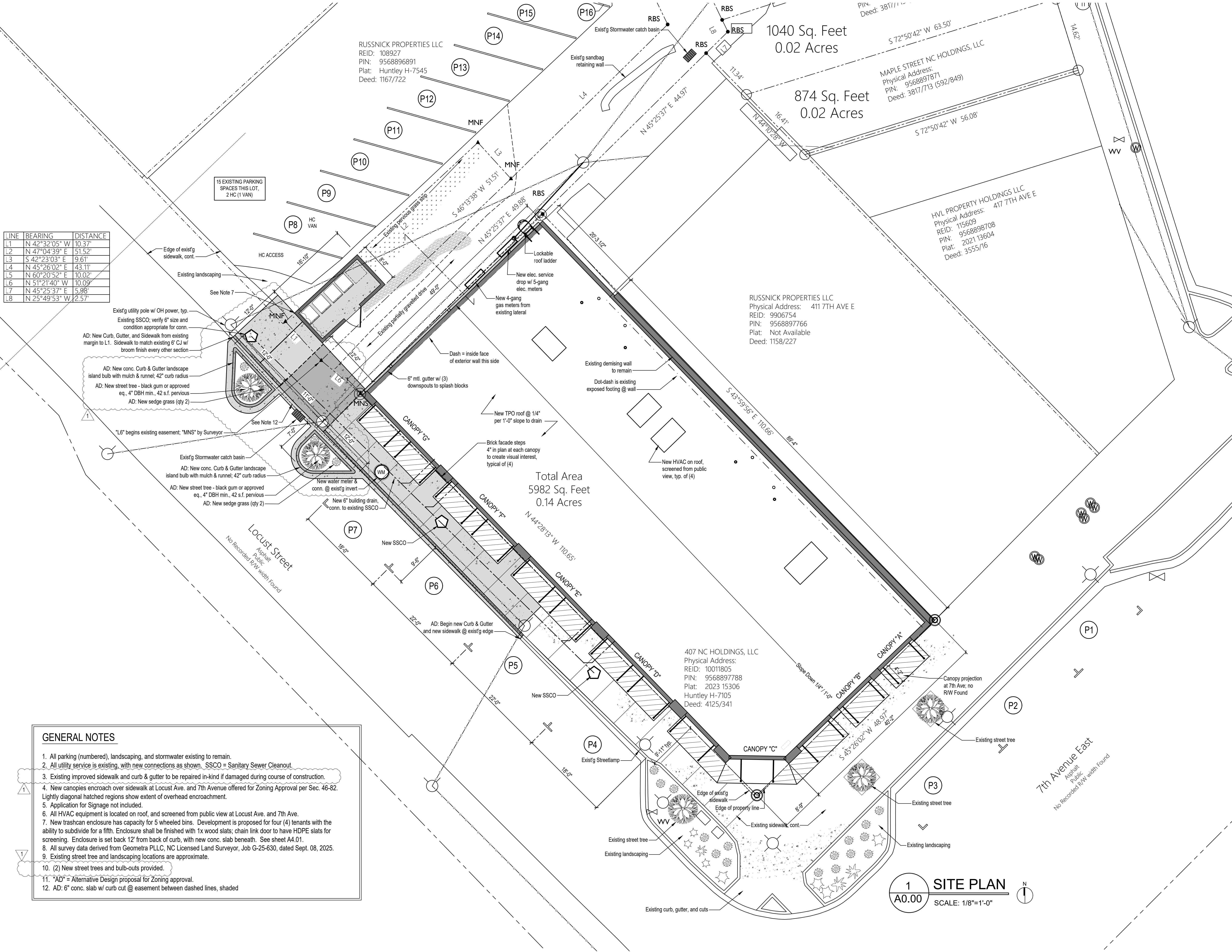
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Project #
25003

Sheet #

CS



LINE	BEARING	DISTANCE
L1	N 42°32'05" W	10.37'
L2	N 47°04'39" E	51.52'
L3	S 42°23'03" E	9.61'
L4	N 45°26'02" E	43.11'
L5	N 60°20'52" E	10.02'
L6	N 51°21'40" W	10.09'
L7	N 45°25'37" E	5.98'
L8	N 25°49'53" W	2.57'

