

Issue Date 11/14/24

Revisions	Date	Description	By
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Local Infusion
Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456

Consultant
mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
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817.701.4819
VIRGINIA REG. NO.: 0401011600

Seal

Job Number	240362
Drawn By	JD
App'd By	RER
Sheet Title	
Cover Sheet	
Sheet Number	
CS101	

Local Infusion



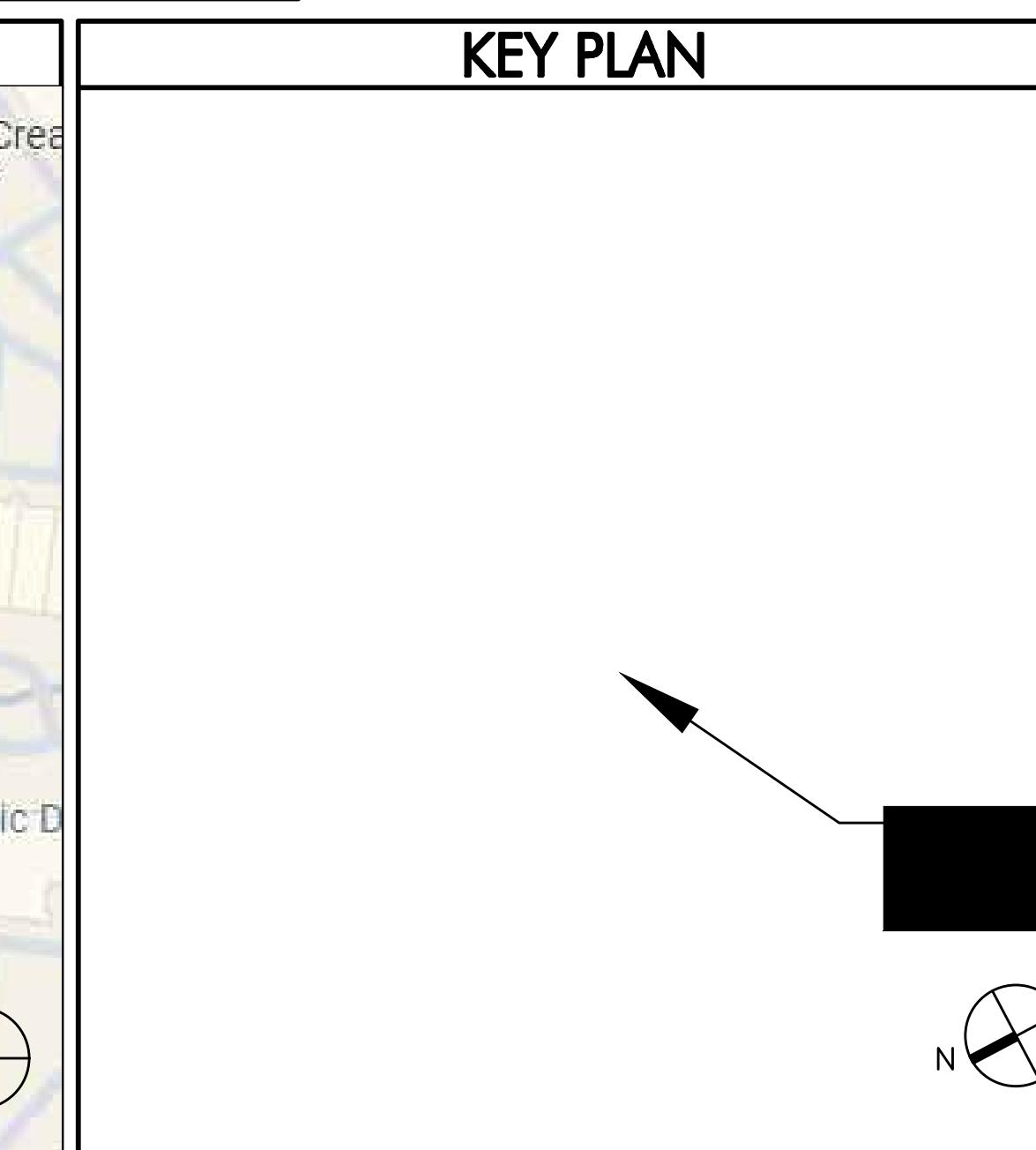
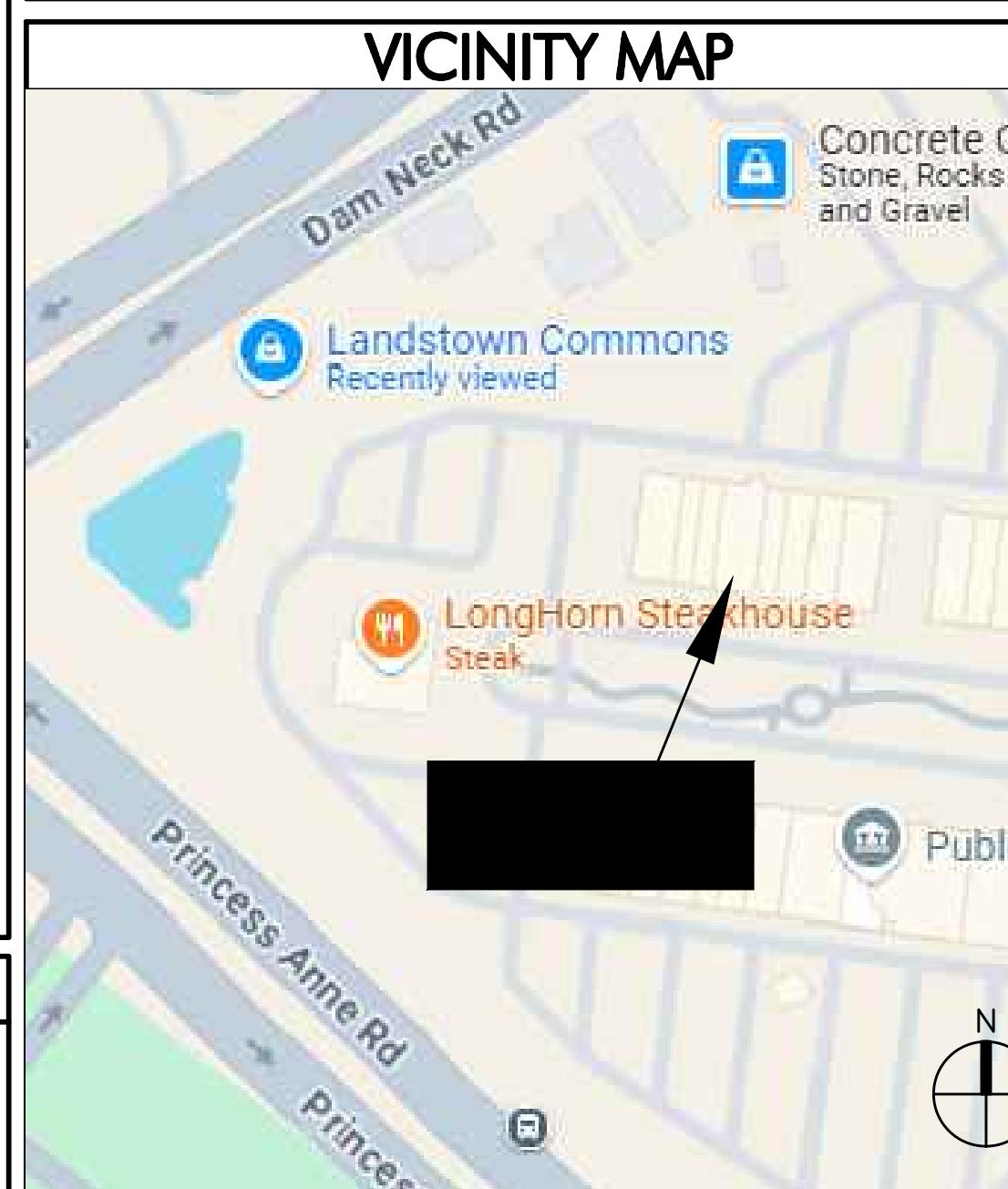
RESPONSIBILITY SCHEDULE

LEGEND: EX = EXISTING L = LANDLORD O = OWNER (BND) C = CONTRACTOR/SUBCONTRACTOR

DESCRIPTION	EX	FURNISHED BY	INSTALLED BY	REMARKS
STOREFRONT		L O C	L O C	
STOREFRONT GLAZING AND MULLION SYSTEM	●			
STOREFRONT ENTRANCE DOOR AND GLAZING	●			G.C. TO INSTALL NEW LOCK CYLINDER
STOREFRONT SIGNAGE		●	●	UNDER SEPARATE PERMIT
DOORS	L O C	L O C		
REAR EXIT DOOR & HARDWARE	●			
INTERIOR DOORS	●	●	●	
DOOR HARDWARE/DOOR FRAMES	●	●	●	
LOCK CORES		●	●	
CEILING/SOFFITS	L O C	L O C		
SUSPENDED T-BAR CLOS.		●	●	
ACT CEILING TILES		●	●	
PAINT		●	●	
WALLS	L O C	L O C		
DEMISING PARTITIONS GYP BD.	●		●	PATCH/REPAIR BY G.C.
INTERIOR PARTITION FRAMING & GYP BD.		●	●	
WALL FINISH		●	●	
TILE/GROUT		●	●	
WALL BACKING/BLOCKING		●	●	
PAINT		●	●	
FLOORING	L O C	L O C		
LUXURY VINYL PLANK		●	●	
TILE FLOOR		●	●	
RUBBER BASE		●	●	
TILE BASE		●	●	
MILLWORK	L O C	L O C		
LOBBY COUNTER	●	●	●	
CABINETS/SHELVES/HARDWARE		●	●	
FURNITURE/EQUIPMENT	L O C	L O C		
FURNITURE	●	●	●	
REFRIGERATORS	●	●	●	
RESTROOM ACCESSORIES		●	●	REF: RESTROOM SCHEDULE, A201
TV AND WALL MOUNT	●	●	●	
GENERAL	L O C	L O C		
GENERAL CONDITIONS		●	●	
PERMITS, FEES, AND INSURANCE		●	●	
TEMPORARY UTILITIES		●	●	
PROFESSIONAL CLEANING		●	●	
CERTIFICATE OF OCCUPANCY		●	●	
PROTECTION		●	●	
MECHANICAL	L O C	L O C		
MECHANICAL DIFFUSERS		●	●	
RTU	●		●	
HVAC CONTROL AND SENSOR		●	●	
MAIN DUCTWORK	●	●	●	
BRANCH DUCTWORK		●	●	
EXHAUST FAN		●	●	
ELECTRICAL	L O C	L O C		
ELECTRICAL SERVICE & METERING EQUIPMENT	●			
TENANT ELECTRIC PANELS	●			RELOCATE EXISTING PANEL 'L2'
TRANSFORMERS	●			
LIGHT FIXTURES		●	●	
EXIT SIGNS		●	●	
EMERGENCY LIGHT(S)		●	●	
DATA CABLE ROUGH-IN		●	●	
DATA CABLE TERMINATION	●	●	●	
PLUMBING	L O C	L O C		
TOILET ROOM FIXTURES		●	●	
WATER HEATER		●	●	
NURSE/BREAK SINKS		●	●	
SPRINKLER	L O C	L O C		
SPRINKLER HEADS	●	●	●	
SPRINKLER MAIN LINE	●	●	●	
SPRINKLER BRANCH PIPING	●	●	●	

SEPARATE SUBMITTALS

THE FOLLOWING SHALL BE SUBMITTED BY THE APPROPRIATE VENDOR OR ENGINEER AND SHALL NOT BE REVIEWED AS A PART OF THIS SUBMISSION:
 - SIGNAGE
 - FIRE SPRINKLER PLANS & SPECIFICATIONS



OWNER:	LANDLORD
Local Infusion	Broad Sky Management 1420 N Parham Rd Henrico, VA 23229 Steve Bonniville TEL (804) 212-7005 steve@broadskymgmt.com
PROJECT MANAGER:	
Tom Hammer Construction, LLC	
1 Robert Ave, Ste. B Portsmouth, NH 03801 TEL (603) 431-6464	
BUILDING DEPARTMENT	
Henrico County Department of Building Construction and Inspections	
4301 East Parham Rd., Henrico, VA 23228 TEL (804) 501-7770	
ARCHITECT	
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MEP ENGINEER	
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Sheet Title Architectural Specifications

Sheet Number

G101

DIVISION 1 - GENERAL REQUIREMENTS

Section 0100 - General Notes

- A. The "General Conditions" and "Supplementary General Conditions" form a part of the Contract and shall govern the work performed under each section of the Specifications.
- B. The following General Requirements Supplement supersedes the foregoing General and Supplementary Conditions for Contract work and are hereby considered a part of the Contract Documents.
- C. All work is to be accomplished in compliance with these plans and specifications. All changes must be approved in writing by Local Infusion or the owner's representative. All costs incurred by Local Infusion or the owner's representative as a result of unauthorized changes are the responsibility of the individual(s) making the change.

Section 01010 - Summary of the Work

- A. References and Definitions
 - 1. The Contractor: Is the person or entity identified as such in the Owner-Contractor Agreement, (and is referred to throughout the Contract Documents as if singular and masculine). The term Contractor means the Contractor or his authorized agent.
 - 2. A Subcontractor: Is a person or entity who has a direct contract with the Contractor to perform any work at the time. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a subcontractor or his authorized representative. The Subcontractor does not include any separate contractor.
 - 3. Installer: Is the person or entity engaged by the Contractor or his Subcontractor of sub/subcontractor in the performance of a particular unit of work at the project site, including installation, erection, application and similar operations, as installer may be a subcontractor.
 - 4. In the Plans, Specifications, addenda, and other Contract Documents, the abbreviation "GCC" or "GC" or "TGC" is used. These shall be taken to mean the following:
 - a. The term "Owner's Representative" shall be taken to have the same meaning as Owner (as if singular and masculine.) The term Owner means the Owner or his authorized agent.
 - b. The Drawings and Specifications are complementary each to the other and what is called for by one shall be as binding as if called for by both. However, the Drawings and Specifications shall be considered inseparable documents and Contractor shall consider both instruments in order to perform the work in accordance with their combined intent.
 - c. In case of discrepancies in the Contract Documents, Contractor shall first consult with the Owner for clarifications, revision, or further action as may be required prior to starting work affected by the discrepancy.
 - d. Dimensions shall govern over scale sizes, large scale or full size details over small scale Drawings, and Specifications over Drawings.
 - e. The Contractor, Subcontractor and installers are cautioned not to scale drawings. Should a dimension not be known or shown, consult the Owner's Representative for advice.
- B. Project/Work Summary
 - 1. General: The work of this Contract involves and includes the construction of a new Local Infusion retail store in a leased space at the location specified in the title block. Local Infusion is referred to herein as the Owner.
 - 2. Contract Documents indicate the work of the Contract, and related provisions of which may include, but are not necessarily limited to the following:
 - a. Existing site conditions and restrictions:
 - (1) Survey and Layout of Work. Contractor shall check carefully all levels and dimensions of the work. Any discrepancies in the information provided on the Drawings or found within the owner's survey shall be reported immediately to the Owner. Contractor will obtain and follow Landlord's construction requirements of no additional cost to the bids.
 - b. Requirements for Owner occupancy of the established date of "Substantial Completion" and prior to final completion of work of Contract.
 - c. Other work to be performed concurrently by Owner.
 - d. Owner-purchased and furnished material/ equipment to be installed under the work of this Contract.
 - b. This Contract may also include (but are not yet specifically stated herein):
 - a. Pre-negotiated material/equipment orders assigned as work of Contract.
 - b. Pre-purchased subcontracts for Contract, with subcontract amount included in Sum.
 - c. Summary by Reference: Work of Contract can be summarized by reference to the Contract Instructions to Bidders. Supplementary Conditions, Specification sections as listed in the bound herewith, Drawings as listed in "Schedule of Drawings" bound herewith, addenda and modifications to the Contract Document issued subsequent to the initial printing of this Project Manual, and including, but not necessarily limited to, printed matter referenced by any of these, is recognized as work of Contract is also unavoidably affected or influenced by governing regulations, natural phenomena including weather conditions, and other forces outside the Contract Documents.
 - d. Abbreviated Written Summary: Briefly, and without force and effect upon Contract Documents, work of Contract can be summarized as follows:
 - a. The work includes construction of a retail store on the site as shown, doors, hardware, glazing interior finishes, and furnishings including architectural woodwork, floor finishes, casework, and a portion of the signage.
 - b. The work also includes: plumbing, fire protection, heating-ventilating-air conditioning, electrical systems, lighting, and security systems.
 - c. The Owner will furnish certain materials and equipment. However, the work of this Contract includes certain support systems to receive and service Owner's equipment. These items will be summarized in the instructions to General Contractors, in limited fashion, but are also called out in detail under various sections of the work.

Section 01011 - Examination of Contract Documents

- A. Before submitting proposal, each Bidder should carefully examine all Drawings, Specifications, addenda (if any) and all other Contract Documents.
- B. Submission of proposal implies that Bidder is fully informed regarding all requirements of the Contract Documents, plus all site conditions. No additional compensation will be paid to the Contractor due to this failure to be fully informed regarding requirements of the Contract Documents.
- C. Protection and the safety of persons using the site, parking areas and existing facilities shall be paramount, as well as the non-disruption of essential services.

Section 01016 - Owner Occupancy

- A. The Owner reserves the right to take initial occupancy of the building at the earliest possible date, particularly with regard to delivery and installation of store fixtures, and merchandise. Depending on the progress of the general contractor's work, this may or may not create some inconvenience. The general contractor should anticipate this possibility. Claims for time delays and/or extra costs due to such inconvenience will not be allowed.

Section 01017 - Pre-Negotiated Orders

- A. General: Prior to date of Contract, and for purpose of expediting delivery and for other purposes in Owner's interests, Owner may negotiate costs or make other commitments to be indicated with suppliers of materials/equipment that may be incorporated into the work by Contractor. Those orders and commitments will be assigned to Contractor, and costs place in Contract Sum. Contractor's responsibilities are same as if Contractor has negotiated purchase orders, including responsibility to renegotiate purchases if necessary and to execute final purchase order agreements. A "Schedule of Pre- Negotiated Prices" (if any) will be given to the Contractor or successful bidder, as the case may be.

Section 01041 - Supervision, Coordination and Layout

- A. All work included in the Contract shall be under the constant supervision of a qualified superintendent who has been employed directly by the General Contractor for a minimum of the preceding 6 (six) months. All work shall be in compliance with Landlord's rules and requirements and accomplished within the Base Bid.
- B. The Contractor shall submit the name of all Subcontractors to the Owner's Representative for approval prior to awarding of the subcontract work. The Owner reserves the right to approve or disapprove of any Subcontractors.
- C. In order to maintain proper coordination and continuity of all branches of work, job superintendents or foreman shall not be changed during the course of the project without prior notice to and approval of the Owner's Representative.
- D. The Contractor and Subcontractors shall carefully examine ALL Drawings and Specifications for the total project and coordinate his work with others to avoid delay and shall be responsible to ascertain that the work he installs does not interfere, or it shall be corrected at the installing Contractor's expense. Preoccupation of space by any Contractor or Subcontractor does not give him the right of priority to the space.
- E. When piping, conduits, ducts or other items are to run in the same general direction, elevation or location, the Subcontractors involved shall request the GC to arrange a conference to determine the proper allocation of the space or position.
- F. When work is to be installed above ceilings, adequate clearance must be maintained to allow for access, repairs, and removal of all devices. Each Subcontractor shall be responsible for protecting his/her installation from being blocked off by others. Should a conflict occur, he/she shall bring the matter to the attention of the General Contractor for resolution.
- G. Each Contractor shall be responsible for any layout associated with the performance of his work. Should a Subcontractor's work be subsequent to and contingent upon layout by another, he shall check said layout prior to proceeding with his work, reporting any discrepancies to the GC. Proceeding with the layout shall be considered as acceptance of the layout.

Section 01045 - Cutting and Patching

- A. Each Subcontractor shall be responsible for the condition and contents of the tenant space. Each Subcontractor shall be responsible to provide all cutting and patching required to perform and install their respective work. Cutting shall be done with workmanlike manner and shall be done with sharp equipment and tools. Patching shall be performed carefully and where necessary shall be done by skilled labor of the respective trade of work being patched. Each Subcontractor shall restore the work to "as new" condition.
- B. Sleeves, inserts, boxes, etc., for plumbing and heating pipes and electrical conduits will be furnished and installed as specified under the various sections of that work. In case such sleeves are not furnished in time, the Contractor shall form openings in the work, after coordinating with the trades involved for proper location, and the Subcontractor shall be held responsible for any cutting and patching thereafter in connection with same. All voids between pipes, conduits, etc., and sleeves shall be sealed to comply with Fire Code requirements.
- C. Each Subcontractor shall do all cutting promptly and shall make all repairs necessary to leave the entire work herein mentioned in a proper condition.
- D. Portable Fire Extinguishers: Supplied by GC – during construction and supplied new at Project Completion – including mounting bracket and sign.
- E. One standard listed multipurpose dry chemical fire extinguisher, per local code, should be provided and located for each 3,000 square feet of new construction floor or fraction thereof. Additional extinguishers shall be provided at locations as shown on the drawings, or as directed by Fire Marshal.
- F. NOTE: The above requirement is the maximum permitted area of coverage per fire extinguisher location. Depending on partition arrangements, amount and location of barricades, obstructions, and combustible materials, additional fire extinguishers may be required. Sound engineering judgment should be used to assure adequate coverage.
- G. All workers should be instructed in the proper use of fire extinguishing equipment.
- H. No Contractor or Subcontractor shall endanger and/or damage any work by cutting, drilling, digging or other actions. No Contractor or Subcontractor shall cut or alter the work of other Contractors or Subcontractors without prior written approval by the Owner's Representative.
- I. Any cost caused by defective and/or ill-timed work shall be borne by the Subcontractor responsible therefor.
- J. In no case shall any Contractor or Subcontractor cut into any base building components, structural element, beam or column without prior written approval from the Landlord and the Owner.
- K. Each Subcontractor shall be responsible to follow the progress of the project to assure that his portion of the work is installed at the appropriate time to avoid unnecessary cutting, patching modifications to his work and/or the work of other Contractors.
- L. In case any Contractor is required to cut existing work in order to install the work required under his portion of the contract, the Contractor requiring the cutting shall bear the expense of the cutting and all subsequent repairs, patching, and/or replacement. All cutting, patching, repairing, and/or replacing shall meet with the approval of the Owner's Representative.

Section 01060 - Permits, Regulations, Codes & Standards

- A. The Contractor shall secure and pay for all required permits necessary for the execution of his work, except as otherwise stated herein.
- B. The Contractor will file plans and pay the filing fee for the building permit. The Contractor shall obtain the building permit and file in all necessary documents as required by local custom. Subcontractors shall file for and pay off fees for their respective permits.
- C. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawn or specified.
- D. All work installed by the Contractors or Subcontractors shall be in compliance with governing Federal, State and Local Codes. All electrical work shall comply with the National Electrical Code (NEC—date of issue as adopted by local jurisdiction); except where more stringent local or other codes must govern. If any portion of work called for in the Specifications or shown on the Drawings is deemed contrary to the codes and requirements, Subcontractor shall be required to bring the matter to the attention of the GC prior to roughing in so that same can be reviewed for clarification or revision. Installations made without regard to code requirements must be corrected by the Contractor or Contractors without an increase in the contract amount.

- E. This Contractor shall apply for pay all fees and obtain the Certificate of Occupancy (C of O).

- F. Any "Standard" (ASTM, ASA, etc.) referenced in these Specifications shall be based on the edition and/or amendments of the Standard as specified herein. In cases where the edition or date of the "Standard" is not specified, the edition and/or amendments of the Standard which are current on the date the bids are submitted shall govern. Should a more current edition of a Standard become effective during construction, the Contractor may, with the approval of the Owner, apply the latest edition of the specified Standard.

Section 01100 - Alternates/Alteratives

- A. Specified Manufacturer's Substitutions and Alternatives
 - 1. The following provisions shall govern the bidding of all work. The provisions specified below shall not relieve the Contractor from meeting other requirements set forth elsewhere in the Bidding or Contract Documents.
 - 2. When a brand name is not specified:
 - a. Product used shall meet the specified standards, such as ASTM, etc., if indicated, and shall be of the appropriate design, configuration, type and finish as required to meet the requirement of the intended service.
 - b. Submittal data for products in this category may be in the form of a typed List of Materials and/or Equipment. The list, if used, shall include the name of the item, the proposed manufacturer, the standard of compliance (ASTM, etc.), and a brief description of the pertinent features, as applicable. The Owner reserves the right to request and receive additional submittal data on any item prior to approval.
 - 3. Where two (2) or more brand names are specified without further qualifying stipulations:
 - a. In all cases, the first named brand or manufacturer's equipment should be used for the basic design and to determine the space requirements.
 - b. First named brand should be bid unless it will not fit or is not available.

