

# VANILLA SHELL SMOOTHIE KING SHELLY PLAZA 8920 FRANKFORD AVENUE PHILADELPHIA, PA 19136

**OWNER**  
POMEGRANATE REAL ESTATE  
33 ROCK HILL ROAD  
SUITE 350  
BALA CYNWYD, PA 19004

**ARCHITECT**  
AEON ARCHITECTURE  
33 W. RIDLEY AVENUE  
RIDLEY PARK, PA 19078

## LIST OF DRAWINGS

ARCHITECTURAL DRAWING LIST:  
T-1.0 TITLE SHEET  
A-1.0 PROPOSED PLAN

## CODE DATA

OCCUPANCY TYPE	(M) MERCHANTILE
CONSTRUCTION TYPE	3-B NON-COMBUSTIBLE UNPROTECTED
OCCUPANT LOAD	OCCUPANT LOAD TO BE PROVIDED BY TENANT UNDER THEIR SUBMISSION.
SPRINKLER STATUS	BUILDING IS FULLY SPRINKLERED. MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM WILL BE DESIGN BUILD BY THE G.C. G.C. TO ENGAGE A SPRINKLER CONTRACTOR AND SUBMIT SPRINKLER DRAWINGS FOR PERMIT. PROVIDE SPRINKLER CRITERIA PER LANDLORD WORK LETTER.
MAX. EXIT TRAVEL DISTANCE	40'-0"
NOTE: FULL INTERIOR FIT OUT BY OTHERS UNDER SEPARATE PERMIT SUBMISSION	

## DOOR SCHEDULE

NUMBER	DOOR LOCATION	DOOR SIZE	TYPE	DOOR	DOOR FINISH	FRAME FINISH	RATING	HARDWARE
1	TENANT SPACE	3'-0"X7'-0"	A	MFR	MFR	MFR	MFR	1
2	AVAILABLE	3'-0"X7'-0"	A	MFR	MFR	MFR	MFR	1
3	EGRESS CORRIDOR	3'-0"X7'-0"	B	MIN	PT	HM	PT	2

## DOOR SCHEDULE NOTES

- ALL DOORS SHALL CONFORM TO APPLICABLE SECTIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA)
- DOORS WITH CLOSERS SHALL INCLUDE INTERNAL BLOCKING, THROUGH FASTENERS WILL NOT BE ACCEPTABLE.
- ALL DOORS SHALL RECEIVE COMPLETE HARDWARE PACKAGES INCLUDING SILENCERS, STOPS AND APPROPRIATE TRIM PIECES. STOPS SHALL BE LOCATED AT FLOOR WHERE PRACTICAL SO AS TO AVOID ANY TRIPPING HAZARD, OR ON WALL WHERE NOT PRACTICABLE (PROVIDE BLOCKING IN WALL).
- G.C. SHALL PROVIDE UNIT PRICE FOR DOORS AND HARDWARE. OWNER RESERVES THE RIGHT TO PROVIDE THESE ITEMS FROM EXISTING INVENTORY

## DOOR SCHEDULE LEGEND

- DOOR GROUP OR DOOR NUMBER ①
- ALL DOORS 1 3/4" THICK UNLESS NOTED OTHERWISE
- DOOR TYPE:
 

TYPE A	TYPE B
- FACING & FINISH:  
MIN= RATED DOOR WITH MINERAL CORE  
MFR= BY STOREFRONT MANUFACTURER  
PT= PAINTED (2 COATS SEMI-GLOSS LATEX)

## GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH, 2015 IBC, ANSI A11TA AND ALL OTHER APPLICABLE CODES OF THE STATE OF PENNSYLVANIA.
- DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO ARCHITECT OR PROJECT MANAGER BEFORE PROCEEDING WITH WORK.
- THESE DRAWING DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH STATE AND FEDERAL SAFETY GUIDE LINES.
- THE G.C. SHALL INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR RESOLVING ALL CONFLICTS IN THE CONSTRUCTION DOCUMENTATION WHICH IS IMPLIED OR DEFINED.
- NO CHANGES SHALL BE MADE TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT.

