

A PROPOSED COMMERCIAL TENANTIMPROVEMENTFOR:

# charlotte russe

UNIVERSITY TO WN CENTER

STORE # 786

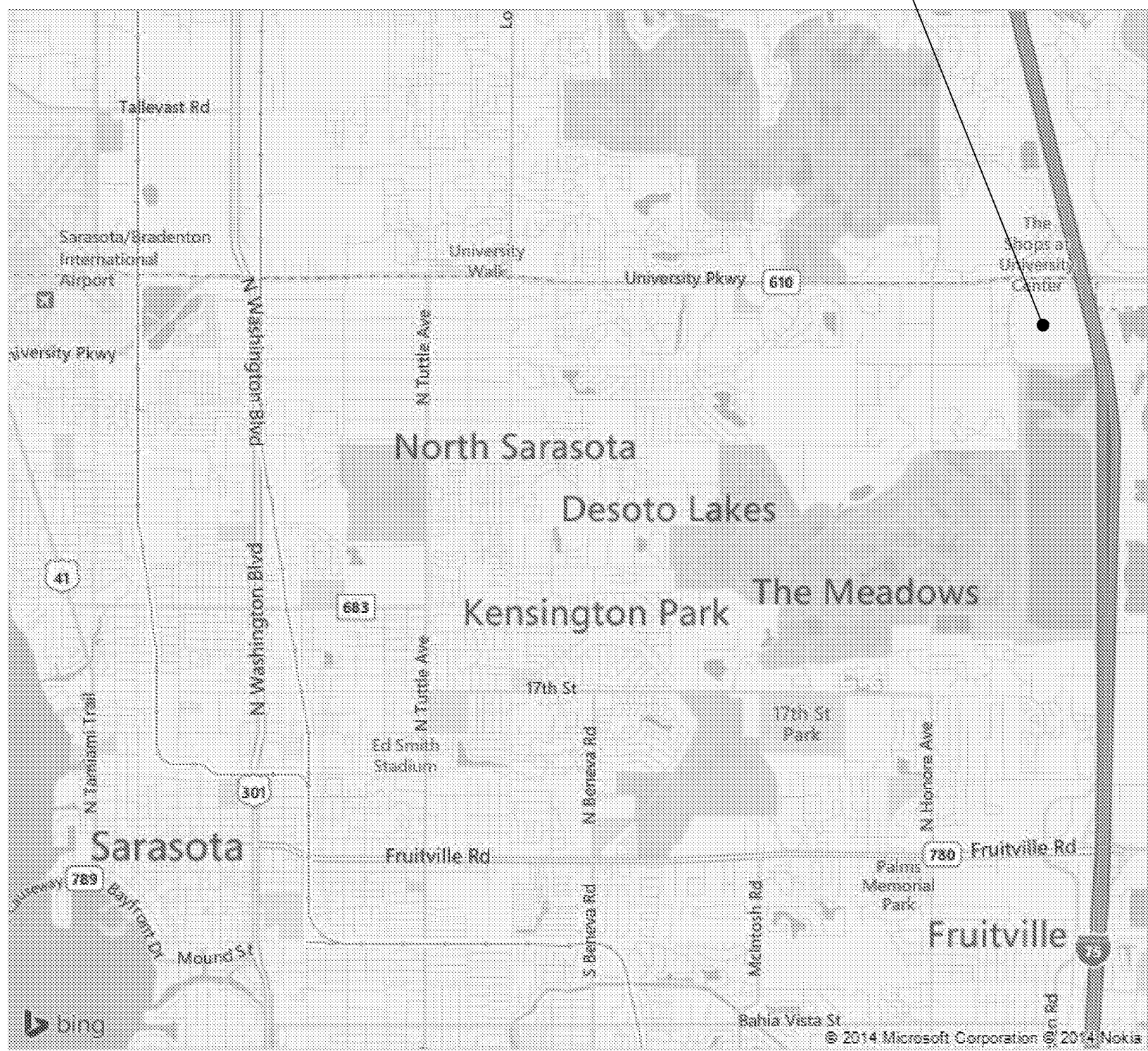
140 UNIVERSITY TO WN CENTER DRIVE - SUITE # 210

