

# P O T T E R Y B A R N

## WILLIAMS SONOMA

CALIFORNIA

OWNER:  
**WILLIAMS-SONOMA, INC.**  
 3250 Van Ness Avenue  
 San Francisco, CA 94109  
 T 415 616 8602  
 F 415 439 8164  
 www.williams-sonoma.com

### OCCUPANT LOAD AND EXITING

### APPLICABLE CODES

### RCP GENERAL NOTES

### PROJECT DIRECTORY

### DRAWING INDEX

OCCUPANT LOAD	SF	LOAD FACTOR	OCC
SALES FLOOR AREA: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.2)	13,353	/ 30	= 446
STOCK AREA: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.2)	4,773	/ 300	= 16
MANAGERS OFFICE: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.2)	173	/ 100	= 2
<b>TOTAL FIRST LEVEL:</b>	<b>18,299 SF</b>		<b>464 OCC</b>

CODE ENFORCEMENT JURISDICTION (AHJ) = CITY OF VIRGINIA BEACH ICC
BUILDING CODE: VA BUILDING AND FIRE CODE RELATED REGULATIONS (BASED ON IBC) LOCAL AMENDMENTS - VIRGINIA BEACH CITY CODE
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2011
MECHANICAL CODE: VA MECHANICAL CODE (BASED ON 2012 IMC) 2012
PLUMBING CODE: VA PLUMBING CODE (BASED ON 2012 IP) 2012
ENERGY CODE: VA ENERGY CONSERVATION CODE (BASED ON ASHRAE 90.1-2007) 2012
GAS CODE: VIRGINIA FUEL GAS CODE (BASED ON 2012 IFGC) 2012
FIRE CODE: VA FIRE PREVENTION CODE (BASED ON 2012 IFC) 2012
ACCESSIBILITY CODE: ANSI A117.1 FOR ACCESSIBILITY STANDARDS
CONSTRUCTION TYPE: IA
USE GROUP: M-MERCANTILE
FIRE SUPPRESSION: FULLY SPRINKLED
SEISMIC DESIGN CATEGORY: B

- ALL CEILING HEIGHTS INDICATED ARE FROM FINISH FLOOR TO FINISH CEILING UN
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, UN
- REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURES TO BE PROVIDED. NOTIFY ARCHITECT OF ANY DISCREPANCIES
- COORDINATE CEILINGS WITH MECHANICAL. SEE MECHANICAL PLAN FOR LOCATIONS OF ALL DIFFUSERS, DUCTS, RETURN AIR GRILLES, SPRINKLERS AND ANY ADDITIONAL MECHANICAL EQUIPMENT
- SPRINKLER HEADS:  
 A.) IN GYPSUM BOARD CEILINGS SPRINKLER HEADS TO BE FLUSH CONCEALED TYPE WITH COVERS  
 B.) PROVIDE SPRINKLER LAYOUT, QUANTITY OF HEADS AS REQUIRED BY LANDLORD'S INSURANCE AND BY CODE
- VERIFY SPEAKER QUANTITIES AND LOCATIONS WITH SOUND SYSTEM CONTRACTOR
- ACCESS MECHANICAL AND ELECTRICAL EQUIPMENT CONCEALED BY GWB THROUGH MECHANICAL DIFFUSERS. WHERE ADDITIONAL ACCESS IS REQUIRED, PROVIDE ACCESS PANEL FLUSH WITH TAPED EDGES
- FINISH ALL CEILING REGISTERS, GRILLES AND SPEAKER COVERS TO MATCH SALES AREA CEILING

OWNER:  
 WILLIAMS-SONOMA, INC.  
 3250 VAN NESS AVENUE  
 SAN FRANCISCO, CA 94109  
 415.438.8152  
 PB CONTACT: JIMMY CASTELLUCCI  
 EMAIL: jcastellucci@wsgc.com  
 WS CONTACT: MIKE RESNECK  
 EMAIL: mresneck@wsgc.com

CONSTRUCTION MANAGER:  
 LJI PROJECTS  
 336 EAST 5TH STREET  
 NEW YORK, NY 11220  
 352.262.3327 OFFICE: 212.229.0306  
 CONTACT: MEREDITH PLEWIS  
 EMAIL: mp@lji.nyc