## LIGHT GAUGE METAL FRAMING

- LIGHT GAUGE STEEL DESIGN SHALL BE PERFORMED BY LIGHT GAUGE METAL STUD MANUFACTURER. MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE PROJECT OWNER AND ARCHITECT BEARING THE SEAL AND SIGNATURE OF P.E. LICENSED IN PENNSYLVANIA.
- LATERAL DESIGN SHALL BE BASED ON WIND PRESSURES FOR APPROPRIATE WIND LOADS FOR SITE LOCATION.
- LIGHT GAUGE STEEL MEMBERS SHALL BE HIGH STRENGTH COLD FORM STEEL SECTIONS DESIGNED AND FABRICATED IN ACCORDANCE WITH AISI STANDARDS AND THE LATEST EDITION OF AISI LIGHT GAUGE COLD FORMED STEEL DESIGN MANUAL.
- GALVANIZED STEEL STUDS AND JOISTS SHALL CONFORM TO ASTM A446, GRADE A FOR 18 AND 20 GAUGE AND ASTM A611, GRADE D FOR 14 AND 16 GAUGE. ALLOWABLE BENDING STRENGTH (FB) SHALL BE 30,000 PSI.
- LIGHT GAUGE METAL FRAMING MEMBERS SHALL BE ERRECTED IN STRICT COMPLIANCE WITH SPECIFICATIONS OF FABRICATOR AND AISI.
- FASTEN LIGHT GAUGE METAL FRAMING MEMBERS BY SCREWING OR WELDING. WIRE TYING OF FRAMING IS NOT PERMITTED.
- TOUCH UP FIELD ABRASIONS AND WELDS IN FIELD AFTER ERECTION WITH ZINC-CHROMATE PRIMER OR LIQUID GALVANIZING COMPOUND.

## INTERIOR AND EXTERIOR GYPSUM BOARD

- ALL WALLBOARD, TAPE JOINT COMPOUND, BEADS, AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY U.S. GYPSUM COMPANY.
- ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTION USING TYPE S DRYWALL SCREWS SPACED 12 INCHES ON CENTER. USE MANUFACTURER'S TAPE REINFORCEMENT AND JOINT COMPOUND, APPLIED IN THREE APPLICATIONS, AND AT COMPLETION, LEAVE ALL WALLS AND CEILING TRUE, SMOOTH AND WITHOUT NOTICEABLE IRREGULARITIES, READY FOR PAINTING AND DECORATING.
  - GENERAL USE WALLBOARD SHALL BE 5/8" INCH THICK WITH TAPERED EDGES ON WALLS AND 5/8" INCH THICK WITH TAPERED EDGES

