



Application for
Use Permit

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

5.10.2023

QVI *PATEL*

Case Number: UP 23-00030

1. PROPERTY INFORMATION

Address or Location 26 Coliseum Crossing Hampton, VA 23666

LRSN 7001360 Zoning District C-2, O-CC

Current Land Use Retail sales, mercantile

Proposed Land Use Veterinary office incidental to Petco retail store

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Coliseum Crossing Associates, LLC

Address PO Box 120410 City Newport News State VA Zip 23612

Phone 7579696038 Email brad@rbainc.biz

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Stephen Hartley

Address 11430 NORTH KENDALL DRIVE City Miami State FL Zip 33176

Phone 305 412 9187 Email shartley@sblm.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Coliseum Crossing Associates LLC
Signed by: By: Robert Brown & Assoc LLC, Pres Manager Executive
Name (printed) Robert P. Brown, Its (title) Manager
Signature [Signature] Date 4/24/2023

Name (printed) _____, Its (title) _____
Signature _____ Date _____

Name (printed) _____, Its (title) _____
Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____
Signature _____ Date _____

Name (printed) _____
Signature _____ Date _____

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

WILCOX

SAVAGE

Nathaniel P. Tyler
(757) 628-5517
ntyler@wilsav.com

13161.047

September 8, 2022

City of Hampton, Virginia
City Attorney's Office
236 N. King St.
Hampton, VA 23669

Suhei Diyab
Site Plan and Subdivision Agent
City of Hampton
22 Lincoln Street, 5th Floor
Hampton, VA 23669

Re: Coliseum Crossing Associates, L.L.C. – Authorization Letter

Ladies and Gentlemen:

This letter serves as certification that Coliseum Crossing Associates, L.L.C. ("Coliseum Crossing") is a valid and existing limited liability company duly organized under the laws of the Commonwealth of Virginia. Robert Brown & Associates, LLC, a Virginia limited liability company, is the Manager of Coliseum Crossing. Robert R. Brown is the Executive Manager of Robert Brown & Associates, LLC and is authorized to execute all documents in connection with the development of the real property owned by Coliseum Crossing, including the BMP agreement. Willcox & Savage, P.C. shall hold the City of Hampton harmless from and against loss or damage resulting from claims that Robert R. Brown, as Executive Manager of Robert Brown & Associates, LLC, Manager of Coliseum Crossing Associates, L.L.C. is not authorized to execute such documents on behalf of Coliseum Crossing.

Sincerely,



Nathaniel P. Tyler
Member

NPT:gd

Reply to Norfolk Office

440 MONTICELLO AVENUE SUITE 2200 NORFOLK, VA 23510 757.628.5500 FACSIMILE 757.628.5566
222 CENTRAL PARK AVENUE SUITE 1200 VIRGINIA BEACH, VIRGINIA 23462 757.628.5500 FACSIMILE 757.628.5559

WWW.WILCOXANDSAVAGE.COM

SBLM Architects

*545 West 45th Street
New York, NY 10036
t: 212 995 5600
f: 212 675 4228
shartley@sblm.com
www.sblm.com*

Community Development Department
22 Lincoln Street, 5th Floor
Hampton, VA 23669

May 10, 2023

Project Address:
26 Coliseum Crossing
Hampton, VA 23666

To Whom It May Concern:

Petco is planning an interior remodel of their existing store and will add a veterinary care office (“Vetco”) as an accessory use at the above location. This will not be an addition to the existing building. The veterinary care office will be entirely within the existing Petco store and will replace a portion of the existing retail area.

Existing Petco store area: 12,791 SF
Proposed veterinary care office area: 1,688 SF

Petco retail store and Vetco veterinary care office will both use store hours of 9AM–9PM Monday-Saturday and 10am-7pm on Sunday. Veterinary care office will not provide overnight boarding or emergency pet services. The veterinary care office will provide “out-patient” pet services such as pet health exam consultation, vaccines, and minor procedures such as stitches and dental cleaning. The approximate number of guests at Petco and Vetco to be 250 per day and the number of employees 25.

The property is located on an existing shopping center with an extensive parking lot. There are 2 ADA spaces with marked crossings and ADA curb ramp directly in front of store.

Petco will continue their current lease as tenant of this space. Landlord entity is Coliseum Crossing Associates, LLC. Property managed by Robert Brown and Associates, LLC

SBLM

Information on property

Legal description: Cunningham Dr. PCE 18.593AC

Plat Book: 0773

Plat Page: 0641

Subdivision Number: 800065

Property Identification Number: 7001360

Zoning: C-2

Sincerely,
SBLM Architects PC

Stephen Hartley
Project Manager

ARCH. DWG. ABBREVIATIONS AND SYMBOLS

Table of architectural abbreviations and symbols including categories like ANGLE, CENTERLINE, ABOVE, etc., with corresponding symbols and descriptions.

