A TENANT IMPROVEMENT PROJECT

Jersey Mikes SUBS

THE PALLADIUM SHOPPING CENTER
4117 BRIAN JORDAN PLACE - UNIT 102
HIGH POINT, NC 27265

RESPONSIBILITY SCHEDULE

NOTE: THE DIVISION SYSTEM OF THE RESPONSIBILITY SCHEDULE DOES NOT CONTROL THE DIVISION OF WORK AMONG TRADES NOR THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. THE G.C. IS RESPONSIBLE FOR ALL WORK UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

LANDLORD WORKLETTER - SEE A0.1 FOR MORE INFORMATION. G.C. RESPONSIBLE FOR RETRIEVING THE SIGNED COPY OF THE LEASE THAT STATES WORK BY LANDLORD AND TENANT, AND ANY OTHER INFORMATION THE TENANT GIVES THE GC.

ITEM	SUPPLIED BY OWNER	SUPPLIED BY EQUIP. VENDOR	INSTALLED BY EQUIP. VENDOR	SUPPLIED BY SIGN/GRAPHICS VENDOR	INSTALLED BY SIGN/GRAPHICS VENDOR	SUPPLIED BY G.C.	INSTALLED BY G.C.
DIVISION 06 - WOOD & PLASTICS							
STRUCTURAL FRAMING, MISC. BLOCKING						●	●
FINISH CARPENTRY NOT INCLUDING MILLWORK						●	●
CUSTOM MILLWORK (U.N.O.)						●	●
MILLWORK: ELECTRICAL & BLOCKING REQUIREMENTS						●	●
SHELVING (MILLWORK)						●	●
DIVISION 07 - THERMAL & MOISTURE PROTECTION						●	●
INSULATION: BATT, SOUND BATT						●	●
DIVISION 08 - DOORS & WINDOWS							
WOOD DOORS/ WINDOWS						●	●
ALUMINUM DOORS/ WINDOWS						●	●
DIVISION 09 - FINISHES							
GYPSUM BOARD, CEILING, WALLS, ETC, AND REQUIRED FRAMING AND BLOCKING						●	●
DIVISION 10 - SPECIALTIES							
SIGNS (U.N.O.)				●	●		
GRAPHICS (P.O.S.)				●			●
DIVISION 11 - EQUIPMENT							
KITCHEN EQUIPMENT		●	●				
METAL SHELVING (WALL MTD.)	●						●
DIVISION 12 - FURNISHINGS	●						●
DIVISION 15 - MECHANICAL							
HVAC WORK						●	●
PLUMBING WORK						●	●
FIRE SPRINKLER WORK						●	●
DIVISION 16 - ELECTRICAL							
DATA & PHONE CONDUIT, BOX, AND PULL STRING						●	●
DATA & PHONE CABLING AND HOOKUP							●
LIGHT FIXTURES (WITH LAMPS)							●
EXIT LIGHTS, EMERGENCY LIGHTS, ETC.							●
SIGNS (ELECTRICAL REQUIREMENTS)						●	

TOM F. TEDROW, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THECONSTRUCTION PHASE. THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

PROJECT/CODE SUMMARY

CODE DATA:

BUILDING CODE:	2018 NORTH CAROLINA BUILDING CODE
MECHANICAL CODE:	2018 NORTH CAROLINA MECHNICAL CODE
PLUMBING CODE:	2018 NORTH CAROLINA PLUMBING CODE
ELECTRICAL CODE:	2018 NORTH CAROLINA ELECTRICAL CODE
FIRE CODE:	2018 NORTH CAROLINA FIRE PREVENTION CODE
ENERGY CODE:	2018 NORTH CAROLINA ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2009 ICC/ANSI A117.1

PROJECT SUMMARY DATA:

OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE V-B, NOT SPRINKLERED

EGRESS DATA:
TOTAL FLOOR AREA: 1,217 SF

OCCUPANT LOAD :
SEATING:
LESS CONCENTRATED W/O FIXED SEATING: 270 SQ. FT. / 15 = 18

KITCHEN/PRODUCTION:	511 SQ. FT. / 200 = 3
COOLER/FREEZER:	75 SQ. FT. / 200 = SIMULTANEOUS USE / NON HABITABLE
QUEING:	43 SQ. FT. / 5 = 9
OTHER (CIRCULATION/RESTROOM):	318 SQ. FT. SIMULTANEOUS USE
TOTAL OCCUPANT LOAD:	30

EXITS:
OCCUPANT LOAD < 50
TRAVEL DISTANCE TO EXIT > 75'-0"
NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

RESTROOM ANALYSIS:

	REQUIRED:	PROVIDED:
MALE:	1 PER 75	1
FEMALE:	1 PER 75	1

ABBREVIATIONS

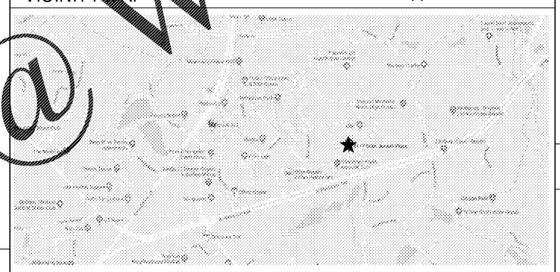
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RAD	RADIUS
ATC	ACOUSTIC TILE CEILING	GC	GENERAL CONTRACTOR	REF	REFERENCE
A/C	AIR CONDITIONING	GB	GRAB BAR	RET	RETURN
ALUM	ALUMINUM	GPF	GALLONS PER FLUSH	RA	RETURN AIR
BD	BOARD	GW	GYPSUM WALL BOARD	RM	ROOM
BO	BOTTOM OF	HDW	HARDWARE	STR	STRUCTURAL
BLDG	BUILDING	HTG	HEATING	SU	STUB UP
C	CEILING	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	SUP	SUPPLY
CM	CEILING MOUNTED	HT	HEIGHT	SA	SUPPLY AIR
CT	CERAMIC TILE	HM	HOLLOW METAL	SCH	SCHEDULE
CO	COLD WATER	HORZ	HORIZONTAL	SEC	SECTION
CW	COLUMN	HW	HOT WATER	SEL	SELECT
COL	CONCRETE	IN	INCH	SHT	SHEET
CONC	CONCRETE MASONRY UNIT	ID	INDIRECT DRAIN	SIM	SIMILAR
CMU	DATA/TELEPHONE CONTRACTOR	JT	JOINT	SCW	SOLID CORE WOOD
DC	DETAIL	LAM	LAMINATE (ED)	SPK	SPEAKER
DET	DIMENSION	LV	LAVATORY	SPEC	SPECIFICATIONS
DIM	DIRECT DRAIN	MAT'L	MATERIAL	SQ	SQUARE
DD	DOOR	MC	MECHANICAL CONTRACTOR	STD	STANDARD
DR	DRAIN BOARDS	MEC	MECHANICAL	STL	STEEL
DB	DRAWING	H	MANUFACTURE (ER)	STORAGE	STORAGE
DWG	EACH	MFR	MINIMUM	THK	THICK (NESS)
EA	ELECTRICAL CONTRACTOR	MIN	MIRROR	TL	TILE
EC	ELECTRICAL	MR	MISCELLANEOUS	TO	TOP OF
ELEC	ELEVATION	NICC	NOT IN CONTRACT	TOS	TOP OF SLAB
EL	EQUAL	NTS	NOT TO SCALE	TYP	TYPICAL
EQ	EXISTING	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
EXG	EXPANSION	OC	ON CENTER	UR	URINAL
EXP	EXTERIOR	OP	OPENING	VIF	VERIFY IN FIELD
EXT	FACE OF FINISH	PC	PLUMBING CONTRACTOR	VT	VENT
FOF	FACE OF STUDS	PNL	PANEL	VTR	VENT THRU ROOF
FOS	FEET	PR	PAIR	VERT	VERTICAL
FT	FIBERGLASS REINFORCED PLASTIC	PLAM	PLASTIC LAMINATE	VB	VINYL BASE
FRP	FINISH	PWD	PLYWOOD	WC	WATER CLOSET
FIN	FLOOR	QTY	QUANTITY	WP	WATERPROOF
FLR	FLOOR DRAIN			W	WIDTH
FD	FLOOR SINK			WIN	WINDOW
FS				W/	WITH
				W/O	WITHOUT
				WD	WOOD