## FINISH SCHEDULE

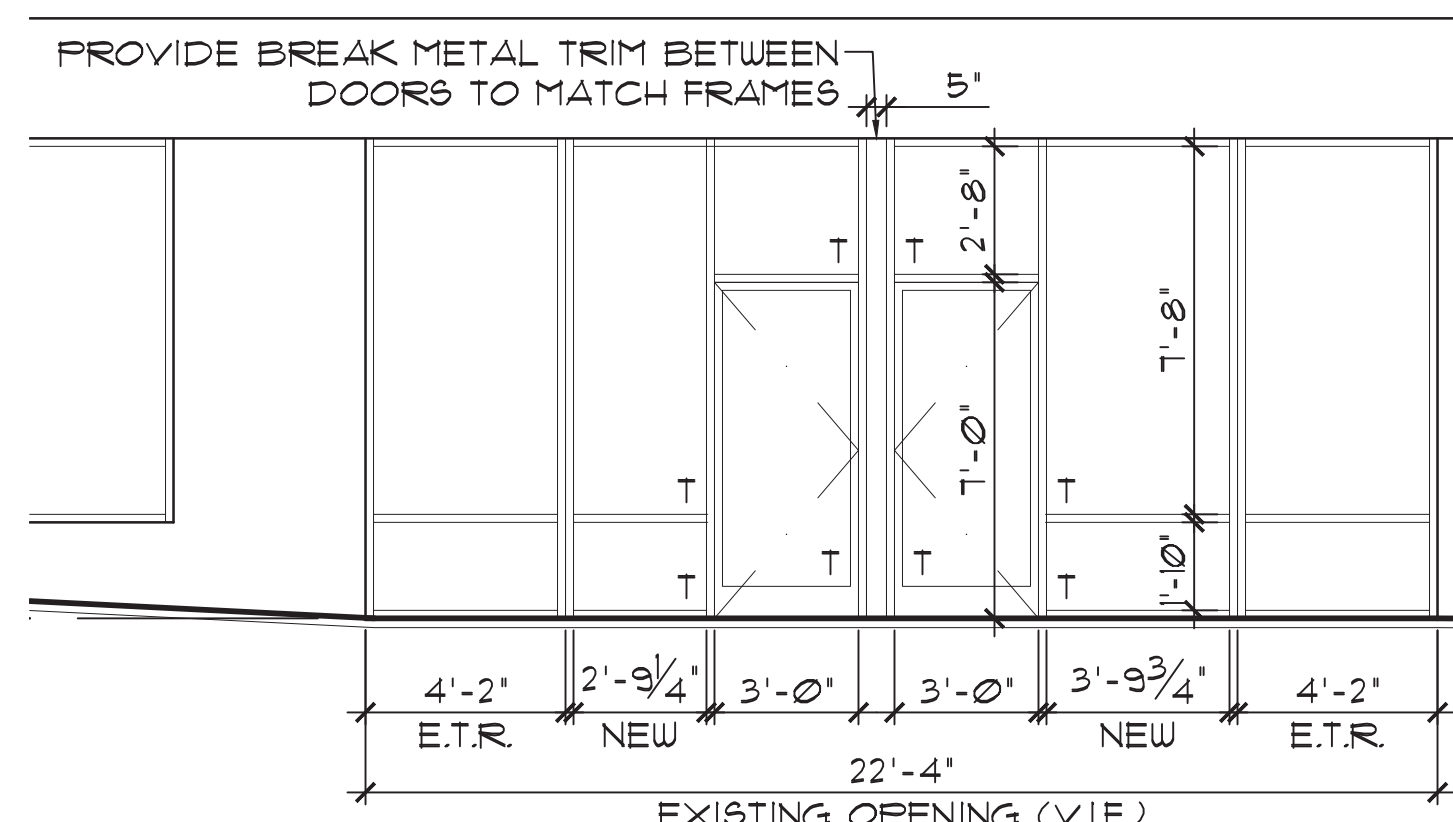
ROOM #	ROOM NAME	FLOOR	BASE	WALL	CEILING
101	TENANT SPACE	CON		ETR/UB	EXP

## FINISH SCHEDULE LEGEND

ETR	EXISTING TO REMAIN
CON	EXISTING CONCRETE: BROOM CLEAN
WB	WALL BOARD: EXISTING WALLS TO BE PREPARED TO A LEVEL 4 FINISH
EXP	EXPOSED TO STRUCTURE