PROJECT TEAM

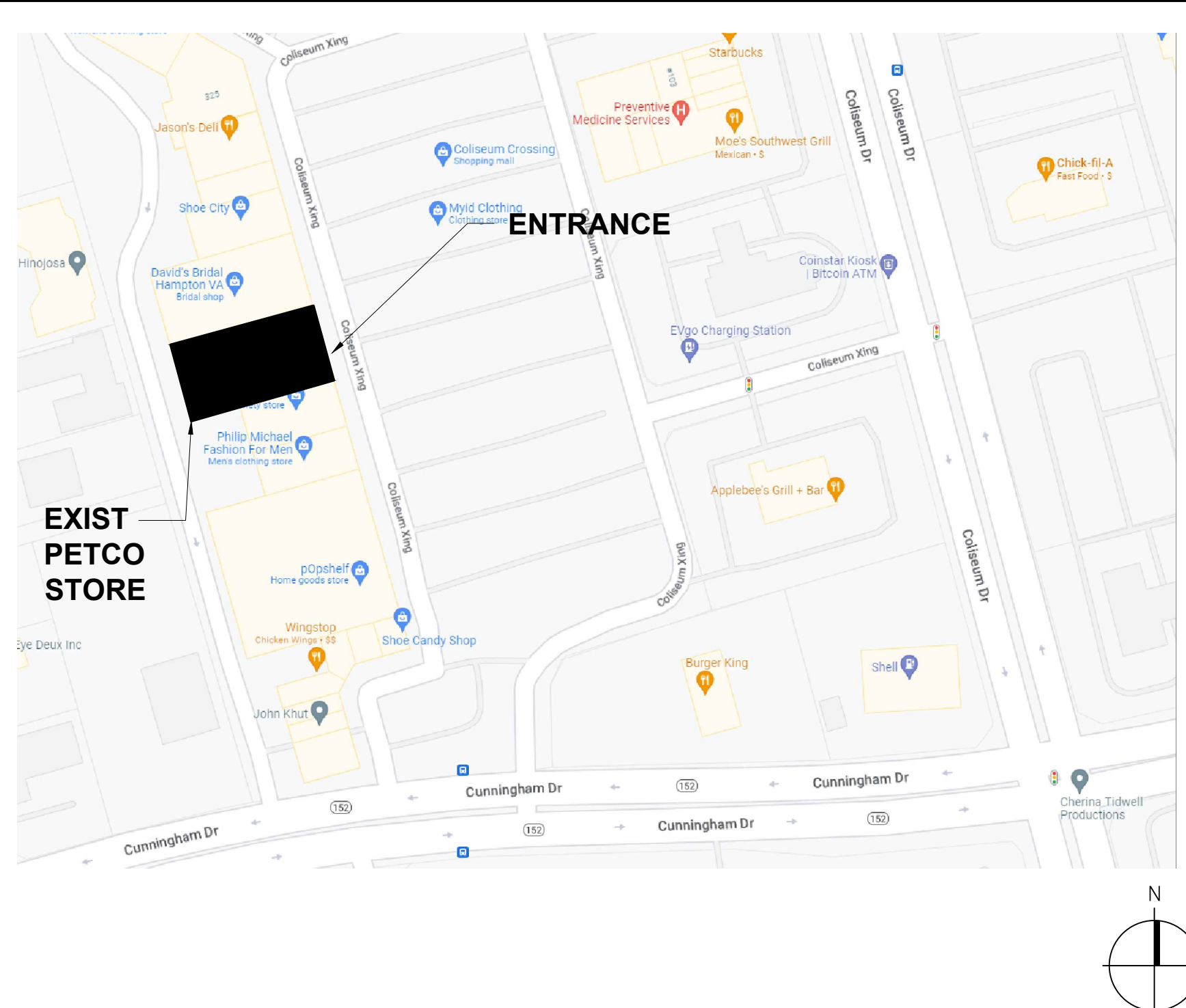
Tenant (Owner in Fee)
Petco Animal Supplies Stores, Inc.
654 Richland Hills Drive
San Antonio, Texas 78245
T: 714-855-8877
Contact: Roger Jordan, Construction Manager
roger.jordan@petco.com

Architect (Tenant Improvement)
SBLM
11430 North Kendall Drive, Suite 310
Miami, FL 33176
T: 305.412.9187 F: 305.412.6731
Contact: Stephen Hartley, Project Manager
shartley@sblm.com

Mechanical/Plumbing/Electrical Engineer (Tenant Improvement)
Randall A. Nelson, P.E.
14817 West 95th Street
Lenexa, KS 66215
T: 913.322.5150 F: 913.322.5155
MEP Engineer of Record: Randall A. Nelson, P.E.

Structural Engineer (Tenant Improvement)
McElroy Engineering, LLC
1835 Edgewater Drive
Orlando, FL 32804
T: 407.245.8775 F: 407.245.8744
Contact: Craig McElroy
cmcelroy@mcelroyeng.com

