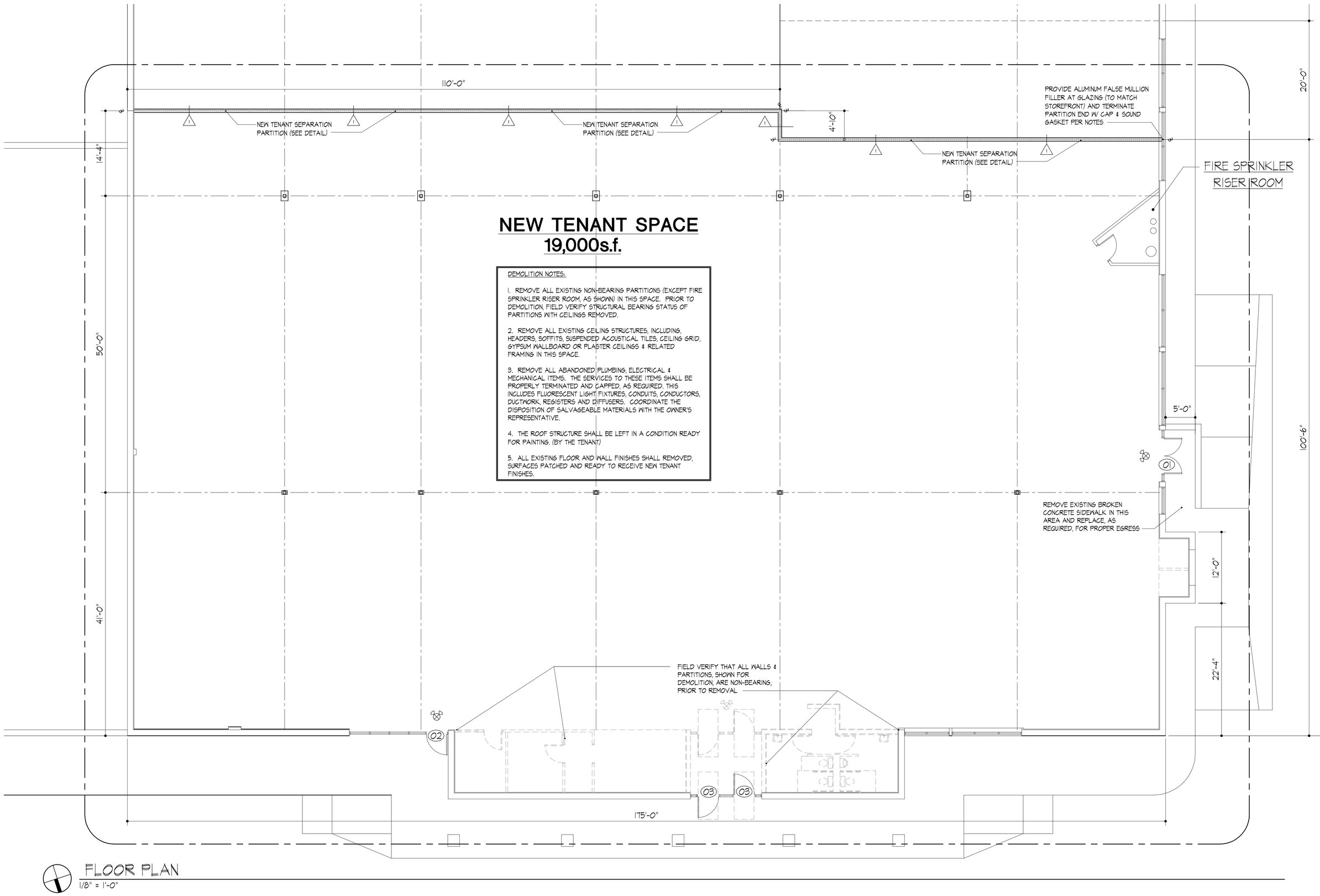


FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

- 100 — ROOM NUMBER
- TENANT SEPARATION PARTITION (TYPE 1) 1 HOUR RATED ASSEMBLY (DESIGN NO. UL 465 OR EQUAL)
- NEW INTERIOR PARTITION (TYPE 2)
- NEW INTERIOR PARTITION (TYPE 3)
- NEW INTERIOR PARTITION (TYPE 3 WITHOUT INSULATION)
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION
- LIMITS OF CONSTRUCTION
- 00 — DOOR NUMBER
- 0 — DEMOLITION NOTE
- 0 — NEW WORK NOTE
- 0 — PARTITION TYPE - SEE DETAILS THIS SHEET
- S.S. — STORAGE SHELVES - SEE SPECIFICATIONS
- EXIT LIGHT
- NEW DUPLEX RECEPTACLE
- PHONE/DATA OUTLET, 3/4" CONDUIT STUBBED ABOVE CEILING
- COORDINATE EXACT LOCATION OF OUTLETS WITH CASEWORK AS DIRECTED BY THE OWNER.
- NEW BUILDING STANDARD 2x2 ACOUSTICAL CEILING TILE AND GRID.
- BUILDING STANDARD 2x4 RECESSED FLUORESCENT LIGHT FIXTURE.
- INCANDESCENT DOWNLIGHT
- INCANDESCENT WALL WASH FIXTURE
- S — NEW SINGLE POLE SWITCH

GENERAL NOTES

A. THE CONTRACTOR SHALL VERIFY ALL LINES, LEVELS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION, ANY DISCREPANCIES OR MISALIGNMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION, AND CORRECTED PER HIS WRITTEN INSTRUCTIONS.

