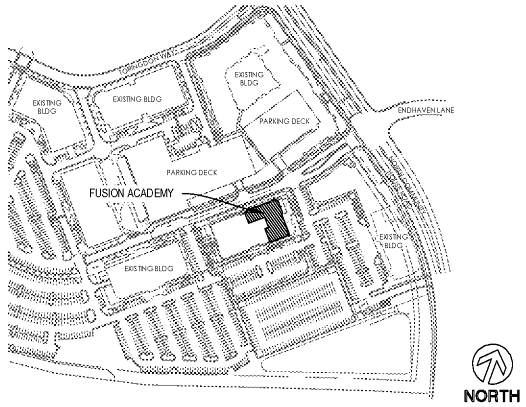
fusion

3540 TORINGDON WAY, STE #100
CHARLOTTE, NC 28277
TENANT FINISH FOR FUSION ACADEMY

DEFERRED SUBMITTALS

1. FIRE SPRINKLER DRAWINGS TO BE SUBMITTED UNDER A DEFERRED SUBMITTAL.
2. FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER A DEFERRED SUBMITTAL.



SITE MAP (SITE UPDATES UNDER SEPARATE REVIEW BY ZONING DEPT)

SCALE: NONE

SITE LOCATION:
3540 TORINGDON WAY, STE #100
CHARLOTTE, NC 28277

LANDLORD DEVELOPER:
TRINITY CAPITAL
440 S. CHURCH ST., STE #800
CHARLOTTE, NC 28202
CONTACT: KRISTIN PRESTI
PHONE: (704) 295-0423
EMAIL:
kpresti@trinitycapitaladvisors.com

TENANT:
FUSION EDUCATION GROUP
72 MONROE CENTER NW
SUITE B
GRAND RAPIDS, MI 49503
CONTACT: SCOTT POWLUS
PHONE: (734) 578-8439
E-MAIL:
spowlus@fusionacademy.com

ARCHITECTS:
CHIPMAN DESIGN
ARCHITECTURE
1350 EAST TOUHY AVENUE
FIRST FLOOR EAST
DES PLAINES, IL 60018
CONTACT: RUBEN VALENZUELA
PHONE: (847) 298-6900
FAX: (847) 298-6966
E-MAIL:
rvalenzuela@chipman-design.com

MECHANICAL, ELECTRICAL, & PLUMBING:
NATIONAL ENGINEERING
788 MORRISON ROAD
COLUMBUS, OH 43230
CONTACT: CAITLIN JONES
PHONE: (303) 532-6433
E-MAIL:
cjones@nationalengineering.com

BUILDING DEPARTMENT:
CODE ENFORCEMENT
MECKLENBURG COUNTY, NC
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: (980) 314-2633

PROJECT CONTACTS

SCALE: NONE

THE INTENT OF THE SCOPE CONTAINED WITHIN THESE DOCUMENTS RELATES TO THE INTERIOR FIT-OUT OF AN INTERIOR SPACE CONTAINED WITHIN AN EXISTING SHELL BUILDING. THE ARCHITECT HAS NOT INSPECTED THE CONDITIONS OR THE INTEGRITY OF THE EXISTING SHELL BUILDING AND SHALL NOT ASSUME RESPONSIBILITY OR LIABILITY FOR SAME. THE RESPONSIBILITY AND LIABILITY FOR THE EXISTING SHELL BUILDING CONDITIONS AND INTEGRITY, AND FOR THE CONFORMANCE OF THE EXISTING BUILDING SHELL TO ALL APPLICABLE LOCAL CODES AND ENVIRONMENTAL REQUIREMENTS, IS SOLELY THAT OF OTHERS, AND NOT THAT OF THE ARCHITECT. THE ARCHITECT'S SCOPE OF WORK IS STRICTLY LIMITED SOLELY TO THE INTERIOR REMODEL OF AN EXISTING INTERIOR SPACE LOCATED WITHIN AN EXISTING SHELL BUILDING.