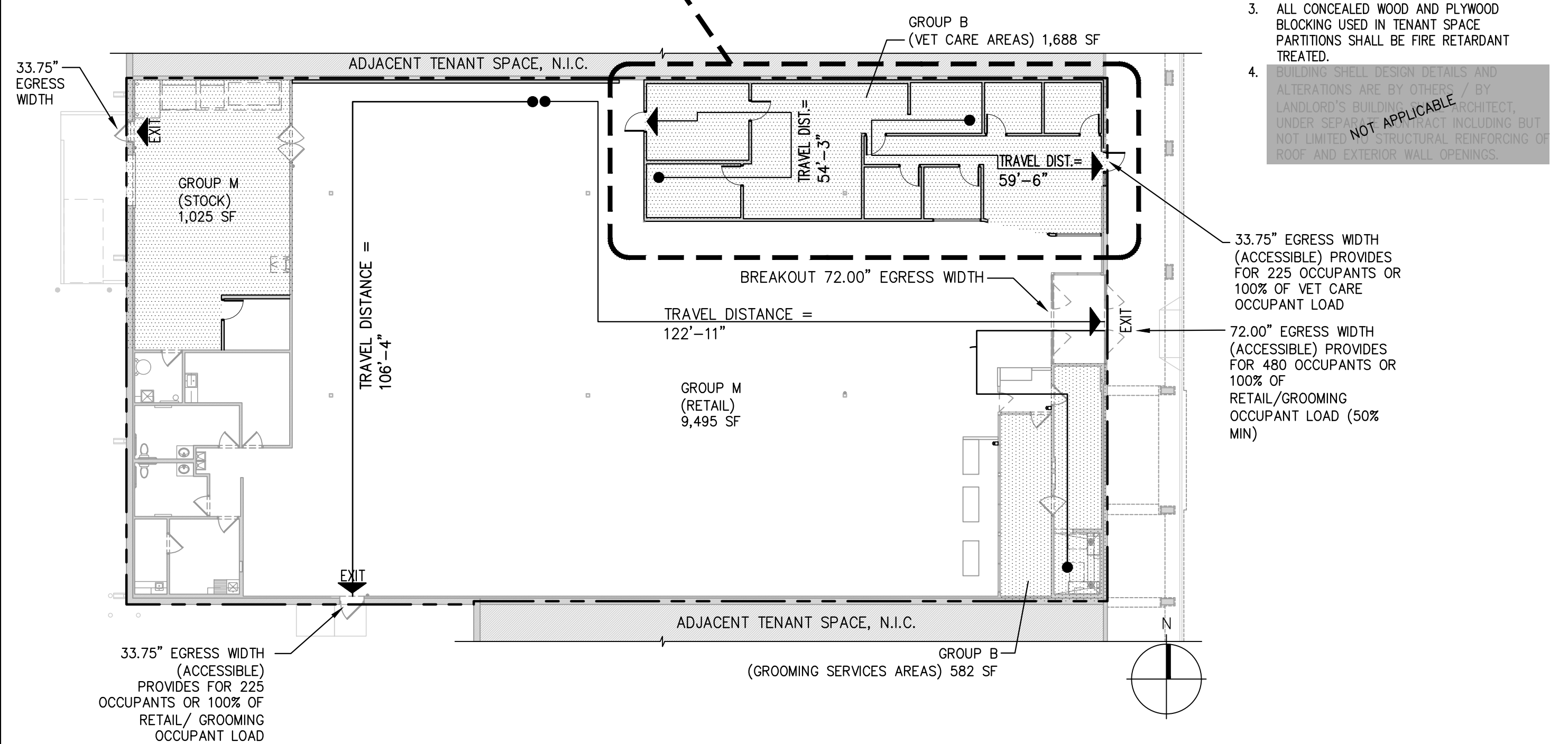
SITE KEY PLAN



CODE DATA

Table of applicable codes and code data including sections for LIFE SAFETY OCCUPANT LOAD, PLUMBING FIXTURE OCCUPANT LOAD, and various code references like 2018 Virginia Construction Code.

AREA OF WORK: NEW VETERINARY CARE OFFICE IN FORMER RETAIL AREA



- NOTES:
1. REFER TO DRAWING FP1 FOR RETAIL STORE FIXTURE LAYOUT.
2. EGRESS WIDTHS SHOWN ON 'CODE DATA' DIAGRAM FOR AUTOMATIC SLIDING ENTRANCE DOORS ARE FOR BREAKOUT DOOR PANELS.
3. ALL CONCEALED WOOD AND PLYWOOD BLOCKING USED IN TENANT SPACE PARTITIONS SHALL BE FIRE RETARDANT TREATED.
4. [REDACTED]

Table with columns for PROTOTYPE VERSION, NEXUS SCHEME, and various issue dates for different drawing sets.



HAMPTON, STORE #1897
TENANT IMPROVEMENTS / REMODEL:
REPLACE RETAIL AREA WITH NEW VETERINARY CARE OFFICE
26 COLISEUM CROSSING
HAMPTON, VA 23666



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McElroy Engineering, LLC
1835 Edgewater Drive
Orlando, FL 32804
T: 407.245.8775 F: 407.245.8744
Contact: Craig McElroy
cmcelroy@mcelroyeng.com

Table with columns for Distribution and Date, listing various CD sets and their dates.

Seal & Signature

Project
Hampton, VA
26 Coliseum Crossing
Hampton, VA 23666

Petco Store No. 1897 Project No. 023016 / 22Q3.00
Drawn By: DR Checked By: JL

CODE DATA AND PROJECT DATA

A0.1

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO WORK. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL MEASUREMENTS, AREA, VOLUMES, ETC. EXTRACTED FROM THIS DRAWING OR ANY OTHER DOCUMENT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL MEASUREMENTS, AREA, VOLUMES, ETC. EXTRACTED FROM THIS DRAWING OR ANY OTHER DOCUMENT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL MEASUREMENTS, AREA, VOLUMES, ETC. EXTRACTED FROM THIS DRAWING OR ANY OTHER DOCUMENT.

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FINAL REVIEW CD SET	03-24-23
BID SET	04-07-23
PERMIT FILING SET	04-11-23

Seal & Signature

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Hampton, VA
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Petco Store No. 1897 Project No. 023016 / 22Q3.00
 Drawn By: DR Checked By: JL

ARCHITECTURAL FLOOR PLAN

A2.1

KEY NOTES (NOT ALL MAY BE APPLICABLE) (#) :

- N/A
- N/A
- EXISTING ACCESSIBLE CURB RAMP
- EXISTING DUMPSTER ENCLOSURE
- N/A
- EXISTING ELECTRICAL GEAR, DASHED LINES INDICATE MINIMAL CLEARANCES REQUIRED
- EXISTING WALL MOUNTED DATA RACK ABOVE PREFABRICATED "PET CLEAN UP STATION" (10300), TO BE LOCATED IN A LANDSCAPE AREA NEAR STORE ENTRY, COORDINATE FINAL LOCATION WITH PETCO CONSTRUCTION MANAGER
- N/A
- N/A
- ELECTRICAL PANEL WITH 30"x36" MIN. CLEAR FLOOR AREA IN FRONT OF PANEL
- 3A-40B:C FIRE EXTINGUISHER W/WALL BRACKET MOUNTED AT 40" AFF & SIGN (10300), BOTTOM OF EXTINGUISHER/LEADING EDGE SHALL BE LESS THAN 27" AFF, ALL EXTINGUISHERS SHALL BE PROPERLY TAGGED WITH ACCURATE AND UP-TO-DATE INFORMATION AND SHALL MEET OR EXCEED ANY ADDITIONAL MIN. REQUIREMENTS BY JURISDICTION'S FIRE MARSHAL
- EXIST. FIRE RISER LOCATION W/DASHED LINES TO INDICATE MINIMAL CLEARANCES REQUIRED
- DOOR CLOSER BUTTON, SEE DOOR 2 ON A3.1, DOOR SCHEDULE AND ELECTRICAL DRAWINGS
- EXISTING LADDER
- N/A
- N/A
- N/A
- N/A
- EXISTING CONSTRUCTION, SHOWN FOR REFERENCE ONLY
- N/A
- N/A
- N/A
- N/A
- N/A
- PRIOR TO DEMOLITION, CONTRACTOR SHALL VERIFY IN FIELD INTERIOR FINISHED FLOOR ELEVATION IS SAME AS EXTERIOR SIDEWALK ELEVATION AT PROPOSED EXTERIOR DOOR, NOTIFY ARCHITECT AND PETCO CM IMMEDIATELY IN WRITING IF ELEVATIONS ARE NOT EQUAL