- GENERAL NOTES**
- All parking (numbered), landscaping, and stormwater existing to remain.
 - All utility service is existing, with new connections as shown. SSCO = Sanitary Sewer Cleanout.
 - Existing improved sidewalk and curb & gutter to be repaired in-kind if damaged during course of construction.
 - New canopies encroach over sidewalk at Locust Ave. and 7th Avenue offered for Zoning Approval per Sec. 46-82. Lightly diagonal hatched regions show extent of overhead encroachment.
 - Application for Signage not included.
 - All HVAC equipment is located on roof, and screened from public view at Locust Ave. and 7th Ave.
 - New trashcan enclosure has capacity for 5 wheeled bins. Development is proposed for four (4) tenants with the ability to subdivide for a fifth. Enclosure shall be finished with 1x wood slats; chain link door to have HDPE slats for screening. Enclosure is set back 12' from back of curb, with new conc. slab beneath. See sheet A4.01.
 - All survey data derived from Geometra PLLC, NC Licensed Land Surveyor, Job G-25-630, dated Sept. 08, 2025.
 - Existing street tree and landscaping locations are approximate.
 - (2) New street trees and bulb-outs provided.
 - *AD* = Alternative Design proposal for Zoning approval.
 - AD: 6" conc. slab w/ curb cut @ easement between dashed lines, shaded



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- 11/07/25: Added 2nd
street tree & bulb-out;
extended sidewalk