- C. Protection and the safety of persons using the site, parking areas and existing facilities shall be paramount, as well as the non-disruption of essential services.

Section 01017 - Pre-Negotiated Orders

- A. General: Prior to date of Contract, and for purpose of expediting delivery and for other purposes in Owner's interests, Owner may negotiate costs or make other commitments to be indicated with suppliers of materials/equipment that may be incorporated into the work by Contractor. Those orders and commitments will be assigned to Contractor, and costs place in Contract Sum. Contractor's responsibilities are same as if Contractor has negotiated purchase orders, including responsibility to renegotiate purchases if necessary and to execute final purchase order agreements. A "Schedule of Pre- Negotiated Prices" (if any) will be given to the Contractor or successful bidder, as the case may be.

- c. Should other than the first named brand be used in preparation of the bid, the Contractor shall be responsible to determine and ensure that the product of equipment being bid will fit and function in the space allocated. Submission of shop drawings shall be construed as evidence of fit and function in the allocated space.

- d. In all cases, the product used shall meet the requirements of the intended service, including specified optional accessories, performance, and basic feature. Should one of the named manufacturers offer a range of quality for a particular item, the Contractor shall provide the selection of equal or greater quality than the first named brand in the Specifications. All equality determinations rest with the Owner's Representative and his decisions shall be made.

- e. When one (1) brand name only is specified without further qualifying stipulations:
 - a. Contractor's base bid price shall be based on the product specified.

- f. Substitutions
 - a. Any material, product, or equipment (other than specified materials, brand, or manufacturers) proposed by the Contractor may be considered by Owner for review.

- b. In order to qualify for review by the Owner, a decision on the need for substitution shall be submitted within time of the bidding. The proposed substitution shall be clearly identified and shall include the respective add or deduct to the contract base bid amount as defined above. When requested, the Contractor shall submit complete data (including samples, if requested) regarding the substitution to the Owner for review and decision.
- c. Any substitution must be approved in writing by Owner prior to being used by the Contractor.

- d. Alternates
 - a. When requested in the Specifications or on the Drawings, Contractor shall include the appropriate add or deduct to the Contract amount for the alternate as specified.

- b. All alternates must be approved in writing by Owner prior to being used by the Contractor. Unless said approval is received by Contractor, it is assumed that the Contractor's total bid is based upon specified materials and equipment.
- c. For alternates to be approved, cut sheets and samples are to be provided.

- d. It shall be further understood that the use of any approved substitution other than the first named brand in the Specifications shall involve no extension of the project completion date and/or shall not cause delays in the work of other Contractors unless otherwise stipulated in writing with respective Contractor's bid and/or proposal for Substitution.
- e. All tests shall be made by a self established independent testing laboratory, having the facilities to make the test required, and which is satisfactory to the Owner's Representative.
- f. The testing laboratory shall report the results of all tests in writing to the General Contractor and the Owner's Representative.

Section 01150 - Measurement and Payment

- A. Payments
 - 1. a. Based upon the Applications for Payment submitted to the Owner by the Contractor, the Owner shall make progress payments to the Contractor equal to (90) percent of the value of the material received at the site and work completed at the site in the month for which the request is made.
 - b. b. Prior to the Final Payment request, the Contractor shall submit a conditional lien waiver for each scheduled value along with the Application for Payment.
 - c. The Owner shall pay the Contractor on or before (30) days following the receipt of the Application for Payment. Contractor warranty that all material for it is requesting payment have been provided and that all work for which it is requesting payment have been done.
 - d. The Contractor's payment request shall be made on the Owner's Application for Payment.
 - e. The final Payment Request covering the retained percentage will be paid on or before (30) days following the completion of project close-out procedures and receipt of the payment request.

Section 01200 - Project Meetings

Section 01201 - Site Inspection

- A. Each Bidder shall visit the project site prior to the preparation of his bid to investigate and determine all conditions on and near the site which could affect the execution of the work. Any Contractor's failure to fully acquaint himself with existing conditions under which the work is to be performed will not be justification for additional compensation.

- B. The location of the underground utilities, such as sewers, electrical power, water piping, conduits, etc., indicated on the Drawings is as exact as can be determined from available information but its accuracy or completeness cannot be guaranteed. Exact location of these utilities shall be verified by the Contractor prior to excavation. Contractor shall exercise special care when excavating at or near the general location of underground utilities for the safety of workers, as well as for the protection of the utility services.

- C. Any connections to or relocation of any existing utility line requiring temporary discontinuance of services which are in active use shall be scheduled and coordinated with

1. SCOPE OF WORK
THIS PORTION OF THE WORK INCLUDES ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO COMPLETE ALL DISMANTLING, DEMOLITION, AND SALVAGE AS SHOWN AND NOTED ON THE DRAWINGS AND SPECIFIED HEREIN. IN GENERAL, THE ITEMS TO BE PERFORMED UNDER THIS SECTION SHALL INCLUDE, BUT ARE NOT LIMITED TO: REMOVAL OF ALL EXISTING ACoustics AND GYPSUM WALL BOARD, CEILING AND FRAMES, LIGHT FIXTURES, FLOORING, DOORS AND WALLS, FURRED OUT COLUMN ENCLOSURES, AND STOREFRONT AND AS SPECIFIED ON THE DRAWINGS.

2. CODES AND STANDARDS
DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE SAFETY REQUIREMENTS OF THE LANDLORD, CITY AND STATE OF THE PROJECT, THE ASSOCIATED GENERAL CONTRACTOR'S MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, LATEST EDITION, THE APPLICABLE REQUIREMENTS OF THE GOVERNING CODE, AND O.S.H.A.

3. PERMITS AND LICENSES
THE GENERAL CONTRACTOR SHALL PROcURE ALL CITY, AND STATE PERMITS AND LICENSES, AND PAY ALL CHARGES AND FEES FOR THE SAME, UNLESS OTHERWISE SPECIFIED BY OWNER. THE PLANS SHALL BE FILED WITH LOCAL BUILDING DEPARTMENT, BY THE OWNER.

4. ORDINANCES AND PROTECTION
A. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL ORDINANCES AND WITH LANDLORD REQUIREMENTS REFERRING TO THE PROTECTION OF THE PUBLIC AND CONTRACTOR'S PERSONNEL AND PROVIDE PROTECTION FOR PERSONS AND ADJACENT TENANTS THROUGHOUT THE PROGRESS OF THE WORK.

B. THE LIMITS OF THE WORK ARE INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL CONFINE THEIR OPERATIONS WITHIN THE LIMITS OF THE WORK AS INDICATED.

C. DEMOLITION WORK SHALL PROcESS IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS.

D. FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, UNLESS PERMITTED BY THE CITY.

E. ANY AND ALL EXISTING CONDITIONS, ADJACENT TENANT PROPERTIES, HVAC AND UTILITY LINES, AND OTHER ITEMS NOT SPECIFIED ON THE DRAWINGS, ETC., DAMAGED BY THE CONTRACTOR IN THE EXECUTION OF THIS CONTRACT SHALL BE RESTORED TO FORMER CONDITION BY CONTRACTOR TO THE SATISFACTION OF THE LANDLORD AT NO CHANGE IN THE CONTRACT PRICE.

F. ALL ITEMS INDICATED AS EXISTING TO REMAIN SHALL BE PROPERLY PROTECTED FROM ANY DAMAGES. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE THE EXISTING TO REMAIN ITEMS.

G. DEMOLITION WORK SHALL NOT COMMENCE UNTIL TEMPORARY WORK SUCH AS FENCES AND BARRICADES AND ANY REQUIRED WARNING LIGHTS AND APPARATUS ARE FURNISHED AND INSTALLED.

5. SITE INVESTIGATION
CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF THE DEMOLITION WORK AND ANY OTHER MATTERS THAT IN ANY WAY MAY AFFECT THE WORK. FAILURE OF CONTRACTOR TO ACQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING CONDITIONS WILL NOT RELIEVE THEM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR THE COST OF THE WORK. CONTRACTOR SHALL NOTIFY LANDLORD AT THE COMPLETION OF DEMOLITION TO ALLOW LANDLORD'S STRUCTURE ENGINEER TO INSPECT STRUCTURAL, FLOOR SLAB AND STOREFRONT FRAMING AS MAY BE REQUIRED.

6. DISCONNECTION OF SERVICES
A. EXISTING SERVICES THAT WILL BE DISRUPTED BY CONSTRUCTION WORK SHALL BE RE-Routed AS NECESSARY TO PROVIDE TEMPORARY CONTINUATION OF SERVICE.

B. DISCONNECTED SERVICES SHALL BE PLUGGED AND SEALED IN AN APPROVED MANNER.

C. SPRINKLER SHUT-DOWN SHALL BE COORDINATED WITH THE FIRE MARSHAL, LANDLORD, AND BUILDING PRIOR TO EXECUTION OF WORK.

7. ABANDONED ELECTRICAL WIRING
CONDUSSES ENCOUNTERED IN THE PROGRESS OF THE DEMOLITION THAT ARE TO BE ABANDONED SHALL BE DISCOnNECTED AND THE ENDS PLUGGED IN AN APPROVED MANNER. ANY ABANDONED CONDUITS INTERFERING WITH WORK UNDER THIS CONTRACT SHALL BE REMOVED ONLY TO THE EXTENT THAT THEY INTERFERE WITH NEW CONSTRUCTION.

8. DEMOLITION
OPERATIONAL PROCEDURES SHALL BE OPTIONAL WITH CONTRACTOR INSOFAr THAT PROCEDURES DO NOT INFRINGE ON THE APPROVED WORK SCHEDULE OR SALVAGE REQUIREMENTS. WHERE SALVAGE IS REQUIRED, PROCEDURES SHALL BE SUCH THAT THE MAXIMUM AMOUNT OF SALVAGE WILL RESULT. MATERIALS AND EQUIPMENT TO BE SALVAGED, IF ANY, ARE LISTED BELOW.

9. DISPOSITION OF MATERIALS, EQUIPMENT, AND DEBRIS MATERIALS AND EQUIPMENT TO BE SALVAGED:
MATERIAL AND EQUIPMENT TO BE SALVAGED ARE LISTED ON THE DEMOLITION PLANS. CONTRACTOR SHALL CONSULT WITH TENANT AND REVIEW THE DRAWINGS TO DETERMINE THE ITEMS TO BE SALVAGED. ALL ITEMS NOTED FOR SALVAGE SHALL BE REMOVED AS CAREFULLY AS POSSIBLE SO THAT A MINIMUM AMOUNT OF RECONDITIONING WILL BE REQUIRED FOR REUSING THE ITEMS RECONDITIONING AND INSTALLING OF SUCH ITEMS ARE SPECIFIED IN THE DRAWINGS AND APPLICABLE SECTIONS OF THESE SPECIFICATIONS. ANY SUCH ITEMS SHALL BE PACKAGED AND PROPERLY STORED AND PROTECTED UNTIL TIME FOR THEIR USE.

MATERIALS AND EQUIPMENT NOT TO BE SALVAGED:
ALL MATERIALS AND EQUIPMENT NOT SCHEDULED TO BE SALVAGED INCLUDING DEBRIS, SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROPERTY IN A LEGAL MANNER. LOCATION OF DUMP AND LENGTH OF HAUL SHALL BE CONTRACTOR'S RESPONSIBILITY.

SALES OF SALVAGED MATERIALS SHALL NOT BE CONDUCTED AT THE PREMISES.

10. CLEAN UP
UPON COMPLETION OF ALL DEMOLITION WORK, CONTRACTOR SHALL PROMPTLY DISPOSE OF ALL DEBRIS RESULTING FROM DEMOLITION OPERATIONS. THE CONTRACTOR SHALL LEAVE THE PROPERTY, THE ADJACENT TENANT SPACES AND THE BUILDING IN A CLEAN CONDITION, SATISFACTORY TO LOCAL AUTHORITIES AND THE LANDLORD. THE CONTRACTOR SHALL REPAIR ANY ADJACENT TENANT WALL, LOBBY FLOORING, ETC. TO THE SATISFACTION OF INVOLVED PARTIES DAMAGED BY THE DEMOLITION PROCESS.

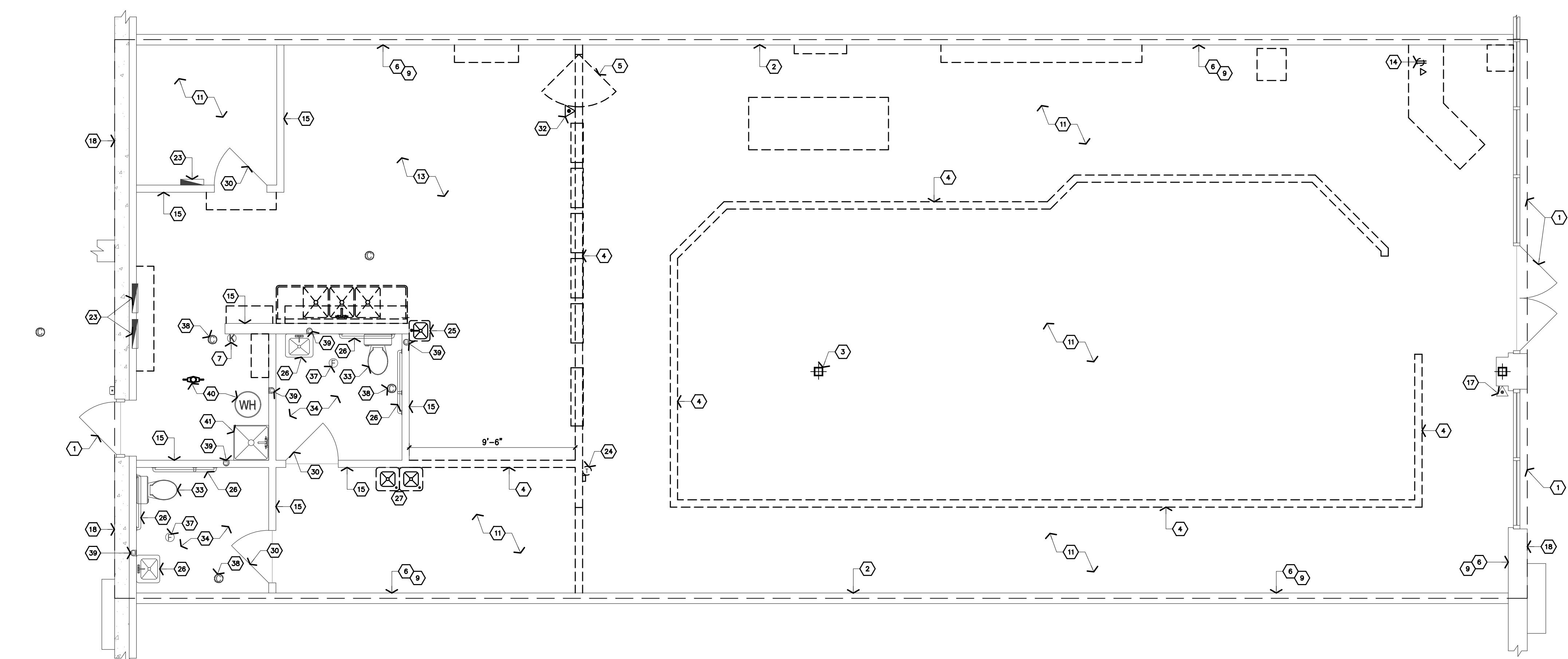
DEMOLITION SPECIFICATIONS

1 DEMOLITION FLOOR PLAN

1/4" = 1'-0"

- ALL DOORS, WALLS, FIXTURES, ETC. SHOWN IN DASHED LINES ARE TO BE REMOVED AND DISPOSED OF UNLESS NOTED OTHERWISE.
- THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY UNFORESEEN HAZARDS/CONDITIONS OF ANY KIND. ALL CONTRACTOR'S REPORTS OF CONDITIONS ARE TO BE MADE FOR DISCREPANCIES AND THE ARCHITECT IS TO BE NOTIFIED. THERE MAY HAVE BEEN AREAS WHICH WERE NOT ACCESSIBLE AT THE TIME OF THE EXISTING CONDITIONS SITE VISIT AND MAY NEED FURTHER CONSIDERATION.
- NO ALTERATION TO THE EXISTING STRUCTURAL MEMBERS ARE ALLOWED.
- COORDINATE WITH THE LANDLORD OR REPRESENTATIVE FOR ANY AND ALL DEMOLITION AT ALL TIMES.
- FIRE SEPARATIONS BETWEEN TENANT SPACES ARE TO BE RETAINED DURING DEMOLITION AT ALL TIMES.
- THE GENERAL CONTRACTOR WILL RESTORE ANY DAMAGE DURING DEMOLITION TO THE ORIGINAL STATE BEFORE DEMOLITION STARTED.
- THE CONSTRUCTION SITE IS TO BE SEALED TIGHTLY, AND ANY CONSTRUCTION BARRICADES SHALL BE REVIEWED WITH THE LANDLORD, IF REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE LANDLORD IF ANY RELOCATION OF EXISTING SERVICE LINES SUCH AS SPRINKLER MAIN, DOMESTIC WATER, SEWER LINE, GAS LINE, ETC. IS REQUIRED TO ACCOMMODATE THE NEW WORK.
- THE ADJACENT TENANT PROPERTY IS TO BE MAINTAINED DURING DEMOLITION AND IF ANYTHING IS DAMAGED DURING THE WORK, IT IS TO BE REPAIRED OR REPLACED AT THE GENERAL CONTRACTOR'S COST. THIS INCLUDES PROPERTY WITHIN THE LEASE OUTLINE DIMENSIONS WHICH PASSED THROUGH THE SPACE.
- ANY ABANDONED SERVICES OR UTILITIES SHALL BE REMOVED TO THE SOURCE AFTER REVIEW WITH THE LANDLORD AND/OR LOCAL AUTHORITIES.
- G.C. TO REMOVE AND CAP PLUMBING LINES LOCATED IN WALL AS REQUIRED.

20. REFER TO SCOPE OF NEW WORK IN ELECTRICAL DRAWINGS FOR ELECTRICAL, PLUMBING LINES, ETC. ANY ABANDONED AND/OR DISCARDED EQUIPMENT, FIXTURES, IRONING, ETC., ENCOUNTERED DURING DEMOLITION SHALL BE REMOVED FROM THE JOB SITE.



DEMOLITION KEY NOTES

DEMOLITION GENERAL NOTES

DEMOLITION GENERAL NOTES

DEMOLITION KEY NOTES

DEMOLITION KEY NOTES

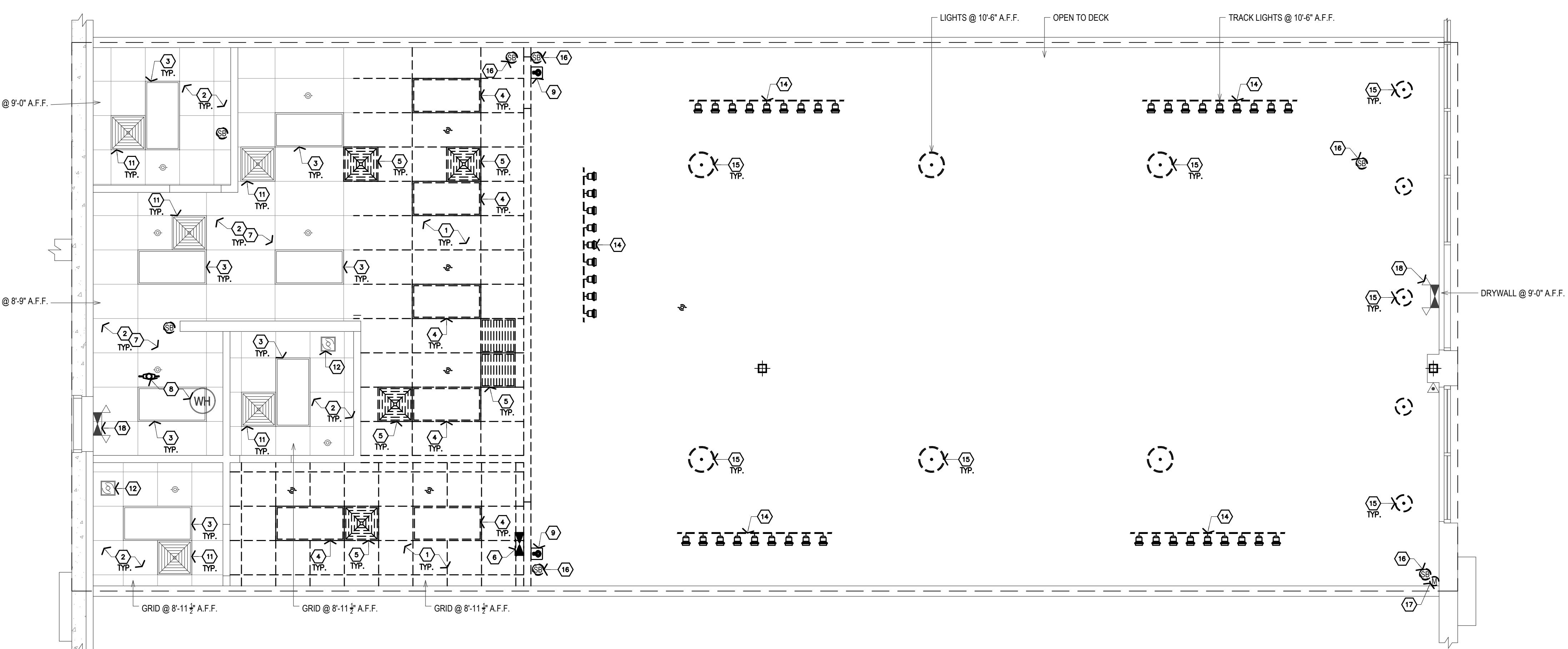
- SCOPE OF WORK**
THIS PORTION OF THE WORK INCLUDES ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO COMPLETE ALL DISMANTLING, DEMOLITION, AND SALVAGE AS SHOWN AND NOTED ON THE DRAWINGS AND SPECIFIED HEREIN. IN GENERAL, THE ITEMS TO BE PERFORMED UNDER THIS SECTION SHALL INCLUDE, BUT ARE NOT LIMITED TO: REMOVAL OF ALL EXISTING ACoustics AND GYPSUM WALL BOARD, CEILING AND FRAMES, LIGHT FIXTURES, FLOORING, DOORS AND WALLS, FURRED OUT COLUMN ENCLOSURES, AND STOREFRONT AND AS SPECIFIED ON THE DRAWINGS.
- CODES AND STANDARDS**
DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE SAFETY REQUIREMENTS OF THE LANDLORD, CITY AND STATE OF THE PROJECT, THE ASSOCIATED GENERAL CONTRACTOR'S MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, LATEST EDITION, THE APPLICABLE REQUIREMENTS OF THE GOVERNING CODE, AND O.S.H.A.
- PERMITS AND LICENSES**
THE GENERAL CONTRACTOR SHALL PROcURE ALL CITY, AND STATE PERMITS AND LICENSES, AND PAY ALL CHARGES AND FEES FOR THE SAME, UNLESS OTHERWISE SPECIFIED BY OWNER. THE PLANS SHALL BE FILED WITH LOCAL BUILDING DEPARTMENT, BY THE OWNER.
- ORDINANCES AND PROTECTION**
A. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL ORDINANCES AND WITH LANDLORD REQUIREMENTS REFERRING TO THE PROTECTION OF THE PUBLIC AND CONTRACTOR'S PERSONNEL AND PROVIDE PROTECTION FOR PERSONS AND ADJACENT TENANTS THROUGHOUT THE PROGRESS OF THE WORK.
B. THE LIMITS OF THE WORK ARE INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL CONFINE THEIR OPERATIONS WITHIN THE LIMITS OF THE WORK AS INDICATED.
C. DEMOLITION WORK SHALL PROcESS IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS.
D. FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, UNLESS PERMITTED BY THE CITY.
E. ANY AND ALL EXISTING CONDITIONS, ADJACENT TENANT PROPERTIES, HVAC AND UTILITY LINES, AND OTHER ITEMS NOT SPECIFIED ON THE DRAWINGS, ETC., DAMAGED BY THE CONTRACTOR IN THE EXECUTION OF THIS CONTRACT SHALL BE RESTORED TO FORMER CONDITION BY CONTRACTOR TO THE SATISFACTION OF THE LANDLORD AT NO CHANGE IN THE CONTRACT PRICE.
F. ALL ITEMS INDICATED AS EXISTING TO REMAIN SHALL BE PROPERLY PROTECTED FROM ANY DAMAGES. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE THE EXISTING TO REMAIN ITEMS.
G. DEMOLITION WORK SHALL NOT COMMENCE UNTIL TEMPORARY WORK SUCH AS FENCES AND BARRICADES AND ANY REQUIRED WARNING LIGHTS AND APPARATUS ARE FURNISHED AND INSTALLED.
- SITE INVESTIGATION**
CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF THE DEMOLITION WORK AND ANY OTHER MATTERS THAT IN ANY WAY AFFECT THE WORK. FAILURE OF CONTRACTOR TO ACQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING CONDITIONS WILL NOT RELIEVE THEM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR THE COST OF THE WORK. CONTRACTOR SHALL NOTIFY LANDLORD AT THE COMPLETION OF DEMOLITION TO ALLOW LANDLORD'S STRUCTURE ENGINEER TO INSPECT STRUCTURAL FLOOR SLAB AND STOREFRONT FRAMING AS MAY BE REQUIRED.
- DISCONNECTION OF SERVICES**
A. EXISTING SERVICES THAT WILL BE DISRUPTED BY CONSTRUCTION WORK SHALL BE RE-Routed AS NECESSARY TO PROVIDE TEMPORARY CONTINUATION OF SERVICE.
B. DISCONNECTED SERVICES SHALL BE PLUGGED AND SEALED IN AN APPROVED MANNER.
C. SPRINKLER SHUT-DOWN SHALL BE COORDINATED WITH THE FIRE MARSHAL, LANDLORD, AND BUILDING PRIOR TO EXECUTION OF WORK.
- ABANDONED ELECTRICAL WIRING**
CONDUS ENCOUNTERED IN THE PROGRESS OF THE DEMOLITION THAT ARE TO BE ABANDONED SHALL BE DISCONNECTED AND THE ENDS PLUGGED IN AN APPROVED MANNER. ANY ABANDONED CONDUITS INTERFERING WITH WORK UNDER THIS CONTRACT SHALL BE REMOVED ONLY TO THE EXTENT THAT THEY INTERFERE WITH NEW CONSTRUCTION.
- DEMOLITION**
OPERATIONAL PROCEDURES SHALL BE OPTIONAL WITH CONTRACTOR INsofar THAT PROCEDURES DO NOT INFRINGE ON THE APPROVED WORK SCHEDULE OR SALVAGE REQUIREMENTS. WHERE SALVAGE IS REQUIRED, PROCEDURES SHALL BE SUCH THAT THE MAXIMUM AMOUNT OF SALVAGE WILL RESULT. MATERIALS AND EQUIPMENT TO BE SALVAGED, IF ANY, ARE LISTED BELOW.
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DEMOLITION SPECIFICATIONS