## HARDWARE SCHEDULE

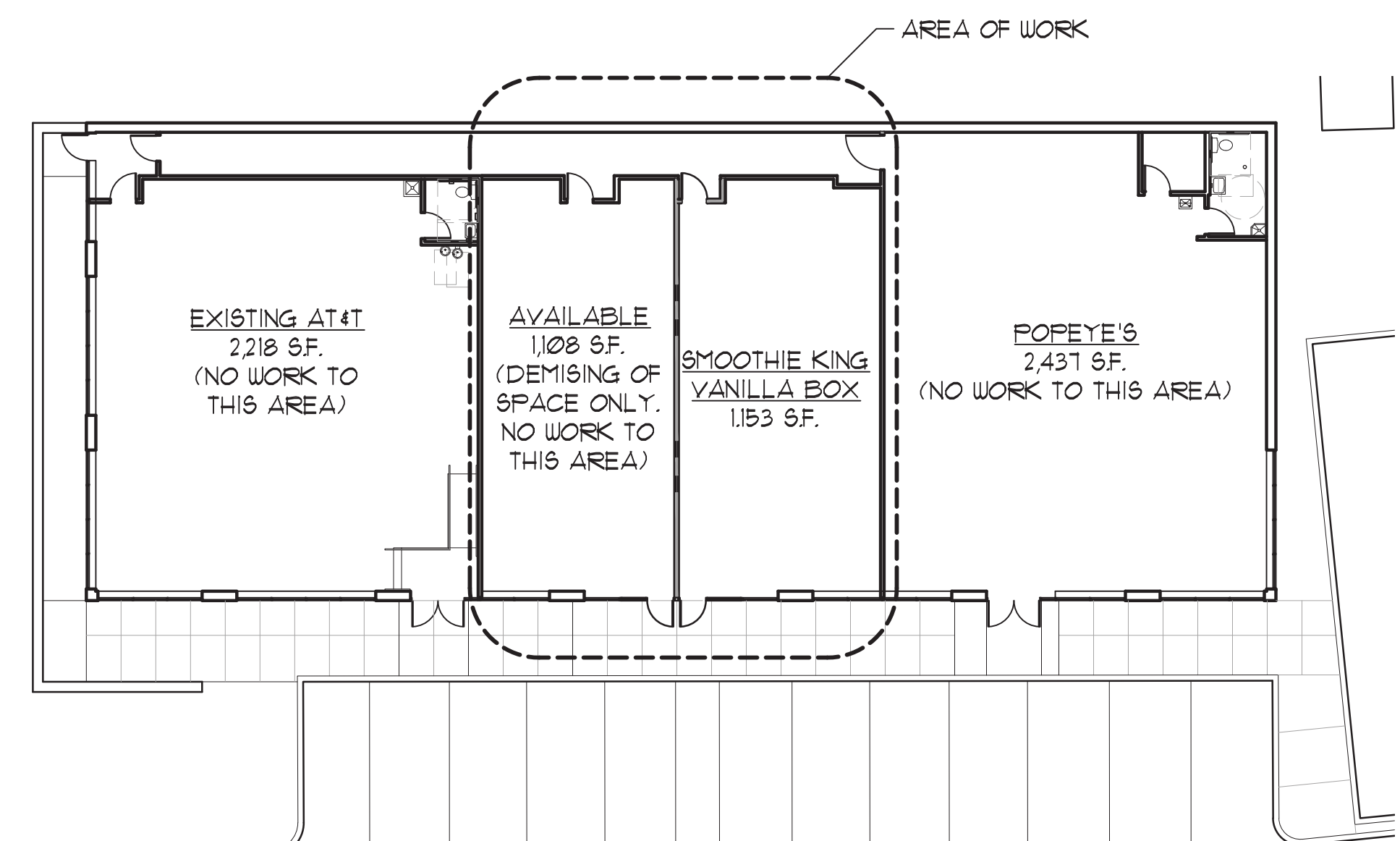
- HARDWARE SET #1**
- ▶ STOREFRONT ENTRY DOOR TO RECEIVE:
    - 1- CONTINUOUS HINGE
    - 1- THUMB TURN CYLINDER LOCK
    - 1- DEAD LATCH
    - 1- CONCEALED ROD PANIC BAR
    - 1- FULL HANDLE
    - 1- DOOR CLOSER
    - 1- OVERHEAD STOPS
    - 1- COMPRESSORS
    - 1- FOOT STOPS
    - 1- ADA THRESHOLD
    - 3- SILENCERS
    - 1- SWEEP
    - 1- GASKET (BY MFR. AS REQUIRED)
  - ▶ ENTRY FUNCTION
- HARDWARE SET #2**
- ▶ EGRESS DOOR TO RECEIVE:
    - 3- HINGE
    - 1- LEVER HANDLE
    - 1- PANIC BAR
    - 1- DOOR CLOSER
    - 1- OVERHEAD STOP
    - 1- ADA THRESHOLD
    - 3- SILENCERS
    - 1- GASKET (BY MFR. AS REQUIRED)
  - ▶ 45 MIN. RATED
  - ▶ ENTRY FUNCTION
  - ▶ BLACK ANNOXIDIZED FINISH