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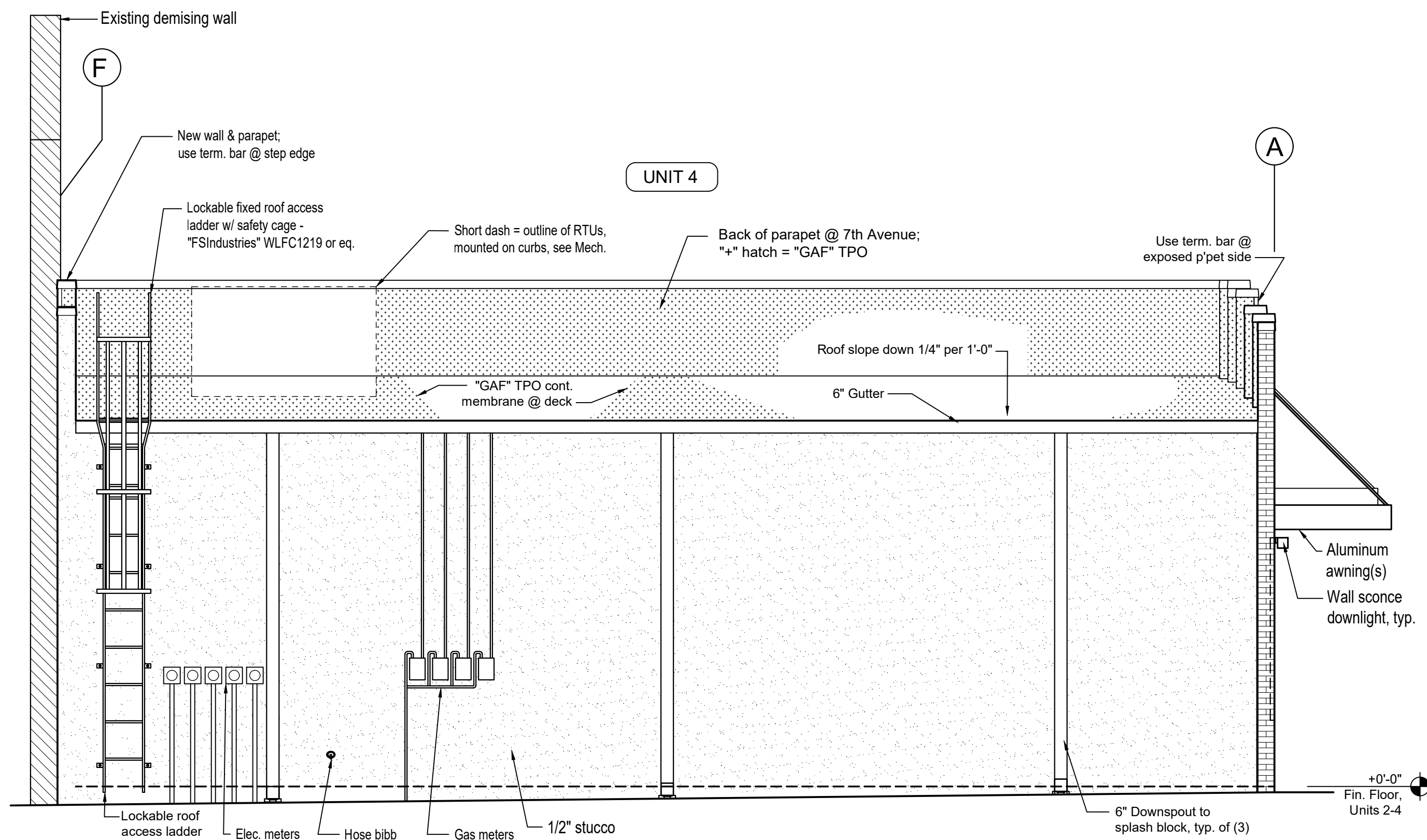
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