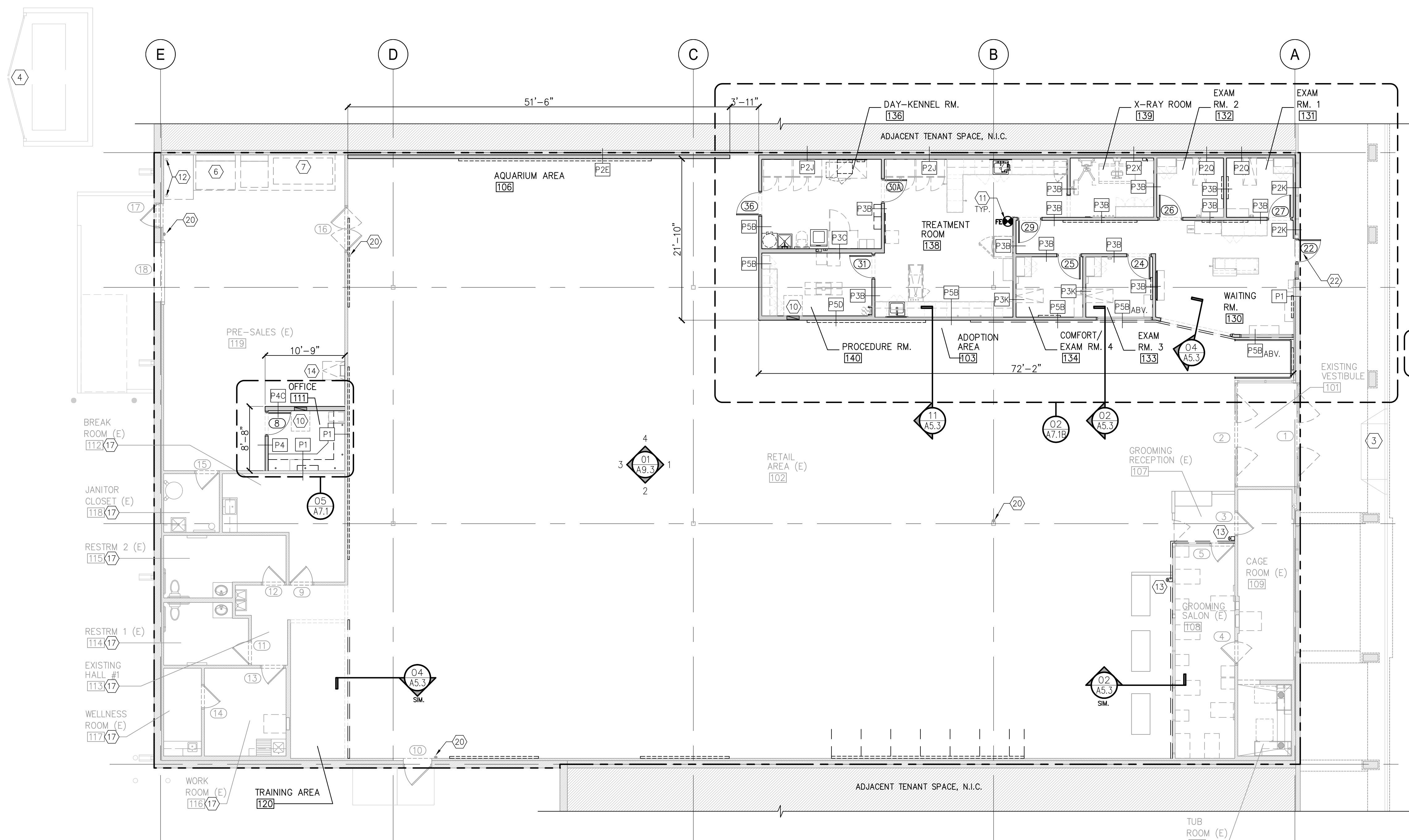
GENERAL NOTES:

- INTERIOR PARTITION DIMENSIONS ARE TO FACE OF FINISH, TYPICAL. SOME SPECIAL PARTITIONS ARE DIMENSIONED TO CENTER.
- VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES USING THE "CONTRACTOR REQUEST FOR INFORMATION" FORM (01200) AND SUPPLEMENTARY CONTRACTOR DETAILS AS REQUIRED.
- FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS (IF APPLICABLE).
- PROVIDE RODENT BARRIER HARDWARE CLOTH (05500) 48" HGT. NOM., ON FRAMING BEHIND SHEATHING, FOR ALL NEW PERIMETER PARTITIONS THAT ARE ADJACENT TO/ABUTTING SHELL EXTERIOR WALLS OR COMMON WITH SHELL TENANT SEPARATION ASSEMBLIES.
- WHERE NEW WALL TILE IS TO BE INSTALLED ON AN EXISTING NON-RATED WALL IN WET AREAS DESIGNATED TO REMAIN, REMOVE EXISTING GYP. BD. SHEATHING AND INSTALL NEW SHEATHING AS NOTED ON FINISHED SCHEDULE
- REFER TO SECTION 09260 TABLE "NONSTRUCTURAL LIMITING HEIGHTS" FOR PARTITION STANDARDS BASED ON DEFLECTION LIMIT L/240, UNIFORM 5 PSF LATERAL LOAD, 25 GA METAL WALL FRAMING IS THE MIN. GAUGE POSSIBLE. HEAVIER GAUGE FRAMING AND DIAG. "KICKERS" MAY BE REQUIRED DEPENDING ON FIELD CONDITIONS AND FRAMING HEIGHTS.
- EXPOSED SURFACE MOUNTED ELECTRICAL CONDUITS, PLUMBING, UTILITIES, ETC. ON WALLS SHALL NOT BE PERMITTED IN CUSTOMER AREAS WITHOUT WRITTEN APPROVAL FROM PETCO CM.
- ALL PLATFORM AND ROOF LADDERS SHALL COMPLY WITH OSHA REQUIREMENTS INCLUDING BUT NOT LIMITED TO SAFETY CAGES
- WITHIN 14 DAYS OF END OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN AN INSPECTION AND A CERTIFICATION FROM A NATIONALLY RECOGNIZED ADA INSPECTION COMPANY AND SUBMIT THE CERTIFICATION TO THE PETCO CONSTRUCTION MANAGER AND THE ARCHITECT OF RECORD. THE CERTIFICATION SHALL STATE THE JOB SITE HAS BEEN INSPECTED AT ALL NEW CONSTRUCTION AREAS AS DEFINED BY THE SCOPE OF WORK OF THE CONTRACT. THE CERTIFICATION SHALL ALSO STATE IF SAID AREAS MEET THE CURRENT ADA STANDARDS HAVING JURISDICTION AND LOCAL AMENDMENTS OR PROVIDE A COMPREHENSIVE LIST OF ALL NON-CONFORMING ELEMENTS SUPPORTED WITH PHOTOS, DRAWINGS AND SKETCHES. REMEDIES FOR ALL NON-CONFORMING ELEMENTS SHALL BE REVIEWED WITH THE PETCO CONSTRUCTION MANAGER AND ARCHITECT OF RECORD TO DETERMINE A COURSE OF CORRECTIVE ACTION. ALL REMEDIES SHALL BE DOCUMENTED BY PHOTOGRAHS AND ANY ADDITIONAL MEANS AS REQUESTED BY THE INSPECTION COMPANY FOR A FINAL CERTIFICATE TO BE APPROVED AND ISSUED (01700).

01 FLOOR PLAN

SCALE: 1/8" = 1'-0"

REF.:



NOTE: CONTRACTOR SHALL PROVIDE CUSTOMER / PEDESTRIAN PROTECTION DURING CONSTRUCTION

MEDICAL GAS NOTE:
 THIS FACILITY SHALL NOT STORE MORE THAN 8 E-CYLINDERS (25 CF EA./200 CF TOTAL) OF MEDICAL OXYGEN TANKS ON-SITE AT ANY TIME FOR VETERINARY PROCEDURES. TANKS HAVE CGA 870 CONNECTION VALVE YOKES AND ARE SECURED IN A RACK SPECIFICALLY DESIGNED FOR E-CYLINDERS IN THE PROCEDURE ROOM. CENTRALIZED/PLUMBED MEDICAL GAS IS NOT USED. NO OTHER MEDICAL RELATED GAS SUPPLY IS USED.

- NOTE: THE CONTRACTOR SHALL OBTAIN AN ADA INSPECTION, SEE GENERAL NOTE "1" AND PROJECT MANUAL SECTION 01700
- NOTE: THE CONTRACTOR SHALL PROVIDE CUSTOMER / PEDESTRIAN PROTECTION DURING CONSTRUCTION
- NOTE: IN JURISDICTIONS WHERE STATE MANDATED SITE OBSERVATIONS ARE REQUIRED, CC SHALL PROVIDE 3 WEEKS MINIMAL NOTICE TO ARCHITECT FOR TRAVEL ARRANGEMENTS

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 THE FOLLOWING APPLIES TO ALL ARCHITECTURAL SHEETS: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, COPYRIGHT OR OTHER USE OF THIS DRAWING IS PROHIBITED.
 FILE NAME: Y:\Projects\22028\023016\Drawings\Current\Set06_023016_A2-1.dwg | PLOTTED BY: Rosario, R | DATE: March 10, 2023

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Seal & Signature

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Petco Store No. 1897 Project No. 023016 / 22Q3.00
 Drawn By: DR Checked By: JI

**EXTERIOR
 FACADE
 ELEVATIONS**

A4.1

KEY NOTES (NOT ALL MAY BE APPLICABLE) (##) :

1. WALL MOUNTED GOOSE LAMP LIGHT FIXTURE OVER SERVICES SIGN, N.I.C. UNDER SEPARATE PERMIT FOR EXT. ALTERATIONS, SHOWN FOR REFERENCE ONLY. BY BASELITE CORP. 877-999-1990. CAT#AB10/61/6/81/LWTM-10W-3500K-120VOLT
2. RECESSED CANOPY CEILING LIGHT FIXTURE PROVIDED AND INSTALLED BY OTHERS, N.I.C. UNDER SEPARATE PERMIT FOR EXT. ALTERATIONS, SHOWN FOR REFERENCE ONLY (SEE A2.4), BY GOOSEY LIGHTING. 770-456-4500. CAT#RC-8-16-1-LED-V1-W31
3. PRIVACY GRAPHICS, PROVIDED AND INSTALLED BY PETCO VENDOR
4. EXTERIOR LIGHT/EMERGENCY LIGHT, SEE ELECTRICAL DRAWINGS
5. BUSINESS ADDRESS NUMBER GRAPHICS TO BE INSTALLED ON STOREFRONT
6. PROVIDE SUN CONTROL WINDOW FILM ON ALL WINDOW AND DOOR GLAZING (08800)
7. PETCO SERVICES SIGNS UNDER SEPARATE PERMIT
8. TENANT BUILDING SIGN UNDER SEPARATE PERMIT
9. TEMPORARY CONSTRUCTION BANNER SIGN, PROVIDED AND INSTALLED BY GC (10300)
10. EXISTING CONCEALED PLYWD. SHEATHING OR OTHER SOLID SUBSTRATE BEHIND BUILDING SIGN WHERE REQUIRED, V.I.F.
11. VERTICAL JOINTS IN COMPOSITE WOOD PLANKS, SEE DETAIL
12. EXISTING SHELL BUILDING CONSTRUCTION, V.I.F.
13. REMOVE EXISTING TENANT SIGN(S), PATCH AND REPAIR WALL, PAINT COLOR AND SHEEN SHALL MATCH THE EXISTING
14. EXISTING WALL MOUNTED LIGHTS
15. NEW STOREFRONT DOOR, SIDELIGHT AND TRANSOM, SEE FLOOR PLAN AND STRUCTURAL DRAWINGS
16. WALL MOUNTED SIGN REQUIRES SOLID SUBSTRATE FOR ADEQUATE ATTACHMENT, CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD
17. NEW STEEL COLUMN, SEE STRUCTURAL, W/ ALUM. BREAK METAL ENCLOSURE MATCHING STOREFRONT SYSTEM.