SARASOTA, FL 34243

## VICINITY MAP

### UNIVERSITY TO WN CENTER

CHARLOTTE RUSSE  
SARASOTA, FL

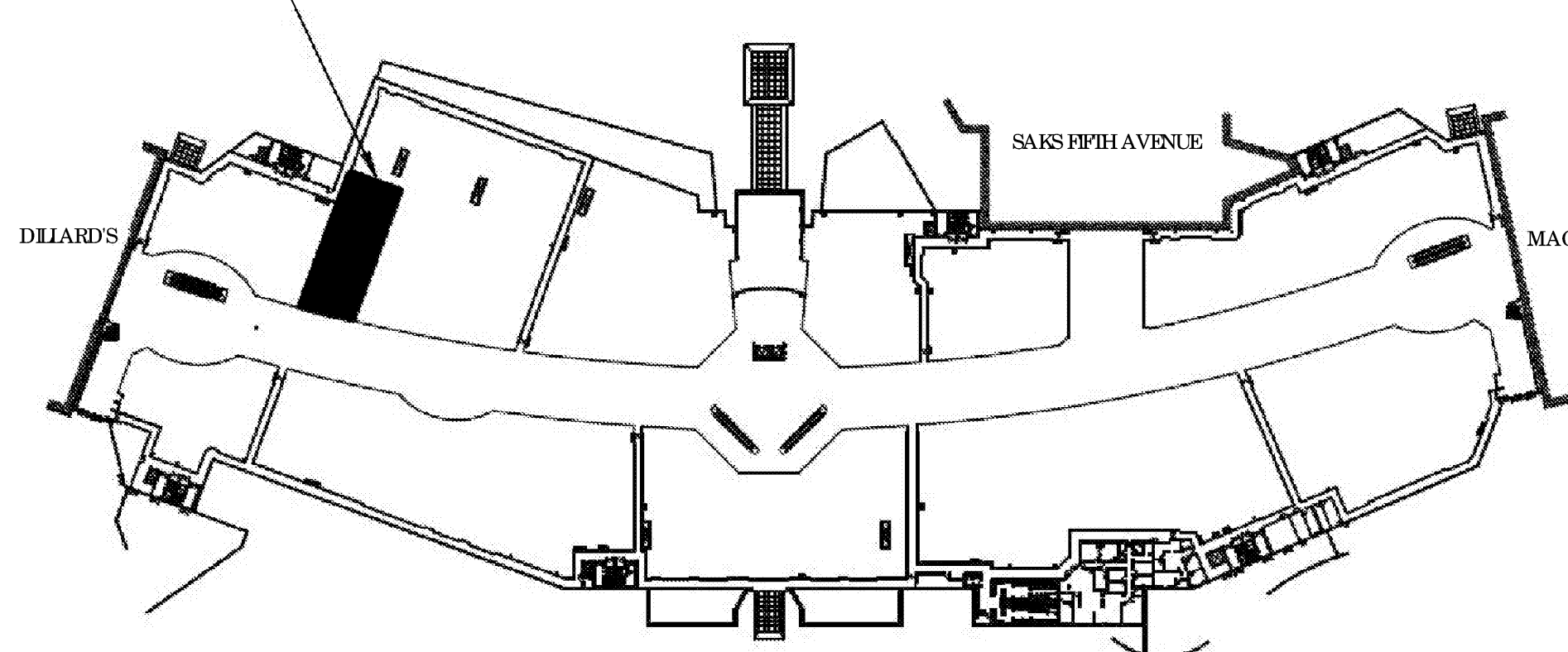


## DIRECTORY MAP

MAILADA ACCESSNOTE  
FOR ACCESSIBLE ROUTE FROM  
SHOPPING MALL TO PARKING SPACE  
CONTACT MAIL MANAGEMENT

### CHARLOTTE RUSSE

SPACE # 210, STORE # 786  
LEVEL 2 OF 2



## GENERAL NOTES

- ANY INVITED CONTRACTOR USING A PLANNING HOUSE, BID CLERK, DATA HOUSE, OR ANY OTHER AGENCY TO ASSIST IN THEIR BIDDING PROCESS WILL HAVE THEIR BID DISQUALIFIED IMMEDIATELY. CHARLOTTE RUSSE RESERVES THE RIGHT TO KEEP ITS BUSINESS PRIVATE AND CONFIDENTIAL AND DOES NOT ALLOW FUTURE LOCATIONS TO BE KNOWN TO THE PUBLIC UNTIL DEMAND NECESSARY.
- PROJECTS WHERE THE INSTALLATION, REPLACEMENT, REMOVAL OF PROPOSED HVAC UNITS IS INDICATED IN THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL CONFER AT THE PRE-CONSTRUCTION MEETING WITH THE MAINTENANCE OPERATIONS MANAGER OF THE RESPONSIBILITIES OF THE WORK ON THE ROOF. IF THERE IS ANY ADDITIONAL WORK NOT INCLUDED IN THE BID, THE GENERAL CONTRACTOR SHALL NOTIFY THE CHARLOTTE RUSSE CPM IMMEDIATELY.
- GENERAL CONTRACTOR/SUB-CONTRACTORS ARE TO VISIT THE SITE PRIOR TO BID SUBMISSION AND MAKE NOTE OF ANY DISCREPANCIES FROM THE CONSTRUCTION DOCUMENTS IN THEIR BID QUALIFICATION LETTER. FAILURE TO DO SO WILL NOT CONSTITUTE CHANGE ORDERS.
- GENERAL CONTRACTOR/SUB-CONTRACTORS ARE TO REVIEW/VERIFY LANDLORD'S CONSTRUCTION CRITERIA MANUAL AND REQUIREMENTS PRIOR TO BID SUBMISSION AND MAKE NOTE OF SAID REQUIREMENTS IN THEIR BID. FAILURE TO DO SO WILL NOT CONSTITUTE CHANGE ORDERS.
- GENERAL CONTRACTOR TO SECURE ALL PERMITS REQUIRED BY THE FIRE AND BUILDING DEPARTMENTS PRIOR TO OCCUPANCY OF THE SPACE.