THE PROPOSED GROUP (E) EDUCATION OCCUPANCY IS TO OPERATE A PRIVATE SCHOOL AND TUTORING FACILITY FOR STUDENTS IN GRADES 6-12. THE PROJECT DOES NOT CONTAIN ANY ROOMS TO BE USED BY KINDERGARTEN, FIRST, OR SECOND GRADE STUDENTS. ALL INSTRUCTION OCCURS ONE TO ONE, IN AN ACCREDITED CURRICULUM INCLUDING ALL SUBJECTS REQUIRED FOR GRADUATION IN THE STATE OF NORTH CAROLINA, SAT TEST PREPARATION, TUTORING, AND ADDITIONAL ACADEMIC SUPPORT FOR STUDENTS. FUSION ACADEMY UTILIZES A COMBINATION OF INDIVIDUAL TUTOR ROOMS, LIBRARY/STUDY ROOMS, AND SPECIALTY TUTOR ROOMS FOR SUBJECTS SUCH AS ART, SCIENCE (NON-LABORATORY), AND MUSIC. ALL TUTOR ROOMS WILL NOT BE USED AT ALL TIMES. ALL TEACHERS DO NOT TEACH AT ALL HOURS OF OPERATION. THE HOMEWORK LIBRARY IS A DESIGNATED AREA FOR STUDENTS TO WORK ON HOMEWORK WHILE NOT IN THE ONE-ON-ONE SESSIONS WITH TUTORS IN THE TUTOR ROOMS. THESE SPACES ARE NOT INTENDED FOR GROUP SESSIONS.

SCOPE OF WORK STATEMENT

SCALE: NONE

FUSION ACADEMY IS AN INNOVATIVE, INDIVIDUAL FOCUSED, FULLY-ACCREDITED SCHOOL AND TUTORING FACILITY FOR STUDENTS IN GRADES 6-12. FUSION ACADEMY SPECIALIZES IN HELPING STUDENTS WHO NEED AN ALTERNATIVE TO THE TRADITIONAL SCHOOL MODEL BY PROVIDING A UNIQUE, PERSONALIZED APPROACH TO LEARNING. ALL CORE CURRICULUM SUBJECT CLASSES ARE TAUGHT ONE TO ONE; ONE-STUDENT, ONE-TEACHER. IN ADDITION TO THE ONE-TO-ONE CLASSES, FUSION ACADEMY ALSO OFFERS SMALL COLLABORATIVE GROUP ELECTIVE PROGRAMS, DESIGNED TO TEACH STUDENTS TEAM WORK AND INDIVIDUAL RESPONSIBILITIES WITHIN A GROUP. RATHER THAN FORCING STUDENTS TO CONFORM TO A ONE-SIZE-FITS-ALL APPROACH TO EDUCATION, WE ADAPT TO EACH STUDENT'S INDIVIDUAL NEEDS AND LEARNING STYLES USING A ONE-TO-ONE MENTORING APPROACH. AT FUSION ACADEMY, WE WORK WITH EACH STUDENT TO TAILOR A PROGRAM DESIGNED TO SPECIFICALLY MEET HIS/HER INDIVIDUAL NEEDS AND INTERESTS. THIS APPROACH ENGAGES STUDENTS IN THEIR OWN LEARNING PROCESS AND ULTIMATELY LEADS TO HIGH LEVELS OF ACADEMIC SUCCESS.

