

TENANT LAYOUT

DOMINO'S STORE #4373

8068 ROLLING ROAD
SPRINGFIELD, VA 22153

DRAWING INDEX

ARCHITECTURAL	
000	COVER SHEET/PROJECT INFORMATION
A001	DEMOLITION PLANS
A002	FLOOR PLAN AND REFLECTED CEILING PLAN
A003	FINISH PLANS
A004	EQUIPMENT PLAN AND SCHEDULE
A005	INTERIOR ELEVATIONS AND DETAILS
A006	SECTIONS AND DETAILS CONT.
A007	DOOR AND FINISH SCHEDULES
MECHANICAL	
*M001	MECHANICAL NOTES, SYMBOLS, AND SCHEDULES
*M002	MECHANICAL PLAN
*M003	HOOD INFORMATION SHEET
ELECTRICAL	
*E001	DEMOLITION PLANS, NOTES, AND SYMBOLS
*E002	LIGHTING PLAN
*E003	POWER PLAN
*E004	PANEL SCHEDULE AND RISERS
PLUMBING	
*P001	PLUMBING NOTES, SYMBOLS, DETAILS, AND SCHEDULES
*P002	DOMESTIC WATER PLANS AND RISERS
*P003	WASTE AND VENT PLANS AND RISERS
*P004	GAS PLAN AND RISER

* INDICATES DRAWINGS PROVIDED BY OTHERS, FOR REFERENCE ONLY



John F. Heltzel
AIA
A PROFESSIONAL CORPORATION
9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
PHONE: 703.748.8801
WWW.HELTELZELAIA.COM

8068 ROLLING RD
 DOMINIO'S STORE #4373
 SPRINGFIELD, VA 22153
 COVER SHEET / PROJECT INFORMATION



DATE: 11/11/2019
ISSUE FOR PERMIT
11/22/2019
ADDRESS COMMENTS
02/18/2020
ADDRESS COMMENTS

ARCHITECT
JOHN F. HELTZEL A.I.A., P.C.
9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
CONTACT: AMBER MCCOLLISTER
PHONE: 703-748-8801 x109
EMAIL: AMBER@HELTELZELAIA.COM

SHEET
000

LEGEND

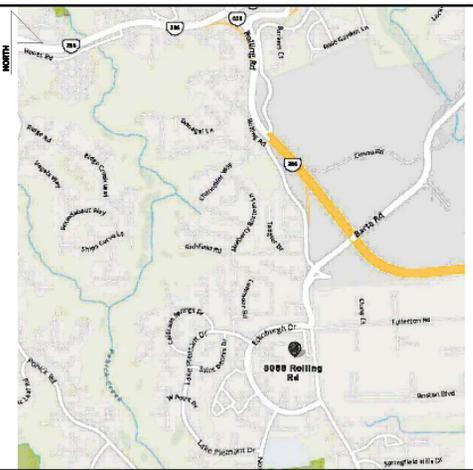
SYMBOLS	SYMBOLS
	CONCRETE MASONRY UNIT
	SOLID MASONRY
	BRICK
	CONCRETE
	WASHED GRAVEL
	BATT INSULATION
	STEEL
	RIGID INSULATION
	CONTINUOUS WOOD BLOCKING
	WOOD BLOCKING
	SECTION NUMBER
	SHEET LOCATION
	ELEVATION NUMBER
	DETAIL NUMBER
	SPOT ELEVATION
	DOOR TYPE
	WINDOW TYPE