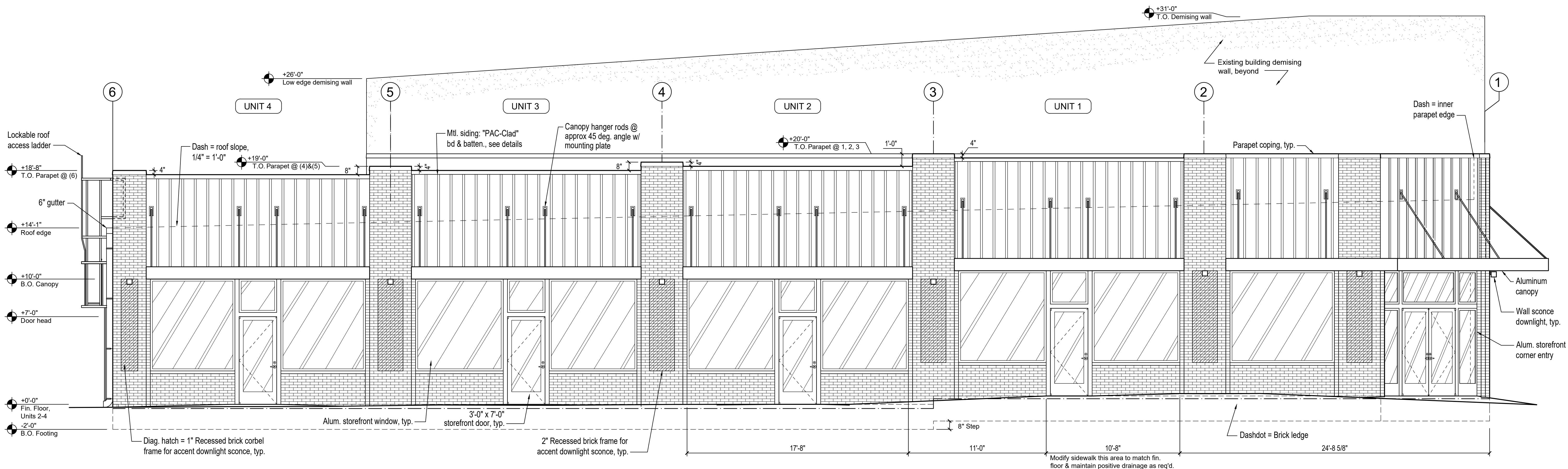
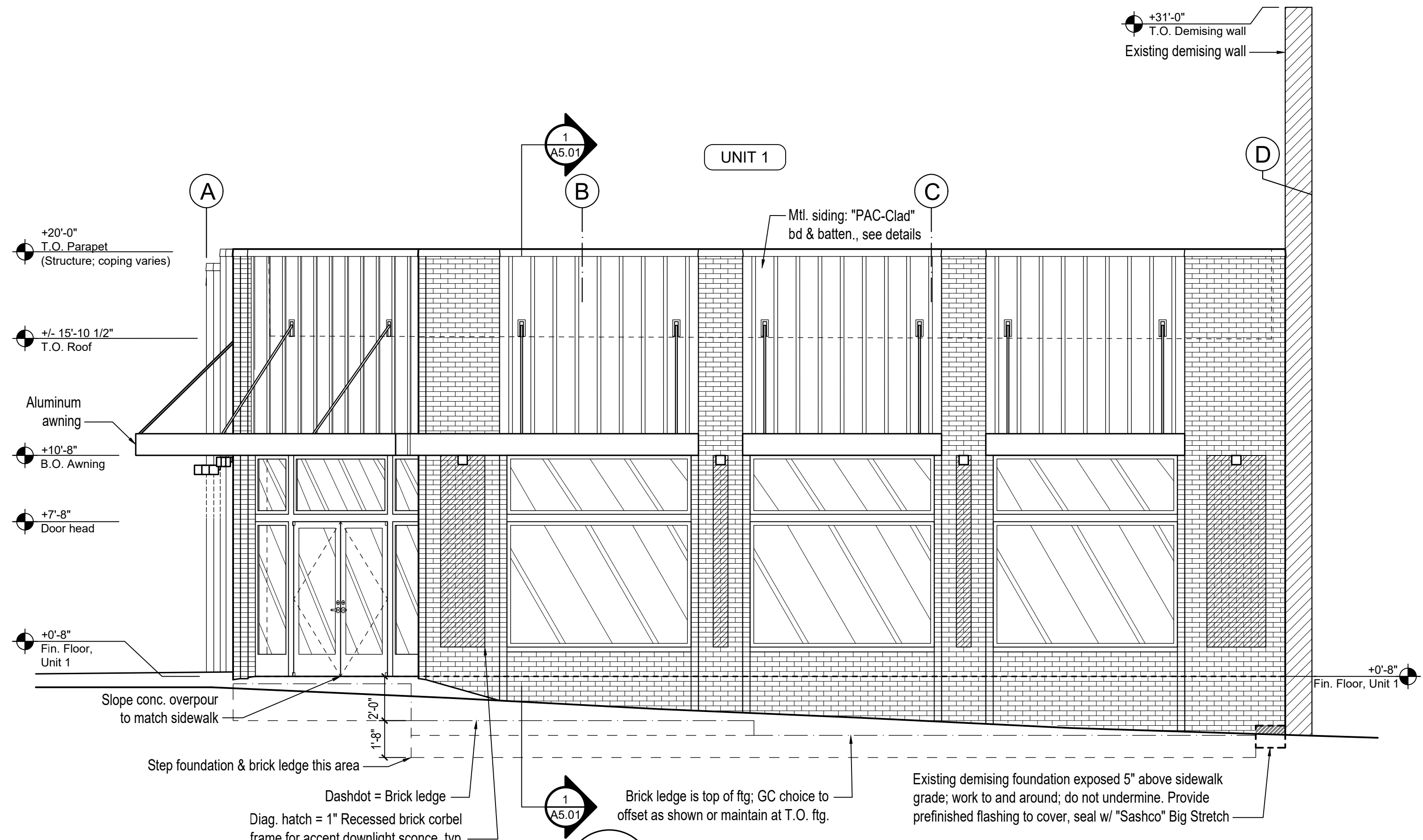
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A0.00