FUSION ACADEMY BUSINESS DESCRIPTION

SCALE: NONE

A.C.I.	AMERICAN CONCRETE INSTITUTE	ETC.	ETCETERA	PH. BD.	PHONE BOARD
ACOUST.	ACOUSTICAL	EXIST.	EXISTING	PL.	PLATE
A.D.A.	AMERICANS WITH DISABILITIES ACT	EXP.	EXPANSION/ EXPOSED	PLMB.	PLUMBING
ADH.	ADHESIVE	EXT.	EXTERIOR	PLYWD.	PLYWOOD
ADJ.	ADJACENT	F.D.	FLOOR DRAIN	PNL.	PANEL
A.F.F.	ABOVE FINISHED FLOOR	FDN.	FOUNDATION	PR.	PAIR
AHJ	AUTHORITY HAVING JURISDICTION	F.E.	FIRE EXTINGUISHER	PREP.	PREPARATION/ PREPARED
ALT.	ALTERNATE	FIN.	FINISH	P.S.F.	POUNDS PER SQUARE FOOT
AL/ALUM.	ALUMINUM	FIXT.	FIXTURE	P.S.I.	POUNDS PER SQUARE INCH
AMP.	AMPERE	FLR.	FLOOR	PT.	PART/POINT
ANOD.	ANODIZED	F.O.	FINISHED OPENING	P.V.C.	POLY VINYL CHLORIDE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	F.R.P.	FIBERGLASS REIN-FORCED PLASTIC	PVMT.	PAVEMENT
APPROX.	APPROXIMATE	FT.	FEET/FOOT	QTY.	QUANTITY
ARCH.	ARCHITECTURAL	GA.	GAGE/GUAGE	R.A.	RETURN AIR
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	G.C.	GENERAL CONTRACTOR	R./RAD.	RADIUS
B/	BOTTOM OF	GALV.	GALVANIZED	R.D.	ROOF DRAIN
BD.	BOARD	GL.	GLASS	RECPT.	RECEPTACLE
BEV.	BEVERAGE	GYP.	GYPSUM	REINF.	REINFORCING
BLDG.	BUILDING	H.C.	HANDICAP ACCESSIBLE	REQ'D.	REQUIRED
B.F.P.	BACK FLOW PREVENTOR	H.C.	HOLLOW CORE	RM.	ROOM
BLK.	BLACK	H.D.	HIGH DENSITY	R.O.	ROUGH OPENING
BLK'G.	BLOCKING	HDR.	HEADER	R.R.	RESTROOM
BRG.	BEARING	HDW.	HARDWARE	R.T.U.	ROOF TOP UNIT
BRKT.	BRACKET	HDWD.	HARDWOOD	SAN.	SANITARY
BTM.	BOTTOM	H.M.	HOLLOW METAL	S.C.	SOLID CORE
BTN.	BETWEEN	H.O.	HIGH OUTPUT	SCHD.	SCHEDULE
CAB.	CABINET	HORIZ.	HORIZONTAL	SECT.	SECTION
C.F.M.	CUBIC FEET PER MINUTE	H.P.	HIGH POINT	SERV.	SERVICE
C.G.F.	COMPACTED GRANULAR FILL	H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)	SEV.	SEVER
C.J.	CONTROL JOINT	HT.	HEIGHT	SF.	STOREFRONT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SHT.	SHEET
CLG.	CEILING	HZ.	HERTZ	SIM.	SIMILAR
CLOS.	CLOSET	I.G.	ISOLATED GROUND	S.J.	SAWCUT JOINT
CLR.	CLEAR	IN.	INCHES	SM.	SMALL
C.M.U.	CONCRETE MASONRY UNIT	INCL.	INCLUDE/ED	SPECS.	SPECIFICATIONS