- SIGNAGE IS SUBJECT TO SEPARATE PERMITS AND MAIL/LANDLORD/TENANT COORDINATION APPROVAL, WHICH SHALL BE THE RESPONSIBILITY OF THE INSTALLING SIGNAGE CONTRACTOR. SIGNAGE VENDOR SHALL PROVIDE SHOP DRAWING FOR APPROVAL.
- THE MAIL DESIGN AND TECHNICAL MANUALS SHALL BECOME A PART OF THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- GENERAL CONTRACTOR/SUB-CONTRACTORS ARE TO REVIEW LANDLORD APPROVED PLANS AND COMMENTS PRIOR TO START OF CONSTRUCTION AND NOTIFY CHARLOTTE RUSSE PROJECT MANAGER IMMEDIATELY OF ANY CONCERNS/ISSUES.

## LANDLORD NOTES

- G.C. TO PROVIDE A SUPERINTENDENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
- ALL DELIVERIES MUST BE COORDINATED WITH CENTER MANAGEMENT.
- CONSTRUCTION BARRICADE TO BE PROVIDED BY LANDLORD AT G.C. EXPENSE. G.C. MUST DUSE PROOF AND PROJECT MAIL ROOMS PRIOR TO START OF CONSTRUCTION.
- ALL ROOF PENETRATIONS AND REPAIRS TO BE PERFORMED BY LANDLORD'S DESIGNATED ROOF CONTRACTOR AT G.C. EXPENSE.
- ALL TELECOM SERVICES SHALL BE COORDINATED THROUGH SINGLE DESIGN (SSG) CLOUD-00. NO OUTSIDE PROVIDER IS ALLOWED IN THE CENTER'S TELCO CLOSETS.

## PROJECT DATA

OWNER:  
CONTACT: KIM TOWNSON, PROJECT MGR.  
CHARLOTTE RUSSE  
5910 PACIFIC CENTER BLVD.  
SUITE 120  
SAN DIEGO, CA 92121  
P: (617) 421-1177  
E: KIM.TOWNSON@COMPANY.COM

CONTRACT:  
GREG WINCHESER  
ARCVISION, INC.  
1950 CRAIG RD.  
ST. LOUIS, MO 63146  
P: (314) 415-2400  
F: (314) 415-2900  
E: G.WINCHESE@ARCV.COM

LANDLORD:  
THE TAUBMAN COMPANY  
200 EAST LONG LAKE ROAD  
SUITE 300  
HOLMBROOK HILLS, MI 48034  
P: (248) 258-6800

TENANT COORDINATOR:  
LIVA OWENS  
THE TAUBMAN COMPANY  
P: (248) 258-7455  
E: LIVA.OWENS@TAUBMAN.COM

## BUILDING AND CODE INFORMATION

BUILDING DEPARTMENT:  
SARASOTA COUNTY  
PERMITTING & INSPECTION SERVICES  
1001 SARASOTA CENTER BLVD.  
SARASOTA, FL 34240  
P: (841) 861-6600  
ATTN: MARK SUPOLITO, PLANS EXAMINER/SUPERVISOR