1 DEMOLITION RCP

1/4" = 1'-0"

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- G.C. TO REMOVE AND CAP PLUMBING LINES LOCATED IN WALL AS REQUIRED.
- G.C. TO PROVIDE SHOP DRAWINGS FOR THE BARRICADE AND G.C. IS TO SECURE ANY AND ALL PERMITS REQUIRED FOR THE BARRICADE ERECTION AND PLACEMENT.
- PRIOR TO DEMOLITION, THE G.C. IS TO INVESTIGATE EXISTING CONDITIONS FOR BASE BUILDING STRUCTURAL, ELECTRICAL,



Consultant
mb
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ARLINGTON, TX 76011
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VIRGINIA REG. NO.: 0401011600

Seal

Job Number 240362

Drawn By JD

Appv'd By RER

Sheet Title

Demolition
RCP

Sheet Number

A102

DEMOLITION RCP KEY NOTES

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Project Address
Local Infusion
Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456

Issue Date 11/14/24

Revisions	Date	Description	By
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Local Infusion
Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456

Revisions	Date	Description	By
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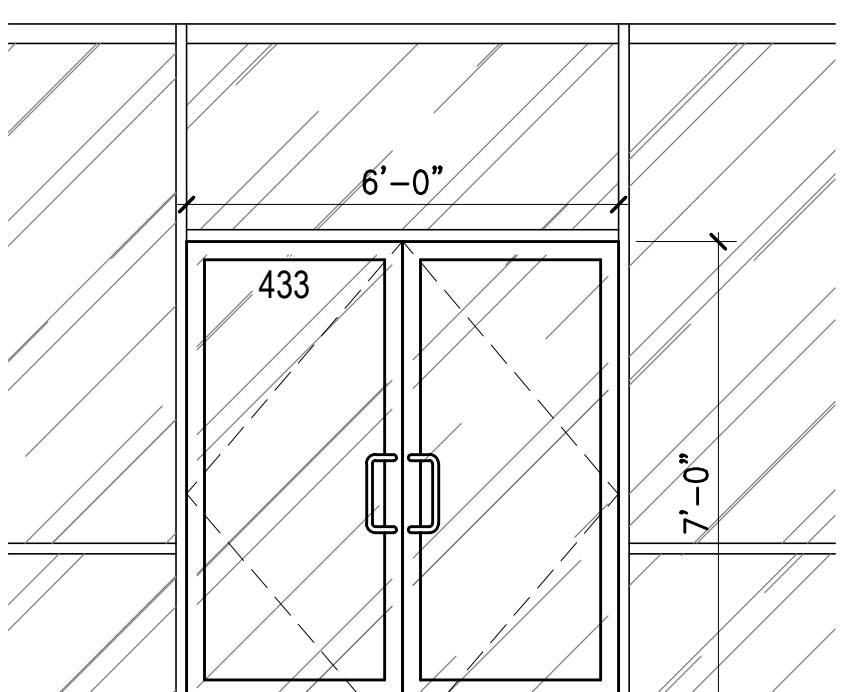
HARDWARE GROUP #1 (ENTRY)	
LOCKSET	SIMPLEX 3000, (REPLACE) FINISH: BLACK
PULL	EXISTING TO REMAIN
CLOSER	EXISTING TO REMAIN
HARDWARE GROUP #2 (REAR ENTRY DOOR)	
LOCKSET	EXISTING TO REMAIN, RE-KEY
PULL	EXISTING TO REMAIN
PANIC BAR	EXISTING TO REMAIN
CLOSER	EXISTING TO REMAIN
HARDWARE GROUP #3 (TREATMENT ROOM)	
LEVER SET	FALCON W1015 Q (PASSAGE) OR EQUAL FINISH: 626 SATIN CHROME
HINGE	FINISH: 626 SATIN CHROME
WALL BUMPERS (WB)	FINISH: 626 SATIN CHROME
HARDWARE GROUP #4 (SUPPLY)	
LEVER SET	FLACON W561PD Q (CLASSROOM) OR EQUAL FINISH: 626 SATIN CHROME
HINGE	FINISH: 626 SATIN CHROME
WALL BUMPERS (WB)	FINISH: 626 SATIN CHROME
HARDWARE GROUP #5 (BREAK RM)	
LEVER SET	FALCON W511PSR Q (KEYED ENTRY) OR EQUAL FINISH: 626 SATIN CHROME
HINGE	FINISH: 626 SATIN CHROME
WALL BUMPERS (WB)	FINISH: 626 SATIN CHROME
HARDWARE GROUP #6 (RESTROOM)	
LEVER SET	FALCON W301S Q (PRIVACY) OR EQUAL FINISH: 626 SATIN CHROME
HINGE	FINISH: 626 SATIN CHROME
WALL BUMPERS (WB)	FINISH: 626 SATIN CHROME

NO.	ROOM NO.	LOCATION	SIZE	DOOR		FRAME		HARDWARE GROUP	FIRE RATING	REMARKS
				TYPE	MATERIAL	FINISH	MATERIAL			
①	101	RECEPTION	(E)6'-0" x 7'-0"	A	EXISTING	-	EXISTING	-	1	-
②	102	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
③	103	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
④	104	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
⑤	105	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
⑥	106	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
⑦	113	SUPPLY ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	4	-
⑧	107	TREATMENT ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	3	-
⑨	109	BREAK ROOM	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	5	-
⑩	110	TOILET ROOM	(E)3'-0" x 7'-0"	E	EXISTING	[P-3]	EXISTING	[P-3]	6	-
⑪	111	TOILET ROOM	(E)3'-0" x 7'-0"	E	EXISTING	[P-3]	EXISTING	[P-3]	6	-
⑫	108	SUPPLY	3'-0" x 7'-0"	B	WD	[P-3]	MTL	[P-3]	4	-
⑬	112	BREAK ROOM (EXIT DOOR)	(E)3'-0" x 7'-0"	D	EXISTING	-	EXISTING	-	2	-

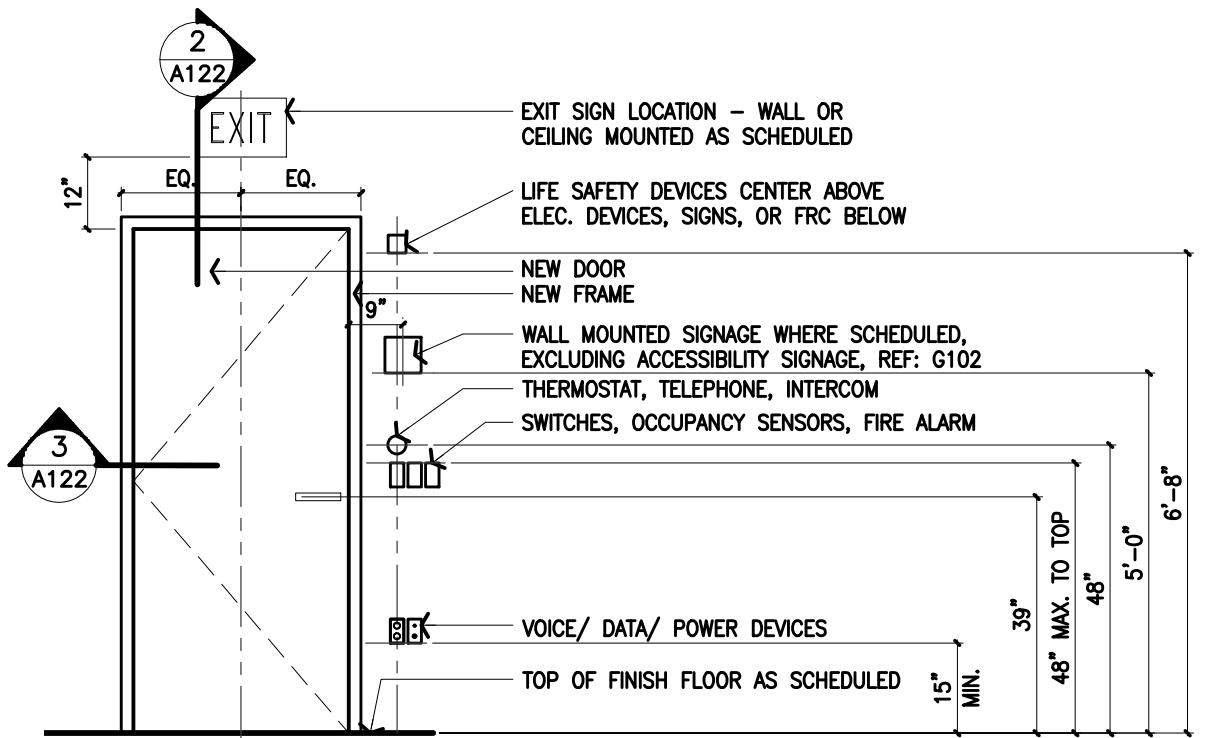
HARDWARE GROUP

DOOR SCHEDULE

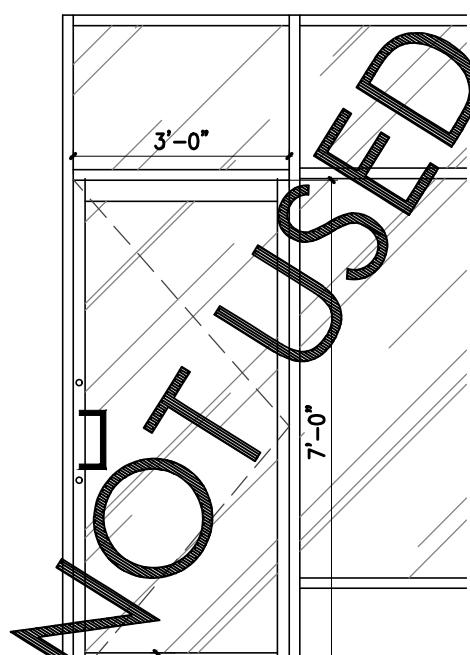
DOOR AND HARDWARE NOTES



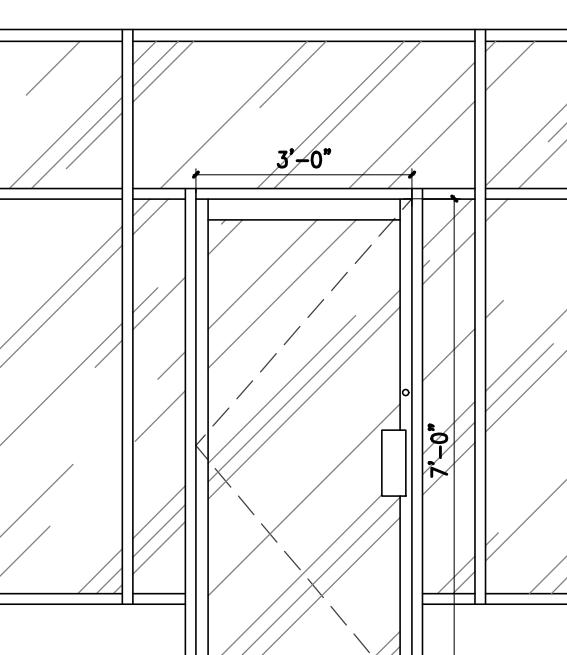
TYPE A
(EXISTING)



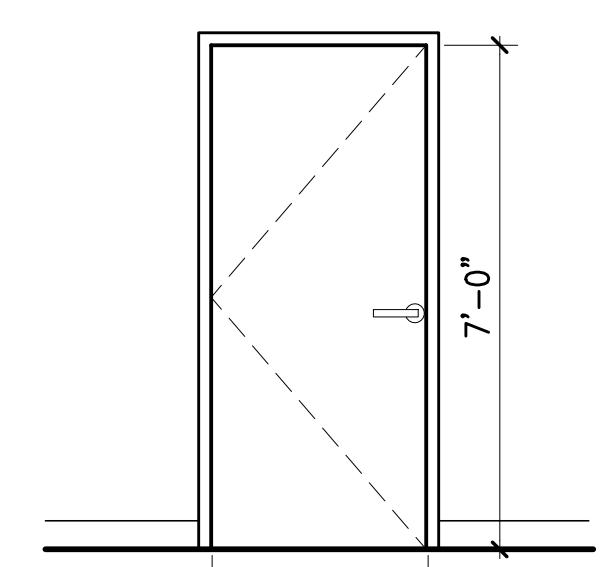
TYPE B



TYPE C
(EXISTING)

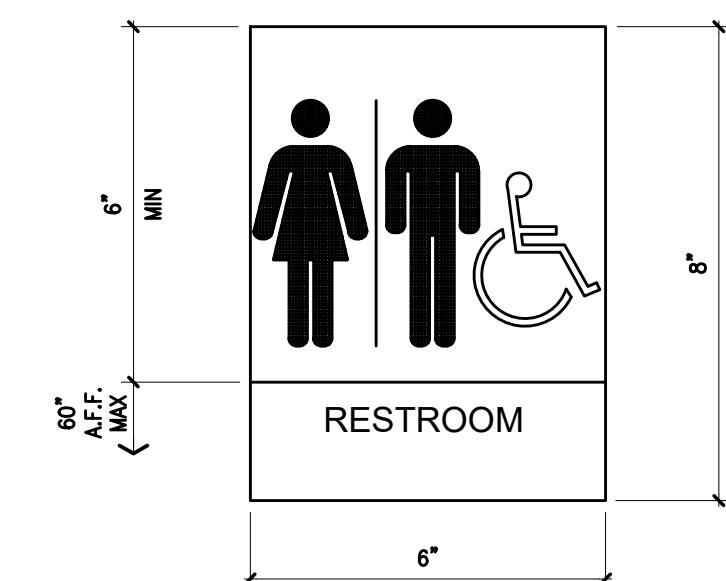


TYPE D
(EXISTING)



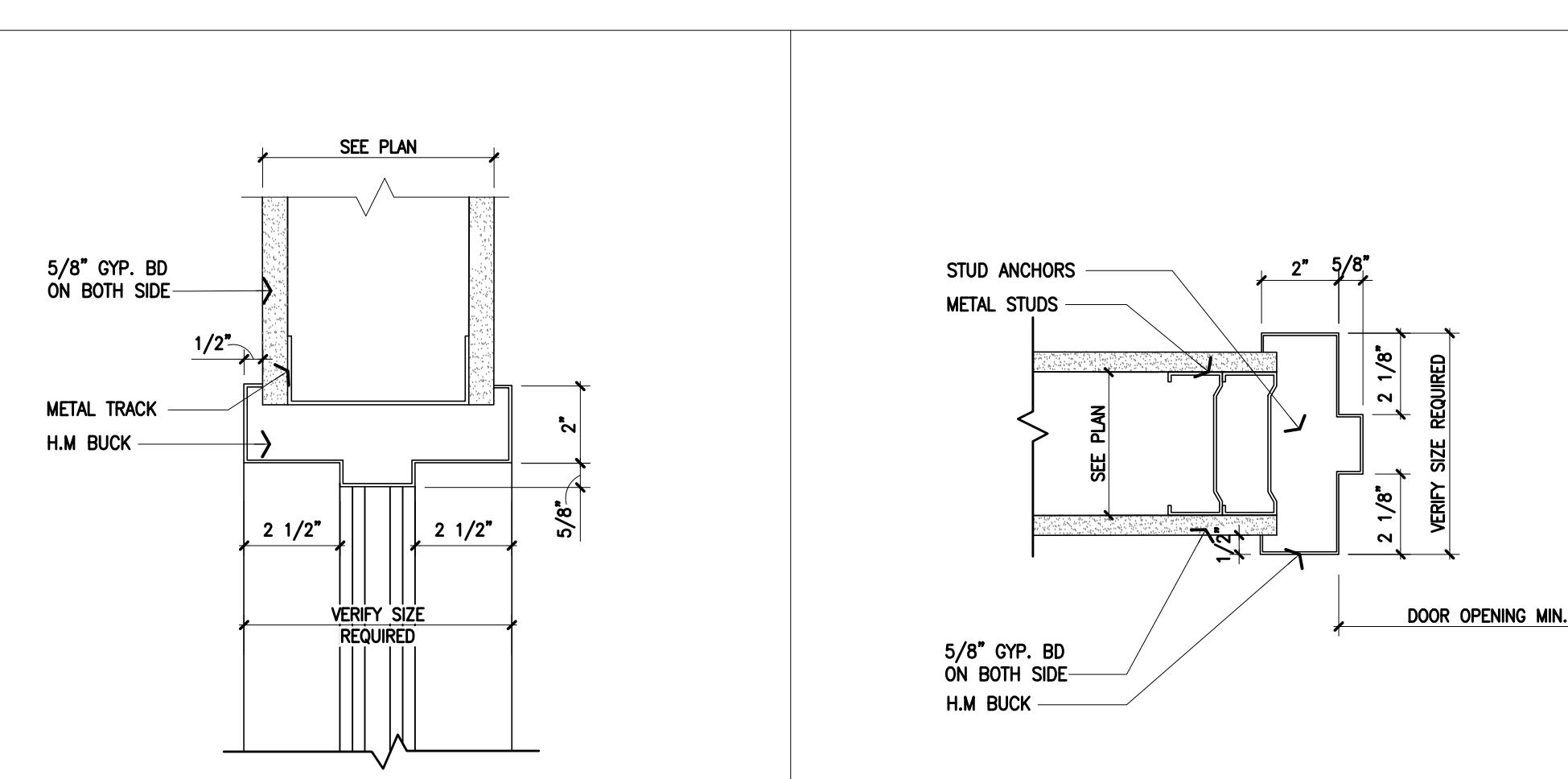
TYPE E
(EXISTING)

7 NOT USED



5 NOT USED

6 SIGNAGE DETAIL
SCALE: N.T.S.

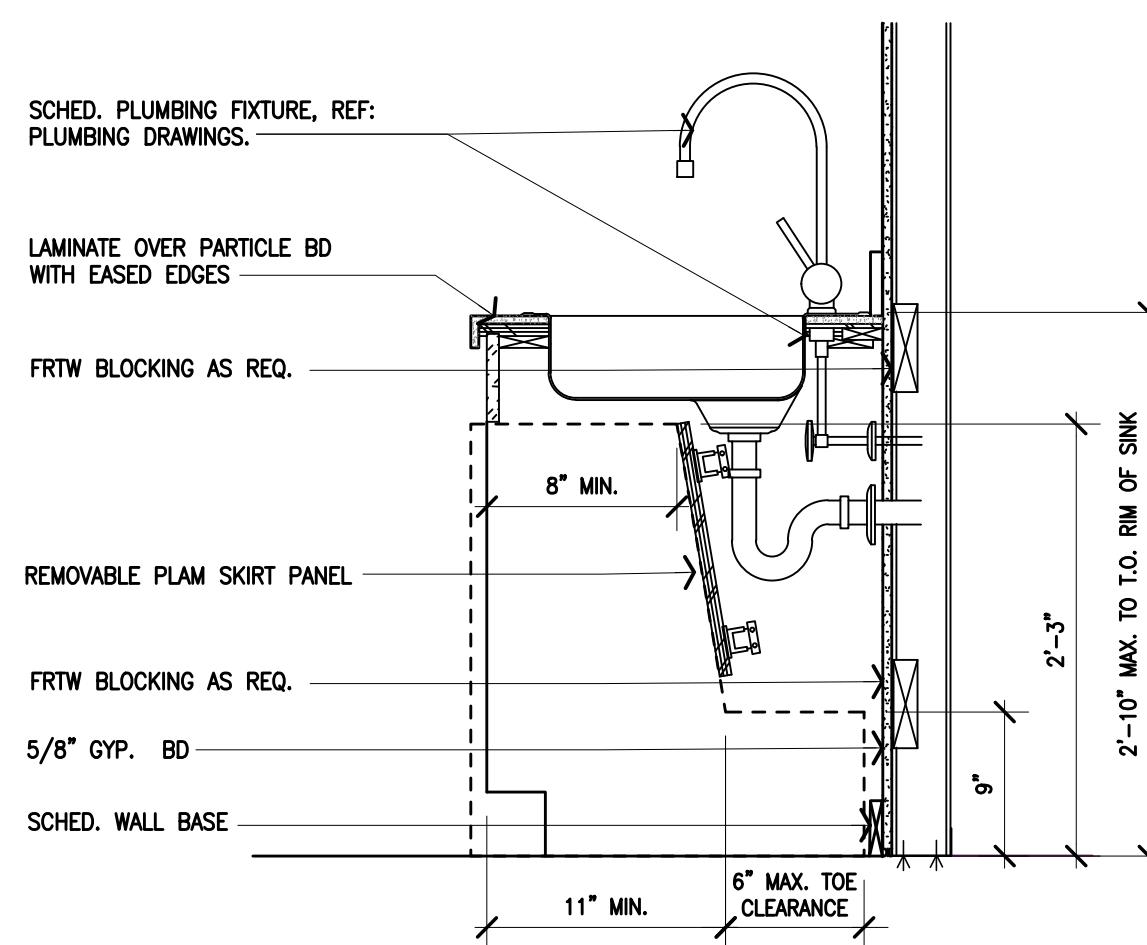


2 DOOR HEAD

3' = 1'-0"

3 DOOR JAMB

4' = 1'-0"



4 SECTION - SINK

1' = 1'-0"

1 NOT USED

A122

Issue Date 11/14/24			
Rewards	Date	Description	By
△			
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△			
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Seal