CNTR.	COUNTER	INFO.	INFORMATION	SPRINK.	SPRINKLERS
CO.	COMPANY	INSTL.	INSTALLATION/ INSTALLED	SQ.	SQUARE
COL.	COLUMN	INSUL.	INSULATION	SQ. FT.	SQUARE FEET
CONC.	CONCRETE	INT.	INTERIOR	S.S., S/S	STAINLESS STEEL
COND.	CONDUIT	J-BOX	JUNCTION BOX	STD.	STANDARD
CONN.	CONNECTION	JST.	JOIST	STL.	STEEL
CONSTR.	CONSTRUCTION	JT.	JOINT	STN.	STATION
CONT.	CONTINUOUS	K.S.I.	KIPS PER SQ. IN.	STRUCT.	STRUCTURE/-AL
CONTR.	CONTRACTOR	LAM.	LAMINATE	SUPPL.	SUPPLY/-IED
CORP.	CORPORATE	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LBF.	POUNDS FORCE	T/	TOP OF
C.S.I.	CONSTRUCTION SPECIFICATION INSTITUTE	LBS.	POUNDS	TB.	THROUGHBOLT
CU.	CUBIC	L.F.	LINEAL FOOT	T&B	TOP & BOTTOM
DBL.	DOUBLE	L.G.C.	LANDLORD'S GENERAL CONTRACTOR	T&G	TONGUE & GROOVE
DEG.	DEGREES	L.P.	LOW POINT	TEMP.	TEMPERED
DIA.	DIAMETER	LL.	LANDLORD	T.G.C.	TENANT GENERAL CONTRACTOR
DIM.	DIMENSION	MA.	MILLIAMPERE	THRU	THROUGH
DISC.	DISCONNECT	MATL.	MATERIAL	TYP.	TYPICAL
DN.	DOWN	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORIES
D.O.	DOOR OPENING	MECH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MFG./ MANUF.	MANUFACTURER	UV.	ULTRAVIOLET
DTL.	DETAIL	MIN.	MINIMUM	V.	VOLT/VOLTAGE
DWG.	DRAWING	MISC.	MISCELLANEOUS	V.B.	VAPOR BARRIER
DWLS.	DOWELS	[illegible]	MILLIMETER	V.C.	VOLUME CONTROL
EA.	EACH	M.[illegible]	MASONRY CLEANING	V.C.T.	VINYL COMPOSITION TILE
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	M.R.	MOISTURE RESISTANT	V.I.F.	VERIFY IN FIELD
ELEC. ELECT.	ELECTRIC/-AL	MSRY.	MASONRY	V.P.	VENT PIPE
ELEV./EL.	ELEVATION	MTD.	MOUNTED	VERT.	VERTICAL
[illegible]	EMPLOYEE	MTL.	METAL	W.	WIDE
ENG.	ENGINEER/ED	[illegible]	NOT APPLICABLE	w/-w/o	WITH/WITHOUT
EQ.	EQUAL	[illegible]	NOT IN CONTRACT	W.B.	WALL BASE
EQUIP.	EQUIPMENT	NOM.	NOMINAL	W.B.C.	WHITE BOX CONTRACTOR
		NO./NUM.	NUMBER	W.C.	WATER CLOSET
		N.T.S.	NOT TO SCALE	WD.	WOOD
		O.A.	OVER ALL	WDW.	WINDOW
		O.C.	ON CENTER	W.H.	WATER HEATER
		O.D.	OUTSIDE DIAMETER	WK.	WORK
		O.H.	OPPOSITE HAND	WP.	WATER PROOF
		OPNG.	OPENING	WT.	WEIGHT
		OPT.	OPTIONAL	W.W.F.	WELDED WIRE FABRIC
		OPP.	OPPOSITE		

ABBREVIATIONS

SCALE: NONE

EXTERIOR SIGNS:
KIEFFER | STARLITE
CONTACT: TIM HARRIS
585 BOND ST.
LINCOLNSHIRE, IL 60069
(P): 847-415-5718
EMAIL: tharris@kieffersigns.com

LIGHTS/LIGHT BULBS:
LOGIQ MODERN SUPPLY
CONTACT: GRETCHEN DUFFUS
931 SANTA FE DR. STE. 200
DENVER, CO 80204
(P): 720-930-4817
EMAIL: gretchen@logiqsupply.com

VENDOR CONTACT INFORMATION

SCALE: NONE

1. IF SIGNIFICANT DISCREPANCIES OR CONFLICTS IN THE DETAILS OR DIMENSION ARISE, OR IF UNFORESEEN CONDITIONS IN THE EXISTING BUILDING IMPAIR THE ABILITY TO PERFORM THE WORK AS DESCRIBED AND/OR DETAILED. THEN REPORT SUCH OCCURRENCES TO THE ARCHITECT BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS- WRITTEN DIMENSIONS TAKE PRECEDENT.
3. ALL ITEMS SHOWN ARE NEW AND FURNISHED BY TENANT GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
4. ALL WALL CONSTRUCTION FACING RESTROOM AREAS MUST UTILIZE MOISTURE RESISTANT GYPSUM BOARD.
5. ALL DOORS TO BE KEYLESS IN DIRECTION OF EGRESS.
6. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED:
   A. 5 LBF (22 N) FOR INTERIOR DOORS.
   B. 5 LBF (22 N) FOR EXTERIOR DOORS.
   C. 15 LBF (67 N) FOR FIRE DOORS.
7. DOORS INDICATED AS PART OF THE REQUIRED MEANS OF EGRESS SHALL HAVE HARDWARE WHICH IS READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
8. ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.
9. ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.
10. FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.
11. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.
12. G.C. SHALL FURNISH AND INSTALL FIRE EXTINGUISHERS AS REQUIRED PER APPLICABLE CODES AND COORDINATE EXACT LOCATION WITH FIRE MARSHAL.
13. G.C. SHALL FURNISH AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
14. SPRINKLER WORK WHERE NEW OR WHERE MODIFICATIONS TO EXISTING SYSTEMS ARE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. TIE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.
15. G.C. TO INSURE THAT PROPER ENVIRONMENTAL CONDITIONS ARE MET FOR THE INSTALLATION OF ALL INTERIOR FINISHES.
16. NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE CONCRETE SLAB ABOVE.
17. G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT.
18. VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. IF DIFFERENT THAN SHOWN, NOTIFY ENGINEER/ARCHITECT IMMEDIATELY FOR MODIFICATION OF DRAWINGS.
19. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH ALL DISCIPLINES TO AVOID CONFLICTS. ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ASPECTS ARE NOT IN THE SCOPE OF THESE DRAWINGS. THEREFORE, ALL REQUIRED MATERIALS AND WORK MAY NOT BE INDICATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE DRAWINGS WITH ALL OTHER CONSTRUCTION DOCUMENTS. LOCATIONS, SIZES AND NUMBERS OF ALL OPENINGS MAY NOT BE COMPLETELY INDICATED IN THE ARCHITECTURAL DRAWINGS. THE RESPECTIVE CONTRACTOR SHALL VERIFY THEIR WORK WITH ALL OTHER DISCIPLINES.
20. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHORING, UNDERPINNING, ETC. ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR SAFETY PROCEDURES DURING CONSTRUCTION.
21. G.C. TO REFERENCE CLOSEOUT PROCEDURES, MEP SPECIFICATIONS, AND TECHNICAL SPECIFICATIONS INCLUDING TRAINING TENANT PERSONNEL ON EQUIPMENT INSTALLED INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
   --- CHANGEOVER IN HEAT AND OTHER UTILITIES
   --- THERMOSTAT PROGRAMMING
   --- WHICH THERMOSTATS CONTROL WHICH ZONES
   --- PROGRAMMING OF FIRE ALARM SYSTEM FOR MONTHLY FIRE DRILLS
   --- FIRE SPRINKLER SYSTEM VALUES AND BASIC SYSTEM FUNCTIONALITY
   --- LOCATION OF MAIN AND ANCILLARY WATER SHUTOFF VALVES
   --- LOCATION OF MAIN ELECTRICAL SHUT-OFF
   --- LOCATION OF MAIN GAS SHUT-OFF
   --- FUNCTIONALITY OF DETEX ALARMS

GENERAL NOTES

SCALE: NO SCALE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
X / X-X	SECTION TAG- SEE DWG. AS NOTED	X / X-X	ELEVATION TAG- SEE DWG. AS NOTED	X-X	WALL TYPE TAG- SEE WALL TYPE LEGEND
X / X-X	DETAIL TAG- SEE DWG. AS NOTED	X-X	FINISH TAG- SEE FINISH LEGEND	ROOM XXX	ROOM NUMBER TAG
	ELEVATION BENCHMARK	X	DOOR TAG- SEE HARDWARE SCHEDULE	X	REVISION TAG
X	KEY NOTE / RESTROOM ACCESSORIES TAG				

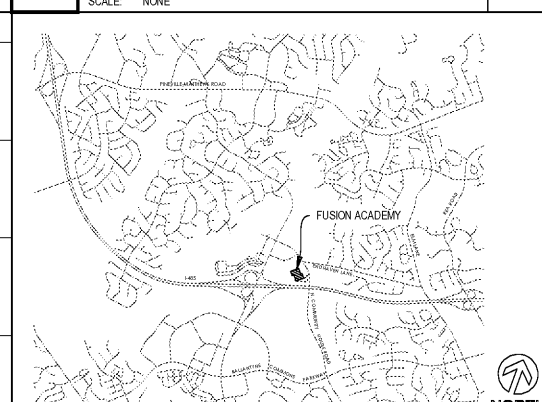
SYMBOL LEGEND

SCALE: NO SCALE

REVISION 5	REVISION 4	REVISION 3	REVISION 2	REVISION 1	SHEET #	SHEET NAME
					G1.01	COVER SHEET
					G1.02	APPENDIX B
					G1.03	ACCESSIBILITY DETAILS
					A1.0	EGRESS PLAN
					A1.1	FURNITURE PLAN
					A2.0	CONSTRUCTION PLAN
					A2.1	POWER PLAN
					A2.2	WALL TYPES, STUD FRAMING & WALL BLOCKING DETAILS
					A2.3	DOOR & HARDWARE SCHEDULES
●					A3.1	REFLECTED CEILING PLAN
					A3.2	CEILING DETAILS
					A3.3	CONSTRUCTION DETAILS
				●	A4.1	FLOOR FINISH PLAN, FINISH SCHEDULE & SPECIFICATIONS
●	●				A6.1	RESTROOM DETAILS
					A6.2	INTERIOR ELEVATIONS
					O1.01	MILLWORK DETAILS
					O1.02	MILLWORK DETAILS
					O1.03	MILLWORK DETAILS
●	●	●			F100	FIRE PROTECTION PLAN
					M010	MECHANICAL SPECIFICATIONS
			●	●	M100	HVAC PLAN
			●	●	M200	HVAC SCHEDULES
					P010	PLUMBING SPECIFICATIONS
●					P100	PLUMBING PLAN WATER DISTRIBUTION
					P110	PLUMBING PLAN WASTE & VENT
					P300	PLUMBING DETAILS
					E010	ELECTRICAL SPECIFICATIONS
					E020	ENERGY COMPLIANCE REPORT
●				●	E100	ELECTRICAL LIGHTING PLAN
					E110	ELECTRICAL POWER PLAN
				●	E120	ELECTRICAL DETAILS
					E200	ELECTRICAL SCHEDULES
				●	E210	ELECTRICAL SCHEDULES

DRAWING INDEX

SCALE: NONE



AREA MAP

SCALE: NO SCALE

APPLICABLE CODES

BUILDING:	2018 NORTH CAROLINA BUILDING CODE
MECHANICAL:	2018 NORTH CAROLINA MECHANICAL CODE
PLUMBING:	2018 NORTH CAROLINA PLUMBING CODE
ELECTRICAL:	2018 NORTH CAROLINA ELECTRIC CODE
LIFE SAFETY:	2018 NORTH CAROLINA FIRE CODE

OCCUPANCY CALCULATIONS

OCCUPANCY LOAD CALCULATIONS: TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
(FOR ROOM BY ROOM CALCULATIONS AND INTENDED NUMBER OF PERSONS REFER TO B/A1.0)

GROSS AREA:	8,523 S.F.
E: EDUCATIONAL (CLASSROOM):	2,160 SQ.FT./20 SQ.FT. PER PERSON = 108
E: EDUCATIONAL (SHOPS/VOCATIONAL ROOM AREAS)	1,750 SQ.FT./50 SQ.FT. PER PERSON = 35
L: LIBRARY (READING ROOMS)	1,525 SQ.FT./50 SQ.FT. PER PERSON = 31
A-3: ASSEMBLY (UNCONCENTRATED TABLE AND CHAIRS)	667 SQ.FT./15 SQ.FT. PER PERSON = 45
B: BUSINESS:	714 SQ.FT./100 SQ.FT. PER PERSON = 8
EXCLUDED ACCESSORY AREAS (HALLWAYS/ RESTROOMS)	2,165 SQ.FT. = 0
TOTAL OCCUPANCY:	227 PERSONS