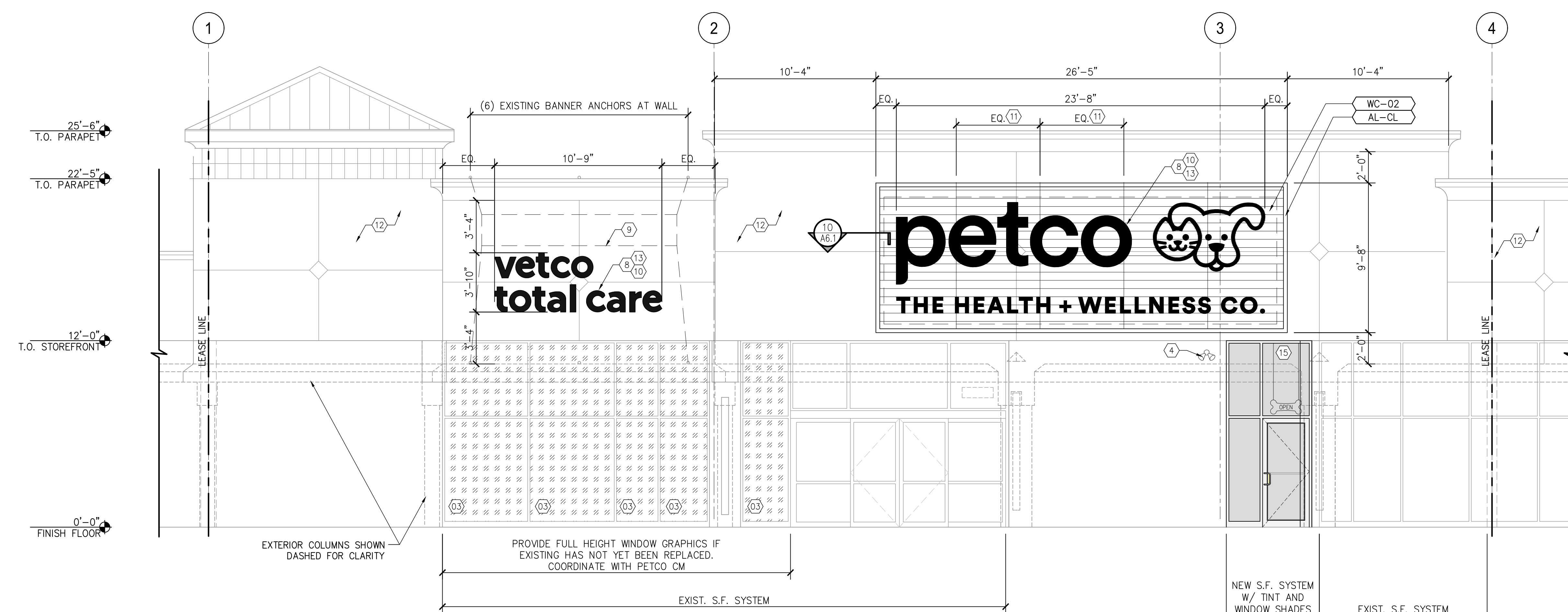
EXTERIOR FINISH LEGEND:

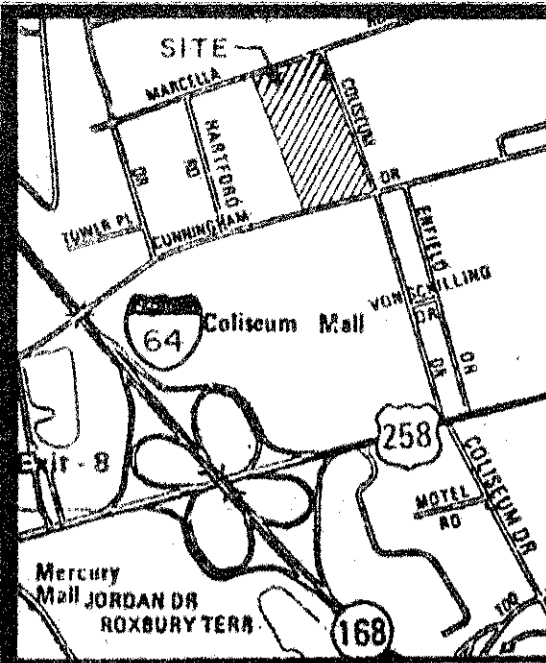
- REFER TO SECTION 09900 FOR PAINT TYPE AND FINISH
- CMU-GR-01 4X16 GROUND FACE CMU, FIELD (04220) N/A
 - CMU-GR-02 4X16 GROUND FACE CMU, ACCENT (04220) N/A
 - CMU-SM 8" SMOOTH FACE CMU, PAINT TO MATCH EIFS (04220) N/A
 - EIFS-01 E.I.F.S., BY DRYVIT SYSTEMS, "PETCO11030" (07240) N/A
 - EIFS-02 E.I.F.S., BY DRYVIT SYSTEMS, "PETCO21030" (07240) N/A
 - AL-CO ALUMINUM COPING, PPG DURANAR UC70149F "DARK BRONZE" (07600) N/A
 - AL-GU ALUMINUM GUTTER, PPG DURANAR UC70149F "DARK BRONZE" (07600) N/A
 - AL-RW ALUMINUM RAINWATER CONDUCTOR, PPG DURANAR UC70149F "DARK BRONZE" (07600) N/A
 - AL-CA1 ALUMINUM CANOPY, SW 9176 "DRESS BLUES" (10530) N/A
 - AL-CL ALUMINUM BREAK METAL TRIM ENCLOSURE, PPG DURANAR UC70149F "DARK BRONZE" (07600) N/A
 - WC-01 DECORATIVE VENEER WOOD COMPOSITE, CALI BAMBOO INFINITY COMPOSITE PLANKING, BRONZE (06600), 1/4" VERTICAL JOINTS AS SHOWN, EQUALLY SPACED, 1/4" HORIZONTAL JOINTS N/A
 - WC-02 DECORATIVE VENEER WOOD COMPOSITE, CALI BAMBOO TRU-ORGANICS COMPOSITE PLANKING, SEDONA FINISH SOLID PLANK (06600), SEE DETAIL 15/A6.1 N/A