ABBREVIATIONS

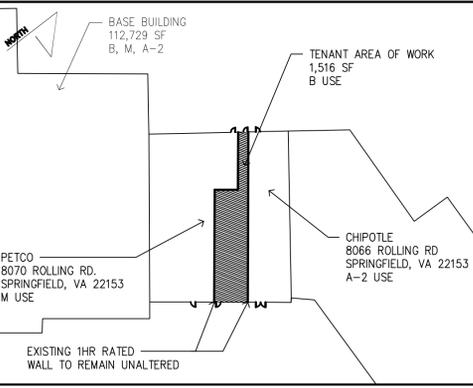
AC	ACOUSTIC CEILING TILE	GA	GAUGE	PREFAB	PRE-FABRICATED
ADJ	ADJUSTABLE	GC	GENERAL CONTRACTOR	PLAM	PLASTIC LAMINATE
AF	ABOVE FINISHED FLOOR	GL	GLASS	PLYWD	PLYWOOD
ALUM	ALUMINUM	GPMB	GROSS SQUARE FEET	PR	PAIR
ATT	ATTENUATION	GST	GROSS SQUARE FEET	PTD	PRESSED TREATED
B & B	BALLED AND BAGGED	HT	HEIGHT	QTY	QUANTITY
BD	BOARD	HDWD	HARDWARE	RCP	REFLECTED CEILING PLAN
BE	BETWEEN	HM	HOLLOW METAL	REINF	REINFORCED
BF	BARRIER FREE	HR	HOUR	REQ'D	REQUIRED
BIT	BITUMINOUS	IN	INCH	RM	ROOM
BLDG	BUILDING	INSUL	INSULATION	R.O.	ROUGH OPENING
BTM	BOTTOM	JT	JOINT	SF	SQUARE FEET
CER	CERAMIC	LONG	LONG	SHW	SHEET
CG	CORNER GUARD	L	LONG	SS	STAINLESS STEEL
CL	CONTROL JOINT	MAX	MAXIMUM	TBD	TO BE DETERMINED
CLG	CENTER LINE	MDO	MEDIUM DENSITY OVERLAY	THK	THICKNESS
CLR	CLEAR	MDO	MEDIUM DENSITY OVERLAY	THRESH	THRESHOLD
CMU	CONCRETE MASONRY UNIT	MT	METAL	TOP	TOP
COMP	COMPRESSIBLE	MFR	MANUFACTURER	TS	TEMPERED SAFETY GLASS TYPICAL
CONC	CONCRETE	MIN	MINIMUM	TYP.	TYPICAL
CONT	CONTINUOUS	M.O.	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
D	DEEP	M.R.	MOISTURE RESISTANT	VERT	VERTICAL
DEM	DEMOLITION	MTL	MATERIAL	VP	VERIFY IN FIELD
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	VV	VENEER PLASTER
DIA	DIAMETER	No.	NUMBER	UON	UNLESS OTHERWISE NOTED
DS	DOWN SPOUT	NOM.	NOMINAL	W	WIDE
EXG	EXISTING	O.C.	ON CENTER	W/	WITH
ETR	EXISTING TO REMAIN	O.D.	OUTSIDE DIAMETER		
F&I	FURNISH AND INSTALL	O.H.	OVERHEAD		
FF	FURNISHED FLOOR	OSB	ORIENTED STRAND BOARD		
FR	FIRE RETARDANT	OSB	ORIENTED STRAND BOARD		
FV	FIELD VERIFY	OZ.	OUNCE		

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ABBREVIATION NOT NOTED AND REQUEST CLARIFICATION.

VICINITY MAP



KEY PLAN



SCOPE OF WORK

TENANT BUILD OUT FOR NEW RESTAURANT IN AN EXISTING SPACE. BUILT OUT TO INCLUDE FULL COMMERCIAL KITCHEN FOR PIZZA MAKING, ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS TO BE ALTERED TO MEET NEW LAYOUT REQUIREMENTS. EXISTING ACCESSIBLE RESTROOMS TO REMAIN.

ADA UPGRADES (20% OF TOTAL CONSTRUCTION COST); SPACE WILL BE 100% ACCESSIBLE AFTER COMPLETED WORK.

CODE ANALYSIS

EXISTING BASE BUILDING INFORMATION:

JURISDICTION: FAIRFAX COUNTY, VIRGINIA
 EXISTING BUILDING DATE OF CONSTRUCTION: 1977
 BUILDING DESIGNED FOR USE GROUPS = B, M, & A-2
 PREVIOUS TENANT USE GROUP = B
 CONSTRUCTION TYPE OF EXISTING BUILDING: III-B
 ONE STORY BUILDING APPROX- 112,729 SF
 1 STORY HEIGHT APPROX: 25'-0"