BUILDING REQUIREMENTS

DESCRIPTION	CODE SECTION	REQUIREMENTS
USE GROUP:	NCBC CHAPTER 3, SECTION 309	E - EDUCATION
NUMBER OF STORIES:		(1) STORY FOR TENANT SPACE INSIDE AN EXISTING (8) STORY BUILDING
CONSTRUCTION TYPE:	NCBC TABLE 601	TYPE I-B - EXISTING NO CHANGE
FIRE SPRINKLERS:	NCBC SECTION 507.4	FULLY SPRINKLERED
TENANT AREA:	NCBC SECTION 507.4	8,523 S.F. AREA OF WORK
OCCUPANT LOAD:		227 PERSONS
NUMBER OF EXITS:	NCBC TABLE 1006.3.2	2 REQUIRED 2 PROVIDED
EXIT WIDTH:	NCBC SECTION 1005.3.2 (0.2" PER OCCUPANT)	46" REQUIRED 74" PROVIDED
MAX. TRAVEL DIST.:	NCBC TABLE 1017.2	250-FT. MAX.

RESTROOM REQUIREMENTS

(FOR ROOM BY ROOM CALCULATIONS AND INTENDED NUMBER OF PERSONS REFER TO A/A1.0)

		MALE	FEMALE
INTENDED NUMBER OF TEACHERS		15	15
INTENDED NUMBER OF STUDENTS GRADES 6-8		9	9
INTENDED NUMBER OF STUDENTS GRADES 9-12		26	26

(4) UNISEX RESTROOMS W/ INDIVIDUAL WATER CLOSET AND LAVATORIES PROVIDED IN TENANT SUITE.
NOTE: ADDITIONAL PUBLIC RESTROOMS AVAILABLE ADJACENT TO FUSION TENANT SUITE WITH A PATH OF TRAVEL LESS THAN 300 FEET AND WITHOUT PASSING THROUGH ANOTHER LEASED SPACE. SEE DETAIL 3/A6.1

		MALE	FEMALE
LAVATORIES:	NPC TABLE 403.1	3 REQUIRED TWO (2) NEW IN TENANT SUITE. THREE (3) EXISTING TO REMAIN IN COMMON AREA. SEE SHEET A1.0	3 REQUIRED TWO (2) NEW IN TENANT SUITE. THREE (3) EXISTING TO REMAIN IN COMMON AREA. SEE SHEET A1.0
TOILETS:	NPC TABLE 403.1	3 REQUIRED TWO (2) NEW TOILETS IN TENANT SUITE; THREE (3) TOILETS AND TWO (2) URINALS EXISTING TO REMAIN IN COMMON AREA. SEE SHEET A1.0	4 REQUIRED TWO (2) NEW TOILETS IN TENANT SUITE; FIVE (5) TOILETS EXISTING TO REMAIN IN COMMON AREA. SEE SHEET A1.0
DRINKING FOUNTAIN:	NPC TABLE 403.1	1 REQUIRED 1 PROVIDED	
SERVICE SINK:	NPC TABLE 403.1	1 REQUIRED 1 EXISTING TO REMAIN IN COMMON AREA CLOSET. SEE DETAIL 3/A6.1	

CODE & BUILDING SUMMARY

SCALE: NONE

fusion

FUSION ACADEMY
3540 TORINGDON WAY, STE #100
CHARLOTTE, NC 28277

COVER SHEET

CHIPMAN DESIGN ARCHITECTURE INC
JOHN A CHIPMAN ARCHITECT
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
PHONE: 847.298.6900

Revisions
- ISSUE FOR PERMIT 08/19/19
- ISSUE FOR CLIENT/LL REVIEW 08/23/19
- ISSUE FOR BID 08/30/19

08/19/2019 DATE
06/30/2020 EXPIRATION DATE

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CHARLOTTE, NC RELATING TO STRUCTURES AND BUILDINGS.

ARCHITECT

Drawn By: BB	Checked By: BW
Scale: AS NOTED	Date: 08/19/19

Job No. 18-7842

Sheet No. G1.01

Order Plans @ WWW.LDDLine.com