3 REAR ELEVATION
A3.01 SCALE: 1/4"=1'-0"

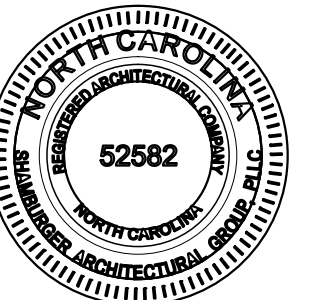


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A3.01

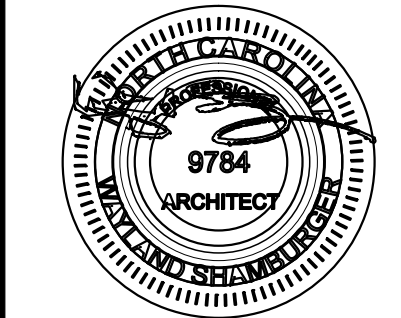
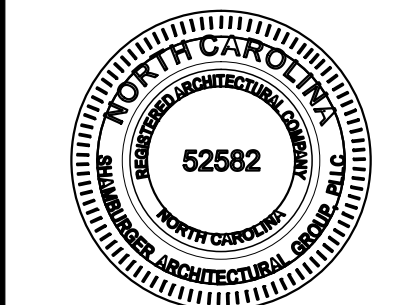