FIRE DEPARTMENT:  
SARASOTA COUNTY  
FIRE INSPECTIONS  
6750 BEE RIDGE ROAD  
SARASOTA, FL 34241  
P: (841) 861-2290  
ATTN: RICHARD FULWIDER, FIRE MARSHAL

CONSTRUCTION TYPE: III - FULLY SPRINKLED  
OCCUPANCY GROUP: M - MERCHANTILE  
SPRINKLER SYSTEM: YES  
ACCESSIBLE TOILES: 2  
NUMBER OF EXITS REQUIRED: 2  
NUMBER OF EXITS PROVIDED: 2  
MAX. TRAVEL DISTANCE TO EXIT: 123'-5"  
SEISMIC DESIGN CATEGORY: -

## OCCUPANT LOAD CALCULATIONS

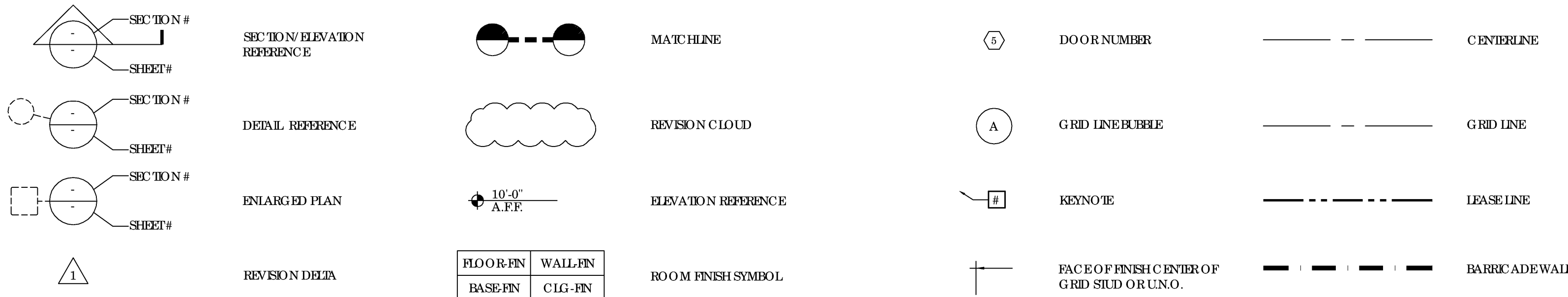
USE	AREA (SQ)	LOAD FACTOR	LOAD	% OF TOTAL AREA
SALES AREA	3,704	30	124	72
FITTING ROOMS	481	30	17	9
STOCK AREA	613	300	3	12
HALLWAY	233	300	1	5
RESTROOMS	130	300	1	2
TOTAL S.F.	5,161 SF		146	100

## GOVERNING CODES

BUILDING & STRUCTURAL: 2010 FLORIDA BUILDING CODE  
MECHANICAL: 2010 FLORIDA MECHANICAL CODE  
ENERGY: 2010 FLORIDA BUILDING CODE  
PLUMBING: 2010 FLORIDA PLUMBING CODE  
FIRE PROTECTION: 2010 FLORIDA BUILDING CODE  
ELECTRICAL: 2008 NATIONAL ELECTRICAL CODE  
ACCESSIBILITY: 2012 FLORIDA ACCESSIBILITY CODE

APPLICABLE CODES: ALL WORK DONE UNDER THE CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, & REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PROVIDED BY THE TENANTS CONTRACTOR. ALL PERMITS & LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTORS.

## SYMBOLS



ELITE CONSTRUCTION GROUP  
LAKE JACKSON, TX  
PHONE: 979-285-0712  
NOTE: THESE PRINTS HAVE BEEN  
REDUCED BY 50 PERCENT SCALE  
WILL BE 50 PERCENT OF WHAT IS  
NOTED ON PLANS

FREDERICK J. GOGGIA  
ARCHITECT, NCARB, FCI  
1950 CRAIG ROAD, SUITE 300  
ST. LOUIS, MO 63146  
PH: (314) 415-2400  
FAX: (314) 415-2900  
WWW.ARCV.COM

charlotte russe

UNIVERSITY TOWN CENTER  
140 UNIVERSITY TOWN CENTER DRIVE - SUITE #20  
SARASOTA, FL 34243  
SPACE # 210 STORE # 786

REV	DATE	DESCRIPTION
1	07/28/14	ISSUE TO PERMIT
2	07/29/14	DRAWER
3	10/06/14	ISSUE TO BID
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