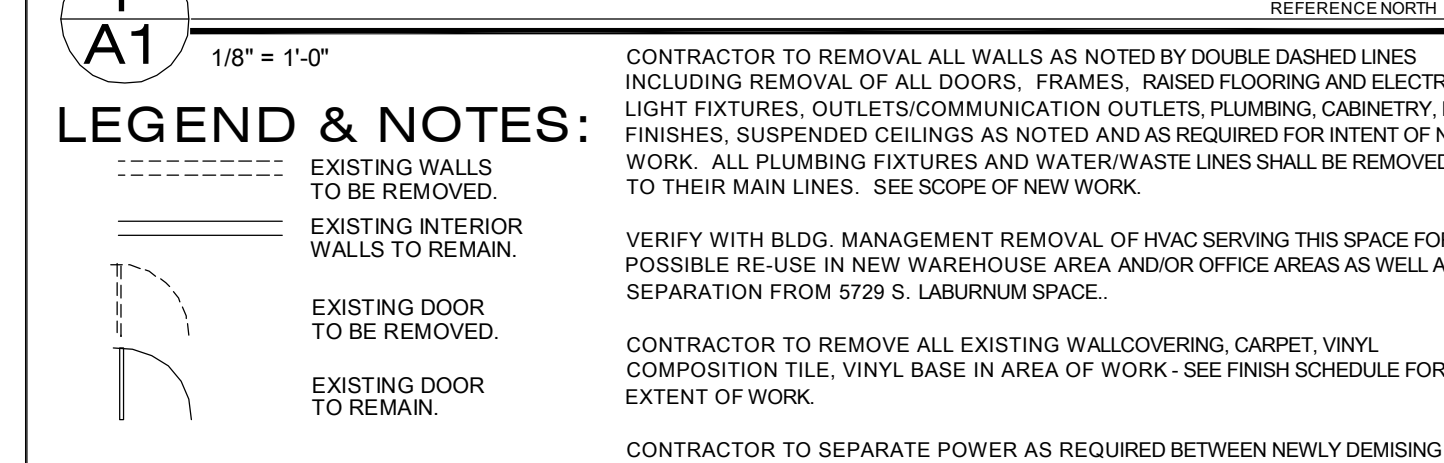


DEMOLITION PLAN 5727 S. LABURNUM AVE.



CONTRACTOR TO REMOVE ALL WALLS AS NOTED BY DOUBLE DASHED LINES INCLUDING REMOVAL OF ALL DOORS, FRAMES, RAISED FLOORING AND ELECTRICAL LIGHT FIXTURES, OUTLETS/COMMUNICATION OUTLETS, PLUMBING, CABINETRY, ROOM FINISHES, SUSPENDED CEILING AS NOTED AND AS REQUIRED FOR INTENT OF NEW WORK. ALL PLUMBING FIXTURES AND WATER/WASTE LINES SHALL BE REMOVED BACK TO THEIR MAIN LINES. SEE SCOPE OF NEW WORK.

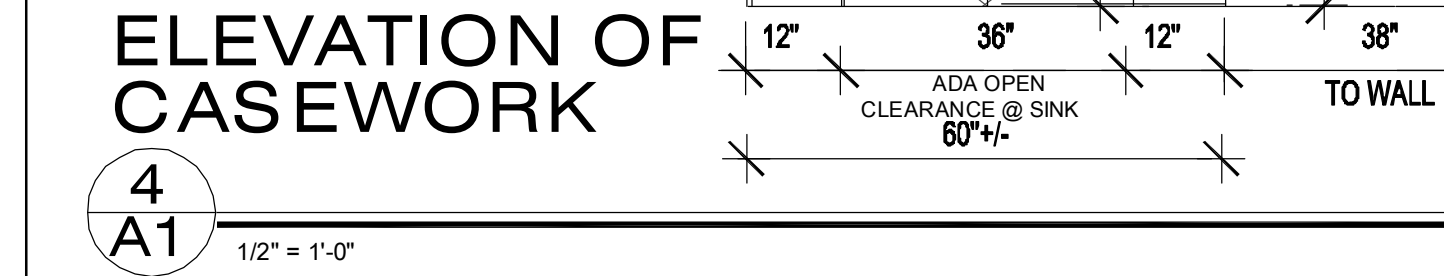
VERIFY WITH BLDG. MANAGEMENT REMOVAL OF HVAC SERVING THIS SPACE FOR POSSIBLE RE-USE IN NEW WAREHOUSE AREA AND/OR OFFICE AREAS AS WELL AS SEPARATION FROM 5729 S. LABURNUM AVENUE.