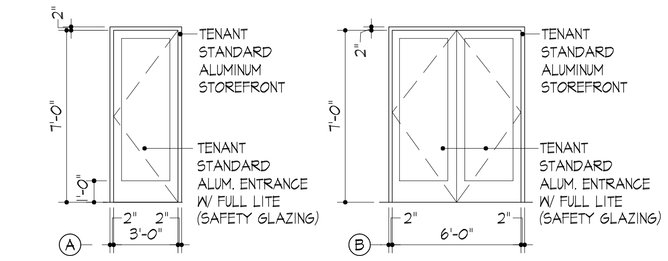
B. THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE OWNER & THE SHELL BUILDING ARCHITECT.

C. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE OF FINISH IN EXISTING CONSTRUCTION AND TO THE FACE OF FINISH IN NEW CONSTRUCTION.

D. THE CENTERLINE OF PARTITIONS WHICH INTERSECT MULLIONS SHALL ALIGN WITH THE CENTERLINE OF THE MULLION UNLESS OTHERWISE INDICATED. PROVIDE HIGH DENSITY SOUND GASKETS WHERE PARTITIONS ABUT MULLIONS OR COLUMN COVERS.

E. ALL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2006 EDITION, AND THE AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC-ANSI A117.1, 2003 EDITION.

DOOR TYPES



DOOR SCHEDULE

NO.	SIZE	TYPE	DOOR MATERIAL	HDWR.	REMARKS
01	(2) 3'-0" x 7'-0" x 1-3/4"	B	ALUM./GLASS	HW-1	EXISTING
02	3'-6" x 7'-0" x 1-3/4"	A	ALUM./GLASS	HW-1	EXISTING
03	3'-0" x 7'-0" x 1-3/4"	A	ALUM./GLASS	HW-1	EXISTING (AUTO)

DOOR HARDWARE

HW-1
EXISTING ENTRANCE HARDWARE (PUSH/PULLS, PIVOT HINGES, CLOSERS) & PUSH/PULL W/ THUMBTURN LOCK)

FINISH NOTES

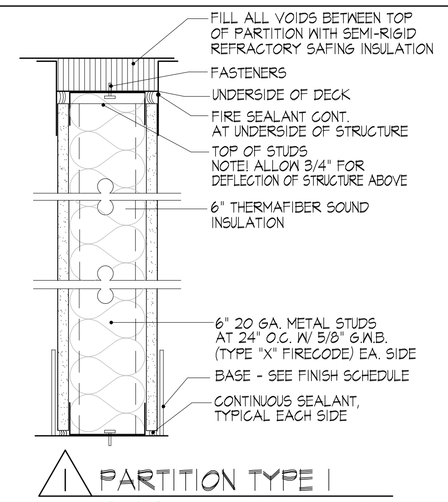
1. FINISHES ARE TO CONFORM TO ALL BUILDING CODE REQUIREMENTS, INCLUDING FLAMESPREAD RATING & SMOKE GENERATED.
2. UNLESS NOTED OTHERWISE, G.W.B. WALLS ARE TO BE TAPED & FINISHED TO RECEIVE PAINT BY TENANT

LANDLORD'S LEASE EXHIBIT 'B'

Landlord shall provide Demised Premises in the condition as noted below in accordance to all federal and local building codes and regulations:

1. The space will be provided fully demised with all interior walls finished, dry walled, taped and paint ready.
2. Emergency egress as required by code.
3. All interior non-load bearing walls shall be removed.
4. All carpet and tile shall be removed and floors shall be exposed with a smooth concrete surface ready for new flooring.
5. Acoustical ceiling grid shall be removed throughout the space and the fire suppression sprinkler system shall be delivered in warehouse condition.
6. HVAC unit capacity of 3 tons/1,000 SF provided as follows: In addition to the existing ten (10) ton unit serving the main portion of the space, Landlord shall provide ~~three (3) new 5 ton units over the portion of the space currently divided in smaller spaces and a new ten (10) ton unit over the main portion of the space~~. HVAC SYSTEM PER PACE PLANS.
7. Prior to High bay luminary light fixtures being installed by Landlord throughout open area, Tenant's contractor shall be able to paint the ceiling black.
8. All HVAC, mechanical, plumbing and electrical system shall be in good working order. The HVAC system shall be separately metered and divided so as to provide service to Demised Premises only and Tenant shall have sole access to this temperature control. Flex duct shall be installed.
9. 400-amp electrical service panel and three 200-amp service panels shall be in good working order. ELECTRICAL PER PACE PLANS.
10. Electrical service as well as gas service shall be separately metered to the Demised Premises