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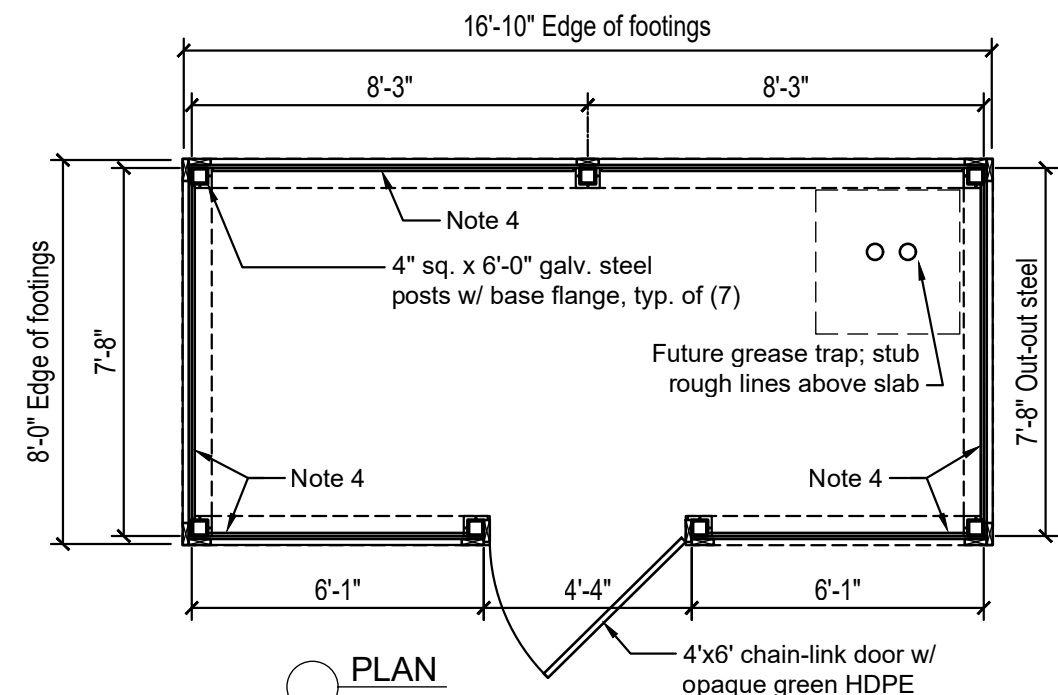
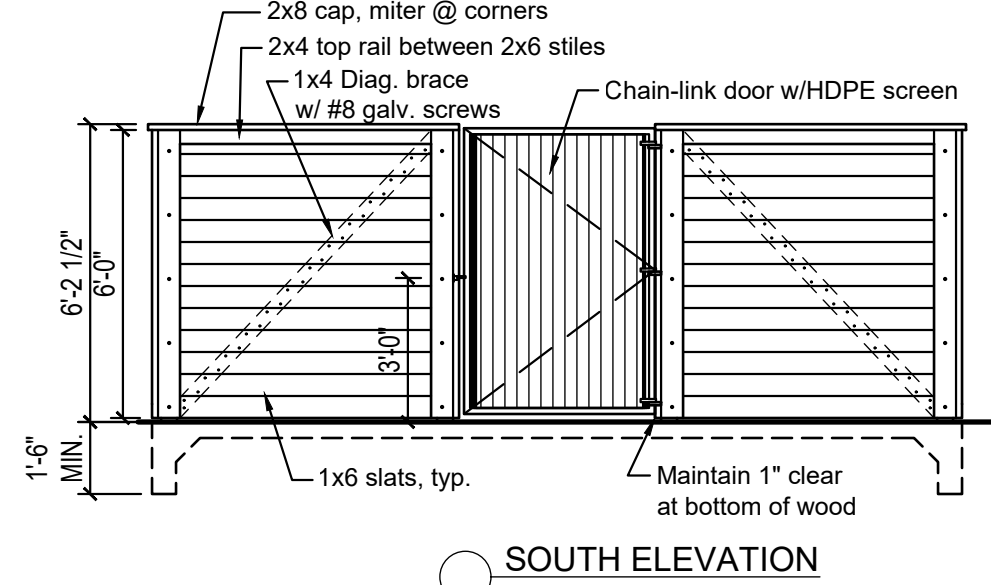
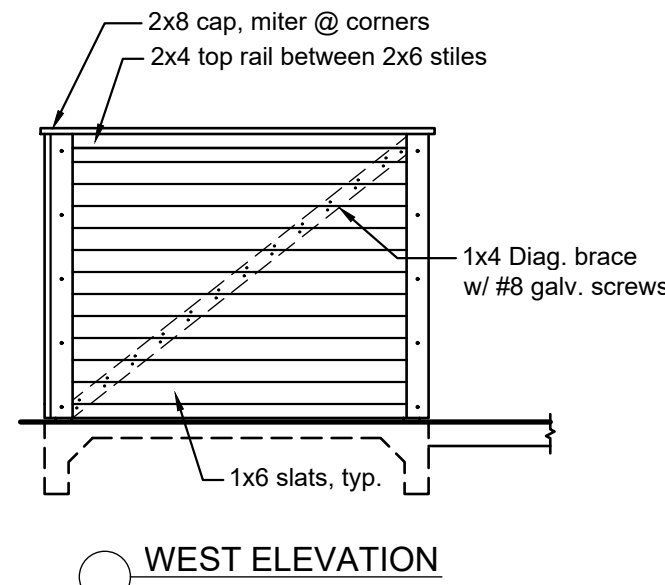
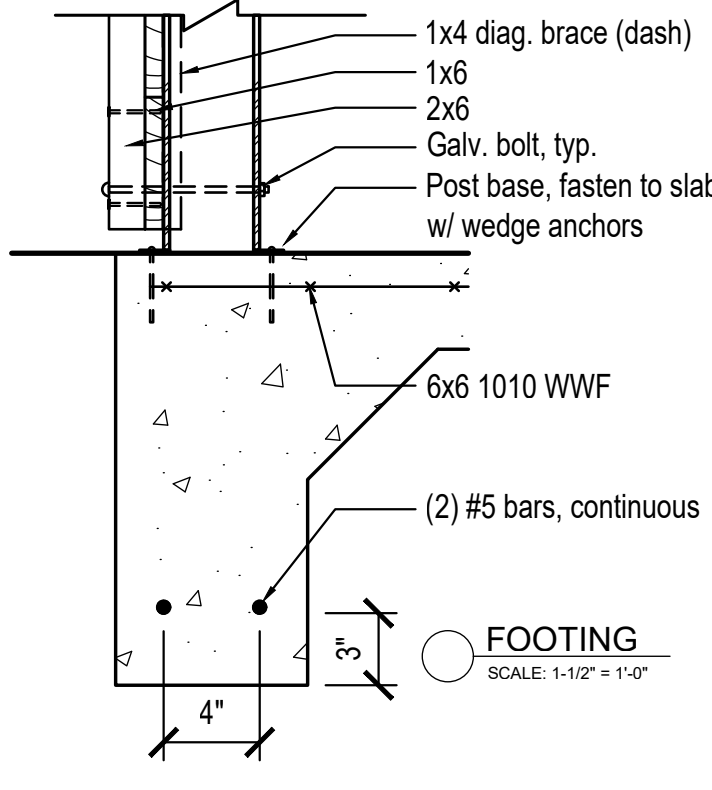
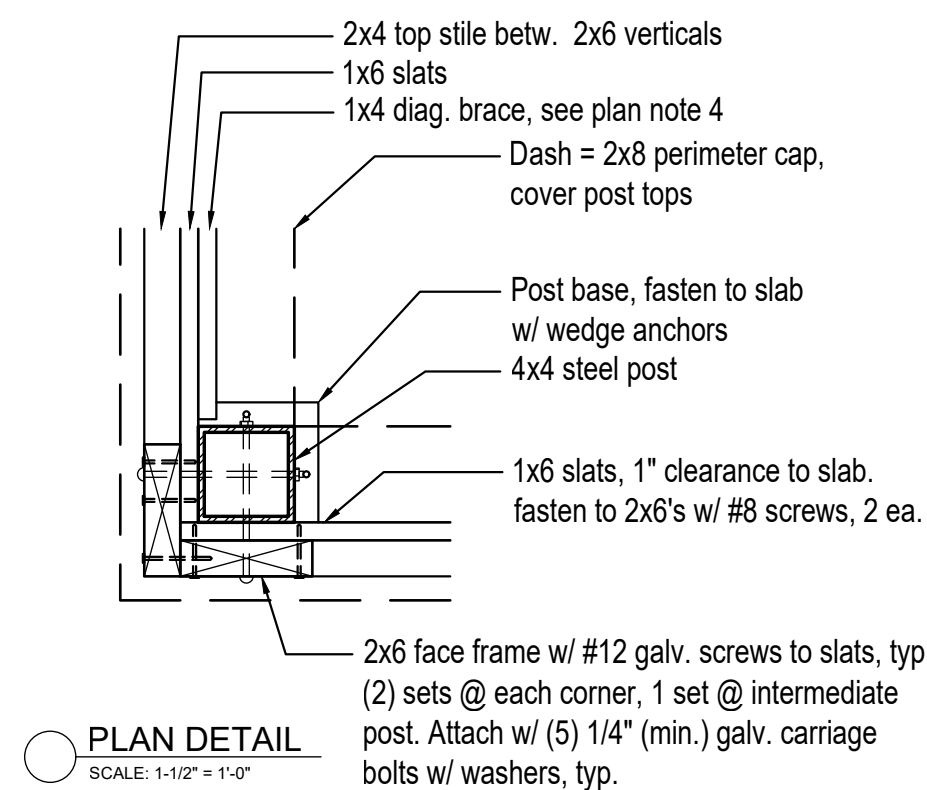
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A4.01