CONTRACTOR TO REMOVE ALL EXISTING WALLCOVERING, CARPET, VINYL COMPOSITION TILE, VINYL BASE IN AREA OF WORK - SEE FINISH SCHEDULE FOR FULL EXTENT OF WORK.

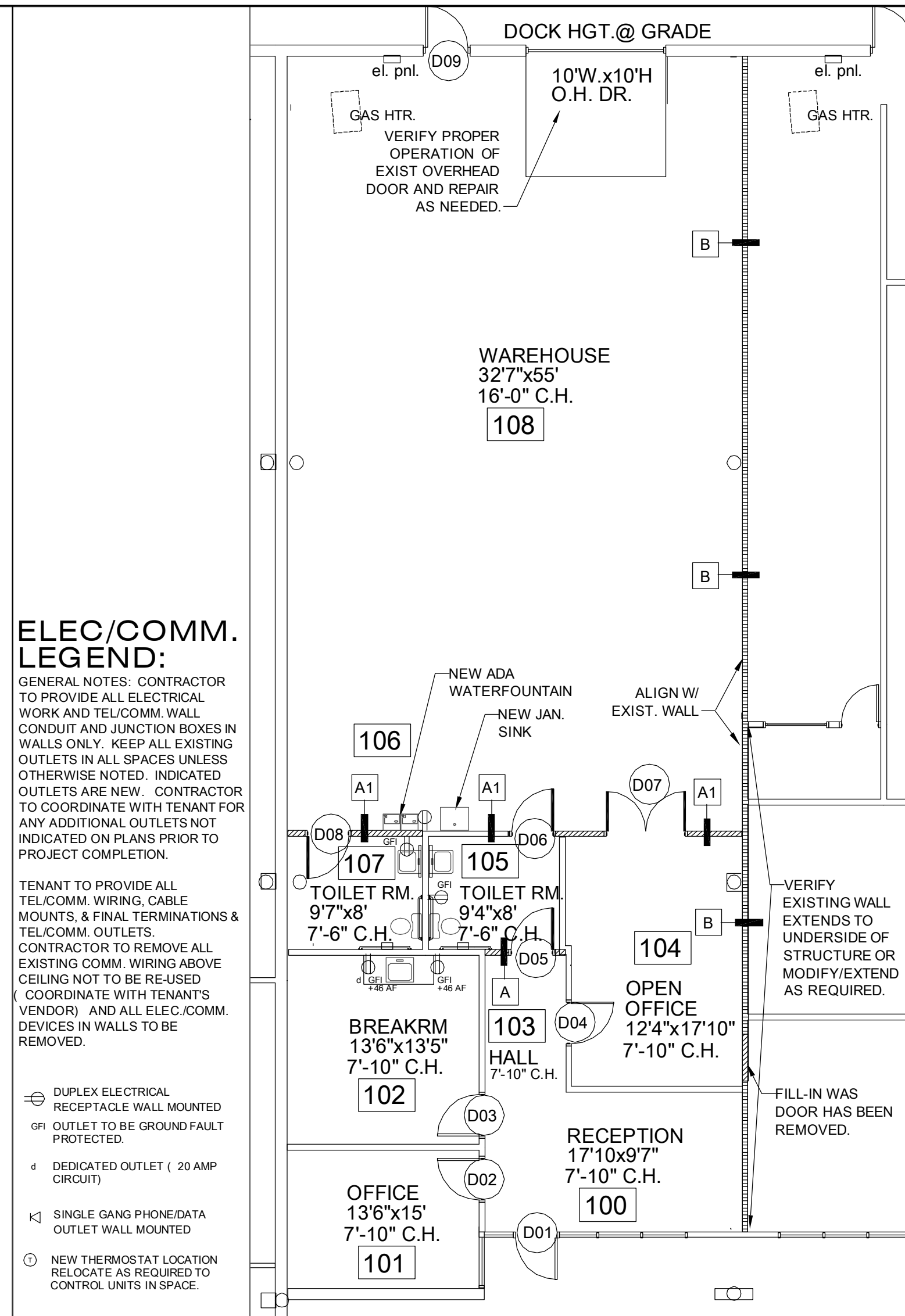
CONTRACTOR TO SEPARATE POWER AS REQUIRED BETWEEN NEWLY DEMISING SPACES. SEE ELECTRICAL NOTES.