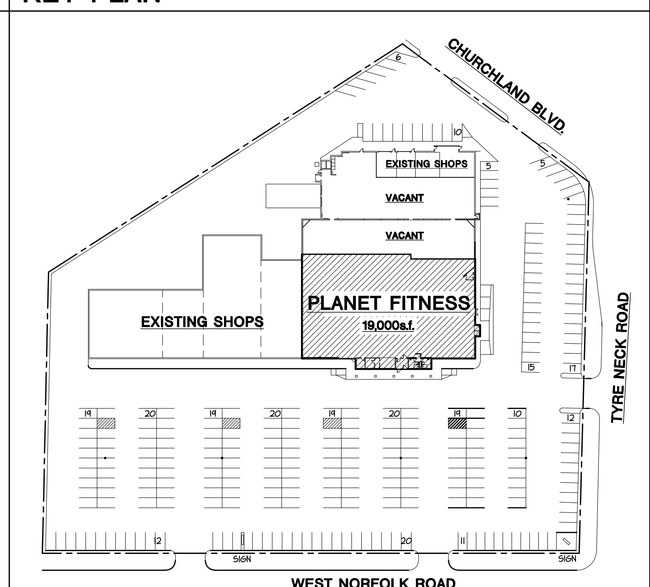
TENANT SEPARATION PARTITION DETAILS



1 PARTITION TYPE 1
3" = 1'-0"
1-HOUR RATED ASSEMBLY PER DESIGN : UL465 OR EQUAL

NOTES: 1.) PROVIDE SIGNAGE (ABOVE CEILING) TO IDENTIFY ALL VERTICAL FIRE RATED ASSEMBLIES WITH LETTERS NO LESS THAN 1" HIGH. THESE SIGNS MUST STATE "FIRE RATED ASSEMBLY", GIVE THE HOURLY RATING AND BE PLACED AT HORIZONTAL INTERVALS OF 8 FEET.
2.) PARTITION TO ROOF DECK ASSEMBLIES: 1 & 2 -HOUR U.L. RATED PER U.L. DESIGN NO HW-D- 0072 OR EQUAL
3.) STUD SUPPLIER SHALL VERIFY STUD SIZE & GUAGE PER MANUFACTURER'S ENGINEERING DATA AND THE USBC REQUIREMENTS.

KEY PLAN



KEY PLAN
N.T.S.

CODE CLASSIFICATION

APPROXIMATE CONSTRUCTION AREA:	19,000 ± SF
USE GROUP:	A-3, ASSEMBLY
CONSTRUCTION TYPE:	IIB NON-COMBUSTIBLE UNPROTECTED
OCCUPANT LOAD:	TO BE DETERMINED (BY TENANT)
FIRE PROTECTION:	FULLY SPRINKLERED PER NFPA 13
TENANT SEPARATION PARTITIONS:	UL 1-HOUR RATED ASSEMBLY
EXITS REQUIRED:	TO BE DETERMINED (BY TENANT)
EXITS PROVIDED:	2

SPECIAL NOTES:

1. THESE PLANS ARE NOT FOR TENANT OCCUPANCY.

2. THE TENANT SHALL PROVIDE THEIR INTERIOR BUILD-OUT PLANS FOR A SEPARATE BUILDING PERMIT, AS REQUIRED BY THE BUILDING OFFICIALS. THESE PLANS MUST COMPLY WITH THE APPLICABLE CODES AND CONTAIN THE COMPLETE INFORMATION TO CONSTRUCT THE SPACE FOR TENANT OCCUPANCY.
3. THESE PLANS ARE FOR THE LANDLORD'S WORK, AS SPECIFIED IN THE LANDLORD'S EXHIBIT 'B' OF THE TENANT'S LEASE, ATTACHED HEREWITH. THE CONTRACTOR SHALL COMPLY WITH THIS EXHIBIT AND CONFLICTS OR DISCREPANCIES WITH THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT, IN WRITING, PRIOR TO CONSTRUCTION.

FIRE SUPPRESSION SYSTEM NOTE

THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE SYSTEM LOCATED IN THE PLANET FITNESS SPACE SHALL BE REWORKED TO A "WAREHOUSE" CONDITION IN ACCORDANCE WITH NFPA 13 AND LOCAL CODES.

FLOOR PLAN, NOTES AND DETAILS

COMMONWEALTH OF VIRGINIA
RANDOLPH T. HICKS
Lic. No. 10084
04-23-10
ARCHITECT

INTERIOR ALTERATIONS for a PROPOSED HEALTH CLUB
PLANET FITNESS
(formerly the SUPER FAMILY THRIFT STORE)
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EMAIL: RandolphTH@aol.com

ISSUED FOR:	DATE:
PRICING & PERMIT PLAN	04-23-10

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