Job Number 240362

Drawn By JD

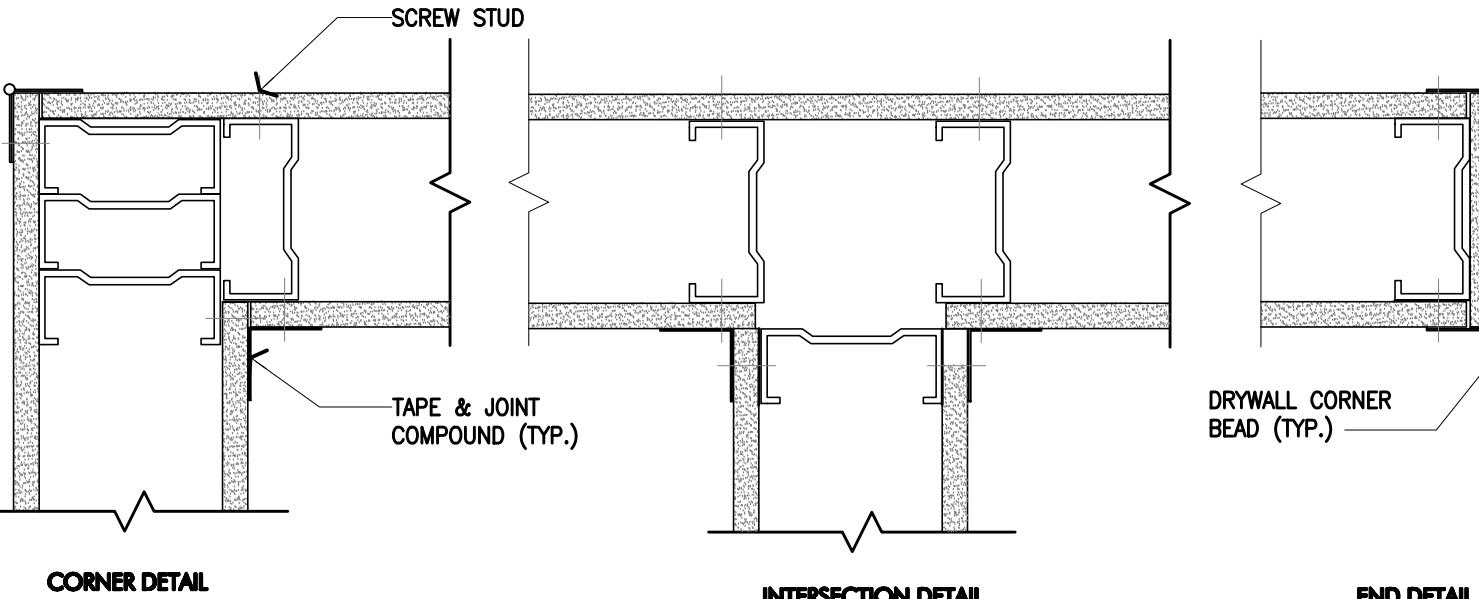
App'd By RER

Sheet Title

Partition Types
and Details

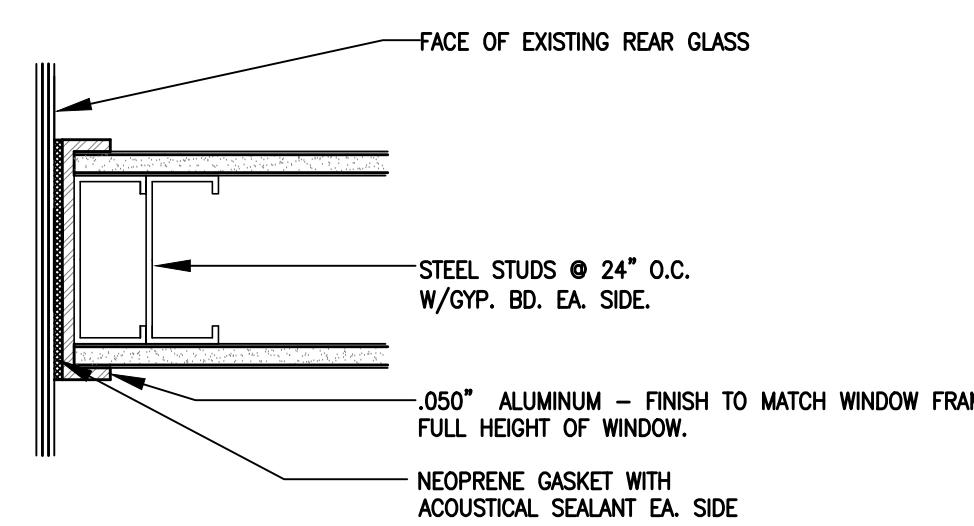
Sheet Number

A123



NOTE:
1. REFER TO PLAN FOR LOCATION OF SOUND ATTENUATION.
2. PROVIDE DIAGONAL BRACING AT ALL NEW PARTITIONS, TYP.

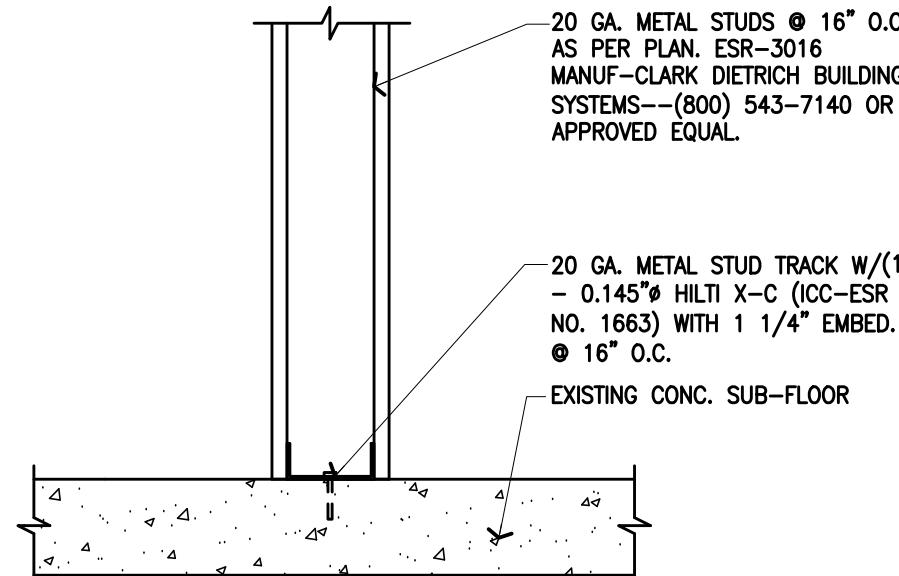
7 TYPICAL GYP. BD. DETAILS



1. NO MECHANICAL FASTENING TO LANDLORD STRUCTURE.
2. ALL PENETRATIONS IN RATED WALLS ARE TO BE CAULKED TO ENSURE RATING IS MAINTAINED.
3. ALL BLOCKING AND PLYWOOD INSTALLED SHALL BE FRF.
4. G.C. TO VERIFY DECK HEIGHT AND CONFIRM MAX STUD HEIGHT FOR THE SPECIFIED IS ACCEPTABLE. NOTIFY ARCHITECT IF NEW STUD SPECS ARE REQUIRED.

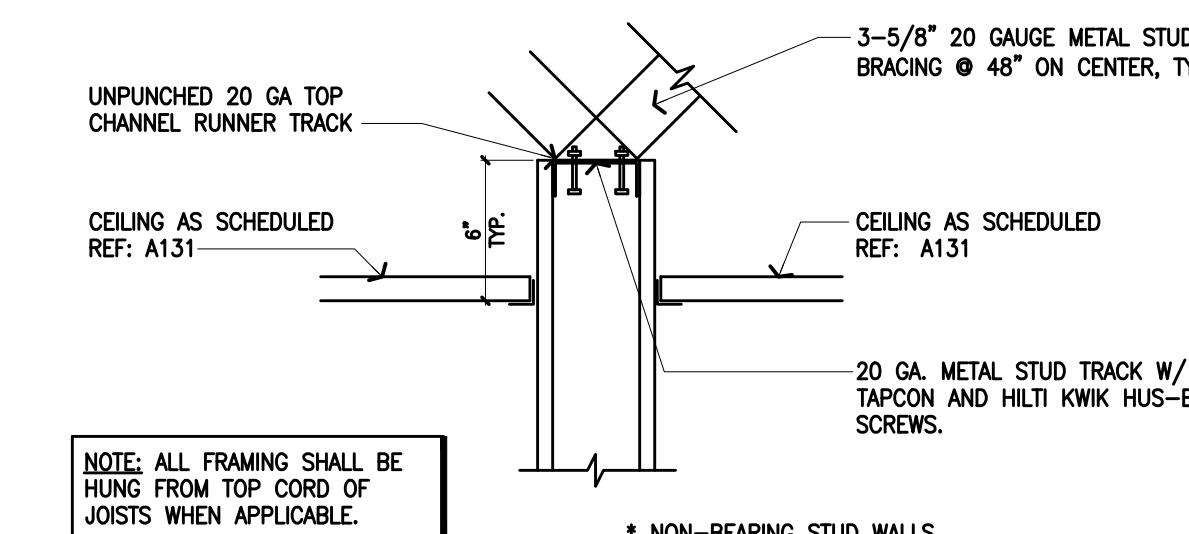
8 WALL @ GLAZING DETAIL

4 NOT USED

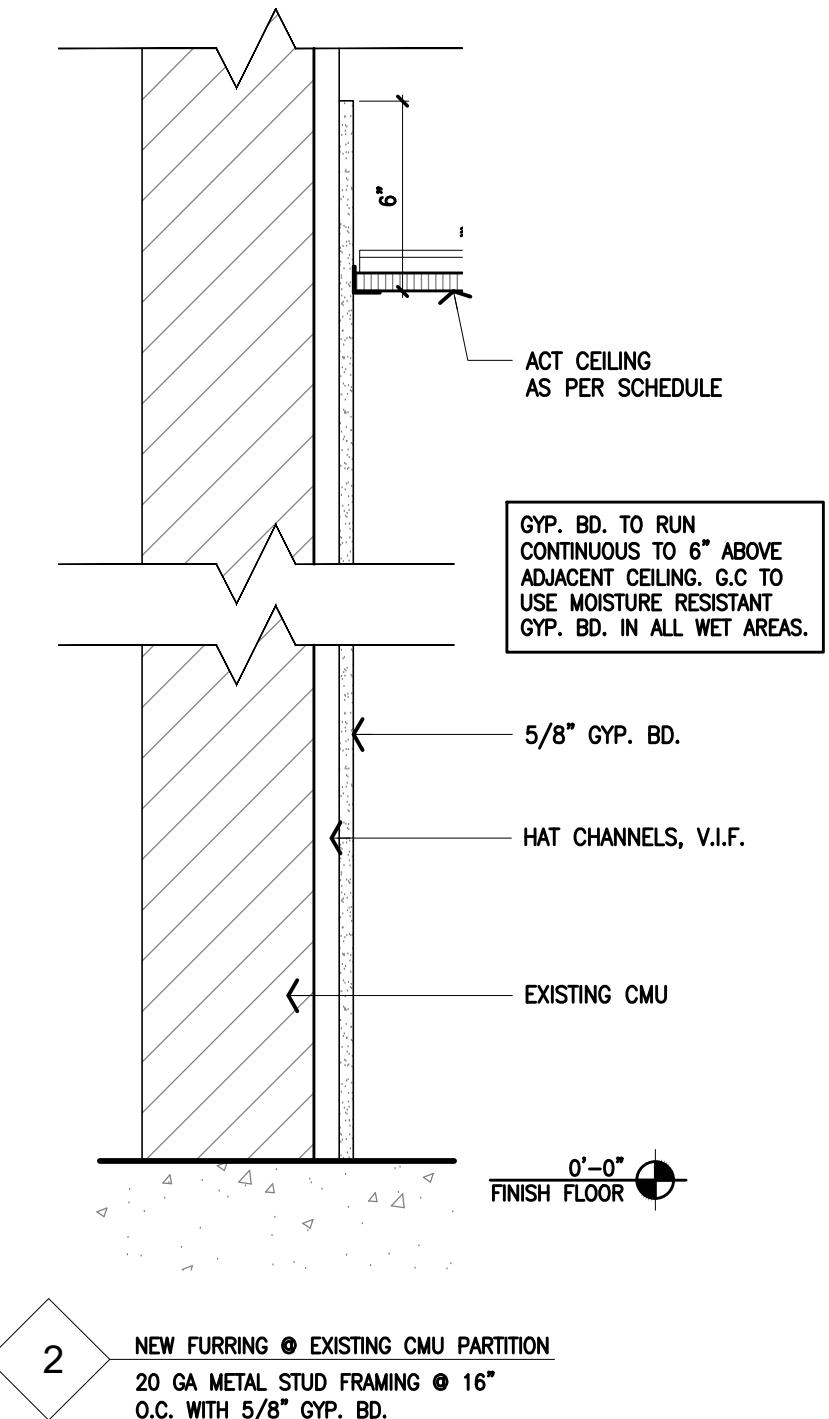
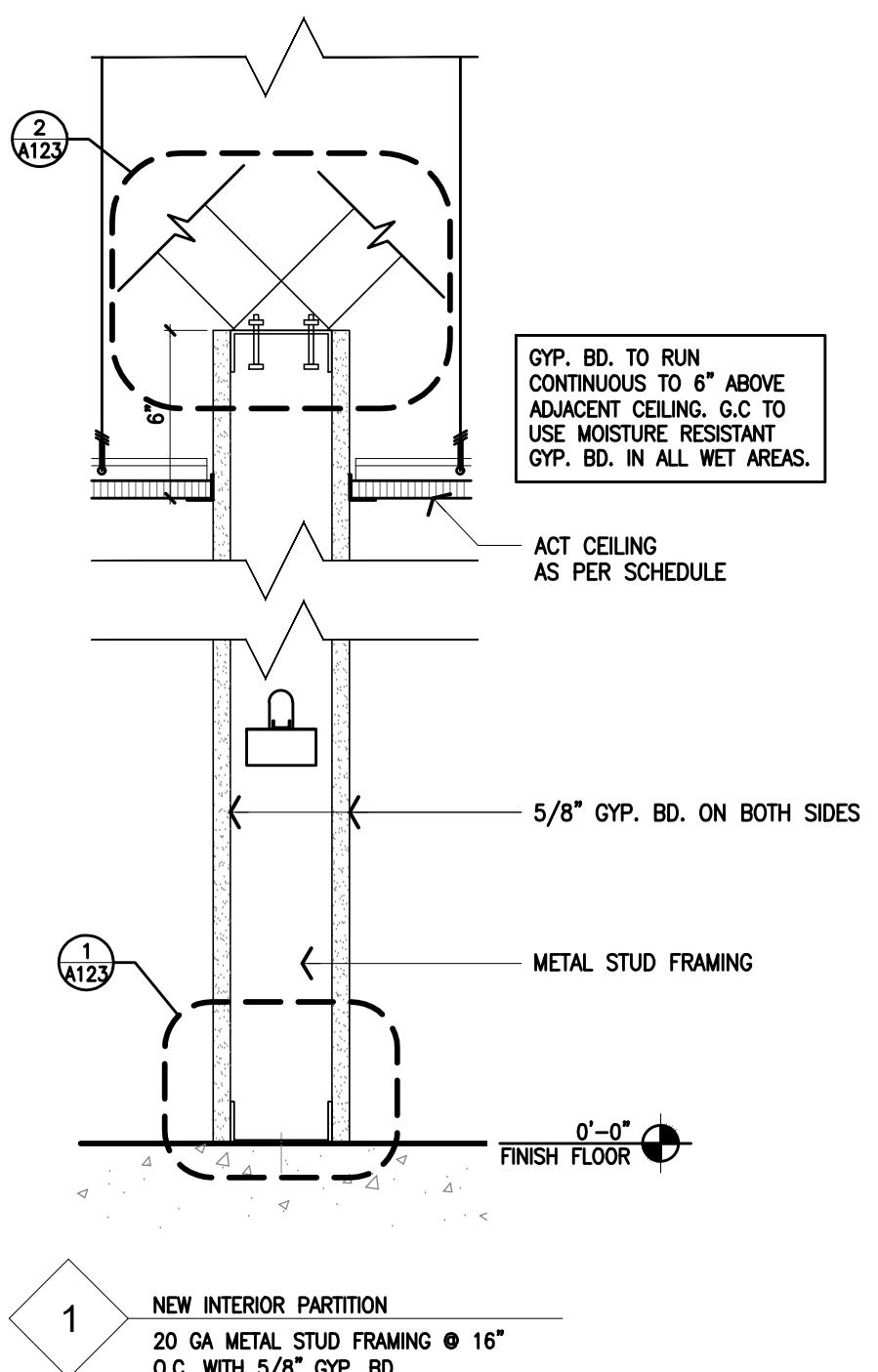


5 NOT USED

ALL SUPPORTS TO BE FROM
STRUCTURAL BEAMS AND JOISTS
AND NOT FROM DECK ABOVE. DO
NOT ATTACH TO DECK BULKHEAD.
MATERIAL CAN BE USED FOR
LATERAL BRACING.



6 GENERAL NOTES



1 NON-BEARING WALL DETAILS

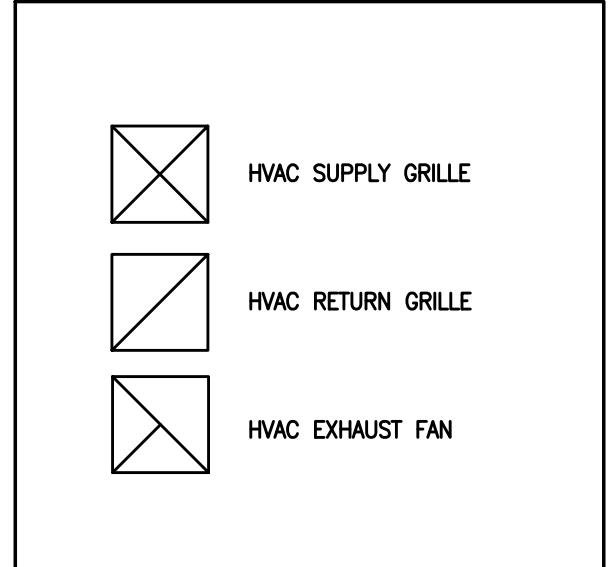
N.T.S.

2 NON-BEARING WALL DETAILS

3 PARTITION TYPES

1. G.C. SHALL VISIT SITE PRIOR TO SUBMITTING BID, NO CHANGE ORDERS WILL BE ACCEPTED FOR EXISTING CONDITIONS.
 2. EMERGENCY LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT.
 3. ELECTRICAL CONTRACTOR TO VERIFY THAT EXISTING SERVICE IS ADEQUATE FOR DESIGN LOADS. IF NOT, NOTIFY ARCHITECT IMMEDIATELY.
 4. ALL EQUIPMENT SHALL BEAR UL LABELS.
 5. FIXTURES IN ACT TO BE MOUNTED IN CENTER OF TILE. UNLESS OTHERWISE NOTED.
 6. SPRINKLER VENDOR. TO SUBMIT DRAWINGS TO THE AHJ FOR ALL WORK BEING DONE.
 7. COORDINATE WITH ENGINEERING DRAWINGS FOR ALL MECHANICAL DUCT ROUTING.
 8. THE LOCATION FOR ACCESS PANEL(S) AS MAY BE REQUIRED IN CEILING SHALL BE COORDINATED WITH OWNER, ARCHITECT AND ENGINEER. LOCATION(S) SHALL BE SYMMETRICAL WITH CEILING DESIGN (AS MUCH AS POSSIBLE) G.C. TO VERIFY EXACT LOCATION IN FIELD, COORDINATE WITH ENGINEER DRAWINGS AND OWNER.

RCP GENERAL NOTES

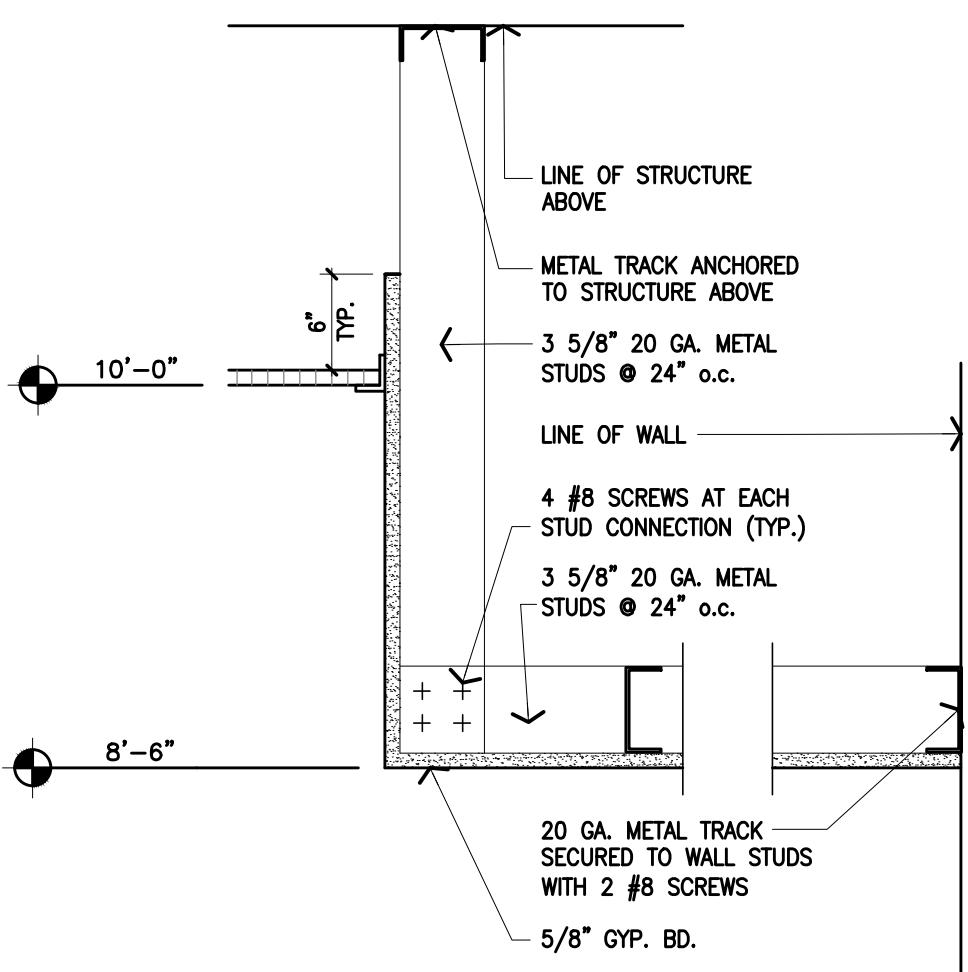


CEILING LEGEND

REFLECTED CEILING PL

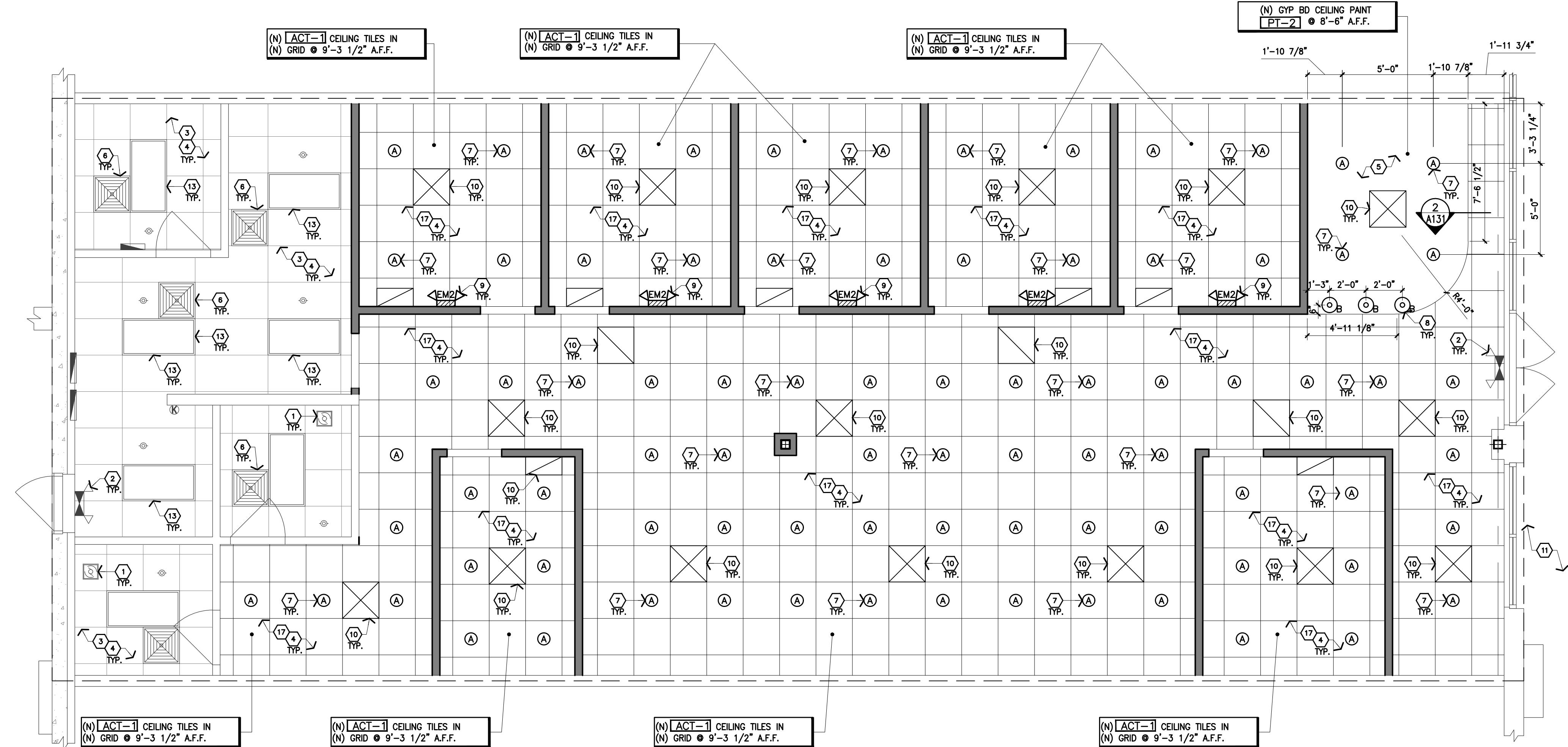
1/4" = 1

**ALL SUPPORTS TO BE FROM
STRUCTURAL BEAMS AND JOISTS
AND NOT FROM DECK ABOVE.**



2 CEILING TRANSITION DETAIL

3 | NOT USE



The logo for Local Infusion consists of the word "Local" in a large, dark teal serif font, followed by a light green stylized icon of a person in a circle, and the word "Infusion" in a large, dark teal serif font.

**Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456**

**Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456**

pdms

design group

The logo for Local Infusion features the words "Local Infusion" in a serif font. A large, stylized green graphic resembling a heart or a leaf is positioned between the two words. Below the logo, the address "Landstown Commons" is written in a bold, black, sans-serif font. Underneath that, "3380 Princess Anne Road," and finally "Virginia Beach, VA 23456" at the bottom.

Issue Date 11/14/24

Revisions			
	Date	Description	By
			
			
			
			
			
			
			

1. (E) EXHAUST FAN, REF: ELECTRICAL DRAWINGS.
2. (E) CEILING MOUNTED EXIT LIGHT, REF: ELECTRICAL DRAWINGS.
3. (E) CEILING GRID & (N) ACT TILES, TYPICAL. PREP FOR PAINTING, REF: 3/A131 AND FINISH SCHEDULE.
4. DECK HEIGHT @ 14'-1" TO 13'-3" ± A.F.F. FRONT TO BACK.
5. (N) GYP. BD. SOFFIT ON METAL STUD FRAMING, REF: 2/A131.
6. (E) MECHANICAL DIFFUSER, REF: MECHANICAL DRAWINGS.
7. (N) RECESS CAN LIGHTS, REF: ELECTRICAL DRAWINGS.
8. (N) SUSPENDED LIGHTING, REF: ELECTRICAL DRAWINGS.
9. (N) EMERGENCY LIGHT, REF: ELECTRICAL DRAWINGS.
10. (N) MECHANICAL GRILLES/DIFFUSERS, REF: MECHANICAL DRAWINGS..
11. G.C. TO PREP SIGN BAND FOR (N) SIGNAGE; G.C. TO MATCH (E) LANDLORD CONDITIONS.
12. ~~(N) HEADER @9' - 0" A.F.F.~~
13. (E) 2X4 FLUORESCENT LIGHT FIXTURE TO REMAIN, REF: ELECTRICAL DRAWINGS.
14. ~~RELOCATED (E) 2X4 FLUORESCENT LIGHT FIXTURE, REF: ELECTRICAL DRAWINGS.~~
15. ~~(N) EMERGENCY EGRESS LIGHT, REF: ELECTRICAL DRAWINGS.~~
16. ~~(N) WALL SCONCE, REF: ELECTRICAL DRAWINGS.~~
17. (N) CEILING GRID & (N) ACT TILES, TYPICAL. PREP FOR PAINTING, REF: 3/A131 AND FINISH SCHEDULE

6

Job Number	240362
Drawn By	JD
App'd By	RER
Sheet Title	

Reflected Ceiling Plan

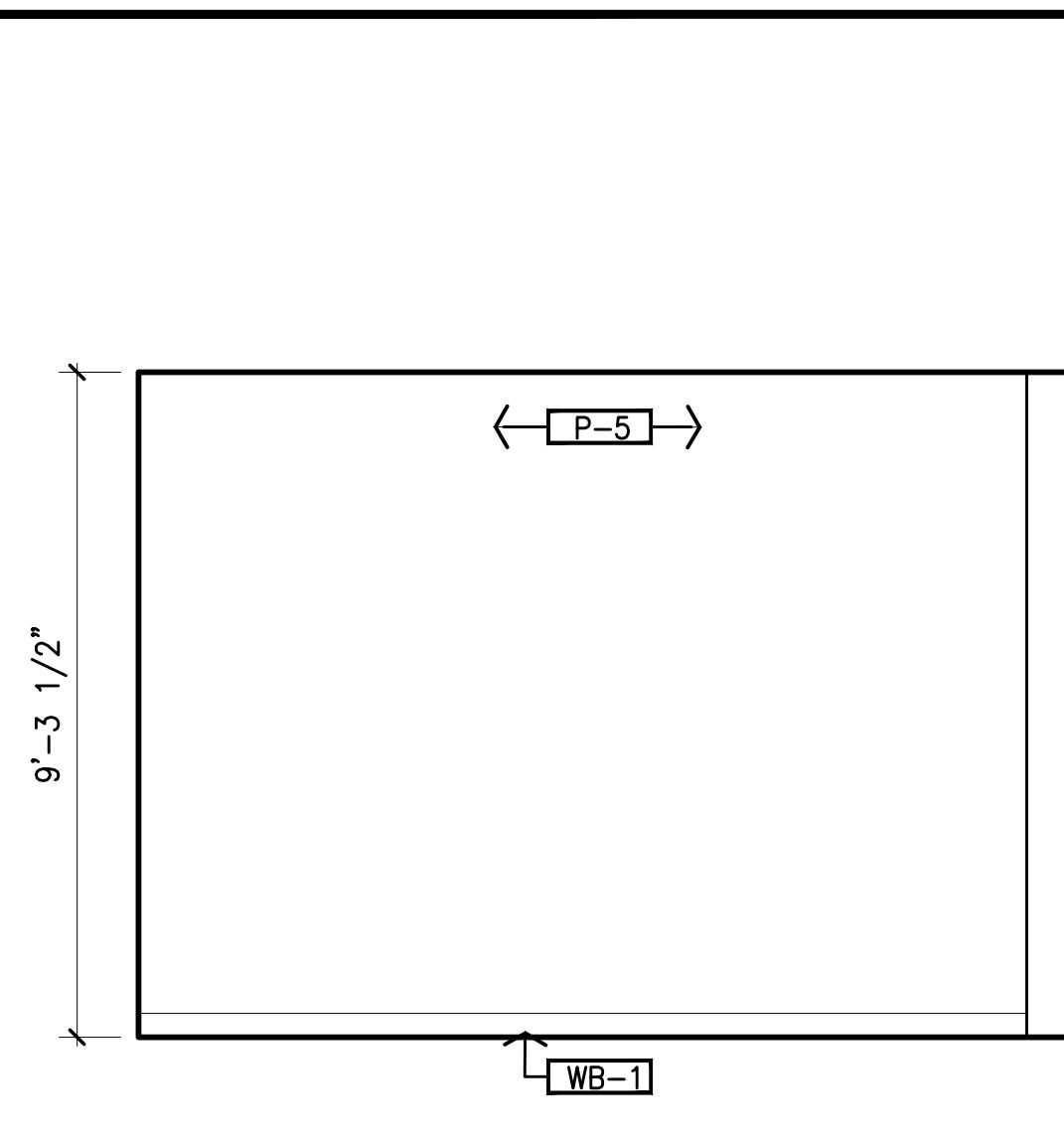
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A131

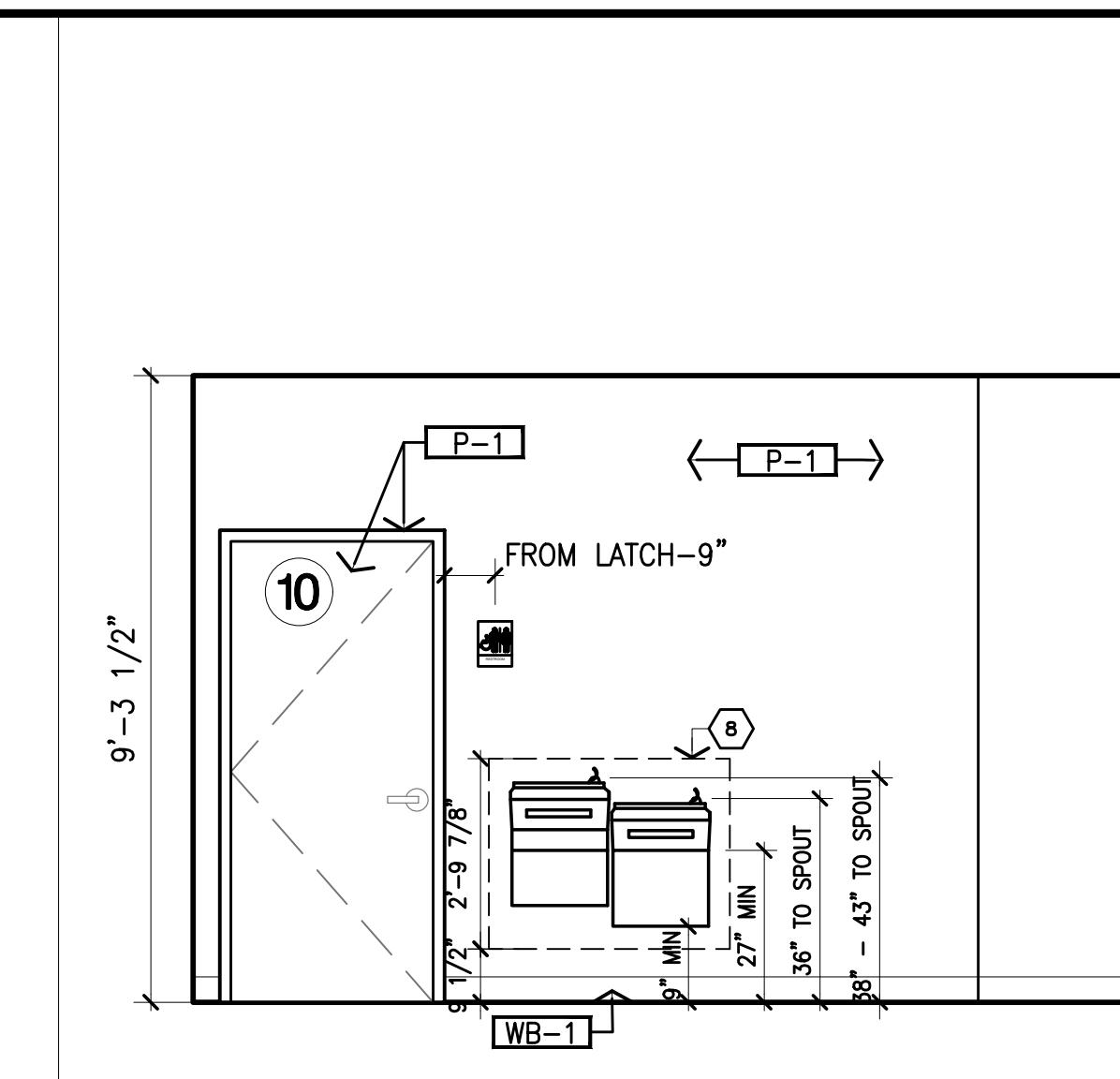
A131

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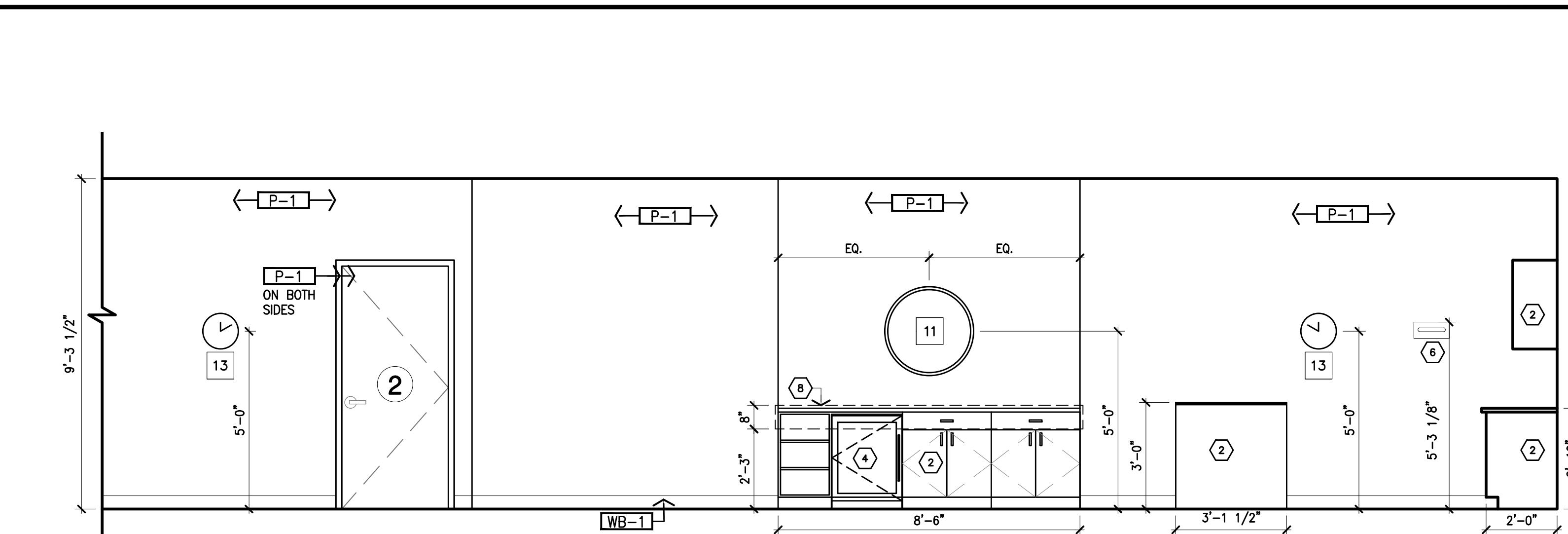
1 ELEVATION - WAITING

3/8" = 1'-0"



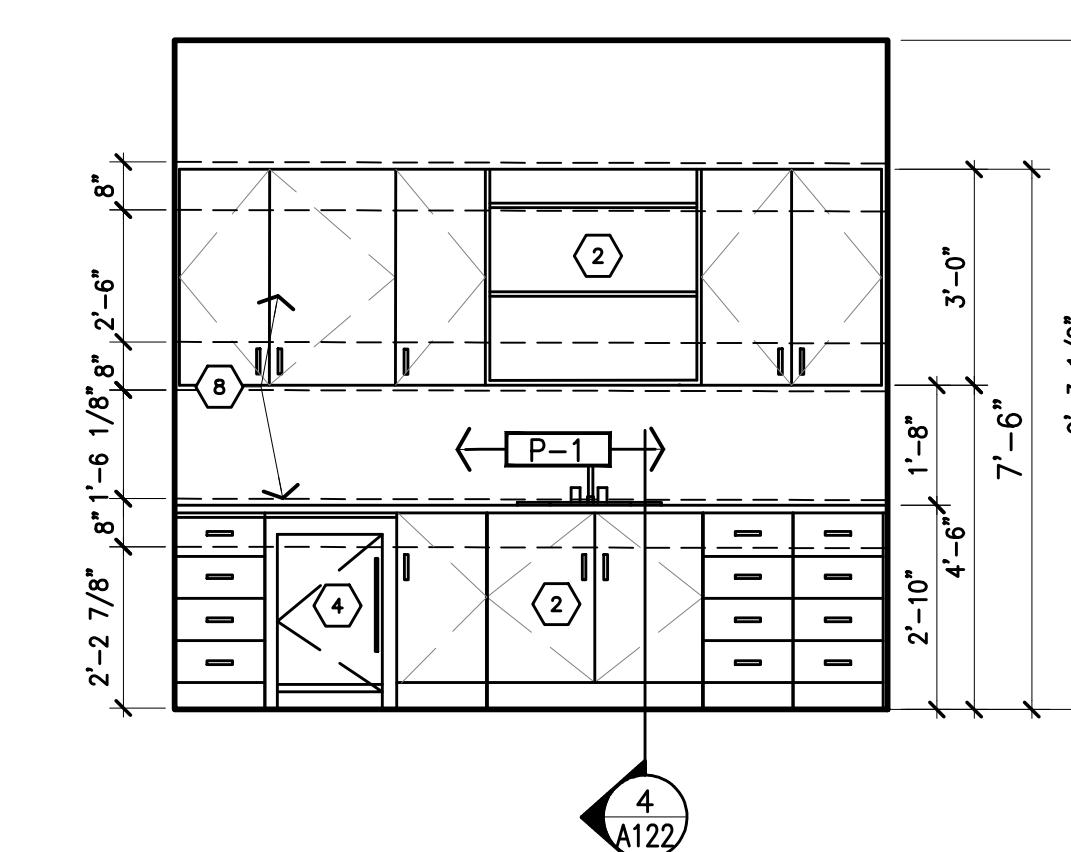
2 ELEVATION - HALLWAY

3/8" = 1'-0"



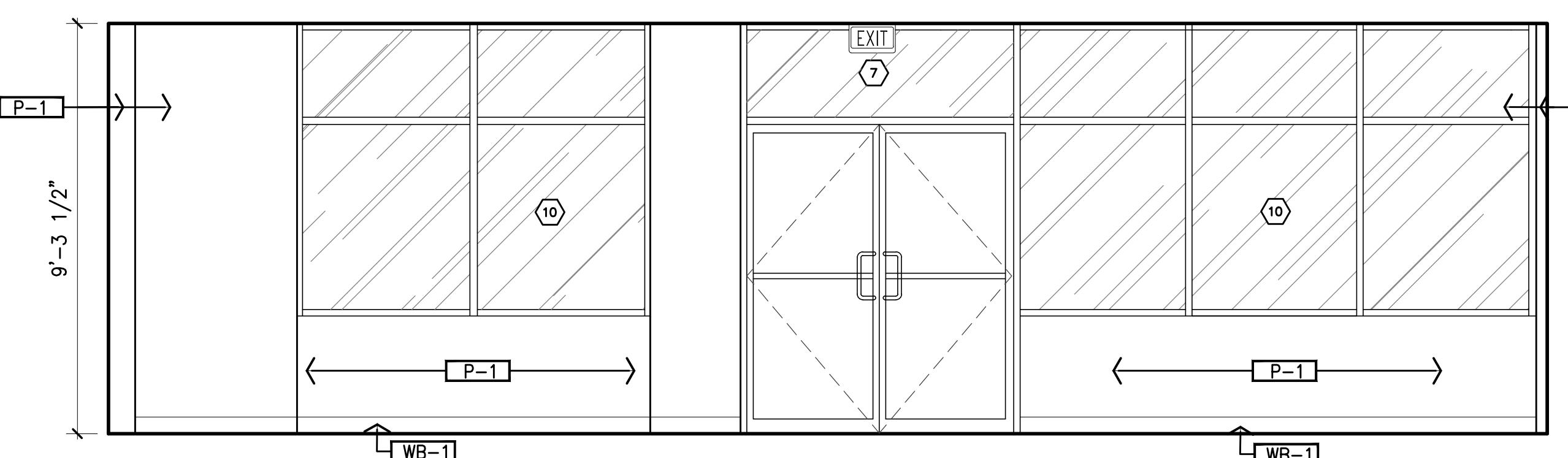
3 ELEVATION - PATIENT AREA

3/8" = 1'-0"



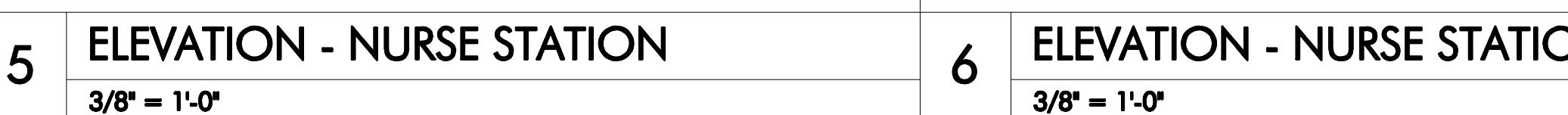
5 ELEVATION - NURSE STATION

3/8" = 1'-0"

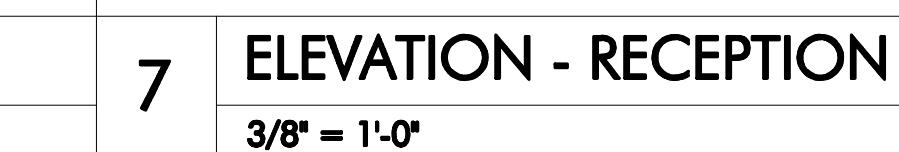


10 ELEVATION - STOREFRONT

3/8" = 1'-0"



3/8" = 1'-0"



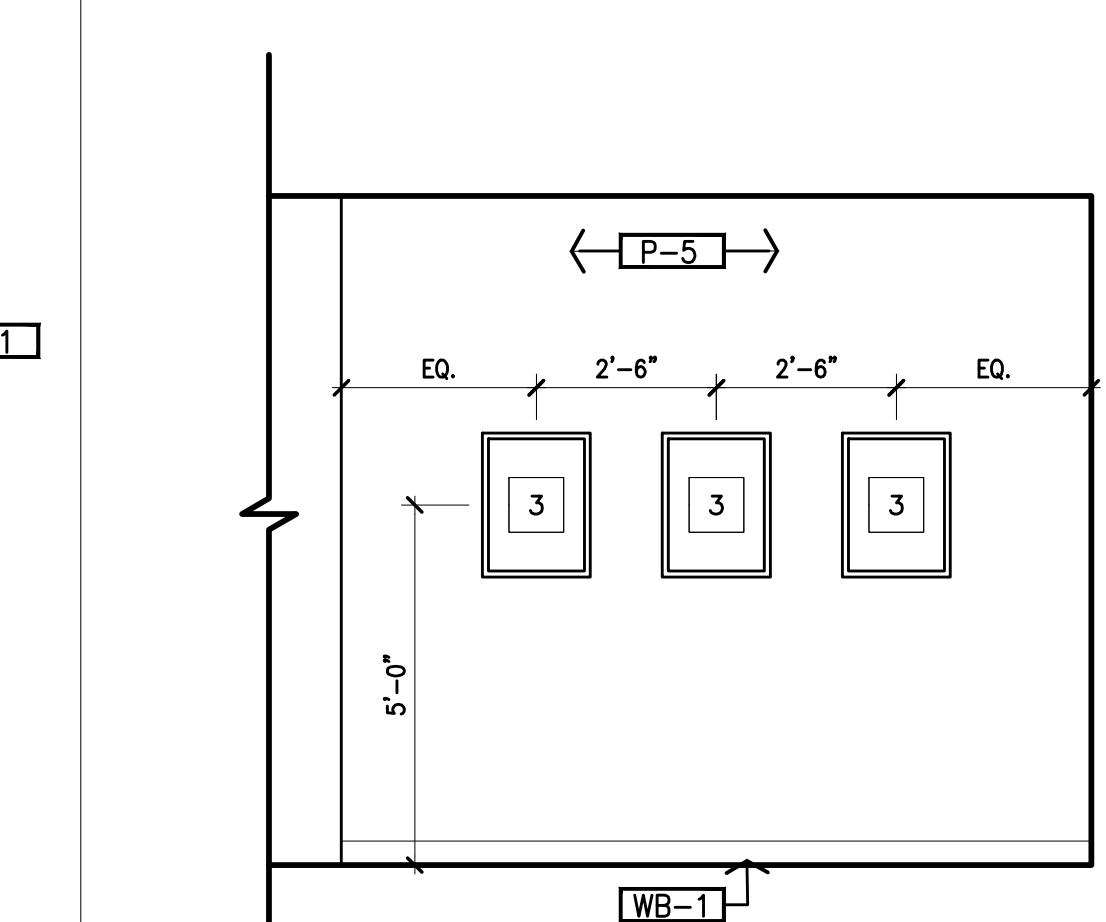
3/8" = 1'-0"



3/8" = 1'-0"



3/8" = 1'-0"