2 ELEVATION  
T-1.0 SCALE: 1/4"=1'-0"

ON CEILINGS. ALL FIRE RATED CONSTRUCTION SHALL USE 5/8" INCH THICK 'FIRECODE' GYPSUM WALLBOARD WITH TAPERED EDGES. WALLBOARD IN HIGH MOISTURE AREAS SHALL BE 5/8" INCH 'MR' MOISTURE RESISTANT. SEE DRAWINGS FOR LOCATION.

- CONTROL JOINTS IN GYPSUM BOARD SYSTEMS SHOULD BE INSTALLED WHERE INDICATED ON THE PLANS OR SPECIFICATIONS. GYPSUM ASSOCIATION RECOMMENDED SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS SPECIFY MINIMUM REQUIREMENTS FOR THE INSTALLATION OF CONTROL JOINTS. CONTROL JOINTS IN THE GYPSUM BOARD SHALL BE SPECIFIED WHERE ANY OF THE FOLLOWING CONDITIONS EXIST.
  - A PARTITION, WALL, OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE BUILDING STRUCTURE.
  - WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAL FEET. (NOTE THAT A FULL HEIGHT DOOR FRAME MAY BE CONSIDERED A CONTROL JOINT).
  - INTERIOR CEILINGS WITH PERIMETER RELIEF: CONTROL JOINTS SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS SHALL NOT EXCEED 50 FT AND TOTAL AREA BETWEEN CONTROL JOINTS SHALL NOT EXCEED 2500 SQ. FT. A CONTROL JOINT OR INTERMEDIATE BLOCKING SHALL BE INSTALLED WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION.
  - INTERIOR CEILINGS WITHOUT PERIMETER RELIEF: CONTROL JOINTS SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS SHALL NOT EXCEED 30 FT AND TOTAL AREA BETWEEN CONTROL JOINTS SHALL NOT EXCEED 900 SQ. FT. A CONTROL JOINT OR INTERMEDIATE BLOCKING SHALL BE INSTALLED WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION.
  - EXTERIOR CEILINGS: CONTROL JOINTS SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS SHALL NOT EXCEED 30 FT AND TOTAL AREA BETWEEN CONTROL JOINTS SHALL NOT EXCEED 900 SQ. FT. A CONTROL JOINT OR INTERMEDIATE BLOCKING SHALL BE INSTALLED WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION.
- PRECAUTIONS ARE NEEDED ON THE CONSTRUCTION SITE TO AVOID POTENTIAL PROBLEMS ASSOCIATED WITH COLD AND DAMP WEATHER CONDITIONS. NEGLECTING CAUTION DURING COLD AND DAMP WEATHER CAN CONTRIBUTE TO AVOIDABLE PROBLEMS IN GYPSUM BOARD CONSTRUCTION. JOINT COMPOUND BOND FAILURE, DELAYED SHRINKAGE, BEADING, NAIL POPPING, JOINT SHADOWING, AND GYPSUM BOARD SAGGING OCCUR MORE OFTEN IN JOBS BUILT IN THE WINTER THAN IN ANY OTHER TIME OF THE YEAR. EVEN THOUGH THE DIFFICULTY MAY NOT BE VISIBLE UNTIL AFTER THE SPRING THAW, TAKING THE FOLLOWING PRECAUTIONS IN THE WINTER DURING CONSTRUCTION IS USUALLY FAR LESS COSTLY THAN COMING BACK IN SIX MONTHS TO REPAIR THE RESULTS. OBSERVING THE FOLLOWING PRECAUTIONS DURING PERIODS OF COLD AND DAMP WEATHER WILL REDUCE JOB PROBLEMS IN THE MONTHS TO FOLLOW.
  - INSTALLING GYPSUM BOARD TO FROZEN, FROST COVERED, OR DAMP SURFACES.
  - TEMPORARY HEAT AS NEEDED TO MAINTAIN ROOM TEMPERATURES AT OR ABOVE 40°F (5°C) FOR MECHANICAL ATTACHMENT OF GYPSUM BOARD AND 50°F (10°C) FOR ADHESIVE APPLICATION OF GYPSUM BOARD: FOR JOINT TREATMENT, TEXTURING, AND DECORATION; AND WHEN MIXING MATERIALS USED FOR JOINT TREATMENT OR LAMINATING LAYERS OF GYPSUM BOARD.
  - WATER-BASED MATERIALS, SUCH AS READY-MIXED JOINT COMPOUNDS AND TEXTURES, FROM FREEZING.
  - TEMPORARY HEAT FOR A MINIMUM OF 48 HOURS BEFORE, AND CONTINUOUSLY UNTIL APPLIED MATERIALS ARE THOROUGHLY DRY.
  - VENTILATION TO ASSURE NORMAL DRYING CONDITIONS AND TO ELIMINATE THE UNUSUALLY HIGH HUMIDITY CAUSED BY CERTAIN TYPES OF TEMPORARY HEATING UNITS. DO NOT ALLOW LOCAL TEMPORARY HEAT TO RAISE ROOM TEMPERATURES HIGHER THAN 95°F (35°C).
  - SETTING TYPE JOINT COMPOUND RATHER THAN READY-MIXED COMPOUNDS.
  - THE PROPER THICKNESSES OF GYPSUM BOARD FOR CEILINGS TO AVOID SAGGING WHEN TEXTURES ARE TO BE APPLIED.
  - A LATEX PRIMER TO AND ALLOW TO DRY PRIOR TO ANY DECORATING. THIS COULD TAKE UP TO 48 HOURS OR LONGER WHEN LOW TEMPERATURES AND/OR HIGH HUMIDITY CONDITIONS ARE PRESENT.
  - FOIL-BACKED GYPSUM BOARD OR VAPOR RETARDER FACED MINERAL OR GLASS FIBER INSULATION WHERE VAPOR RETARDERS ARE REQUIRED.
  - A POLYETHYLENE VAPOR RETARDER IS INSTALLED BEHIND GYPSUM BOARD ON CEILINGS, INSTALL BATT OR BLANKET INSULATION BEFORE THE GYPSUM BOARD. IF LOOSE FILL INSULATION IS USED, INSTALL THE INSULATION IMMEDIATELY AFTER THE GYPSUM BOARD IS INSTALLED.