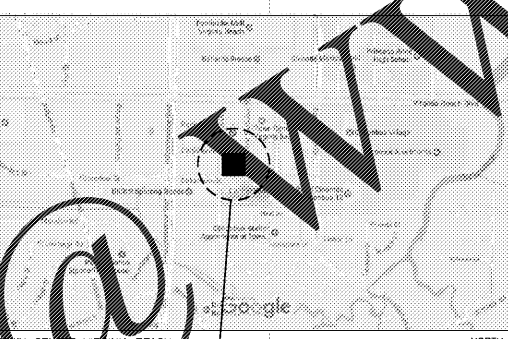
LANDLORD:  
 ARMADA HOFFLER PROPERTIES  
 222 CENTRAL PARK AVENUE, SUITE #2100  
 VIRGINIA BEACH, VIRGINIA 23462  
 P: 757.456.6900 M: 757.456.6905  
 CONTACT: J. THORNTON  
 EMAIL: jthornton@armadahoffler.com

ARCHITECT:  
 CALLISONRTKL INC.  
 1920 FIFTH AVENUE #2400  
 SEATTLE, WA 98101-2343  
 P: 206.332.1900 FAX: 206.623.4625  
 CONTACT: KEVIN BURKE  
 EMAIL: kevin.burke@rtkl.com

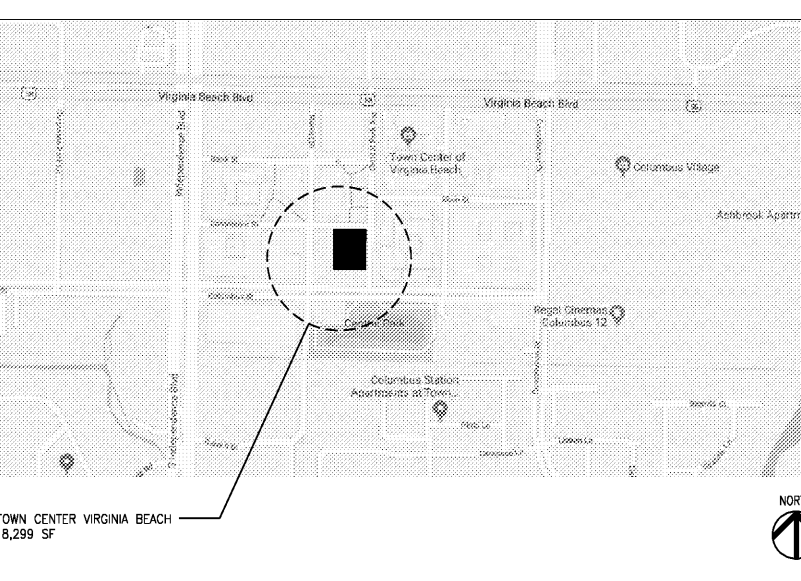
STRUCTURAL ENGINEER:  
 DCI CONSULTANT, INC.  
 818 STEWART ST. SUITE 1000  
 SEATTLE, WA 98101  
 206.332.1900 FAX: 206.332.1600  
 CONTACT: BRUCE ZHONG  
 EMAIL: bzhong@dcic-engineers.com

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS:  
 EEA CONSULTING ENGINEERS  
 6515 VAUGHT RANCH ROAD, SUITE 200  
 AUSTIN, TX 78730  
 512.744.4439 FAX: 512.744.4444  
 CONTACT: SEAN ROSS  
 EMAIL: seanross@eece.com

### VICINITY MAP



### SITE MAP



### GENERAL NOTES

- DO NOT SCALE THE DRAWINGS
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. NOTIFY THE ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION FOR RESOLUTION
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION FOR RESOLUTION
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UN
- DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS, SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS 6" INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS
- COORDINATE ALL WORK AFFECTING THE EXTERIOR OR BUILDING SYSTEM WITH OWNERS AGENT
- COORDINATE ALL WORK WITH FACTORIAL RULES AND REGULATIONS
- ITEMS INDICATED AS BIDDER DESIGN SHALL BE DESIGNED AND ENGINEERED BY THE CONTRACTOR AND/OR BASED ON BEST PRACTICE COMPLIANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE AND DESIGN CRITERIA INDICATED.

### FLOOR PLAN GENERAL NOTES

- PROVIDE BLOCKING AND BACKING AS DEFINED IN SPECIFICATION IN EXISTING WALLS AND PARTITIONS FOR ALL CASEWORK, SHELVING, COUNTERTOPS, TOILET ACCESSORIES, AND OWNER SUPPLIED EQUIPMENT. COORDINATE WITH SHDP DRAWINGS
- FOR CEILING AND SOFFIT FINISHES SEE REFLECTED CEILING PLAN
- ALL ANGLED WALLS ARE AT 45°, 90° OR 135° UN
- WHERE DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE
- ALL EXISTING STEEL WIDE FLANGE, TUBE OR CONCRETE COLUMNS IN PUBLIC AREAS TO BE PAINTED AND TO RECEIVE BASE. VERIFY WITH ARCHITECT IF COLUMN CONDITION IS ACCEPTABLE TO REMAIN EXPOSED. OTHERWISE PROVIDE MINIMAL FURRING AND GWB AROUND COLUMN
- MAINTAIN FIRE RESISTANCE RATING FOR ALL TENANT DEMISING WALLS
- FOR DOOR SCHEDULE SEE A-004 & A-005.
- PROVIDE BRIDGING AT SALES FLOOR WALLS WHERE GWB OCCURS AT ONLY (1) SIDE PER STRUCTURAL
- ALL WOOD USED FOR BLOCKING, PARTITIONS, PLATFORM FRAMING AND PLYWOOD UNDERLAYMENT TO BE FIRE TREATED.
- REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, WALL PARTITION TAGS, AND ADDITIONAL INFORMATION NOT SHOWN.