FINISH SCHEDULE									
FINISH	ITEM NO.	MANUFACTURER	PRODUCT NO.	COLOR	REMARKS				
CARPET TILES	CPT	DAVITA	DAVITA	DAVITA	CONTRACTOR TO PROVIDE SAMPLES FOR TENANT'S APPROVAL				
VINYL COMPOSITION TILE	VCT	AMERONIC	AMERONIC	AMERONIC	CONTRACTOR TO REMOVE SAMPLES FOR TENANT'S APPROVAL				
VINYL COVER BASE	VCB	AMERONIC	AMERONIC	AMERONIC	CONTRACTOR TO PROVIDE SAMPLES FOR TENANT'S APPROVAL				
PAIN (ACCENT ROYAL BLUE)	PI	SHERWIN WILLIAMS	EGGHELL FINISH	T.B.D.	(WALLS) CONTRACTOR TO PROVIDE SAMPLES FOR TENANT'S APPROVAL				
PAIN WALL (OAK PANELS, TRIM WALLS)	PI	SHERWIN WILLIAMS	SEASIDE FINISH	T.B.D.	(HALL FINISHES) CONTRACTOR TO PROVIDE SAMPLES FOR TENANT'S APPROVAL				
PAIN TRIM (OAK PANELS, TRIM WALLS)	PI	SHERWIN WILLIAMS	SEASIDE FINISH	T.B.D.	(HALL FINISHES) CONTRACTOR TO PROVIDE SAMPLES FOR TENANT'S APPROVAL				
ACROUSTICAL TILE & GRID	ACT	MATCH TO EXISTING	MATCH TO EXISTING	WHITE	MATCH TO EXIST. BLDG. STD. REPLACE TO PROVIDE UNIFORM APPEARANCE.				
PLASTIC LAMINATE COUNTERTOP	PLM1	NEWMAR	T.B.D.	T.B.D.	PLASTIC LAMINATE COUNTERTOP				
PLASTIC LAMINATE BASE CABINET	PLM2	NEWMAR	T.B.D.	T.B.D.	PLASTIC LAMINATE BASE CABINET				

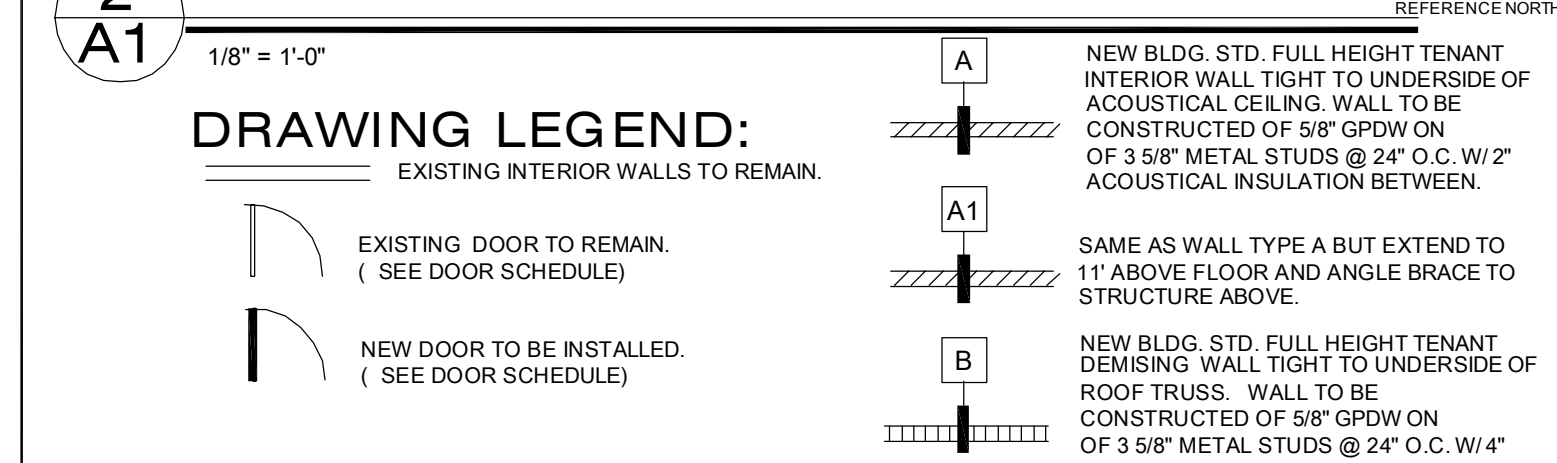
ROOM SCHEDULE											
SPACE NO.	ROOM TITLE	FLOOR	BASE	FINISH	NORTH	EAST	SOUTH	WEST	CEILING	REMARKS	
100	RECEPTION AREA	CPT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD. VERIFY PLACEMENTS WITH TENANT.
101	OFFICE	CPT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD. VERIFY PLACEMENTS WITH TENANT.
102	BREAKROOM	VCT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD. VERIFY PLACEMENTS WITH TENANT.
103	HALL	CPT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD.
104	OPEN OFFICE	CPT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	GREY COLOR CPT TILES
105	TOILET RM	VCT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD.
106	WAREHOUSE	PI	PI	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD. PAINT FLOOR WITH INDUSTRIAL GREY FLOOR PAINT
107	TOILET RM	VCT	VCT	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD.
108	WAREHOUSE	PI	PI	OPW	P2	OPW	P2	OPW	P2	ACT	BLDG. STD. PAINT FLOOR WITH INDUSTRIAL GREY FLOOR PAINT