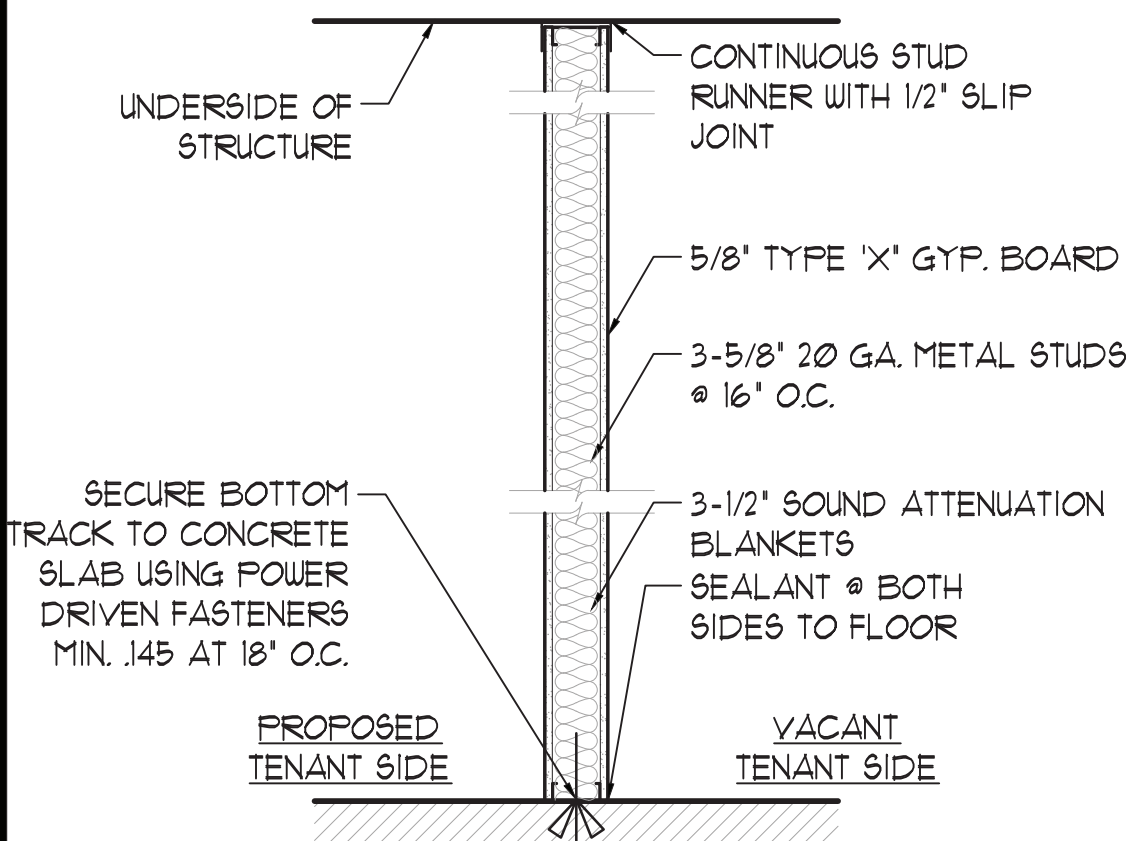
1 KEY PLAN  
T-1.0 SCALE: 1/16"=1'-0"



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	03/02/22

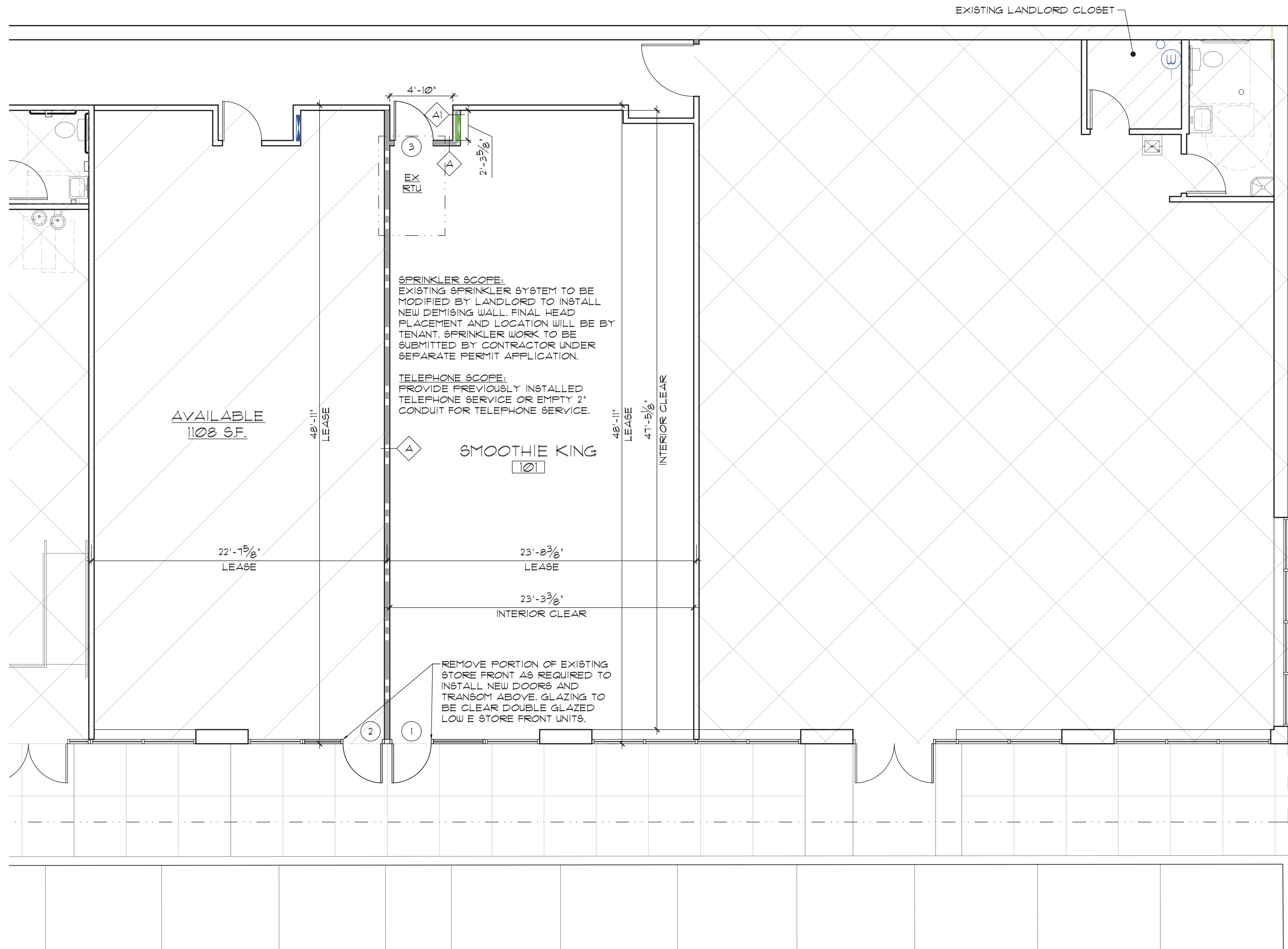
TITLE SHEET  
SMOOTHIE KING VANILLA SHELL  
8920 FRANKFORD AVENUE  
PHILADELPHIA, PA 19136  
SCALE = AS NOTED

PARTITION LEGEND



- △ NEW DEMISING PARTITION 3-5/8" METAL STUDS
- △1 NEW DEMISING PARTITION 6" METAL STUDS

NOTES:  
 1. DIMENSIONS ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD, U.N.O.  
 2. PROVIDE MOISTURE RESISTANT GWB AT TOILET ROOMS AND MOP SINK LOCATIONS  
 3. WALLS TO RECEIVE LEVEL 4 FINISH READY TO RECEIVE TENANT'S FINISHES.



REVISIONS	ISSUED FOR PERMIT
1	03/02/22

PROPOSED FLOOR PLANS  
 SMOOTHIE KING VANILLA SHELL  
 8920 FRANKFORD AVENUE  
 PHILADELPHIA, PA 19136

SCALE = AS NOTED  
 02/25/22

**A-1.0**

1 PROPOSED FLOOR PLAN  
 A-1.0 SCALE: 1/4"=1'-0"