GENERAL NOTES:

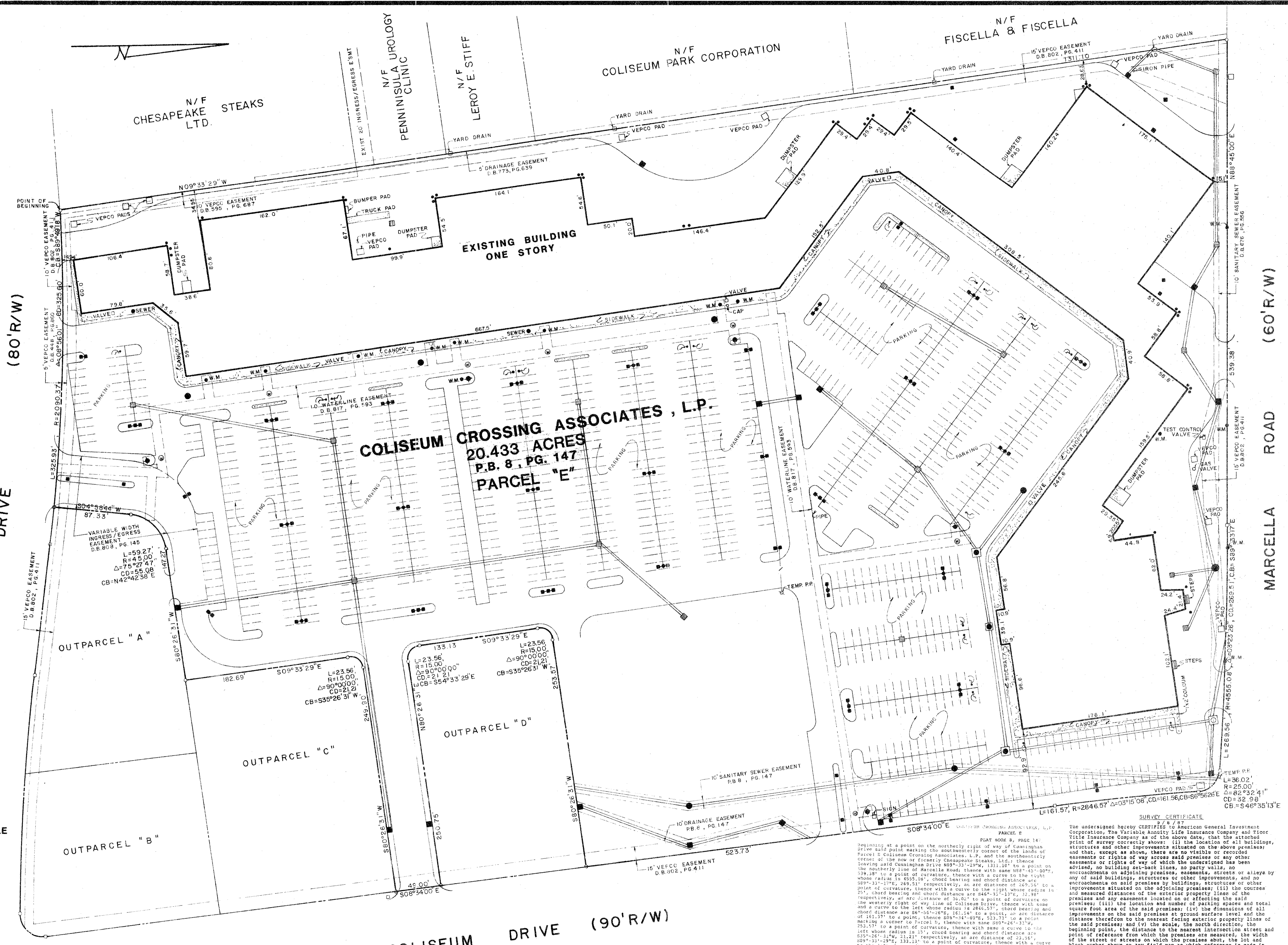
- A. BANNER ANCHORS TO BE PROVIDED AT ALL BUILDING ELEVATIONS WHERE APPROVED SIGNAGE IS LOCATED. BANNER ANCHORS SHALL MEET PETCO PROTOTYPE DESIGN STANDARDS.
- B. SURFACE MOUNTED ELECTRICAL CONDUITS, PIPES, UTILITIES, ETC. SHALL NOT BE PERMITTED ON ANY EXTERIOR WALLS OF PETCO TENANT SPACE EXCEPT FOR RAINWATER CONDUCTORS AT REAR ELEVATION.
- C. PETCO REQUIRES 8 WEEKS FOR DESIGN AND PRODUCTION OF WINDOW GRAPHICS, FROM DATE THEY RECEIVE FIELD DIMENSIONS FROM CONTRACTOR FOR EACH VISUAL OPENING WITHIN THE EFFECTED WINDOW(S).
- D. WHERE SPANDREL GLASS IS CALLED FOR, REFER TO 08800.
- E. ALL NON-PROTO EXTERIOR ELEMENTS (E.G. FABRIC CANOPIES) MUST BE APPROVED IN WRITING BY PETCO'S DIRECTOR OF ARCHITECTURAL SERVICES.
- F. EXTERIOR AREAS WITHIN PETCO'S LEASE LIMITS SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING OF A LIKE-NEE UNIFORM FINISH UNLESS NOTED OTHERWISE
- G. BUILDING SHELL MODIFICATIONS INCLUDING BUT NOT LIMITED TO FACADE ALTERATIONS, DOOR AND WINDOW OPENINGS, ROOF OPENINGS AND THEIR RESPECTIVE STRUCTURAL REINFORCING AND DETAILS ARE BY OTHERS UNDER SEPARATE CONTRACT/PERMIT AND ARE NOT INCLUDED IN THESE DOCUMENTS