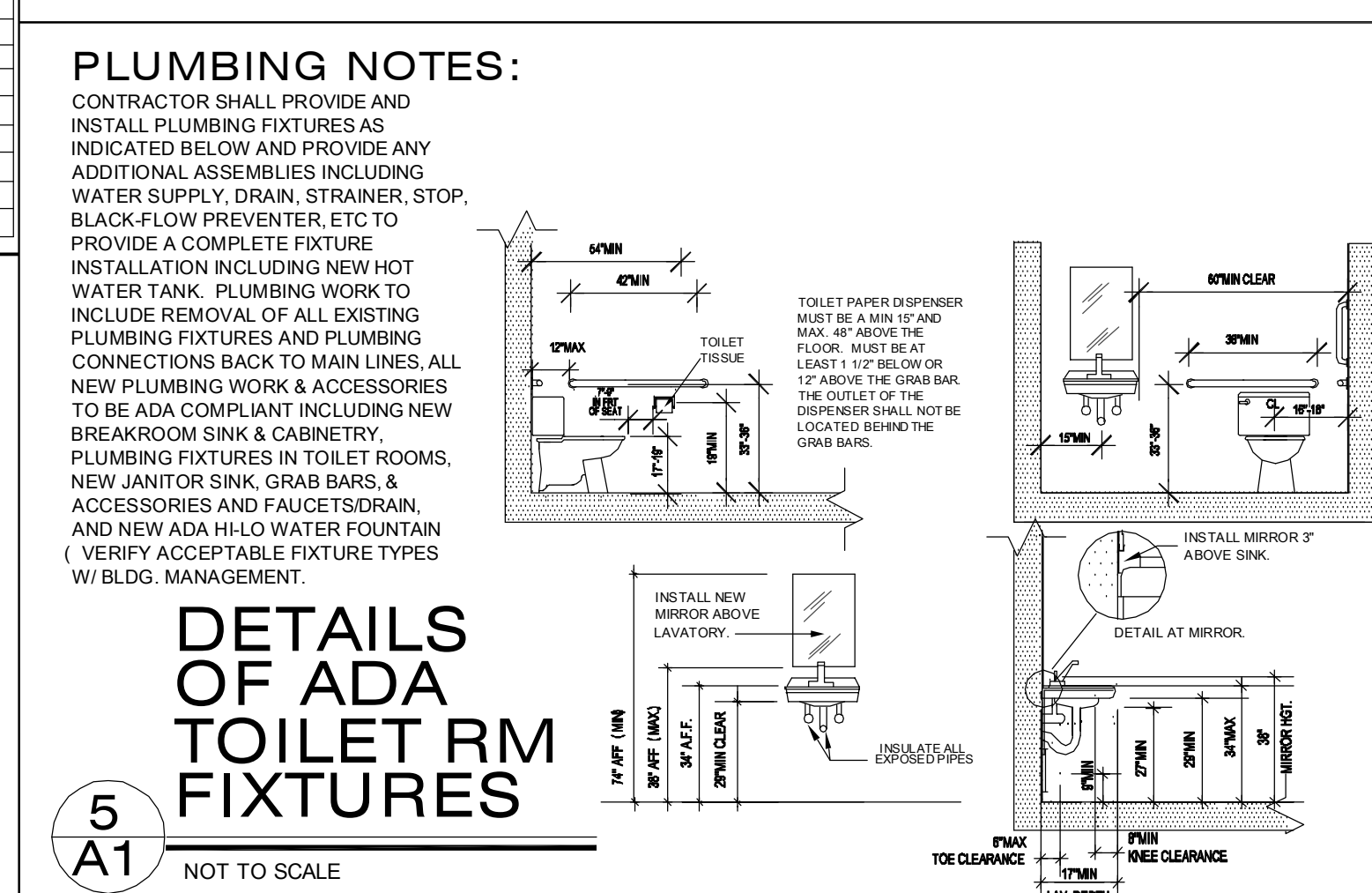
ELEVATION OF CASEWORK