### SCOPE OF WORK

INTERIOR COMMERCIAL TENANT IMPROVEMENT OF AN EXISTING MULTI-STORY BUILDING. SCOPE INCLUDES NEW BUILD-OUT OF A LEASED SPACE IN AN EXISTING BUILDING FOR FIRST OCCUPANCY. NEW WORK INCLUDES NEW NON-STRUCTURAL PARTITIONS, CEILINGS, FINISHES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.

FIRE SPRINKLER SYSTEM IS TO BE MODIFIED AS REQUIRED FOR NEW TENANT SPACE. SPRINKLER SYSTEM MODIFICATIONS WILL BE BIDDER DESIGN UNDER SEPARATE PERMIT.

STOCK SHELVING SYSTEM AND STRUCTURAL CALCULATIONS WILL BE BIDDER DESIGNED UNDER SEPARATE PERMIT.

SIGNAGE SHOWN IS FOR INFORMATION ONLY. SIGNAGE WILL BE UNDER SEPARATE PERMIT.

SHEET NO.	SHEET NAME	ARCHITECTURAL	FEASIBILITY SET	PRELIMINARY SET	LL CD SET
A-000	GENERAL INFORMATION				
A-001	RESPONSIBILITY MATRIX, SYMBOLS & ABBREVIATIONS				
A-002	WS FINISH SCHEDULE, FINISH & MATERIAL LEGEND				
A-003	PB FINISH SCHEDULE, FINISH & MATERIAL LEGEND				
A-004	WS DOOR SCHEDULE, NOTES, HARDWARE & DOOR TYPES				
A-005	PB DOOR SCHEDULE, NOTES, HARDWARE & DOOR TYPES				
A-006	ACCESS PLAN				
A-110	OVERALL FLOOR/FINISH PLAN				
A-111	PARTIAL FIRST FLOOR PLAN - SOUTHEAST				
A-112	PARTIAL FIRST FLOOR PLAN - SOUTHWEST				
A-113	PARTIAL FIRST FLOOR PLAN - NORTHEAST				
A-114	PARTIAL FIRST FLOOR PLAN - NORTH				
A-115	PARTIAL FIRST FLOOR PLAN - NORTHWEST				
A-130	OVERALL REFLECTED CEILING PLAN				
A-130a	WS B-LINE SUPPORT DIAGRAM				
A-130c	PB B-LINE SUPPORT DIAGRAM				
A-131	PARTIAL REFLECTED CEILING PLAN - SOUTHEAST				
A-132	PARTIAL REFLECTED CEILING PLAN - SOUTHWEST				
A-133	PARTIAL REFLECTED CEILING PLAN - NORTHEAST				
A-134	PARTIAL REFLECTED CEILING PLAN - NORTH				
A-135	PARTIAL REFLECTED CEILING PLAN - NORTHWEST				
A-201	OVERALL EXTERIOR ELEVATIONS				
A-202	EXTERIOR ELEVATIONS				
A-203	EXTERIOR ELEVATIONS				
A-510	WS INTERIOR SIGNAGE DETAILS & GRAPHICS SCHEDULE				
A-511	WS EXTERIOR SIGNAGE DETAILS & GRAPHICS SCHEDULE				
A-512	PB INTERIOR SIGNAGE DETAILS & GRAPHICS SCHEDULE				
A-513	PB EXTERIOR SIGNAGE DETAILS & GRAPHICS SCHEDULE				
A-601	OVERALL BLOCKING PLAN				
A-701	INTERIOR ELEVATIONS				
A-702	INTERIOR ELEVATIONS				
A-703	INTERIOR ELEVATIONS				
A-704	INTERIOR ELEVATIONS				
A-705	INTERIOR ELEVATIONS				
A-706	INTERIOR ELEVATIONS				
A-801	WALL TYPES & PARTITION TYPES				
A-802	WALL DETAILS				
A-803	INTERIOR DETAILS				
A-804	WS INTERIOR DETAILS				
A-805	WS SCULLERY DETAILS				
A-806	WS DEMO ISLAND DETAILS				
A-807	WS DEMO ISLAND DETAILS				
A-808	PB INTERIOR DETAILS				
A-809	RESTROOM DETAILS				
A-901	SPECIFICATIONS				
A-902	SPECIFICATIONS				
A-903	SPECIFICATIONS				
A-904	SPECIFICATIONS				
A-905	SPECIFICATIONS				
A-906	SPECIFICATIONS				
F-110	OVERALL FIXTURE PLAN				
F-200	MERCHANDISE BREAKDOWN				
F-210	PATH OF GOODS PLAN				
S-101	STRUCTURAL GENERAL NOTES				
S-102	STRUCTURAL GENERAL NOTES				
S-201	STRUCTURAL FLOOR PLAN				
S-202	REFLECTED CEILING PLAN				
S-301	STRUCTURAL DETAILS				
S-302	STRUCTURAL DETAILS				