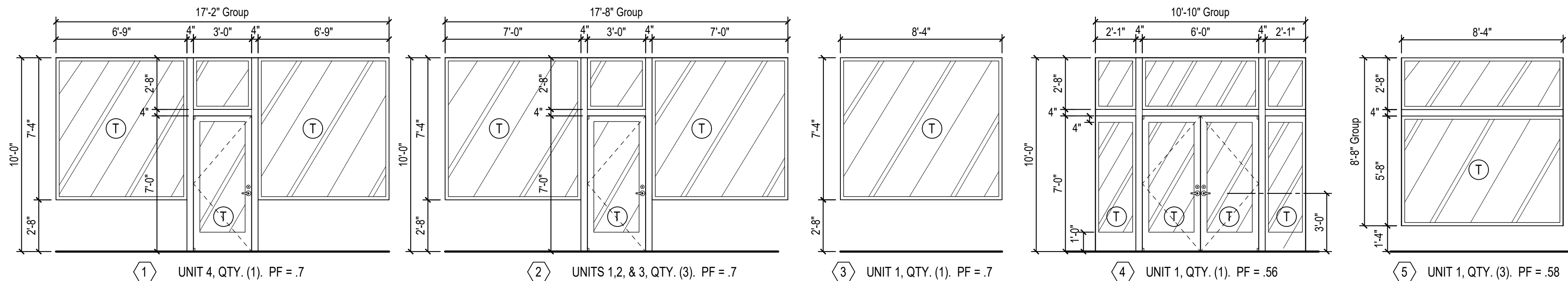
NOTE: DRAWINGS 1 THROUGH 5 THIS SHEET DELETED FOR
ZONING APPLICATION AS THEY REFER TO INTERIOR DETAILS