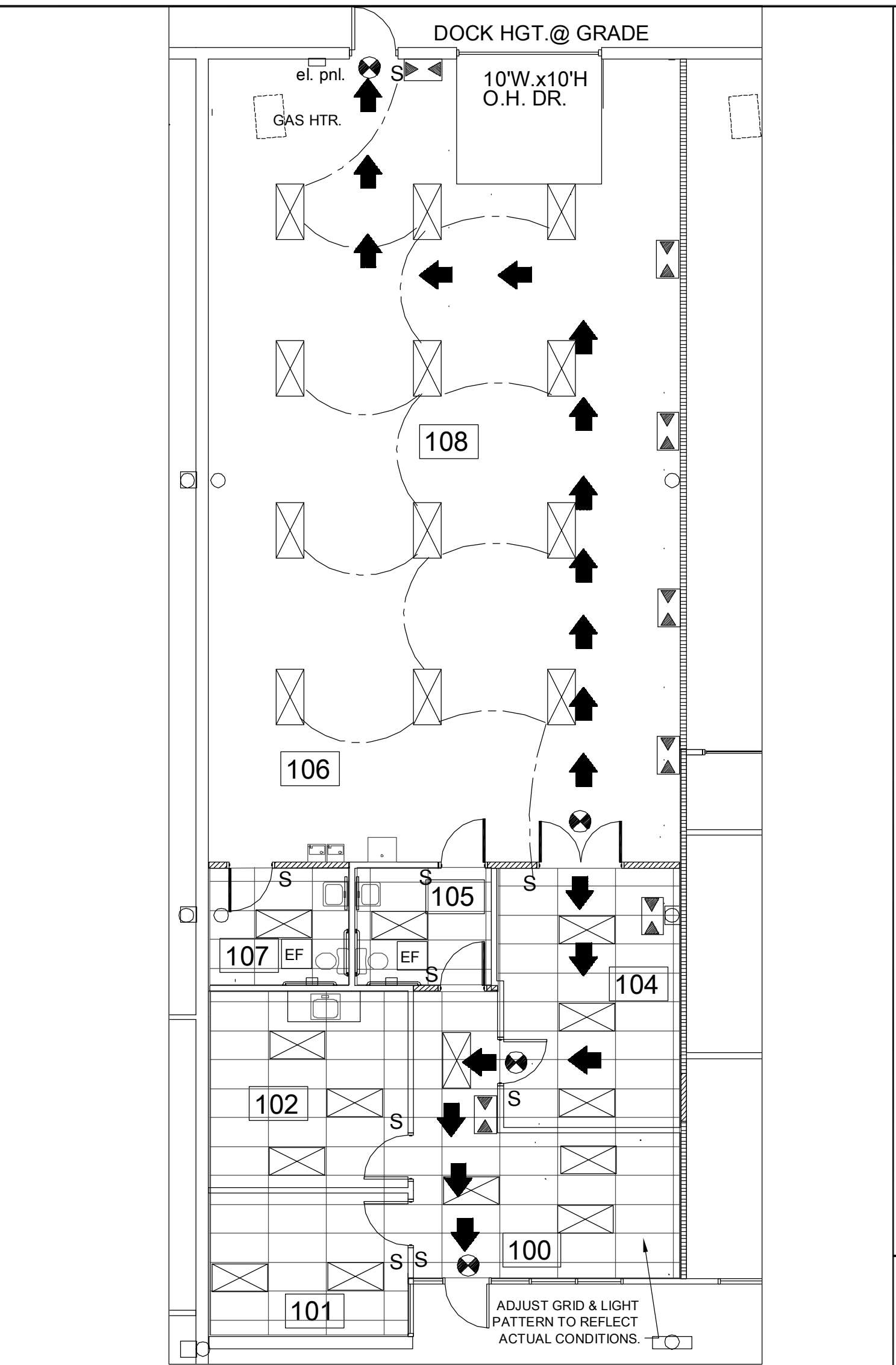
NEW CONSTRUCTION PLAN 5727 S. LABURNUM AVE.