BUILDING IS FULLY SPRINKLERED

NOTE: ALL EXISTING CONSTRUCTION ASSEMBLY INFORMATION IS BASED ON NON-DESTRUCTIVE FIELD OBSERVATION OF THE EXISTING BUILDING

TENANT AREA INFORMATION:

CODES USED: 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL EXISTING BUILDING CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 IFC FUEL GAS CODE
 2015 WSSC PLUMBING AND FUEL GAS CODE
 2008 NEC
 2015 NFPA 101
 2009 ICC/ANSI A117.1
 2015 ICC ENERGY CONSERVATION CODE

NEW USE GROUP: B (FAST FOOD/CARRYOUT - OCCUPANT LOAD UNDER 50)
 ONE EXIT REQUIRED, TWO EXITS PROVIDED. ALL ARE WHEELCHAIR ACCESSIBLE
 MAXIMUM COMMON PATH OF TRAVEL: 100 FEET
 MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE: 300 FEET
 MINIMUM EGRESS DOOR WIDTH: 32" CLEAR (36" FRAME)

LOCATION	FUNCTION	OCCUPANT/SF	SF	OCCUPANT LOAD
LOBBY	SEATING	1/15	55.00	3.67
QUEING	ASSEMBLY STANDING	1/5	15.00	3.00
RESTROOM/CORRIDOR	BUSINESS	1/100	362.00	3.62
KITCHEN	KITCHEN	1/200	1084.00	5.42
	TOTAL		1516.00	15.71

BUSINESS USE; OCCUPANT LOAD = 20 PERSONS	RATIO	REQUIRED		PROVIDED			
		MEN	WOMEN	TOTAL	MEN	WOMEN	UNISEX
WATER CLOSETS	1 PER 25	0.400	0.400	0.800	1	1	0
LAVATORIES	1 PER 40	0.013	0.250	0.263	1	1	0
DRINKING FOUNTAINS	1 PER 100		0.100	0.100			1
SERVICE SINK			1.00	1.00			1

GENERAL CONDITIONS:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
- CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
- ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE IS TO BE POINTED OUT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT HIS EXPENSE.
- THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY TENANT, SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE TENANT ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND OR SIZES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK, AND PERIODICALLY SURVEYING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS/SUBMITTALS/SAMPLES ARE TO BE SUBMITTED FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION. PROVIDE A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL REVIEW AND COORDINATE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR REVIEW.
- ALL INTERIOR FINISHES SHALL BE FROM CONSISTENT DYE LOTS.
- FINAL SELECTION OF COLORS SHALL BE BY OWNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL REVIEW SAMPLES FOR CONFORMANCE WITH SPECIFICATIONS AND SUBMIT SAMPLES FOR COLOR APPROVAL TO OWNER.
- ALL COMBUSTIBLE MATERIALS, SUCH AS BLOCKING (PLYWOOD) ARE TO BE TREATED SO AS TO BE FLAME RETARDANT AS APPROVED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL INCLUDE IN BID PROVISION FOR COSTS ASSOCIATED WITH THIS NOTE. CONTRACTOR SHALL INVESTIGATE AND APPLY LOCAL INTERPRETATIONS OF CHAPTER 6, 2012 VCC ON ALL MAJOR AND MINOR ELEMENTS OF CONSTRUCTION.
- ALL SALVAGEABLE MATERIALS SHALL BE RETURNED TO THE OWNER AND STORED AT HIS DISCRETION.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OWNER'S REPRESENTATIVE WITH COPIES OF ALL PERMITS AND RELEASES OF LIENS.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH.
- PRE-EXISTING MOLD, ASBESTOS, AND OTHER ENVIRONMENTAL CONTAMINANTS. IF PRE-EXISTING MOLD, ASBESTOS OR OTHER ENVIRONMENTAL CONTAMINANTS ARE DISCOVERED DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER, AND SHALL IMMEDIATELY TAKE MEASURES TO CONTAIN THE CONTAMINANTS AND TO PROTECT ALL PEOPLE IN THE AREA INCLUDING CONSTRUCTION WORKERS, TENANTS, AND ANY OTHER PERSONS PRESENT FROM SAID CONTAMINANTS.

MEP NOTES

- HVAC: HVAC DISTRIBUTION AND ZONING ARE NOTED DIAGRAMMATICALLY AS A REQUIREMENT FOR FINAL DELIVERED OPERATION OF THE SUITE. GC TO ENGAGE PROFESSIONAL ENGINEER LICENSED IN VIRGINIA TO FURNISH MECHANICAL HVAC SYSTEM DESIGN AND DOCUMENTATION COMPLIANT WITH ALL LOCAL AND MUNICIPAL CODES. DESIGN AND INSTALLATION TO INCLUDE BUT NOT BE LIMITED TO VAV UNITS SIZE AND CAPACITY VERIFICATION (REPLACED OR SUPPLEMENTED TO ACHIEVE SATISFACTORY AIR CONDITIONING AS REQUIRED); DUCT ROUTING, ASSEMBLY, SUSPENSION, AND CONNECTIONS. GC TO FURNISH AND INSTALL GRILLS, DIFFUSERS, RETURN, THERMOSTATIC CONTROLS, EQUIPMENT SPECIFICATION, AND ALL OTHER COMPONENTS REQUIRED FOR A FULLY FUNCTIONING AND COMPLETED INSTALLATION.
- PLUMBING: FIXTURES ARE NOTED DIAGRAMMATICALLY AS A REQUIREMENT FOR FINAL DELIVERED OPERATION OF THE SUITE. SANITARY, HOT AND COLD WATER CONNECTIONS ARE INHERENTLY REQUIRED AS PART OF THIS TENANT FITOUT BY REFERENCE OF THE PLUMBING FIXTURE ITSELF. GC TO ENGAGE PROFESSIONAL ENGINEER LICENSED IN VIRGINIA TO FURNISH PLUMBING SYSTEM DESIGN AND DOCUMENTATION COMPLIANT WITH ALL LOCAL AND MUNICIPAL CODES. DESIGN AND INSTALLATION TO INCLUDE BUT NOT BE LIMITED TO CONNECTIONS, PIPE SIZE, FIXTURE SPECIFICATIONS, AND ALL OTHER COMPONENTS REQUIRED FOR A FULLY FUNCTIONING AND COMPLETED INSTALLATION.
- ELECTRICAL: SYSTEM REQUIREMENTS ARE NOTED DIAGRAMMATICALLY AS A REQUIREMENT FOR FINAL DELIVERED OPERATION OF THE SUITE. RECEPTACLE BACK BOXES, COUNTIUT, FIXTURE SUSPENSION AND SUPPORT ARE INHERENTLY REQUIRED AS PART OF THE TENANT FITOUT BY REFERENCE OF THE RECEPTACLES AND LIGHTING FIXTURES. GC TO ENGAGE PROFESSIONAL ENGINEER LICENSED IN VIRGINIA TO FURNISH ELECTRICAL SYSTEM DESIGN AND DOCUMENTATION COMPLIANT WITH ALL LOCAL AND MUNICIPAL CODES. DESIGN AND INSTALLATION TO INCLUDE BUT NOT BE LIMITED TO CONNECTIONS, WIRE SIZE, PANEL SCHEDULES, COMPONENT INSTALLATION HTS, FIXTURE SPECIFICATIONS, AND ALL OTHER COMPONENTS REQUIRED FOR A FULLY FUNCTIONING AND COMPLETED INSTALLATION.
- SPRINKLER SYSTEM: NO PROPOSED CHANGES.

CONTACT INFORMATION

PROPERTY OWNER
 FW VA SARATOGA SHOPPING CENTER LLC
 PO BOX 790830
 SAN ANTONIO, TX 78279

TENANT
 HAY-BIG DADDY, LLC T/A DOMINO'S
 10350 MIDDLEBROOK RD
 GERMANTOWN, MD 20874
 CONTACT: CHARLIE MALAMENT
 EMAIL: CLMALAMENT@YAHOO.COM

ARCHITECT
 JOHN F. HELTZEL A.I.A., P.C.
 9389 FORESTWOOD LANE
 MANASSAS, VIRGINIA 20110
 CONTACT: AMBER MCCOLLISTER
 PHONE: 703-748-8801 x109
 EMAIL: AMBER@HELTELZELAIA.COM