REFERENCE SYMBOLS

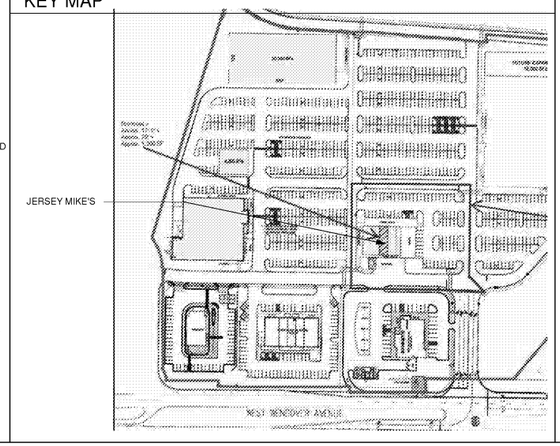
DRAWING TITLE — 1 / A101 — View Name, 1/8" = 1'-0"
VERTICAL ELEVATION — A101
DETAIL CALLOUT — 1 / A101 SIM
SECTION — 1 / A101 SIM
ROOM NAME/ NUMBER — Room name
REVISION CLOUD/ SYMBOL — A
PARTITION TYPE — 1
DOOR NUMBER — 100
WINDOW TYPE DESIGNATION — A
KEYNOTE DESIGNATION NUMBER — 1
EQUIPMENT TAG
MILLWORK TAG — C1

VICINITY MAP

★ INDICATES SITE LOCATION



KEY MAP



PROJECT DIRECTORY

ALL POTENTIAL BIDDERS TO CONTACT THE OWNER REGARDING THE BID PROCESS.

BIDDERS WITH PLAN QUESTIONS ONLY, MAY CONTACT ARCHITECT, PROJECT DESIGNER, OR ENGINEERS.

PLANT:
DANIEL MUSTIAN
[illegible] EDERON COMMERCE
[illegible]
CHARLOTTE, NC 28273
CELL: 704-579-2849
EMAIL: dpmustian@gmail.com

TENANT PROJECT ARCHITECT:
THOMAS F. TEDROW, AIA
2866 ADAMS BROOK WAY
SNELLVILLE,GA 30078
PHONE: 678.777.9548
FAX: 770.972.0660
EMAIL: TOM.TEDROW@TEDROWDESIGN.COM

MEP CONSULTANT:
KEITH S. MIKULKA, PE
PROFESSIONAL ENGINEER
NEW YORK LICENSE NUMBER: 096121
1827 POWERS FERRY ROAD SE, BLDG 20, STE. 100
ATLANTA, GEORGIA 30339
(770) 953-1443 FAX: (770) 953-9533

JEFFREY SCOTT PARAMORE
4855 RIVER GREEN PKWY, STE 400
DULUTH, GA. 30096
PHONE: 770.495.4007

PROJECT DESIGNER:
KACIE R. REISMAN, LEED AP, RID
OFFICE: 678.765.8005
CELL: 678.458.4549
EMAIL: KACIE.REISMAN@TEDROWDESIGN.COM

GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES.

2. ADA ISSUES WILL COMPLY TO THE ACCESSIBILITY CODES AS ESTABLISHED BY THE STATE LOCAL CODES.

3. ALL CONTRACTOR AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTINGA BID.

4. SUBCONTRACTORS, BEFORE STARTING THEIR WORK WILL CHEOK AND VERIFY THEIR PARTICULAR RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, AND SURFACE CONDITIONS NEAR AND ABOUT THEIR WORK. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED.

5. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE.

6. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

7. ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THIS WORK.

8. ALL MATERIALS USED WILL BE NEW AND BEAR U.I. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.

9. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY, ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. DO NOT SCALE DRAWINGS.

10. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PRECEDING WITH THAT WORK.

11. ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER AND LANDLORD PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELLED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.

12. NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED . NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.

13. EACH CONTRACTOR IS RESPONSIBLE FOR FIRST CLASS WORKMANSHIP AND WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.

14. EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GC AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OF INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

15. LIENS: ALL SUBCONTRACTORS AND GENERAL CONTRACTOR WILL DELIVER TO THE LANLORD A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL LIEU THEREOF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.

16. GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

17. CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.

SHEET INDEX

T1.1	TITLE SHEET
ARCHITECTURAL	
A0.0	APPENDIX B
A0.1	LIFE SAFETY PLAN
A0.2	SPECIFICATIONS
A0.3	ACCESSIBILITY GUIDELINES
A1.1	FLOOR PLAN
A1.2	FLOOR & WALL FIN./ DETAILS
A1.3	REFLECTED CEILING PLAN
A2.0	FINISH SCHED - RR DETAILS
A2.1	DR/WIN. SCHED & DETAILS
A3.0	INTERIOR ELEVATIONS
A3.1	INTERIOR ELEVATIONS
A4.0	MILLWORK DETAILS
A4.1	MILLWORK DETAILS
A4.2	TOILET DETAILS
EQUIPMENT	
E1.0	EQUIP. PLAN & SCHEDULES
MECHANICAL	
H1.01	HVAC FLOOR PLAN
H1.02	HOOD AND FAN DETAILS-1
H1.03	HOOD AND FAN DETAILS-2
H1.04	HOOD AND FAN DETAILS-3
H1.05	HVAC DETAILS
PLUMBING	
P1.01	PLUMBING GENERAL
P1.02	PLUMBING PLANS & RISERS
P1.03	PLUMBING DETAILS
ELECTRICAL	
E1.01	ELECTRICAL SPECIFICATIONS
E1.02	POWER PLAN
E1.03	LIGHTING PLAN
E1.04	PANEL SCHEDULES & RISER

THE CONTENTS OF THIS DRAWING WILL REMAIN THE PROPERTY OF THOMAS F TEDROW, AIA. IT'S CONTENTS, INCLUDING ALL INFORMATION, SHALL NOT BE REPRODUCED USING ANY MEANS WITHOUT EXPRESSED WRITTEN CONSENT AND/OR PERMISSION FROM THOMAS F. TEDROW, AIA

THOMAS F. TEDROW, AIA
ARCHITECT
2866 ADAMS BROOK WAY
SNELLVILLE, GA 30078
PH: 678.777.9548 FAX: 770.972.0660
E-MAIL: tom.tedrow@tedrowdesign.com

JERSEY MIKE'S
THE PALLADIUM SHOPPING CENTER
4117 BRIAN JORDAN PLACE
HIGH POINT, NC 27265

THOMAS FRANCIS TEDROW — REGISTERED ARCHITECT — 10079 — NORTH CAROLINA — SNELLVILLE, GA

ARCHITECT/ENGINEER STAMP

REV. NO.	DATE	DESCRIPTION

PROJECT NO.:JMNC-200
DRAWN BY: KRR
CHECKED BY: TFT
ISSUE DATE: 11/06/19

TITLE SHEET

T1.1

Order Plans @ WWW.LDILine.com

11/15/2019 10:51:19 AM
D:\Dropbox (Tedrow Design)\Tedrow Design Team Folder\Jersey Mikes\JMNC-02_Highpoint, NC - Rodger\Revit\JMNC-102_Highpoint,NC 10-12-19.rvt