SYMBOL	ITEM	DESCRIPTION
[1]	FRAMED WALL ART	(2) 16"x16"; CERTAINLY FRAMED
[2]	FRAMED WALL ART	30"x40"; BOAT DOCK
[3]	FRAMED WALL ART	(3) 18"x24"; HORIZON II, III, IV
[4]	FRAMED WALL ART	16"x20"; CLOUD MOUNTAINS
[5]	FRAMED WALL ART	20"x16"; MORNING WALK
[6]	FRAMED WALL ART	20"x16"; HEXAGON
[7]	FRAMED WALL ART	18"x24"; SEAWALL
[8]	FRAMED WALL ART	(3) 18"x24"; LES ITALIENNES I, II, III
[9]	FRAMED WALL ART	24"x24"; MYSTICAL 2
[10]	FRAMED WALL ART	20"x16"; WAKE III
[11]	WALL MIRROR	30" DIA.
[12]	WALL HOOKS	4 HOOKS
[13]	WALL CLOCK	12" DIA.
[14]	SHLF W/ HOOKS	12-1/2"X12-1/4"

11 ELEVATION - PATIENT AREA

3/8" = 1'-0"

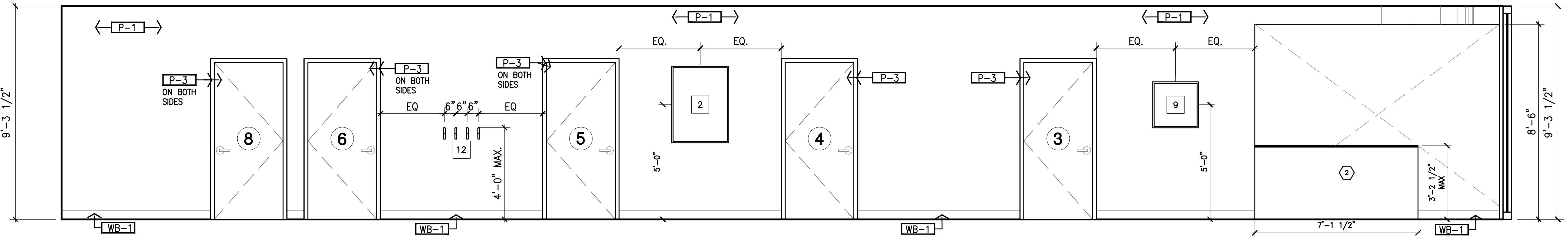
WALL ART SCHEDULE

1

KEY NOTES

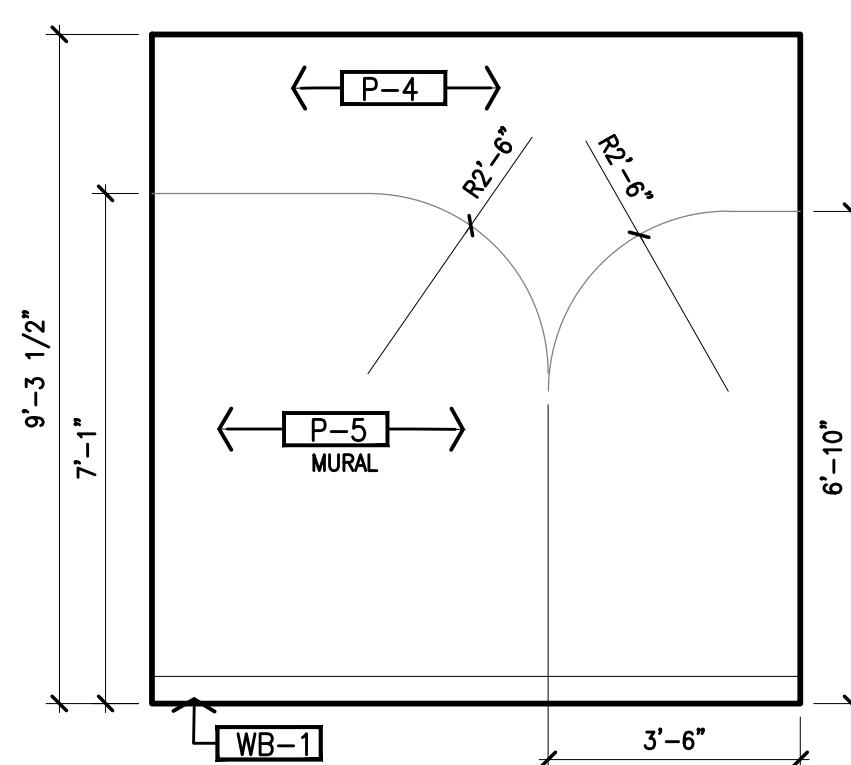
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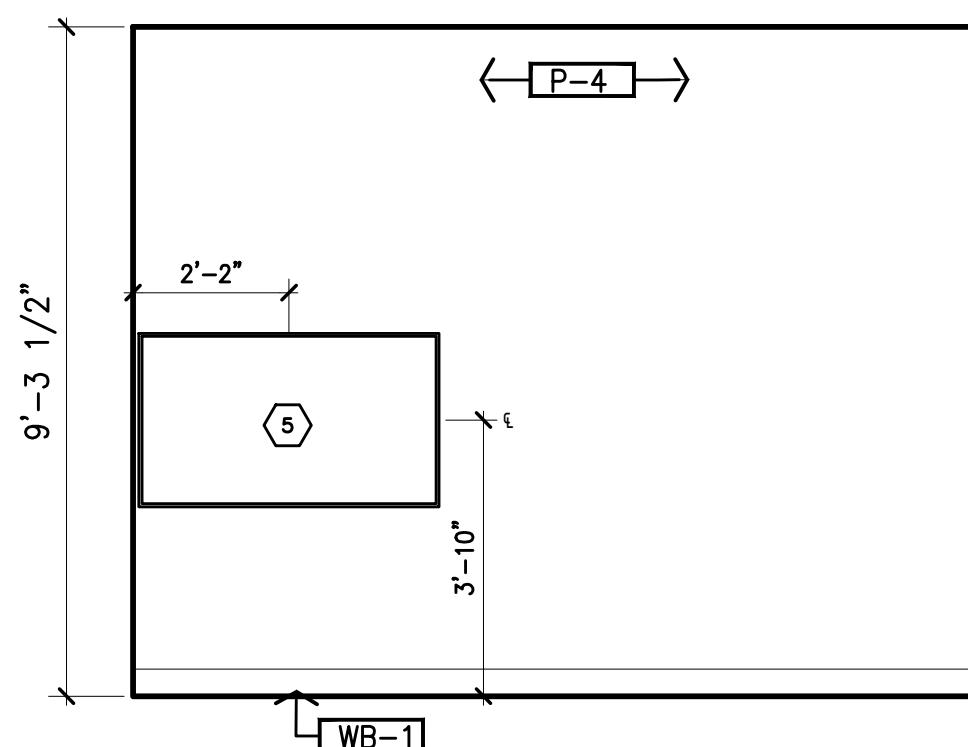
1 ELEVATION - RECEPTION

3/8" = 1'-0"



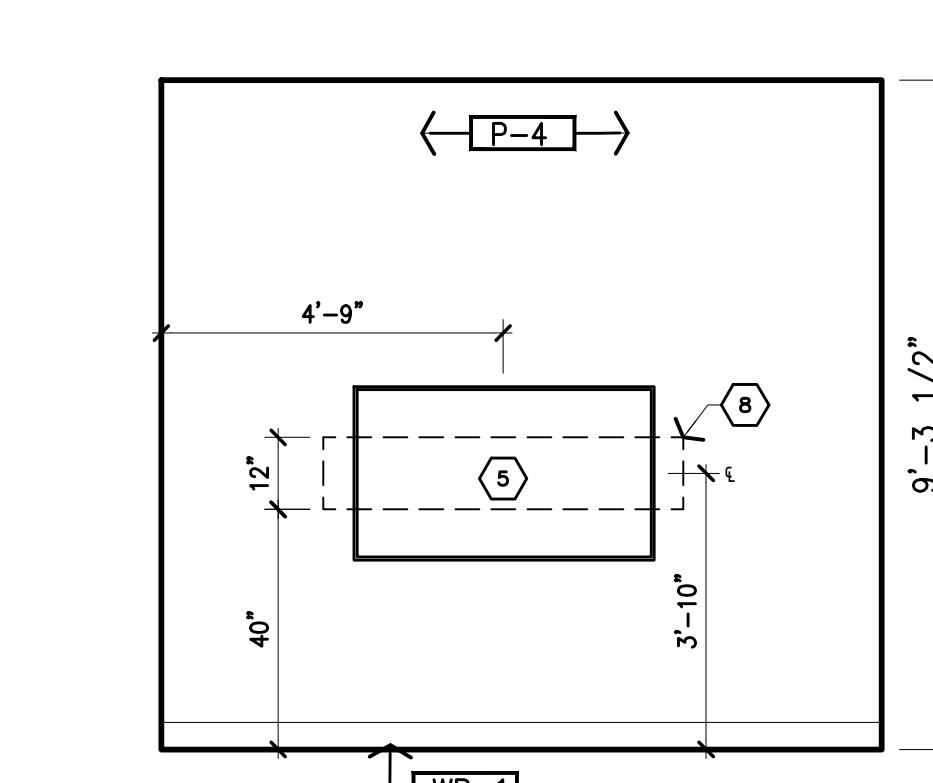
2 ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



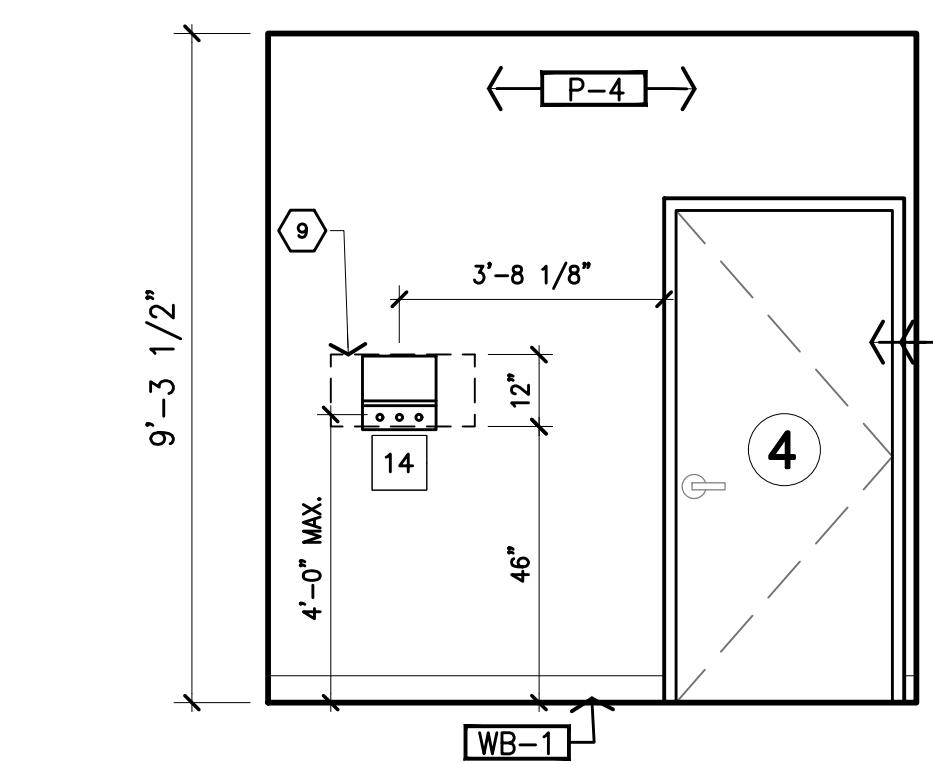
3 ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



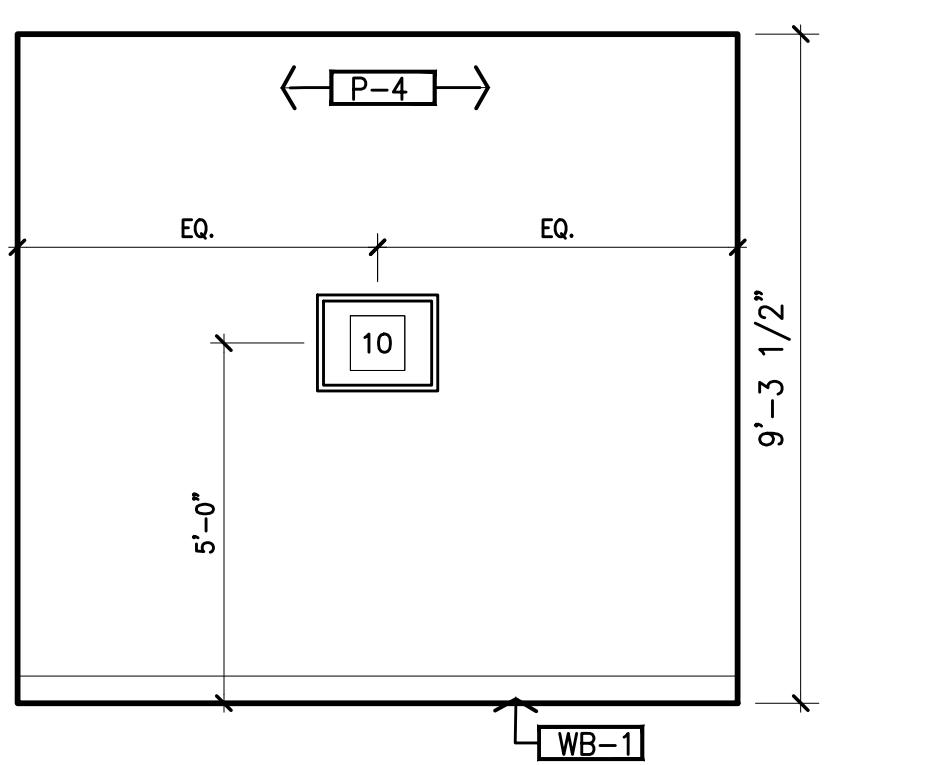
4 ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



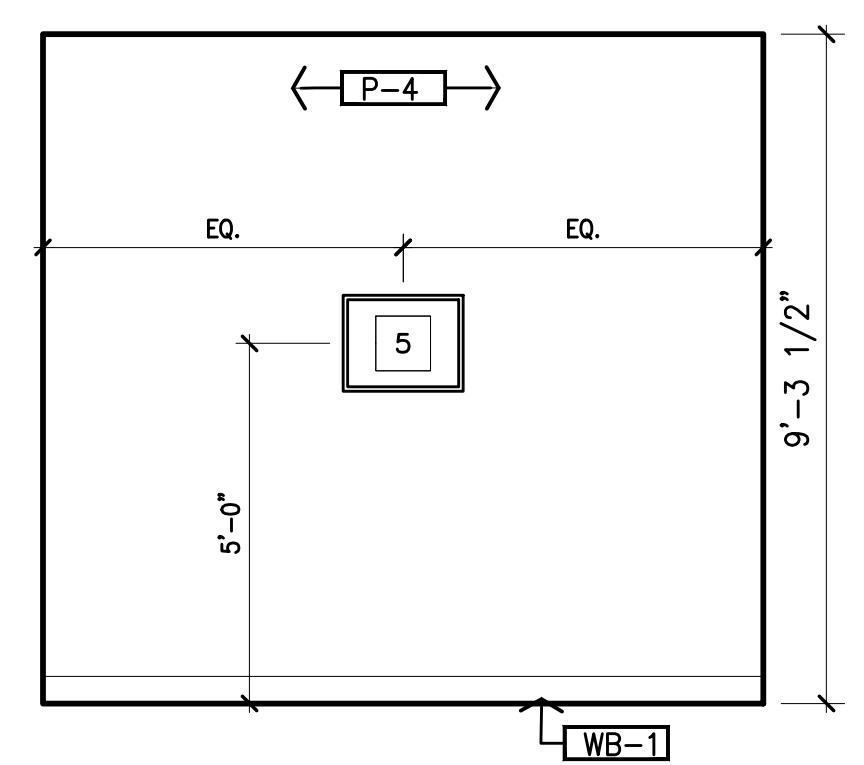
5 ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



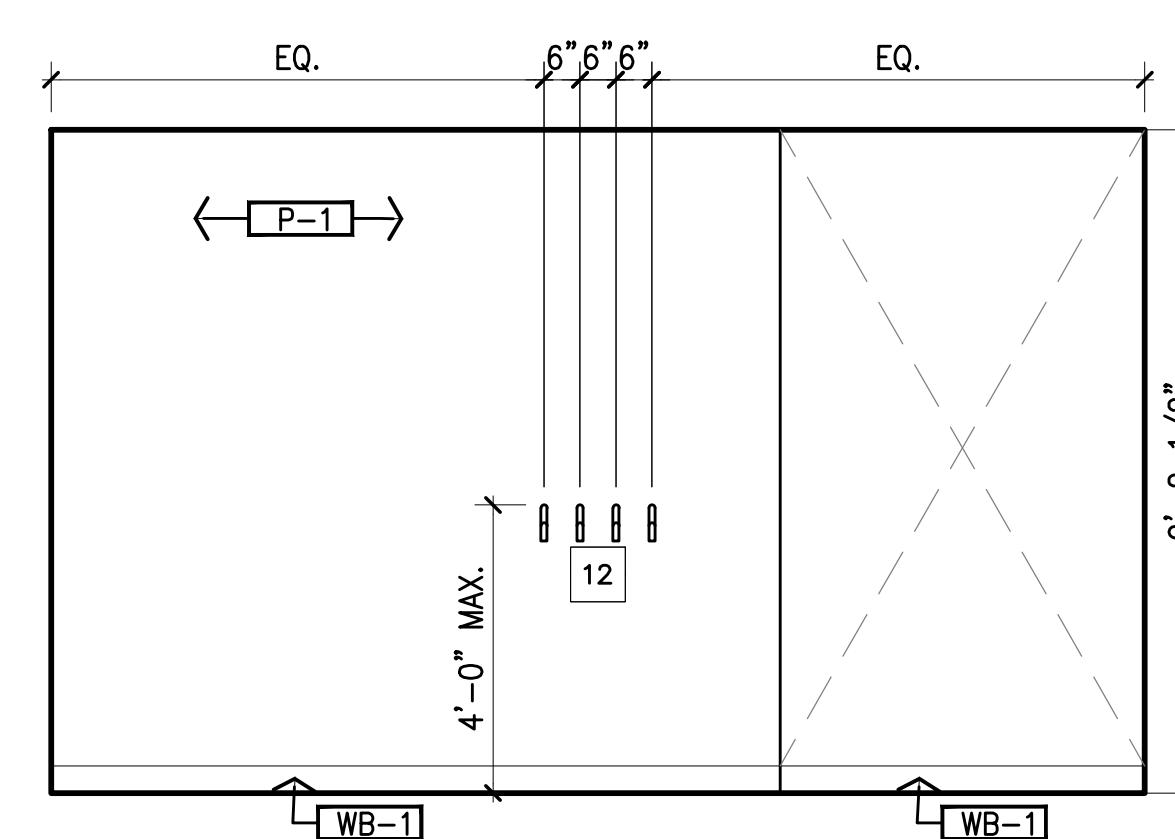
6 ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



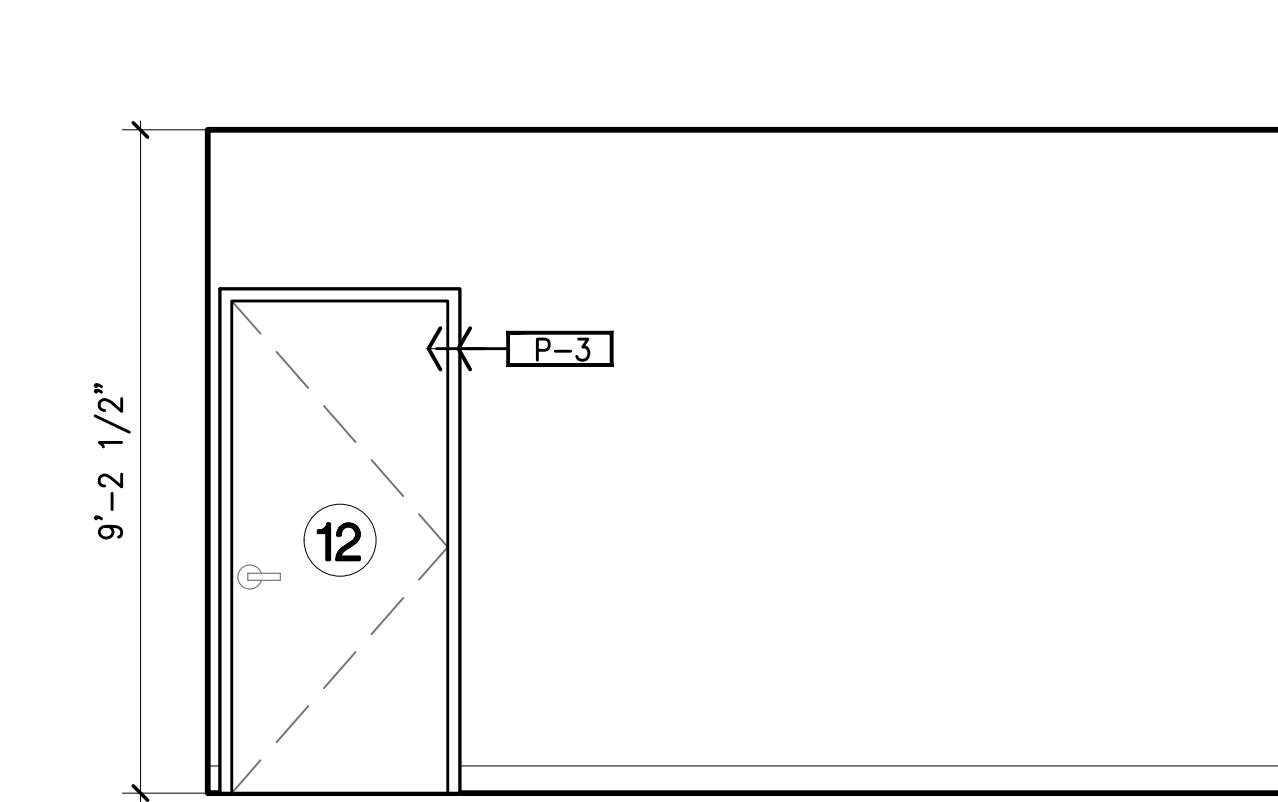
7A ELEVATION - TREATMENT ROOM

3/8" = 1'-0"



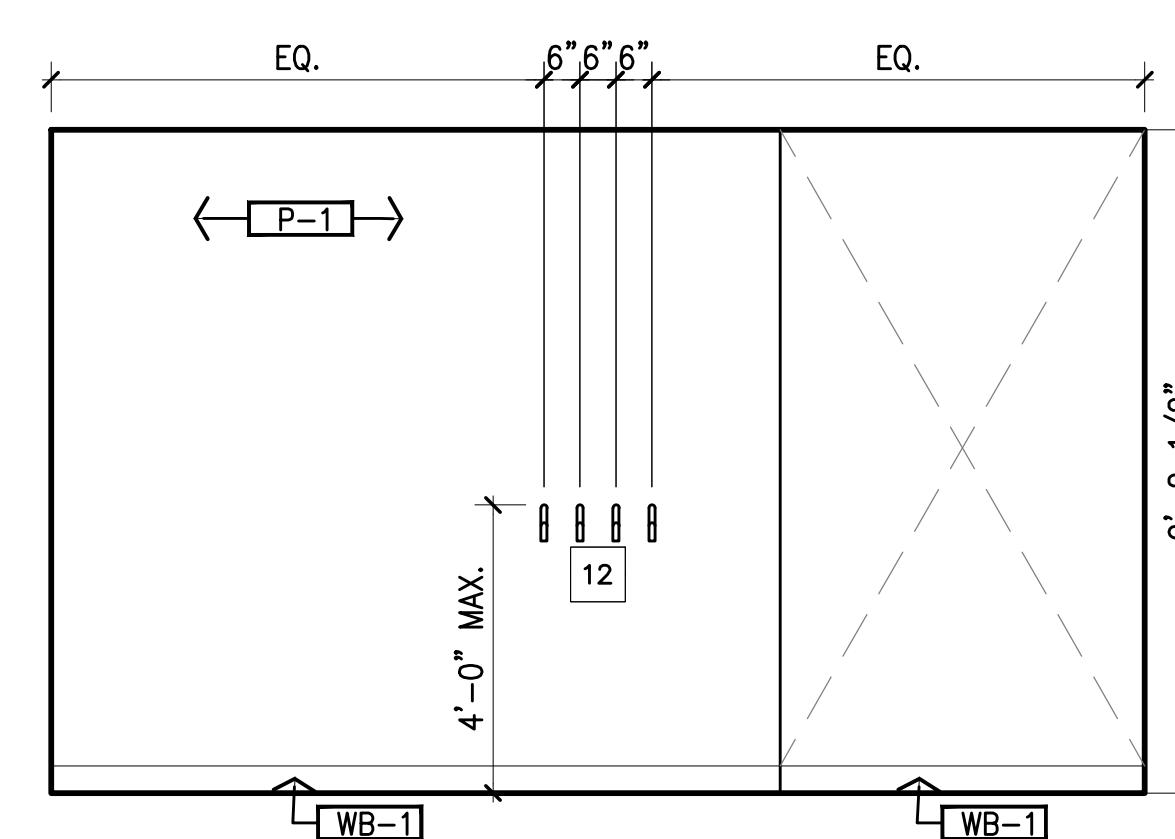
7 ELEVATION - BREAK ROOM

3/8" = 1'-0"



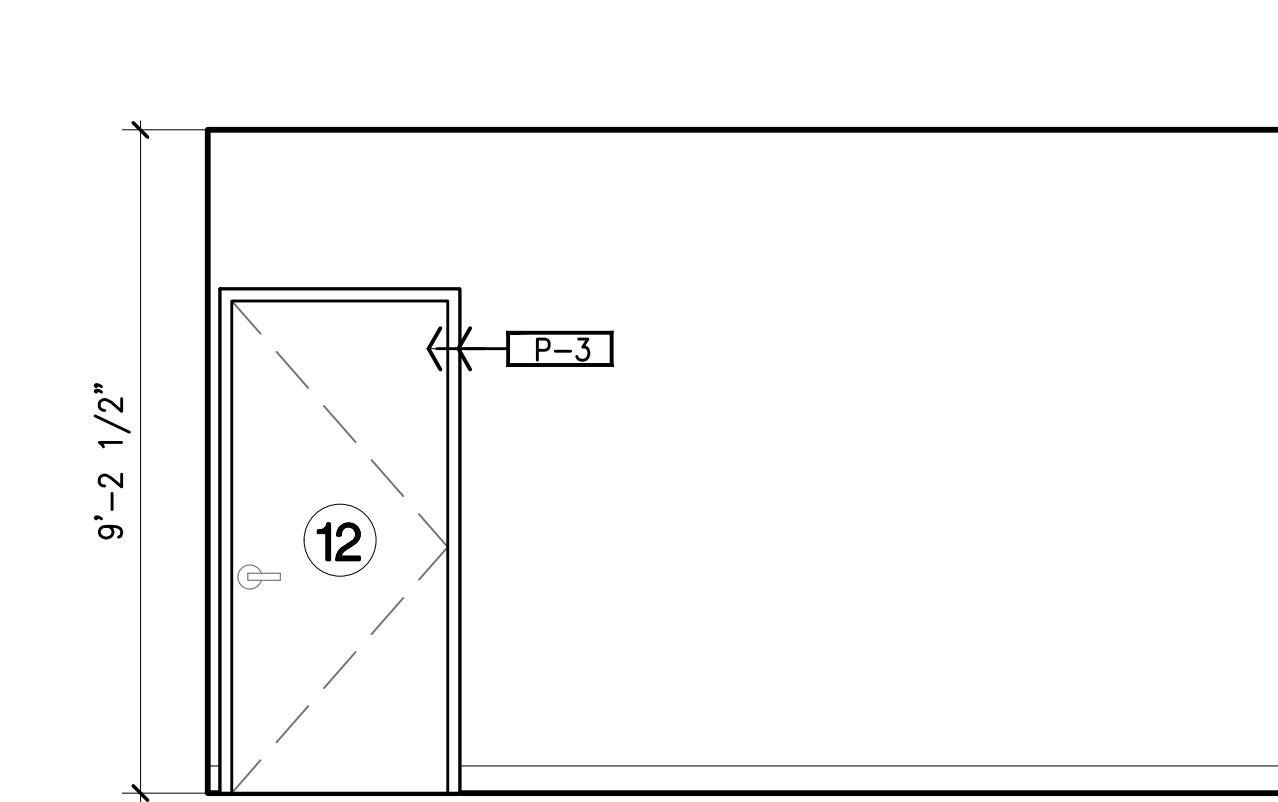
9 ELEVATION - BREAK ROOM

3/8" = 1'-0"



10 ELEVATION - BREAK ROOM

3/8" = 1'-0"



SYMBOL	ITEM	DESCRIPTION
[1]	FRAMED WALL ART (2) 16"x16"; CERTAINLY FRAMED	
[2]	FRAMED WALL ART 30"x40"; BOAT DOCK	
[3]	FRAMED WALL ART (3) 18"x24"; HORIZON II, III, IV	
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[8]	FRAMED WALL ART (3) 18"x24"; LES ITALIENNES I, II, III	
[9]	FRAMED WALL ART 24"x24"; MYSTICAL 2	
[10]	FRAMED WALL ART 20"x16"; WAKE III	
[11]	WALL MIRROR 30" DIA	
[12]	WALL HOOKS 4 HOOKS	
[13]	WALL CLOCK 12" DIA	
[14]	SHELF W/ HOOKS 12-1/2"X12-1/4"	

WALL ART SCHEDULE

- WALL MOUNTED AED DEVICE
- MILLWORK BY OWNER
- WALL MOUNTED SIGNAGE BY OWNER
- REFRIGERATOR BY OWNER
- WALL MOUNTED TV
- DESK BY OWNER
- EXIT SIGN
- G.C. TO INSTALL $\frac{3}{8}$ " FRT PLYWOOD TO FILL (3) STUD BAYS. LOCATE PLYWOOD 1" ABOVE OUTLET, V.I.F.
- G.C. TO INSTALL $\frac{3}{8}$ " FRT PLYWOOD TO FILL (3) STUD BAYS.
- EXISTING STOREFRONT GLAZING AND DOORS. G.C. TO APPLY 3M BLACKOUT FILM.

KEY NOTES

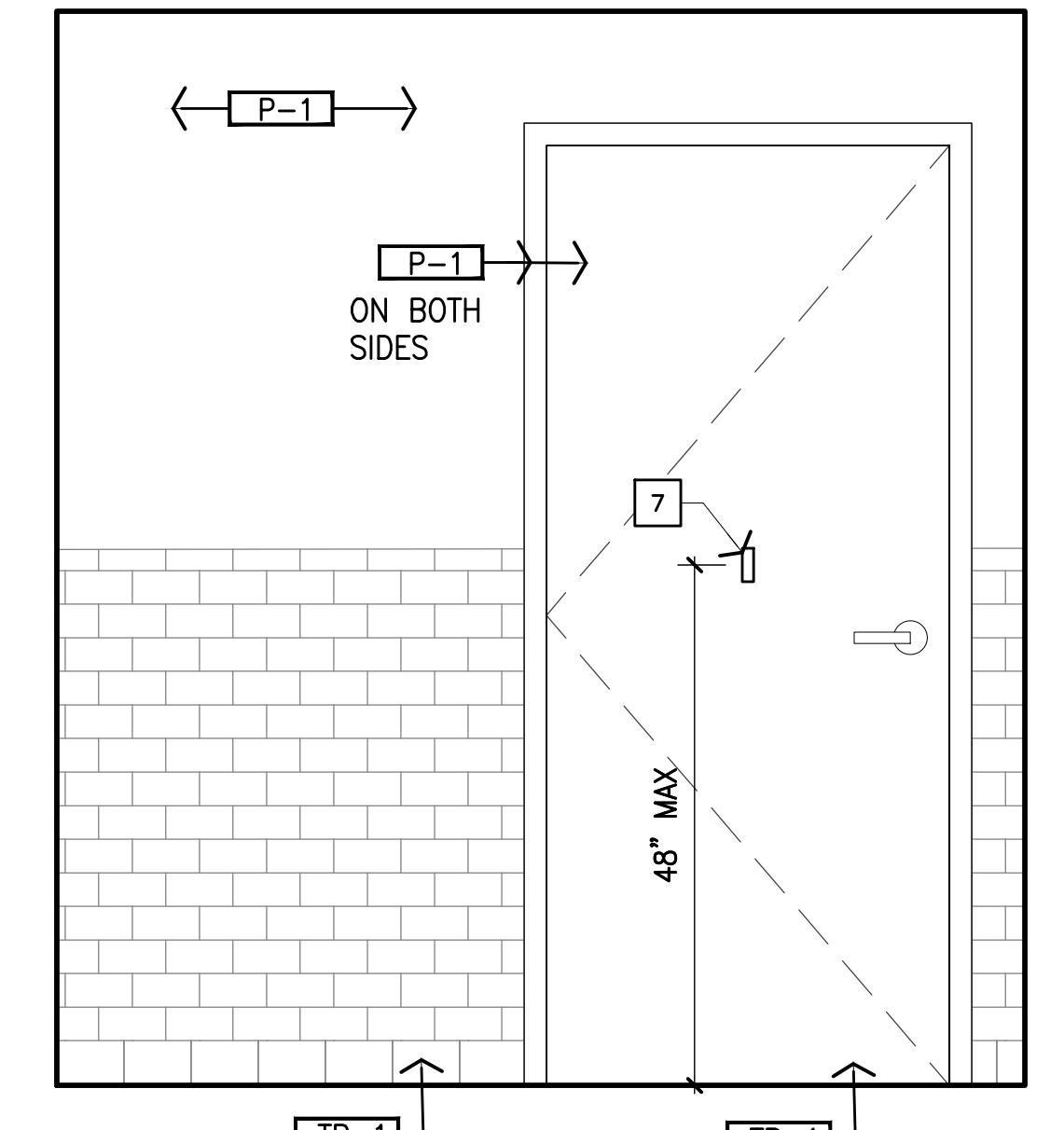
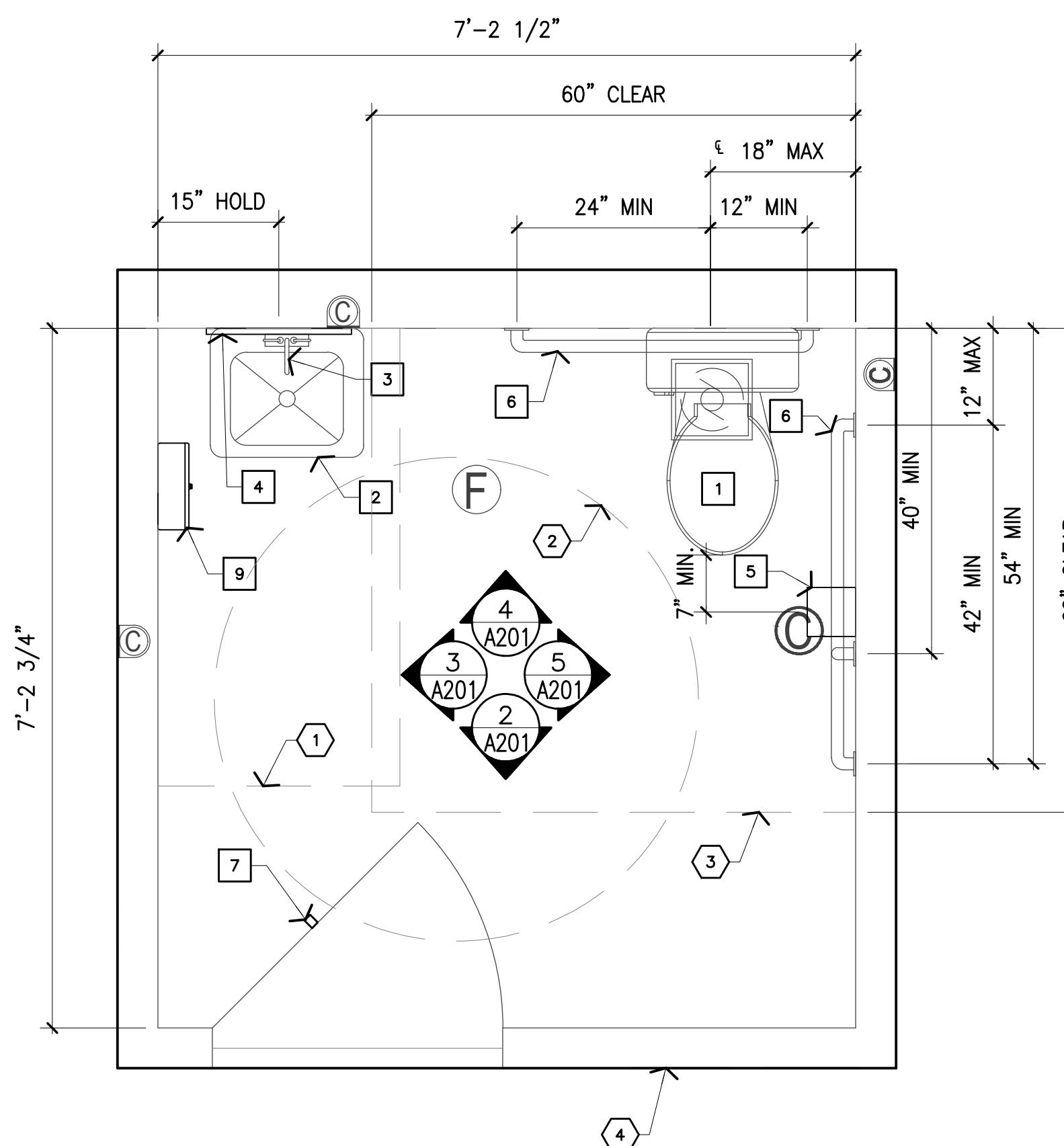
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1 ENLARGED RESTROOM PLAN

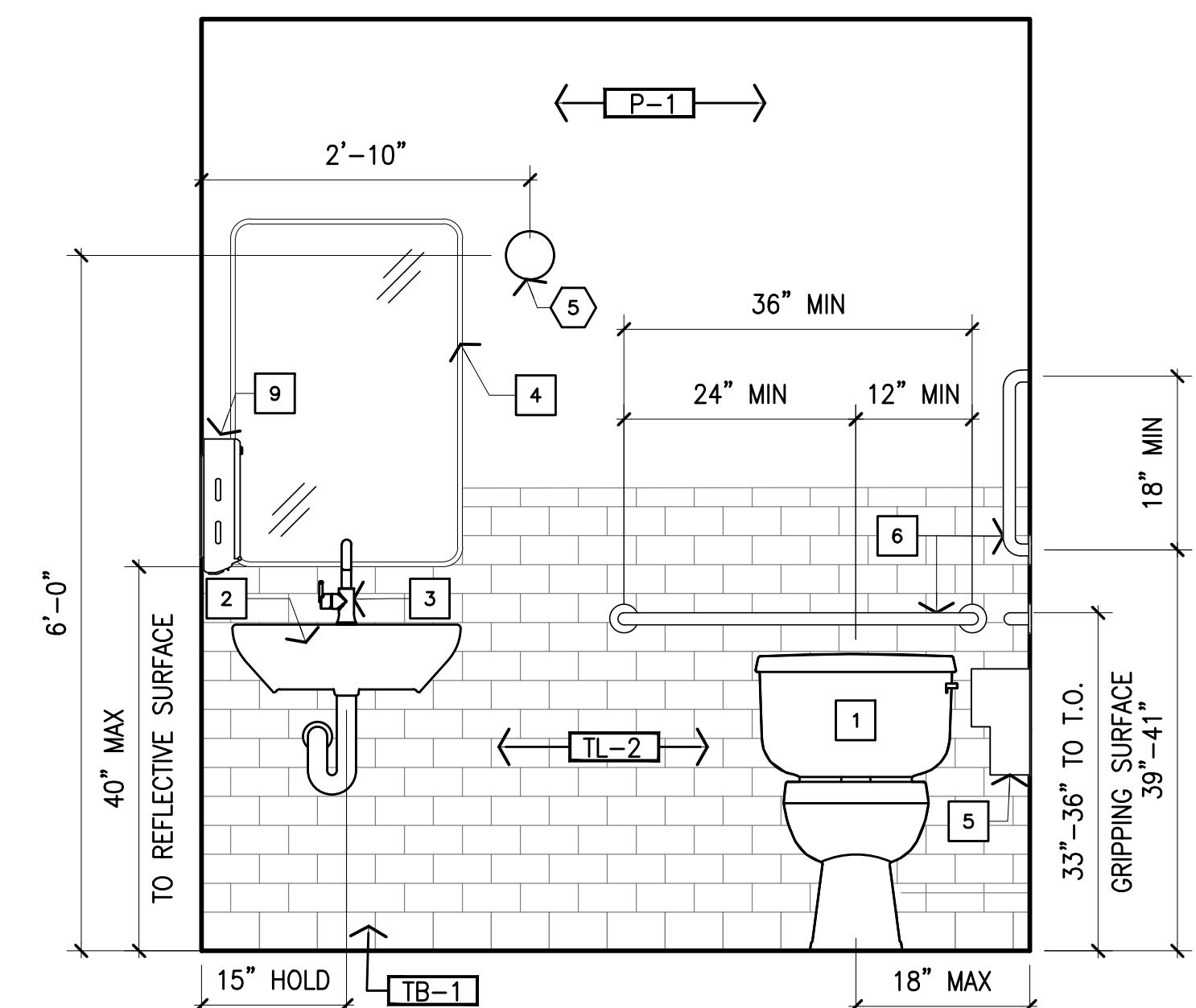
3/4" = 1'-0"

SYMBOL	ITEM	SPECIFICATION	VENDOR	PART #	ACCESSORIES	SUPPLY	INSTALL
1	ADA FLOOR MOUNTED TOILET	KOHLER HIGHLINE COMFORT HEIGHT TWO PIECE ELONGATED 1.28 GPF CHAIR HEIGHT TOILET, WHITE; KOHLER WELLWORTH HIGHLINE TOILET TRIP LEVER, MATTE BLACK; KOHLER LUSTRA ELONGATED TOILET SEAT K-4530, WHITE	KOHLER	K-3999-0 OR K-3999-R-A-0	TRIP LEVER-K-9379-BL TOILET SEAT-K-4850	G.C. TO SUPPLY	G.C. TO INSTALL
2	ADA LAVATORY	EXISTING	-	-	-	-	-
3	FAUCET	EXISTING	-	-	-	-	-
4	MIRROR	EXISTING	-	-	-	-	-
5	TOILET PAPER HOLDER	EXISTING	-	-	-	-	-
6	ADA GRAB BAR	EXISTING	-	-	-	-	-
7	HOOK	SURFACE-MOUNTED, FINISH: SATIN STAINLESS STEEL	BOBRICK	B-76717	-	-	G.C. TO INSTALL
8	SOAP DISPENSER	-	-	-	-	-	-
9	PAPER TOWEL DISPENSER	EXISTING	-	-	-	-	-
10	TRASH CAN	-	-	-	-	SUPPLY BY OWNER	INSTALL BY OWNER

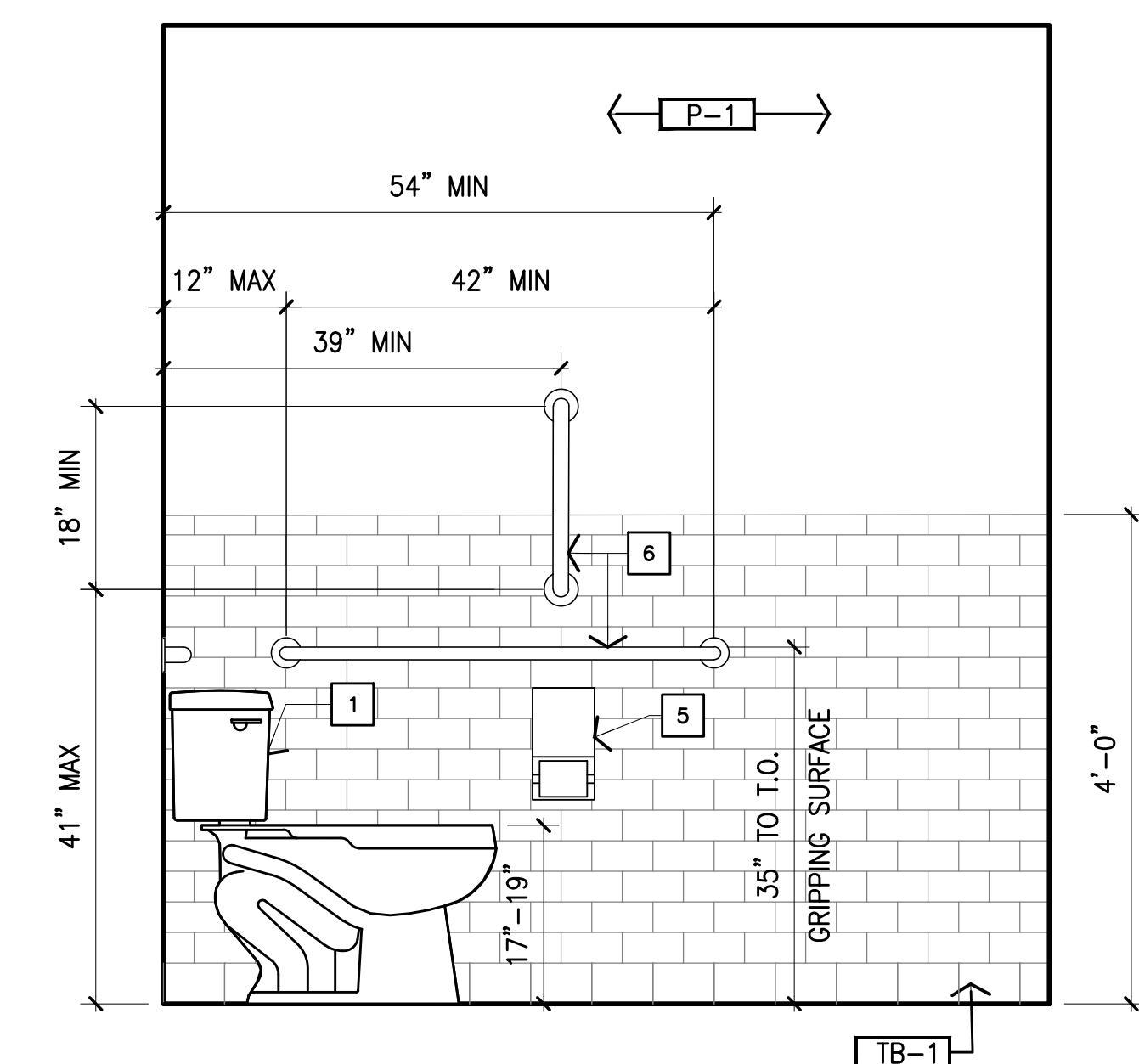
RESTROOM FIXTURES AND ACCESSORIES



2 RESTROOM ELEVATION
3/4" = 1'-0"



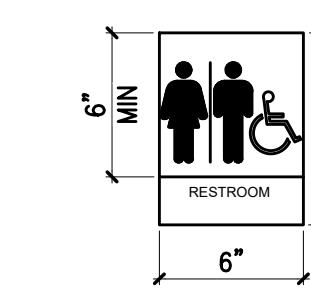
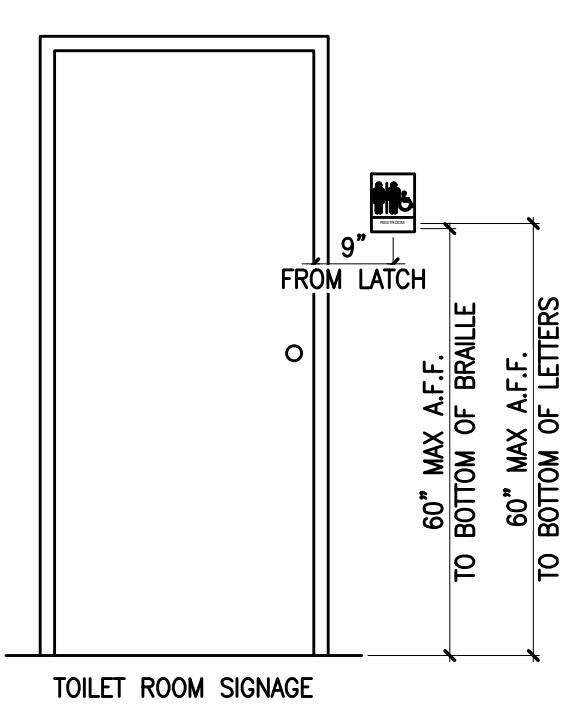
3 RESTROOM ELEVATION
3/4" = 1'-0"



4 RESTROOM ELEVATION
3/4" = 1'-0"

5 RESTROOM ELEVATION
3/4" = 1'-0"

SIGNAGE NOTES:
T.G.C. TO PROVIDE RESTROOM SIGN WITH RAISED AND GRADE 2 BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGN AT STOCK ROOM SIDE OF TOILET ROOM DOOR AS PER STATE AND LOCAL ACCESSIBILITY CODE:
1. BOTTOM OF TAPESTRY SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
2. BOTTOM OF BRAILLE SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
3. SIGN TO BE SURFACE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
4. SIGNS SHALL BE IN CONTRASTING COLOR AND NON-GLAZE FINISH



- 30" X 48" CLEARANCE • SINK
- 5'-0" TURNING RADIUS
- 60" X 60" CLEARANCE • ADA WATER CLOSET
- (N) ADA RESTROOM SIGNAGE
- (N) WALL MOUNTED ILLUMINATED WALL SCONCE, REF: ELECTRICAL DRAWINGS.

Job Number 240362

Drawn By JD

App'd By RER

Sheet Title Enlarged Restroom Plan & Elevations

Sheet Number

A201

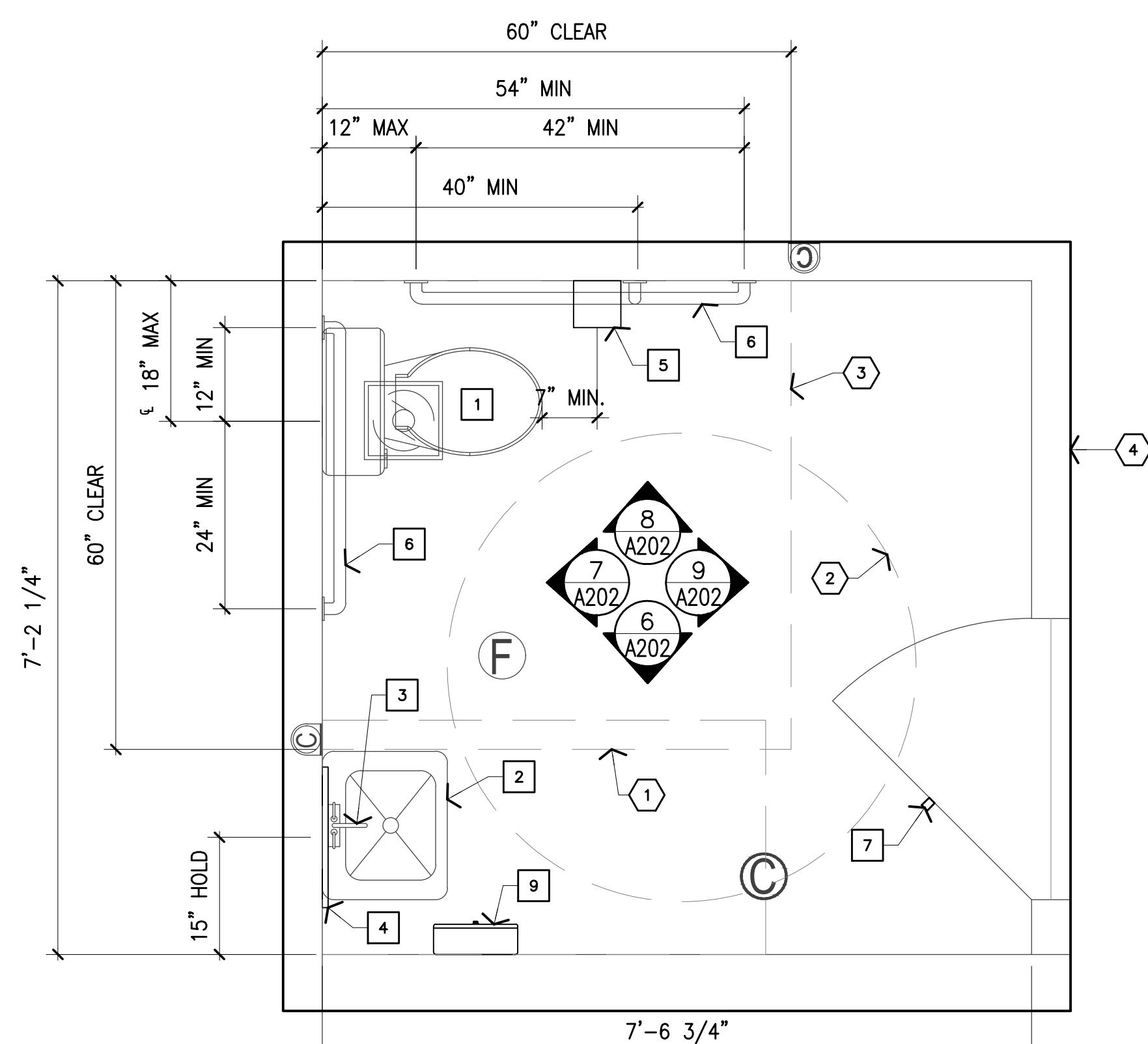
KEY NOTES

Issue Date	11/14/24
Revisions	
Date	
Description	
By	

Local Infusion
Landstown Commons
3380 Princess Anne Road,
Virginia Beach, VA 23456

Consultant
mb
MICHAEL R. BLACK, AIA
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ARLINGTON, TX 76011
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VIRGINIA REG. NO.: 0401011600

Seal

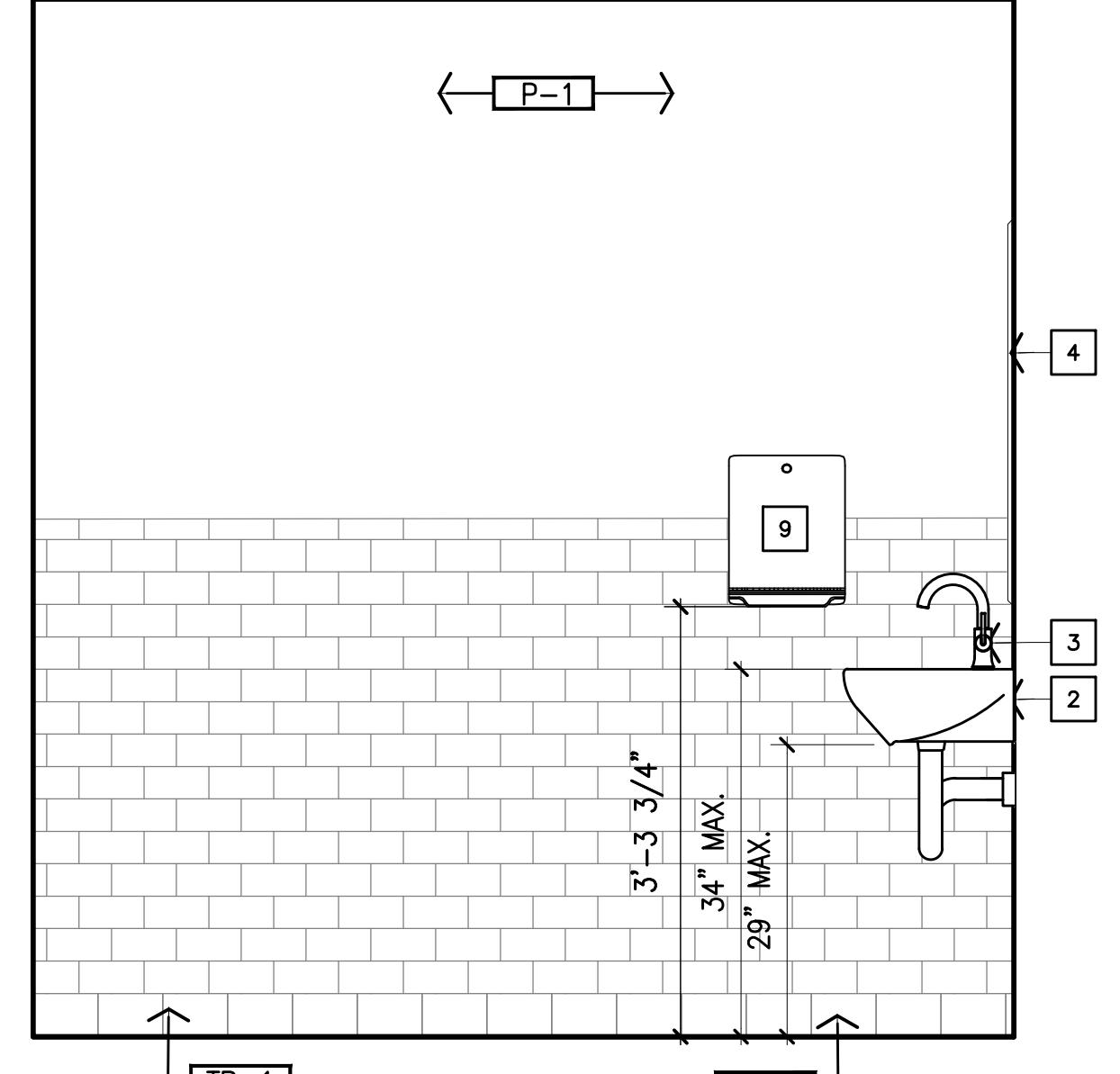


1 ENLARGED RESTROOM PLAN

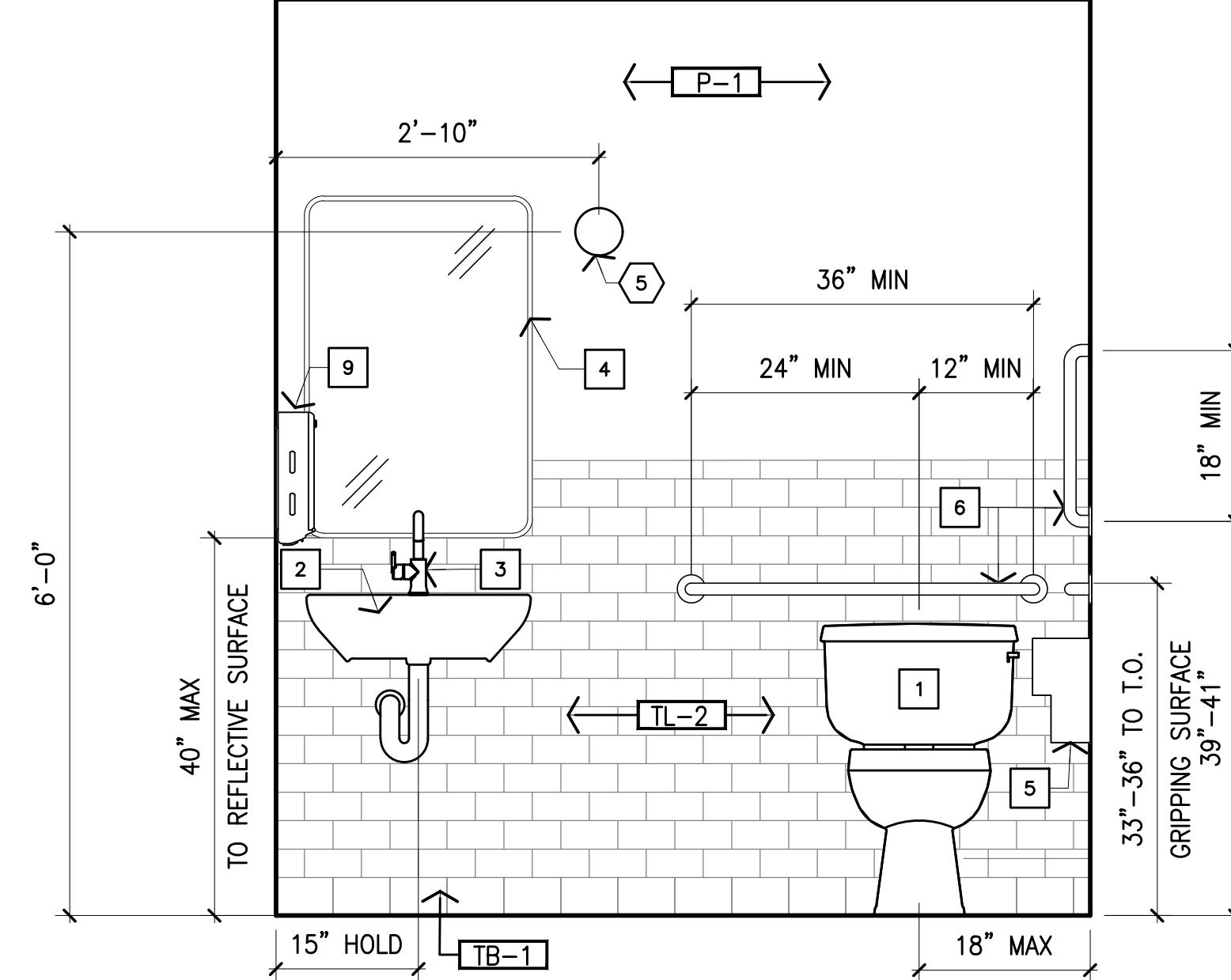
3/4" = 1'-0"

SYMBOL	ITEM	SPECIFICATION	VENDOR	PART #	ACCESSORIES	SUPPLY	INSTALL
1	ADA FLOOR MOUNTED TOILET	KOHLER HIGHLINE COMFORT HEIGHT TWO PIECE ELONGATED 1.28 GPF CHAIR HEIGHT TOILET, WHITE; KOHLER WELLWORTH HIGHLINE TOILET TRIP LEVER, MATTE BLACK; KOHLER LUSTRA ELONGATED TOILET SEAT K-4530, WHITE	KOHLER	K-3999-0 OR K-3999-RA-0	TRIP LEVER-K-9379-BL TOILET SEAT-K-4850	G.C. TO SUPPLY	G.C. TO INSTALL
2	ADA LAVATORY	EXISTING	-	-	-	-	-
3	FAUCET	EXISTING	-	-	-	-	-
4	MIRROR	EXISTING	-	-	-	-	-
5	TOILET PAPER HOLDER	EXISTING	-	-	-	-	-
6	ADA GRAB BAR	EXISTING	-	-	-	-	-
7	HOOK	SURFACE-MOUNTED, FINISH: SATIN STAINLESS STEEL	BOBRICK	B-76717	-	-	G.C. TO INSTALL
8	SOAP DISPENSER	-	-	-	-	-	-
9	PAPER TOWEL DISPENSER	EXISTING	-	-	-	-	-
10	TRASH CAN	-	-	-	-	SUPPLY BY OWNER	INSTALL BY OWNER

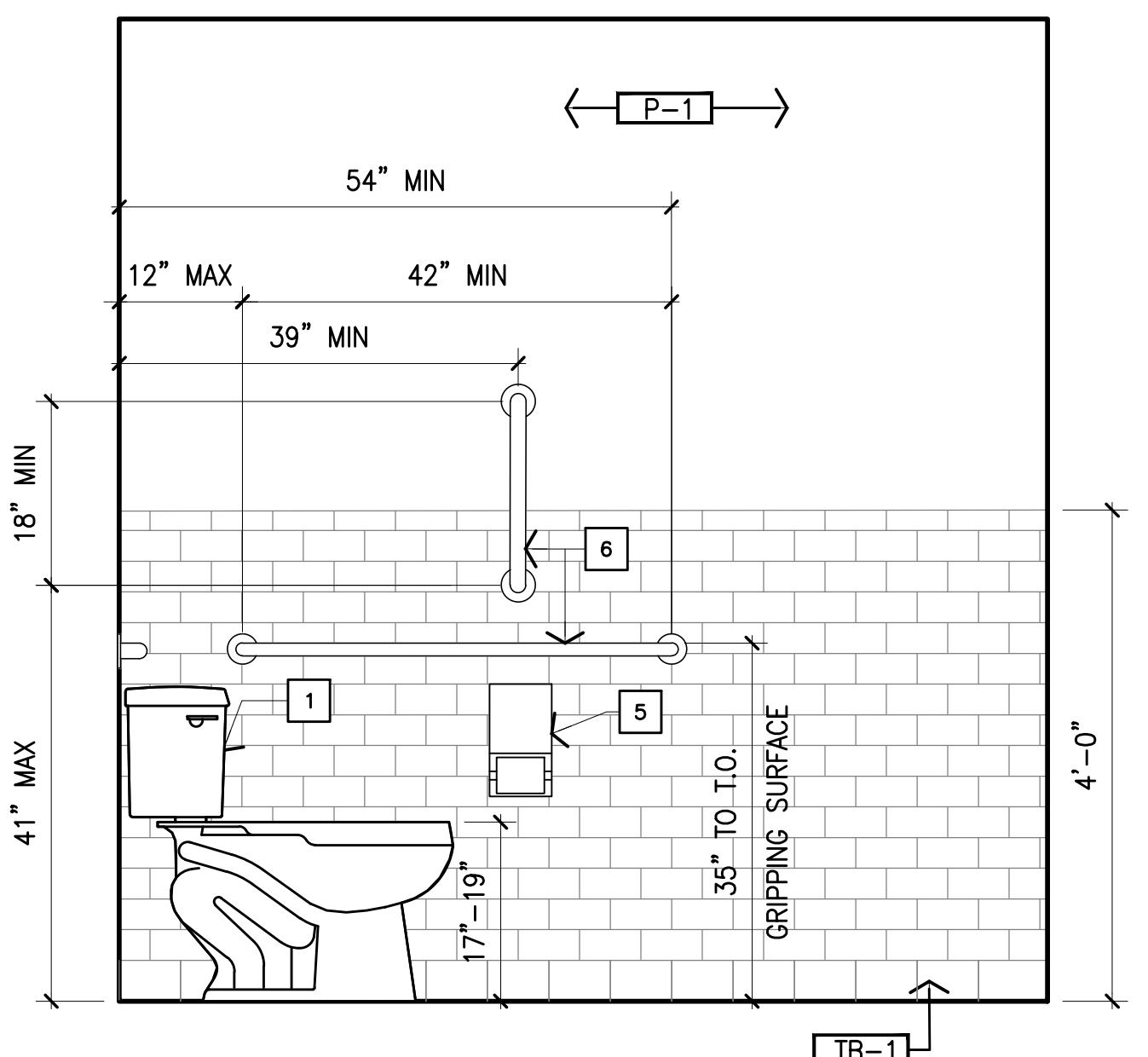
RESTROOM FIXTURES AND ACCESSORIES



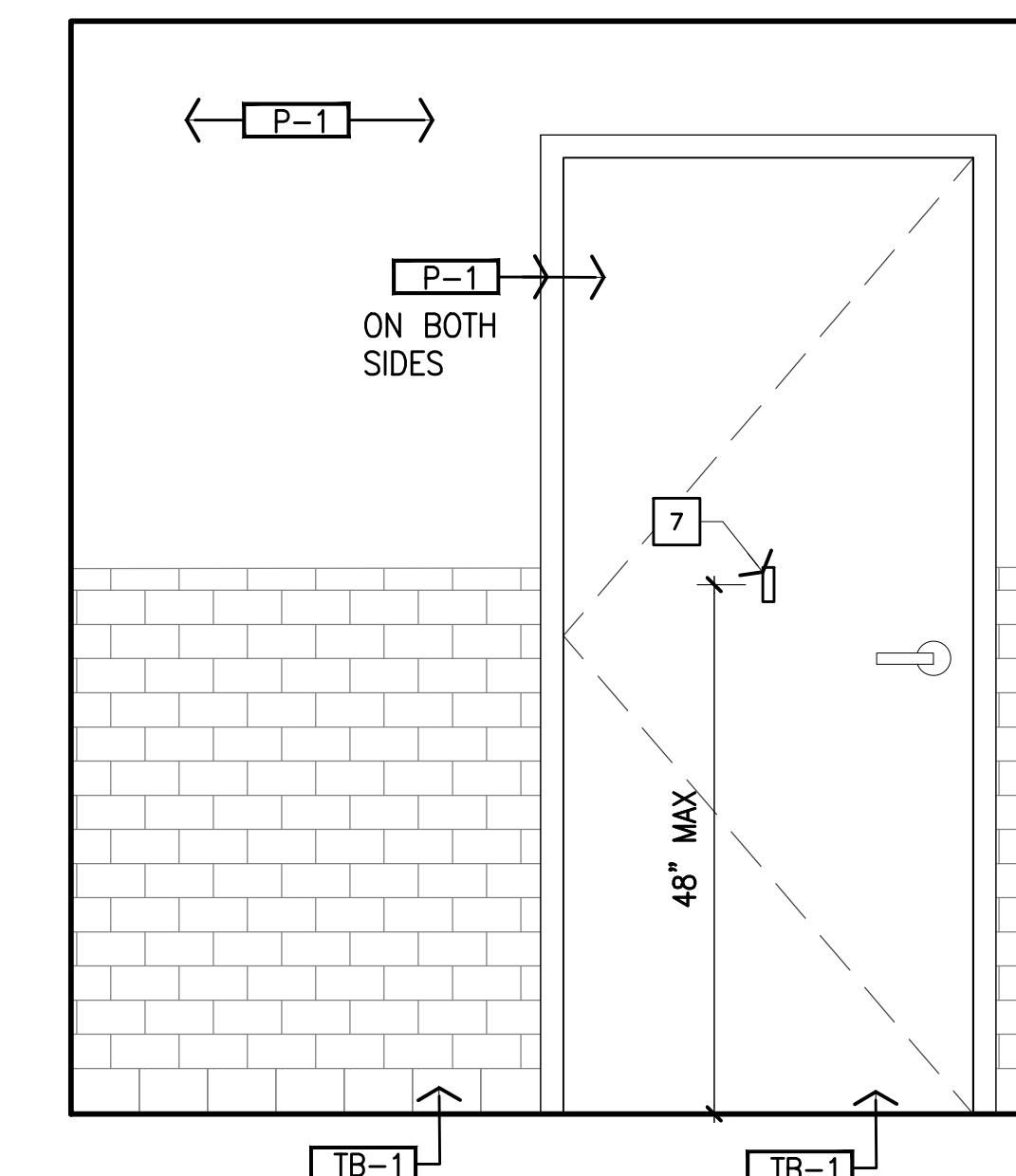
6 RESTROOM ELEVATION
3/4" = 1'-0"



7 RESTROOM ELEVATION
3/4" = 1'-0"

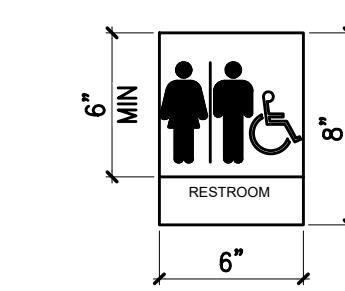
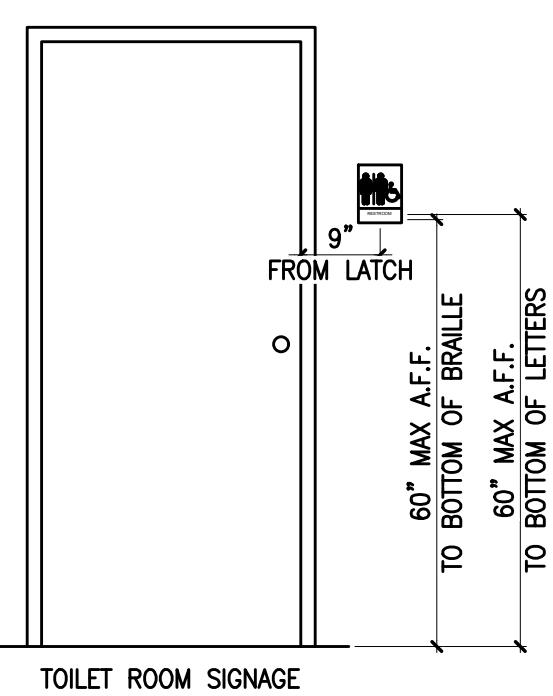


8 RESTROOM ELEVATION
3/4" = 1'-0"



9 RESTROOM ELEVATION
3/4" = 1'-0"

SIGNAGE NOTES:
T.G.C. TO PROVIDE RESTROOM SIGN WITH RAISED AND GRADE 2 BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGN AT STOCK ROOM SIDE OF TOILET ROOM DOOR AS PER STATE AND LOCAL ACCESSIBILITY CODE:
1. BOTTOM OF TAPE SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
2. BOTTOM OF BRAILLE SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
3. SIGN TO BE SURFACE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
4. SIGNS SHALL BE IN CONTRASTING COLOR AND NON-GLAZE FINISH



- 30" X 48" CLEARANCE • SINK
- 5'-0" TURNING RADIUS
- 60" X 60" CLEARANCE • ADA WATER CLOSET
- (N) ADA RESTROOM SIGNAGE
- (N) WALL MOUNTED ILLUMINATED WALL SCONCE, REF: ELECTRICAL DRAWINGS.

Job Number 240362
Drawn By JD
App'd By RER
Sheet Title
Enlarged Restroom Plan & Elevations

Sheet Number

A202

KEY NOTES