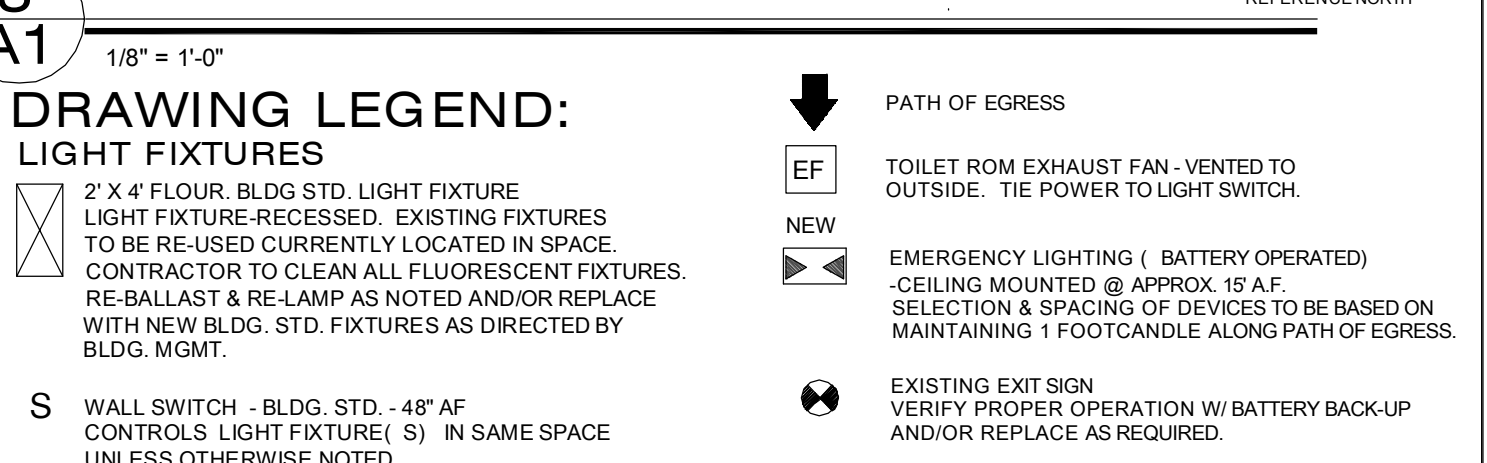
DOOR SCHEDULE												
NO.	NEW/EX	TYP.	MATL.	WIDTH	HEIGHT	THICK.	FIN.	HOW	FTYP	F.MATL.	F.FIN.	REMARKS
D01	EX	-	ALUM.	3'-0"	7'-0"	1-1/2"	AL	LS#1	B.S.	ALLUM.	B.S.	EXIST. DOOR. VERIFY PROPER OPERATION REKEY.
D02	EX	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	LS#2	B.S.	WD	P2	EXIST. DOOR & FRAME; NEW LEVER HDWR.
D03	EX	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	LS#1	B.S.	WD	P2	EXIST. DOOR & FRAME; NEW LEVER HDWR.
D04	EX	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	PS#1	B.S.	WD	P2	EXIST. DOOR & FRAME; NEW LEVER HDWR.
D05	NEW	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	LS#3	B.S.	WD	P2	NEW DOOR & FRAME; NEW LEVER HDWR.
D06	NEW	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	LS#3	B.S.	WD	P2	NEW DOOR & FRAME; NEW LEVER HDWR.
D07	NEW	B	WOOD	3'-0"	7'-0"	1-3/4"	P2	LS#3	B.S.	WD	P2	NEW DOOR & FRAME; NEW LEVER HDWR.
D08	NEW	A	WOOD	3'-0"	7'-0"	1-3/4"	P2	PS#2	B.S.	WD	P2	EXIST. DOOR & FRAME; NEW LEVER HDWR.
D09	NEW	-	METAL	3'-0"	7'-0"	1-3/4"	P2	EXIST.	B.S.	H.M.	P2	EXIST. DOOR & FRAME AND HDWR.