- NOTES
1. Provide 4" slab w/ turnaround to 1'-6" & 6x6 10/10 WWF.
 2. All lumber to be pressure-treated.
 3. Use pre-drilled metal posts (or drill as req'd) to provide (2) 1/4" dia. bolts per 2x attachment at each post.
 4. Install diagonal 1x4 brace at interior face of 1x6 screen to prevent racking. Fasten to each horizontal 1x6 w/ #8 galv. wood screws.
 5. Provide black powder-coated flush gate fork latch mounted to strike jamb.
 6. Finish wood with (2) coats "Cabot" Heat-Reducing opaque stain; color cashmere brown or Hampton gray; confirm w/ Owner.
 7. Privacy screen @ chain link door to be gray, black, or green; confirm w/ Owner.

6 TRASH ENCLOSURE

SCALE: 1/4"=1'-0" U.N.O.



STOREFRONT NOTES

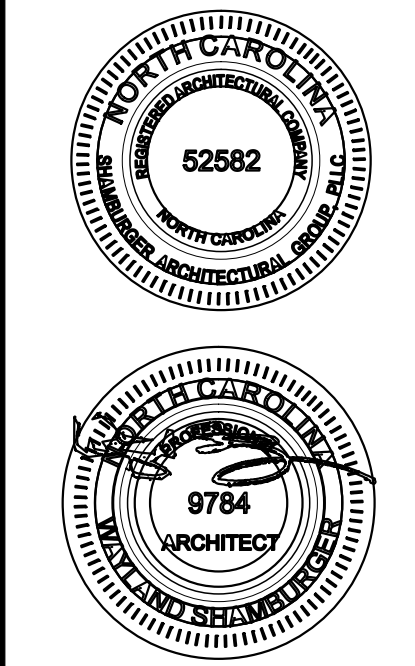
1. All storefront is exterior, "thermal" performance option by MFGR, with envelope requirements per NCBC and NCECC: U-Factor 0.45 max for storefront windows, 0.77 for storefront doors, and shading / PF as noted per group.
2. All glass labelled "T" to be tempered.
3. Glass set options by order of preference: a) center b) exterior. Interior set not permitted.
4. All dimensions shown are RO metal framing and brick. Offset these dimensions for shim spacing as necessary for fabrication. Notify Architect if shim space requirement exceeds 3/8" at any head, jamb, or sill.
5. Acceptable bid alt: 4" profile sections may be substituted for 6" profile sections. In this alternate, doors and all exterior perimeters of groups must remain the same dimensions, reduce window unit sizes.
6. Acceptable bid alt: 2" profiles may be substituted for 2-1/2" profiles, but this must occur across all window groups.
7. Steel headers exist for all groups. No group has dead load other than their own configuration as shown.
8. All door stiles to be 4" min, 6" max, and approved/prepped for lever set and separate deadbolt. All stiles shall match at all storefronts.
9. All door bottom rails to be 9" minimum, 15" maximum, with 1'-0" preferred. Sidelight glazing on Unit 4 to match. Top rails to be 4" minimum, 8" maximum.
10. Offset pivot hinges shown. Acceptable bid alts must include "high traffic" heavy duty hinge options, such as 4-knuckle with qty (3) or (4) per door.
11. Finish: clear anodized aluminum. Provide color chart with submittal for substitutions at Architect's direction. Hardware from MFGR to match storefront finish.
12. MGFR may be substituted, however "Kawneer" "Trifab Versaglaz" 601T and 601UT systems are approved specifications.
13. Continuity: MFGR may not mix substitutions across units. When one substitution is made, such as from 4" to 6" per Note 5, all groups must have same substitution of in-kind members.
14. Continuity: Only one system for storefront and one for doors may be used. Do not mix product lines or manufacturers.
15. All mulls by MFGR; no separate field-installed units in any group. Vertical mulls (shown as 4") shall be continuous unless unworkable by MFGR; notify Architect.
16. Basic wind speed: 115mph, 16.2 psf.
17. Storefront Glazing Performance: 1" clear low-E IGUs; VLT ≥ 0.60, visible reflectance ≤ 12% (int/ext), SHGC ≤ 0.40 overall (south/west preferred 0.27-0.35), NFRC assembly U ≤ 0.45 with thermally broken frames. No tints or visually reflective coatings. Provide mockup and COMcheck. Maintain one coating family for color consistency unless variant required by ComCheck on Locust Ave.
18. Approved coatings: Vitro Solarban 70XL on clear (VLT ~0.64, SHGC ~0.27). Vitro Solarban 60 on clear (VLT ~0.70, SHGC ~0.39) ultra clear for north/east. Guardian SN 68 (VLT ~0.68, SHGC ~0.38) neutral appearance. AGC Energy Select 63 (VLT ~0.63, SHGC ~0.37) neutral appearance.
19. Submittals required.
- A) NFRC whole assembly U factor for the exact frame+glass combination.
- B) Glass performance sheet with VLT, SHGC, visible reflectance (int/ext).
- C) Project specific COMcheck using final selections and actual WWR.
- D) One field mockup bay (minimum of one lite in final frame) for review.

INTERIOR DOOR GENERAL NOTES

1. ALL INTERIOR DOORS TO BE SOLID CORE WOOD, PAINT GRADE, 3'-0" X 7'-0", WITH 2" HOLLOW METAL FRAMES, QTY 4. MARKS: 102, 104, 106, 108.
2. ALL RECEIVE PRIVACY LOCKSETS WITH THUMBURNS (NO DEADBOLT), 3 HINGES, WALL STOPS, AND ADA COMPLIANT LEVER HANDLESETS.
3. ALL HARDWARE SATIN NICKEL FINISH. CONFIRM WITH OWNER.

7 DOOR AND WINDOW DETAILS

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



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A5.01