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO BEGINNING WORK. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, MATERIALS, AND FINISHES. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, COPIRIGHT OR OTHER USE OF THIS DRAWING IS PROHIBITED.





VICINITY MAP
NO SCALE



COLISEUM CROSSING ASSOCIATES, L.P.
20.433 ACRES
P.B. 8, PG. 147
PARCEL "E"

(80' R/W)

(60' R/W)

DRIVE

MARCELLA ROAD

CUNNINGHAM DRIVE

COLISEUM DRIVE (90' R/W)

- LEGEND**
- SANITARY MANHOLE
 - STORM MANHOLE
 - ⊠ STORM DRAIN
 - CURB DRAIN
 - ◆ FIRE HYDRANT
 - ◆ VALVE BOX
 - LIGHT POLES
 - GUARD POST
 - W.M. WATER METER

NOTE:
STREET ADDRESS OF BUILDING
IS FROM 2111A THRU 2139F.

PARKING SPACE TABLE
(NOTE: ALL PARKING SPACES ARE UNCOVERED)

	# of P.S. on Parcel 'E'	# of P.S. Req'd by the City of Hampton
9'x20' Parking Spaces	902	877
12'x20' Handicap Parking Spaces	20	18

SURVEY CERTIFICATE

PLAT BOOK 8, PAGE 147

Beginning at a point on the northerly right of way of Cunningham Drive said point marking the southwestern corner of the lands of Parcel E Coliseum Crossing Associates, L.P. and the southeastern corner of the now or formerly Chesapeake Steaks, Ltd.; thence the northerly line of Parcel E, thence with same bearing and distance to a point of curvature, thence with a curve to the right whose radius is 4655.04', chord bearing and chord distance are S89°33'17"W, 269.51' respectively, an arc distance of 269.56' to a point of curvature, thence with a curve to the right whose radius is 29', chord bearing and chord distance are S46°35'11"W, 32.98' respectively, an arc distance of 32.98' to a point of curvature on and a curve to the left whose radius is 2846.57', chord bearing and chord distance are S6°34'42"W, 161.14' to a point, an arc distance of 161.55' to a point, thence S86°34'09"E, 523.71' to a point marking a corner to Parcel B, thence with same bearing and distance 252.57' to a point of curvature, thence with same curve to the left whose radius is 15', chord bearing and chord distance are S54°33'29"E, 21.21' respectively, an arc distance of 21.21' to the left whose radius is 15', chord bearing and chord distance are S54°33'29"E, 21.21' respectively, an arc distance of 21.21' to a point marking the northwesterly corner of Parcel C, thence with same bearing and distance 49.00' to name S80°26'31"W, 249.90' to a point of Parcel C, thence with same bearing and distance 249.90' to a point of Parcel C, thence with same bearing and distance 249.90' to a point on the northerly line of Parcel A, thence with same bearing and distance 249.90' to a point of curvature, thence with a curve to the right whose radius is 45', chord bearing and chord distance are S89°49'18"W, 325.60' respectively, an arc distance of 325.60' to the point of beginning.

The undersigned hereby CERTIFIES to American General Investment Corporation, The Variable Annuity Life Insurance Company and Fidelity Insurance Company as of the above date, that the attached print of survey correctly shows: (i) the location of all buildings, structures and other improvements situated on the above premises; and that, except as shown, there are no visible or recorded easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no building set-back lines, no party walls, no encroachments on adjoining premises, easements, or alleys by any of said buildings, structures or other improvements, and no encroachments on said premises by buildings, structures or other improvements situated on the adjoining premises; (ii) the courses and measured distances of the exterior property lines of the premises and any easements located on or affecting the said premises; (iii) the location and number of parking spaces and total square foot area of the said premises; (iv) the dimensions of all improvements situated on the said premises at ground surface level and the distance therefrom to the nearest facing exterior property lines of the said premises; and (v) the scale, the north direction, the beginning point, the distance to the nearest intersection street and point of reference from which the premises are measured, the width of the street streets on which the premises abut, the lot and block number shown on any field map to which reference is made in the legal description of the premises together with the filing date of such map, and an accurate reference to the real estate records of the City of Hampton, Virginia, identifying all easements of record crossing or affecting the said premises, the undersigned further certifies that all streets abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for public maintenance by the State of Virginia. No part of the premises lies within a 100-year flood plain or in an identified "flood prone area" or which is subject to "special flood hazard", as defined by the U. S. Department of Housing and Urban Development, pursuant to the Flood Disaster Act of 1973, as amended. There is no fault line on any portion of the premises as disclosed by visual inspection of the premises.

CHARLES F. QUINN, C.L.S. No. 1914

Designed: _____
 Drawn: K.L.S.
 Checked: C.F.O.
 Scale: 1" = 50'
 Date: 9/25/87
 File No. _____
 Project No: 862218
 Sheet No. _____ of _____ Sheets

Talbot & Associates, Ltd.
Architects, Engineers, Planners, Surveyors, Landscapers, Architects
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788 Thimble Shoals Blvd., Suite 106, Newport News, VA 23606

PHYSICAL SURVEY
SHOWING PROPERTY OF
COLISEUM CROSSING ASSOCIATES, L.P.
HAMPTON, VIRGINIA