DETAILS OF ADA TOILET RM FIXTURES



REFLECTED CEILING PLAN 5727 S. LABURNUM AVE.



HARDWARE TYPE:		DOOR TYPE:	
PS#1 - BUILDING STANDARD (B.S.) PASSAGE SET - SINGLE DOOR	B.S. LEVER HARDWARE, B.S. DOOR HINGES, B.S. WALL MOUNTED (U.N.O.) DOOR STOP	B.S. WOOD DOUBLE DOORS IN H.M. FRAME	B.S. WOOD DOUBLE DOORS IN H.M. FRAME
PS#2 - BUILDING STANDARD (B.S.) PASSAGE SET - DOUBLE DOORS	B.S. LEVER HARDWARE, B.S. DOOR HINGES, B.S. WALL MOUNTED (U.N.O.) DOOR STOPS, SLIDE LATCH @ HEAD, INACTIVE DR.		
LS#1 - BUILDING STANDARD ENTRY DOOR LOCK SET (ENTRANCE TYPE)	-S. LOCKSET W/ LOCKSET (SINGLE CYLINDER) INSIDE THUMB TURN, B.S. 1 1/2 PAIR HINGES, B.S. DOOR CLOSER		
LS#2 - BUILDING STANDARD OFFICE DOOR LOCK SET	-S. WOOD LOCKSET W/ LOCKSET (SINGLE CYLINDER), W/ INSIDE ALWAYS FREE, B.S. 1 1/2 PAIR HINGES		
LS#3 - BUILDING STANDARD PRIVACY LOCK SET (TOILET RM)	-S. WOOD DISTRIBUTION LOCKSET (SINGLE CYLINDER) W/ INSIDE ALWAYS FREE, B.S. 1 1/2 PAIR HINGES		



BUSINESS PARK KEY PLAN

- ### CONSTRUCTION NOTES:
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. IF DIFFERENT CONDITIONS EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE COMMENCING WORK. WORK SHALL BE PERFORMED IN SUCH A MANNER TO ALLOW ADJACENT BUILDING OCCUPANTS TO REMAIN IN OPERATION THROUGH THE MODIFICATIONS MADE TO THE SPACE.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DIMENSIONS ARE TAKEN TO THE FACE OF PARTITIONS OR OPENINGS UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION AND IMPROVEMENTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT APPROVED EDITIONS OF THE UNIFORM STATEWIDE BUILDING CODE AND ANY AMENDMENTS REQUIRED BY THE LOCAL JURISDICTION AND APPROVED BY THE LOCAL INSPECTION OFFICE.
 - CONTRACTOR SHALL FILE FOR ALL REQUIRED PERMITS AND MAKE ANY REQUIRED CHANGES TO THE WORK AS REQUIRED TO BE CODE COMPLIANT.
 - ALL NEW ELECTRICAL WORK SHALL BE INSTALLED USING RIGID METAL CONDUIT AND/OR FLEXIBLE METAL JACKET WIRING AND BE EXTENDED FROM EACH EXISTING ELECTRICAL PANELBOARD SERVING EACH SPACE RESPECTIVELY.
 - CONTRACTOR TO MODIFY EXISTING HVAC SYSTEM(S) TO SEPARATE SYSTEMS BETWEEN 5729 & 5729 S. LABURNUM AVE. SPACES. CONTRACTOR SHALL MODIFY SYSTEMS TO PROVIDE HVAC AS DIRECTED BY BLDG. MANAGEMENT.
 - SEE DRAWING FOR FULL EXTENT OF ALL WORK.