SHEET NO.	SHEET NAME	FEASIBILITY SET	PRELIMINARY SET	LL CD SET
M-001	MECH INFORMATION AND DRAWING LIST - MECHANICAL			
M-002	HVAC SCHEDULES & CALCULATIONS			
M-003	HVAC CALCULATIONS			
M-110	OVERALL HVAC PLAN			
M-111	PARTIAL HVAC PLAN			
M-112	PARTIAL HVAC PLAN			
M-113	PARTIAL HVAC PLAN			
M-114	PARTIAL HVAC PLAN			
M-115	PARTIAL HVAC PLAN			
M-116	PARTIAL HVAC PLAN			
M-301	MECHANICAL DETAILS			
M-901	SPECIFICATIONS - MECHANICAL			
M-902	SPECIFICATIONS - MECHANICAL			
M-903	SPECIFICATIONS - MECHANICAL			
P-001	INFORMATION AND DRAWING LIST - PLUMBING			
P-002	SCHEDULES - PLUMBING			
P-110	OVERALL PLUMBING PLAN			
P-111	PARTIAL PLUMBING PLAN			
P-112	PARTIAL PLUMBING PLAN			
P-113	PARTIAL PLUMBING PLAN			
P-114	PARTIAL PLUMBING PLAN			
P-115	PARTIAL PLUMBING PLAN			
P-201	PLUMBING DETAILS			
P-202	PLUMBING RISER DIAGRAMS			
E-001	ELECTRICAL LEGENDS AND NOTES			
E-002	LIGHTING FIXTURE SCHEDULE			
E-003a	POTTERY BARN LIGHTING CONTROLS			
E-003b	WILLIAMS SONOMA LIGHTING CONTROLS			
E-004	LIGHTING CONTROLS			
E-005	SOUND SYSTEM			
E-006	ENERGY CODE CALCULATIONS			
E-110	OVERALL POWER PLAN			
E-111	PARTIAL POWER PLAN			
E-112	PARTIAL POWER PLAN			
E-113	PARTIAL POWER PLAN			
E-114	PARTIAL POWER PLAN			
E-115	PARTIAL POWER PLAN			
E-116	PARTIAL POWER PLAN			
E-130	OVERALL LIGHTING PLAN			
E-131	PARTIAL LIGHTING PLAN			
E-132	PARTIAL LIGHTING PLAN			
E-133	PARTIAL LIGHTING PLAN			
E-134	PARTIAL LIGHTING PLAN			
E-135	PARTIAL LIGHTING PLAN			
E-201	ELECTRICAL DETAILS			
E-202	ELECTRICAL DETAILS			
E-203	ELECTRICAL DETAILS			
E-204	ELECTRICAL DETAILS			
E-205	ELECTRICAL DETAILS			
E-206	ELECTRICAL DETAILS			
E-207	ELECTRICAL DETAILS			
E-401	ELECTRICAL RISER DIAGRAM			
E-501	POTTERY BARN PANEL SCHEDULES			
E-502	WILLIAMS SONOMA PANEL SCHEDULES			
E-901	ELECTRICAL SPECIFICATIONS			
E-902	ELECTRICAL SPECIFICATIONS			

**CALLISONRTKL**  
 A DESIGN CONSULTANCY OF ARCADIS  
 CALLISONRTKL INC.  
 www.callisonrtkl.com

**P O T T E R Y B A R N**  
**WILLIAMS-SONOMA**  
 Town Center Virginia Beach  
 173/177 Central Park Avenue  
 Virginia Beach, VA 23462  
 PROJECT #006-151817.00/#006-151412.00

ISSUED / REVISED	DATE
FEASIBILITY SET	08/10/17
PRELIMINARY SET	09/28/17
LL CD SET	11/30/17
PERMIT SET	12/18/17
BID SET	01/04/18

GENERAL INFORMATION

**A-000**

Order Plans