

TENANT LAYOUT

DOMINO'S STORE #4373

8068 ROLLING ROAD  
SPRINGFIELD, VA 22153

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\* INDICATES DRAWINGS PROVIDE BY OTHERS, FOR REFERENCE ONLY



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8068 ROLLING RD

COVER SHEET / PROJECT INFORMATION

LEGEND

SYMBOLS

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

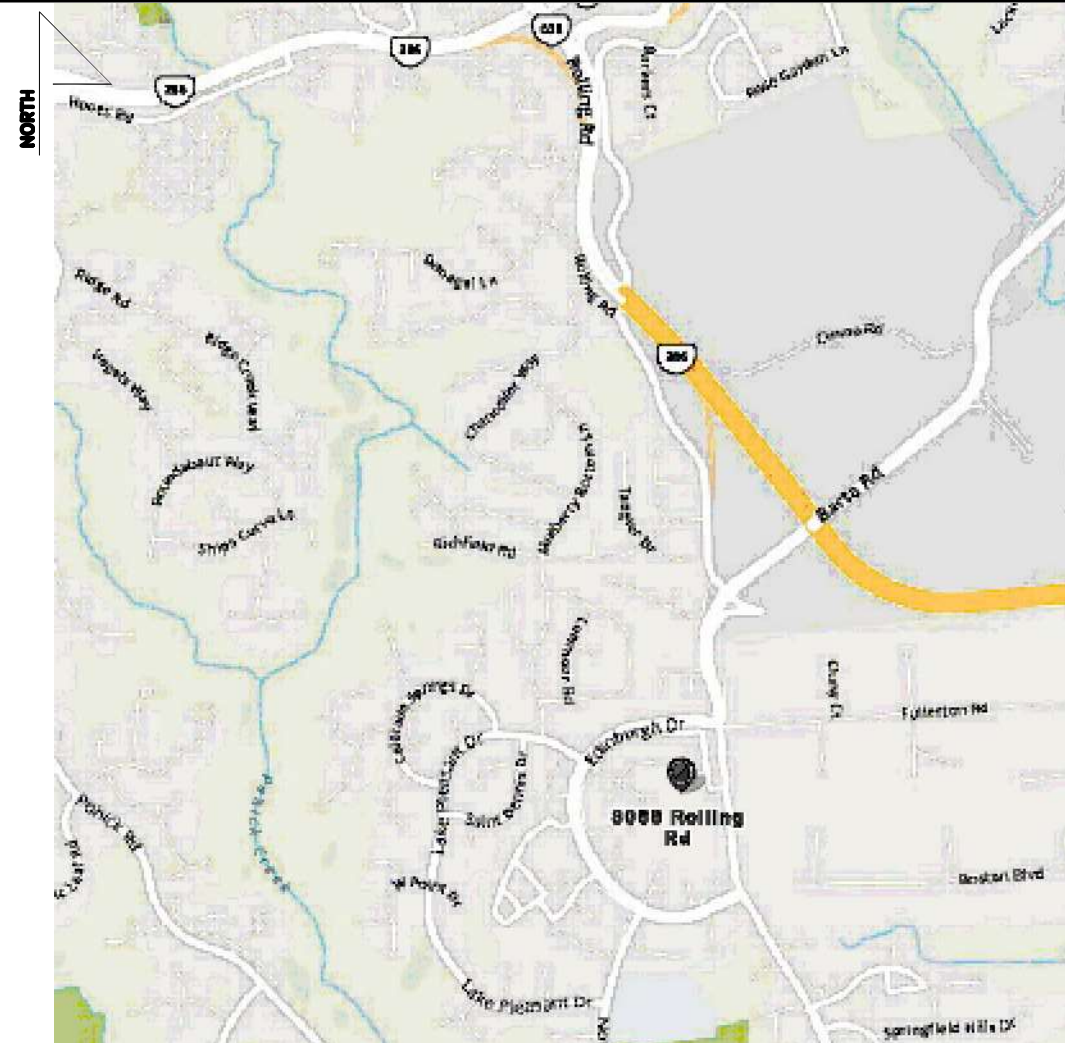
ABBREVIATIONS

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

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

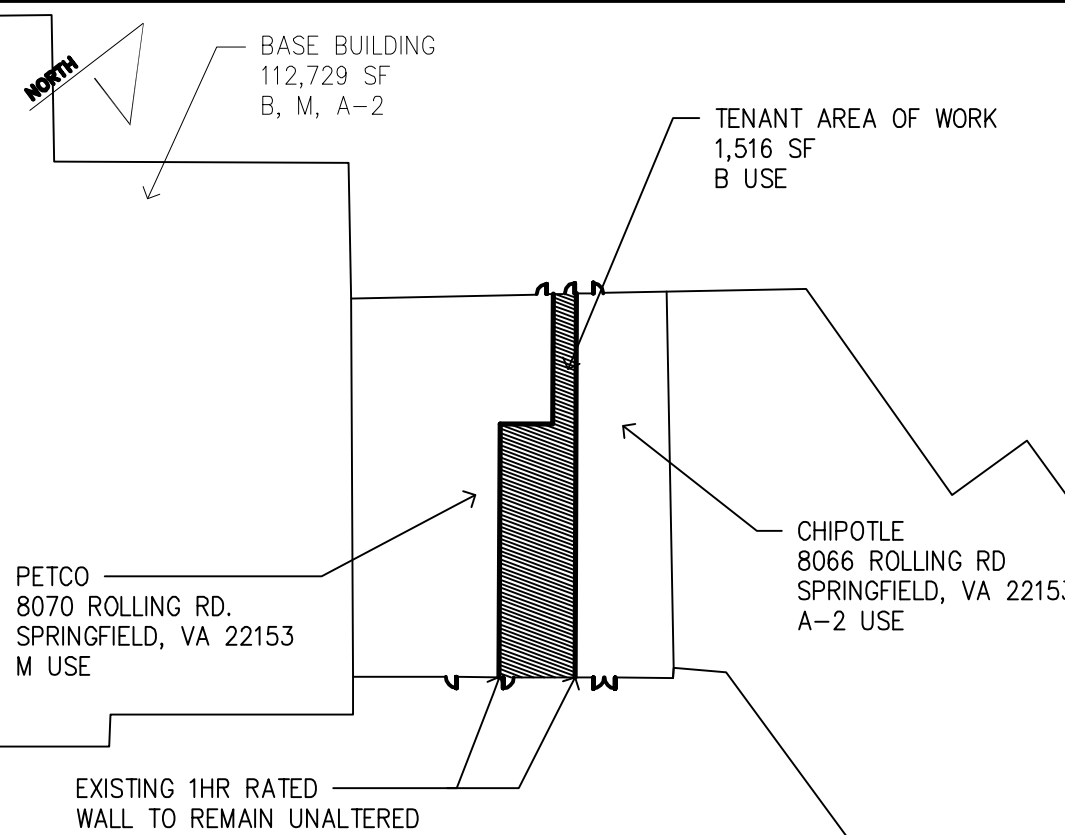
VICINITY MAP

NOT TO SCALE



KEY PLAN

NOT TO SCALE



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: IIIB  
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)

OCCUPANT LOAD (TABLE 1004.1.2)				
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

PLUMBING FIXTURE TABULATION (TABLE 2902.1)						
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	0.100	1	
SERVICE SINK	1	1.00	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 SURING 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.

CONTACT INFORMATION

PROPERTY OWNER

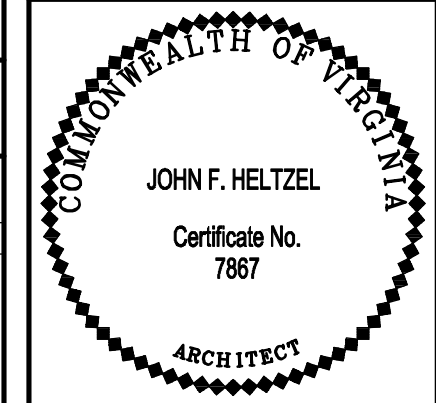
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DATE:	11/11/2019
	ISSUE FOR PERMIT
1	11/22/2019
	ADDRESS COMMENTS
2	02/18/2020
	ADDRESS COMMENTS


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