BUILDING CODE INFORMATION:

BUILDING CODE: VA. REHABILITATION CODE - (VRC 2012)
UNIFORM STATEWIDE BUILDING CODE
ALTERATION LEVEL: LEVEL 2
TOTAL OF AREA OF WORK: 2986 SF. - FIRST FLOOR
BUILDING STORIES: ONE
USE GROUP CLASSIFICATION - S-1(MODERATE-HAZARD STOR.)
NO CHANGE FROM PREVIOUS USE.

TYPE OF CONSTRUCTION - 2C UNPROTECTED
FIRE PROTECTION: NON-SPRINKLERED
FIRE ALARM/DETECTION SYSTEMS: NONE
REQUIRED FIRE RESISTANT RATINGS:
STRUCTURAL FRAME - 0 HR.
BEARING WALLS - EXTERIOR - 0 HR.
STANDARD INTERIOR WALLS - 0 HR.
FLOOR CONSTRUCTION - 0 HR.
ROOF CONSTRUCTION - 0 HR.
REQUIRED FIRE SEPARATION: (SEE USE GROUPS)
TENANT SEPARATION - 0 HR. (EXISTING) 0 REQ'D.
FLR LOADS: 100 PSF (LIVE LOAD) SLAB ON GRADE

BUILDING OCCUPANCY:
OFFICE/WAREHOUSE:
STORAGE USE (WAREHOUSE) :
2986 SF/ 500 PER PERSON = 6 PERSONS

MEANS OF EGRESS:
TWO MEANS OF EGRESS (FRONT & REAR)
REQ'D EGRESS WIDTH 6x0.15 =
36" MIN. EGRESS WIDTH.
PROVIDED EGRESS WIDTH: 64 INCHES .
MAX. LENGTH OF TRAVEL: <200 FT.
MAX. COMMON PATH OF TRAVEL: <100 FT

PROJECT CONTACTS:

BUILDING OWNER CONTACT:
AMY MARSDEN
ADLER REALTY
BRD CENTER MANAGEMENT
5725 SOUTH LABURNUM AVENUE
RICHMOND, VA, 23231
AMARSDEN@ADLERGROUP.COM
(804) 222-6960

CONTRACTOR CONTACT:
TO BE DETERMINED.

ARCHITECT:
RICK COMESS
ARCHITECTURAL & INTERIOR
SERVICES, INC.
701 EAST FRANKLIN ST. SUITE 1115
RICHMOND, VIRGINIA 23219
AIS AIS@VERIZON.NET
(804) 783-9800



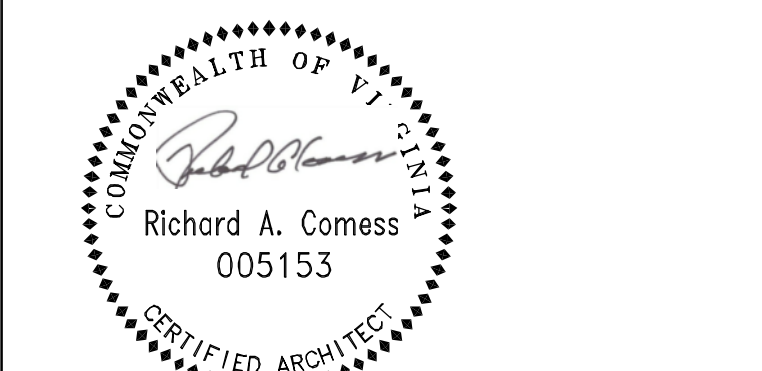
SEVENTH & FRANKLIN BUILDING
701 EAST FRANKLIN STREET SUITE 1115
RICHMOND, VIRGINIA 23219-2510
(804) 783-9800
(804) 783-9801 FAX
AIS AIS@VERIZON.NET

CONSTRUCTION PLAN FOR:

TENANT SPACE CHANGES FOR ERODEX

5727 SOUTH LABURNUM AVENUE

BYRD CENTER BUSINESS PARK
HENRICO COUNTY, VA



SCALE: 1/8" U.N.O.
PROJECT NO: 2238.33
DATE: 14 DECEMBER 2015
REVISION: