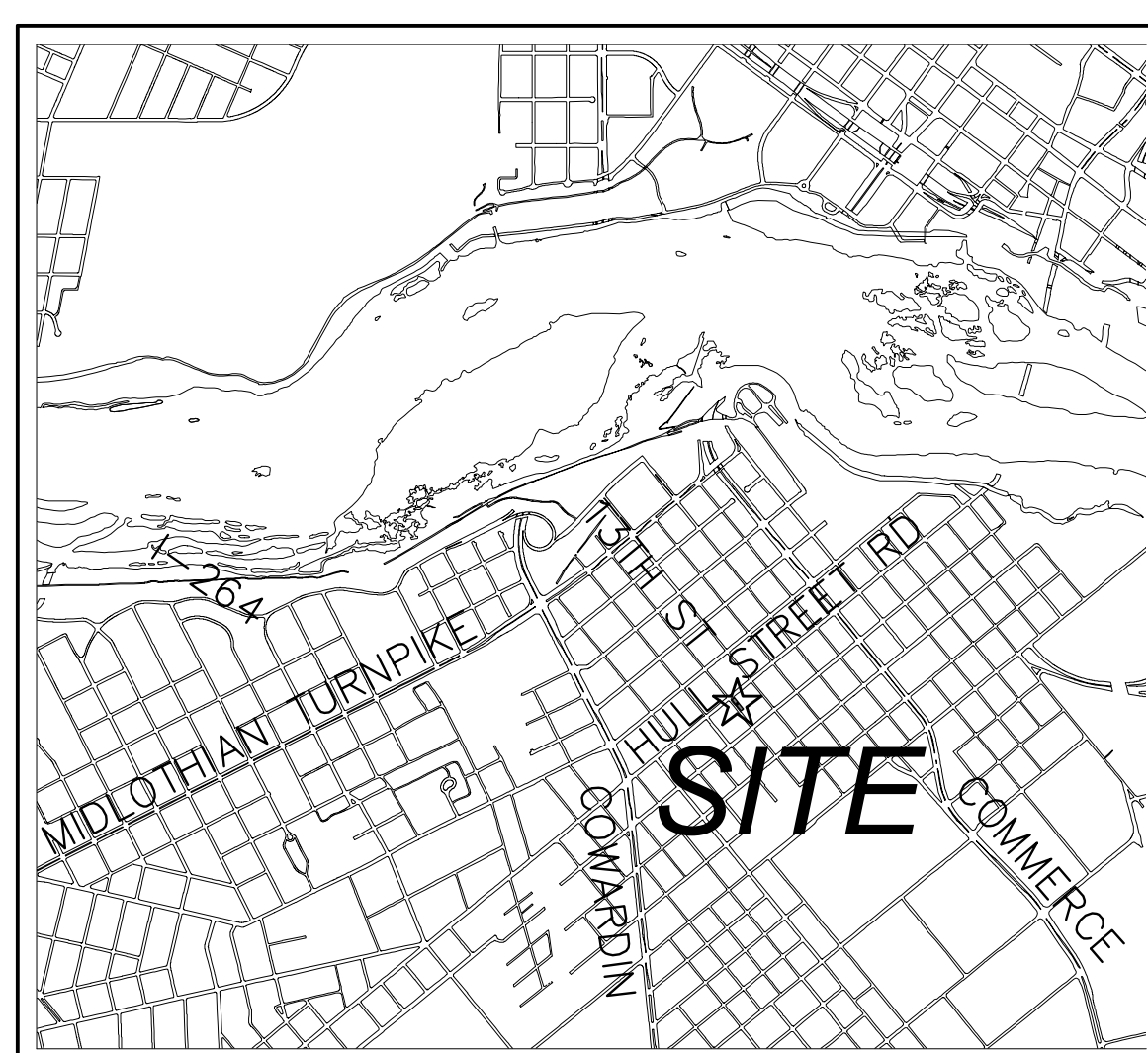


1228 HULL STREET (CONSTRUCTION SET)

1228 HULL STREET
RICHMOND, VIRGINIA 23224

SITE DATA:

1. PROPERTY ID: S0000084001
2. ADDRESS: 1228 HULL STREET
RICHMOND, VA 23224
3. ACREAGE: 0.129 AC
4. ZONING: B-5 BUSINESS (CENTRAL BUSINESS)
5. PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)
6. PERMITS REQUIRED: BUILDING PERMIT (B)



1" = 2,000'

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS & DEMO
3. LAYOUT & UTILITIES
4. GRADING PLAN

THESE PLANS PROPOSE LESS THAN
2,500 SF OF LAND DISTURBANCE.

OWNER:

GARDINIA LLC
PO BOX 14144
RICHMOND, VA 23225

ENGINEER:

SILVERCORE
7110 FOREST AVE, SUITE 204
RICHMOND, VA 23226
PH. (804)282-6900
CONTACT: STEVE KING

SURVEYOR:

NYFELER ASSOCIATES
619 W CARY ST
RICHMOND, VA 23220
PH. (804)277-4231
CONTACT: GEORGE NYFELER

ARCHITECT:

SMBW
111 VIRGINIA STREET, SUITE 111
RICHMOND, VA 23219
PH. (804) 233-5343
CONTACT: TAYLOR CLARK



7110 FOREST AVENUE - SUITE 204 - RICHMOND, VA 23226 (804) 282-6900

1228 HULL STREET (CONSTRUCTION SET)

COVER SHEET

RICHMOND, VIRGINIA

OLD SOUTH DISTRICT

REV.	DATE	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: N/A
DATE: 4/22/2019

SHEET

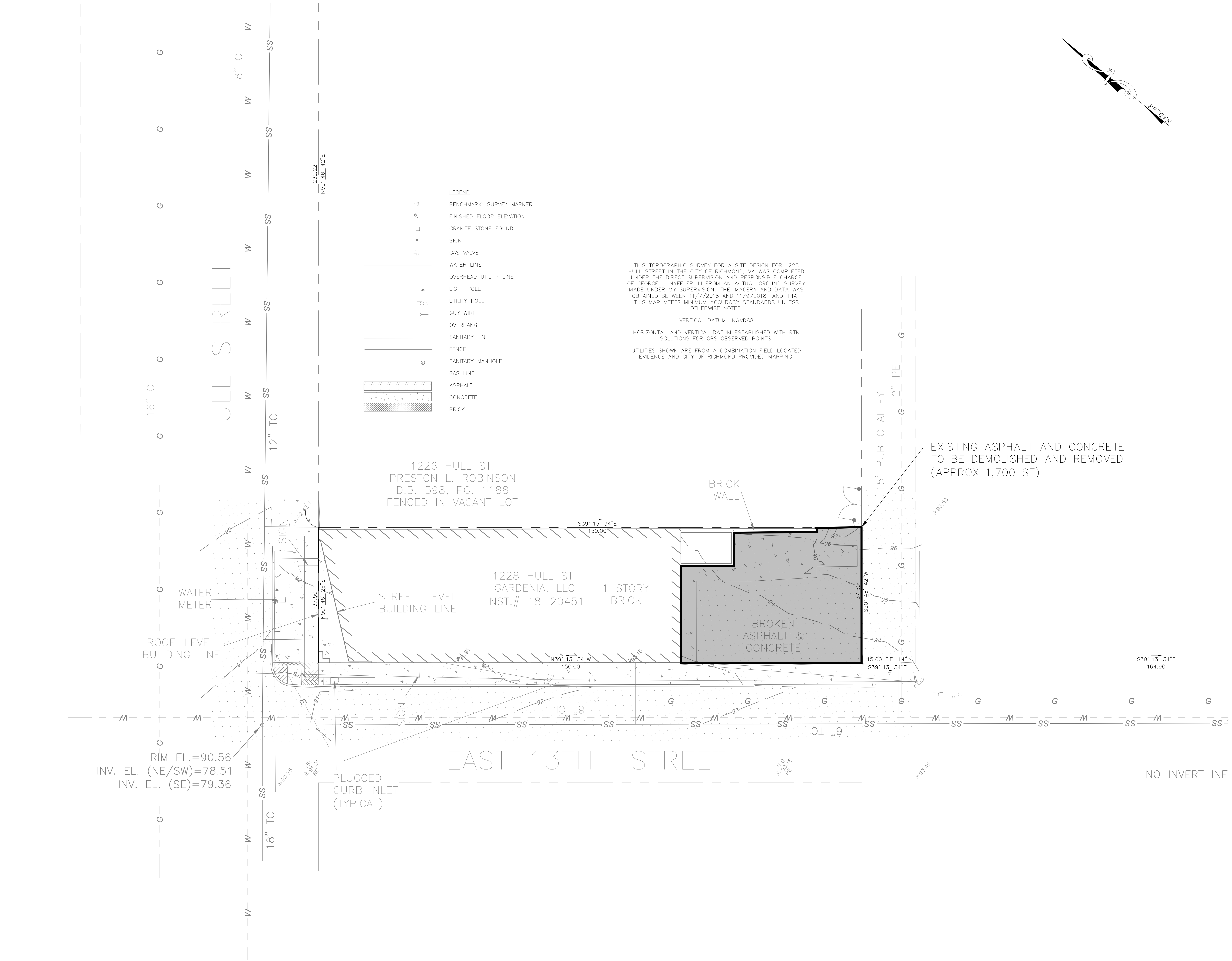
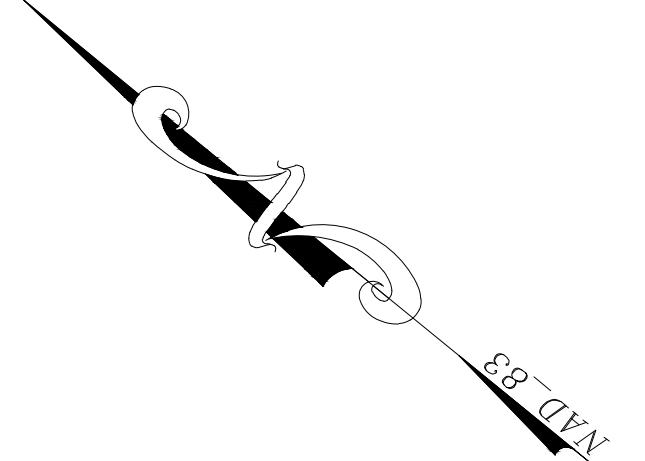
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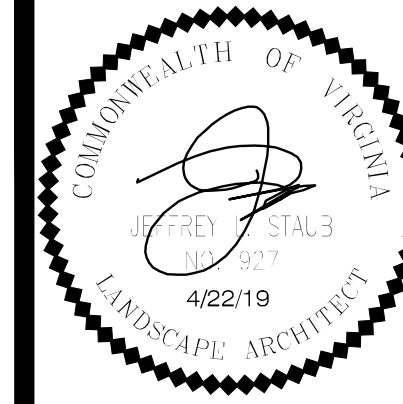
JOB #: 180302



REV.	DATE	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=10'
DATE: 4/22/2019





SILVERCORE
LAND DEVELOPMENT CONSULTANTS
1710 FOREST AVENUE, SUITE 204, RICHMOND, VA 23226 (804) 282-6900

1228 HULL STREET (CONSTRUCTION SET)
LAYOUT & UTILITIES
RICHMOND, VIRGINIA
OLD SOUTH DISTRICT

REV.	DATE	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=10'
DATE: 4/22/2019

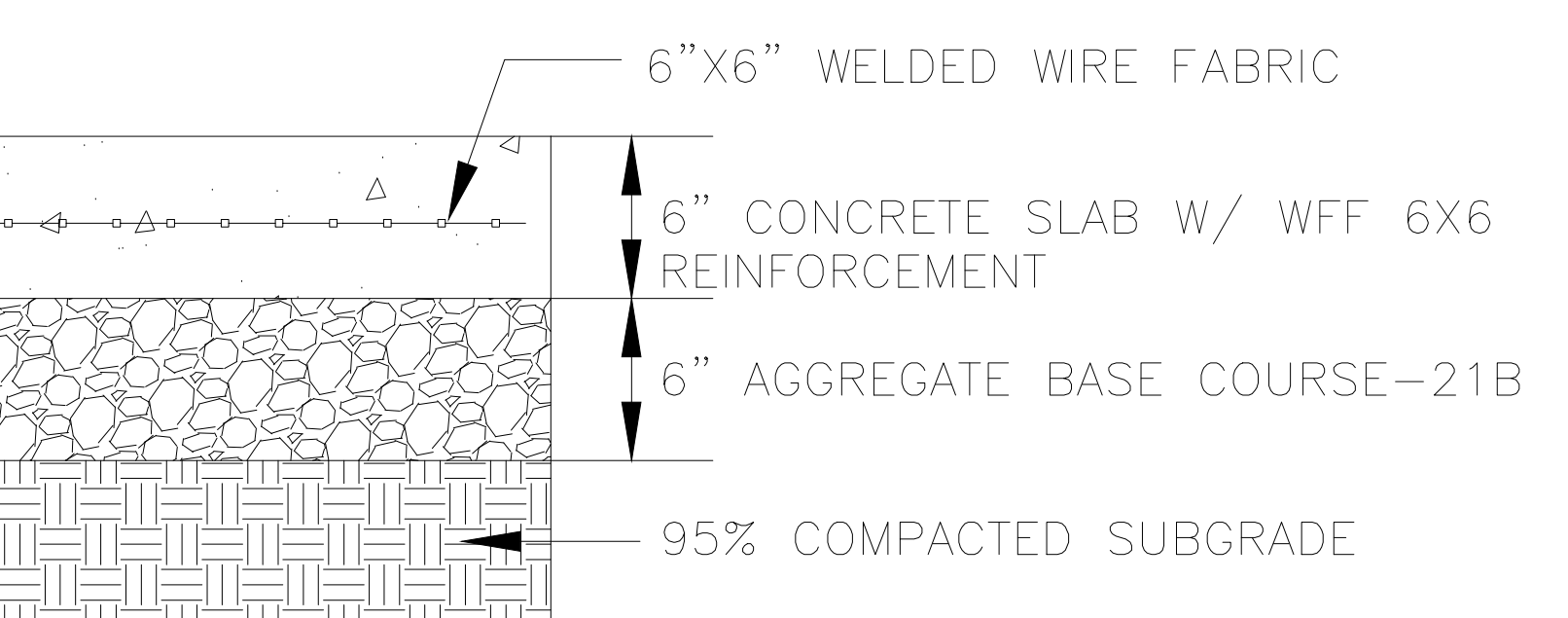
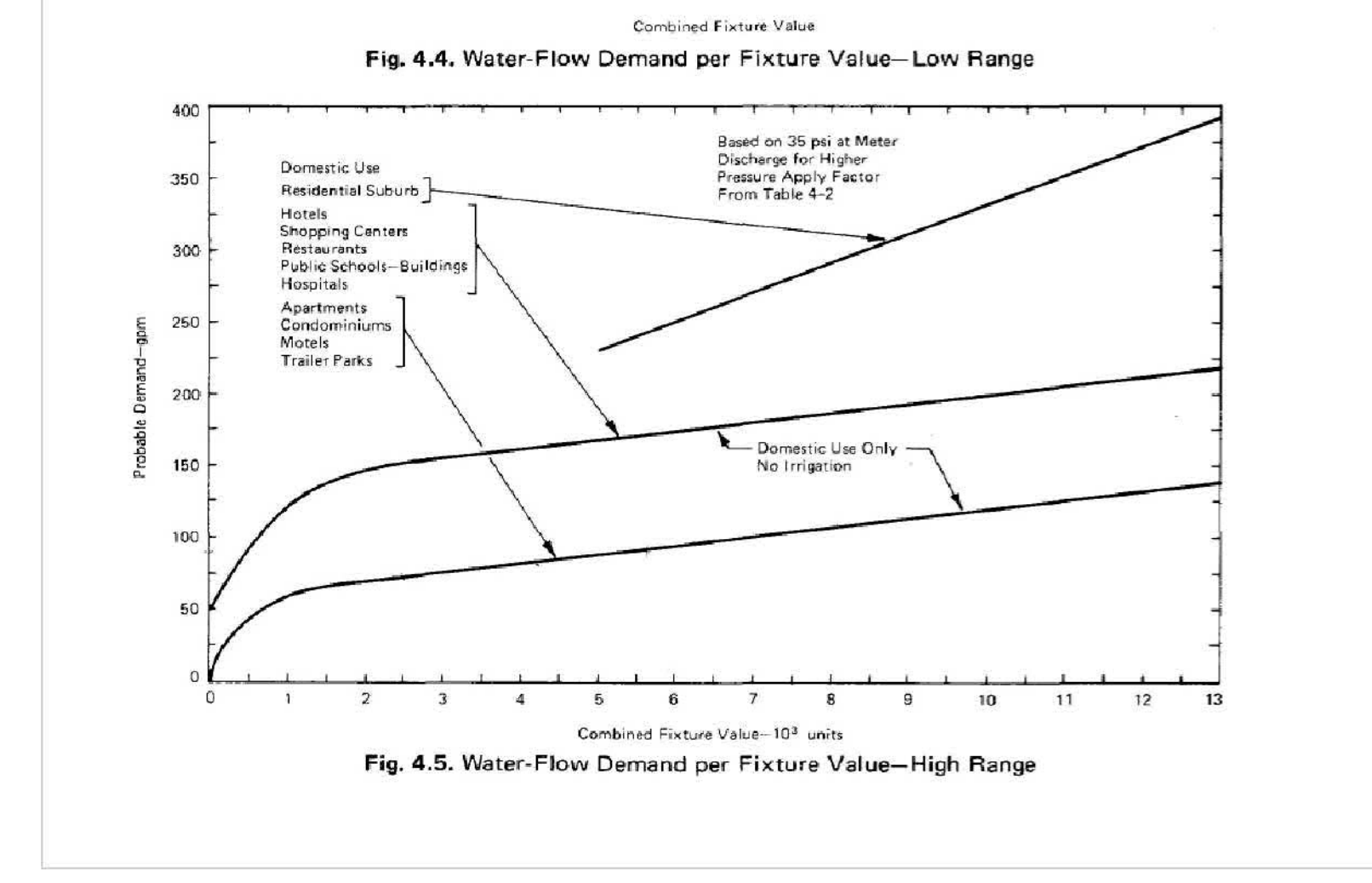
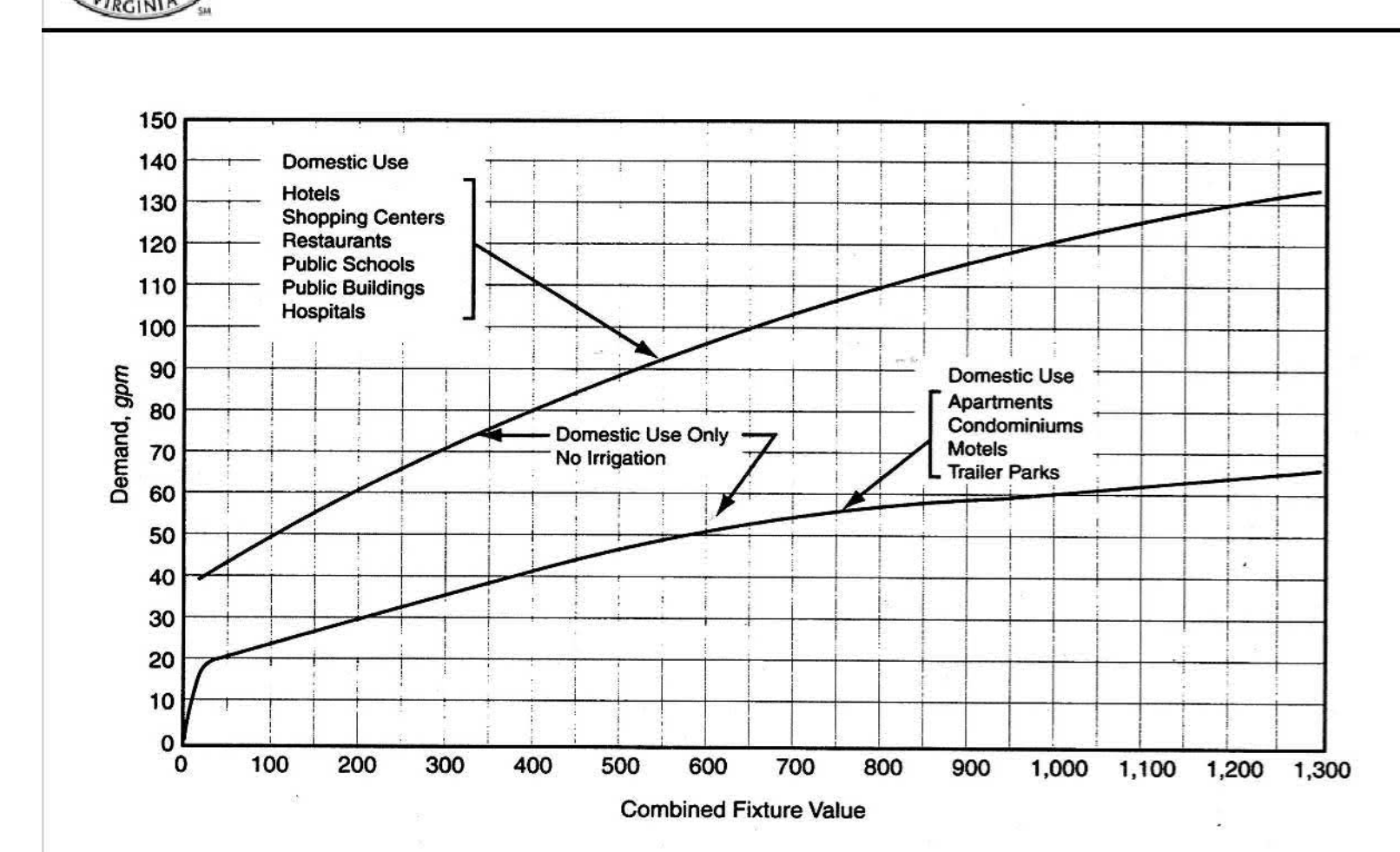
SHEET
3
JOB #: 180302

City of Richmond DPU Fixture Values Meter Sizing

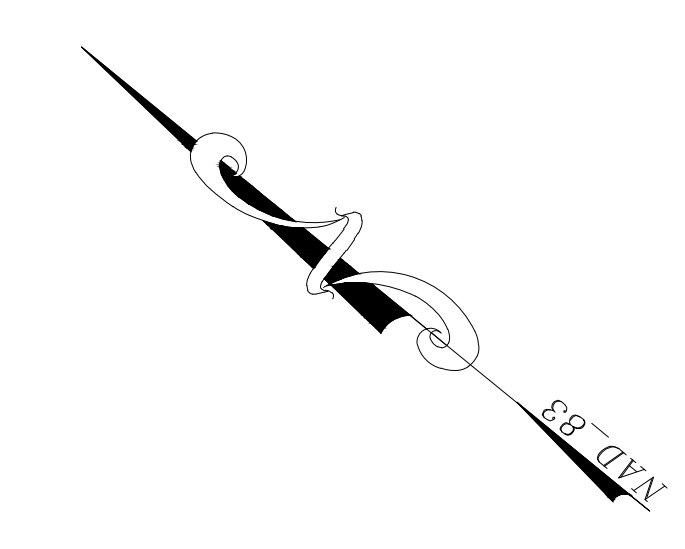
Fixture	Fixture Value @ 35 psi	No. of Fixtures (set to zero if none)	Fixture Value	COMMENTS
Bathtub	8	x 4	= 32	
Whirlpool	8	x 0	= 0	
Shower Head (shower only)	4	x 0	= 0	
Toilet-Flush Valve	35	x 0	= 0	
Toilet-Tank Type	3	x 6	= 18	
Wash Sink (ea. set of faucets)	4	x 0	= 0	
Kitchen Sink- 1/2" Connection	3	x 4	= 12	
Kitchen Sink- 3/4" Connection	7	x 0	= 0	
Dishwasher- 1/2" Connection	5	x 4	= 20	
Dishwasher- 3/4" Connection	10	x 0	= 0	
Washing Machine- 1/2" Conn	5	x 4	= 20	
Washing Machine- 3/4" Conn	12	x 0	= 0	
Washing Machine- 1" Conn	25	x 0	= 0	
Hose Bib- 1/2" Conn	6	x 1	= 6	
Hose Bib- 5/8" Conn	9	x 0	= 0	
Hose Bib- 3/4" Conn	12	x 0	= 0	
Lawn Sprinkler (per head)	1	x 0	= 0	
Bedpan Washers	10	x 0	= 0	
Combination Sink & Tray	3	x 0	= 0	
Dental Unit (cuspidor)	1	x 0	= 0	
Dental Laboratory (sink)	2	x 0	= 0	
Lavatory- 3/8" Connection	2	x 6	= 12	
Lavatory- 1/2" Connection	4	x 0	= 0	
Laundry Tray- 1/2" Connection	3	x 0	= 0	
Laundry Tray- 3/4" Connection	7	x 0	= 0	
Service Sink- 1/2" Connection	3	x 3	= 9	
Service Sink- 3/4" Connection	7	x 0	= 0	
Urinal- Pedestal Flush Valve	35	x 0	= 0	
Urinal- Wall Flush Valve	12	x 0	= 0	
Trough (2 ft. unit)	2	x 0	= 0	
FIXTURE VALUE TOTAL (FVT) = 129				

Meter Size	Meter Range (GPM)	Minimum Continuous Flow	FIXTURE VALUE TOTAL (FVT)	NO	NOTE
5/8	1/8 - 20	10	129	NO	*NOTE: Other factors, such as distance/length of service or elevation, may make it necessary to utilize a larger meter than that which is indicated by this calculation
1	3/8 - 50	25	129	NO	
1.5	5/8 - 100	50	129	FALSE2	
2	1 1/4 - 180	80	129	FALSE3	
3	4.3 - 450	350	129	FALSE4	
4	25 - 1000	1000	129	FALSE4	

References for City of Richmond DPU Fixture Values Meter Sizing



Meter sizing form reflects existing and proposed fixtures. If additional fixtures are to be added at a later date, the adequacy of the existing 1.5" meter will need to be re-evaluated.

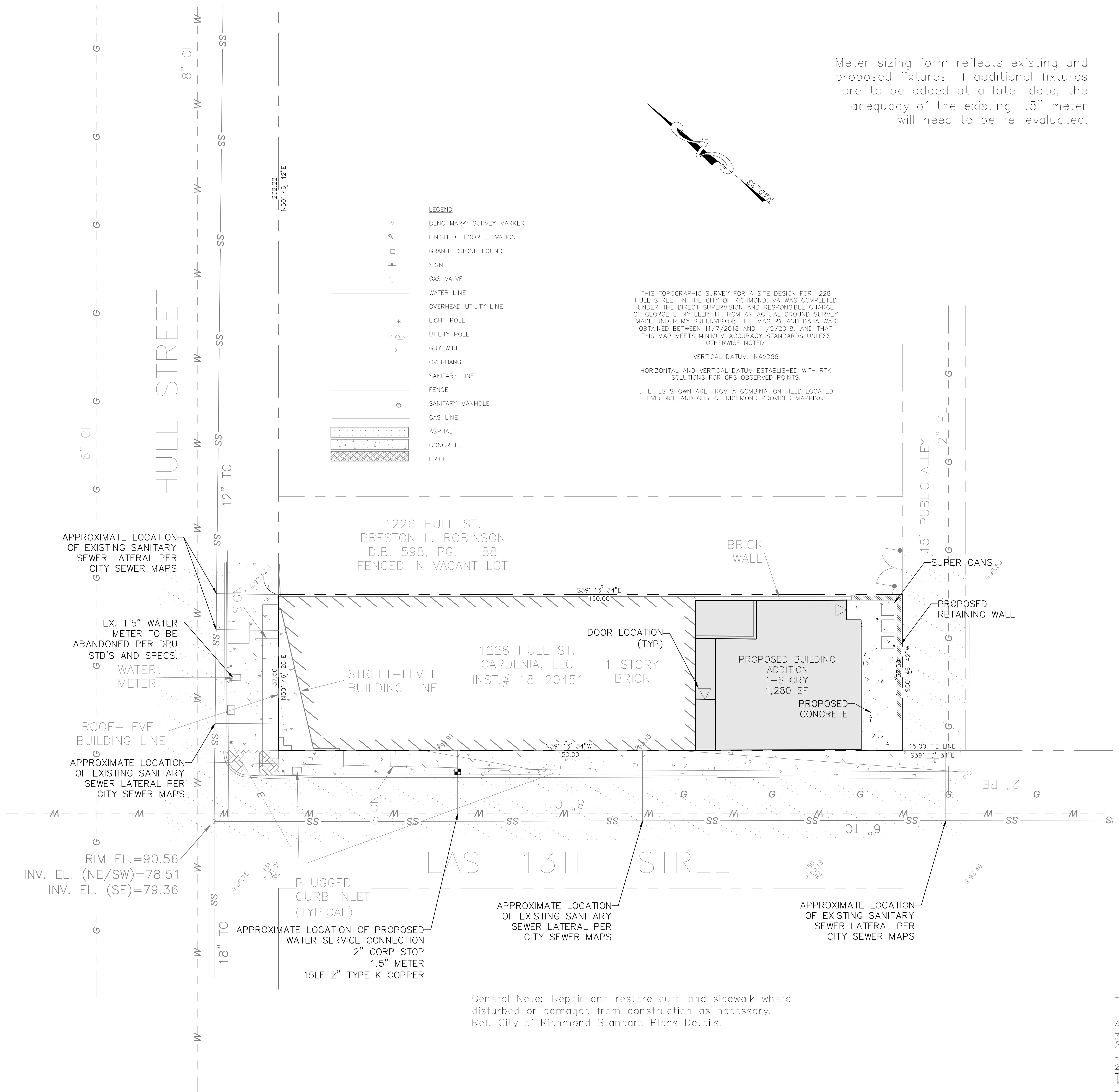


- LEGEND
- BENCHMARK: SURVEY MARKER
 - FINISHED FLOOR ELEVATION
 - GRANITE STONE FOUND
 - SIGN
 - GAS VALVE
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - OVERHANG
 - SANITARY LINE
 - FENCE
 - SANITARY MANHOLE
 - GAS LINE
 - ASPHALT
 - CONCRETE
 - BRICK

THIS TOPOGRAPHIC SURVEY FOR A SITE DESIGN FOR 1228 HULL STREET IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE MAGERY AND DATA WAS OBTAINED BETWEEN 11/7/2018 AND 11/9/2018; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

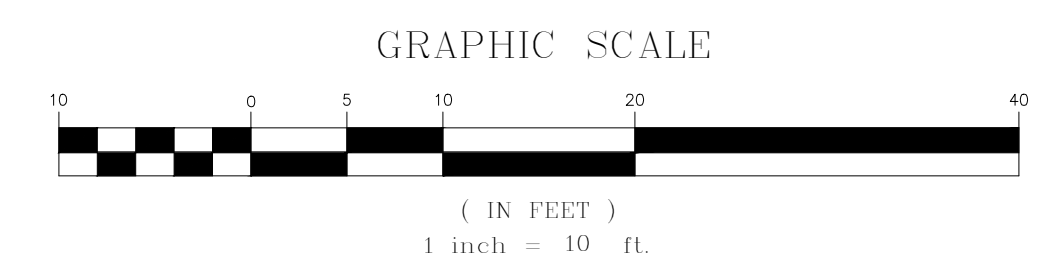
VERTICAL DATUM: NAVD88
HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.

UTILITIES SHOWN ARE FROM A COMBINATION FIELD LOCATED EVIDENCE AND CITY OF RICHMOND PROVIDED MAPPING.

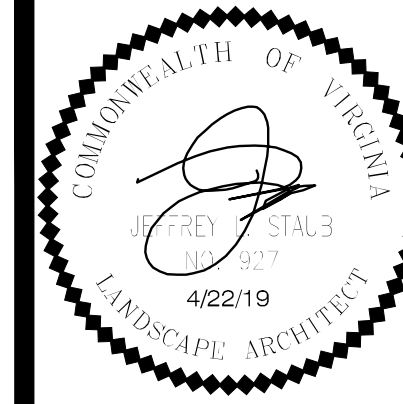


General Note: Repair and restore curb and sidewalk where disturbed or damaged from construction as necessary. Ref. City of Richmond Standard Plans Details.

Structural foundation designs are to follow presumptive soil load-bearing values per T1806.2. Per direction given by the building official, a geotechnical investigation by a qualified inspector will be allowed in lieu of a full investigation report.

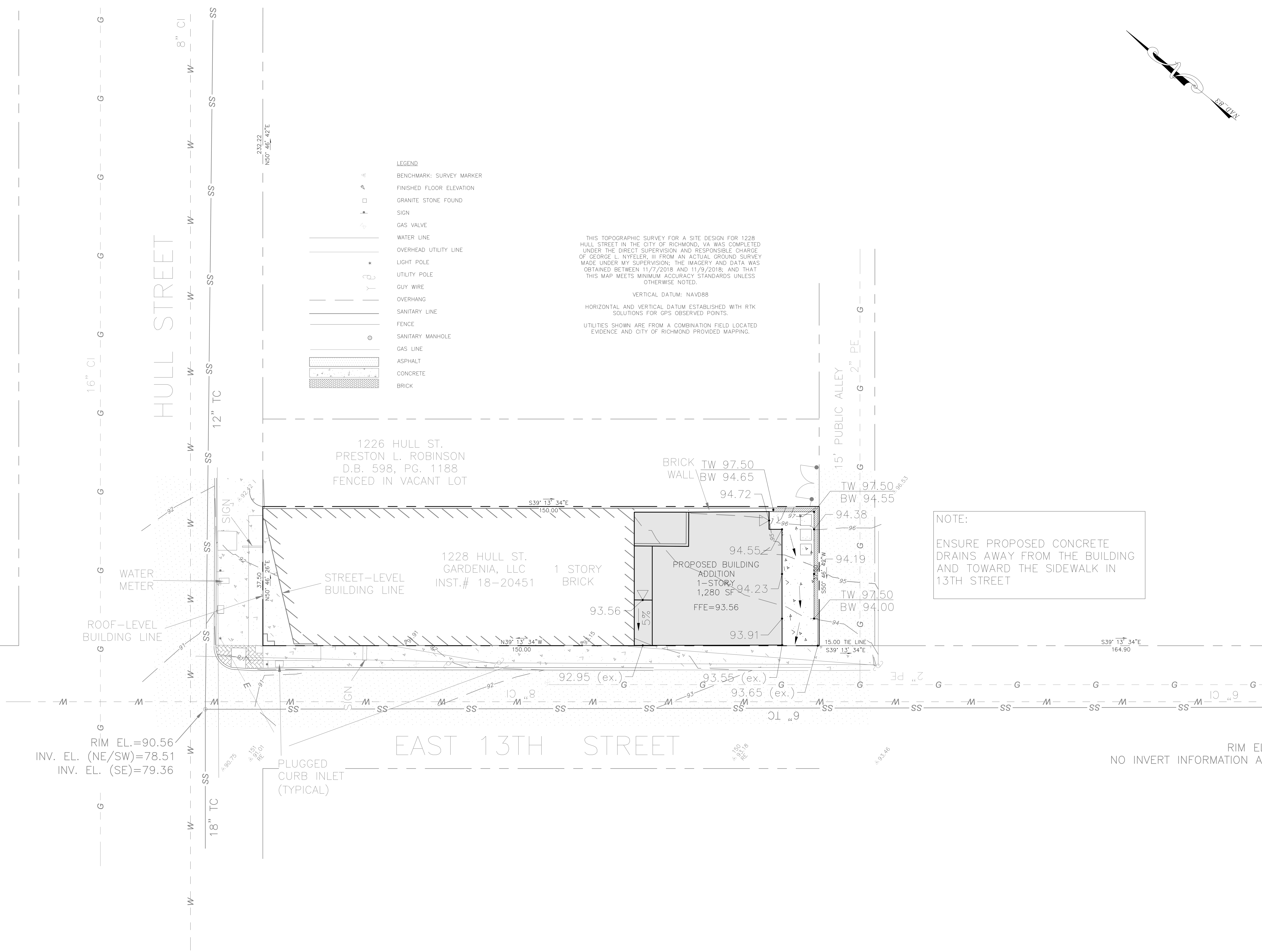
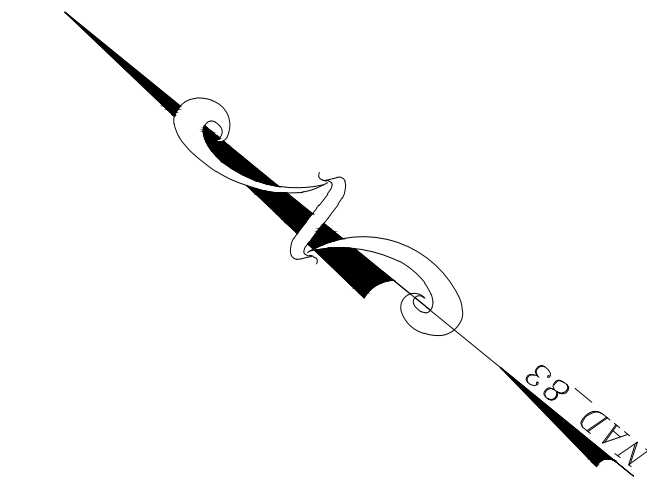


CONCRETE PAVEMENT DETAIL
N.T.S.



REV.	DATE	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=10'
DATE: 4/22/2019

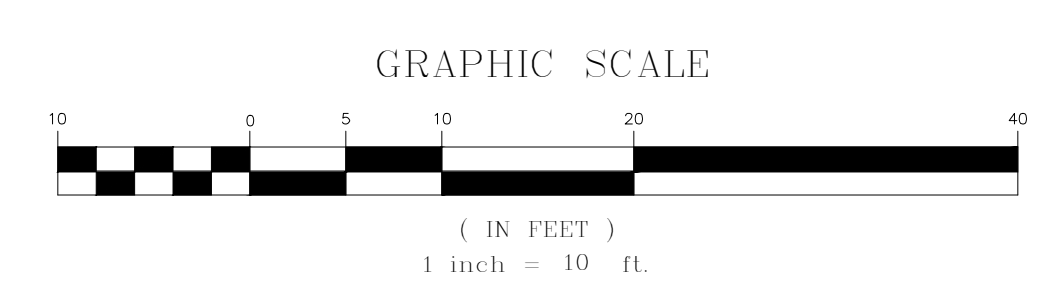


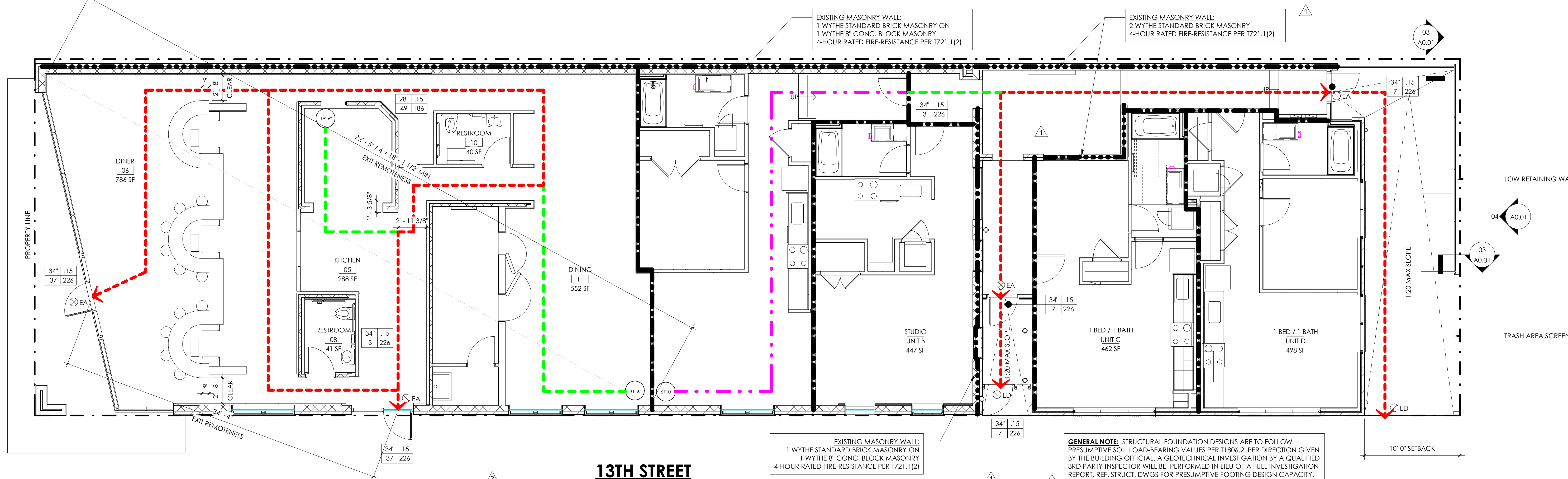
THIS TOPOGRAPHIC SURVEY FOR A SITE DESIGN FOR 1228 HULL STREET IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 11/7/2018 AND 11/9/2018; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VERTICAL DATUM: NAVD88
HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.
UTILITIES SHOWN ARE FROM A COMBINATION FIELD LOCATED EVIDENCE AND CITY OF RICHMOND PROVIDED MAPPING.

- LEGEND**
- BENCHMARK; SURVEY MARKER
 - FINISHED FLOOR ELEVATION
 - GRANITE STONE FOUND
 - SIGN
 - GAS VALVE
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - OVERHANG
 - SANITARY LINE
 - FENCE
 - SANITARY MANHOLE
 - GAS LINE
 - ASPHALT
 - CONCRETE
 - BRICK

NOTE:
ENSURE PROPOSED CONCRETE DRAINS AWAY FROM THE BUILDING AND TOWARD THE SIDEWALK IN 13TH STREET





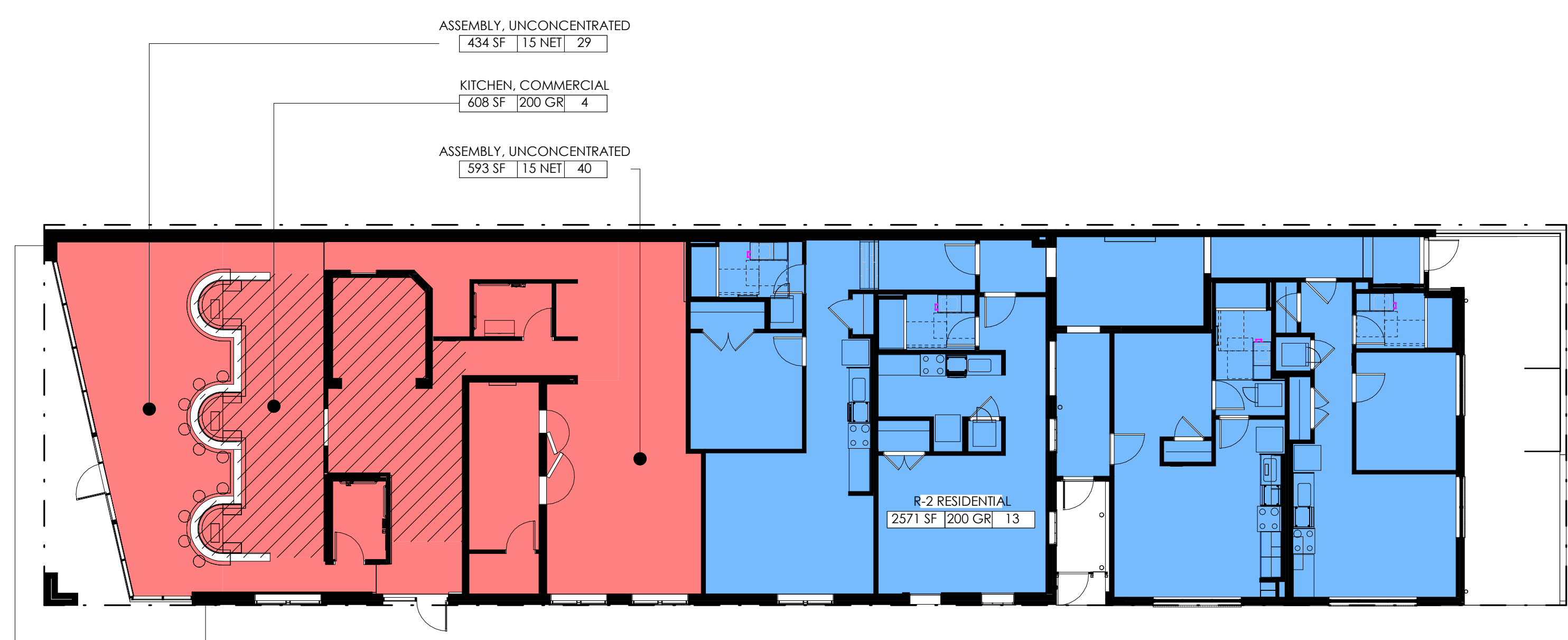
13TH STREET

GENERAL NOTE: REPAIR AND RESTORE CURB AND SIDEWALK WHERE DISTURBED OR DAMAGED FROM CONSTRUCTION AS NECESSARY. REF. CITY OF RICHMOND STANDARD PLANS DETAILS.

GENERAL NOTE: STRUCTURAL FOUNDATION DESIGNS ARE TO FOLLOW PRESUMPTIVE SOIL LOAD-BEARING VALUES PER T1806.2, PER DIRECTION GIVEN BY THE BUILDING OFFICIAL. A GEOTECHNICAL INVESTIGATION BY A QUALIFIED 3RD PARTY INSPECTOR WILL BE PERFORMED IN LIEU OF A FULL INVESTIGATION REPORT. REF. STRUCT. DWGS FOR PRESUMPTIVE FOOTING DESIGN CAPACITY.

01 LIFE SAFETY PLAN

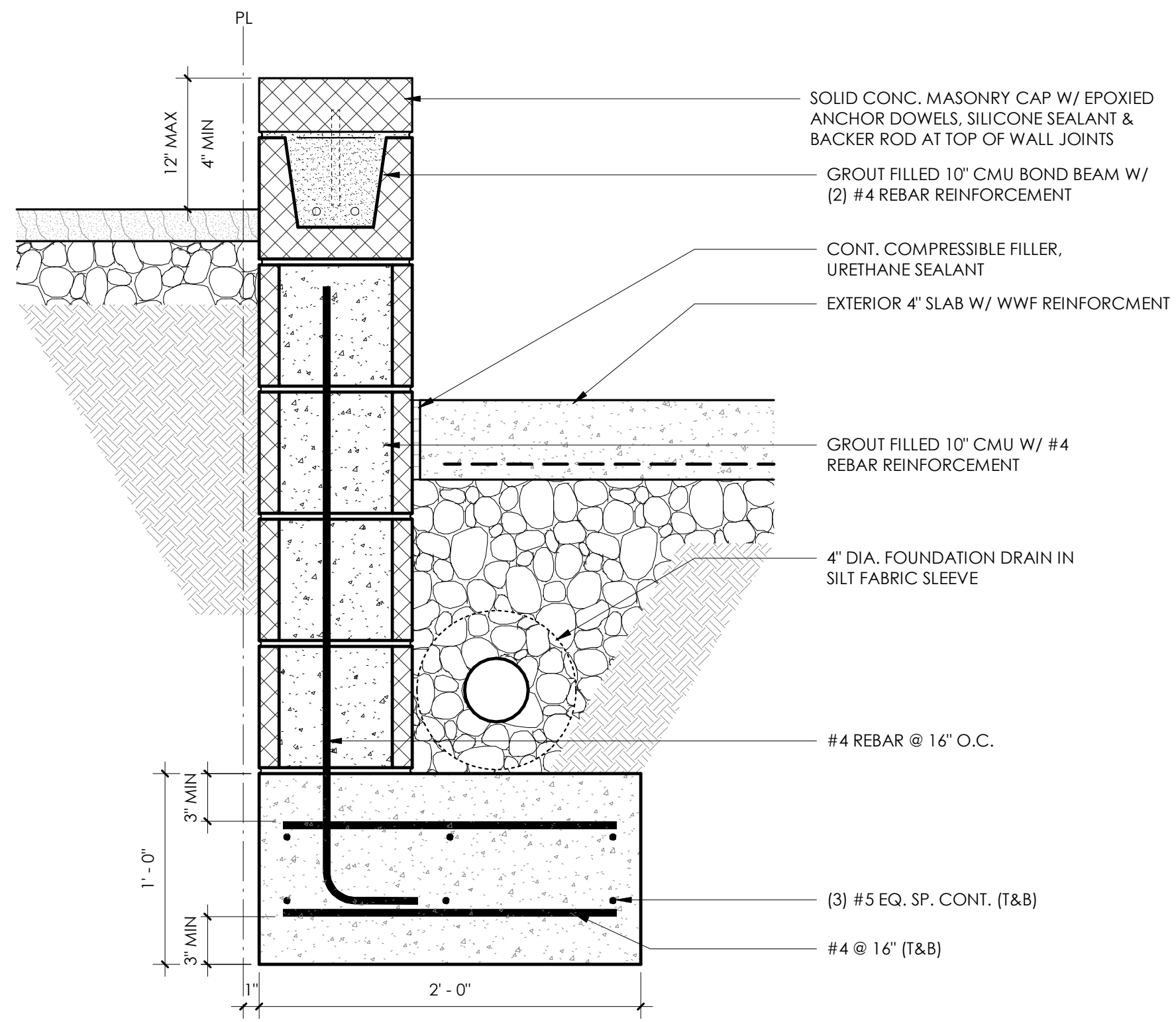
SCALE: 3/16" = 1'-0"



02 LEVEL 01 OCCUPANCY PLAN

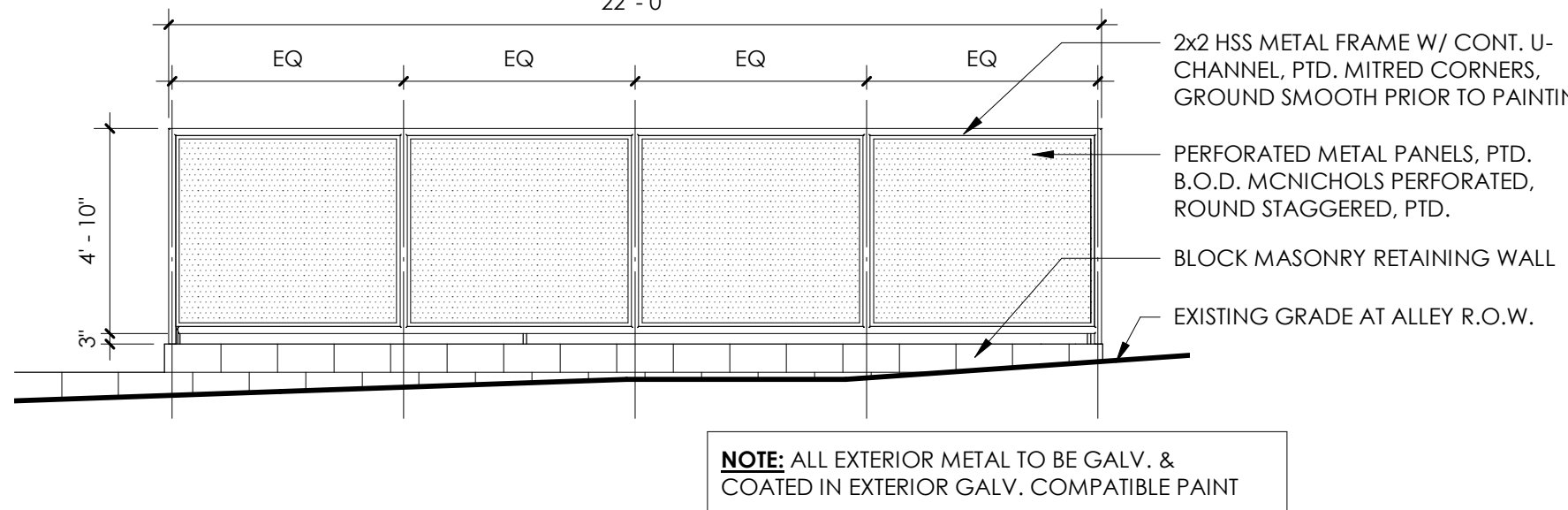
SCALE: 1" = 10'-0"

PUBLIC ALLEY / ADJACENT LOT



03 RETAINING WALL DETAIL

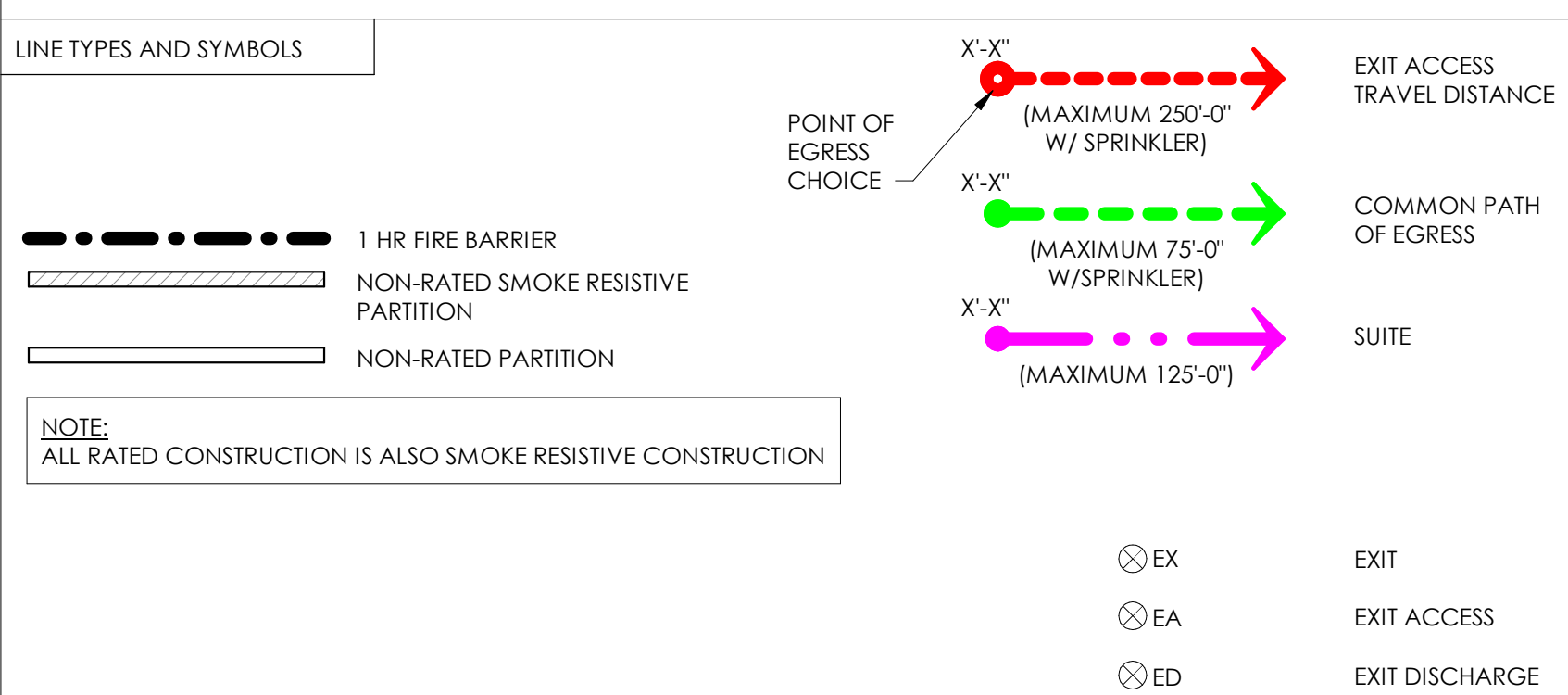
SCALE: 1 1/2" = 1'-0"



04 EXTERIOR FENCING

SCALE: 1/4" = 1'-0"

FIRE PROTECTION LEGEND



FLOOR LEVEL EGRESS REQUIREMENTS

USE GROUP	FUNCTION OF SPACE	OCCUPANCY FACTOR	TOTAL OCCUPANTS	EXITS REQUIRED	EXITS PROVIDED	OCCUPANTS PER EXIT
A-2 RETAIL	Assembly, Unconcentrated	SF / 15 NET	69	1	1	35
A-2 RETAIL	Kitchen, Commercial	SF / 200 GROSS	4	1	1	2
R-2 RESIDENTIAL	Residential	SF / 200 GROSS	13 (4 dwelling units)	2	2	7

SAFEGUARDS DURING CONSTRUCTION

1. STORE AND PLACE CONSTRUCTION EQUIPMENT AND MATERIALS SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS, OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. STORAGE SHALL BE ALLOWED ONLY IN THE APPROVED STAGING AREA.
2. MAINTAIN REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS AT ALL TIMES.
3. PROVIDE OVERHEAD PROTECTION COMPLYING WITH THE REQUIREMENTS OF VRC SECTION 1501.6.5 'COVERED WALKWAYS' WHERE SCAFFOLDING IS ERRECTED OVERHEAD OF EXIT DOORS AND WALKWAYS.
4. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2012 VRC AND THE APPLICABLE PROVISIONS OF CHAPTER 54 OF THE 2012 VA FIRE PREVENTION.
5. FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2012 VRC AND CHAPTER 33 OF THE 2012 VA FIRE PREVENTION CODE.
6. PROTECT PEDESTRIANS DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS REQUIRED BY CHAPTER 15 OF THE 2012 VRC, INCLUDING TABLE 1501.6. PROVIDE SIGNS TO DIRECT PEDESTRIAN TRAFFIC, MAINTAIN SIGNS IN PLACE AND KEEP IN GOOD ORDER FOR THE ENTIRE DURATION OF WORK.
7. DO NOT OBSTRUCT FREE APPROACH TO ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECT UTILITY FIXTURES AGAINST DAMAGE DURING THE PROGRESS OF THE WORK, BUT DO NOT OBSTRUCT SIGHT OF THEM.
8. PROVIDE WITH NO FEWER THAN ONE PORTABLE FIRE EXTINGUISHER SIZED FOR NOT LESS THAN ORDINARY HAZARD AT EACH STAIRWAY AND EACH ROOF AREA WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
9. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION, EXCEPT WHERE APPROVED TEMPORARY MEANS OF EGRESS ARE PROVIDED.

ROOM SCHEDULE

GENERAL FIRE PROTECTION NOTES

1. EGRESS TRAVEL DISTANCE IS SHOWN TO POINT OF EXIT DISCHARGE.
2. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS.
3. ALL TOTAL TRAVEL DISTANCES ARE LESS THAN 250' MAXIMUM.

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18043

Date: As Indicated

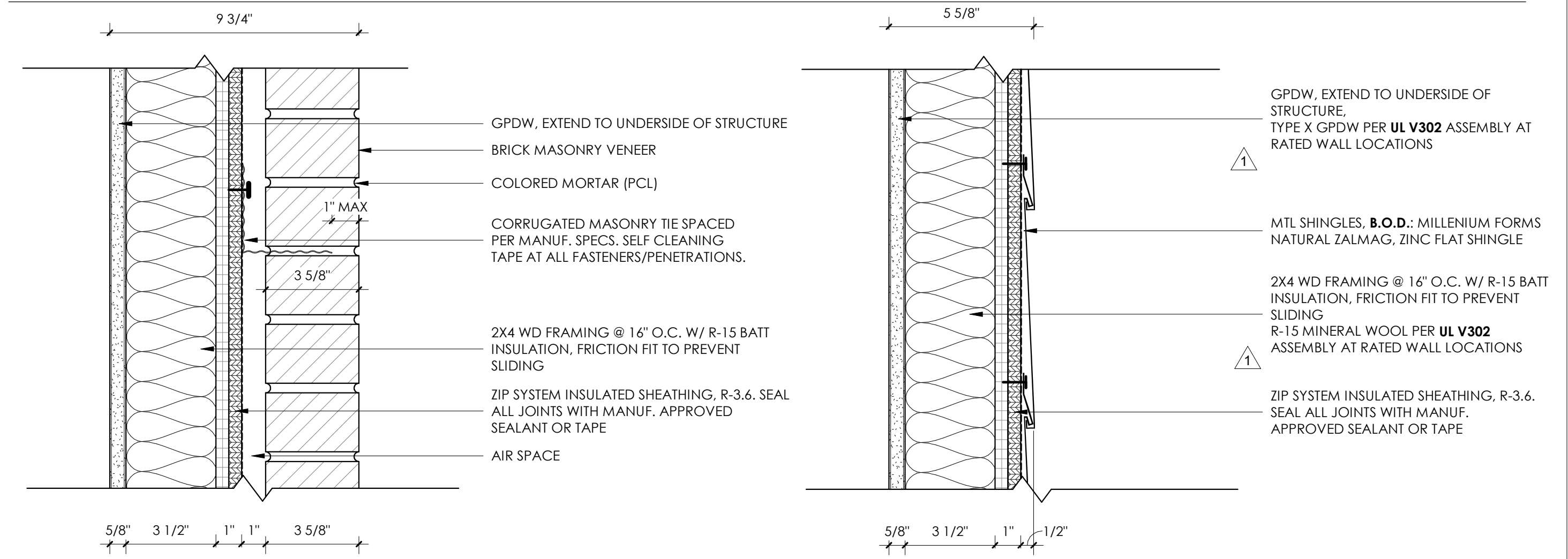
Drawn By: TRC Checked By: LJW

Issue: Pricing Set 12/11/2018
1 For Permit 1/21/2019
1 Revision 1 3/25/2019
2 Revision 2 3/26/2019
3 Construction Set 4/22/2019

LIFE SAFETY PLAN

A0.01

EXTERIOR WALL ASSEMBLIES

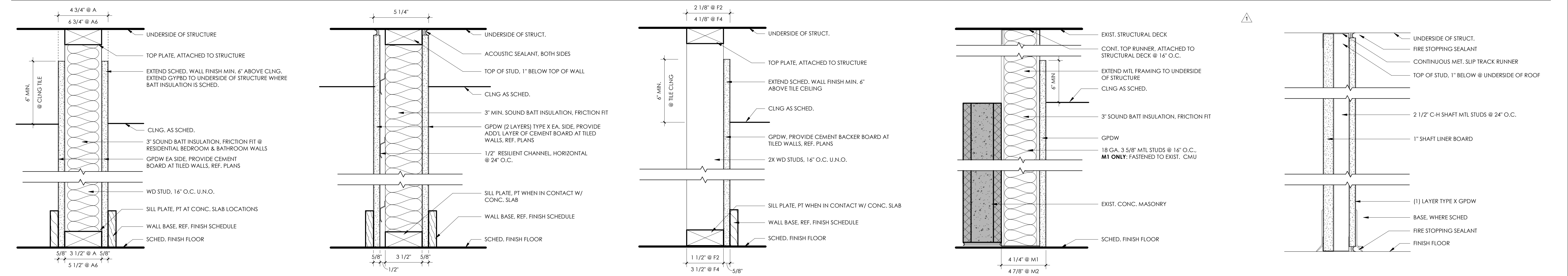


NOTE: TABLE C402.1.2 U-FACTOR ALTERNATIVE REQUIRES MAX. U-VALUE OF U-0.064 FOR ZONE 4. OPAQUE WALL ASSEMBLY AS SHOWN ACHIEVES **U-0.047**. REF. THERMAL INSULATION SPECS.

NOTE: TABLE C402.1.2 U-FACTOR ALTERNATIVE REQUIRES MAX. U-VALUE OF U-0.064 FOR ZONE 4. OPAQUE WALL ASSEMBLY AS SHOWN ACHIEVES **U-0.050**. REF. THERMAL INSULATION SPECS.

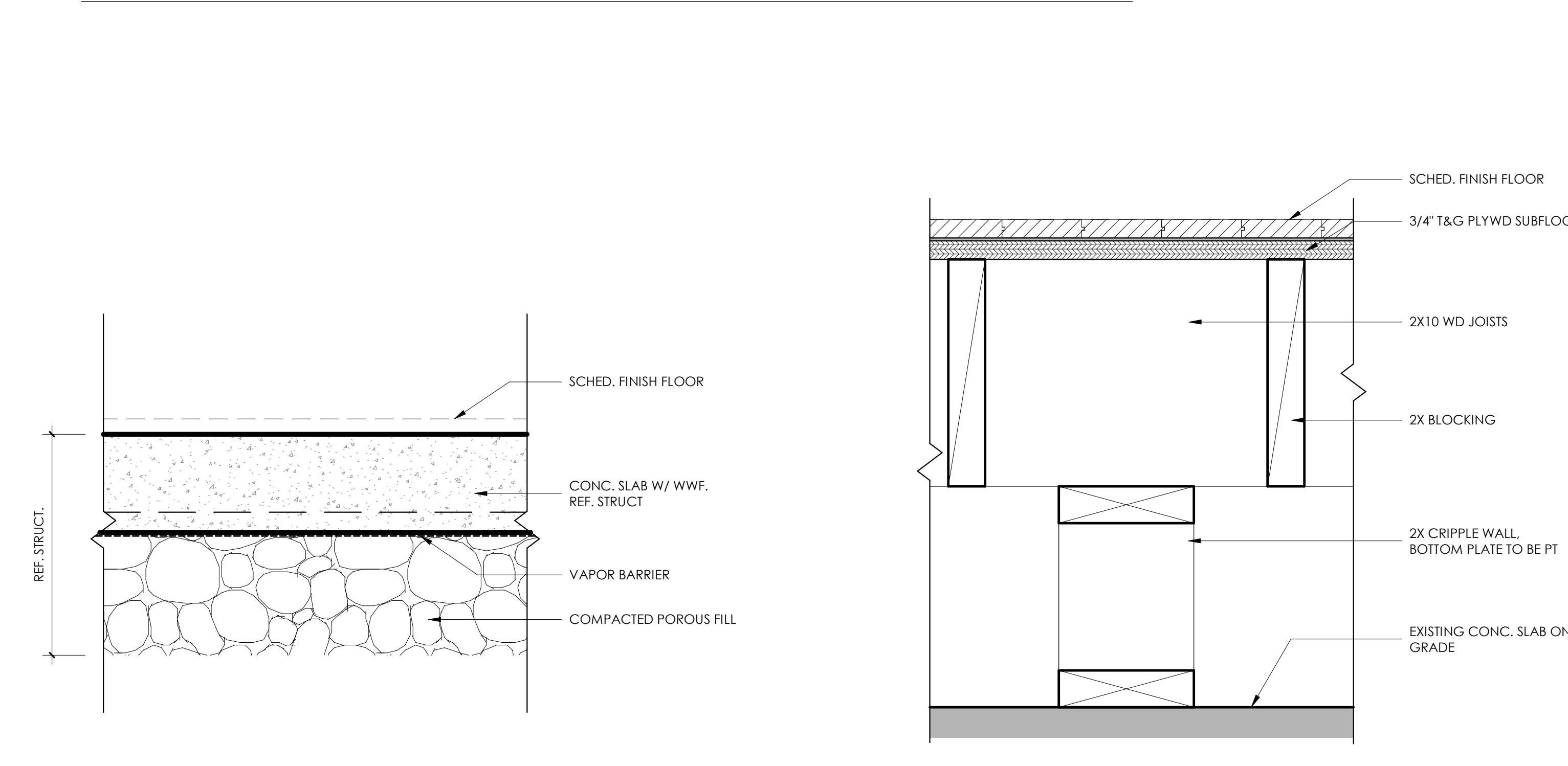
W1	BRICK VENEER W/ 1" AIR SPACE INSULATED SHEATHING ON 2X4 WD STUD FRAMING W/ BATT INSULATION 5/8" GPDW INTERIOR FINISH
W2	METAL CLADDING ON INSULATED SHEATHING ON 2X4 WD STUD FRAMING W/ BATT INSULATION 5/8" GPDW INTERIOR FINISH

INTERIOR PARTITIONS



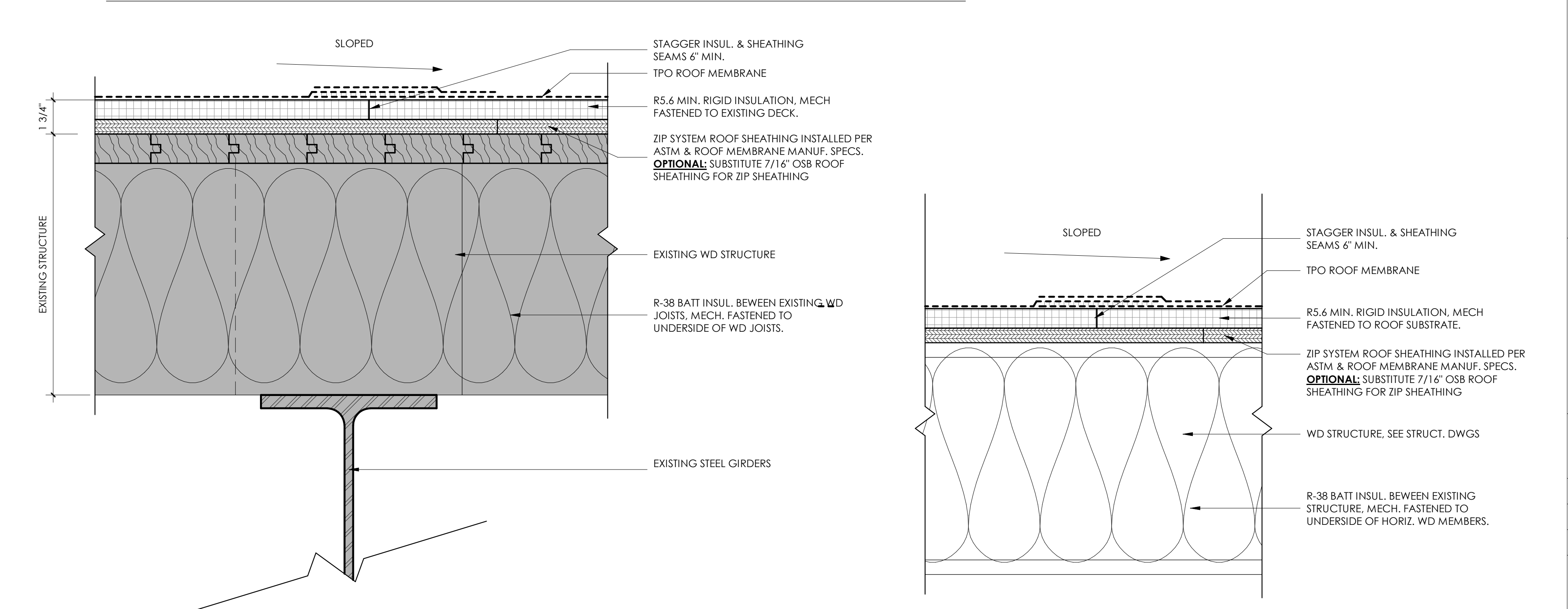
A	A - 2X4 WD STUDS, 5/8" GPDW A6 - 2X6 WD STUDS, 5/8" GPDW
D	UL DESIGN U311 1-HR RATED ESTIMATED STC 61 RATING (SA-830628) 2X4 W/ RES. CHANNEL & 5/8" GPDW BOTH SIDES
F	F2 - 5/8" GPDW ON 2X4 WD STUDS, TURNED FLAT F4 - 5/8" GPDW ON 2X4 WD STUDS
M	M1 - 3 5/8" MTL STUDS, W/ 5/8" GYP BD (ONE SIDE) ON EXISTING CMU M2 - 3 5/8" MTL STUDS W/ 5/8" GYP BD ON BOTH SIDES
S	UL DESIGN U417 1-HR RATED SHAFT WALL

FLOOR ASSEMBLIES

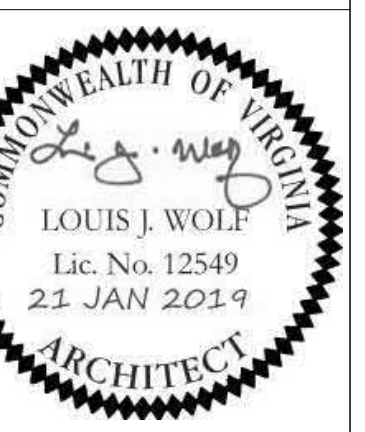


FA1	5" CONCRETE SLAB W/ WELDED WIRE FABRIC POLYOLEFIN VAPOR BARRIER, ASTM 1745, CLASS A 4" COMPACTED POROUS FILL
FA2	FINISH FLOOR ON 3/4" T&G SUBFLOOR ON WD FRAMING

ROOF ASSEMBLIES



RA1	HEAT WELDED ROOF MEMBRANE ON 1" MIN. RIGID INSULATION BOARD ON ROOF SHEATHING ON EXISTING ROOF STRUCTURE.
RA2	HEAT WELDED ROOF MEMBRANE ON 1" MIN. RIGID INSULATION ON 3/4" PLYWD SHEATHING ON WD STRUCTURE



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18043

Date: 12/1/2018 Scale: 3" = 1'-0"

Drawn By: TRC Checked By: LJW

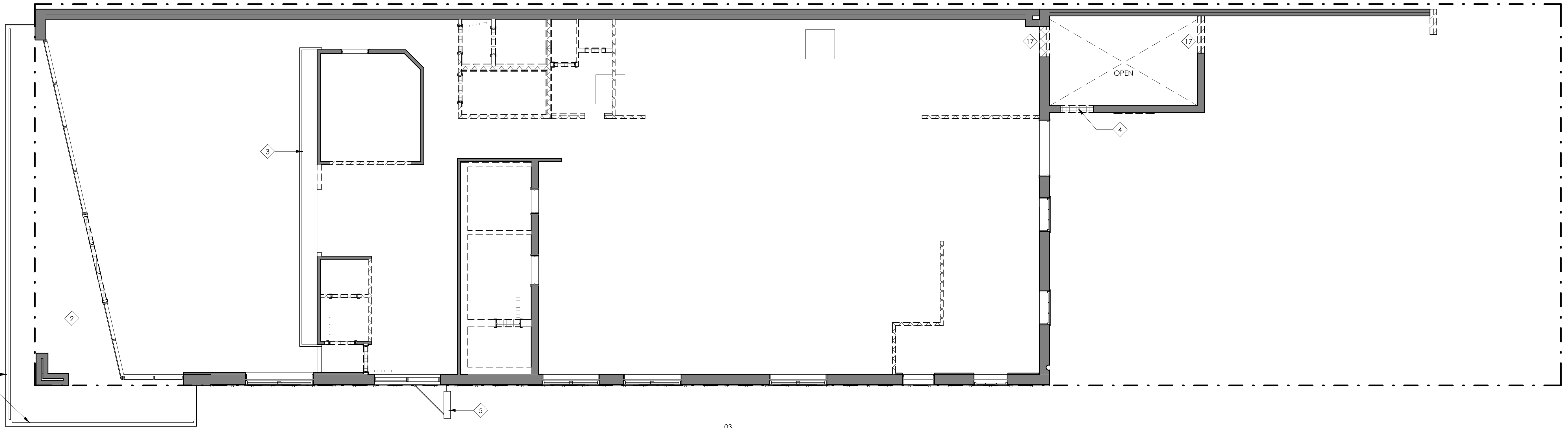
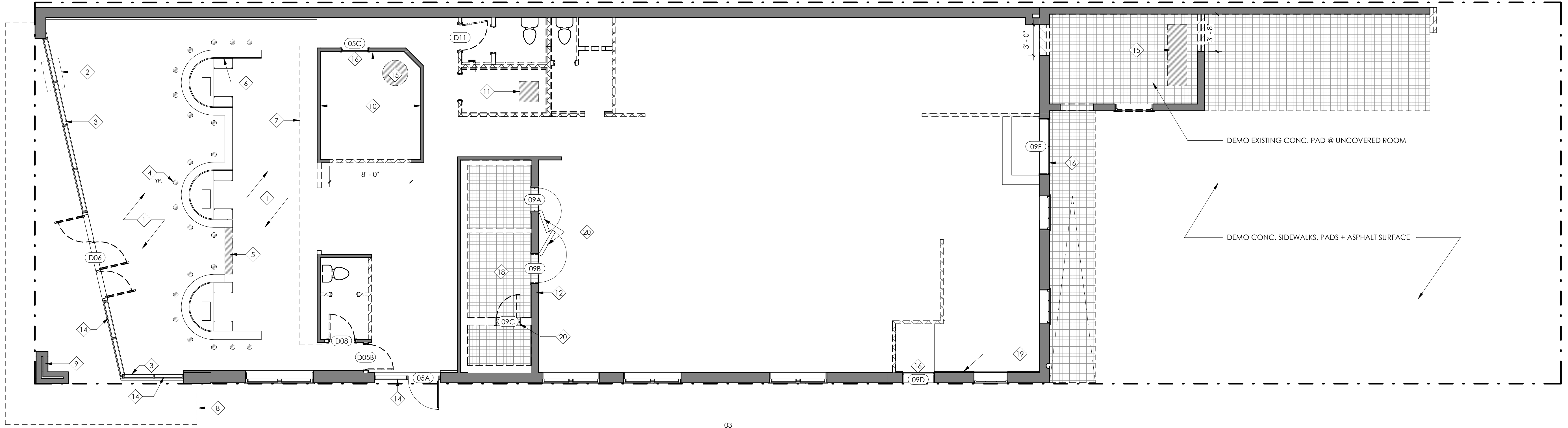
Issue:		
A	Pricing Set	12/1/2018
B	For Permit	1/22/2019
1	Revision 1	5/22/2019
3	Construction Set	4/22/2019

HULL STREET

13TH ST

01 LEVEL 01 DEMO PLAN
SCALE: 3/16" = 1'-0"

02 FIRST FLOOR DEMO RCP
SCALE: 3/16" = 1'-0"



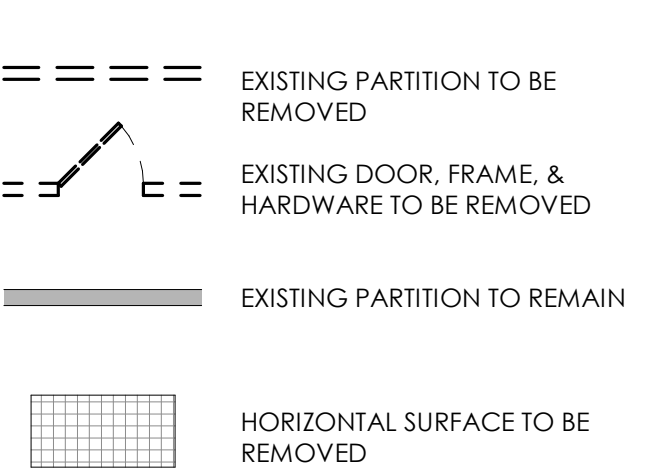
KEY DEMO RCP NOTES

- REMOVE EXISTING CANOPY SHADE & ASSOCIATED HARDWARE.
- REFER TO STRUCTURAL DWGS FOR FULL SCOPE & TREATMENT OF EXISTING CANOPY STRUCTURE. REMOVE ANY DAMAGED OR LOOSE NON-STRUCTURAL COMPONENTS. RESTORE ANY HISTORICALLY SIGNIFICANT FINISH ELEMENTS. REPAIR & RESTORE SST CANOPY FASCIA. PREP CANOPY FRAMING TO RECEIVE NEW SOFFIT MATERIAL.
- REMOVE, REPAIR, AND RESTORE EXISTING SST HOOD ASSEMBLY. PREPARE AREA FOR REINSTALLATION.
- EXISTING HEADER TO BE MODIFIED PER NEW CONSTRUCTION OPENING DIMENSIONS. REFER TO NEW CONSTRUCTION DWGS. FOR LINTEL MODIFICATION.
- REPAIR AND RESTORE EXISTING SIGN AND MOUNTING HARDWARE. PATCH & REPAIR ANY VOIDS OR DAMAGE FROM REMOVAL.
- DEMO NEW OPENING IN EXISTING MASONRY WALL. SELECTIVELY DEMO MASONRY AT JAMBS TO ALLOW FOR TOOTHED-IN NEW BRICK TO MATCH. REFER TO STRUCT. FOR HEADER/LINTEL NOTES.

GENERAL RCP DEMO NOTES

- ALL GYPSUM CEILING HEIGHTS MEASURED FROM FINISH FLOOR TO BE 9'-0", U.N.O.
- ALL TILE CEILING HEIGHTS MEASURED FROM FINISH FLOOR TO BE 11'-4", U.N.O.
- ALL RESIDENTIAL DWELLING CLOSET HEIGHTS MEASURED FROM FINISH FLOOR TO BE 8'-4", U.N.O.
- SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO COMPLETE THE SUSPENDED ACCENTRAL CEILING WORK AS SHOWN ON THE DRAWINGS, OR AS SPECIFIED.
- REF. ELEC DWGS FOR FULL LIGHT FIXTURE SCHEDULE.
- VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFACE WITH OR ATTACH TO OTHER WORK.
- INSTALL EDGE MOLDINGS AT INTERSECTION OF CEILING AND VERTICAL SURFACES, INCLUDING PENETRATIONS. USING LONGEST PRACTICAL LENGTHS. MITER CORNERS. PROVIDE EDGE MOLDING AT JUNCTIONS WITHOUT INTERRUPTIONS. FIELD RABBIT PANEL EDGE. WHERE ROUNDED OBSTRUCTIONS OCCUR, PROVIDE PREFORMED CLOSERS TO MATCH EDGE MOLDING.
- PROVIDE CEILING CLIPS FOR A 12" RADIUS WHERE ALL MAIN RETURN DUCT INLETS ARE LOCATED.
- FOR PENDANT BOTTOM OF FIXTURE MOUNTING HEIGHTS, IF NOT CALLED OUT IN RCP KEYED NOTES, REFERENCE ELEVATIONS.
- PAINT ALL GROW CEILINGS, SIDE AND BOTTOM. PMS-1 IN FLAT FINISH.
- REF. HISTORICAL PHOTOS FOR EXISTING STAMPED METAL CEILING TILES TO BE REPLICATED.
- ALL FIXTURES INSTALLED OVER DWELLING UNIT SHOWERS ARE TO BE WET LOCATION FIXTURES.
- CENTER ALL LIGHT FIXTURES & CEILING FANS IN AREA AS SHOWN, U.N.O.
- MEASURE EACH CEILING AREA. ESTABLISH LAYOUT OF CEILING TILES TO BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH CEILING AND MINIMIZE WASTED MATERIAL.

DEMO LEGEND



KEY DEMO PLAN NOTES

- CLEAN, PATCH AND REPAIR EXISTING TERRAZZO FLOOR.
- DISMANTLE & REMOVE EXISTING TRANSACTION BOOTH & ALL ASSOCIATED MOUNTING HARDWARE, ACCESSORIES, ETC. PREPARE AREA TO RECEIVE RESTORED GLASS & STOREFRONT ASSEMBLY.
- CLEAN, PATCH & REPAIR KNEE WALL BELOW STOREFRONT.
- REMOVE REMAINING HARDWARE, ANCHORS AT REMOVED STOOL LOCATIONS. PATCH & REPAIR SURROUNDING FLOOR AREA & PREP TO RECEIVE NEW STOOL PEDESTAL MOUNTS.
- CLEAN + PREP AREA AT DAMAGED COUNTER CURB + PREP AREA TO RECEIVE NEW STONE CURB TO MATCH EXISTING.
- EXISTING STAINLESS STEEL BOOTHS TO BE DISMANTLED & SALVAGED FOR REPAIR. COMPONENTS NOT ELIGIBLE FOR RESTORATION ARE TO BE REPLICATED TO MATCH EXISTING SIMILAR COMPONENTS & HISTORIC PHOTOGRAPHS. PATCH, REPAIR, CLEAN, & PREP AREA TO RECEIVE NEW REPAIRED ASSEMBLY.
- ST SOFFIT ABOVE
- CANOPY ABOVE
- PATCH & REPAIR EXISTING COLUMN WRAP. PREP TO RECEIVE SCHED. FINISH.
- EXISTING STEEL SHEET WALL LINER TO BE REPAIRED & REPLACED AS REQ'D.
- SALVAGE EXISTING SAFE & COORD. REUSE W/ OWNER.
- REPAIR AND PROTECT EXISTING COLD LOCKERS DURING DEMOLITION AND CONSTRUCTION.
- NOT USED.
- DISMANTLE STOREFRONT SYSTEM & REPAIR, RESTORE, REFINISH & REINSTALL PER DIVISION 8 SPECIFICATION.
- EXISTING EQUIPMENT TO BE REMOVED. COORD. W/ OWNER IF EQUIP TO BE RESTORED, REUSED OR DISCARDED.
- REPAIR, RESTORE, & REPAINT EXISTING DOOR, FRAME, HARDWARE & TRANSOM (WHERE OCCURS). REINSTALL DOOR IN FIXED, CLOSED POSITION. PROVIDE CONT. PROVIDE CONT. PERIMETER SEALANT AROUND DOOR PANELS.
- DEMO NEW OPENING IN EXISTING MASONRY WALL. SELECTIVELY DEMO MASONRY AT JAMBS TO ALLOW FOR TOOTHED-IN NEW BRICK TO MATCH. REFER TO STRUCT. FOR HEADER/LINTEL NOTES.
- REMOVE COLD LOCKER STORAGE FLOORING MATERIAL & SUBSTRATE. TREAT UNCOVERED CONC. SLAB PER GENERAL NOTES DIRECTION.
- PATCH AND REPAIR EXISTING PLASTER ON FURRING STRIPS. PREP EXISTING MATERIAL TO RECEIVE NEW SCHED. FINISH.
- DEMOUNT & SALVAGE DOOR & ASSOCIATED HARDWARE. RESTORE, PROTECT & REINSTALL PER NEW CONSTRUCTION PLANS.

GENERAL PLAN DEMO NOTES

- REFER TO SPECIFICATIONS & MASONRY NOTES, SHEET D4.01, FOR EXISTING CONDITIONS & HISTORICAL TREATMENT & PROCEDURES.
- REFER TO MEP & STRUCTURAL DWGS FOR FURTHER DEMOLITION SCOPE.
- THIS PROJECT IS BEING SUBMITTED UNDER A REHABILITATION TAX CREDIT APPLICATION. ALL DEMOLITION AND NEW WORK IN, ON, & AROUND HISTORICALLY SIGNIFICANT ELEMENTS ARE TO COMPLY WITH GUIDELINES SET FORTH IN THE PART 1 & PART 2 APPLICATIONS.
- SURVEY OF EXISTING CONDITIONS RECORD EXISTING CONDITIONS BY USE OF PRECONSTRUCTION PHOTOGRAPHS.
- ALL UNDERGROUND UTILITIES ARE TO BE MARKED PRIOR TO SITE DISTURBANCE. SOIL REMOVAL AROUND UTILITY LOCATIONS TO BE CLOSELY MONITORED.
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- PROTECT SURROUNDING CONSTRUCTION AND SITE STRUCTURES DURING DEMOLITION.
- CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION AND EXISTING CONDITIONS, AND COORDINATE WITH NEW CONSTRUCTION REQUIREMENTS, IF DIFFERENT CONDITIONS EXIST. CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE COMMENCING WORK OR ACCEPT RESPONSIBILITIES AS NOTED HEREIN.
- PERFORM GROUND PENETRATING RADAR (GPR) SURVEY AT ALL SLAB LOCATIONS INDICATED TO BE CUT FOR UNDERSLAB CONDUIT, PIPING OR DUCTWORK. SUBMIT REPORT AND DRAWING SHOWING AS-BUILT CONDITIONS FOR A/E REVIEW AND COORDINATION. COORDINATE EXACT ROUTING AND FINAL DIMENSIONS FOR SAWCUTTING TO ACCOMMODATE ALL UNDERSLAB SYSTEMS AND TO MINIMIZE TOTAL NUMBER OF PT TENDONS TO BE CUT. REF STRUCT DWGS FOR TYP SLAB DEMO PROCEDURES AND DETAILS.
- CONTRACTOR TO COORDINATE REMOVAL OF EXISTING EQUIPMENT WITH BUILDING OWNER PRIOR TO START OF CONSTRUCTION.
- REMOVE ALL EXISTING ELECTRICAL FIXTURES, CONTROLS, OUTLETS, MECHANICAL EQUIPMENT, DUCTWORK AND ALL ASSOCIATED ACCESSORIES, MOUNTING EQUIPMENT, WIRING, CONDUIT PIPING. PATCH & REPAIR AND VOIDS LEFT IN EXISTING CONSTRUCTION TO REMAIN & CUT BACK & CAP ALL LINES TO APPROPRIATE TERMINATION POINTS. REFER TO MEP FOR FULL SCOPE & NOTES.
- REMOVE ALL DEBRIS & LOOSE MATERIAL/EQUIPMENT FROM WORK AREA.
- REMOVE ALL EXPOSED FURRING & WOOD FRAMED WALLS & ASSOCIATED ANCHORAGES. ALL EXISTING FINISH SURFACES AREA TO BE REPAIRED AS REQ'D & REFINISHED. ALL DAMAGED WALL SURFACES TO BE REPAIRED & PREPARED TO RECEIVE SCHEDULED FINISH. ALL EXPOSED MASONRY WALLS TO BE CLEANED & PREPARED TO RECEIVE SCHEDULED FINISH TREATMENT.
- ALL EXPOSED CONC. SLAB FLOOR AREA TO BE CLEANED, SCRAPED, & FREE OF TRIPPING HAZARDS & UNEVEN SURFACES EXCEEDING 1/4" IN TRANSITION. PREPARE SURFACE TO RECEIVE SCHEDULED FINISH TREATMENT.
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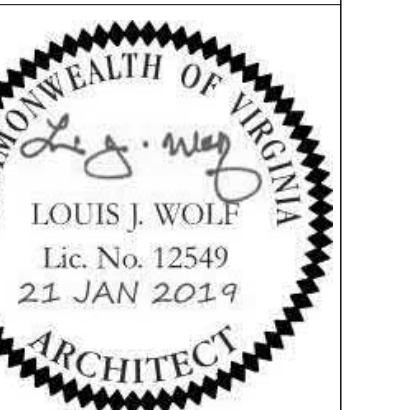
ROOM SCHEDULE

01	CORR.	73 SF
02	LOBBY	129 SF
03	VESTIBULE	33 SF
04	CORRIDOR	86 SF
05	KITCHEN	288 SF
06	DINER	786 SF
06A	CORRIDOR	63 SF
07	UTIL. CLOSET	29 SF
08	RESTROOM	41 SF
09	LOCKER	121 SF
10	RESTROOM	40 SF
11	DINING	552 SF

UNIT SCHEDULE

UNIT A	1 BED / 1 BATH	549 SF
UNIT B	STUDIO	447 SF
UNIT C	1 BED / 1 BATH	462 SF
UNIT D	1 BED / 1 BATH	498 SF

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



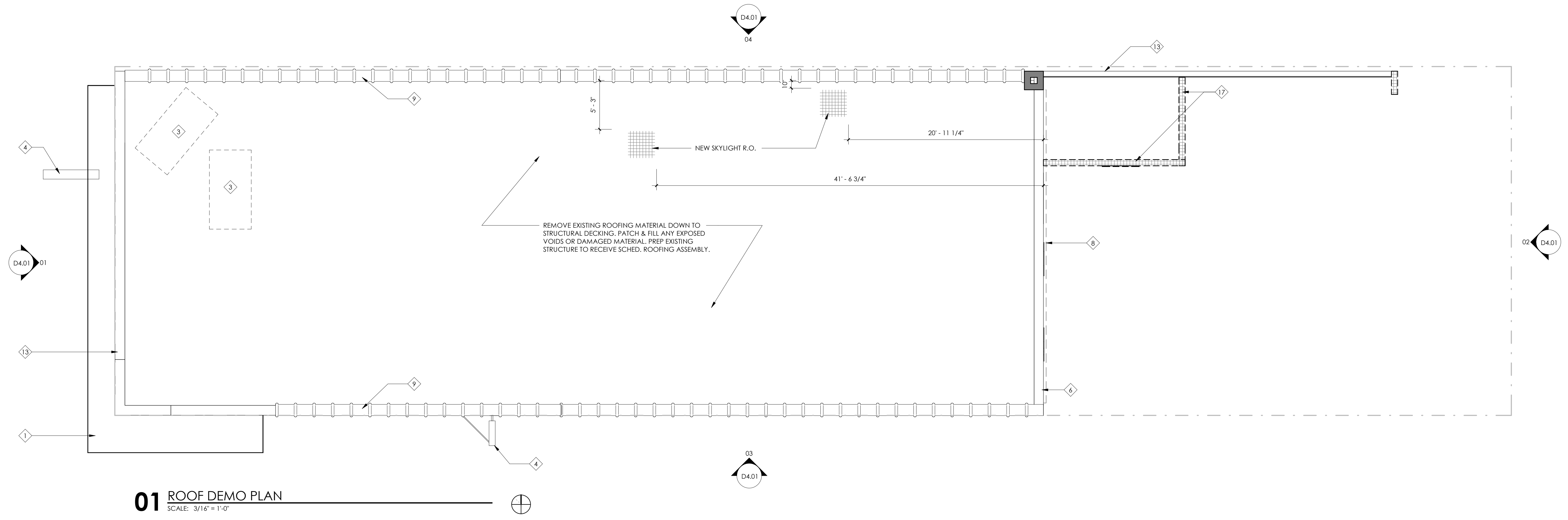
Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No: 18043
Date: As Indicated
Scale: As Indicated
Drawn By: TRC
Checked By: LIW

Issue:
A Pricing Set 12/11/2018
B For Permit 12/22/2019
C Construction Set 4/23/2019

DEMO PLAN & RCP

D18.01



01 ROOF DEMO PLAN
SCALE: 3/16" = 1'-0"

KEY DEMOLITION ROOF PLAN NOTES

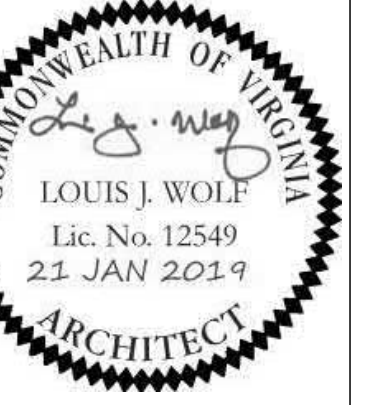
1. REPAIR & RESTORE EXIST. SST FASCIA. (CONTRACTOR OPTION: FASCIA MAY BE REMOVED AND RESTORED OFFSITE). CLEAN & PREP AREA TO RECEIVE REINSTALLED COMPONENTS. REFER TO STRUCTURAL DWGS FOR FULL CANOPY STRUCTURE SCOPE & TREATMENT.
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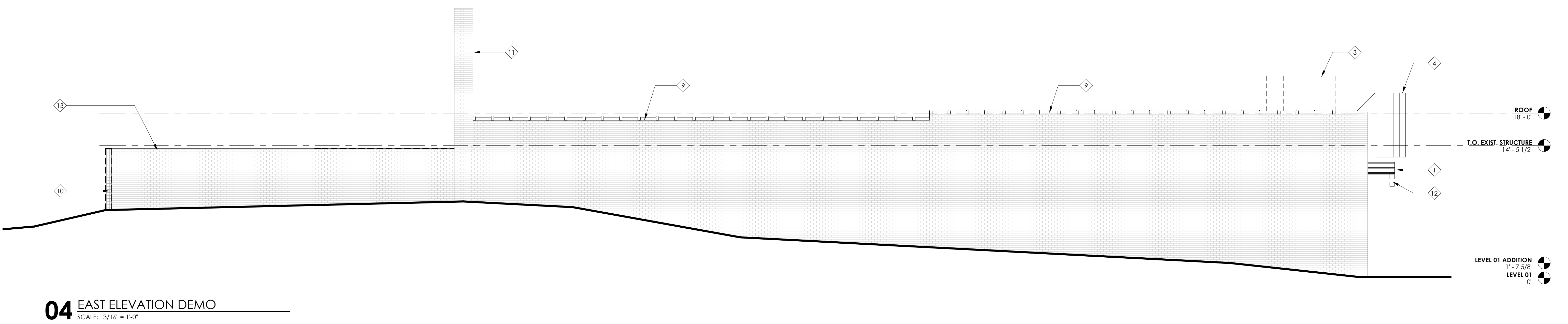
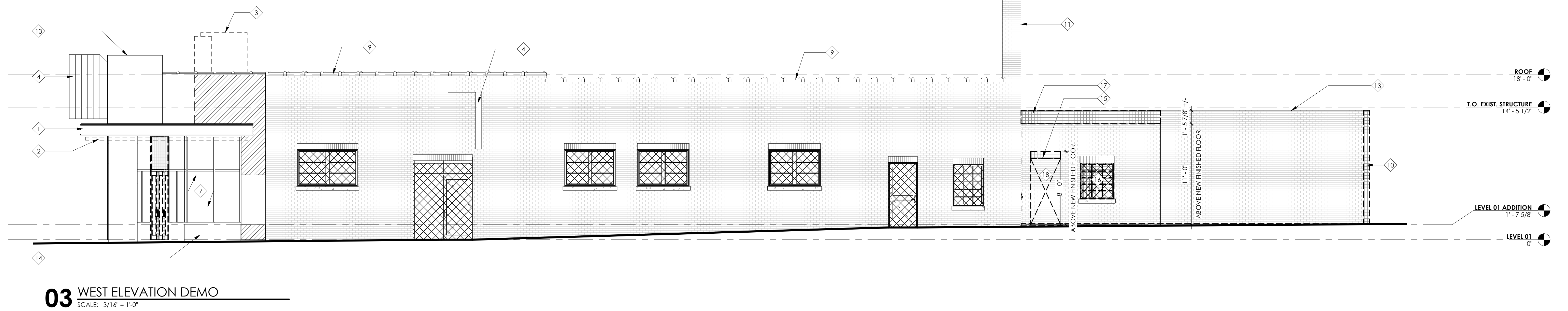
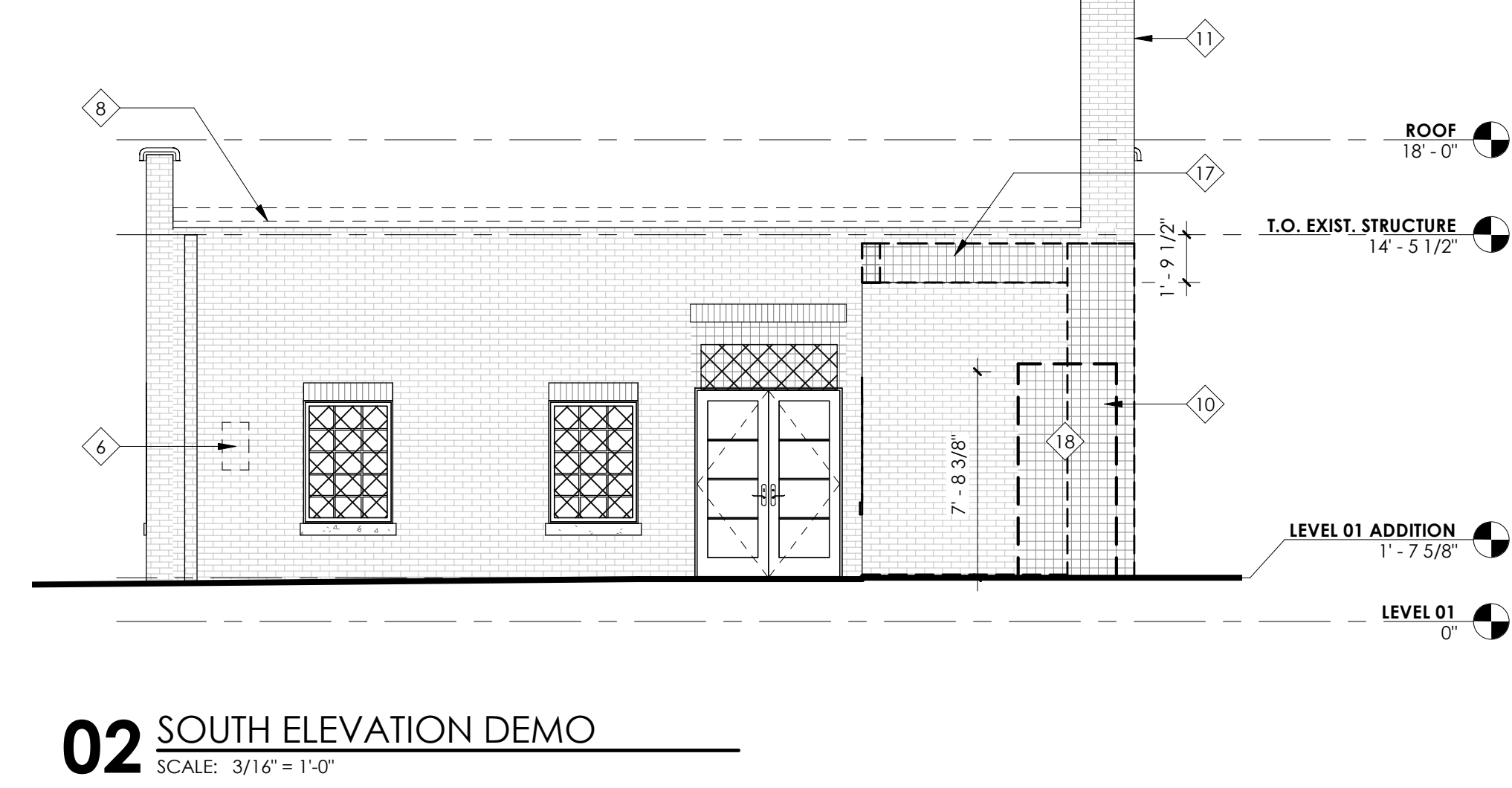
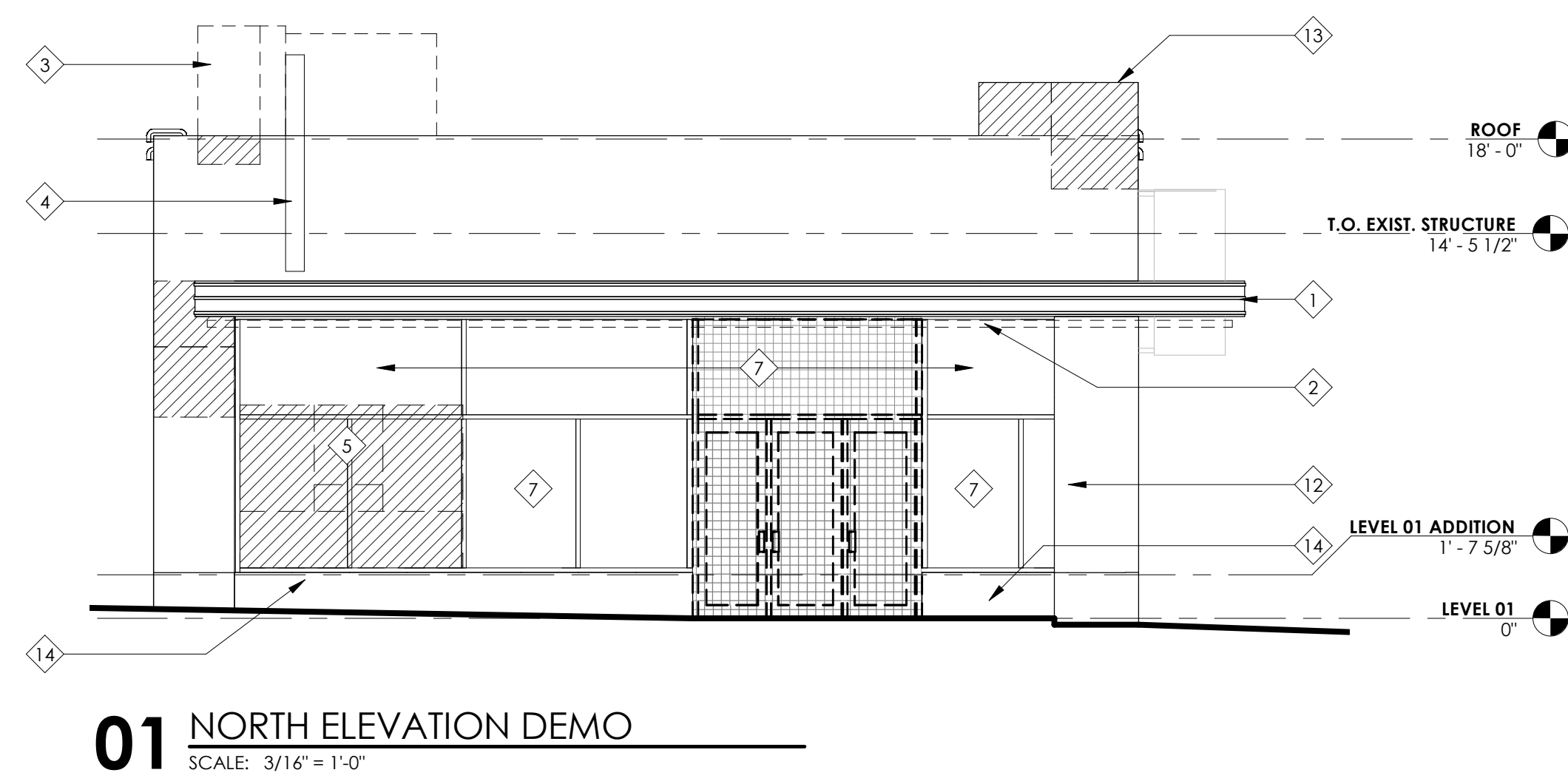
LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location:		1228 HULL STREET, RICHMOND, VA 23224	
Project No:		18043	
Date:	Scale:	3/16" = 1'-0"	
Drawn By:	Checked By:	TRC	LJW
Issue:	Plotting Set:	12/11/2018	
1	For Permit:	1/21/2019	
3	Construction Set:	4/22/2019	

DEMO ROOF PLAN

D1.02



DEMO ELEVATION KEY NOTES

- REPAIR & RESTOR EXIST. SST FASCIA. (CONTRACTOR OPTION: FASCIA MAY BE REMOVED AND STORED OFFSITE), CLEAN & PREP AREA TO RECEIVE REINSTALLED COMPONENTS. REFER TO STRUCTURAL DWGS FOR FULL CANOPY STRUCTURE SCOPE & TREATMENT.
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DEMO ELEVATION LEGEND

- SALVAGE EXISTING TILE CLADDING MATERIAL. REMOVE DOWN TO MASONRY. SUBSTRATE, SCRAPE, CLEAN & PREP EXPOSED MATERIAL FOR SCHED. FINISH.
- EXISTING BRICK MASONRY. REF. MASONRY CLEANING, REPAIR, & REPOINTING NOTES AND DIV 4 SPECIFICATIONS FOR FULL TREATMENT.
- EXISTING MTL. MESH SCREEN TO BE REMOVED. PATCH & REPAIR ALL VOIDS OR DAMAGED MATERIAL DUE TO REMOVAL.
- EXISTING BRICK MASONRY TO BE REMOVED. REF. MASONRY NOTES FOR FULL TREATMENT.

MASONRY CLEANING NOTES

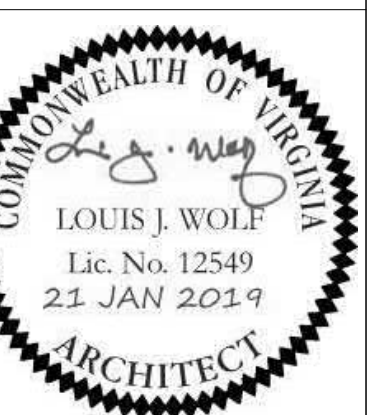
- SCOPE OF MASONRY CLEANING:**
- CLEAN ALL EXISTING BRICK MASONRY AND PLASTER SURFACES USING LOW-PRESSURE SPRAY, HOT WATER, AND DETERGENT SOLUTION.
 - PERFORM ADDITIONAL CLEANING AS REQUIRED TO REMOVE MOLD, MILDEW, ALGAE, PAINT AND OTHER STAINS, IN AREAS THAT ARE NOTICEABLY DIFFERENT WHEN VIEWED FROM A DISTANCE OF 10 FEET, SO THAT CLEANED SURFACES BLEND SMOOTHLY INTO SURROUNDING AREAS.
- CLEANING NOTES:**
- PREPARE MOCKUPS OF CLEANING, REPAIRS, AND REPOINTING ON EXISTING SURFACES TO DEMONSTRATE AESTHETIC EFFECTS AND TO SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.
 - REMOVE PLANT AND MOSS, AND SHRUB GROWTH FROM MASONRY SURFACES. CAREFULLY REMOVE BY CUTTING ROOTS AND ALLOWING REMAINING GROWTH TO DRY AS LONG AS POSSIBLE BEFORE REMOVAL. REMOVE LOOSE SOIL AND PLANT DEBRIS FROM OPEN MASONRY JOINTS TO WHATEVER DEPTH THEY OCCUR.
 - REMOVE EXTRANEIOUS SUBSTANCES INCLUDING PAINT, CAULKING, ASPHALT, AND TAR. CAREFULLY REMOVE HEAVY ACCUMULATIONS OF RIGID MATERIALS FROM MASONRY SURFACE WITH SHARP CHISEL. DO NOT SCRATCH OR CHIP MASONRY SURFACE.
 - REMOVE LOOSE AND PEELING PAINT USING LOW-PRESSURE WATER SPRAY, SCRAPERS, STIFF BRUSHES, OR A COMBINATION OF THESE. ADJUST SPRAY PRESSURE AND VOLUME TO ENSURE THAT CLEANING METHODS DO NOT DAMAGE SURFACES, INCLUDING JOINTS. DO NOT SCRATCH OR CHIP MASONRY SURFACE. DO NOT USE WIRE BRUSHES.
 - USE HOT WATER (140 TO 160 DEG F) AND LOW-PRESSURE SPRAY (100 TO 400 PSI; 4 TO 6 GPM) AND MEDIUM SOFT BRUSHES TO PERFORM ALL CLEANING.
 - PERFORM MASONRY CLEANING IN THE FOLLOWING SEQUENCE: DETERGENT CLEANER OVER ENTIRE BUILDING (BRICK AND PLASTER), THEN MOLD, MILDEW, AND ALGAE CLEANER AS REQUIRED, AND THEN NONACIDIC LIQUID CLEANER AS REQUIRED TO REMOVE AND STURBORN STAINING (MOLD, MILDEW, ALGAE, PAINT, GREASE, TAR, EFFLORESCENCE, ETC.).
- MASONRY GENERAL NOTES**
- CLEAN ALL MASONRY SURFACES
 - ASSUME 2 - 3% OF BRICK WALL TO REQUIRE BRICK REPLACEMENT
 - ASSUME 15 - 20% OF BRICK WALL TO BE REPOINTED

MASONRY REPAIR NOTES

- SCOPE OF MASONRY REPAIR:**
- REMOVE AND REPLACE FACE BRICKS THAT ARE DAMAGED, SPALLED, OR DETERIORATED. HARVEST EXISTING BRICKS IN GOOD CONDITION FROM CONCEALED AREAS BEHIND WOOD TRIM FOR ALL REPLACEMENT WORK EXPOSED TO VIEW.
 - REMOVE AND REPLACE BACKUP MASONRY BRICKS WHERE FRACTURED OR UNSTABLE, OR DETERIORATED. REPLACE WITH COMMON BRICK OF SAME SIZE AND SIMILAR PHYSICAL PROPERTIES.
 - PATCH EXISTING FACE BRICKS THAT ARE DAMAGED OR SPALLED BUT DO NOT WARRANT REPLACEMENT. PATCH HOLES, CHIPPED EDGES OR CORNERS MEASURING MORE THAN 3/4 INCH IN LEAST DIMENSION, AND AREAS OF DEEP DETERIORATION MEASURING MORE THAN 3/4 INCH IN LEAST DIMENSION AND MORE THAN 1/4 INCH DEEP.
- REPLACEMENT NOTES:**
- PREPARE MOCKUPS OF BRICK MASONRY REPAIR TO DEMONSTRATE AESTHETIC EFFECTS AND TO SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION AND FOR FABRICATION AND INSTALLATION.
 - CAREFULLY REMOVE BRICK FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY. REMOVE ENTIRE BRICK UNITS. PARTIAL BRICKS MAY BE REUSED WHERE CUT BRICKS ARE REQUIRED.
 - REMOVE MORTAR, LOOSE PARTICLES, AND SOIL FROM BRICK BY CLEANING WITH HAND CHISELS, MEDIUM SOFT BRUSHES, AND WATER.
 - REPLACE REMOVED DAMAGED BRICK WITH EXISTING HISTORIC BRICK IN GOOD CONDITION, TAKEN FROM CONCEALED AREAS, SUCH AS BEHIND WOOD TRIM.
 - LAY REPLACEMENT BRICK WITH SETTING MORTAR AND WITH COMPLETELY FILLED BED, HEAD, AND COLLAR JOINTS. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING EXISTING BRICKWORK.
 - WHERE REPOINTING WILL OCCUR ADJACENT TO BRICK REPAIRS, RAKE OUT MORTAR USED FOR LAYING BRICK BEFORE MORTAR SETS. POINT AT SAME TIME AS REPOINTING OF SURROUNDING AREA.
- PATCHING NOTES:**
- REMOVE LOOSE MATERIAL FROM MASONRY SURFACE. CAREFULLY REMOVE ADDITIONAL MATERIAL SO PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED AND IS AT LEAST 1/4 INCH THICK.
 - MIX PATCHING COMPOUND IN INDIVIDUAL BATCHES TO MATCH EACH UNIT BEING PATCHED. COMBINE ONE OR MORE COLORS OF PATCHING COMPOUND, AS NEEDED, TO PRODUCE EXACT MATCH.
 - TROWEL OR SCRAPE SURFACE OF PATCH TO MATCH TEXTURE AND SURROUNDING SURFACE PLANE OR CONTOUR OF MASONRY UNIT.

MASONRY REPOINTING NOTES

- SCOPE OF MASONRY REPOINTING:**
- REPOINTING TO BE PERFORMED IN ACCORDANCE WITH NPS PRESERVATION BRIEF #2.
 - PREPARE MOCKUPS OF BRICK MASONRY REPOINTING TO DEMONSTRATE AESTHETIC EFFECTS AND TO SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.
 - REMOVE DOWNSPOUTS ADJACENT TO MASONRY AND REPLACE AFTER REPAIRS ARE COMPLETE.
 - RAKE OUT JOINTS. REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH OR NOT LESS THAN THAT REQUIRED TO EXPOSE SOUND, UNWEATHERED MORTAR. DO NOT REMOVE UNSOUND MORTAR MORE THAN 2 INCHES DEEP.
 - REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE BACKS AND TO EXPOSE MASONRY FOR CONTACT WITH POINTING MORTAR. BRUSH, VACUUM, OR FLUSH JOINTS TO REMOVE DIRT AND LOOSE DEBRIS.
 - DO NOT SPALL EDGES OF MASONRY UNITS OR WIDEN JOINTS. REPLACE OR PATCH DAMAGED MASONRY UNITS. REFER TO NEW CONSTRUCTION DWGS. FOR LINTEL MODIFICATION.
 - APPLY POINTING MORTAR FIRST TO AREAS WHERE EXISTING MORTAR WAS REMOVED TO DEPTHS GREATER THAN SURROUNDING AREAS. APPLY IN LAYERS NOT GREATER THAN 3/8 INCH UNTIL A UNIFORM DEPTH IS FORMED. FULLY COMPACT EACH LAYER THOROUGHLY AND ALLOW IT TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER.
 - AFTER DEEP AREAS HAVE BEEN FILLED TO SAME DEPTH AS REMAINING JOINTS, POINT JOINTS BY PLACING MORTAR IN LAYERS NOT GREATER THAN 3/8 INCH. FULLY COMPACT EACH LAYER AND ALLOW IT TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER. WHERE EXISTING MASONRY UNITS HAVE WORN OR ROUNDED EDGES, SLIGHTLY RECESS FINISHED MORTAR SURFACE BELOW FACE OF MASONRY TO AVOID WIDENED JOINT FACES. TAKE CARE NOT TO SPREAD MORTAR BEYOND JOINT EDGES ONTO EXPOSED MASONRY SURFACES OR TO FEATHER EDGE THE MORTAR.
 - WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS DEMONSTRATED IN APPROVED MOCKUP. REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING.
 - HAIRLINE CRACKING WITHIN THE MORTAR OR MORTAR SEPARATION AT EDGE OF A JOINT IS UNACCEPTABLE. REMOVE MORTAR AND REPOINT.



Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No: 18043

Date: As Indicated
Scale: As Indicated

Drawn By: TRC
Checked By: LJW

Date: 12/11/2018
For Permit: 1/23/2019
Construction Set: 4/22/2019

DEMO
ELEVATIONS

D4.01

EXTERIOR MATERIALS



1. CLEAN, REPAIR, & REPOINT EXTERIOR MASONRY



2. CLEAN EXISTING GRAFFITI PER NPS GUIDELINES



3. REMOVE EXISTING TILE CLADDING, CLEAN & REPAIR UNCOVERED MASONRY & PREP TO RECEIVE NEW MATERIAL. PROVIDE NEW TILES TO MATCH EXISTING OR PROVIDE ALL NEW TILES OF SIMILAR STYLE IF REPLICATED TILES ARE NOT AVAILABLE.



4. REPAIR & RESTORE EXISTING STOREFRONT & MTL CANOPY

HULL STREET CANOPY & STOREFRONT



5. REPAIR & PREP CANOPY FRAMING TO RECEIVE NEW MATERIAL.



6. REMOVE EXISTING CANOPY SHADE, REPAIR, REPOINT, & RESHORE MASONRY COLUMN.



7. REMOVE EXISTING TRANSACTION WINDOW & SHEATHING. REPAIR & PREP STOREFRONT FOR NEW COMPONENTS.



8. REPAIR & RESTORE CANOPY FASCIA.



9. SALVAGE EXISTING TILE CLADDING AND (1) PROVIDE REPLICA MATERIAL TO MATCH OR (2) PROVIDE ALL NEW SIMILAR CLADDING MATERIAL



10. REPAIR, REPOINT, & RESHORE MASONRY COLUMN.

DOORS & WINDOWS



11. REMOVE MTL SCREENS & ASSOC. FASTENERS, REPAIR ANY VOIDS LEFT FROM REMOVAL.



12. REPAIR, RESTORE & REFINISH DOORS SCHED. FOR REUSE.



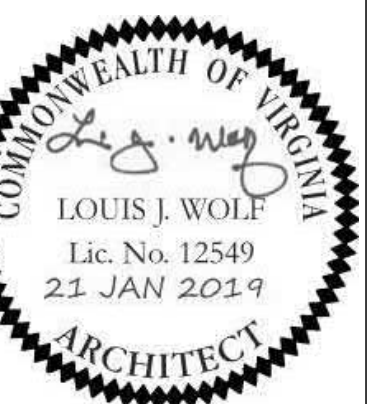
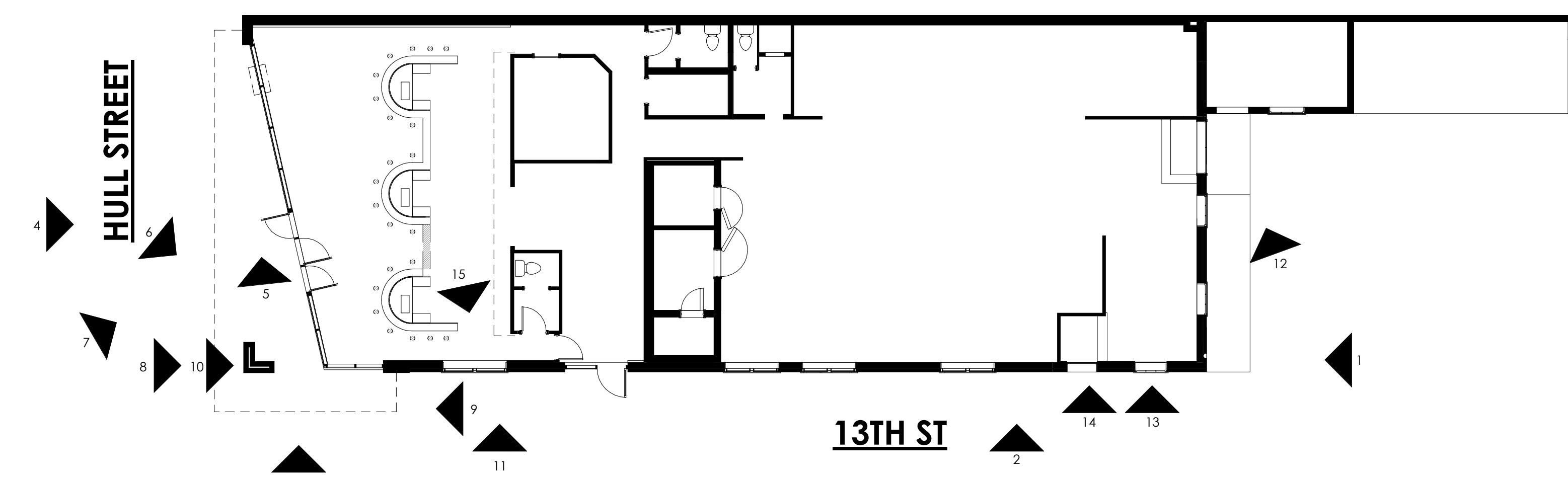
13. CLEAN & REPAIR MASONRY HEADERS & STONE SILLS.



14. REPAIR, RESTORE & REFINISH DOORS SCHED. FOR REUSE.



15. REPAIR & RESTORE EXISTING WINDOW FRAMES & INT. FINISHED HEAD/JAMBS/SILL. REPLACE COMPONENTS TO MATCH WHERE REQ'D.



Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No.: 18043

Date: Scale: 1" = 10'-0"

Drawn By: TRC Checked By: LJW

Issue:
A Piling Set 12/11/2018
B For Permit 4/22/2019
C Construction Set 4/22/2019

EXISTING
CONDITIONS -
EXTERIOR

D4.02

HISTORIC STAMPED METAL CEILING TILE



16. SALVAGE, REPAIR, & RESTORE STAMPED MTL CEILING TILES. PROVIDE REPLICA TILES AS REQ'D.

DINER INTERIOR



17. REPAIR & RESTORE INTERIOR FINISHES & PREP TO RECEIVE NEW CONSTRUCTION.



18. REPAIR & RESTORE STOREFRONT & INTERIOR SILL.

SST COUNTERS / BOOTHS (HISTORIC)



19. FOR REFERENCE: HISTORIC PHOTO OF SERVICE COUNTER.



20. FOR REFERENCE: HISTORIC PHOTO OF SERVICE COUNTER.

SST COUNTERS / BOOTHS (EXISTING)



21. REPAIR DAMAGED COMPONENTS OF BOOTHS & COUNTERS. PROVIDE NEW, SIMILAR COMPONENTS WHERE REQ'D.



22. REPAIR DAMAGED COMPONENTS OF BOOTHS & COUNTERS. PROVIDE NEW, SIMILAR COMPONENTS WHERE REQ'D.



23. REPAIR DAMAGED COMPONENTS OF BOOTHS & COUNTERS. PROVIDE NEW, SIMILAR COMPONENTS WHERE REQ'D.

WAREHOUSE



24. REPAIR INTERIOR FINISHES & PREP TO RECEIVE NEW CONSTRUCTION.



25. REPAIR INTERIOR FINISHES & PREP TO RECEIVE NEW CONSTRUCTION.

COLD STORAGE LOCKERS



26. SALVAGE, REPAIR, & RESTORE LOCKER DOORS.

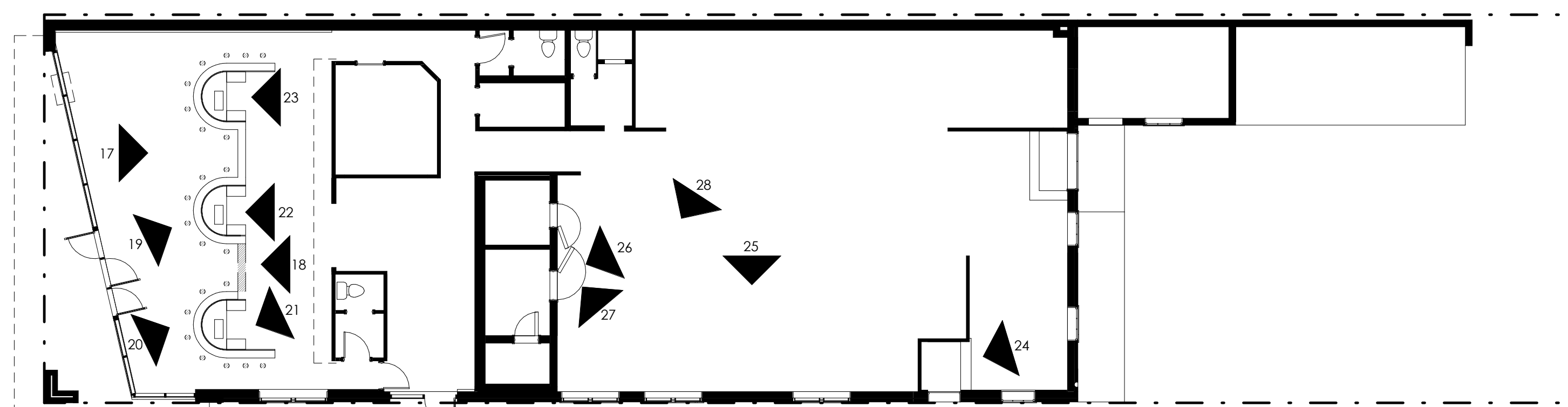


27. SALVAGE, REPAIR, & RESTORE LOCKER DOORS.

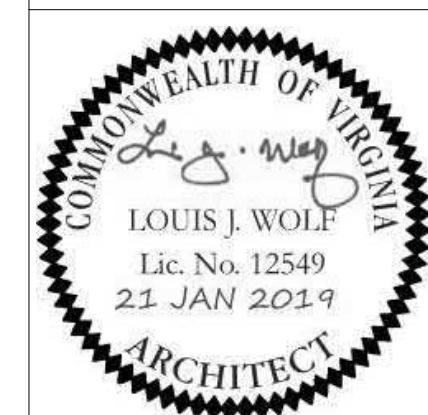


28. REPAIR & RESTORE EXISTING LOCKER WALLS.

HULL STREET



13TH ST



Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No.: 18043

Date: Scale: 1" = 10'-0"

Drawn By: TRC Checked By: LJW

Issue:

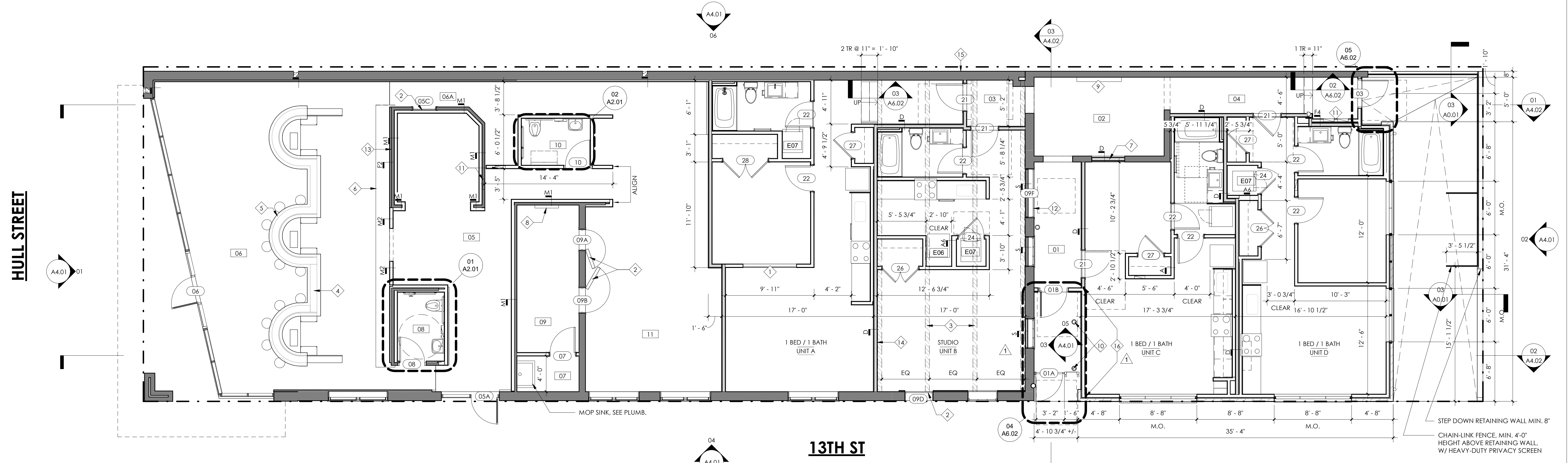
A Pricing Set 12/11/2018

B For Permit 4/22/2019

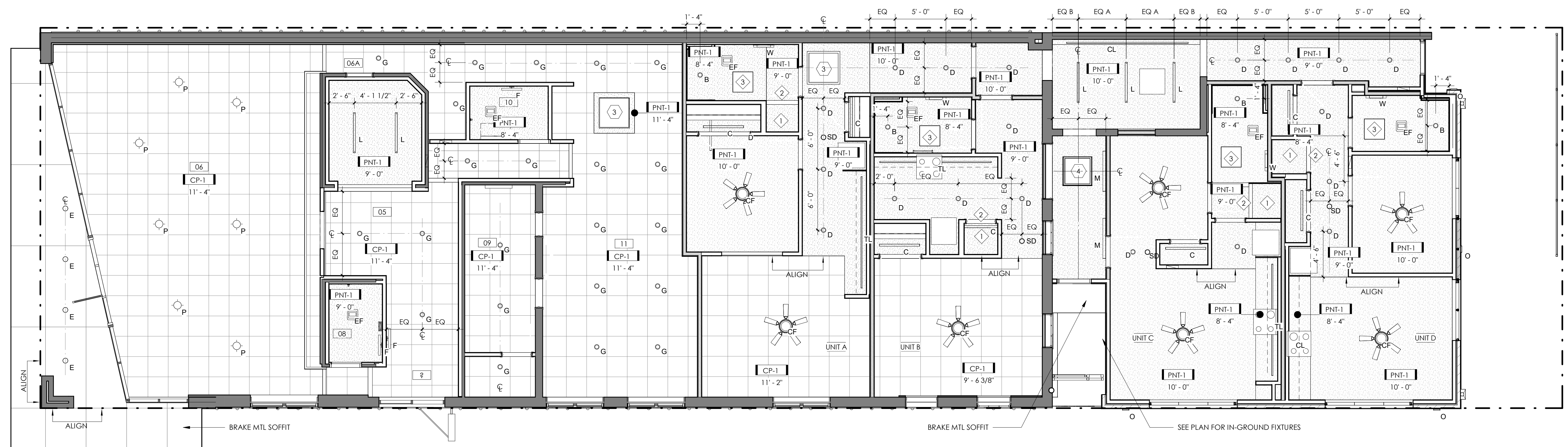
C Construction Set 4/22/2019

EXISTING
CONDITIONS -
INTERIOR

D4.03



01 LEVEL 01 PLAN
SCALE: 3/16" = 1'-0"



02 LEVEL 01 RCP
SCALE: 3/16" = 1'-0"

KEY RCP NOTES

- WALL MOUNT WATER HEATER ACCESS PANEL IN GYPBD BULKHEAD, REF. MEP DWGS.
- CEILING MOUNTED ACCESS PANEL, LOCATED UNDER SPLIT UNIT CASSETTE, REF. MEP DWGS.

GENERAL RCP NOTES

- ALL GYPSUM CEILING HEIGHTS MEASURED FROM FINISH FLOOR TO BE 9'-0" U.N.O.
- ALL TILE CEILING HEIGHTS MEASURED FROM FINISH FLOOR TO BE 11'-4" U.N.O.
- ALL RESIDENTIAL DWELLING CLOSET HEIGHTS MEASURED FROM FINISH FLOOR TO BE 8'-4" U.N.O.
- SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO COMPLETE THE SUSPENDED ACOUSTICAL CEILING WORK AS SHOWN ON THE DRAWINGS, OR AS SPECIFIED.
- REF. ELEC DWGS FOR FULL LIGHT FIXTURE SCHEDULE.
- VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFACE WITH OR ATTACH TO OTHER WORK.
- INSTALL EDGE MOLDINGS AT INTERSECTION OF CEILING AND VERTICAL SURFACES, INCLUDING PENETRATIONS, USING LONGEST PRACTICAL LENGTHS. MITER CORNERS. PROVIDE EDGE MOLDING AT JUNCTIONS WITHOUT INTERRUPTIONS. FIELD RABBIT PANEL EDGE WHERE ROUNDED OBSTRUCTIONS OCCUR. PROVIDE PREFORMED CLOSERS TO MATCH EDGE MOLDING.
- PROVIDE CEILING CLIPS FOR A 1/2" RADIUS WHERE ALL MAIN RETURN DUCT INLETS ARE LOCATED.
- FOR PENDANT BOTTOM OF FIXTURE MOUNTING HEIGHTS, IF NOT CALLED OUT IN RCP KEYED NOTES, REFERENCE ELEVATIONS.
- PAINT ALL CPDW CEILINGS, SIDE AND BOTTOM, PNT-1 IN FLAT FINISH.
- REF. HISTORICAL PHOTOS FOR EXISTING STAMPED METAL CEILING TILES TO BE REPLICATED.
- ALL FIXTURES INSTALLED OVER DWELLING UNIT SHOWERS ARE TO BE WET LOCATION FIXTURES.
- CENTER ALL LIGHT FIXTURES & CEILING FANS IN AREA AS SHOWN, U.N.O.
- MEASURE EACH CEILING AREA, ESTABLISH LAYOUT OF CEILING TILES TO BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH CEILING AND MINIMIZE WASTED MATERIAL.

RCP LEGEND

- GPDW CLNG, 9'-0" A.F.F. U.N.O.
- HISTORICAL STAMPED MET. CLNG TILES, REPAIRED, RESTORED, OR REPLICATED AS REQ'D, INSTALLED AT ORIGINAL HEIGHT.
- ANODIZED BRAKE MTL SHEET PANEL CANOPY SOFFIT, INSTALL ON EXISTING CANOPY FRAMING.
- SMOKE DETECTOR, REF. ELEC. DWGS

KEY PLAN NOTES

- INTERIOR TRANSOM GLAZING. SEE INTERIOR GLAZING TYPES SHEET A7.01.
- RESTORED EXISTING DOOR PANEL TO BE INSTALLED & FIXED IN PLACE.
- RAISED PLATFORM FLOOR ASSEMBLY, FA2 ON EQ SPACED 2X SLEEPERS, FINISHED FLOOR ALIGNED W/ ADJACENT NEW CONSTRUCTION SLAB ON GRADE.
- TERRAZZO CURB TO MATCH EXISTING ADJACENT CURB.
- SOLID SURFACE DINNER COUNTER ON REPAIRED/RESTORED SST BOOTHS, REF. HISTORICAL PHOTOS.
- RESTORED SST HOOD, INSTALL AT ORIGINAL ELEVATION, PROVIDE ADDITIONAL BLOCKING OR MOUNTING HARDWARE AS REQ'D.
- SCHED. PARTITION TO BE INSTALLED IN EXISTING, RESTORED DOOR FRAME, OR WINDOW OPENING.
- EXISTING, RESTORED DOOR PANELS MOUNTED TO WALL.
- USPS APPROVED, WALL MOUNTED MAILBOXES.
- IN-GROUND LANDSCAPE LIGHTING FIXTURES. SEE SCHED.
- ELEC. SERVICE PANELS, REF. MEP DWGS.
- SCHED. INTERIOR GLAZING TO BE INSTALLED IN EXISTING, RESTORED DOOR FRAME, OR WINDOW OPENING.
- PROVIDE FURRING THICKNESS NECESSARY TO ALIGN NEW GYPBD FINISH W/ EXISTING, RESTORED PLASTER FINISH FACE.
- EXTEND RATED DEMISING WALL DOWN TO EXISTING SLAB.
- PROVIDE CONT. FOUNDATION DRAIN BOARD BELOW GRADE
- EXTENT OF RATED EXTERIOR WALL ASSEMBLY. SEE CONSTRUCTION ASSEMBLY SHEET.

GENERAL PLAN NOTES

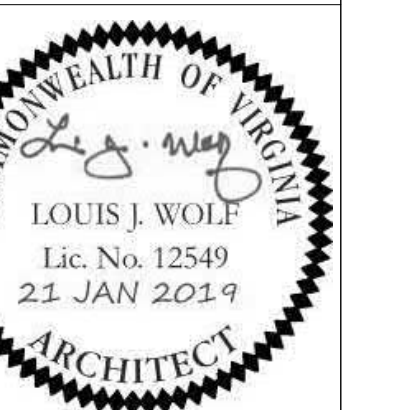
- REFER TO SHEET A0.02 FOR CONSTRUCTION ASSEMBLIES.
- LOBBY
- VESTIBULE
- CORRIDOR
- KITCHEN
- DINER
- CORRIDOR
- UTIL. CLOSET
- RESTROOM
- LOCKER
- RESTROOM
- DINING
- ALL WALLS INTERIOR TO DWELLING UNITS ARE TO BE PARTITION TYPE A, U.N.O.
- ALL DWELLING UNIT CLOSETS ARE TO HAVE AN INTERIOR CLEAR DEPTH DIMENSION OF 2'-1", U.N.O.
- ALL DWELLING UNIT CLOSETS ARE TO RECEIVE COAR ROD & SHELF. SEE DETAIL ON TYPICAL DETAILS SHEET.
- WHERE RATED DEMISING WALLS INTERSECT PARTIAL HEIGHT EXISTING WALLS, CONTINUE RATED WALL ASSEMBLY OVER EXISTING WALL TO UNDERSIDE OF DECK. PROVIDE UL APPROVED CAULKING CONTINUOUSLY AT JOINT BETWEEN EXISTING & NEW PARTITIONS.
- ALL RESIDENTIAL WINDOWS, EXISTING AND NEW, TO RECEIVE WS-1 WINDOW COVERINGS, REF. FINISH SCHEDULE. CONTRACTOR TO VERIFY FRAMED WINDOW OPENINGS & COORDINATE BLIND DIMENSIONS.

ROOM SCHEDULE

01	CORR.	73 SF
02	LOBBY	129 SF
03	VESTIBULE	33 SF
04	CORRIDOR	86 SF
05	KITCHEN	288 SF
06	DINER	786 SF
06A	CORRIDOR	63 SF
07	UTIL. CLOSET	29 SF
08	RESTROOM	41 SF
09	LOCKER	121 SF
10	RESTROOM	40 SF
11	DINING	552 SF

UNIT SCHEDULE

UNIT A	1 BED / 1 BATH	549 SF
UNIT B	STUDIO	447 SF
UNIT C	1 BED / 1 BATH	462 SF
UNIT D	1 BED / 1 BATH	498 SF



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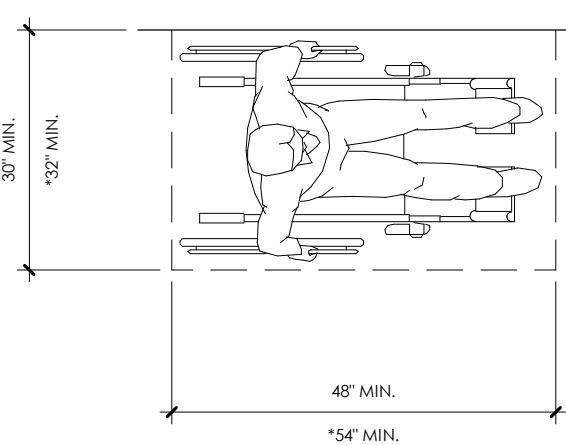
FLOOR PLAN &
RCP

A1.01

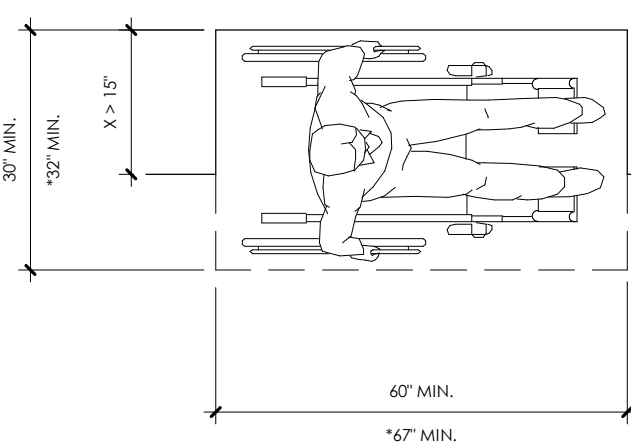
LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224

ACCESSIBILITY STANDARDS

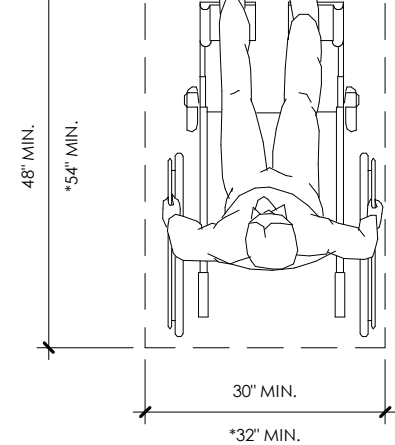
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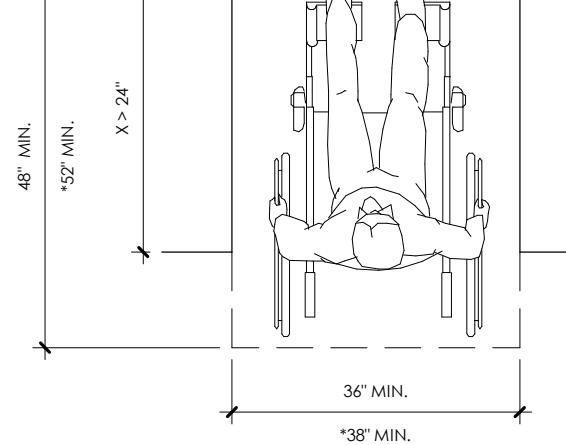
PARALLEL APPROACH



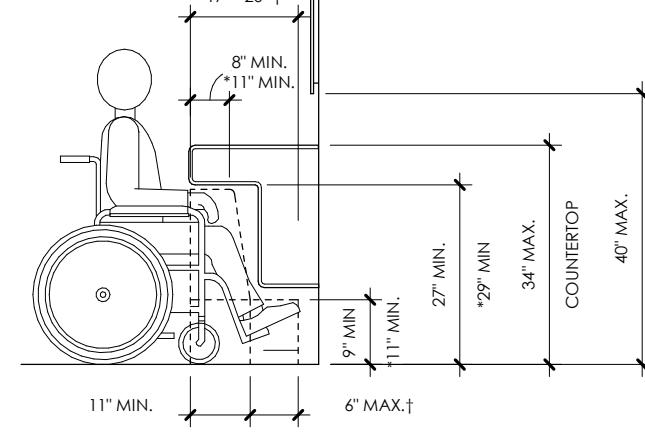
PARALLEL APPROACH - ALCOVE



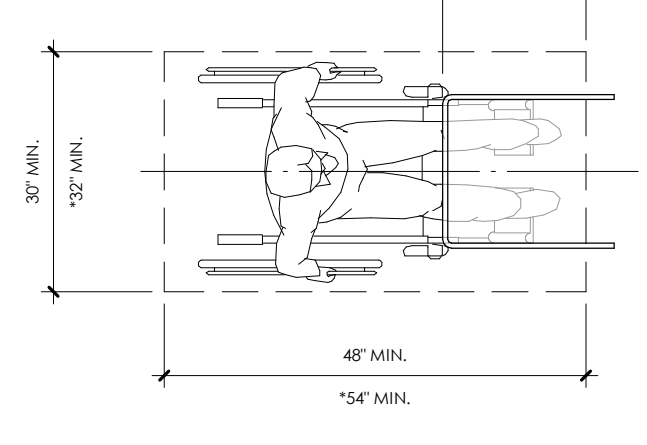
FORWARD APPROACH



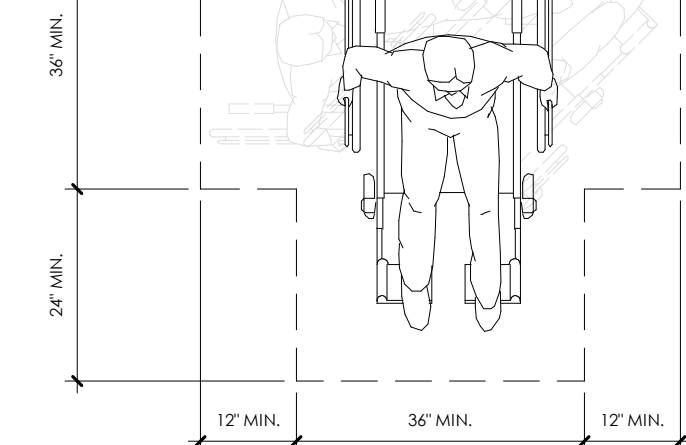
FORWARD APPROACH - ALCOVE



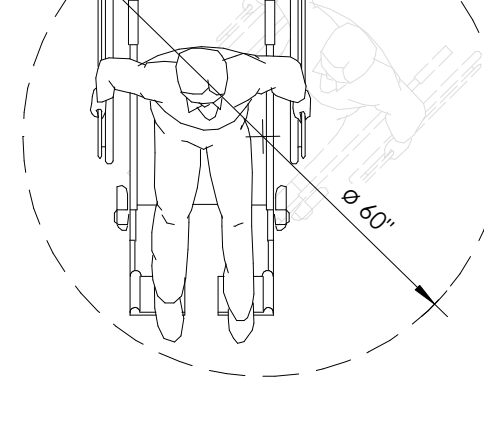
COUNTER HEIGHTS & KNEE AND TOE CLEARANCES



KNEE AND TOE CLEARANCES

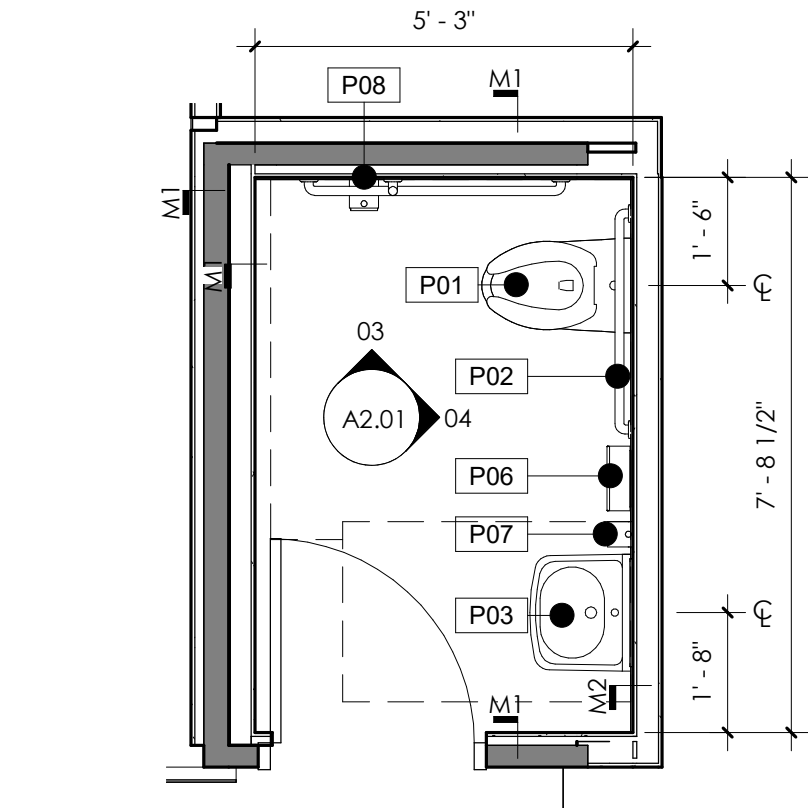
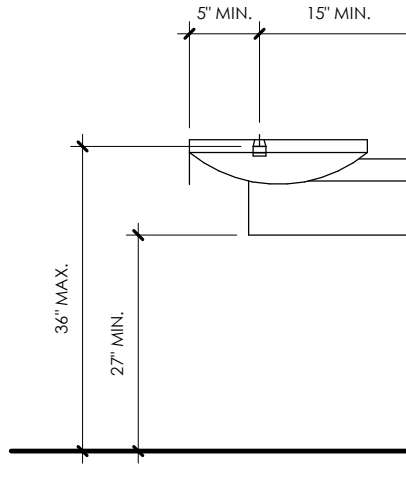
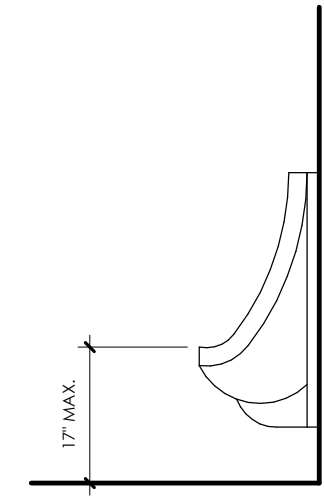
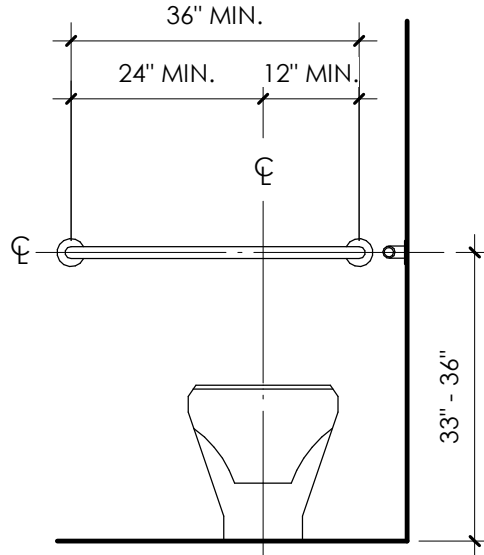
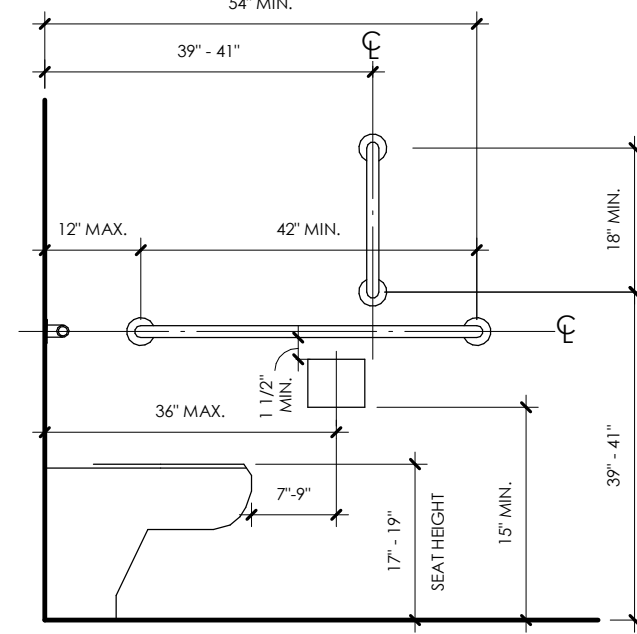
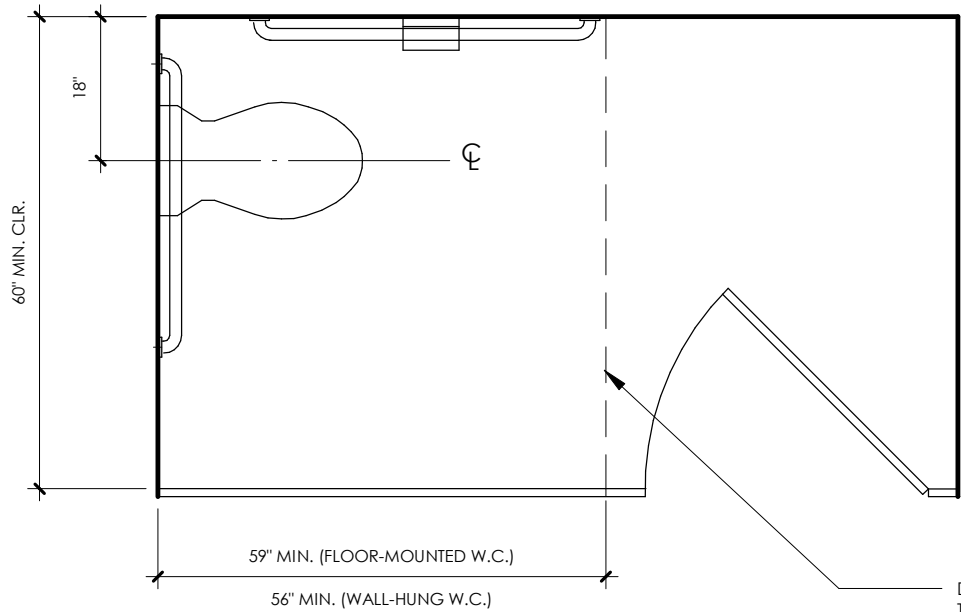
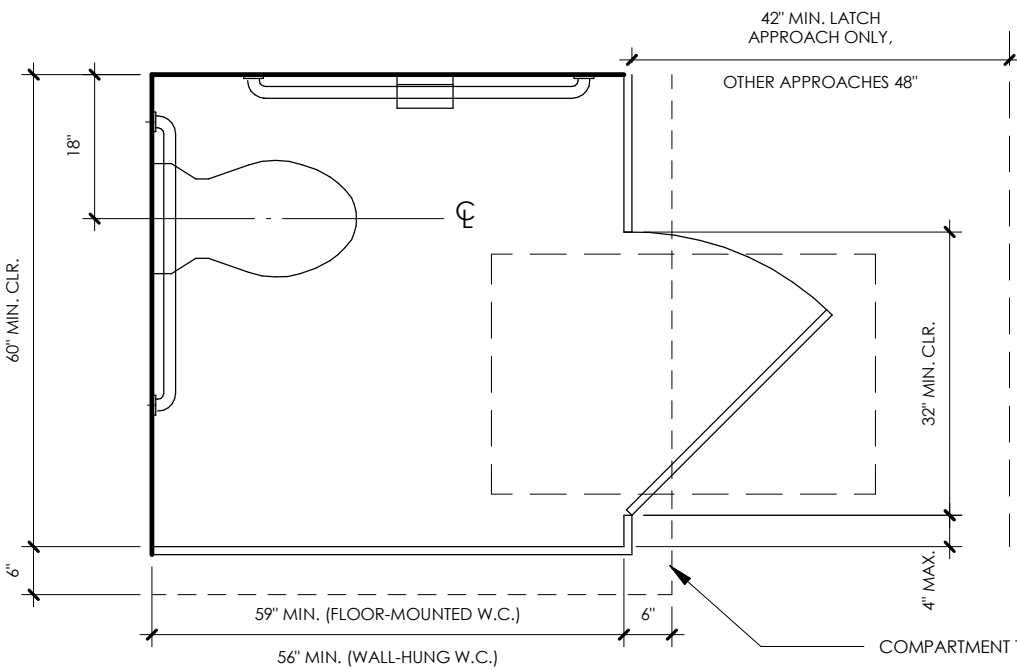


TURNING SPACE

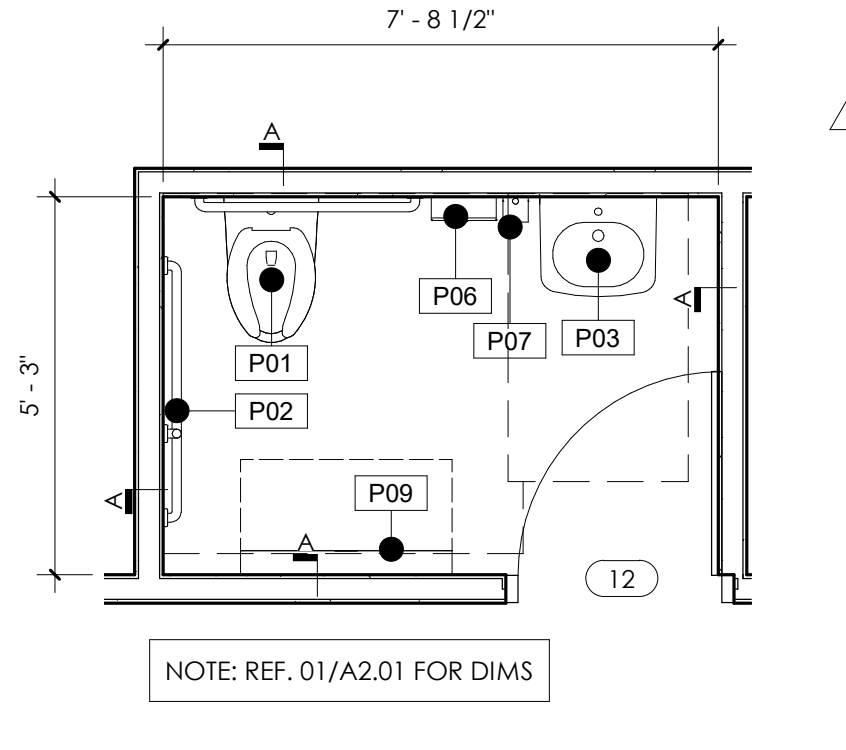


TURNING SPACE

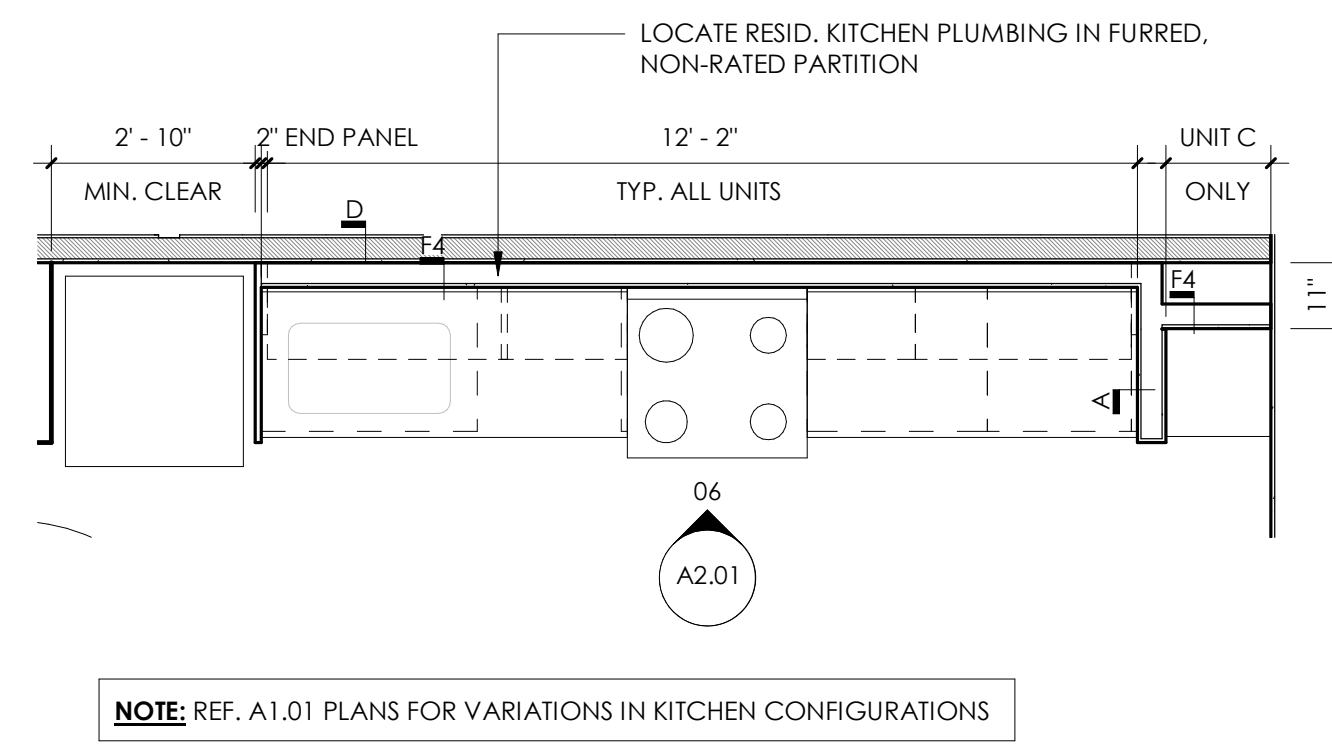
* INDICATES BEST PRACTICES
† MAY EXCEED MAXIMUM, BUT MAY NOT BE COUNTED AS PART OF CLEAR FLOOR SPACE



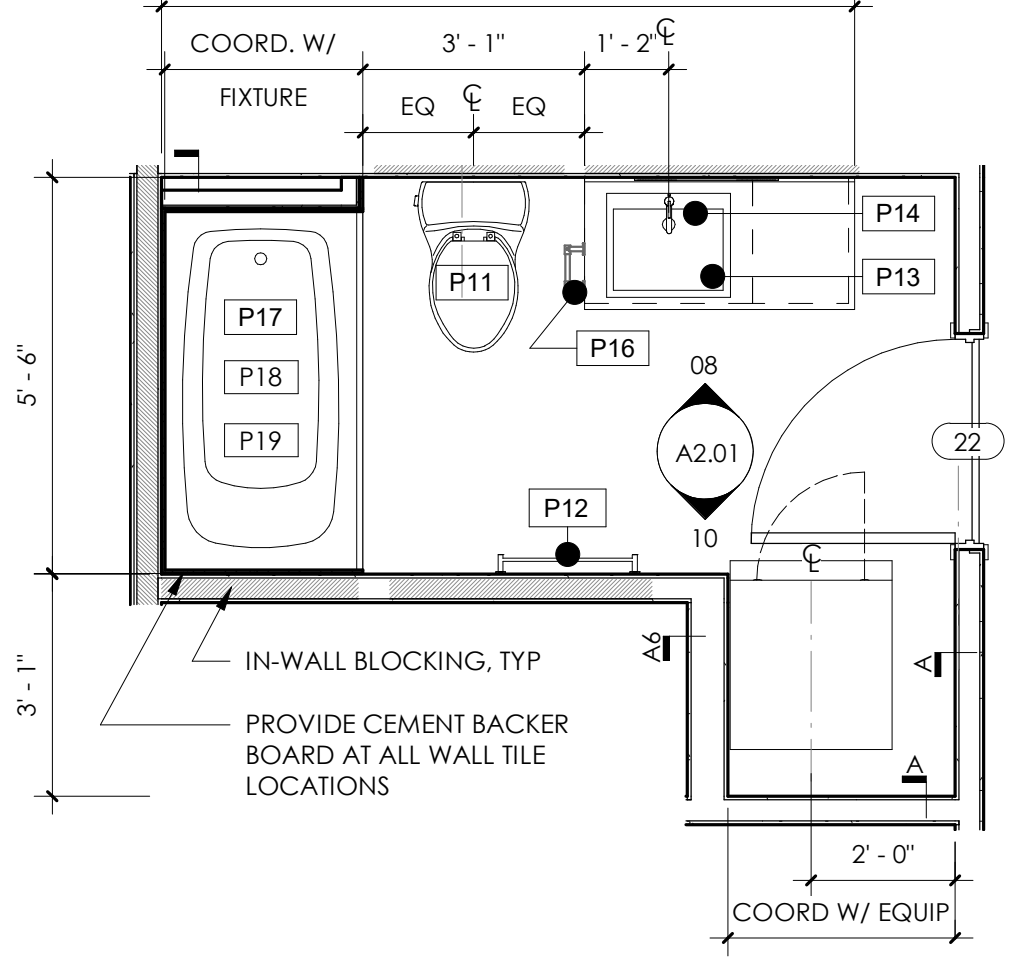
01 RESTROOM 01 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



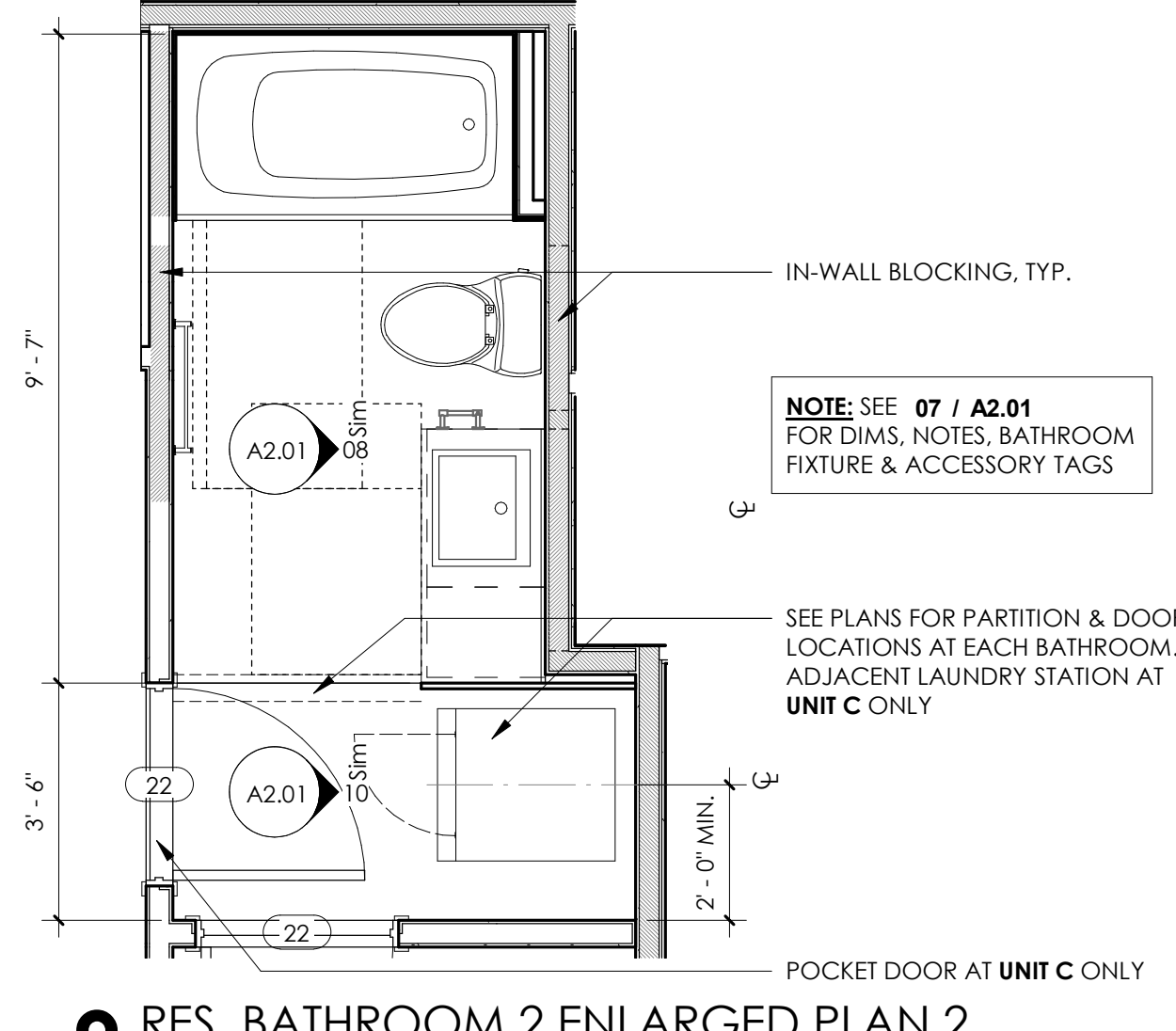
02 RESTROOM 02 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



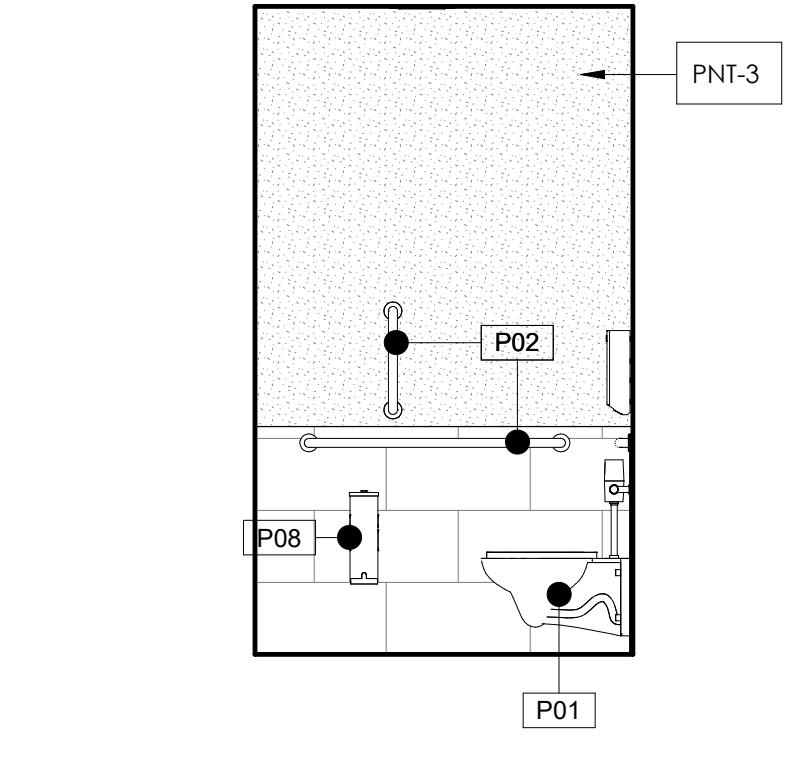
05 RES. KITCHEN 02 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



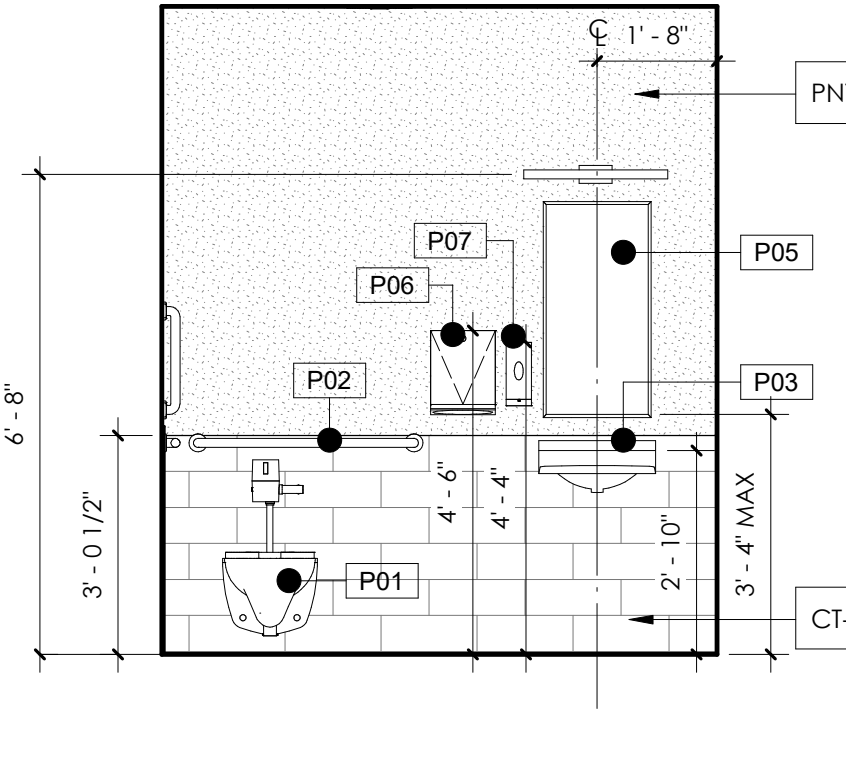
07 RES. BATHROOM 1 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



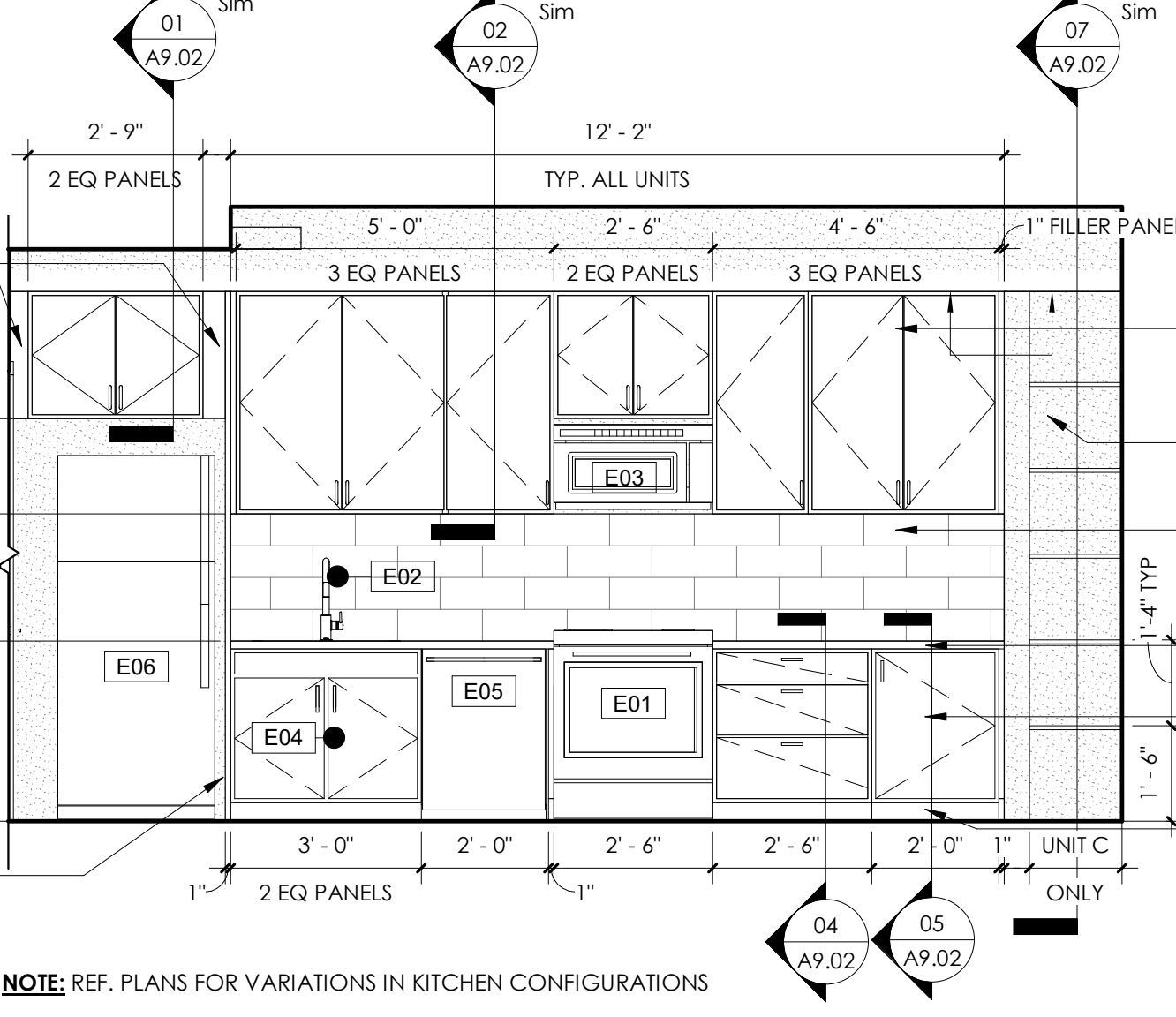
9 RES. BATHROOM 2 ENLARGED PLAN 2
SCALE: 3/8" = 1'-0"



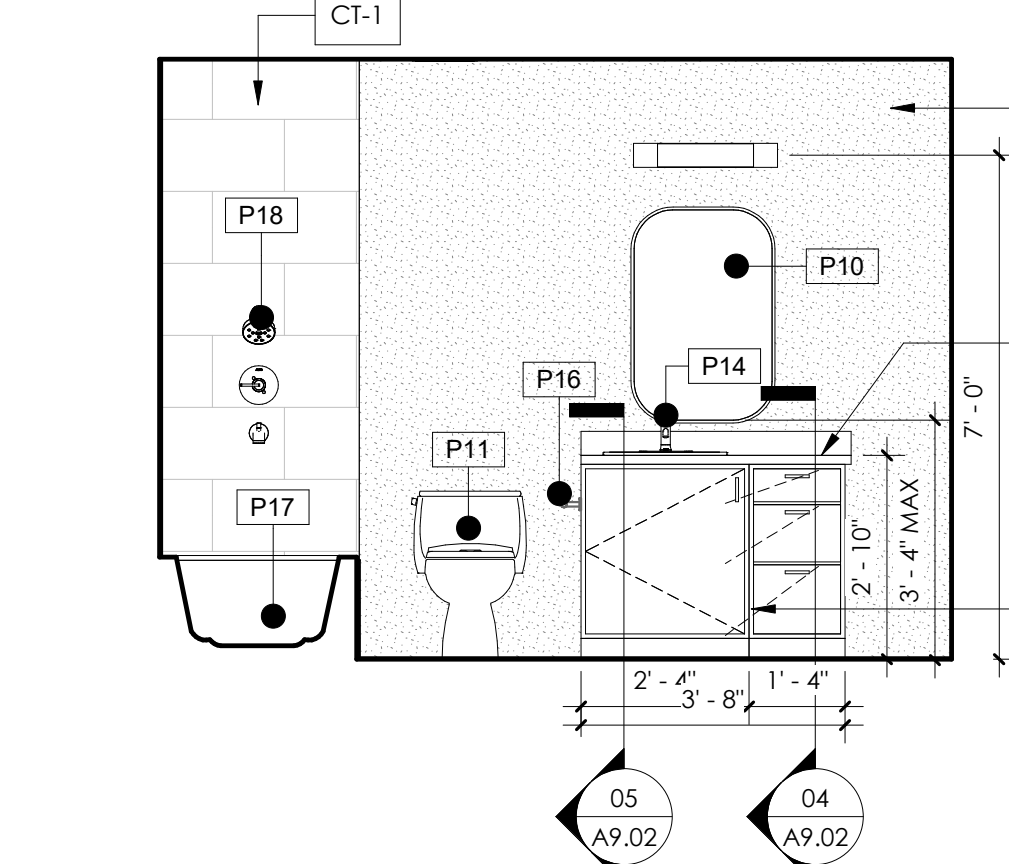
03 RESTROOM ELEVATION - 1
SCALE: 3/8" = 1'-0"



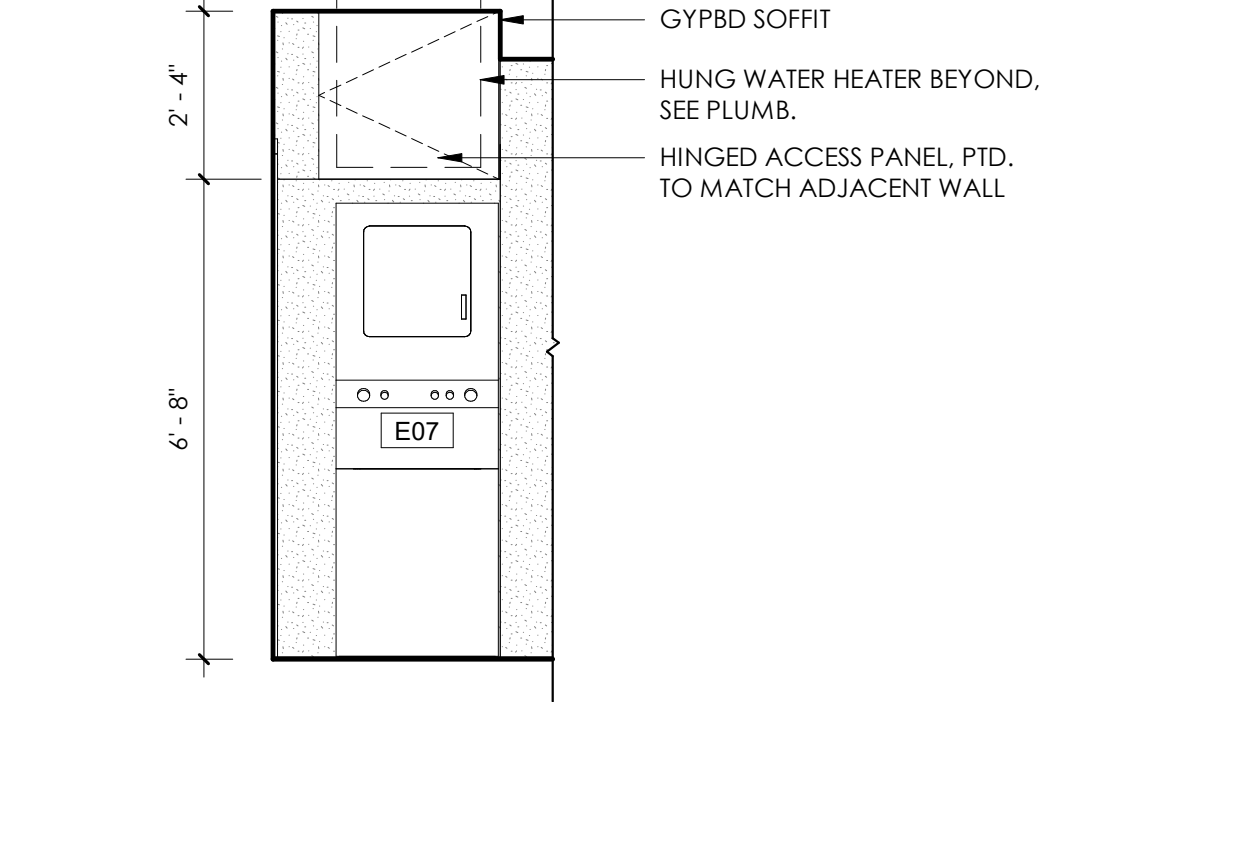
04 RESTROOM ELEVATION - 2
SCALE: 3/8" = 1'-0"



06 RES. KITCHEN 02 ELEVATION
SCALE: 3/8" = 1'-0"



08 RES. BATHROOM ELEVATION 1
SCALE: 3/8" = 1'-0"



10 RES. BATHROOM ELEVATION 2
SCALE: 3/8" = 1'-0"

COMMERCIAL RESTROOM SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH
P01	Wall Hung Flushometer Toilet	TOTO	CT708E	
P02	ADA Grab Bars	Bobrick Washroom Equipment, Inc.		
P03	Wall Hung Lavatory	ProFlo	PF5514/PF5518	White
P05	Channel Frame Mirror	Bobrick Washroom Equipment, Inc.	B-165 1836	
P06	Surface Mounted Paper Towel Dispenser	Bobrick Washroom Equipment, Inc.	B-262	
P07	Wall Mounted Liquid Soap Dispenser	Bobrick Washroom Equipment, Inc.	B-2012	
P08	Surface Mounted Toilet Tissue Cabinet	Bobrick Washroom Equipment, Inc.	B-27313	
P09	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSWM	

RESIDENTIAL BATHROOM SCHEDULE

NOTE: ALL RESIDENTIAL DWELLING UNITS TO RECEIVE:

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH
P10	Wall Mirror	Pothary Barn	Vintage Pivot	
P11	Comfort Height Compact Toilet	Kohler	K-3615	Chrome
P12	Delta Lich 24" Single Towel Bar fago20124	Delta	fgao20124	
P13	Undermount Sink	Kohler Company	2339	White
P14	Sink Faucet	Delta	559LF	
P15	Stillness pivoting toilet tissue holder	Kohler	K-14395	
P17	Enameled Cast Iron Bathtub	BODIZ INDUSTRIES	FB1152SRP	
P18	Trinsic Monitor 14 Series, GC provide MultiChoice Universal Tub/Shower Rough Inlet/Outlet Valve	Delta	14459	
P19	Shower Rod			

RESIDENTIAL EQUIPMENT SCHEDULE

NOTE: ALL RESIDENTIAL DWELLING UNITS TO RECEIVE:

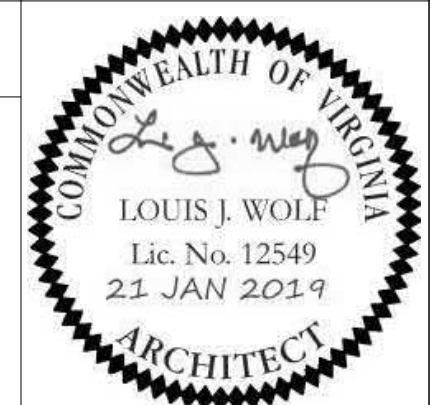
TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH
E01	Shoveltop Range	Frigidaire	FFP3054TS	Stainless Steel
E02	Sink	P159		Acetic Stainless
E03	Microwave	Frigidaire	FFMV1445TS	Stainless Steel
E04	Food Disposal	Whirlpool	GC1000XE	
E05	Dishwasher	Frigidaire	FDB2410HC	Stainless Steel
E06	Refrigerator	Frigidaire	FFH1831GS	Stainless Steel
E07	Electric Laundry Center	Frigidaire	FLE5911GW	White

ACCESSORIES & EQUIPMENT NOTES

- SEE FINISH SCHEDULE FOR FULL FINISH SPECS.
- PLUMBING FIXTURES ARE ANNOTATED ON ELEVATIONS ONLY FOR CLARITY.
- REF TOILET ACCESSORIES AND PLUMBING FIXTURE HEIGHTS FOR ACCESSIBILITY HEIGHT REQUIREMENTS.
- REF SCHEDULE FOR TOILET ACCESSORY MODEL NUMBERS.
- REF PLUMBING DWGS FOR ADDITIONAL PLUMBING FIXTURE SPECS & CONNECTIONS.
- ALL RESIDENTIAL KITCHEN APPLIANCES TO BE ADA COMPLIANT. APPLIANCES TO BE COMPLIANT W/ 3/4" HIGH COUNTERTOP SURFACE CONSTRUCTION.
- PROVIDE ELECTRICAL OUTLETS AT ALL SCHED. APPLIANCES. REF. ELEC DWGS FOR OUTLET HEIGHTS AND DEDICATED CIRCUIT LOCATIONS.
- ALL ABOVE-COUNTER ELEC. OUTLETS TO BE 40" A.F.F. TO CENTER OF OUTLET.
- PROVIDE IN-WALL BLOCKING IN RESIDENTIAL BATHROOMS AND COMMERCIAL RESTROOMS FOR WALL MOUNTED ACCESSORIES AND FUTURE LOCATION OF ADAPTABLE ACCESSIBILITY ACCESSORIES. REF. ACCESSIBILITY STANDARDS FOR LOCATIONS.
- PROVIDE ALL COMMERCIAL WATER CLOSETS WITH OPEN-FRONT ANTI-MICROBIAL ELONGATED TOILET SEATS.
- PROVIDE ALL RESIDENTIAL WATER CLOSETS WITH ELONGATED RESIDENTIAL TOILET SEATS.
- PROVIDE MOISTURE RESISTANT (PURPLE BOARD) GYPBD AT ALL 'WET' WALL LOCATIONS & BATHROOM WALLS.
- PROVIDE SCHLUTER QUADREC PROVIEL TRIM AT ALL WALL TILE CORNERS & PERIMETER TERMINATIONS.
- PROVIDE HAFELE 100.45.051 PULL HARDWARE ON ALL RESIDENTIAL CABINERY. COORD. PILOT HOLES IN DOOR & DRAWER PANELS.

smbw
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111
RICHMOND, VA 23219
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LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



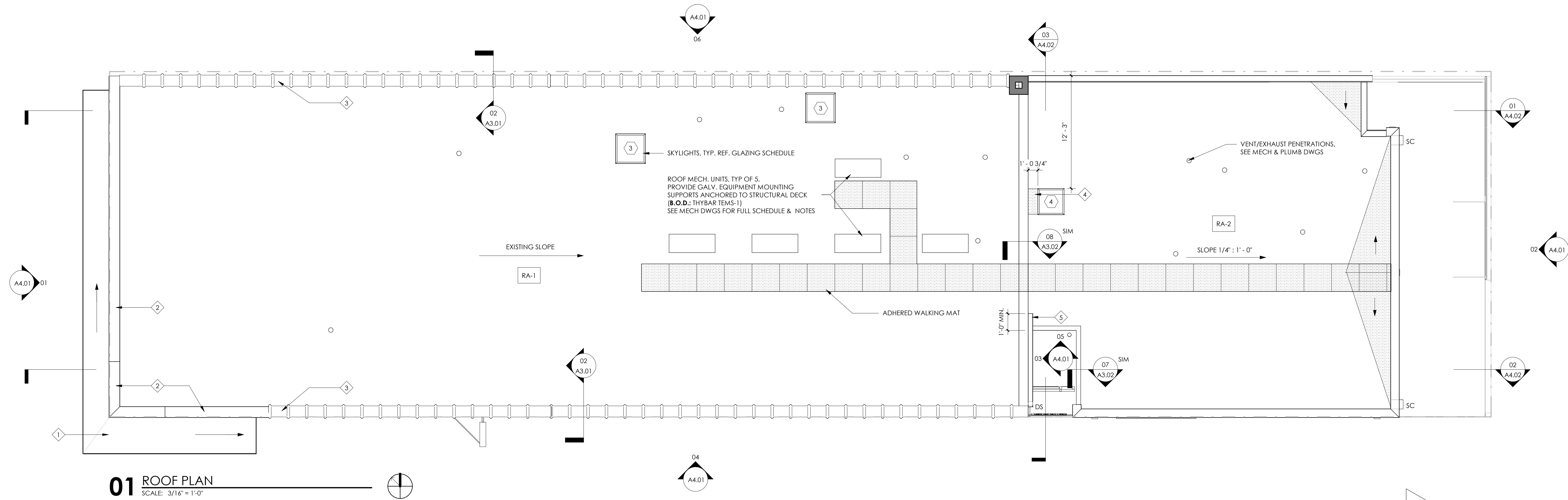
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Project No: 18043
Date: As Indicated
Scale: As Indicated

Drawn By: TRC
Checked By: LIW
Issue:
A Pricing Set 12/11/2018
B For Permit 1/21/2019
1 Revision 1 2/22/2019
3 Construction Set 4/22/2019

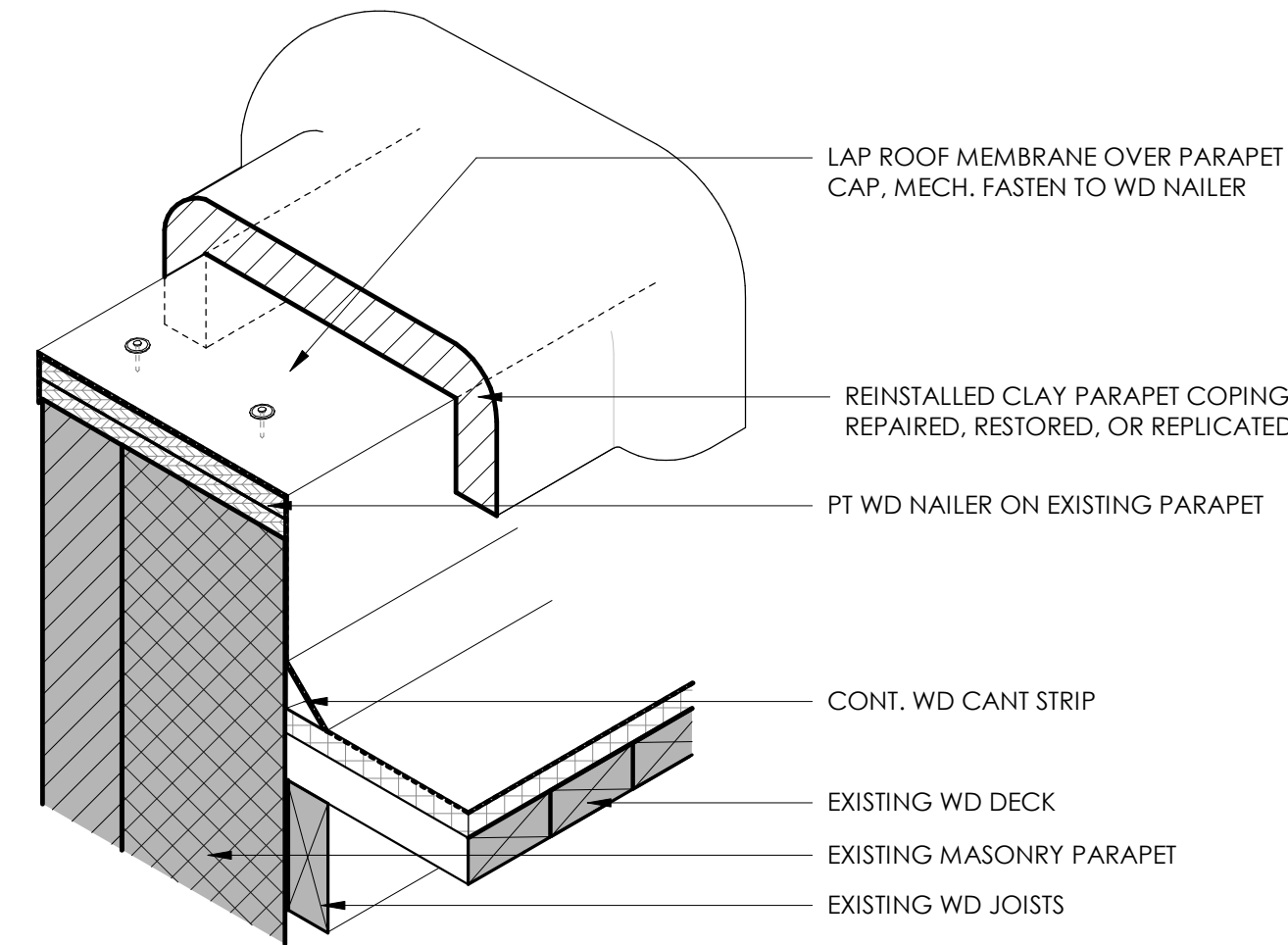
ENLARGED PLANS & INTERIOR ELEV.

A2.01

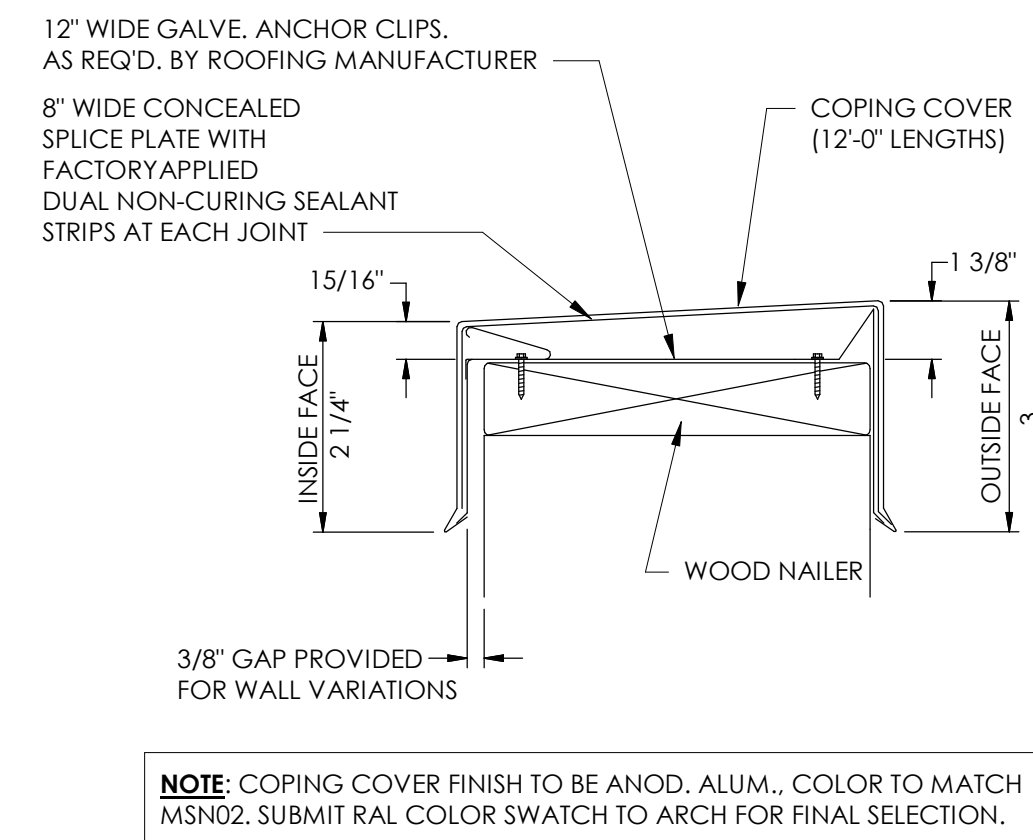
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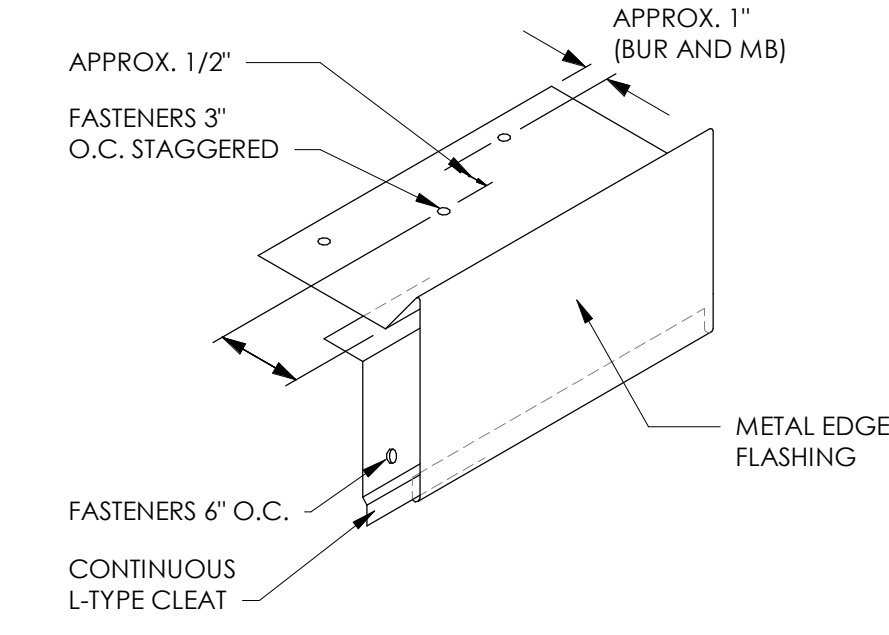
01 ROOF PLAN
SCALE: 3/16" = 1'-0"



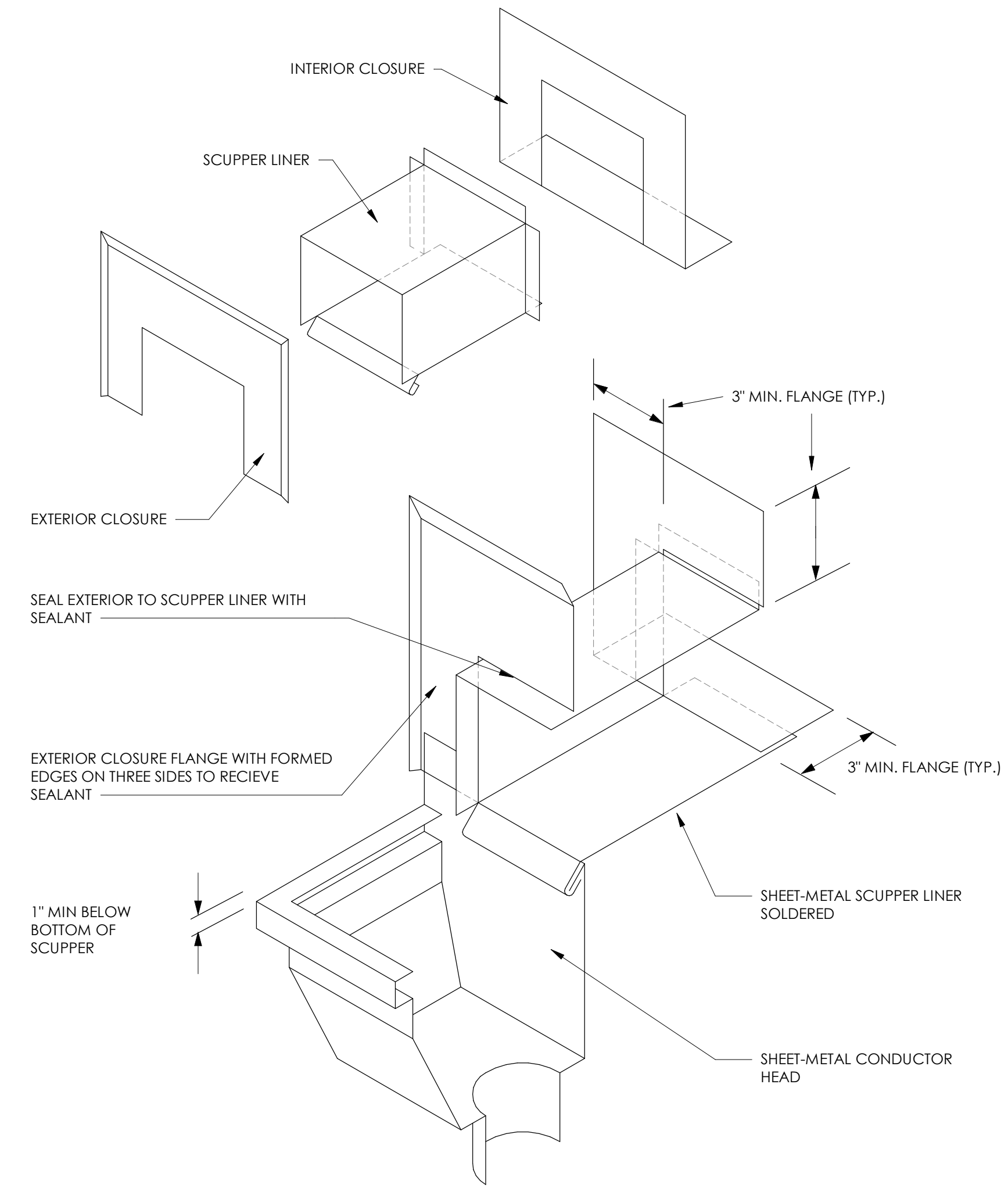
02 BASE FLASHING WITH TWO-PIECE METAL COUNTERFLASHING
SCALE: 1 1/2" = 1'-0"



03 METAL COPING DETAIL
SCALE: 3" = 1'-0"



04 METAL EDGE FLASHING DETAIL
SCALE: 3" = 1'-0"



05 SCUPPER WITH CONDUCTER HEAD DETAIL
SCALE: 3" = 1'-0"

KEY ROOF PLAN NOTES

1. PROVIDE NEW, IN-KIND ROOF SUBSTRATE, ANCHORED TO EXISTING CANOPY STRUCTURE. APPLY ROOFING MEMBRANE AND PROVIDE WATER TIGHT, DRAINABLE SURFACE.
2. SST COPING OVER EXISTING PARAPET. SEE DET. 03/A3.01
3. RESTORED & REPLICATED TERRA COTTA COPING TILES. SEE DET. 02/A3.01
4. TAPERED INSULATION BETWEEN SCHED. SKYLIGHT & EXISTING STRUCTURE.
5. 6" DIA. HALF-ROUND SST GUTTER. COORD. INSTALLATION WITH NEW ROOFING ASSEMBLY.
6. LAP ROOFING MEMBRANE OVER EXISTING MASONRY WALL WHERE WALL CAP. PROTRUDES ABOVE NEW ROOF SURFACE.

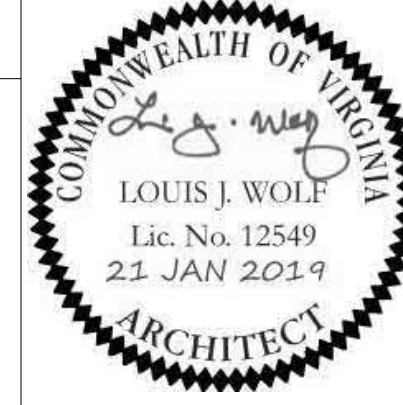
ROOF PLAN GENERAL NOTES

1. REFER TO SHEET A0.02 FOR CONSTRUCTION ASSEMBLIES.
2. REFER TO SHEET A2.01 FOR ENLARGED RESTROOM, BATHROOM & KITCHEN DRAWINGS.
3. ALIGN NEW WALLS AS SHOWN.
4. DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. PROVIDE BLOCKING AND BRACING WHERE NECESSARY FOR THE SUPPORT OF FIXTURES, EQUIPMENT, MILLWORK, ETC.
6. CONTRACTOR SHALL COORDINATE DELIVERY & INSTALLATION OF APPLIANCES. CONTRACTOR SHALL SUPPLY AND INSTALL FIXTURES AND APPLIANCES AS NOTED OR SPECIFIED BY ENGINEER.
7. REPAIR ALL DAMAGE TO WALLS, CEILING AND/OR FLOORS DUE TO DEMOLITION WORK. REFER TO DIV 1, 2, 4, & 8 SPECIFICATIONS.
8. PROVIDE 4X8 FIRE RETARDANT PAINTED PLYWOOD BOARDS BEHIND ALL TELE/DATA PANELS. COORDINATE WITH MEP DWGS.
9. ALL WALLS INTERIOR TO DWELLING UNITS ARE TO BE PARTITION TYPE A, U.N.O.
10. ALL DWELLING UNIT CLOSETS ARE TO HAVE AN INTERIOR CLEAR DEPTH DIMENSION OF 2'-1", U.N.O.
11. ALL DWELLING UNIT CLOSETS ARE TO RECEIVE COAR ROD & SHELF. SEE DETAIL ON TYPICAL DETAILS SHEET.
12. WHERE RATED DEMISING WALLS INTERSECT PARTIAL HEIGHT EXISTING WALLS, CONTINUE RATED WALL ASSEMBLY OVER EXISTING WALL TO UNDERSIDE OF DECK. PROVIDE UL APPROVED CAULKING CONTINUOUSLY AT JOINT BETWEEN EXISTING & NEW PARTITIONS.
13. ALL RESIDENTIAL WINDOWS, EXISTING AND NEW, TO RECEIVE WS-1 WINDOW COVERINGS, REF. FINISH SCHEDULE. CONTRACTOR TO VERIFY FRAMED WINDOW OPENINGS & COORDINATE BLIND DIMENSIONS.

ROOF PLAN LEGEND

- [Symbol] TAPERED INSULATION CRICKETS, SLOPE AS INDICATED
- [Symbol] SST DOWNSPOUT, 6" DIA.
- [Symbol] THROUGH WALL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT. SEE DET. 05 / A3.01
- [Symbol] ADHERED WALKING MAT

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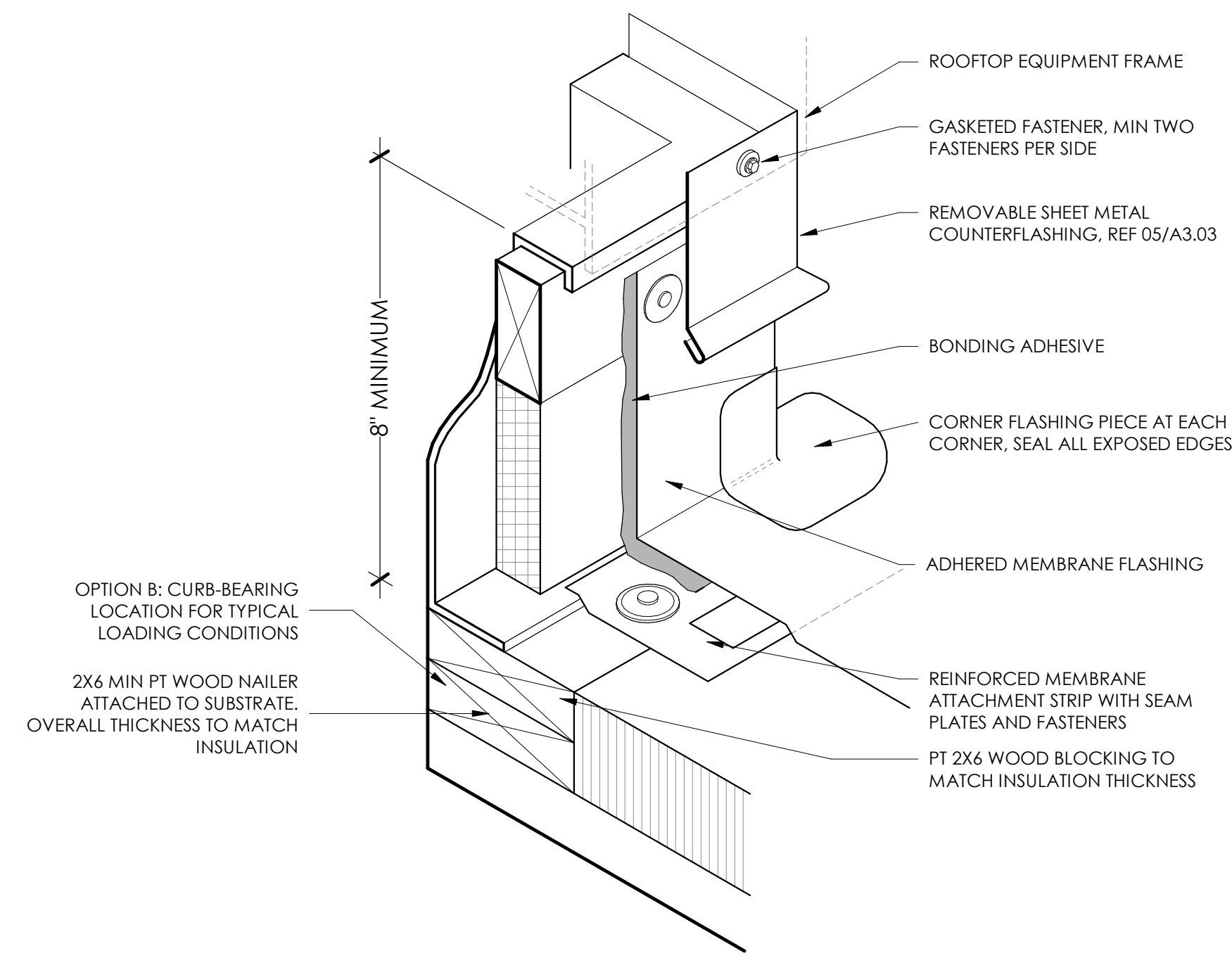


Project Location:
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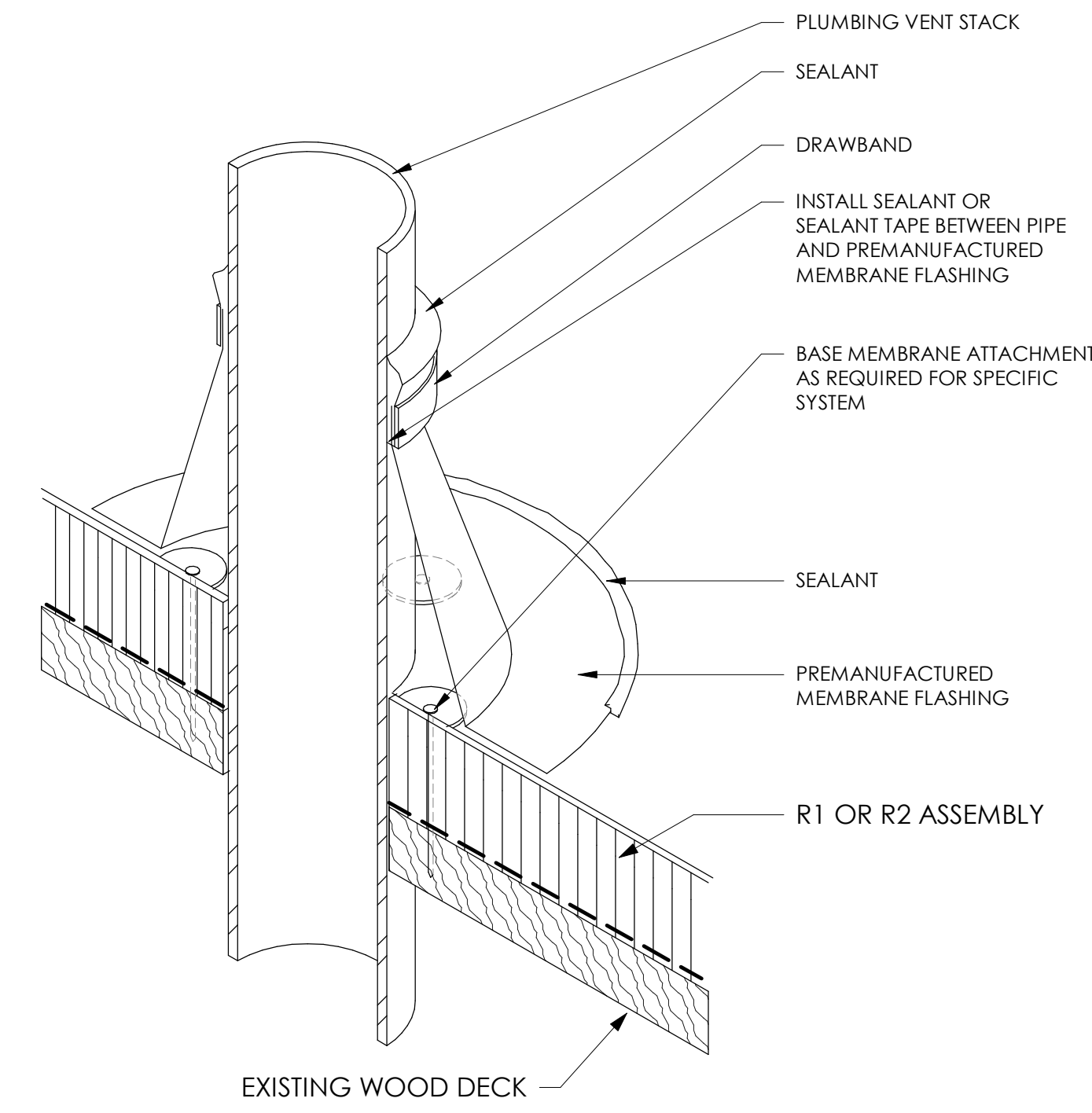
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Date:	Scale:
As Indicated	
Drawn By:	Checked By:
TRC	LJW
Issue:	
1. Pricing Set	12/11/2018
2. For Permit	1/21/2019
3. Construction Set	4/22/2019

ROOF PLAN
AND DETAILS

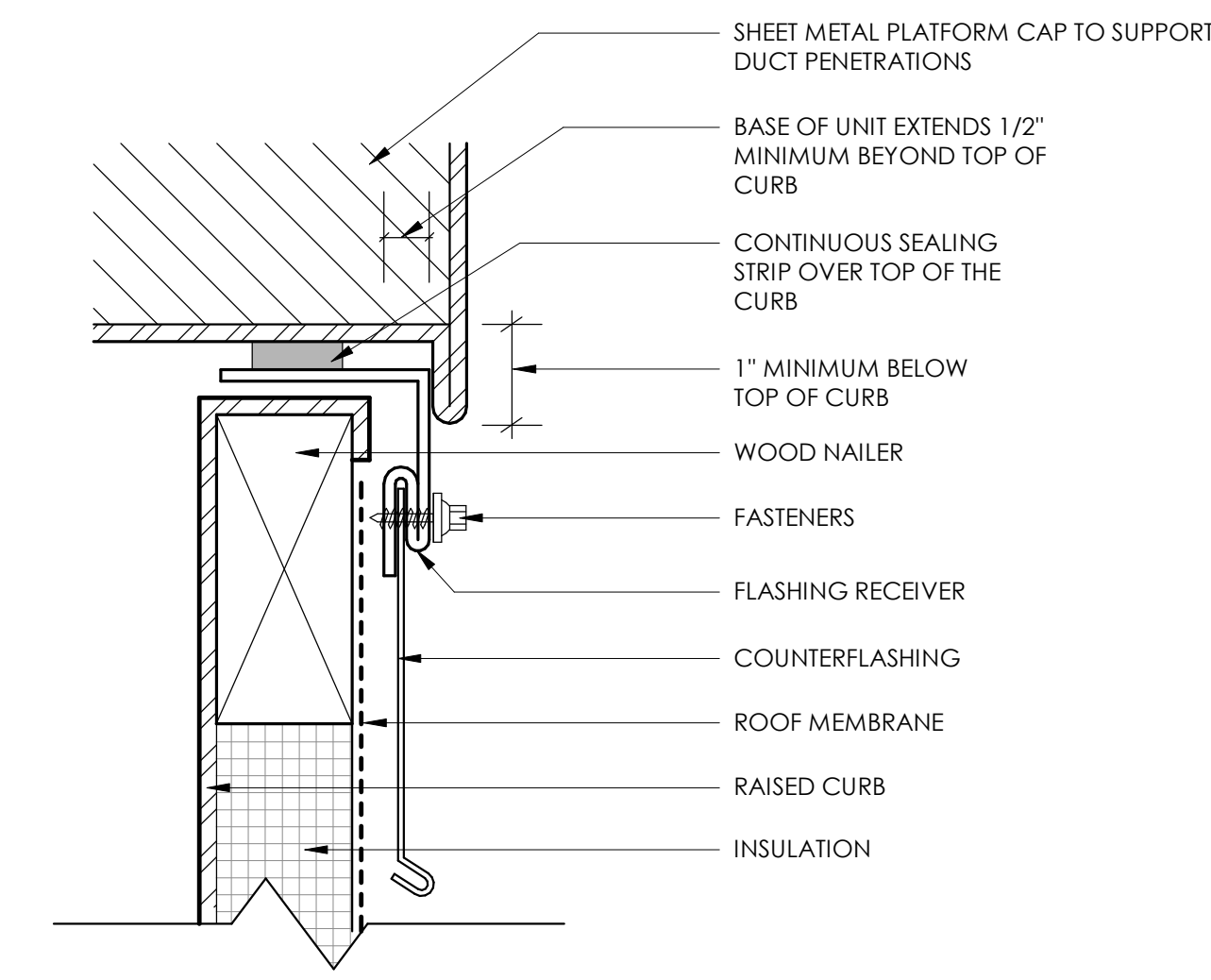
A3.01



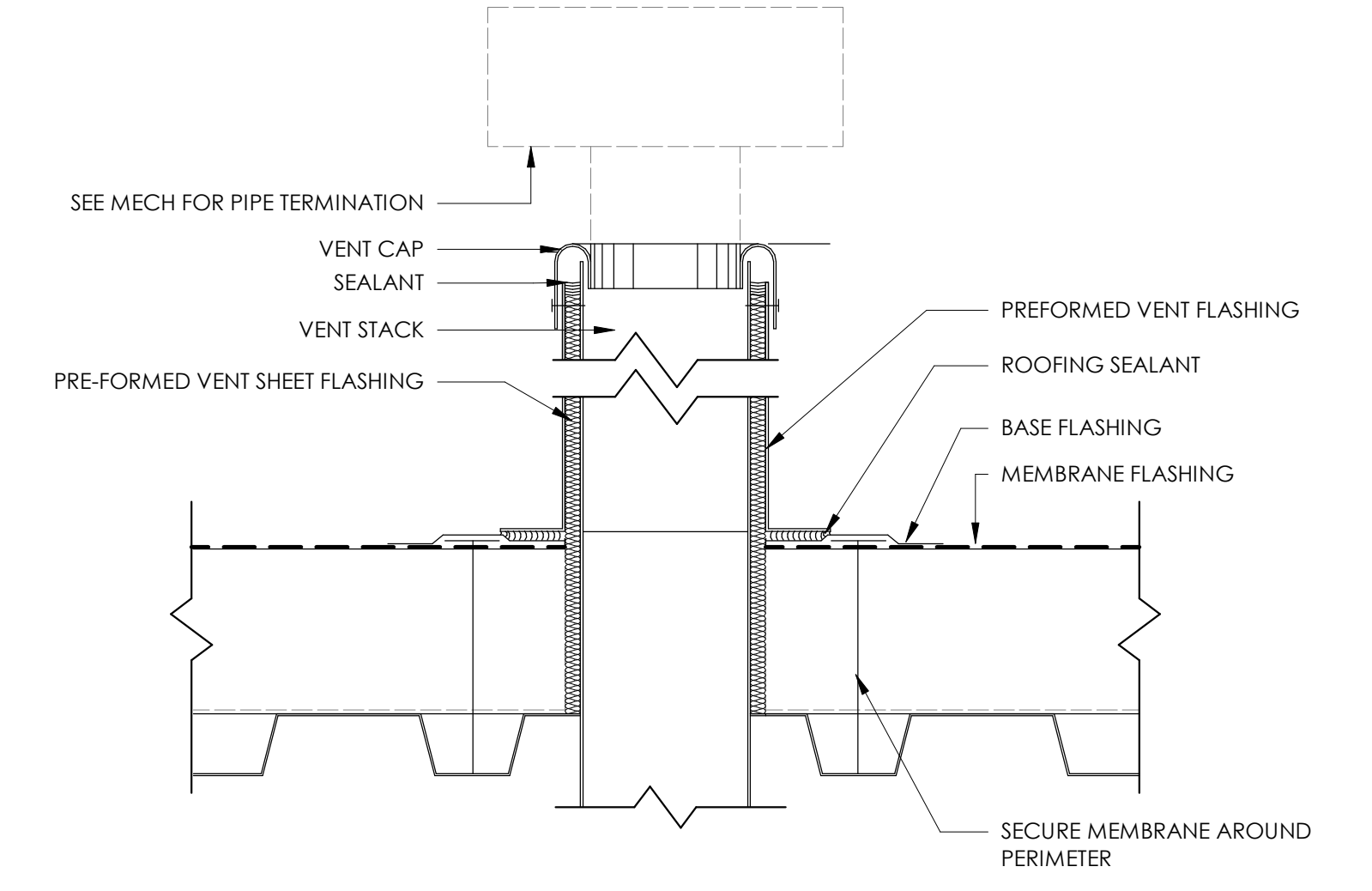
01 DETAIL AT ROOF CURB
SCALE: 3" = 1'-0"



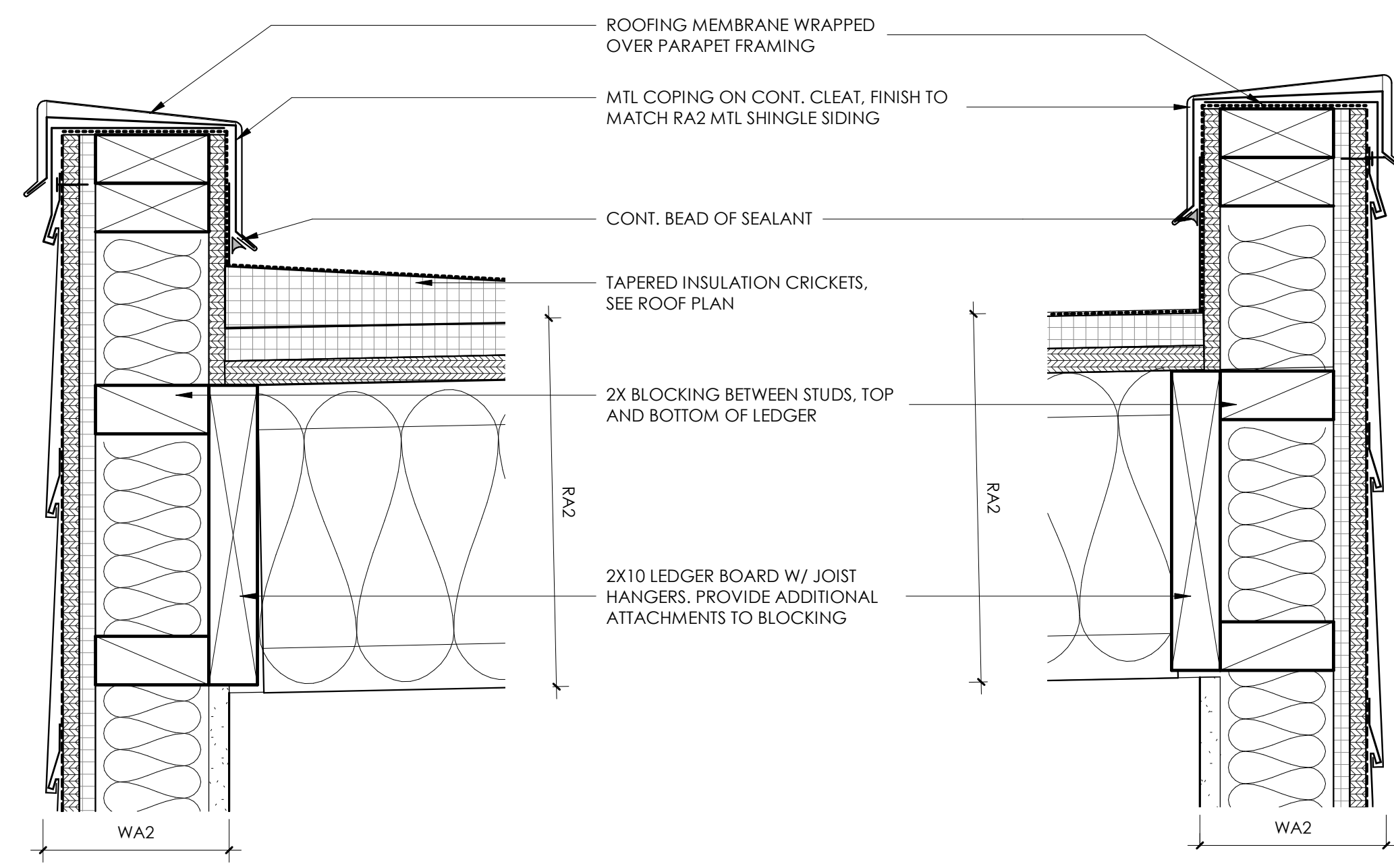
02 PLUMBING VENT
SCALE: 6" = 1'-0"



03 BASE FLASHING AT PREFABRICATED METAL CURB
SCALE: 6" = 1'-0"

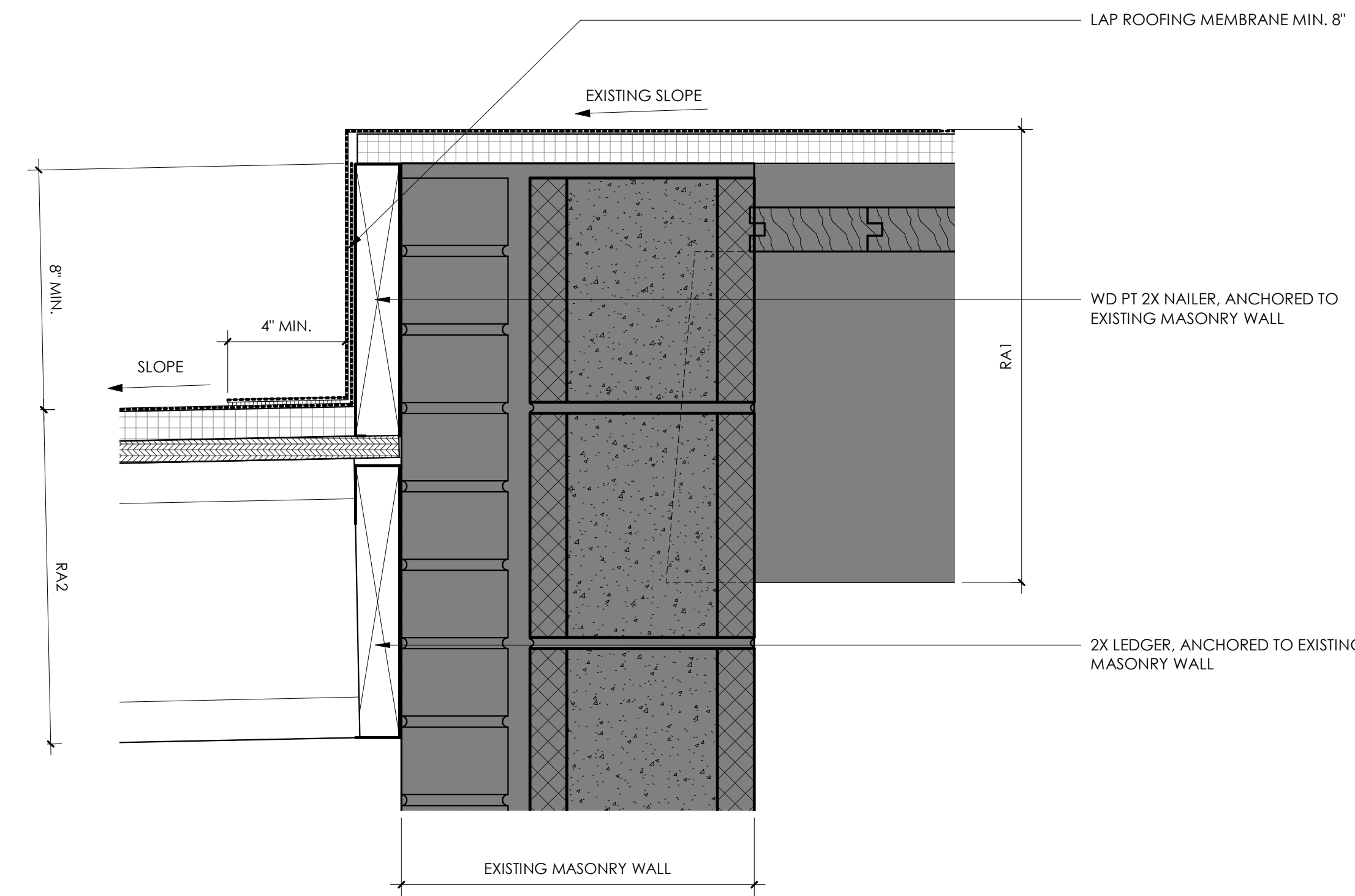


04 VENT FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"

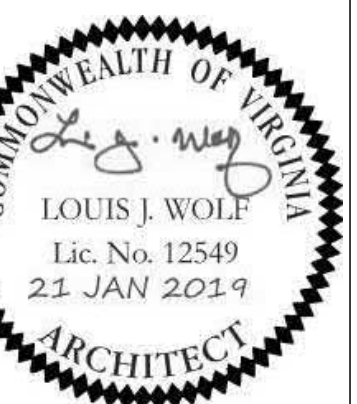


05 RA2 - WA2 DETAIL (LOW)
SCALE: 3" = 1'-0"

07 RA2 - WA2 DETAIL (HIGH)
SCALE: 3" = 1'-0"



08 RA1 - EXISTING ROOF
SCALE: 3" = 1'-0"



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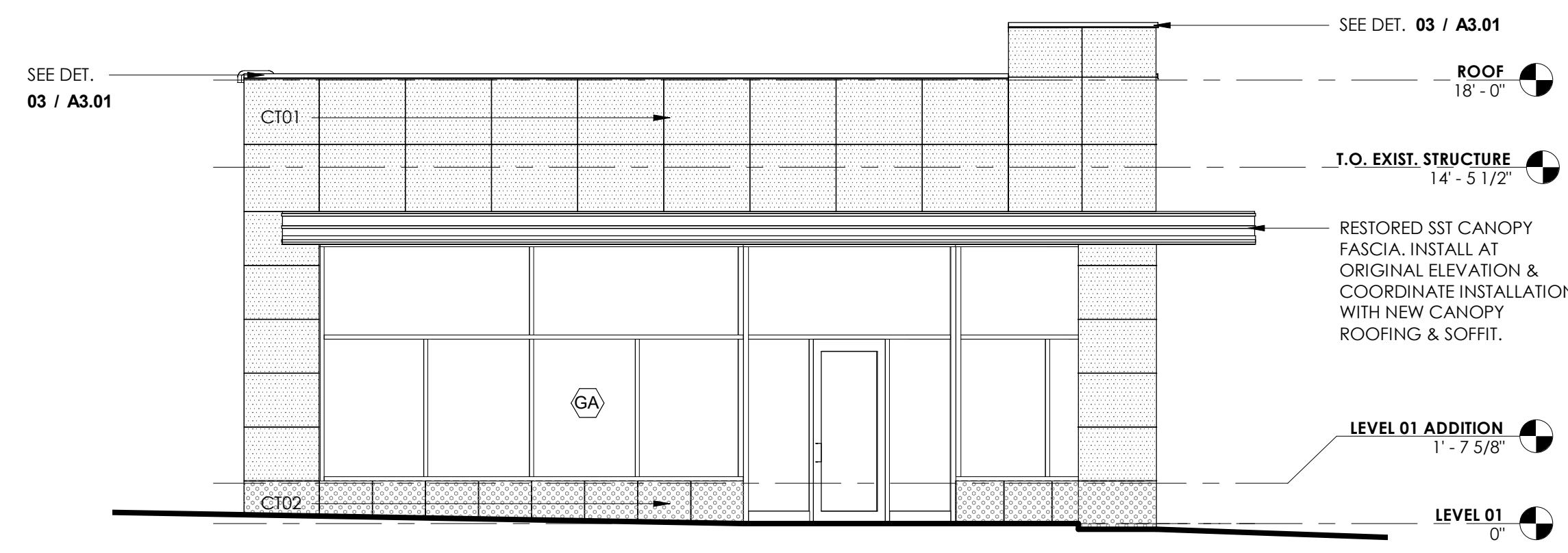
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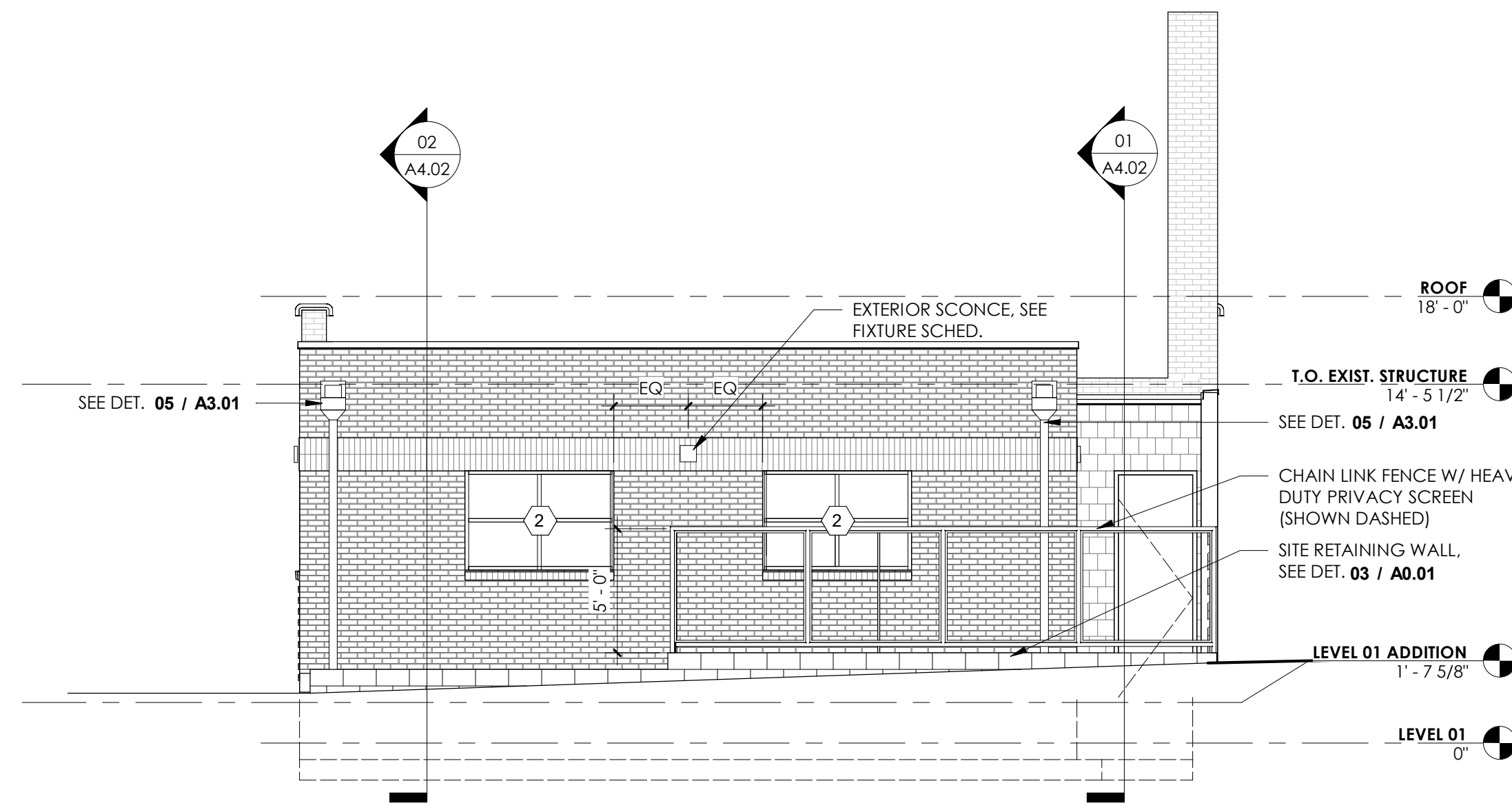
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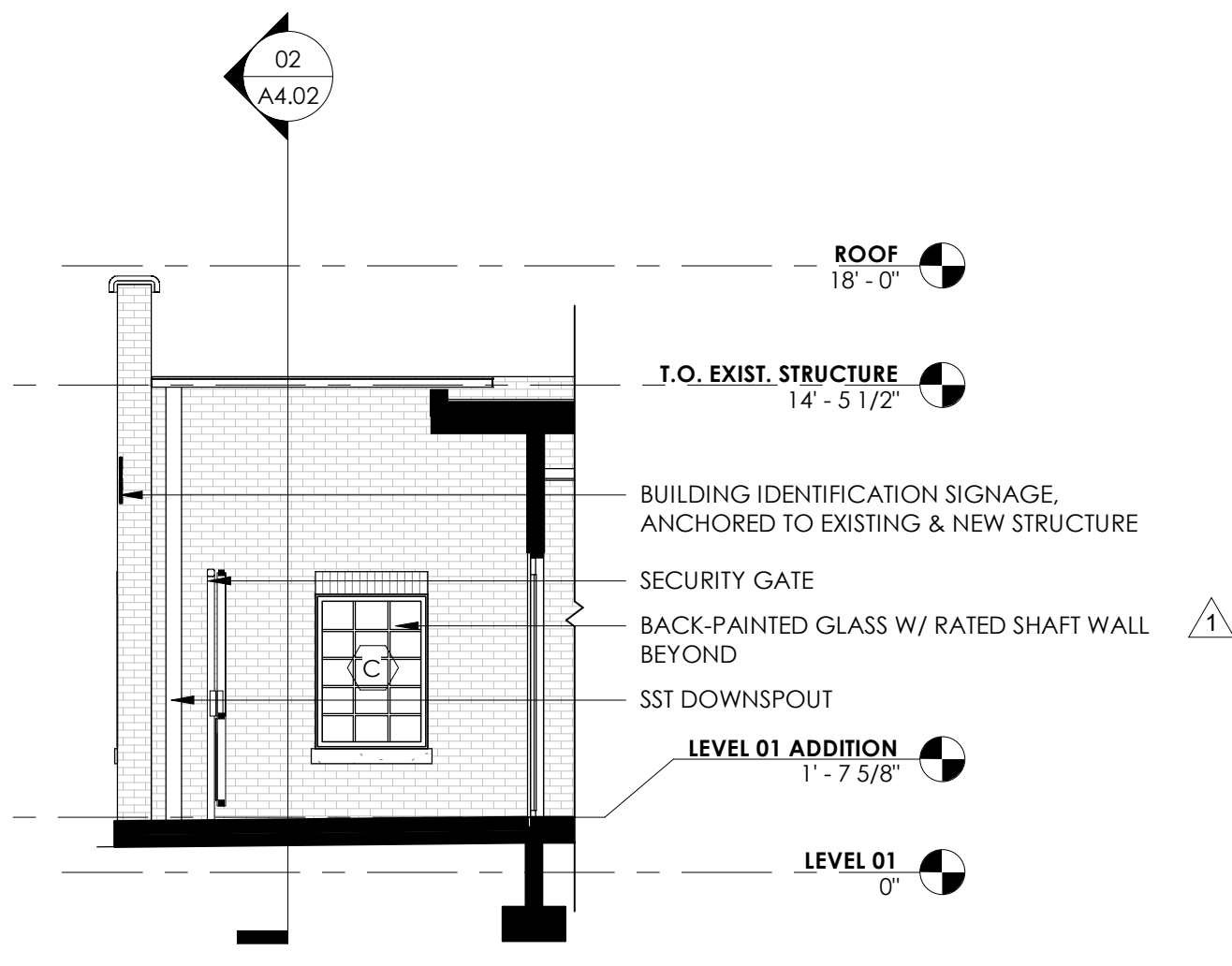
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3	Construction Set	4/22/2019



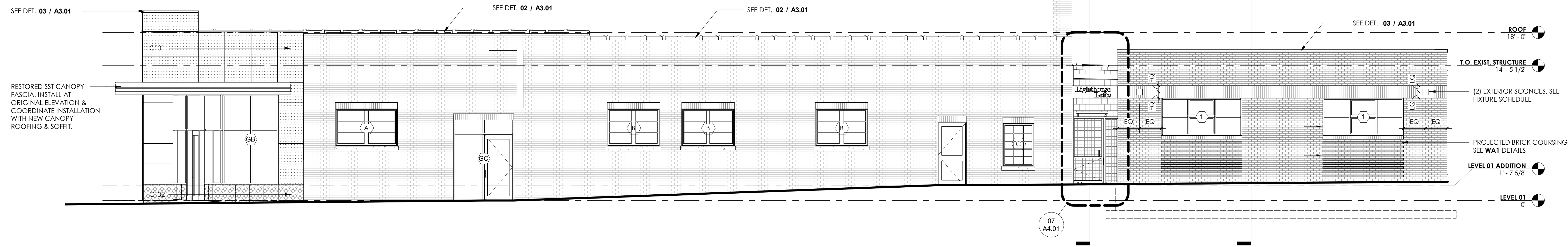
01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



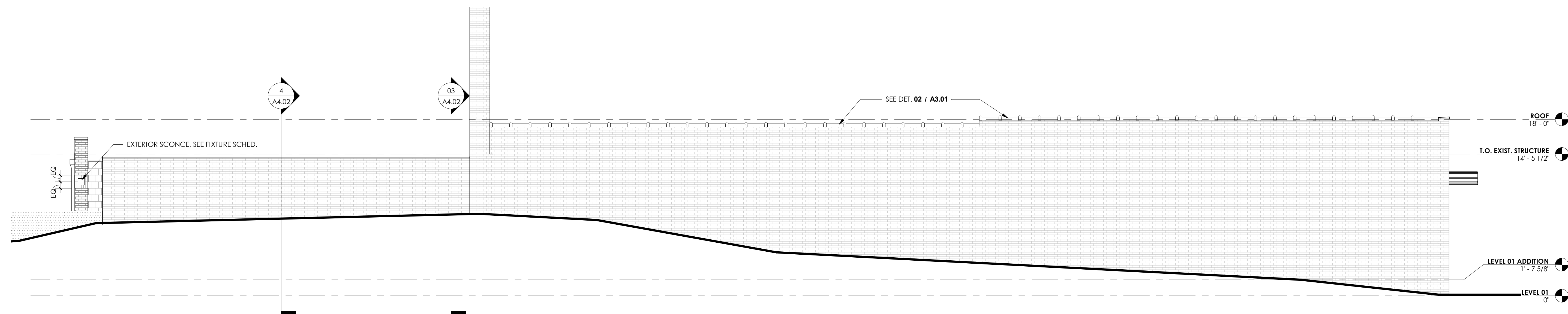
02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



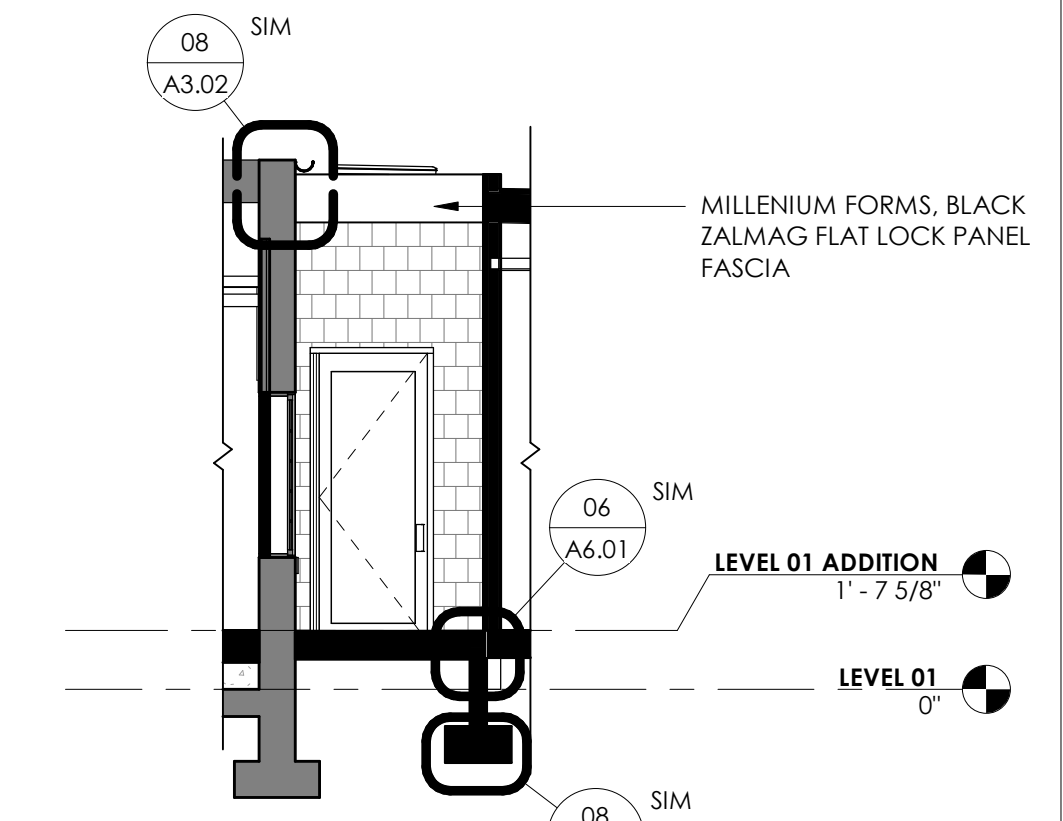
03 EAST ELEVATION - 2
SCALE: 3/16" = 1'-0"



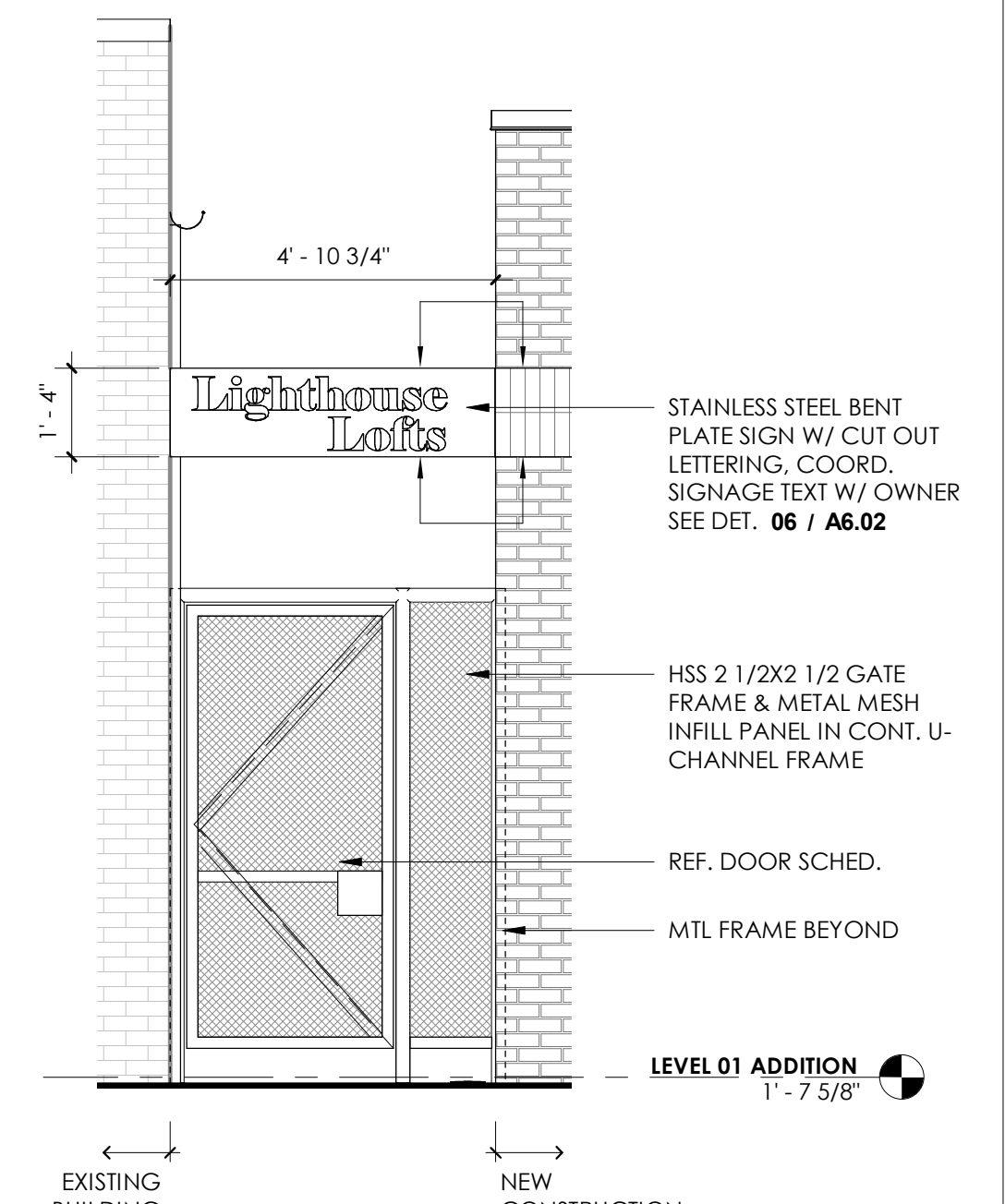
04 WEST ELEVATION
SCALE: 3/16" = 1'-0"



06 EAST ELEVATION
SCALE: 3/16" = 1'-0"



05 SOUTH ELEVATION - 2
SCALE: 3/16" = 1'-0"



07 RESIDENTIAL ENTRY GATE
SCALE: 3/8" = 1'-0"

ELEVATION KEY NOTES

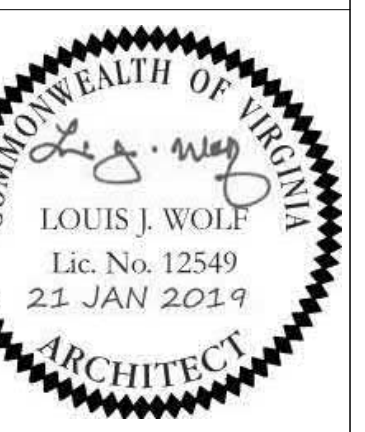
ELEVATION GENERAL NOTES

MATERIAL LEGEND

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
- IT IS UNDERSTOOD AND AGREED THAT DRAWING REFINEMENTS, ADDITIONAL DETAILING AND CLARIFICATIONS WILL BE ISSUED DURING THE CONSTRUCTION SCHEDULE AND NO ADJUSTMENT WILL BE MADE IN THE CONTRACTORS' OR SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE SCOPE, QUALITY, FUNCTION AND OR INTENT OF THE DRAWINGS AND THE PROJECT MANUAL NOT REASONABLY INFERRABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.
- ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND ALL MATERIAL AND LABOR IMPLIED THEREFROM.
- HORIZONTAL DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF OTHERWISE NOTED. HORIZONTAL DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE. NOMINAL PARTITION DIMENSION AND WALL THICKNESSES OR ACTUAL STUD THICKNESSES ARE USED.
- SEE SHEETS A0.02 FOR CONSTRUCTION ASSEMBLIES.
- ALIGN NEW WALLS AS SHOWN.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O.
- INSIDE EDGE OF DOOR FRAMES AT NEW DOOR DAMBS SHALL BE HELD 6" FROM THEIR ADJACENT RETURN WALLS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- PROVIDE BLOCKING AND BRACING WHERE NECESSARY FOR THE SUPPORT OF FIXTURES, EQUIPMENT, MILLWORK, ETC.
- ALL RATED SHAFTS SHALL BE 2-HR FIRE RESISTIVE CONSTRUCTION. IE STAIRS, ELEV. MECH SHAFTS, ETC.
- ALL PLUMBING AND ELECTRICAL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED.
- SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, TAGS, AND NOTES.
- PROVIDE WEATHERTIGHT, FULLY INSULATED BUILDING ENVELOPE.

	CNC 01	EXPOSED C.I.P. CONC., SEALED
	MSN 01	EXPOSED BRICK MASONRY - SEE MASONRY RESTORATION NOTES, SHEET D4.01 FOR TREATMENT
	MSN 02	BRICK VENEER, ENDICOTT CLAY PRODUCTS, SMOOTH MODULAR STANDARD, MANGANESE IRONSPOT
	CT 01	REPLICATED HISTORIC TILE, COLOR 1 TO MATCH EXISTING
	CT 02	REPLICATED HISTORIC TILE, COLOR 2 TO MATCH EXISTING
	MTL 01	MTL PANEL CLADDING, MILLENNIUM TILES, ZALMAG, FLAT PANEL, NON-PATINA

LIGHTHOUSE DINER
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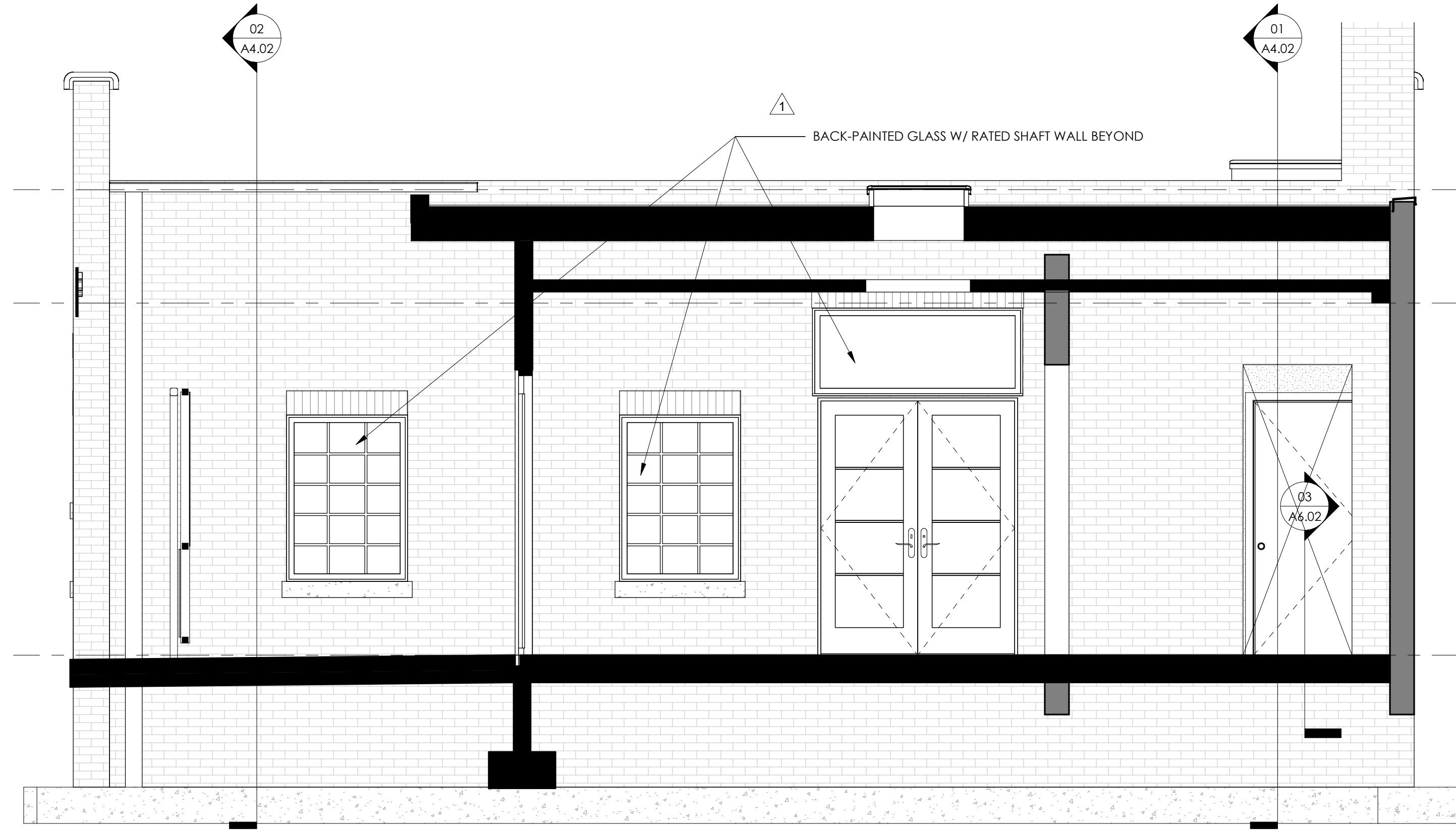


Project Location:
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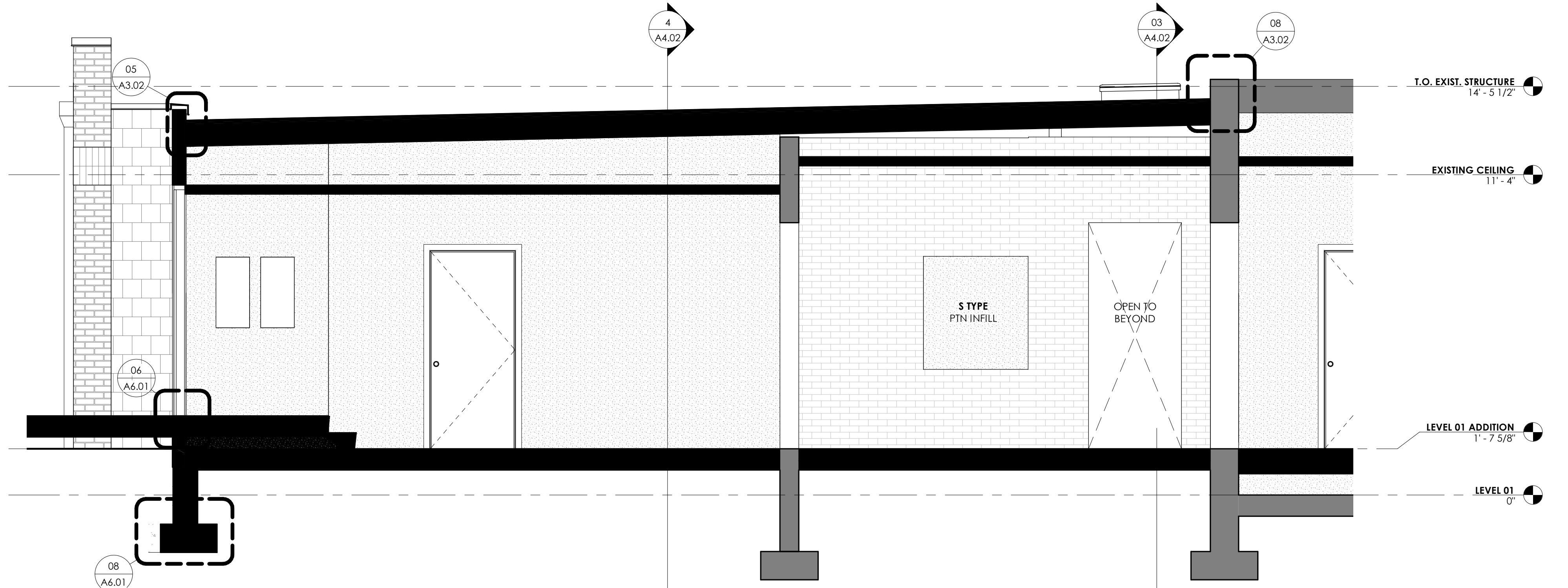
Project No:	18043
Date:	As Indicated
Drawn By:	TRC
Checked By:	LJW
Issue:	
A	Pricing Set 12/11/2018
B	For Permit 1/21/2019
1	Revision 1 2/22/2019
2	Construction Set 4/22/2019

BUILDING
ELEVATIONS

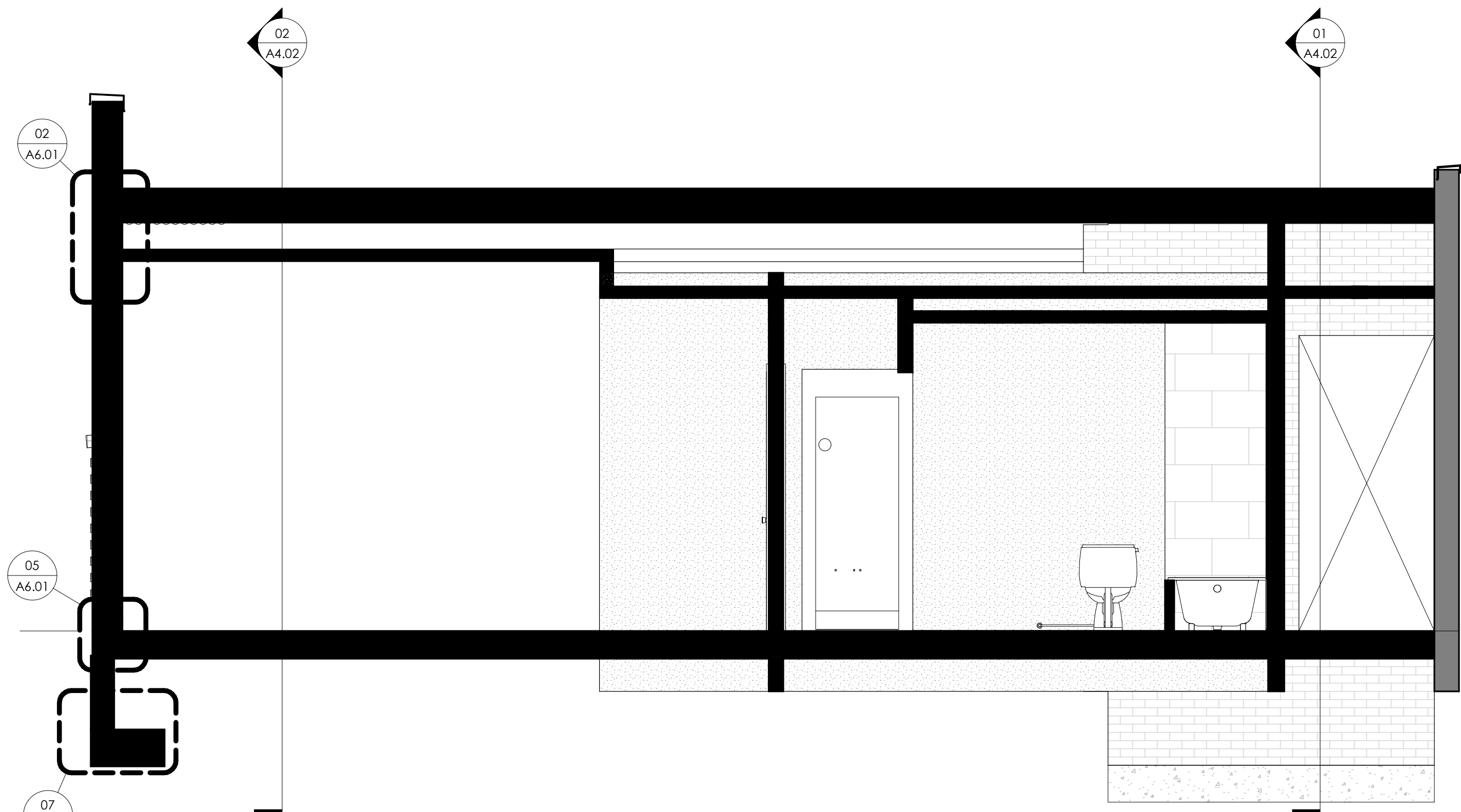
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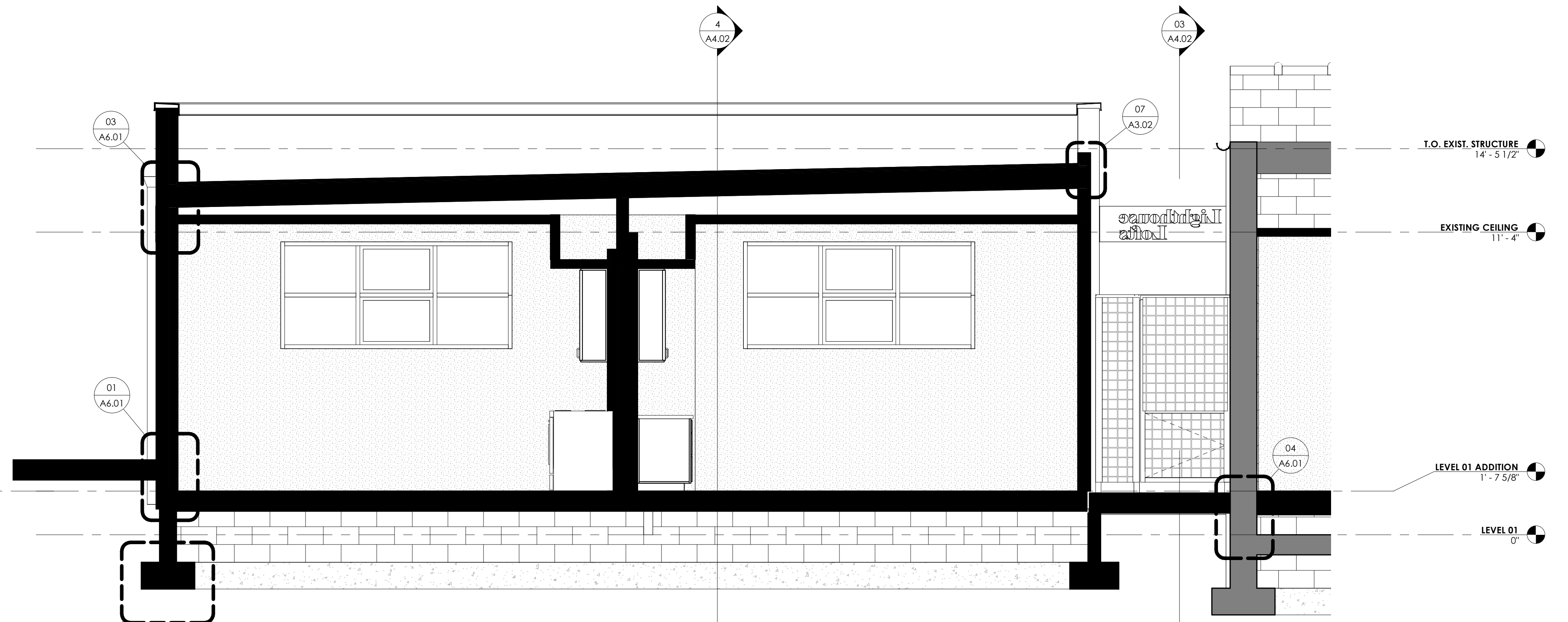
03 N-S SECTION 01
SCALE: 3/8" = 1'-0"



01 E-W SECTION 01
SCALE: 3/8" = 1'-0"

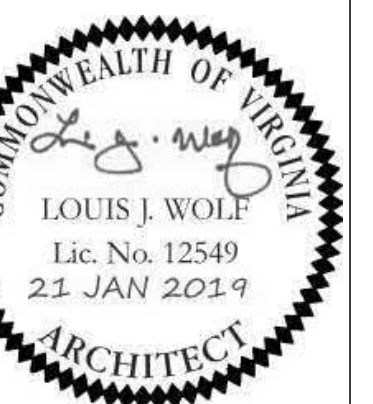


4 WALL SECTION 01
SCALE: 3/8" = 1'-0"



02 E-W SECTION 02
SCALE: 3/8" = 1'-0"

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No: 18043

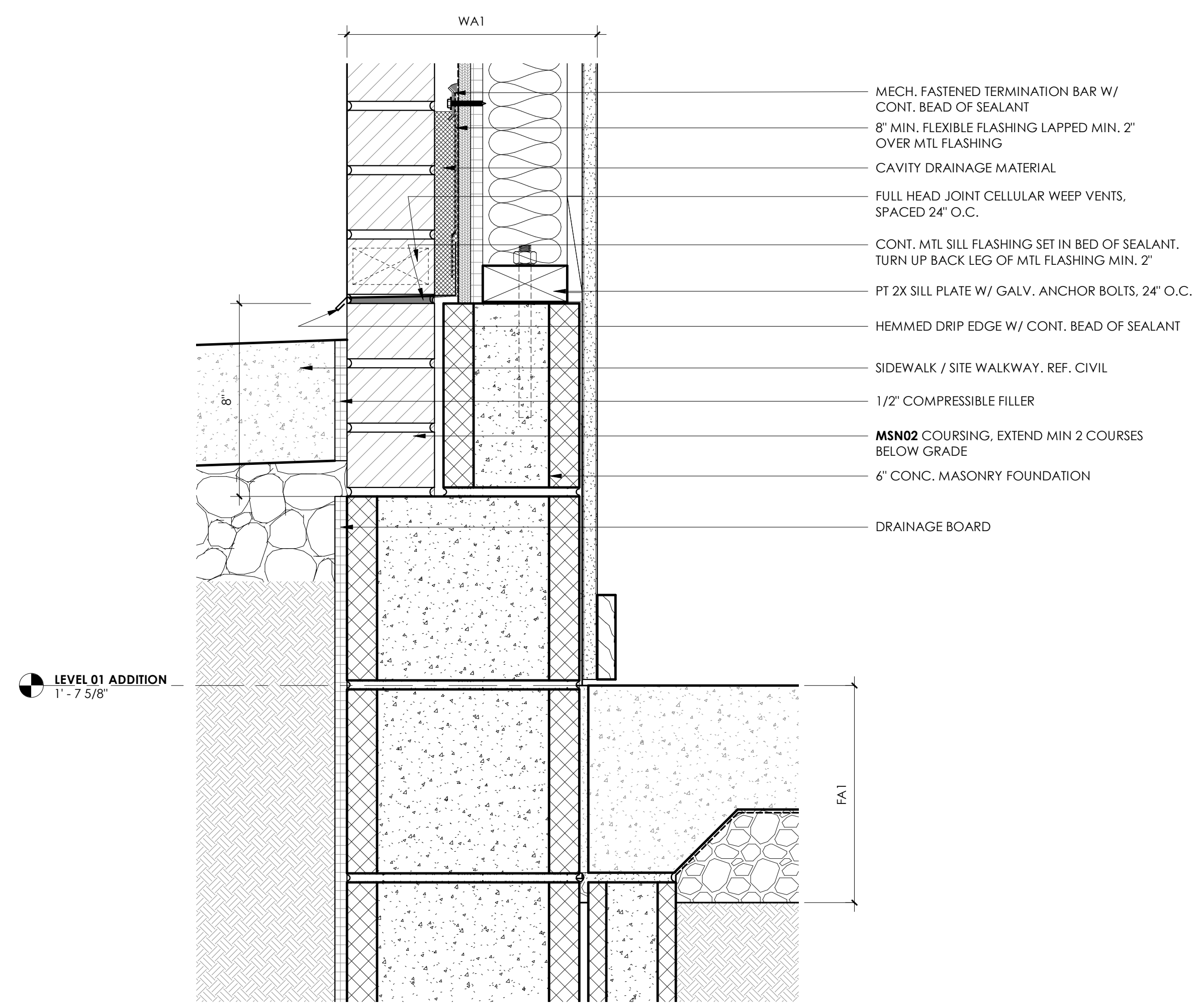
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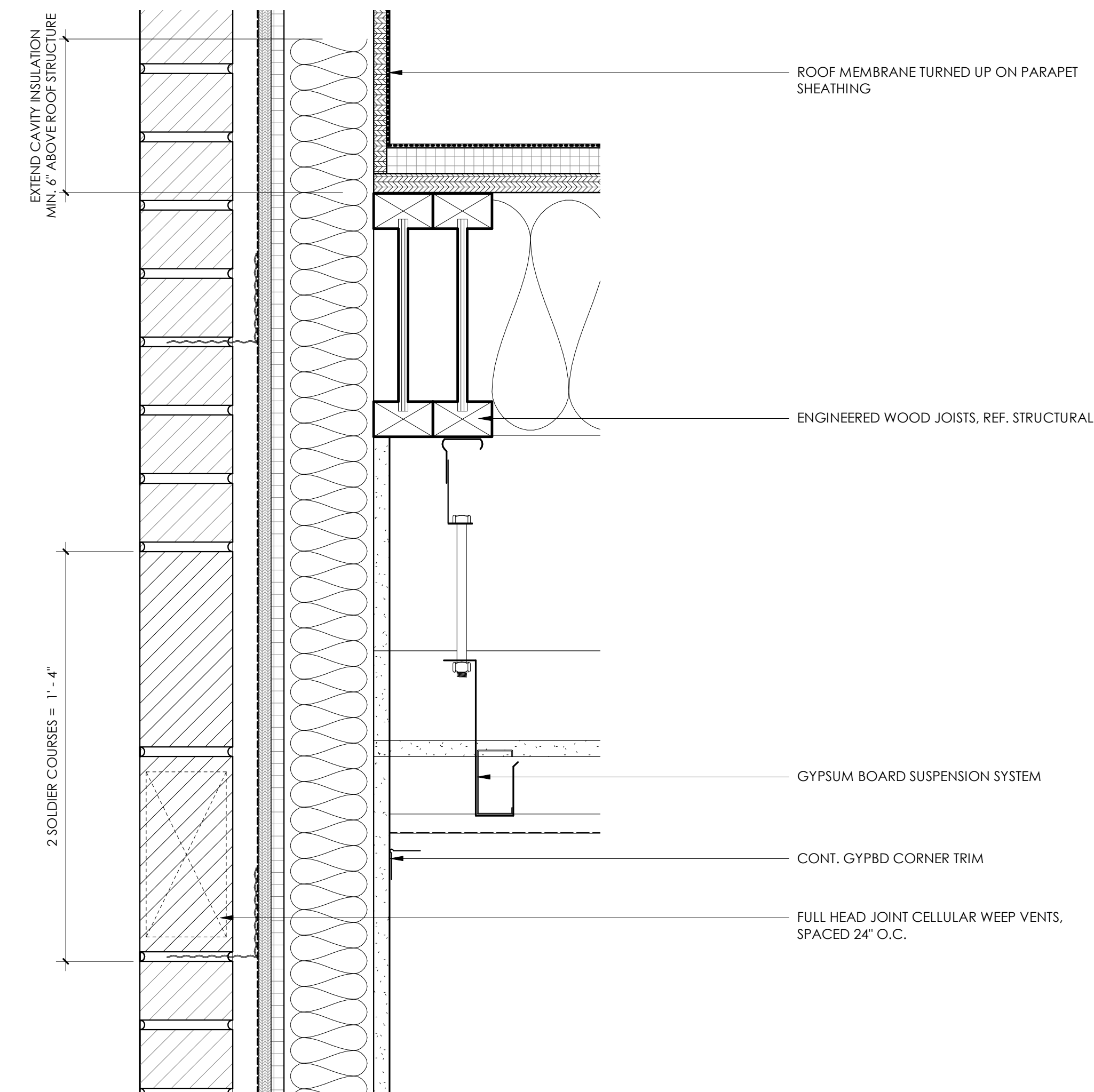
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1	Pricing Set	12/11/2018
2	For Permit	1/22/2019
3	Revision 1	3/22/2019
4	Construction Set	4/23/2019

BUILDING SECTIONS

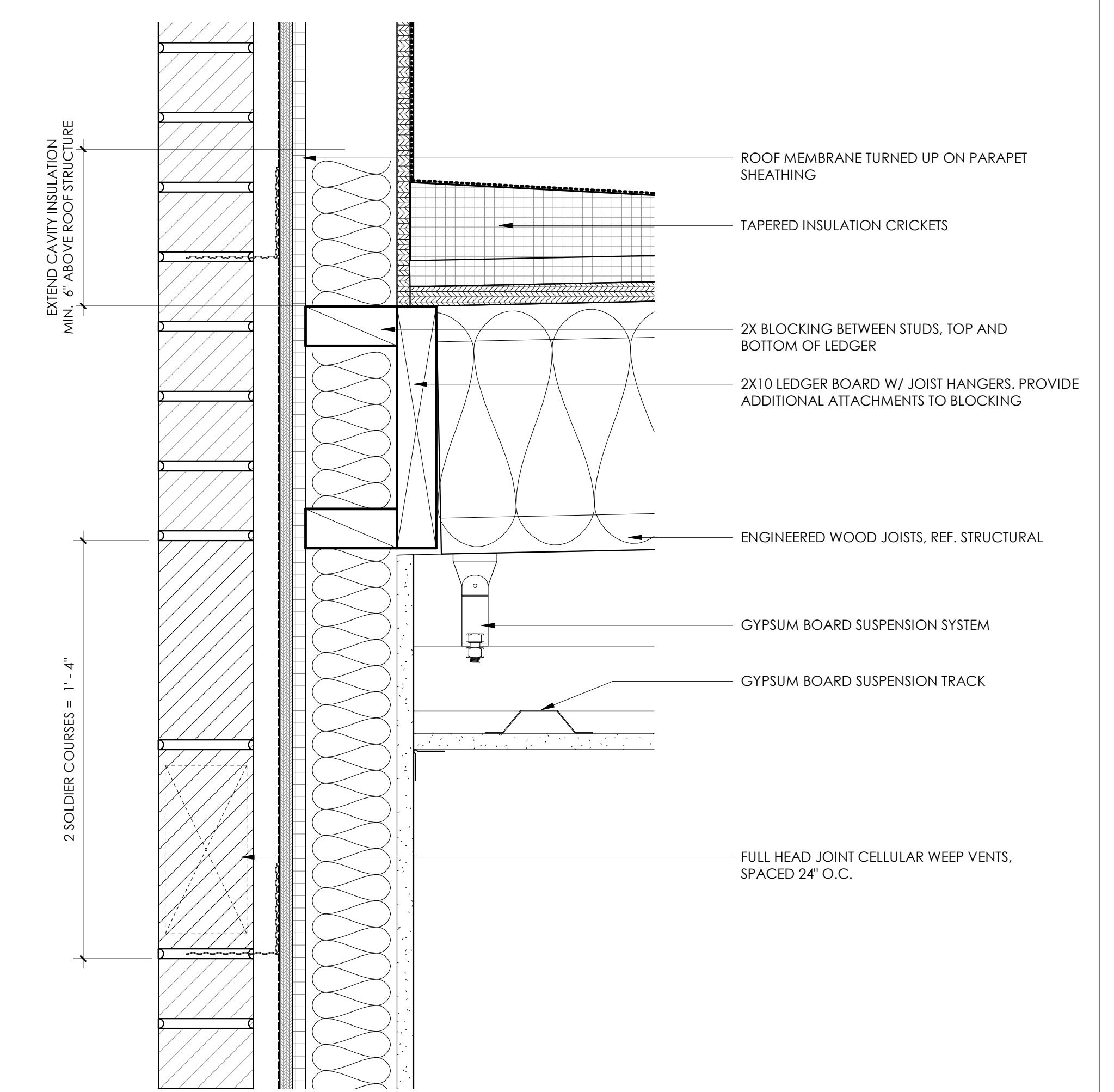
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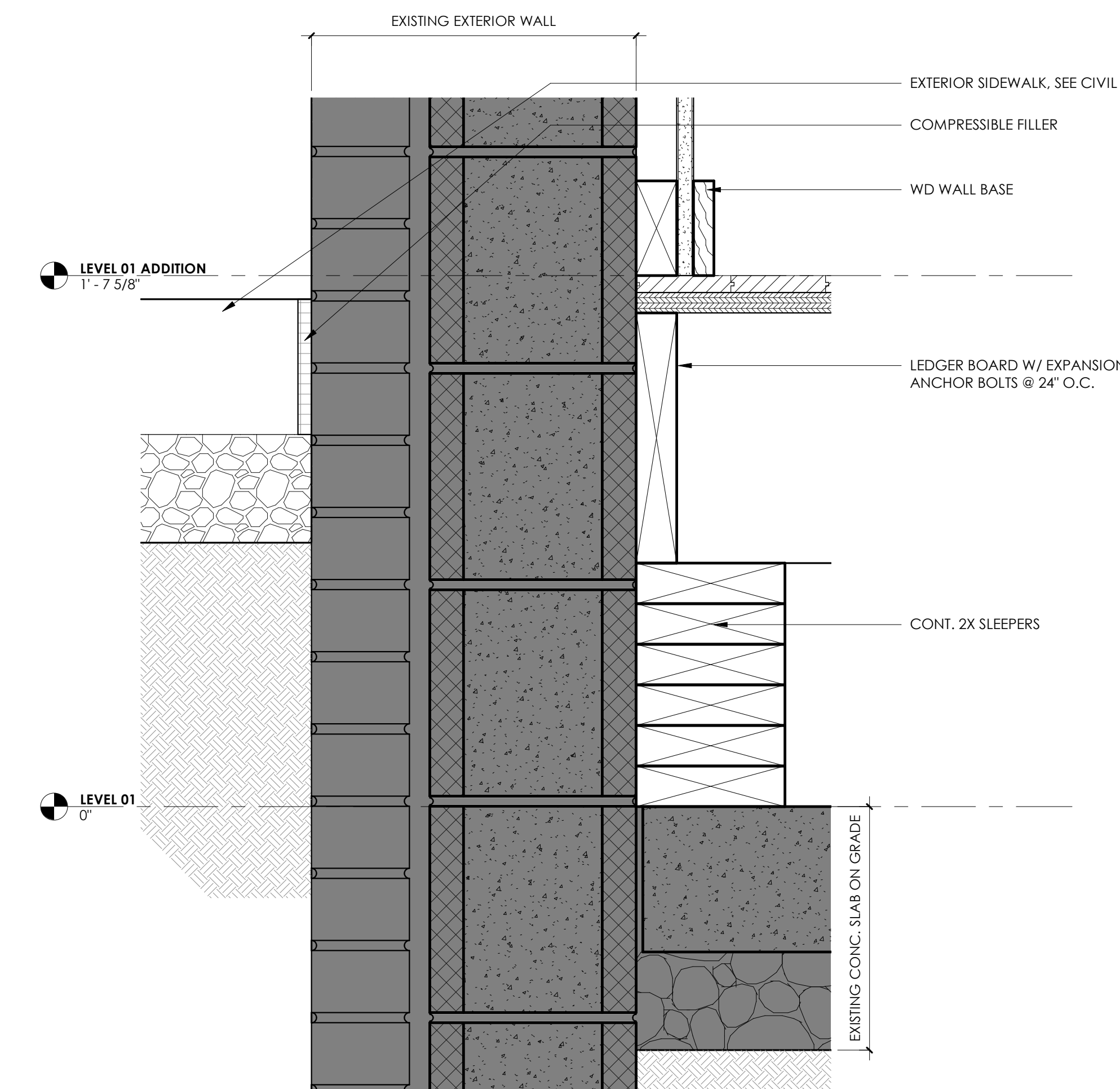
01 WA1 @ SLAB ON GRADE 2
SCALE: 3" = 1'-0"



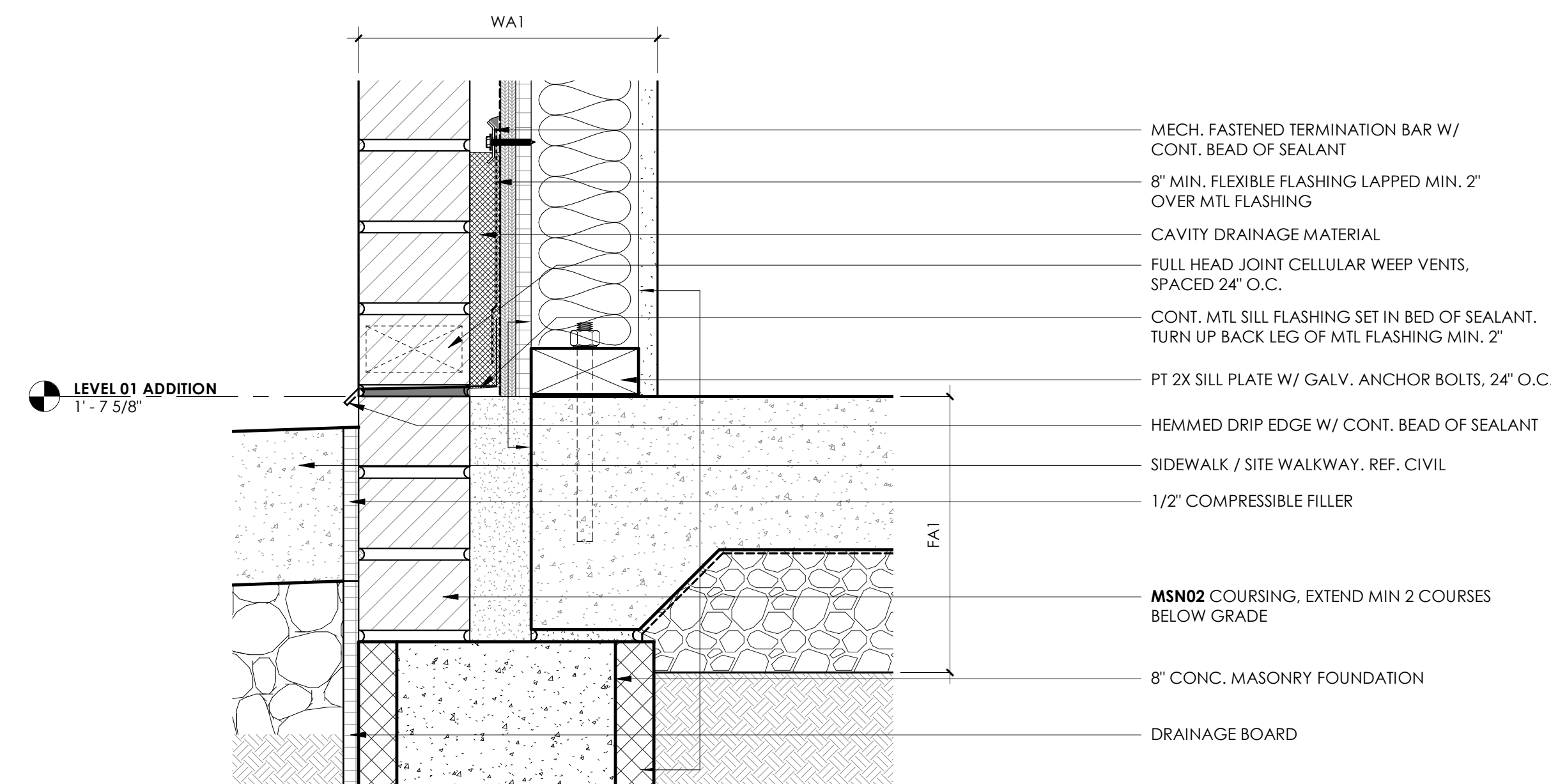
02 RA1 - WA1 DETAIL 1
SCALE: 3" = 1'-0"



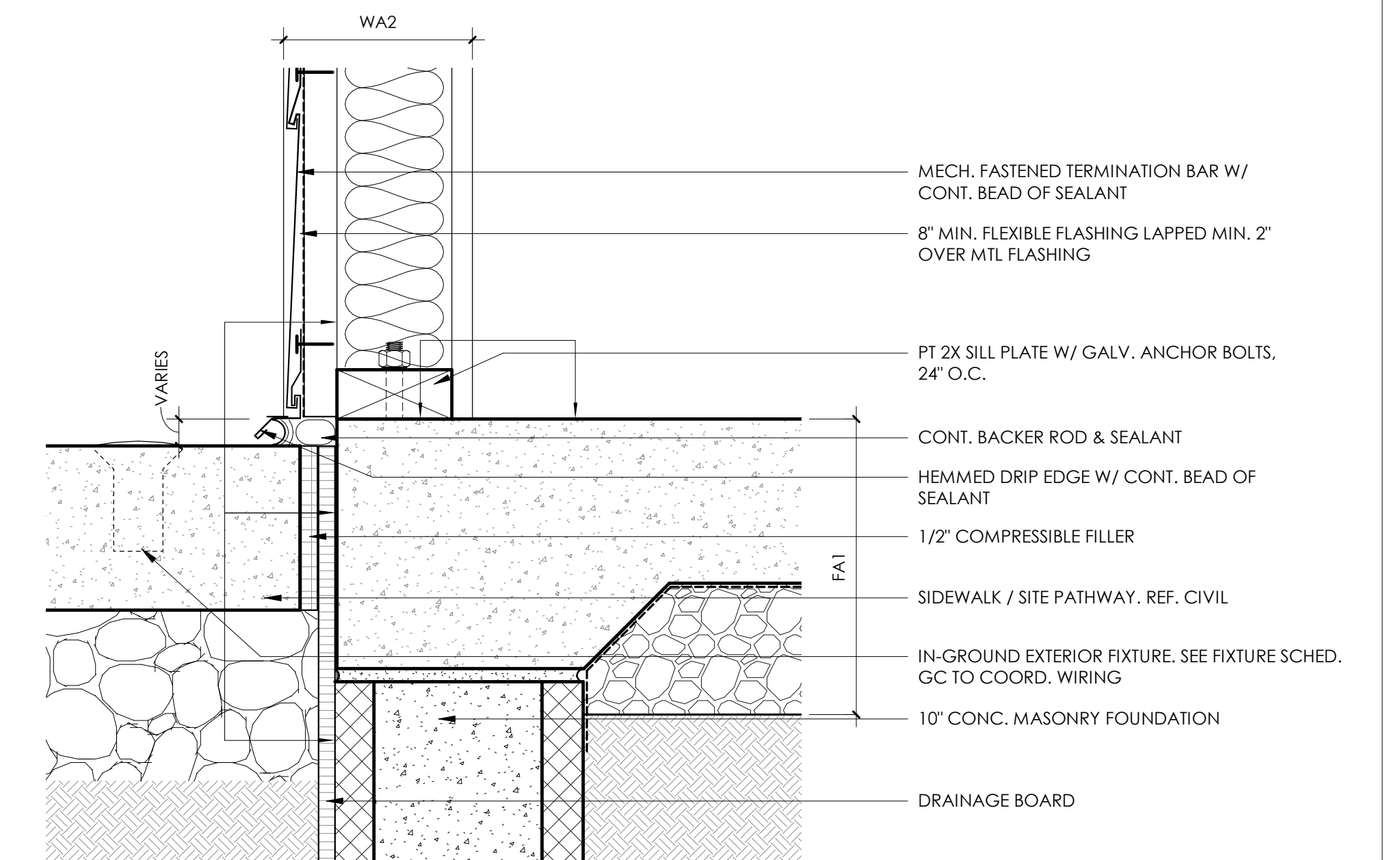
03 RA1 - WA1 DETAIL 2
SCALE: 3" = 1'-0"



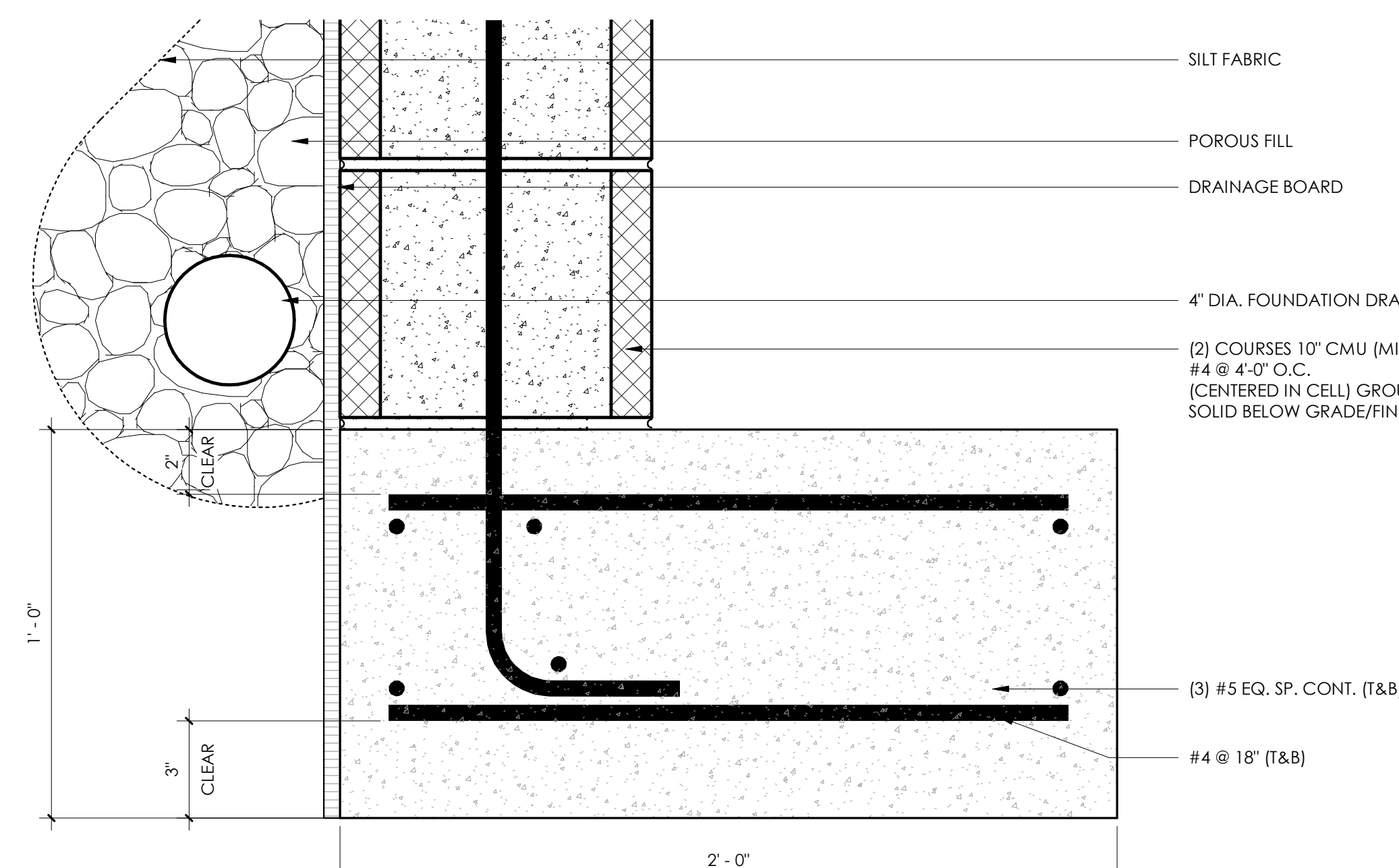
04 STUDIO B RAISED FLOOR DETAIL
SCALE: 3" = 1'-0"



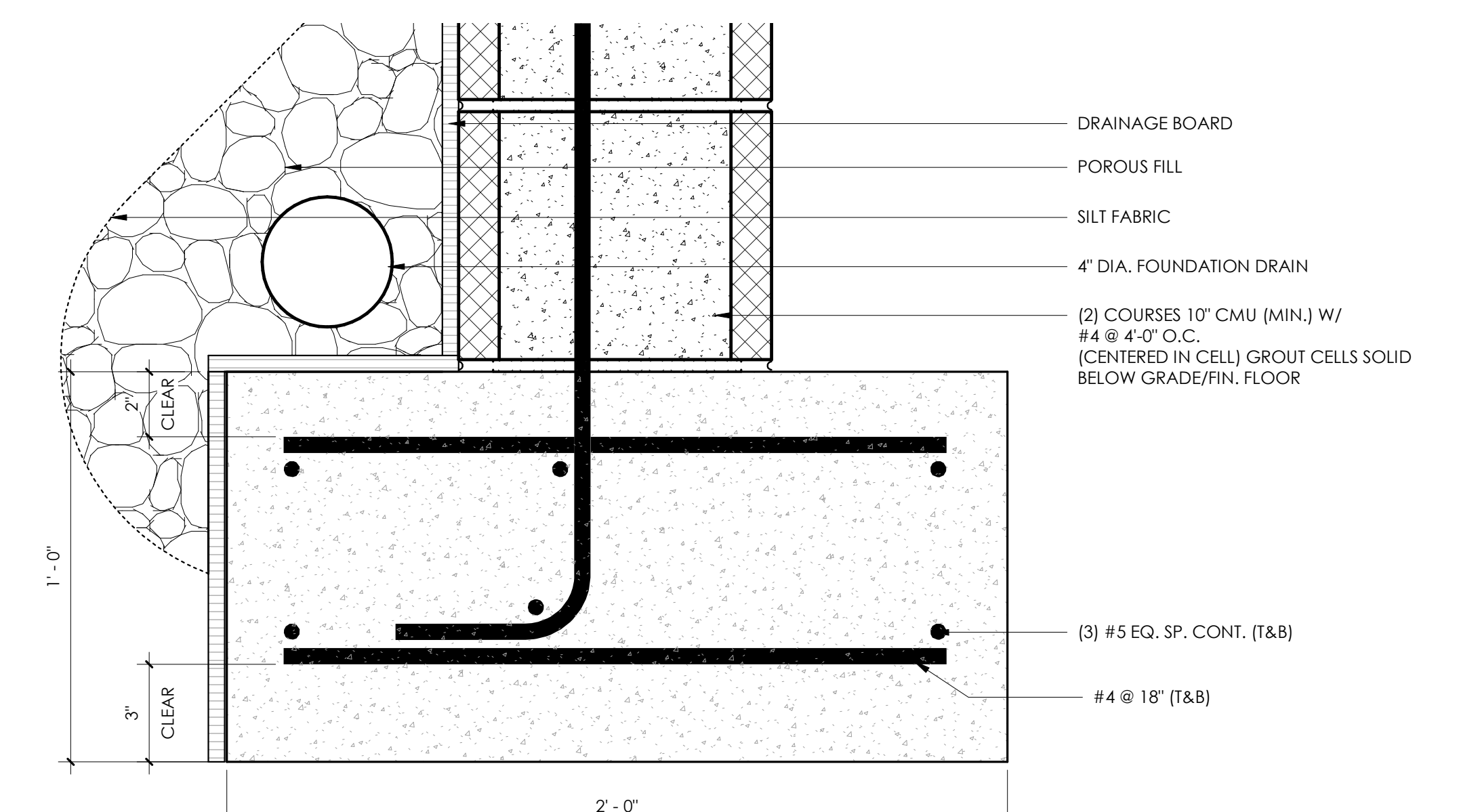
05 SLAB ON GRADE - WA1
SCALE: 3" = 1'-0"



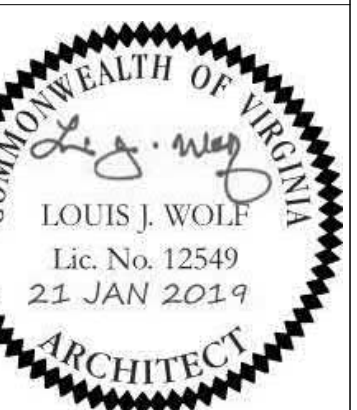
06 SLAB ON GRADE - WA2
SCALE: 3" = 1'-0"

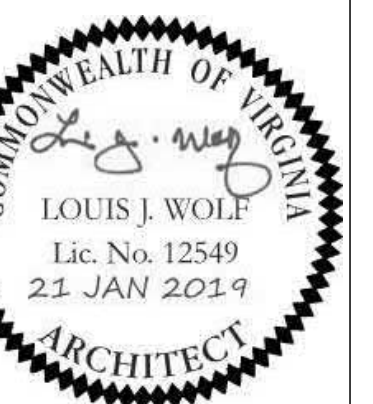


07 FOOTING DETAIL AT PROPERTY LINE
SCALE: 3" = 1'-0"



08 TYPICAL FOOTING DETAIL
SCALE: 3" = 1'-0"





Project Location:
1228 HULL STREET,
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Project No.: 18043

Date: 1/22/2019 Scale: 1/2" = 1'-0"

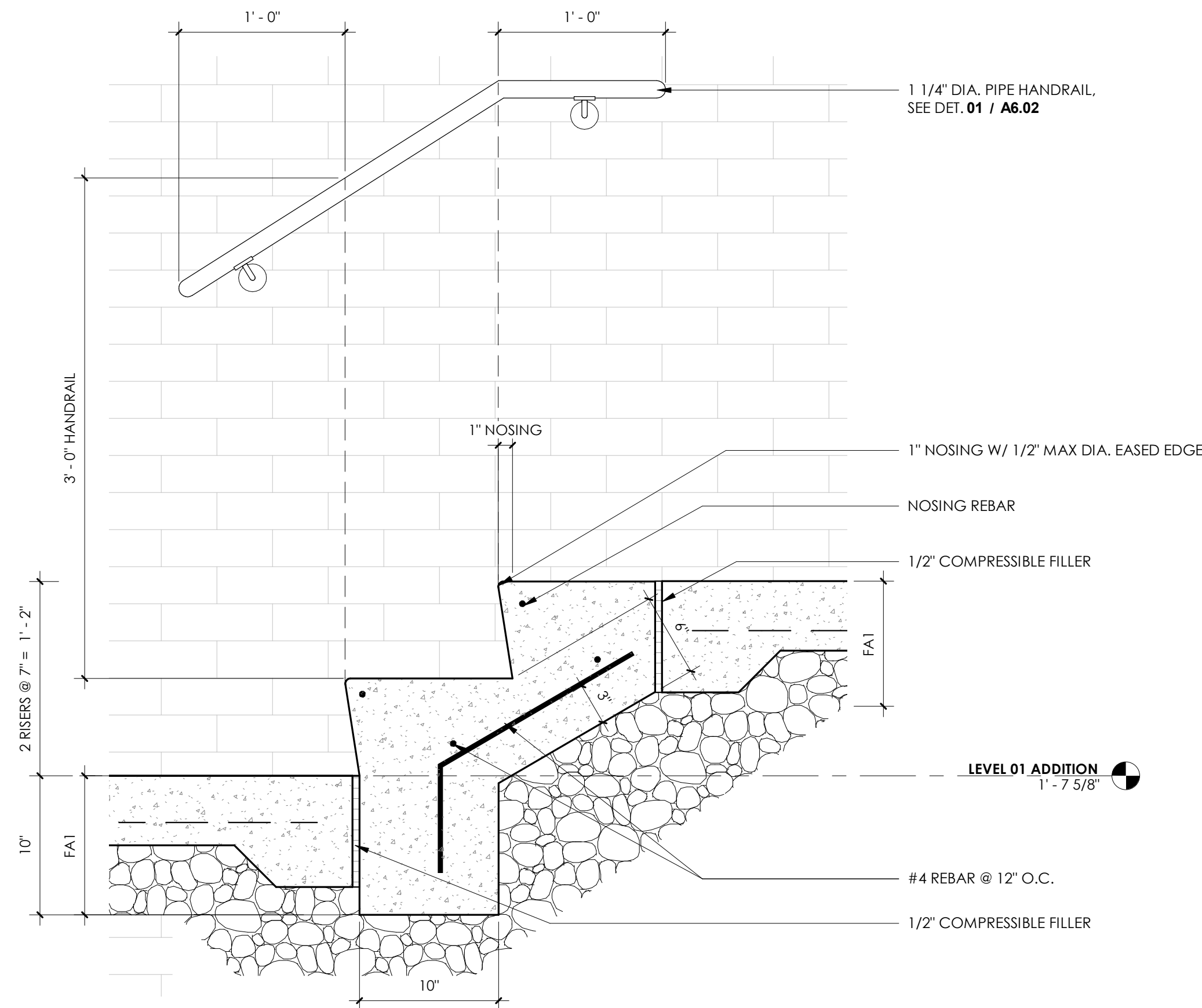
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B	For Permit	1/22/2019
1	Revision 1	5/22/2019
3	Construction Set	4/23/2019

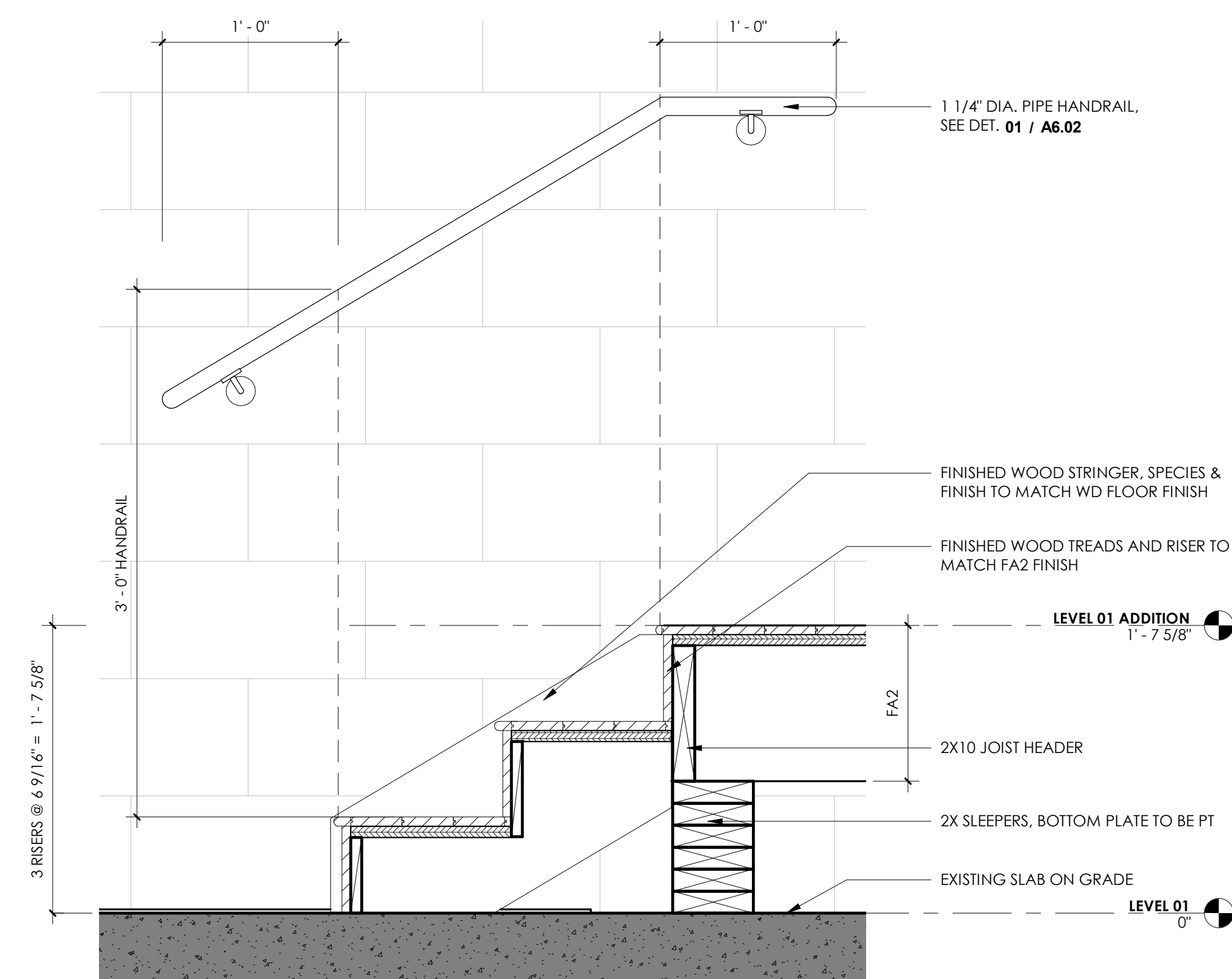
DETAILS

A6.02

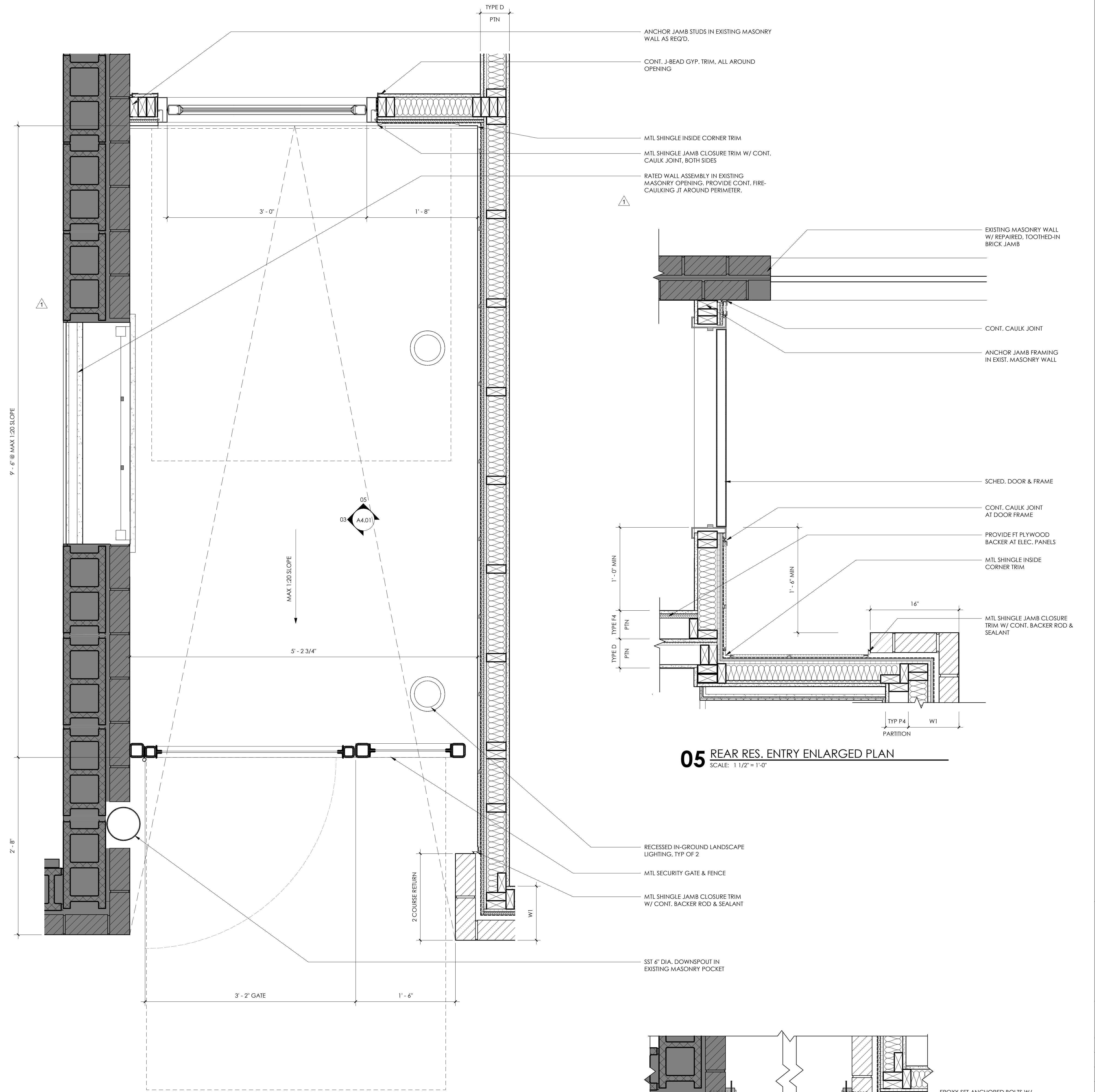
01 HANDRAIL PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



02 CIP STAIR DETAIL
SCALE: 1 1/2" = 1'-0"

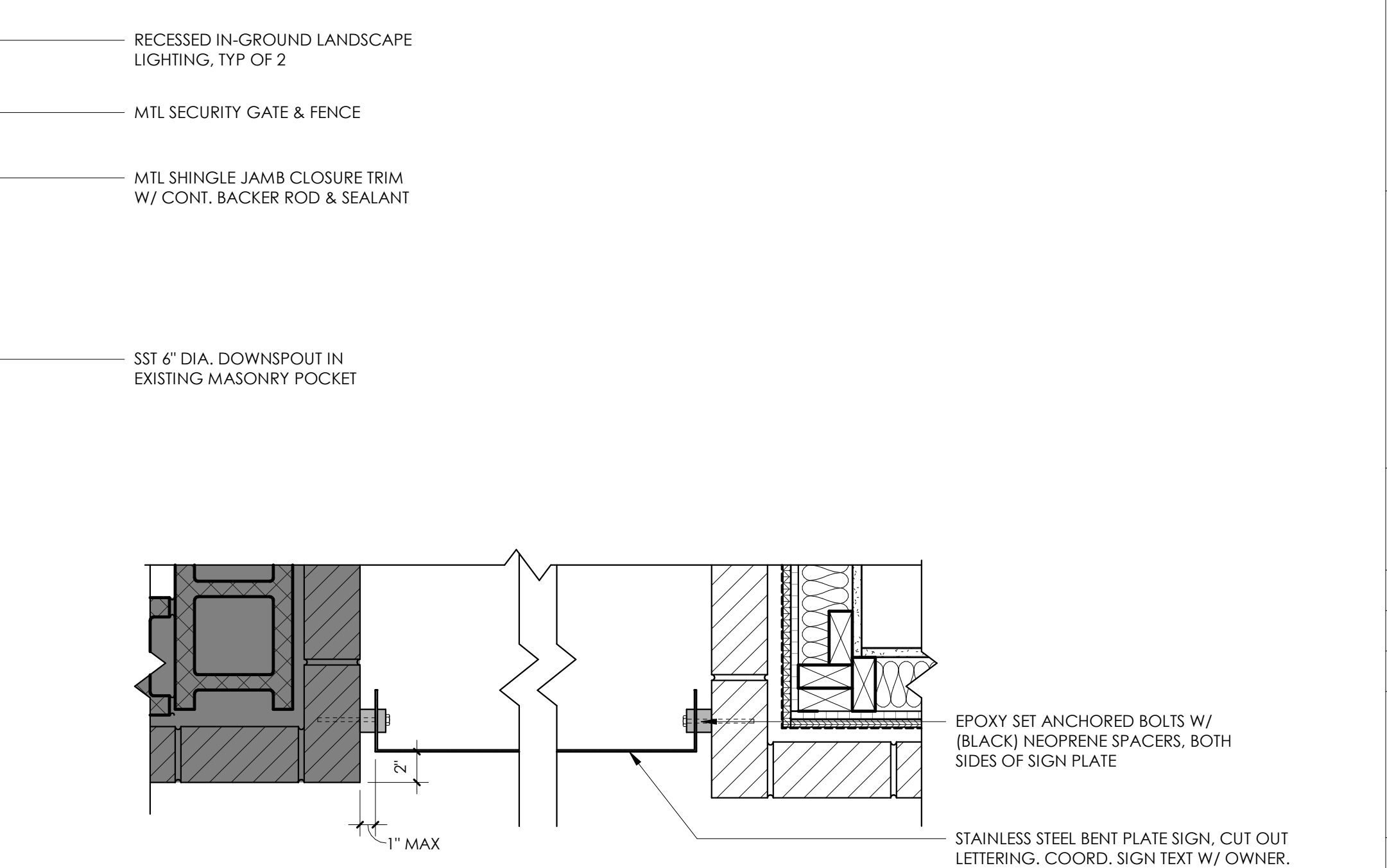


03 WOOD STAIR DETAIL
SCALE: 1 1/2" = 1'-0"

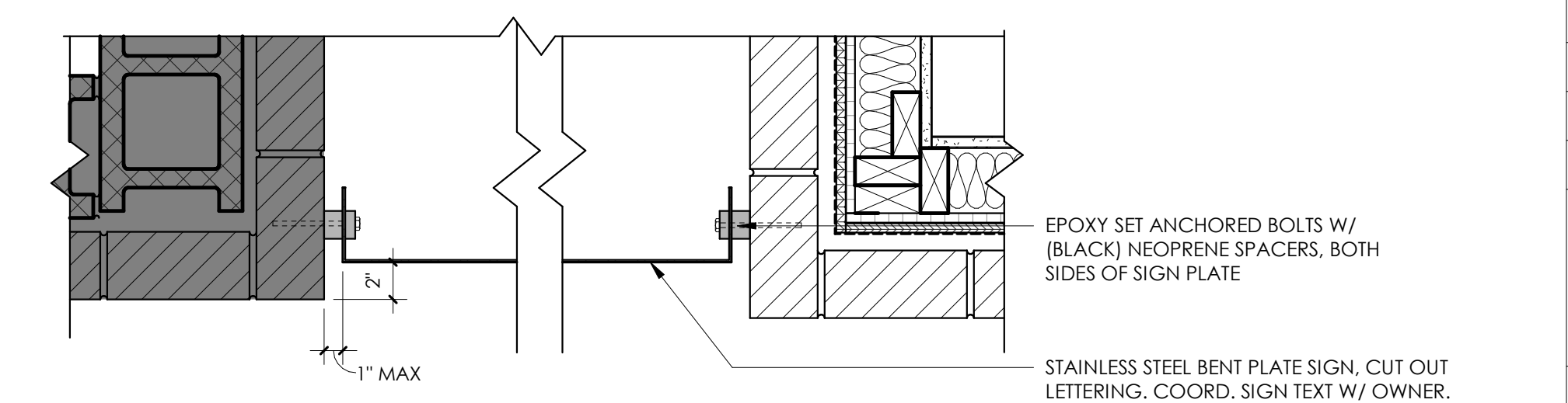


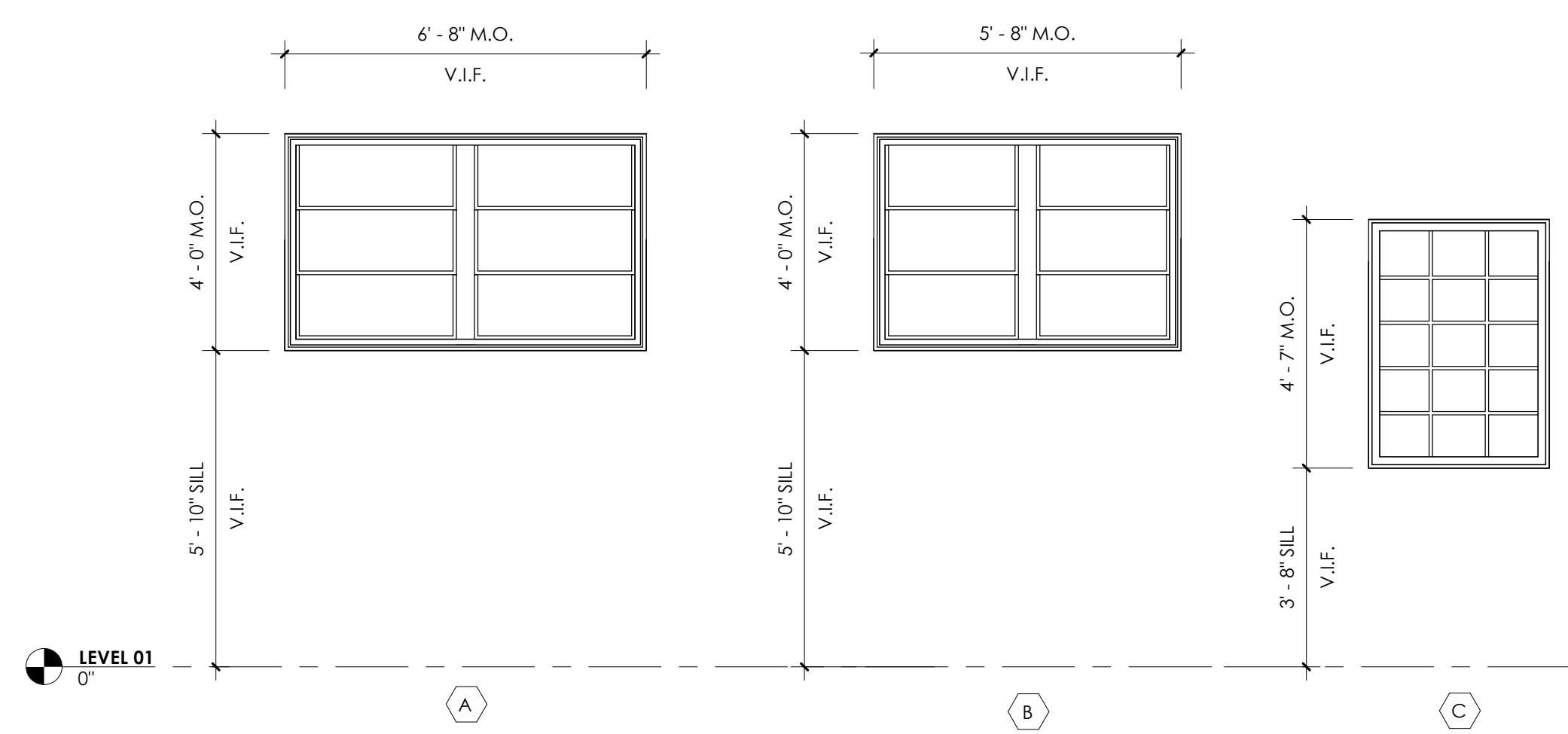
04 MAIN RES. ENTRY ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"

05 REAR RES. ENTRY ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"

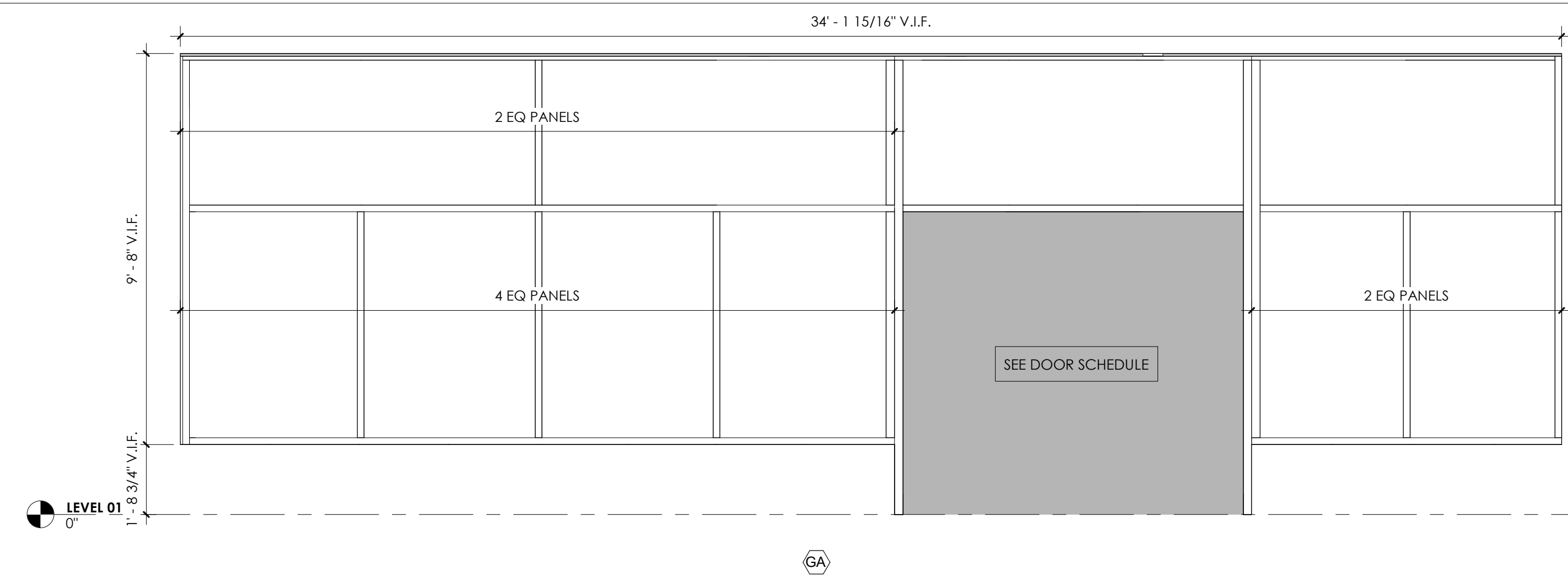


06 RESIDENTIAL ENTRY SIGNAGE
SCALE: 1 1/2" = 1'-0"

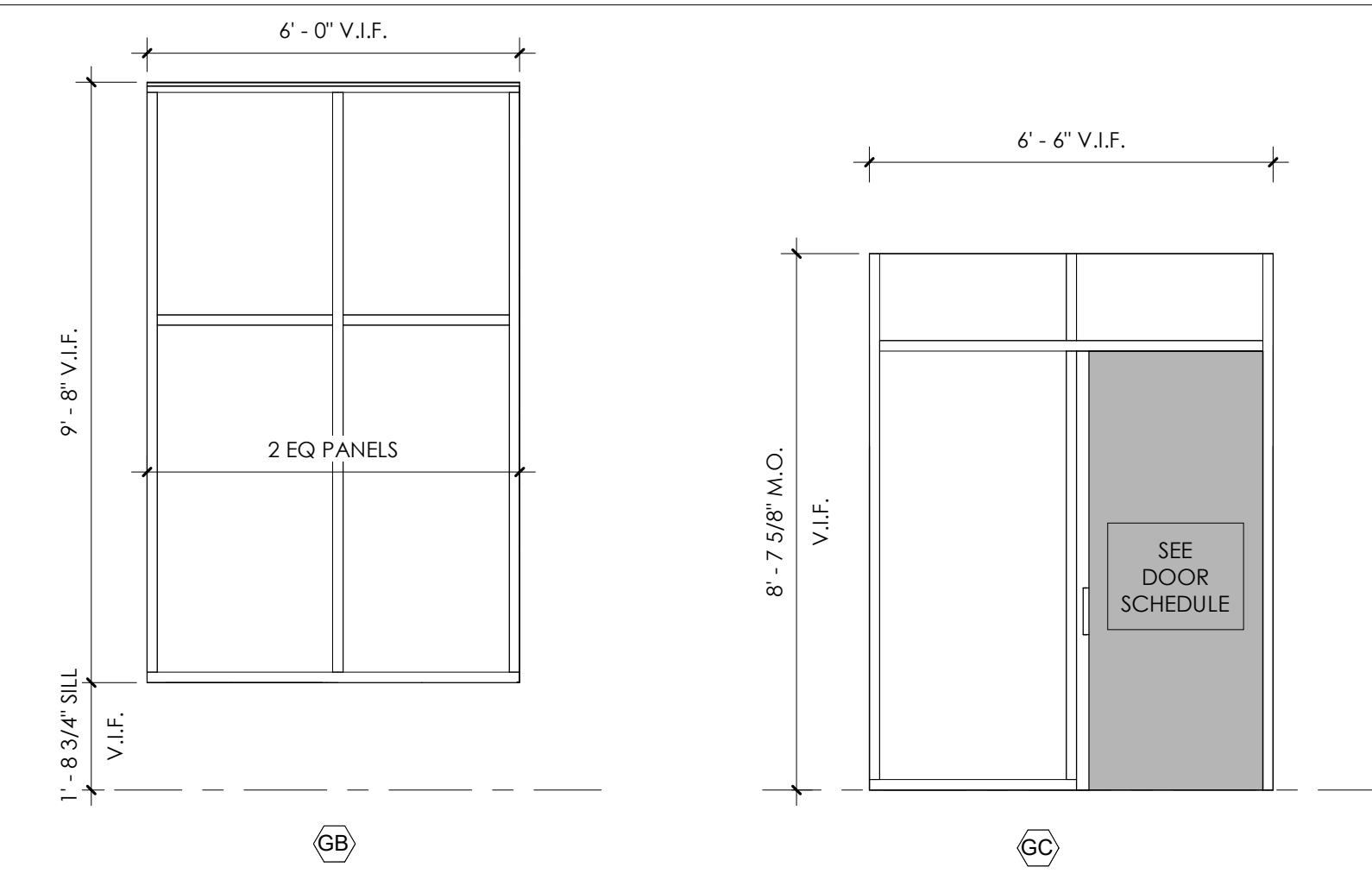




01 EXISTING WINDOW TYPES
SCALE: 3/8" = 1'-0"

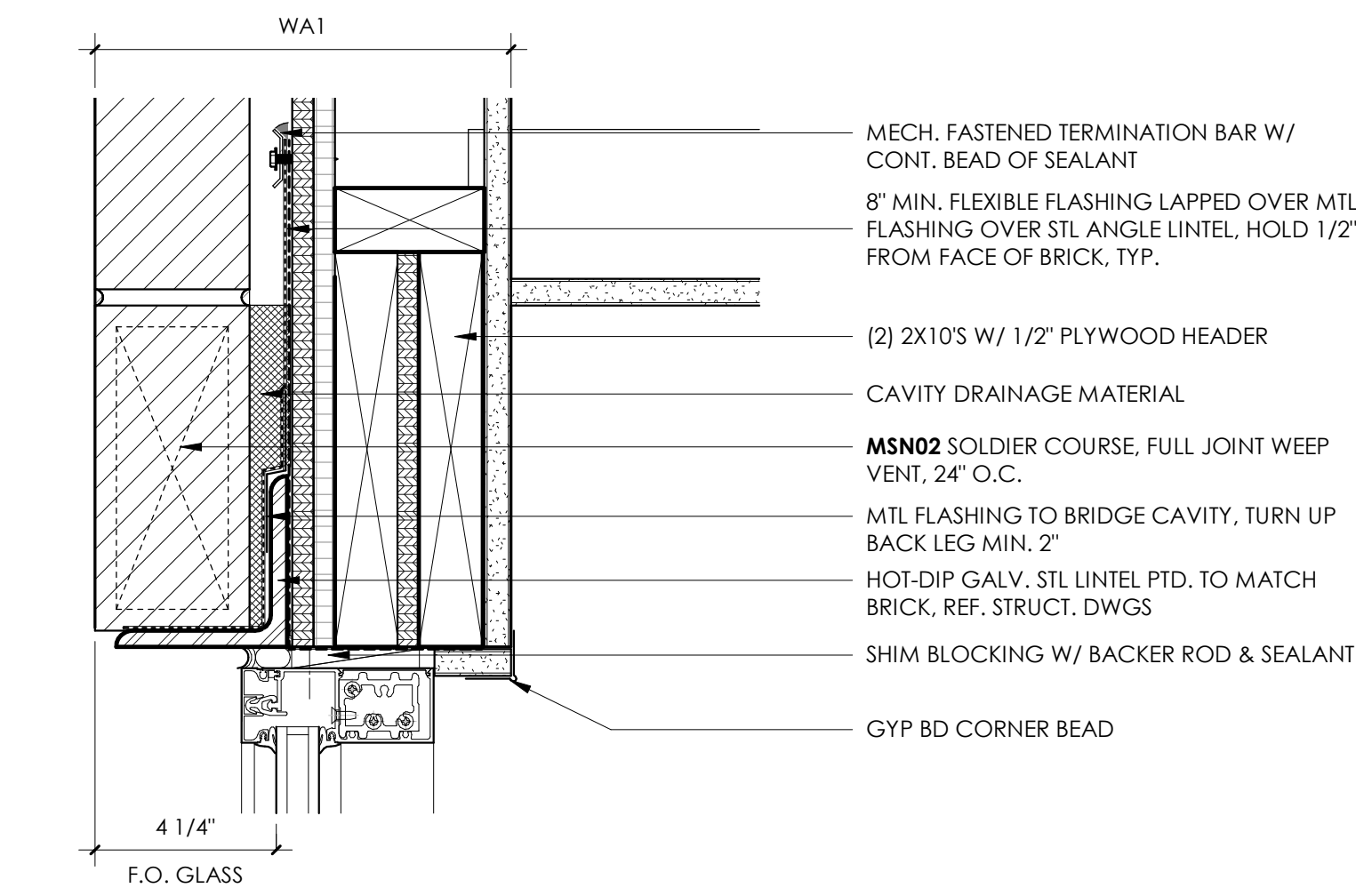


02 EXISTING STOREFRONTS
SCALE: 3/8" = 1'-0"

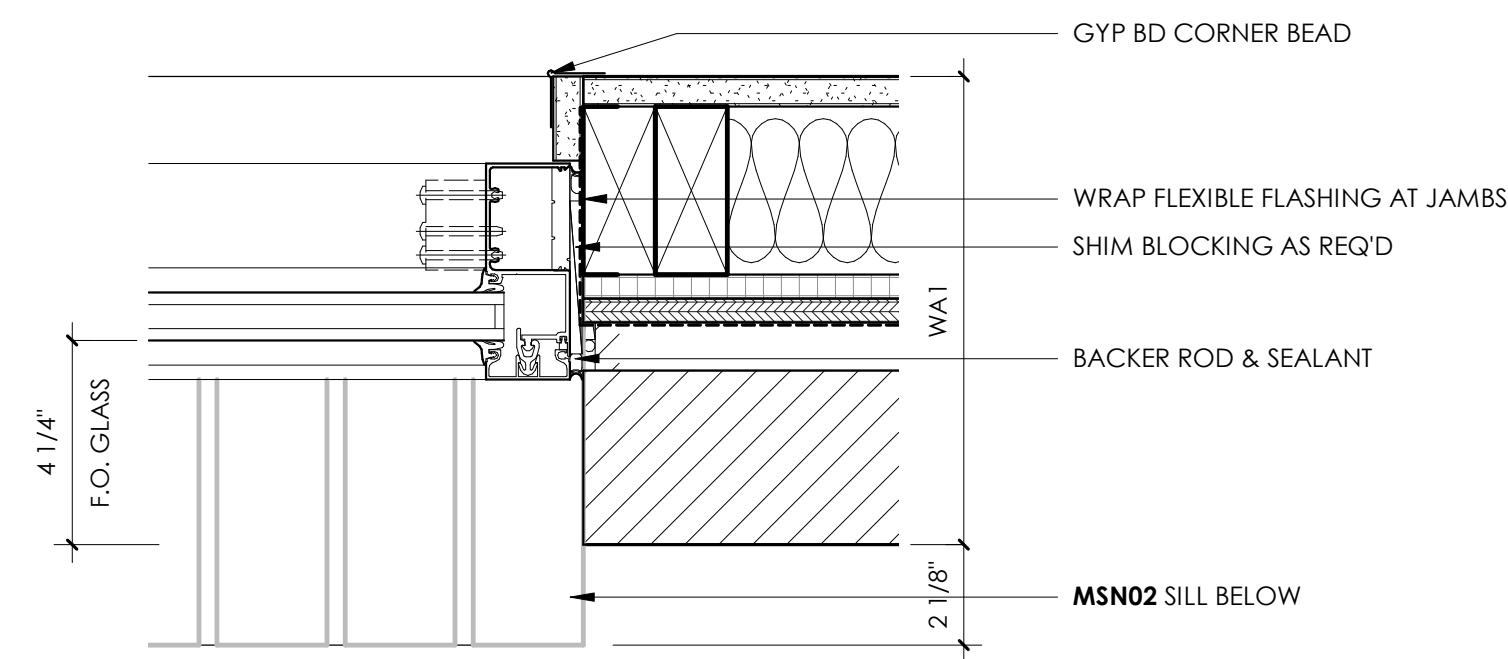


03 WINDOW TYPES
SCALE: 3/8" = 1'-0"

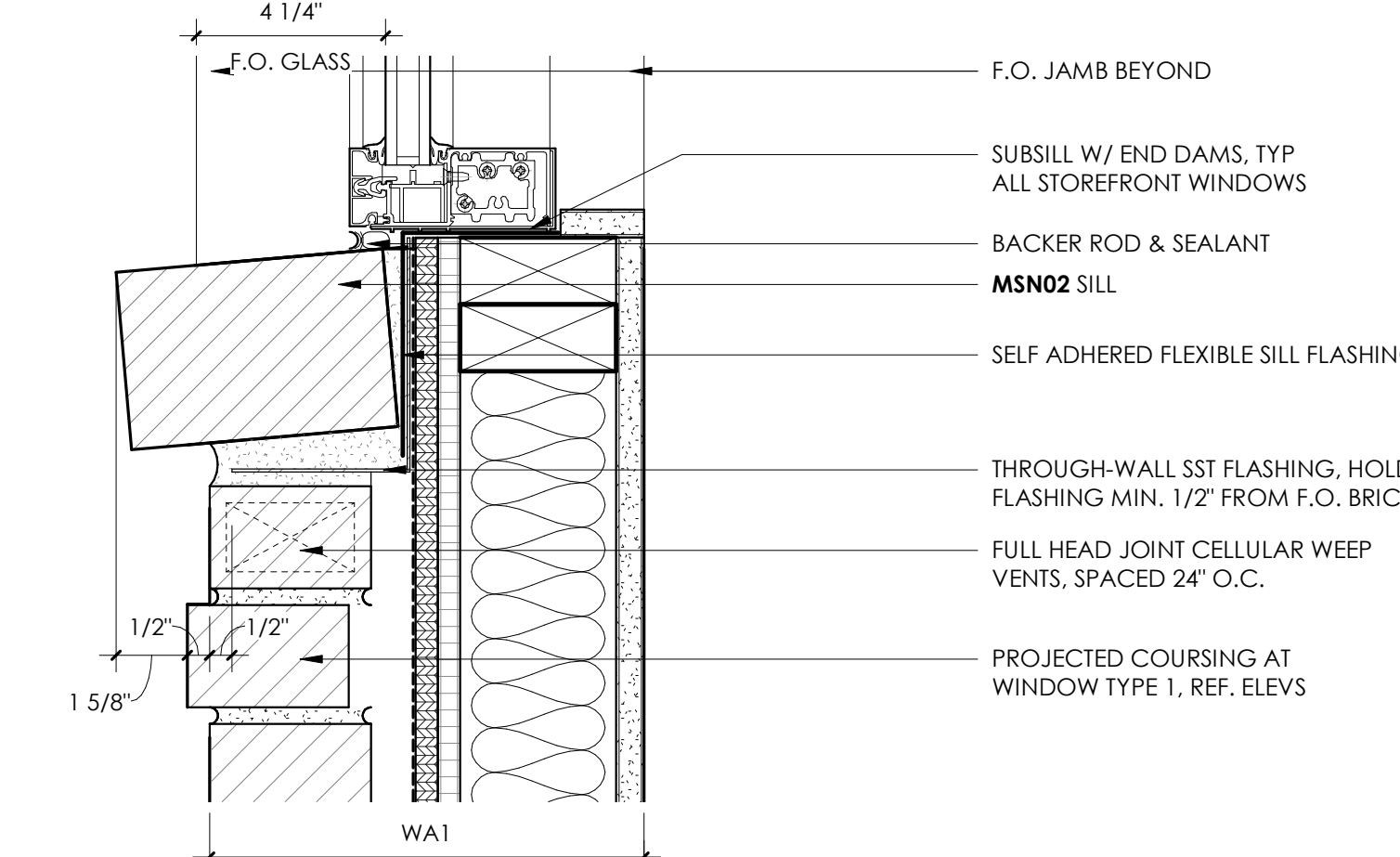
04 UNIT A INTERIOR GLAZING
SCALE: 3/8" = 1'-0"



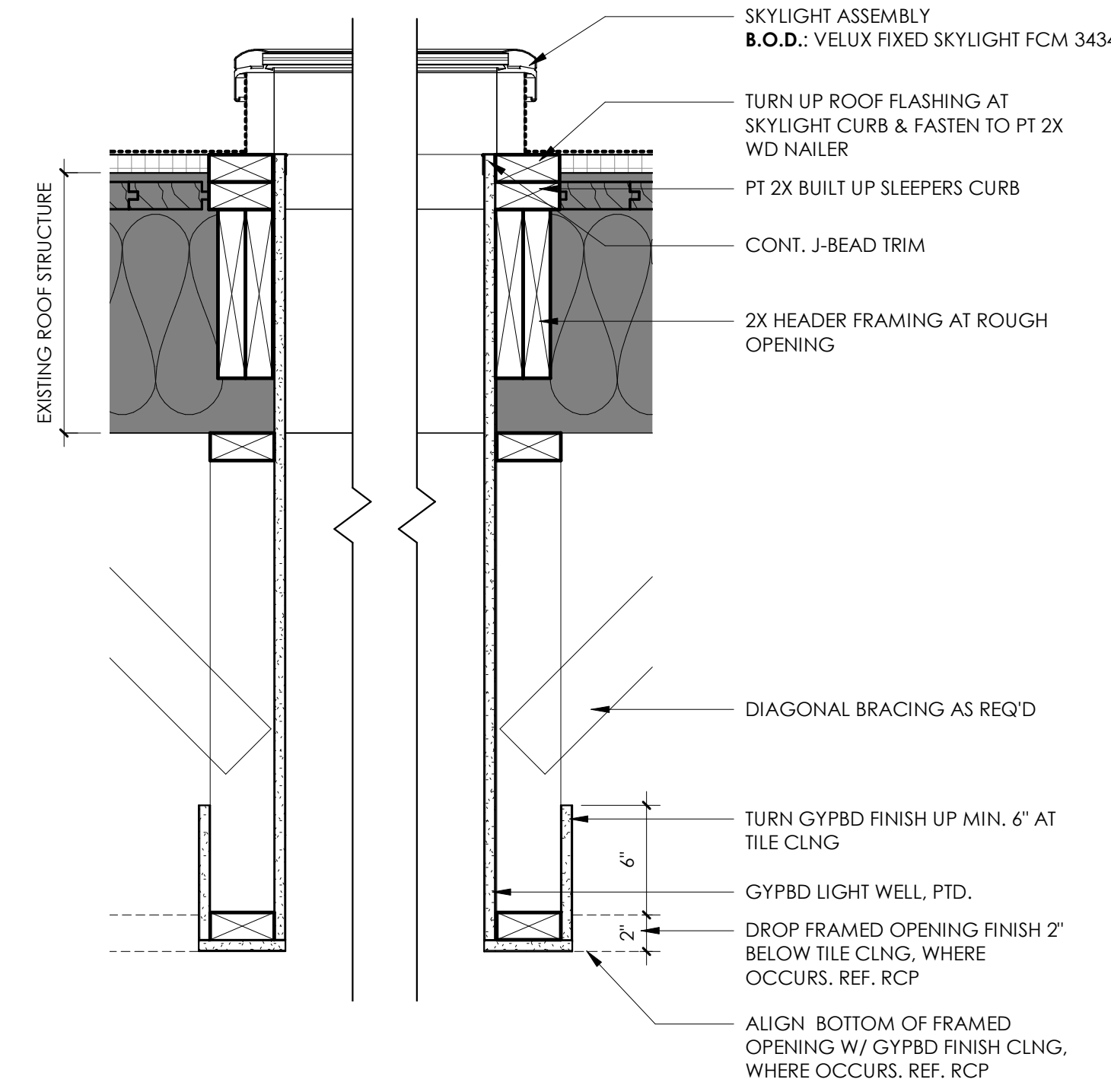
06 WINDOW 1 HEAD DETAIL
SCALE: 3" = 1'-0"



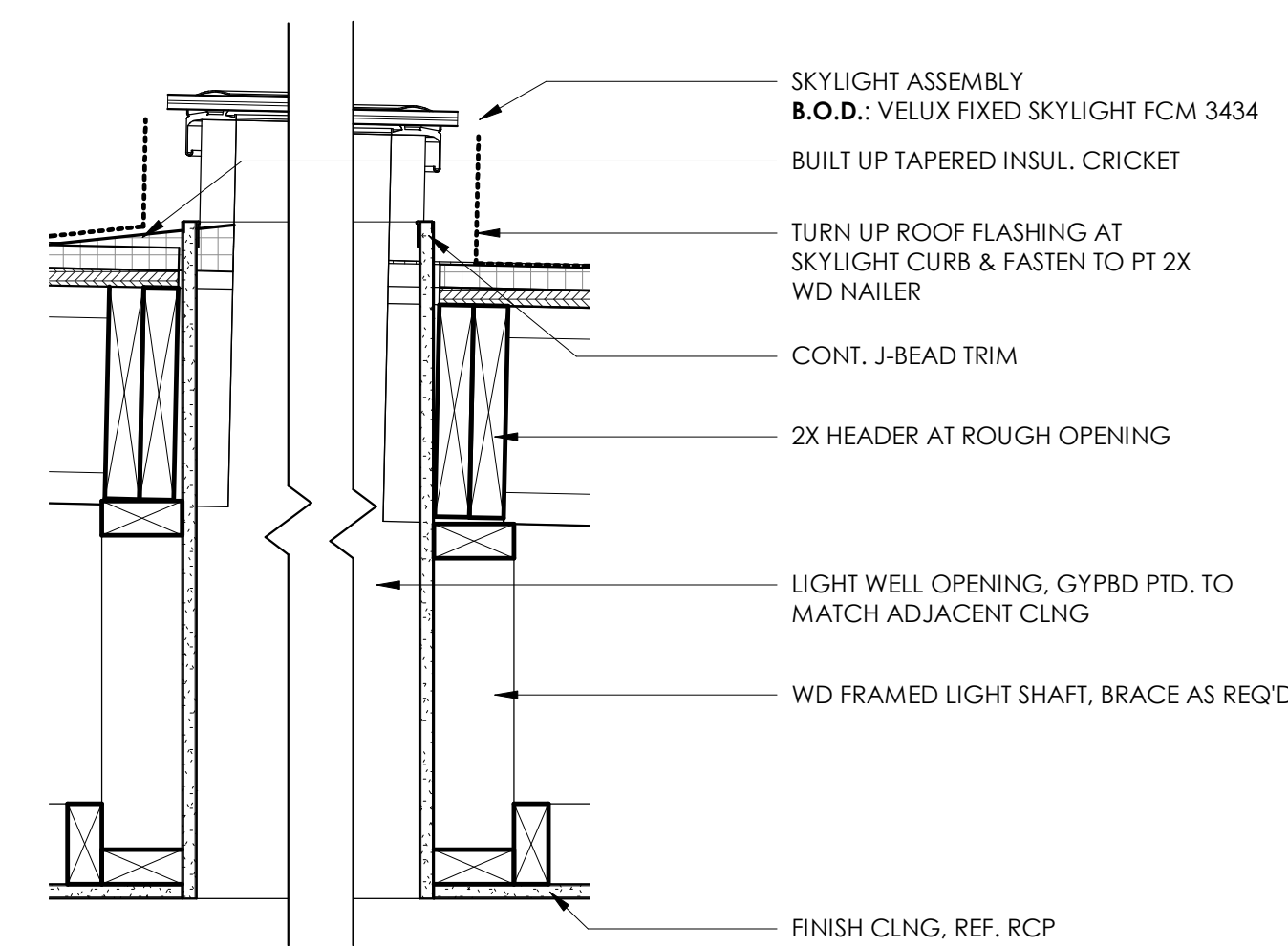
07 WINDOW 1 JAMB DETAIL
SCALE: 3" = 1'-0"



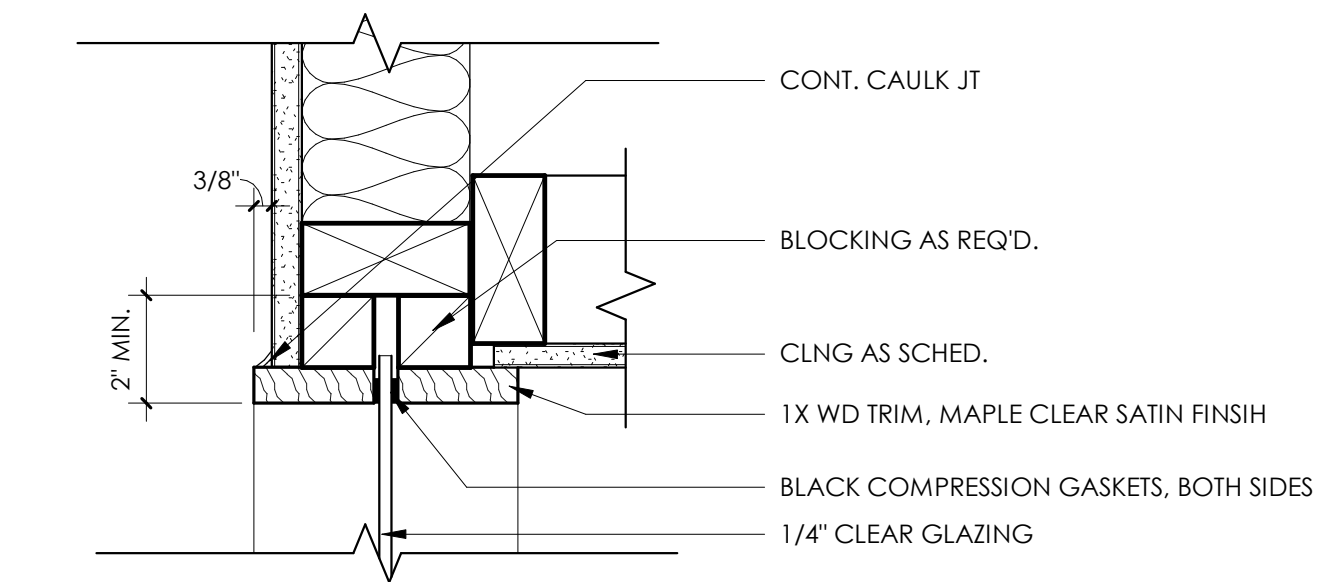
08 WINDOW 1 SILL DETAIL
SCALE: 3" = 1'-0"



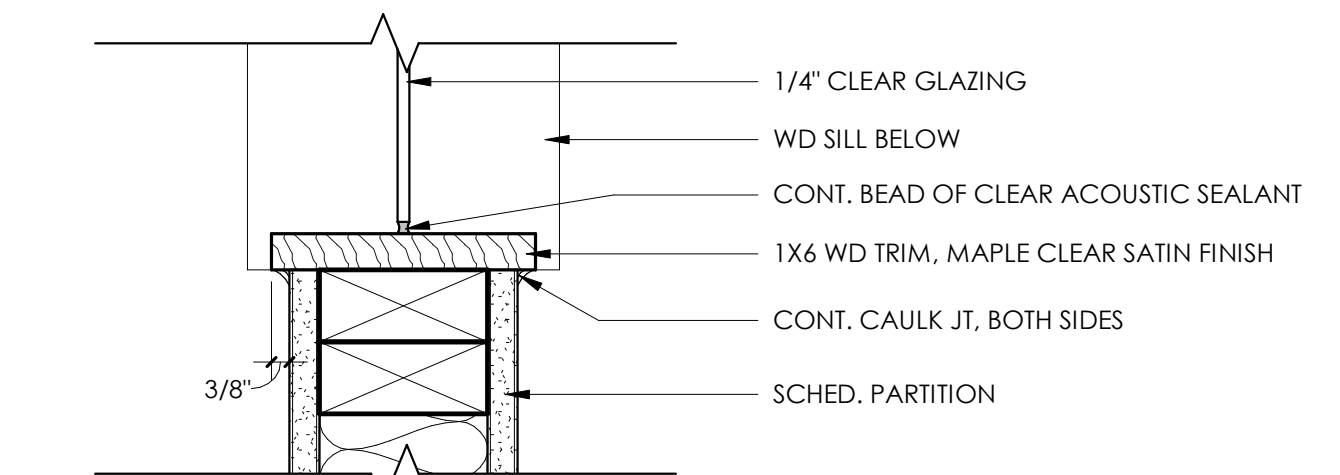
09 SKYLIGHT DETAIL @ RA1
SCALE: 1 1/2" = 1'-0"



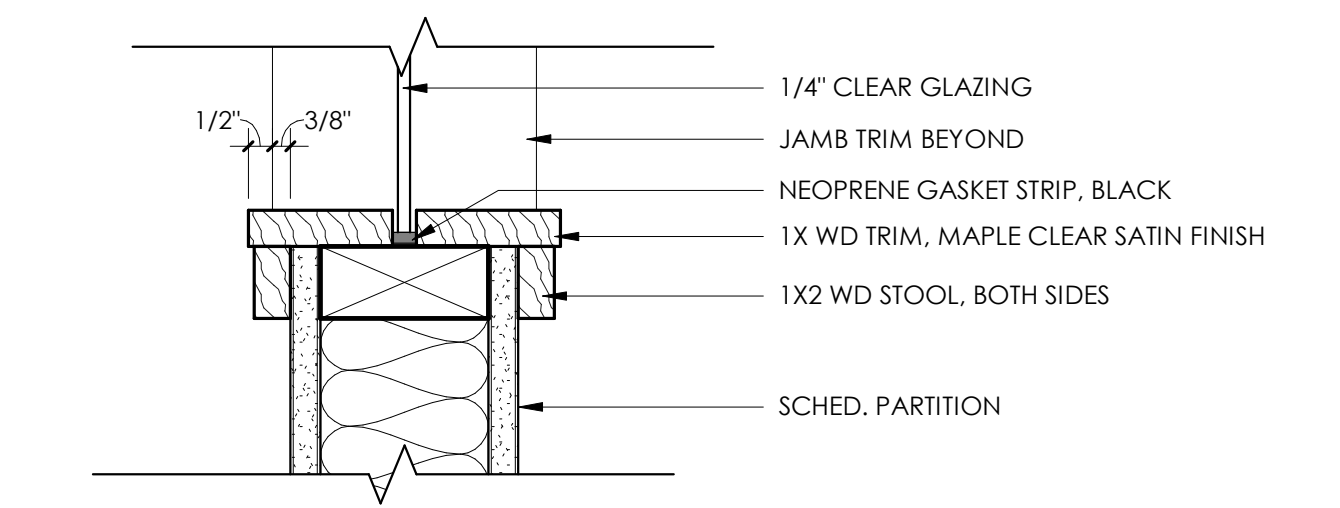
10 SKYLIGHT DETAIL @ RA2
SCALE: 1 1/2" = 1'-0"



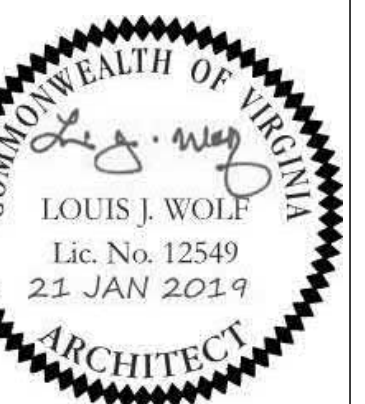
11 INTERIOR TRANSOM HEAD
SCALE: 3" = 1'-0"



12 INTERIOR TRANSOM JAMB
SCALE: 3" = 1'-0"



13 INTERIOR TRANSOM SILL
SCALE: 3" = 1'-0"



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18043

Date: As Indicated

Down By: TRC

Checked By: LJW

Issue: 1

2: Piping Set 12/11/2018

3: For Permit 4/22/2019

4: Construction Set 4/22/2019

GLAZING SCHEDULE AND DETAILS

A7.01

HARDWARE SCHEDULE

Hardware schedule table with columns for SET, QTY, DESCRIPTION, CATALOG NO., FINISH, MFR. Includes sets 1.1, 1.2, 2, 3, 4, 5, 6, 7, 8.

EXISTING DOOR SCHEDULE

Existing door schedule table with columns for DOOR NUMBER, SET, CR, CL, PH, HARDWARE, REMARKS.

UNIT DOOR SCHEDULE

Unit door schedule table with columns for DOOR NUMBER, DOOR (SIZE, TYPE, MATERIAL, FINISH), FRAME (TYPE, MATERIAL, FINISH), ASSEMBLY (RATING, STC), HARDWARE (SET, CR, CL, PH), REMARKS.

COMMON AREA DOOR SCHEDULE

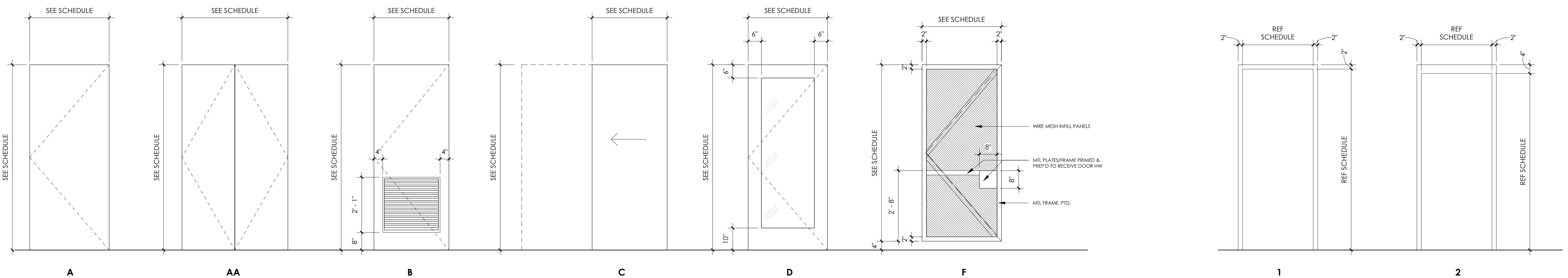
Common area door schedule table with columns for DOOR NUMBER, DOOR (SIZE, TYPE, MATERIAL, FINISH), FRAME (TYPE, MATERIAL, FINISH), ASSEMBLY (RATING, STC), HARDWARE (SET, CR, CL, PH), REMARKS.

GENERAL DOOR NOTES

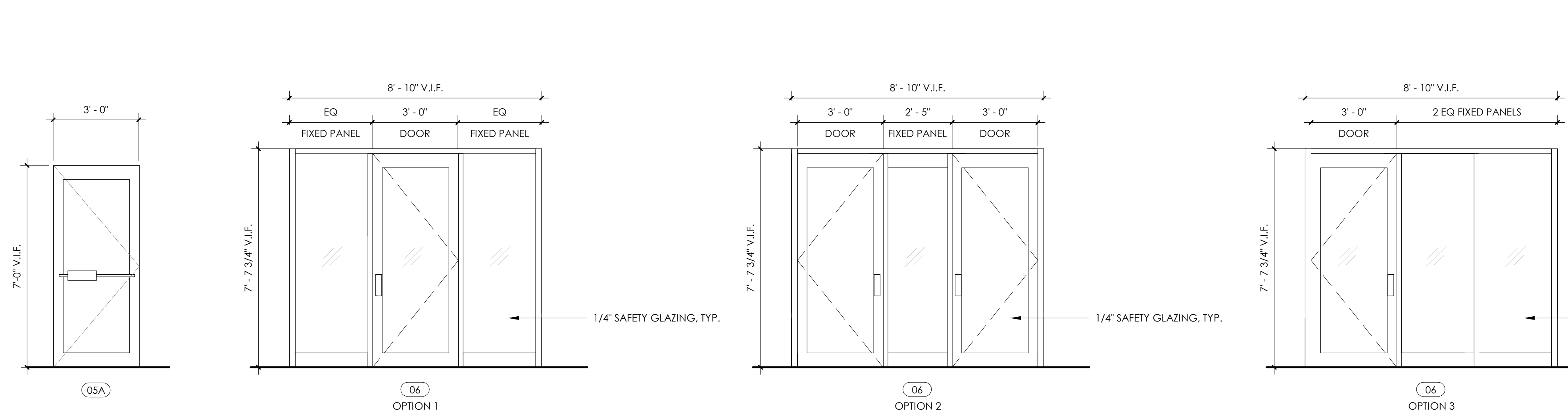
- 1. FIRE RATINGS GIVEN IN MINUTES
2. VISION GLAZING IN EGRESS STAIR SHAFT & EXIT PASSAGEWAY DOORS NOT TO EXCEED 100 SQ. IN.
3. COORDINATE HARDWARE WITH DOOR PROFILE, SIZE, & CONSTRUCTION.
4. ALL INTERIOR WOOD DOORS TO BE SOLID CORE, PREFINISHED CLEAR SATIN ON WD VENEER.

DOOR ABBREVIATIONS

Table mapping door abbreviations (ALUM, ANOD, CD, DR, F, FF, FG, GL, GALV, HC, HM) to their full names (ALUMINUM ANODIZED COILING DOOR, etc.).



NEW DOOR TYPES



EXISTING STOREFRONT DOORS

DOOR # 05A: RESTORE EXISTING FRAME, GLAZING, AND HARDWARE. PROVIDE NEW LOCKING HARDWARE.
DOOR # 06: NEW FRAMES TO BE INSET IN EXISTING, RESTORED STOREFRONT FRAME. FINISH TO MATCH EXISTING STOREFRONT. REUSE EXISTING, RESTORED CLOSER DEVICE IF POSSIBLE.



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

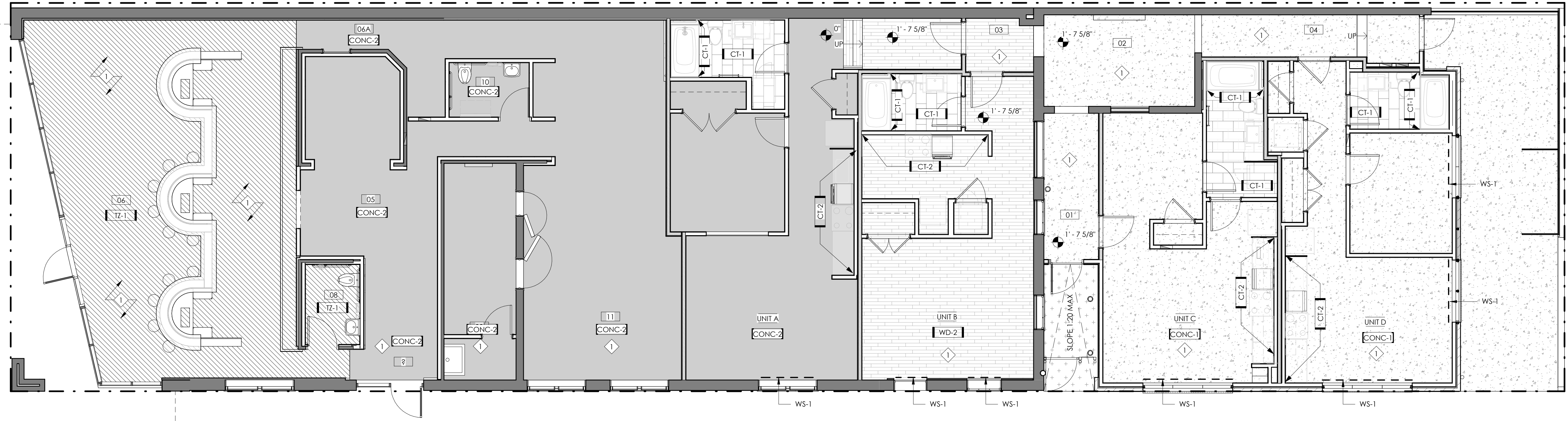
Project No: 18043

Date: As Indicated
Scale: As Indicated

Drawn By: TRC
Checked By: LJW

Issue:
A Pricing Set 12/11/2018
B For Permit 4/22/2019
C Construction Set 4/22/2019

DOOR SCHEDULE



1 LEVEL 01 FINISH PLAN
SCALE: 3/16" = 1'-0"

INTERIOR FINISH LEGEND

FINISH NO.	MATERIAL	MANUFACTURER	STYLE NAME / NO.	COLOR NAME / NO.	SIZE	DESCRIPTION / REMARKS
CONC-1	CONCRETE	CAST-IN-PLACE	STAINED	--	--	
CONC-2	CONCRETE	(EXISTING)	SEALED	--	--	
CP-1	CEILING PANEL	--	--	--	2X2	MATCH EXISTING TIN CEILING
CT-1	PORCELAIN TILE	AMERICAN WONDER PORCELAIN	TOWNSCAPE	DARK GRAY TS03	12X24	UNIT BATHROOM FLOORS & SHOWER WALLS
CT-2	SUBWAY TILE	DALTILE	ANNAPOLIS	AP06 SAIL	6X16	UNIT BATHROOM WALLS & KITCHEN WALLS
CT-3	EXTERIOR TILE	--	--	--	--	EXTERIOR
MSN-01	EXISTING FACE BRICK	--	--	--	--	
MSN-02	FACE BRICK	ENDICOTT CLAY PRODUCTS	SMOOTH MODULAR	MANGANESE IRONSPOT	STANDARD	
MTL-01	METAL PANEL	--	--	--	--	
MTL-02	METAL COPING	--	--	--	--	
PNT-1	PAINT	SHERWIN WILLIAMS	--	SNOWBOUND / SW7004	--	WALL AND CEILING PAINT
PNT-2	PAINT	SHERWIN WILLIAMS	--	DOVE TAIL / SW7018	--	RESID. BASE & TRIM PAINT
PNT-3	PAINT	SHERWIN WILLIAMS	--	GAUNTLET / SW7019	--	RESID. DOOR & FRAME PAINT
SSM-1	SOLID SURFACE	WOLF HOME PRODUCTS	SOLID SURFACE	CLOUDBANK	--	RESIDENTIAL UNITS
TZ-1	EXISTING / NEW TO MATCH TERRAZZO	BY CONTRACTOR	--	--	--	
WB-1	WOOD WALL BASE	BY CONTRACTOR	1X4 BASE TRIM	PNT-2	--	
WD-1	CABINERY	WOLF HOME PRODUCTS	DARTMOUTH	GREY STAIN	--	
WD-2	WOOD FLOOR	ARMSTRONG FLOORING	HICKORY SOLID HARDWOOD	LIGHT BLACK	3 1/4" WIDE X 3/4" THICK	
WD-3	WOOD DOORS	--	WHITE MAPLE VENEER	CLEAR FINISH	--	
WS-1	WINDOW BLINDS	BALI HERITAGE	ALUMINUM BLINDS	GRAY HAZE 983	2"	

ROOM FINISH SCHEDULE

ROOM #	LOCATION	FLOOR		WALLS				CEILING		REMARKS
		MATERIAL	BASE	ALL	NORTH	EAST	SOUTH	WEST	MATERIAL	
01	CORR.	CONC-1	WB-1	PNT-1						
02	LOBBY	CONC-1	WB-1	PNT-1						
03	VESTIBULE	WD-2	WB-1	PNT-1						
04	CORRIDOR	CONC-1	WB-1	PNT-1						
05	KITCHEN	CONC-2	WB-1	PNT-1						
06	DINER	TZ-1	WB-1	PNT-1						
06A	CORRIDOR	CONC-2	WB-1	PNT-1						EXIST EXPOSED MASONRY WALLS SHALL NOT RECEIVE ANY NEW FINISHES.
07	UTIL. CLOSET	CONC-2	WB-1	PNT-1						EXIST EXPOSED MASONRY WALLS SHALL NOT RECEIVE ANY NEW FINISHES.
08	RESTROOM	CONC-2	WB-1	PNT-1						
09	LOCKER	CONC-2	WB-1	PNT-1						
10	RESTROOM	CONC-2	WB-1	PNT-1						
11	DINING	CONC-2	WB-1	PNT-1						

UNIT FINISH SCHEDULE

UNIT	DESCRIPTION	FLOOR	BASE	WALLS	CEILING	REMARKS
UNIT A	1 BED / 1 BATH	CONC-1	WB-1	PNT-1		
UNIT B	STUDIO	CONC-2	WB-1	PNT-1		
UNIT C	1 BED / 1 BATH	CONC-2	WB-1	PNT-1		
UNIT D	1 BED / 1 BATH	CONC-2	WB-1	PNT-1		

KEY FINISH NOTES

- EXIST EXPOSED MASONRY WALLS SHALL BE CLEANED AND CLEARED OF ANY ACCESSORY MATERIALS, BUT SHALL NOT RECEIVE ANY NEW FINISHES.

GENERAL FINISH NOTES

- ALL INTERIOR WALLS SHALL BE PAINTED PNT01 UNLESS OTHERWISE NOTED ON FINISH PLANS AND SCHEDULE. WALL SHALL BE EGGSHELL LATEX ENAMEL FINISH OR EQUAL AS APPROVED BY THE ARCHITECT.
- ALL WALL ACCESS PANELS, VENTS, AND/OR OTHER METAL SURFACES SHALL BE PAINTED IN SEMI-GLOSS LATEX ENAMEL FINISH OR EQUAL AS APPROVED BY THE ARCHITECT. COLOR(S) TO MATCH GROUND ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
- HM DOOR FRAMES SHALL BE PAINTED IN SEMI-GLOSS LATEX ENAMEL FINISH OR EQUAL AS APPROVED BY THE ARCHITECT. COLOR(S) TO MATCH GROUND ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
- DO NOT PAINT ALUM STOREFRONT SYSTEM, TAPE WINDOW SEALS WHEN PAINTING SURROUNDING WALLS.
- ALL FREE-STANDING COLUMNS SHALL RECEIVE THE SAME FINISH AS THE WALLS WITHIN THE ROOM IN WHICH THE COLUMN OCCURS, UNLESS OTHERWISE NOTED.
- REF INTERIOR ELEVATIONS FOR EXTENT OF FINISH MATERIALS AND JOINT LOCATIONS.
- GC TO ORDER ATTIC STOCK (EST 3% OVERAGE) FOR ALL MODULAR FLOORING.
- PROVIDE SCHLUTER QUAD-CK-K STYLE TRIM FOR ALL COMMERCIAL RESTROOM AND RESIDENTIAL KITCHEN & BATHROOM CERAMIC TILE TRANSITIONS.
- PROVIDE TILE TRANSITION THRESHOLDS COMPLYING WITH ANSI A117.1 AT ALL RESIDENTIAL DWELLING BATHROOM DOORS.
- ALL RESIDENTIAL BATHROOMS TO RECEIVE 4" HIGH CT-1 TILE WALL BASE WITH BEVELED/FINISHED EDGE AT ALL WALLS, INCLUDING BEHIND CABINERY.
- ALL COMMERCIAL BATHROOMS TO RECEIVE 3'-0" HIGH CT-2 TILE WALL W/ SCHLUTER TRIM AT TRANSITION EDGES.
- ALL RESIDENTIAL UNITS TO HAVE SCHEDULED FLOOR FINISH EXTEND UNDERNEATH INSTALLED MILLWORK.
- ALL EXISTING TERRAZZO WALL BASE IN EXISTING BUILDING IS TO BE RETAINED AND REPAIRED/RESTORED AS REQUIRED.

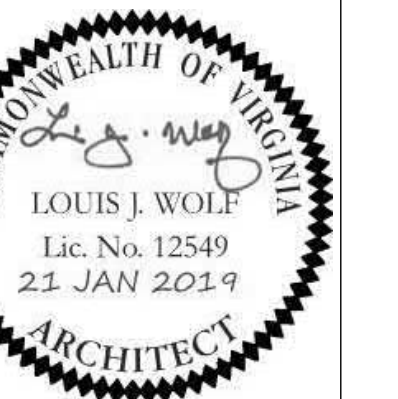
ROOM SCHEDULE

01	CORR.	73 SF
02	LOBBY	129 SF
03	VESTIBULE	33 SF
04	CORRIDOR	86 SF
05	KITCHEN	288 SF
06	DINER	786 SF
06A	CORRIDOR	63 SF
07	UTIL. CLOSET	29 SF
08	RESTROOM	41 SF
09	LOCKER	121 SF
10	RESTROOM	40 SF
11	DINING	552 SF

UNIT SCHEDULE

UNIT A	1 BED / 1 BATH	549 SF
UNIT B	STUDIO	447 SF
UNIT C	1 BED / 1 BATH	462 SF
UNIT D	1 BED / 1 BATH	498 SF

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18043

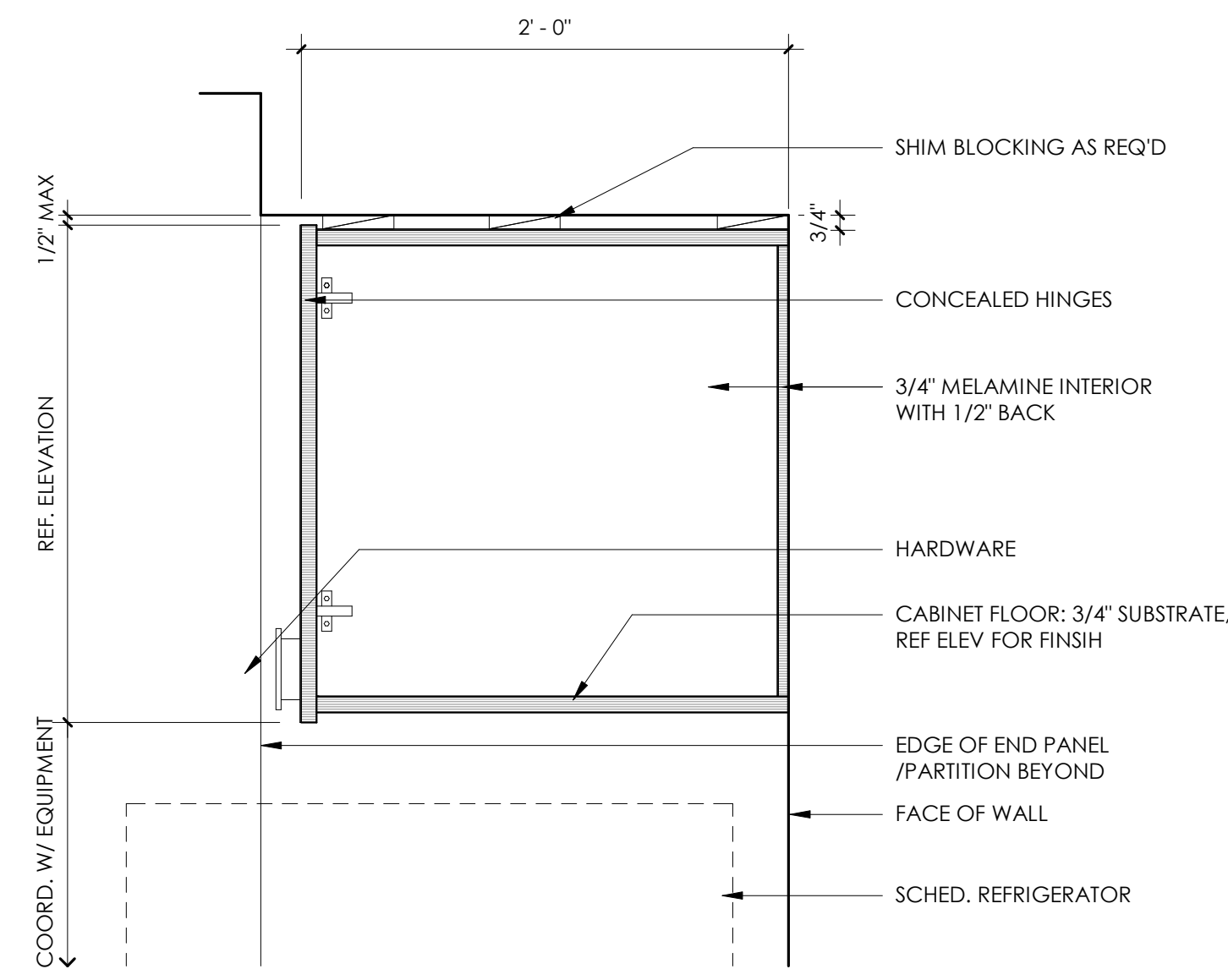
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Drawn By: TRC Checked By: LIW

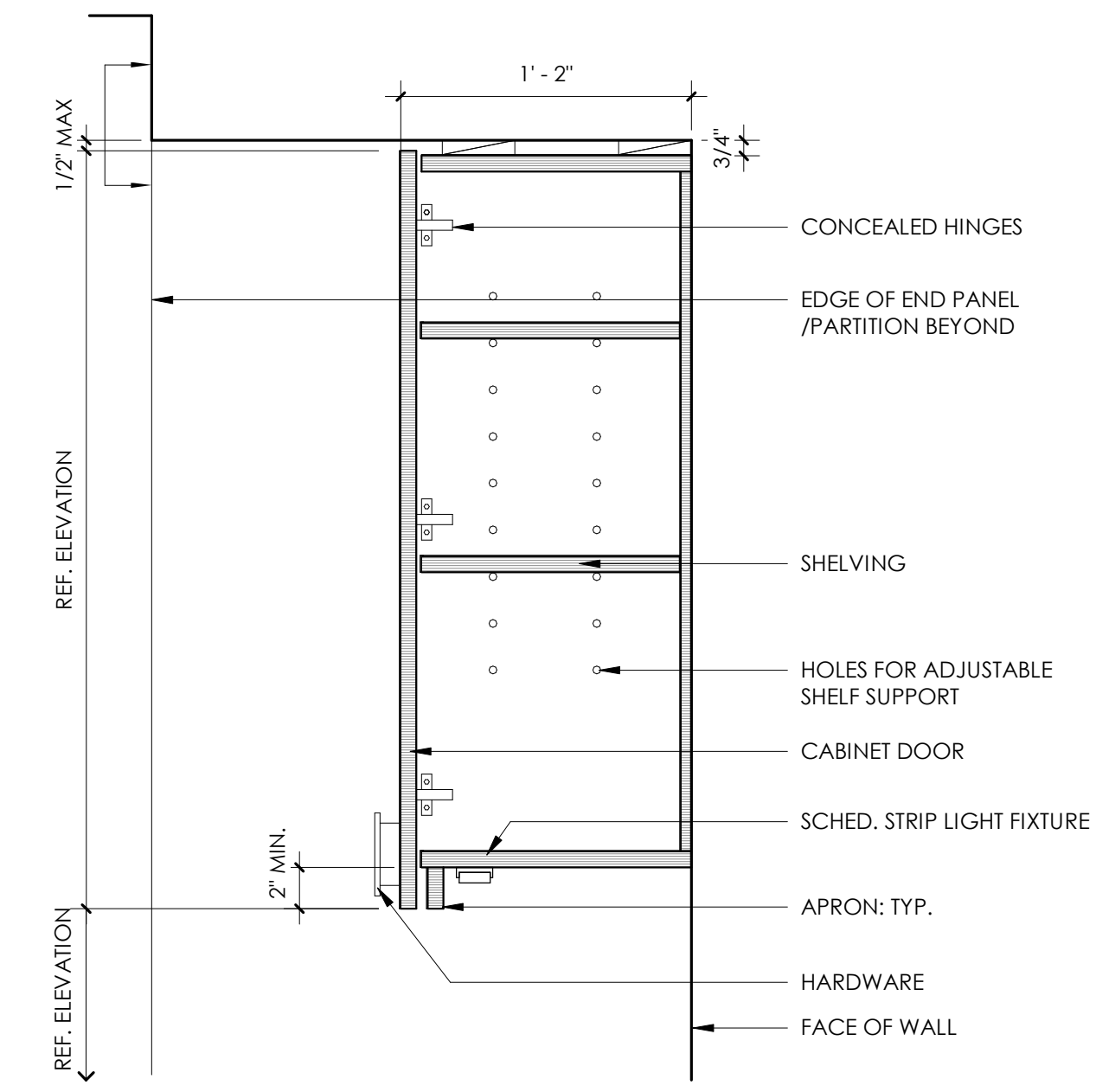
Issue:
A Piling Set 12/11/2018
B 5th Floor 1/21/2019
C Construction Set 4/22/2019

FINISH PLAN & SCHEDULE

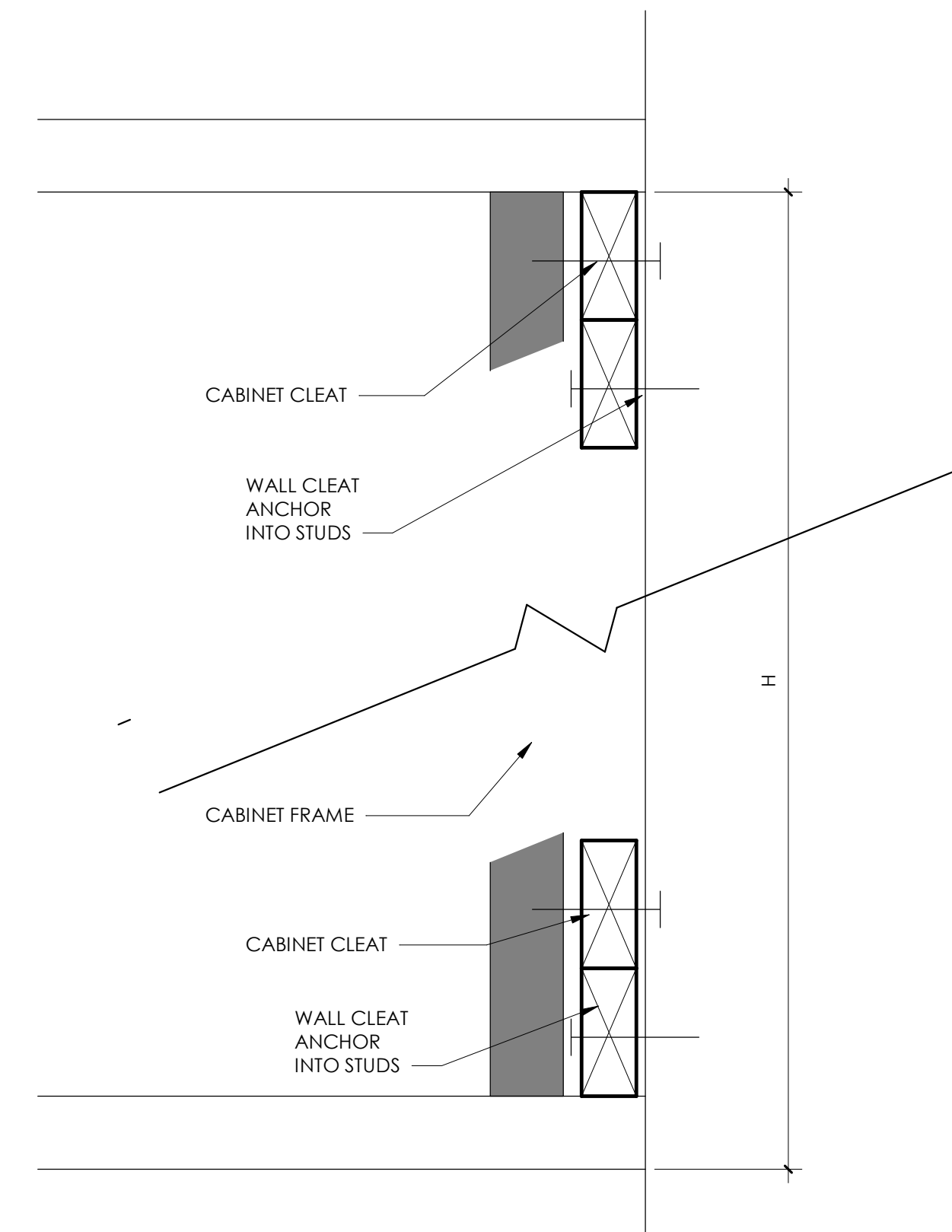
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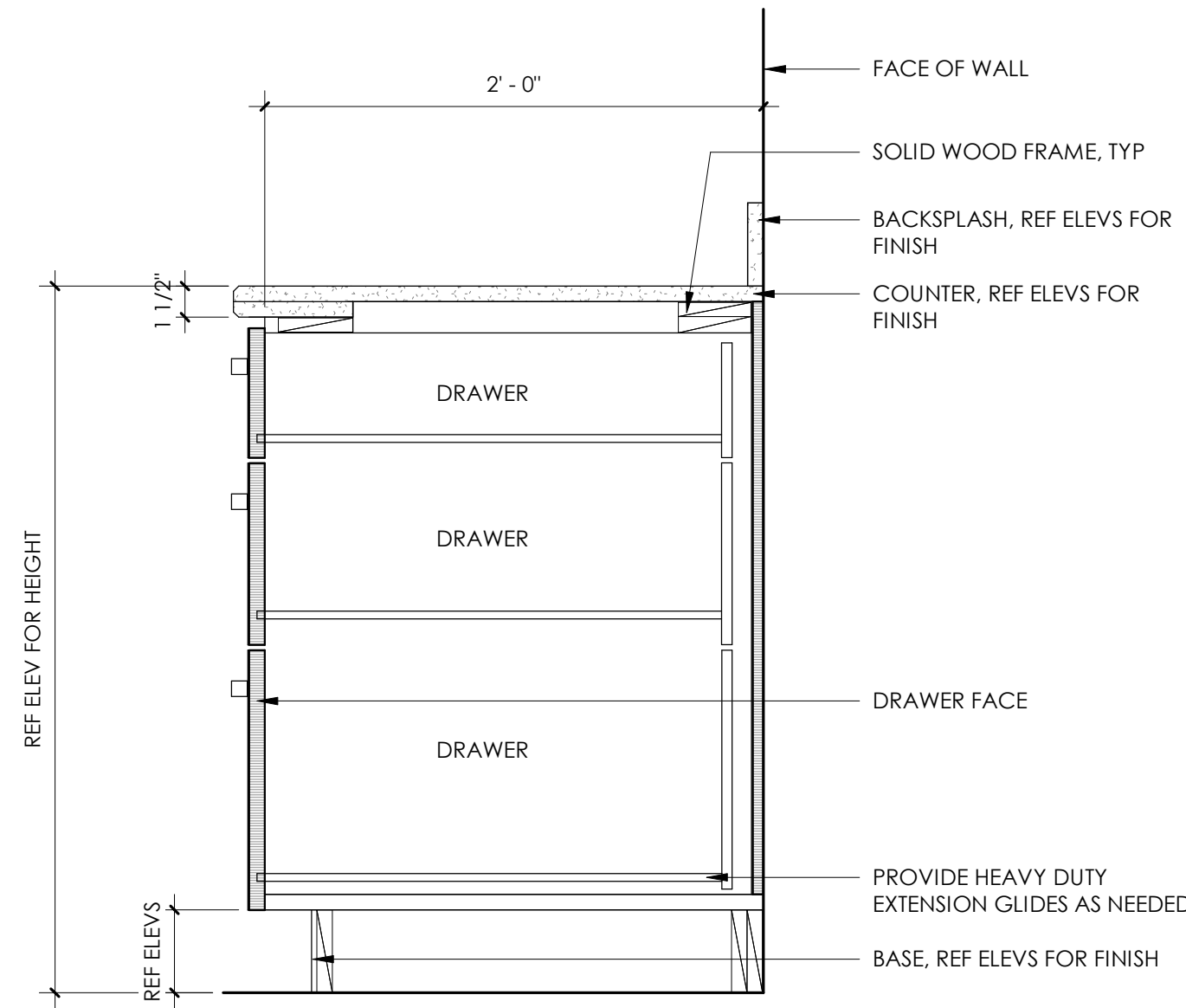
01 UC DOOR @ REFRIGERATOR
SCALE: 1 1/2" = 1'-0"



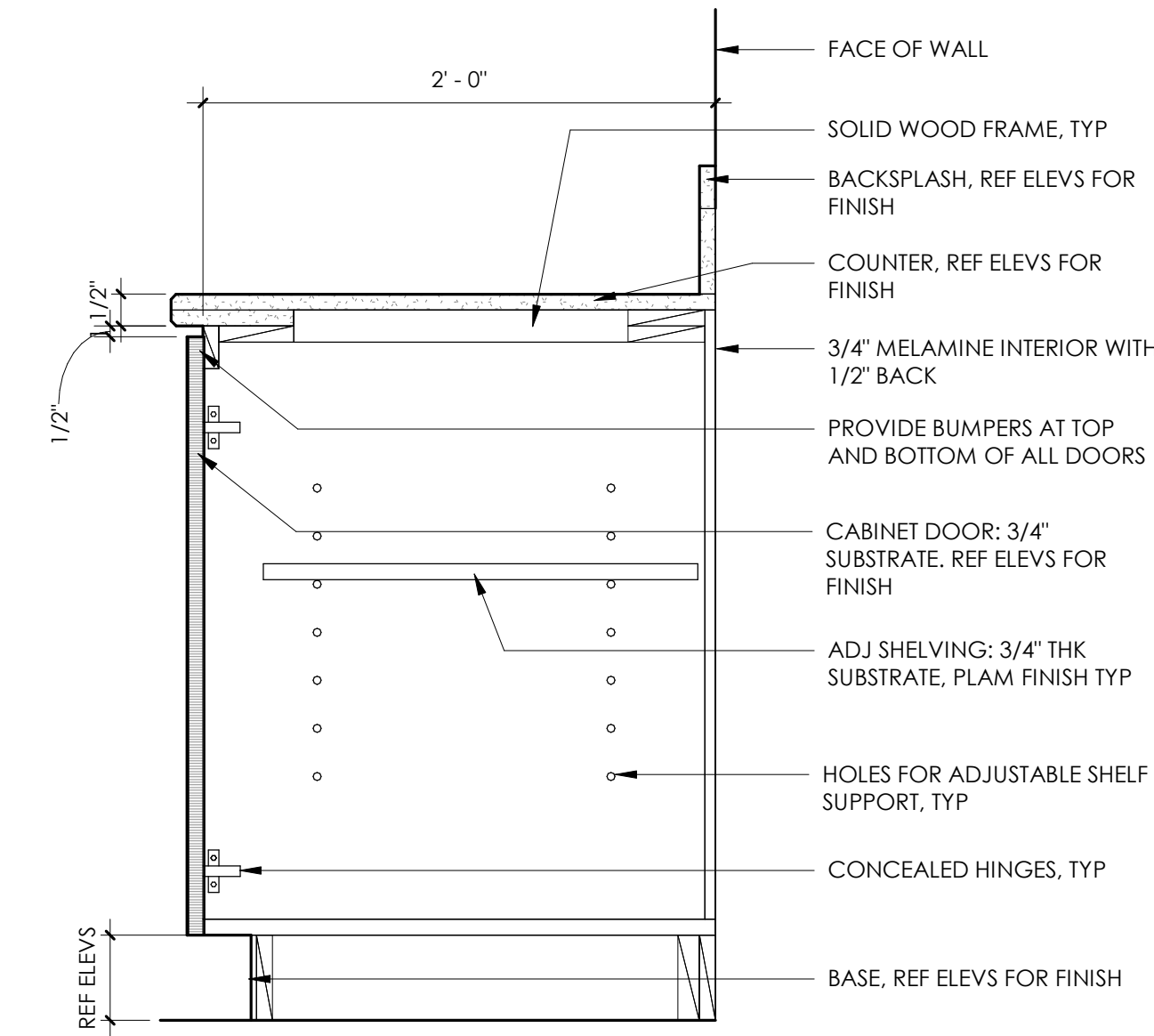
02 UC DOOR
SCALE: 1 1/2" = 1'-0"



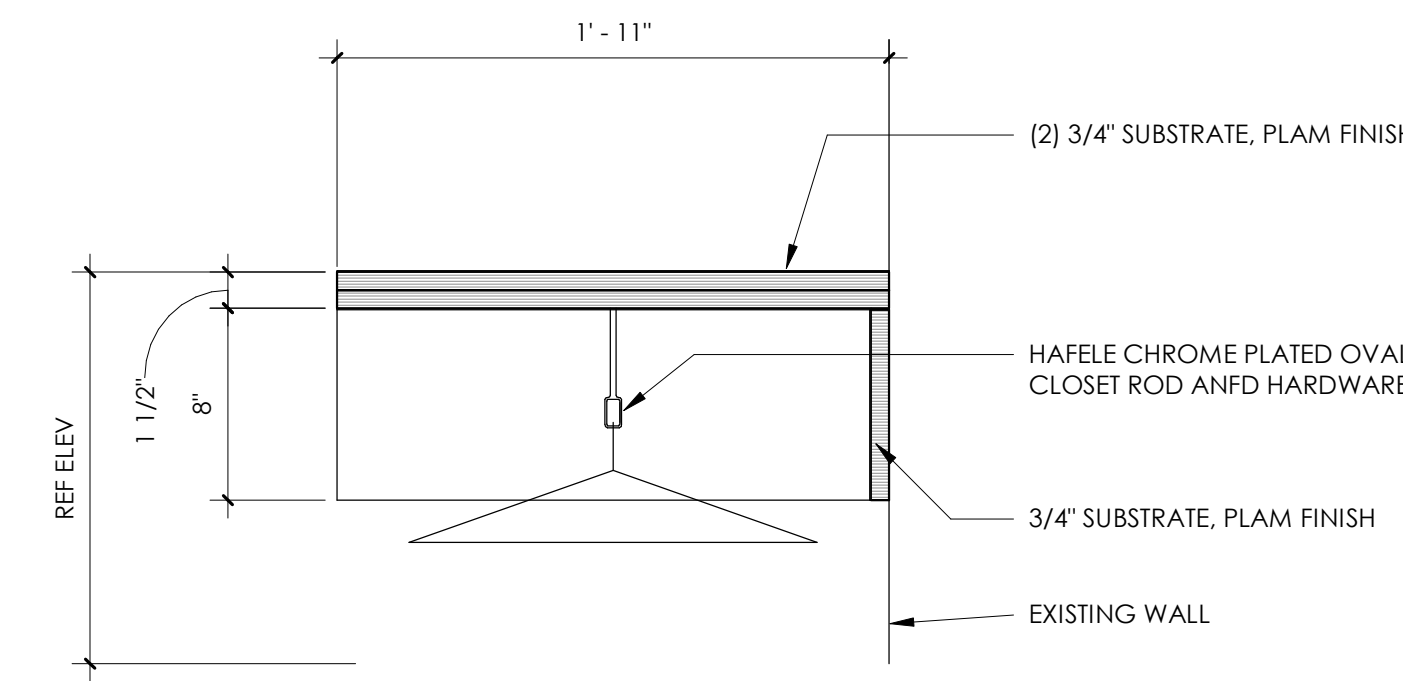
03 CABINET SUPPORT DETAIL
SCALE: 3" = 1'-0"



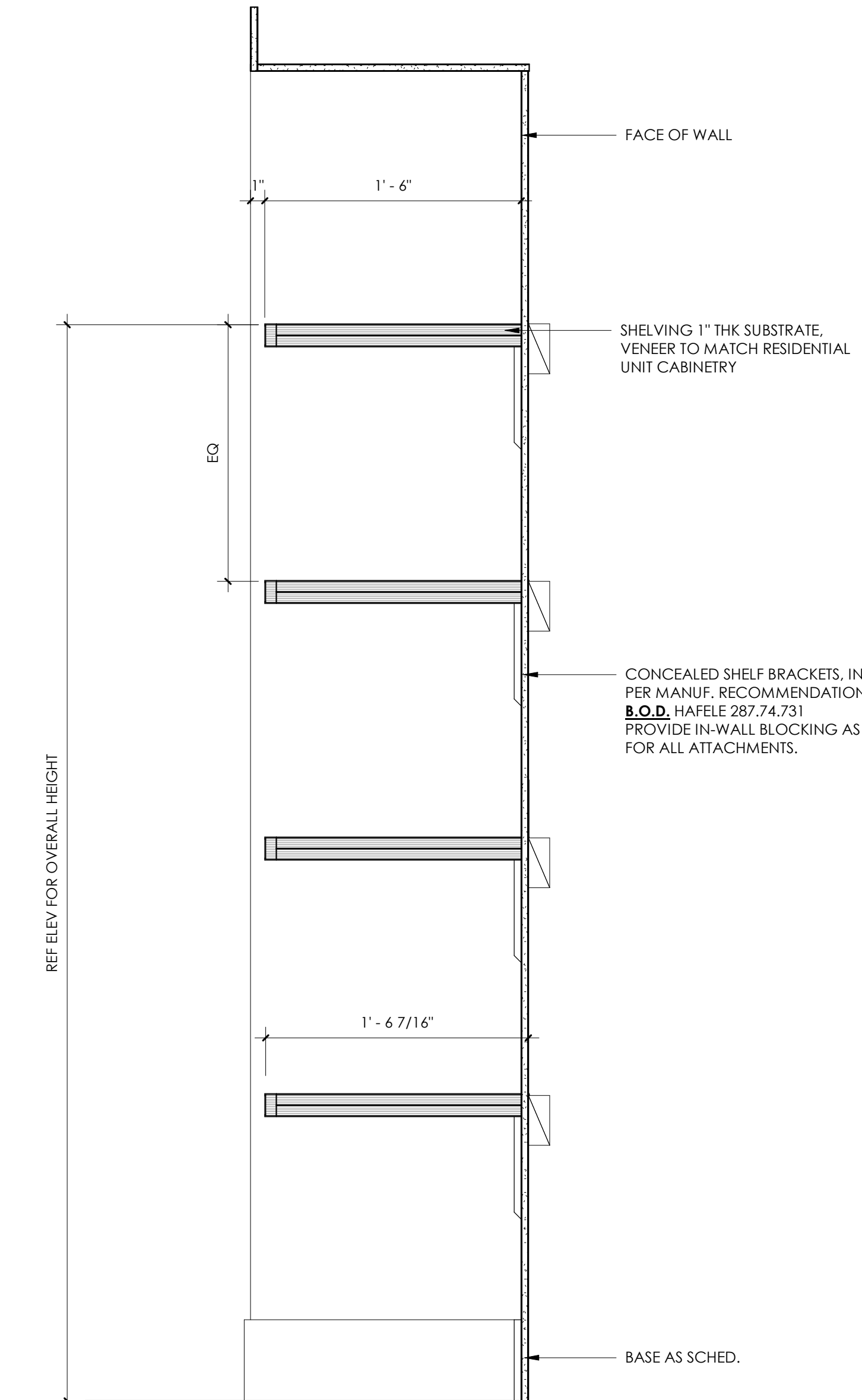
04 BC DRAWERS
SCALE: 1 1/2" = 1'-0"



05 BC DOOR
SCALE: 1 1/2" = 1'-0"



06 CLOSET ROD
SCALE: 1 1/2" = 1'-0"



07 CLOSET SHELING
SCALE: 1 1/2" = 1'-0"



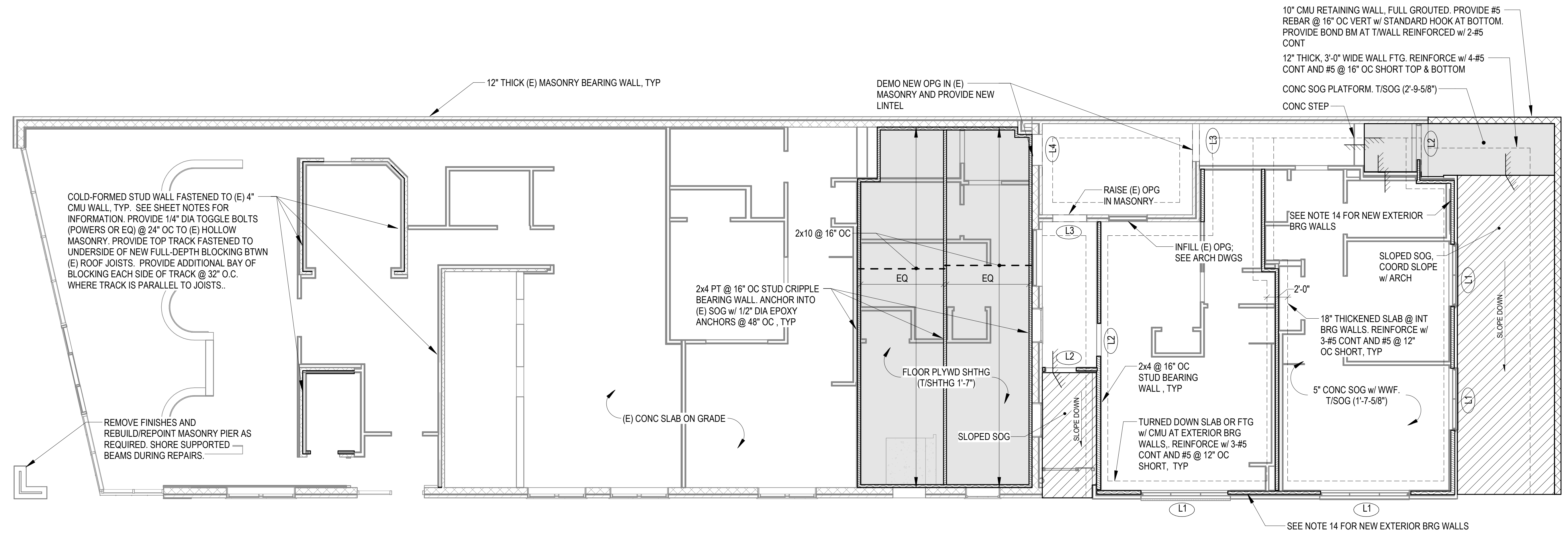
Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18043

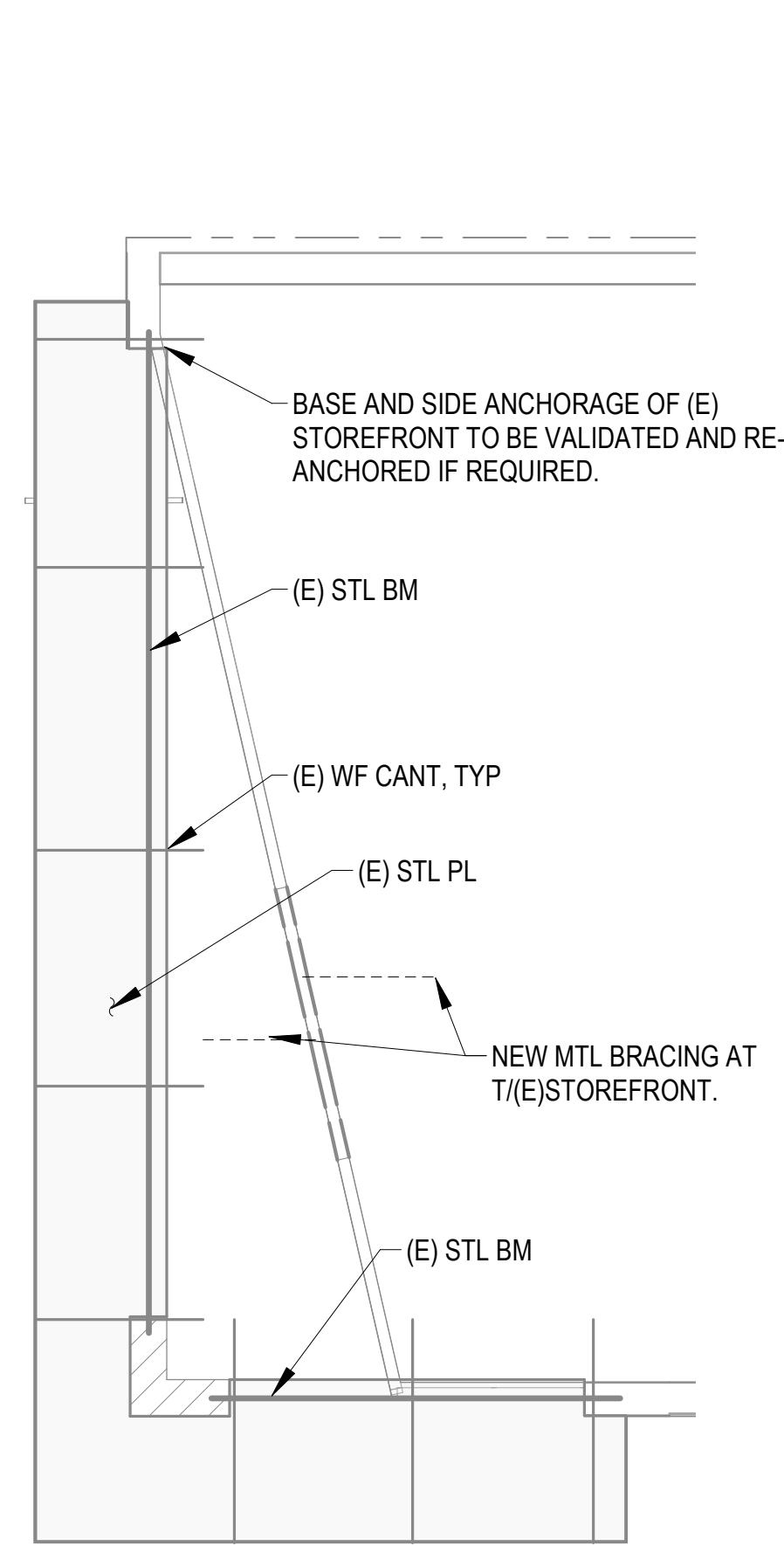
Date: As Indicated

Drawn By: TRC Checked By: LJW

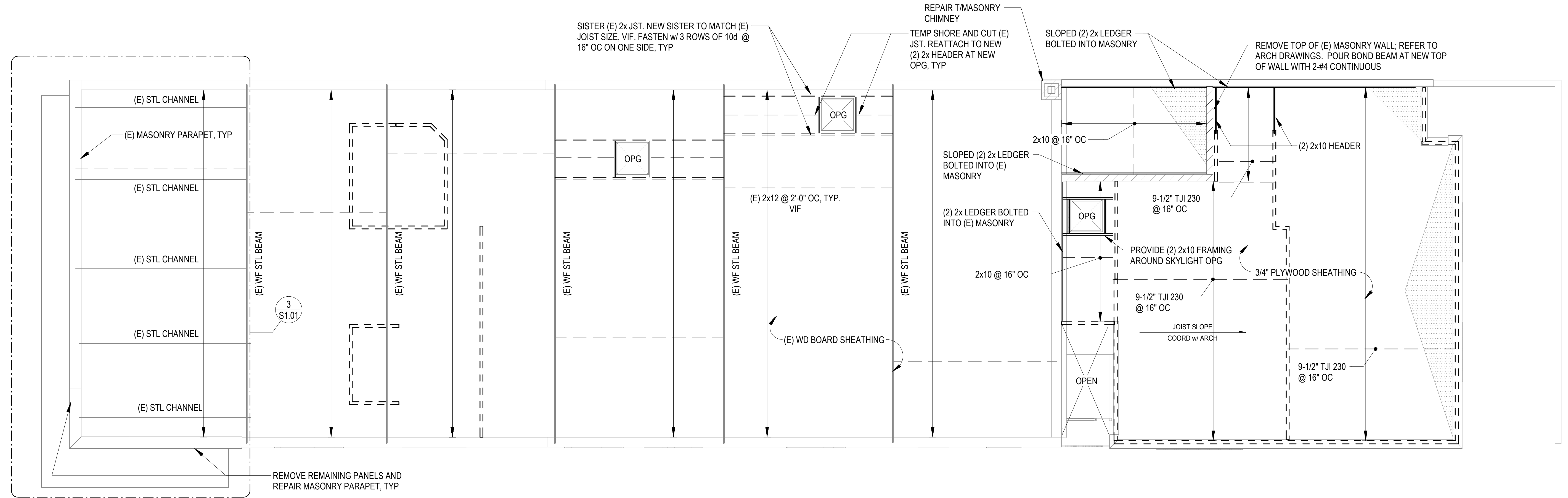
Issue:	A	Pricing Set	12/11/2018
	B	For Permit	4/22/2019
	3	Construction Set	4/22/2019



1 LEVEL 01 FRAMING PLAN
S1.01
SCALE AT FULL SIZE 3/16" = 1'-0"



3 CANOPY FRAMING PLAN
S1.01
SCALE AT FULL SIZE 3/16" = 1'-0"



2 ROOF FRAMING PLAN
S1.01
SCALE AT FULL SIZE 3/16" = 1'-0"

PLAN NOTES:
1. CONTRACTOR TO PROVIDE PROBE LOCATIONS IN COORDINATION WITH STRUCTURAL.
2. CANOPY FRAMING REPAIR DETAILS PENDING FURTHER INVESTIGATION.

PLAN NOTES:

- T/E SOG AND REFERENCE ELEVATION IS 0'-00". ALL ELEVATIONS NOTED ON PLAN ARE (±X'-XX") FROM REFERENCE ELEVATION.
- ALL STRUCTURAL FRAMING LUMBER SHALL BE SOUTHERN PINE, No. 2 OR BETTER.
- "WOOD I-JOIST" MEMBERS MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL.
- CONTRACTOR TO REPAIR ANY DETERIORATED (E) JOISTS IN KIND.
- CONTRACTOR TO REPAIR ANY DETERIORATED (E) WD SHEATHING BOARDS IN KIND AND REPLACE ANY PREVIOUS PLYWOOD REPAIR WITH WD SHEATHING BOARDS TO MATCH ORIGINAL.
- JOIST HANGERS:
 - 2x10- SIMPSON STRONG-TIE LUS28 FACE MOUNT HANGER (FOR SLOPED USE LSU28 FACE MOUNT HANGER)
 - DOUBLE 2x10- SIMPSON STRONG-TIE LUS28-2 FACE MOUNT HANGER. (FOR SLOPED USE LSSU210-2 FACE MOUNT HANGER)
 - 2x12- SIMPSON STRONG-TIE LUS210 FACE MOUNT HANGER
 - DOUBLE 2x12 SIMPSON STRONG-TIE LUS210-2 FACE MOUNT HANGER
 - 9-1/2" TJI 230- SIMPSON STRONG-TIE ITS2.37/9.5 FACE MOUNT HANGER OR ITS2.37/9.5 TOP MOUNT HANGER (FOR SLOPED USE LSSU25 FACE MOUNT HANGER)
- COLD-FORMED STUD WALLS SHALL BE 350S162-54 (3-1/2", 18 GAUGE) @ 16" OC AND G-60 GALVANIZED ACCORDING TO ASTM A1003.
- FOOTINGS (INCLUDING THICKENED AND TURNED DOWN SLABS) SHALL BE 18" MIN BELOW ADJACENT GRADE AND ARE DESIGNED FOR 1,500 PSF BEARING PRESSURE; GEOTECHNICAL INSPECTOR TO VERY COMPETENT SUBGRADE BEFORE FOOTINGS ARE PLACED.
- ALL CAST-IN-PLACE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI. AT 28 DAYS.
- ALL CONCRETE MASONRY UNITS SHALL HAVE A COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
- DESIGN LOADS (IBC 2015)
 - DEAD LOAD = 20 PSF
 - ROOF LIVE LOAD = 30 PSF
 - RESIDENTIAL LIVE LOAD = 40 PSF
- ALL STEEL LINTELS SHALL BE GALVANIZED.

13. (L) INDICATES LOAD BEARING LINTEL OR WD HEADER:
 A. L1: L7x4x3/8 AND (2) 2x12 HEADER w/ (2) JACK STUDS AT EA JAMB. STEEL LINTEL TO BEAR 8" AT JAMB.
 B. L2: (2) 2x8 HEADER w/ (1) JACK STUD AT EA JAMB
 C. L3: 2L4x3-1/2x5/16 LLBB
 D. L4: 4"x8" NOM PC LINTEL w/ 1-#4 T&B AND 6"x8" NOM PC LINTEL w/ 2-#4 T&B
 14. ALL NEW EXTERIOR WALLS TO HAVE CONTINUOUS PLYWOOD SHEATHING. PROVIDE 1/2" DIA ANCHORS @ 32" OC AND HOLD-DOWNS AT CORNERS.
 15. ALL LEDGERS BOLTED TO MASONRY SHALL BE PT. PROVIDE 2 ROWS 1/2" DIA EPOXY ANCHORS @ 24" OC TOP AND BOTTOM (STAGGER ROWS), EMBED MIN 5". IF SLOPED, COORDINATE SLOPE W/ ARCH. USE 5/8" MIN ANCHORS AND SCREEN TUBES (HILTI HY-270 OR SIMILAR) WHERE MASONRY IS HOLLOW.

GENERAL MECHANICAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH VAMC.
- DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR.
- LOCATIONS OF DUCTWORK AND FITTINGS MAY BE EXAGGERATED FOR CLARITY. COORDINATE EXACT LOCATION OF MECHANICAL WORK WITH STRUCTURE, LIGHTS AND OTHER OBSTRUCTIONS. ADJUST LOCATIONS AS REQUIRED.
- MECHANICAL LAYOUTS ARE SCHEMATIC. PROVIDE DROPS, RISERS AND OFFSETS WHERE REQUIRED.
- MECHANICAL WORK SHALL BE ABOVE CEILING UNLESS OTHERWISE NOTED.
- ALL DUCTWORK AND EQUIPMENT SHALL BE COVERED AND SEALED WITH MASTIC.
- ALL MECHANICAL WORK SHALL BE CONCEALED WITHIN WALLS, BELOW FLOORS OR ABOVE CEILINGS, UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LOCATION OF MECHANICAL WORK WITH STRUCTURE, LIGHTS AND OTHER OBSTRUCTIONS. ADJUST LOCATIONS AS REQUIRED.
- ALL CUTTING AND PATCHING OF BUILDING CONSTRUCTION SHALL BE DONE BY THE MECHANICAL CONTRACTOR.
- INSTALL FIRE DAMPERS AND ACCESS DOORS OR FLANGED DUCTS AT EVERY FIRE WALL PENETRATION.
- CONTRACTOR SHALL SIZE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE NOTED.
- UNDER NO CIRCUMSTANCES SHALL ANY STRUCTURAL MEMBER BE CUT OR PENETRATED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- THE EQUIPMENT, DUCTWORK AND PIPING INSTALLED SHALL BE BLOWN OUT UNDER PRESSURE AND CLEANED OF FOREIGN MATTER, THROUGH TEMPORARY CONNECTIONS WHEN NECESSARY BEFORE THE SYSTEM IS PLACE IN SERVICE. THE SURFACES OF ALL NEW EQUIPMENT AND PIPING SHALL BE CLEAN UPON COMPLETION OF THE WORK. AIR FILTERS SHALL BE REPLACED IMMEDIATELY BEFORE BEING TURNED OVER TO THE OWNER FOR ACCEPTANCE.
- PREPLAN ALL WORK PRIOR TO PURCHASING, ORDERING, OR FABRICATING ANY PART OF THE WORK DESCRIBED IN THESE DRAWINGS.
- IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING FIELD CONDITIONS OR THE WORK OF OTHER TRADES.
- RESOLVE ALL CONFLICT PRIOR TO INCURRING ANY MATERIAL OR LABOR EXPENSES.
- COMPLY WITH THE MANUFACTURER'S TECHNICAL INSTRUCTION WHEN INSTALLING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, AND OTHER MATERIALS.
- PROVIDE ALL APPURTENANCES NECESSARY TO PROPERTY INSTALL EQUIPMENT, DEVICES, DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, AND OTHER MATERIALS.
- VERIFY EACH GRILLE, REGISTER, AND DIFFUSER TO BE INSTALLED AGAINST THE ARCHITECT'S ROOM FINISHES AND RESOLVE ALL CONFLICTS BEFORE ORDERING.
- LOCATE MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, AND OTHER MATERIAL GENERALLY AS SHOWN ON THE PLANS; HOWEVER, COORDINATE LOCATIONS WITH ACTUAL FIELD CONDITIONS TO PRESERVE ALL CODE-REQUIRED AND MANUFACTURER-REQUESTED SERVICE CLEARANCE.
- COORDINATE THE ROUTING OF ALL DUCTWORK AND PIPING WITH THE BUILDING STRUCTURE AND WITH THE WORK OF OTHER TRADES.
- BUILDING FRAMING CAPIES SHALL NOT BE USED AS SUPPLY AIR DUCTS.
- PROVIDE FLEXIBLE DUCTWORK OR FLEXIBLE CONNECTORS ON SUPPLY AND RETURN DUCTWORK AS SHOWN ON THE PLAN. FLEXIBLE DUCTWORK SHALL BE CLASS 0 OR 1 OF UNLIMITED LENGTH SIZED FOR AIRFLOW AND FRICTION LOSS. FLEXIBLE CONNECTORS ARE LIMITED TO 6' MAXIMUM LENGTH.
- ALL DUCTWORK NOT LOCATED WITHIN A CONDITIONED SPACE SHALL BE INSULATED. FOR DUCTWORK LOCATED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDE AT LEAST R-8 INSULATION IN ADDITION TO WEATHERPROOFING. FOR DUCTWORK LOCATED IN ATTICS, CRAWLSPACES, AND OTHER UNCONDITIONED SPACES, PROVIDE AT LEAST R-6 INSULATION.
- PROVIDE AIR TURNING DEVICES AT EACH SUPPLY DUCT ELBOW AND BRANCH TAKE OFF. PROVIDE BALANCING AND SPLITTER DAMPERS AS SHOWN ON THE PLANS AND WHERE NECESSARY FOR SYSTEM BALANCING. ALL TURNING VANES SHALL BE DOUBLE-THICKNESS.
- PROVIDE ALL LOW VOLTAGE (24V AND BELOW) MOTOR-OPERABLE DAMPERS, CONTROLS DEVICES, RELAYS, AND SENSORS NECESSARY FOR THE PROPER, EFFECTIVE, AND SAFE OPERATION OF EQUIPMENT AND SYSTEMS. LOW VOLTAGE (24V AND BELOW) CONTROLS WIRING SHALL INCLUDE, BUT NOT BE LIMITED TO, TRANSFORMERS, CABLING, WIRING, AND DISCONNECTING MEANS. COMPONENTS, WIRING, SIZING, OVERCURRENT PROTECTION, AND GROUNDING SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.
- COORDINATE GAS-FIRED EQUIPMENT CAPACITIES AND BURNER PRESSURE REQUIREMENTS WITH GAS UTILITY. PROVIDE VENT-LESS GAS REGULATORS AS NEEDED O LIMIT PRESSURE TO THE APPLIANCE REQUIREMENT. VENT 5 PSI AND GREATER REGULATORS TO THE EXTERIOR WITH APPROVED PIPING AND WATERTIGHT PENETRATIONS.
- ALL OUTSIDE AIR INTAKES AND EXHAUST AIR DISCHARGES SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- ALL OUTSIDE AIR INTAKE OR EXHAUST AIR DISCHARGE HOODS, CAPS, ETC. SHALL BE FULLY COMPATIBLE WITH THE WALL OR ROOF INSTALLATION. PROVIDE WATERTIGHT FLASHING AND SEALING AS NECESSARY TO SEAL TIGHT THE PENETRATIONS.
- BALANCE THE HVAC SYSTEM TO THE CFM QUANTITIES SHOWN ON THESE DRAWINGS.
- UPON COMPLETION OF THE PROJECT AND ONCE THE BUILDING IS OCCUPIED, REBALANCE THE DIFFUSERS AS NECESSARY AND REPLACE HVAC UNIT FILTERS.
- WHEN DIFFUSERS ARE LOCATED IN FIRE RATED CEILINGS, PROVIDE DIFFUSERS WITH INTEGRAL FIRE DAMPERS, LISTED AND IN ACCORDANCE WITH UL.
- VIBRATION ISOLATION SHALL BE INSTALLED FOR EVERY PIECE OF MECHANICAL EQUIPMENT THAT INCLUDES A FAN OR MOTOR. ISOLATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

CODE DATA

- MEP SPECIFIC CODES AND STANDARDS**
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2012 INTERNATIONAL BUILDING CODE (IBC)
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VA USBC)

LEGEND

	ROUND DUCT, 'd' IS THE DIAMETER (IN INCHES)		SQUARE ONE - WAY SUPPLY AIR DIFFUSER
	RECTANGULAR DUCT, 'w' IS THE WIDTH & 'h' IS THE HEIGHT (IN INCHES)		SQUARE TWO-WAY SUPPLY AIR DIFFUSER
	FLEX ROUND DUCT		SQUARE THREE-WAY SUPPLY AIR DIFFUSER
	FLEX RECTANGULAR DUCT		SQUARE FOUR-WAY SUPPLY AIR DIFFUSER OR DUCT RISER
	TRANSITION		SQUARE RETURN AIR GRILLE OR DUCT RISER
	DUCT ELBOW WITH TURNING VANES - RECTANGULAR		SQUARE EXHAUST AIR GRILLE OR DUCT RISER
	DUCT ELBOW		SQUARE OUTDOOR / MAKE-UP AIR DUCT RISER
	STANDARD BEVELED BRANCH - RECTANGULAR		CONCENTRIC DIFFUSER-SUPPLY & RETURN TERMINAL
	STANDARD BEVELED BRANCH - ROUND		CIRCULAR SUPPLY DIFFUSER OR ROUND DUCT RISER
	BALANCING DAMPER		ROUND RETURN DUCT RISER
	BACKDRAFT DAMPER		ROUND EXHAUST DUCT RISER
	SMOKE / FIRE DAMPER		ROUND OUTDOOR / MAKE-UP AIR DUCT RISER
	VARIABLE AIR VOLUME TERMINAL BOX		SIWALL SUPPLY DIFFUSER
	MECHANICAL EQUIPMENT		SIWALL RETURN GRILLE
	UNIT HEATER, ARROW INDICATES THE DIRECTION OF AIR FLOW		LINEAR SLOT SUPPLY DIFFUSER
	THERMOSTAT		POINT OF DEMOLITION
	GOOSENECK - EXHAUST VENT		POINT OF CONNECTION
	GOOSENECK - INTAKE VENT		EGRESS PATHWAY (FOR REFERENCE ONLY)
	PLAN NOTE. SEE PLAN NOTE SCHEDULE.		SMOKE DETECTOR

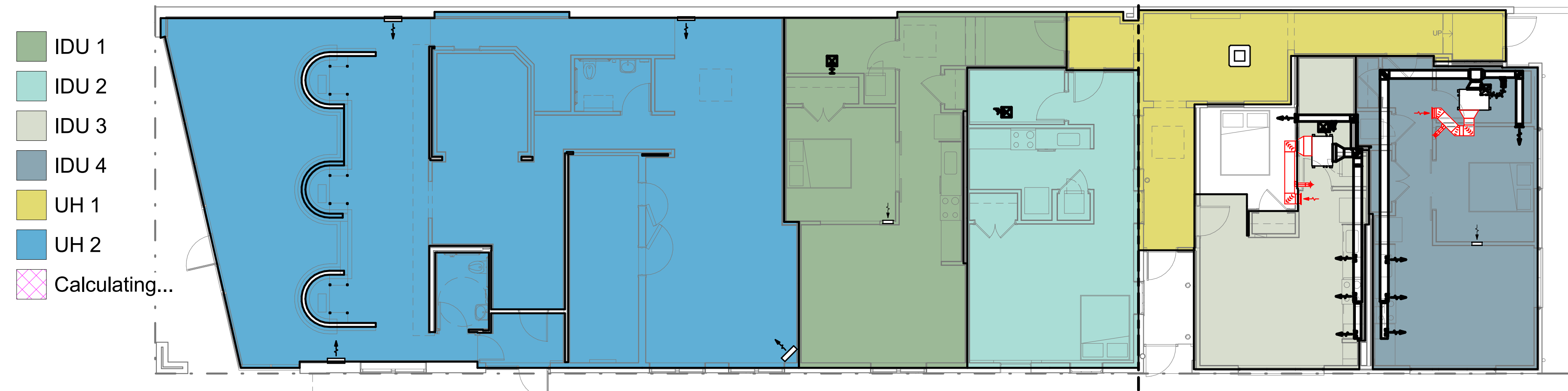
MECHANICAL DRAWING INDEX	
SHEET NUMBER	SHEET NAME
M0.01	LEGEND, NOTES, & ABBREVIATIONS
M0.02	SHEET SPECIFICATION
M0.03	MECHANICAL LOADS, EQUIPMENT AND ZONING
M0.04	LOADS
M1.11	LEVEL 1 & ROOF - HVAC PLAN
M5.01	FIRE PENETRATION DETAILS
M5.11	DETAILS & DIAGRAMS



NO.	DESCRIPTION	DATE
Project Location: 1228 HULL STREET, RICHMOND, VA 23224		
Project No: 18_199		
Date: 22 APRIL 2019	Scale: As Indicated	
Drawn By: Author	Checked By: Checker	
NO.	DESCRIPTION	DATE



MECHANICAL AIR DEVICE SCHEDULE
Table with 5 columns: ID, MAX CFM, INLET SIZE(IN.), DESCRIPTION



1 LEVEL 1 - NEW WORK-HVAC ZONE MAPPING
1/8" = 1'-0"

MECHANICAL EQUIPMENT TYPE SCHEDULE
Table with columns: ID, DESCRIPTION, COOLING CAPACITIES (CLG, SENSIBLE, LATENT, TOTAL), HEATING CAPACITIES (HTG, STRIP HEAT, TOTAL), ELECTRICAL (RATED FAN CFM, RA SMOKE, ECONO, FLA, MCA, MOCP, VOLTS, PHASE), DESIGN BASED ON (MAKE, MODEL, Count), COMMENTS

ASHRAE/ACCA COMPLIANCE FORM FOR STANDARD 183

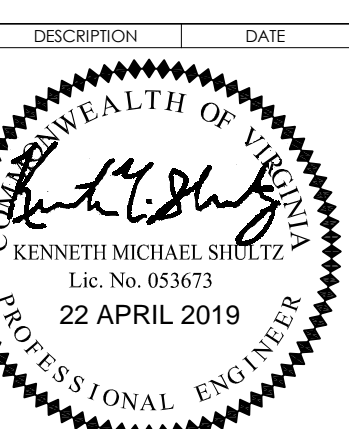
ASHPRA/ACCA COMPLIANCE FORM FOR STANDARD 183
Form with sections for Building or Zone Name, Location or Address, Design Conditions, Load Calculation Method, and undersigned attestation.

wrightsoft Building Analysis Entire House PermitZIP
Project Information, Design Conditions, Heating and Cooling load breakdown charts, and component performance tables.

wrightsoft Component Constructions Entire House PermitZIP
Project Information, Design Conditions, Construction descriptions, Partitions, and Windows performance tables.

Table for Doors, Ceilings, and Floors with columns for material, quantity, and area.

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



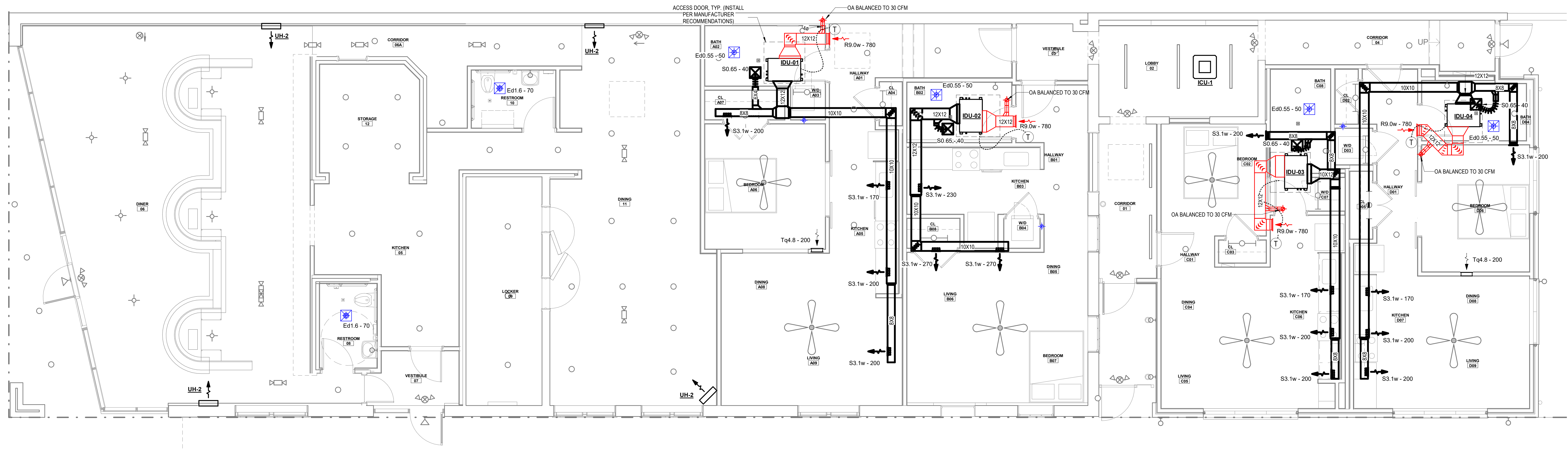
Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18,199

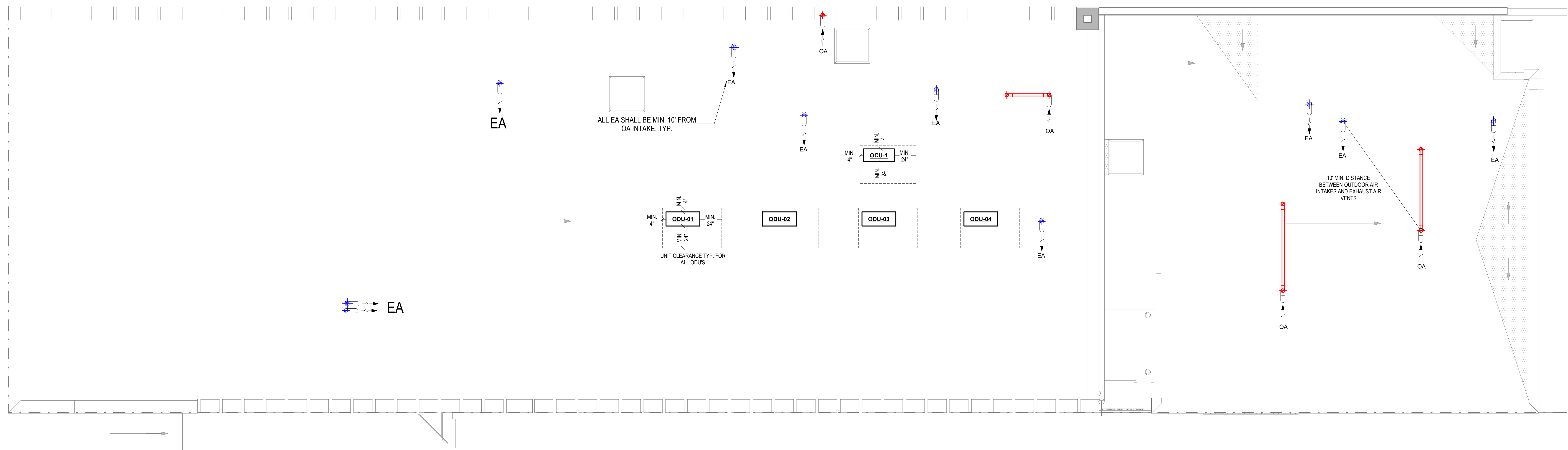
Date: 22 APRIL 2019 Scale: 1/8" = 1'-0"

Down By: AUTHOF Checked By: CHECKER

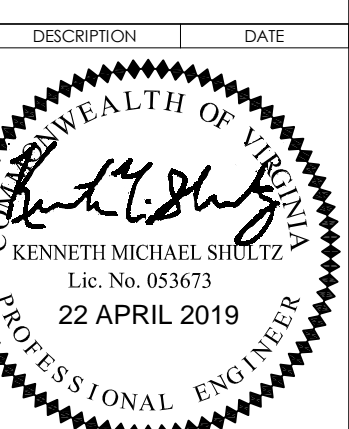
Table with 3 columns: NO., DESCRIPTION, DATE



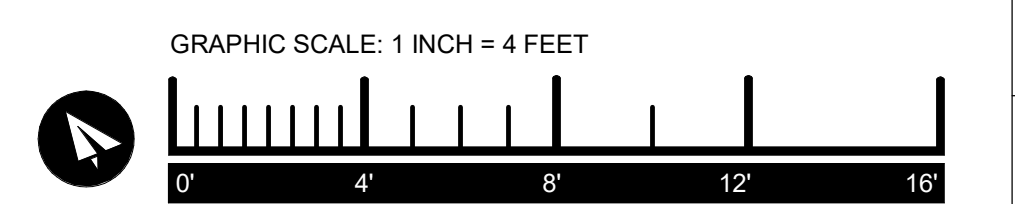
1 LEVEL 1 - NEW WORK-HVAC PLAN
1/4" = 1'-0"



2 ROOF - NEW WORK-HVAC PLAN
1/4" = 1'-0"

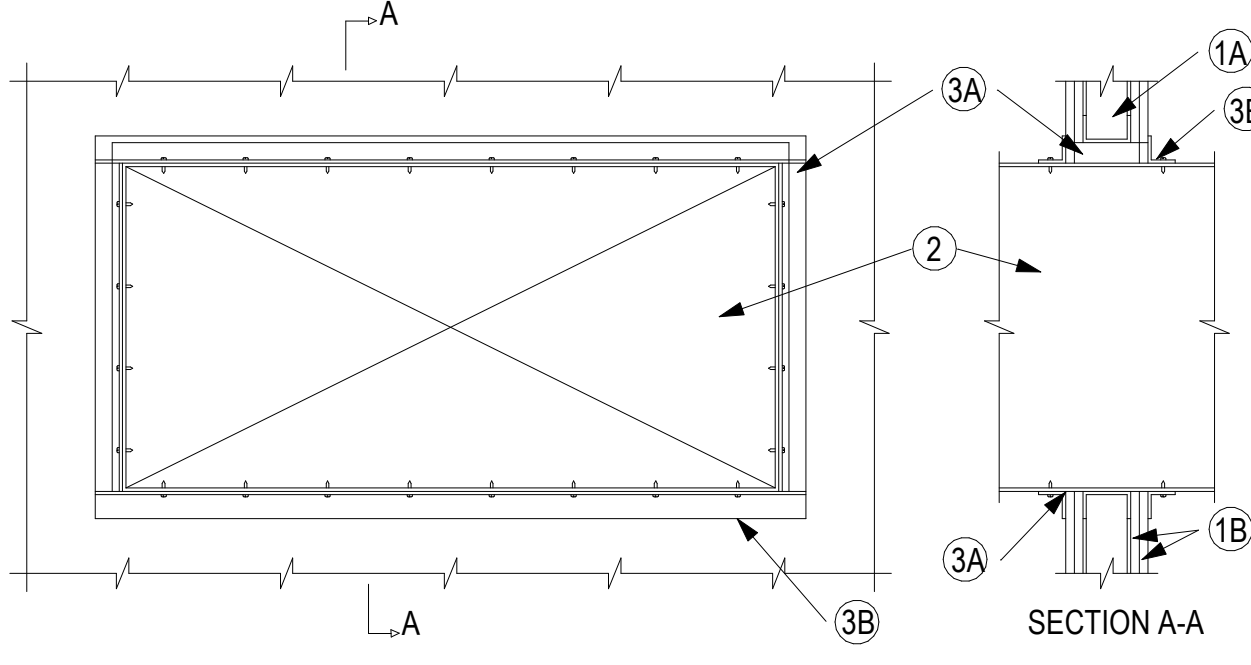


Project Location:	1228 HULL STREET, RICHMOND, VA 23224
Project No.:	18.199
Date:	22 APRIL 2019
Scale:	1/4" = 1'-0"
Drawn By:	Author
Checked By:	Checker



System No: WL-7040

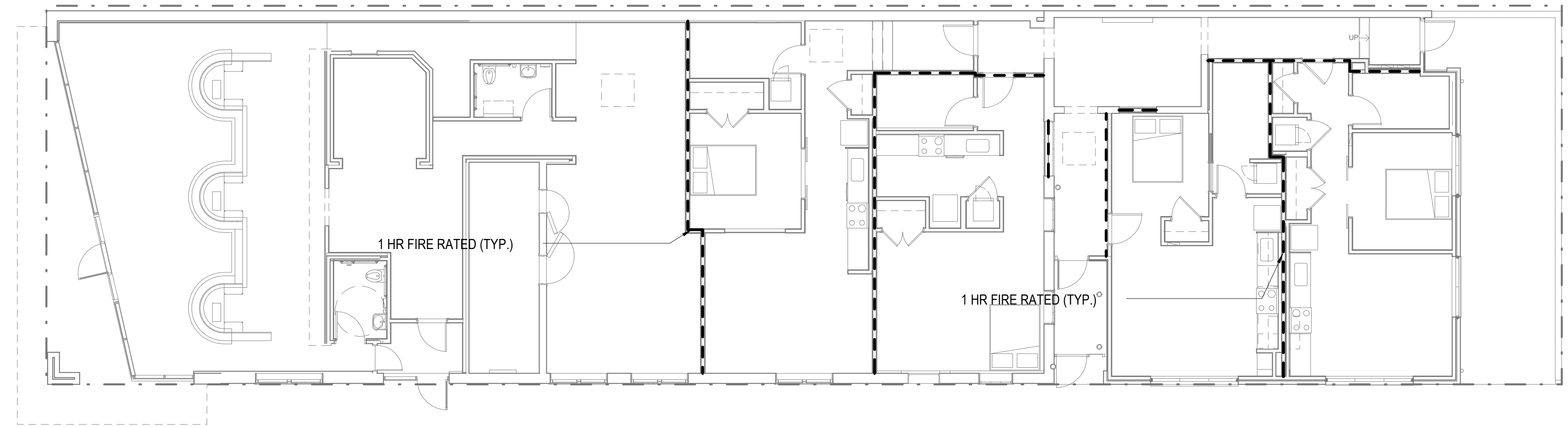
<p>ANSI/UL1479 (ASTM E814)</p> <p>F Ratings - 1 and 2 Hr (See Items 1 and 3)</p> <p>T Rating - 0 Hr</p> <p>L Rating at Ambient - Less Than 1 CFM/sq ft</p> <p>L Rating at 400°F - Less Than 1 CFM/sq ft</p>	<p>CANULC S115</p> <p>F Ratings - 1 and 2 Hr (See Items 1 and 3)</p> <p>FT Rating - 0 Hr</p> <p>FH Ratings - 1 and 2 Hr (See Items 1 and 3)</p> <p>FTH Rating - 0 Hr</p> <p>L Rating at Ambient - Less Than 1 CFM/sq ft</p> <p>L Rating at 400°F - Less Than 1 CFM/sq ft</p>
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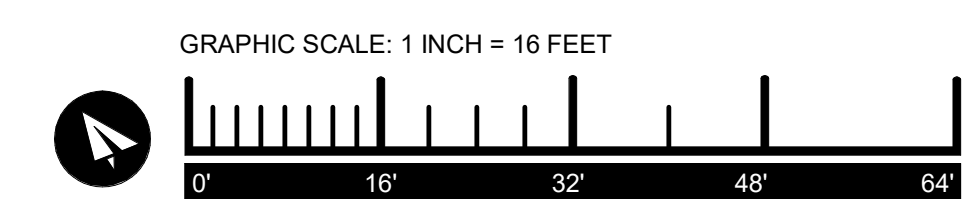
SECTION A-A

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory and shall include the following construction features:
 - A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (61 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm). Additional framing members shall be used to completely frame around opening.
 - B. Gypsum Board* — Nom 5/8 in. (16 mm) thick with square or tapered edges. The gypsum wallboard type, number of layers and sheet orientation shall be as specified in the individual Wall and Partition Design Number. Max area of opening is 1300 in.2 (0.84 m2) with the dimension of 50 in. (1.27 m). The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Steel Duct — Nom 24 in. by 48 in. (610 by 1219 mm) (or smaller) No. 24 gauge (or heavier) galv steel duct to be installed within the firestop system. The annular space shall be min 0 (point contact) in. to a max 2 in. (51 mm) Duct to be rigidly supported on both sides of the wall assembly.
3. Firestop System — The firestop system shall consist of the following:
 - A. Fill, Void or Cavity Material*—Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus flush with both surfaces of wall. At point contact location, a min 1/2 in. (13 mm) diam bead of fill material shall be applied to the wall/duct interface on both surfaces of wall. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant, FS-ONE Intumescent Sealant, CP601S Elastomeric Firestop Sealant or CP606 Flexible Sealant.
 - B. Steel Retaining Angle — No. 18 MSG (0.048 in.) galv steel angles cut to fit contour of duct with a 2 in. overlap on the duct and a min 1 in. overlap on the gypsum board assembly on both surfaces of wall. 2 in. leg of angle secured to duct with min No. 8 by 3/4 in. long sheet metal screws, spaced a max of 6 in. OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1 LEVEL 1 - FIRE WALL - MECHANICAL
1/8" = 1'-0"

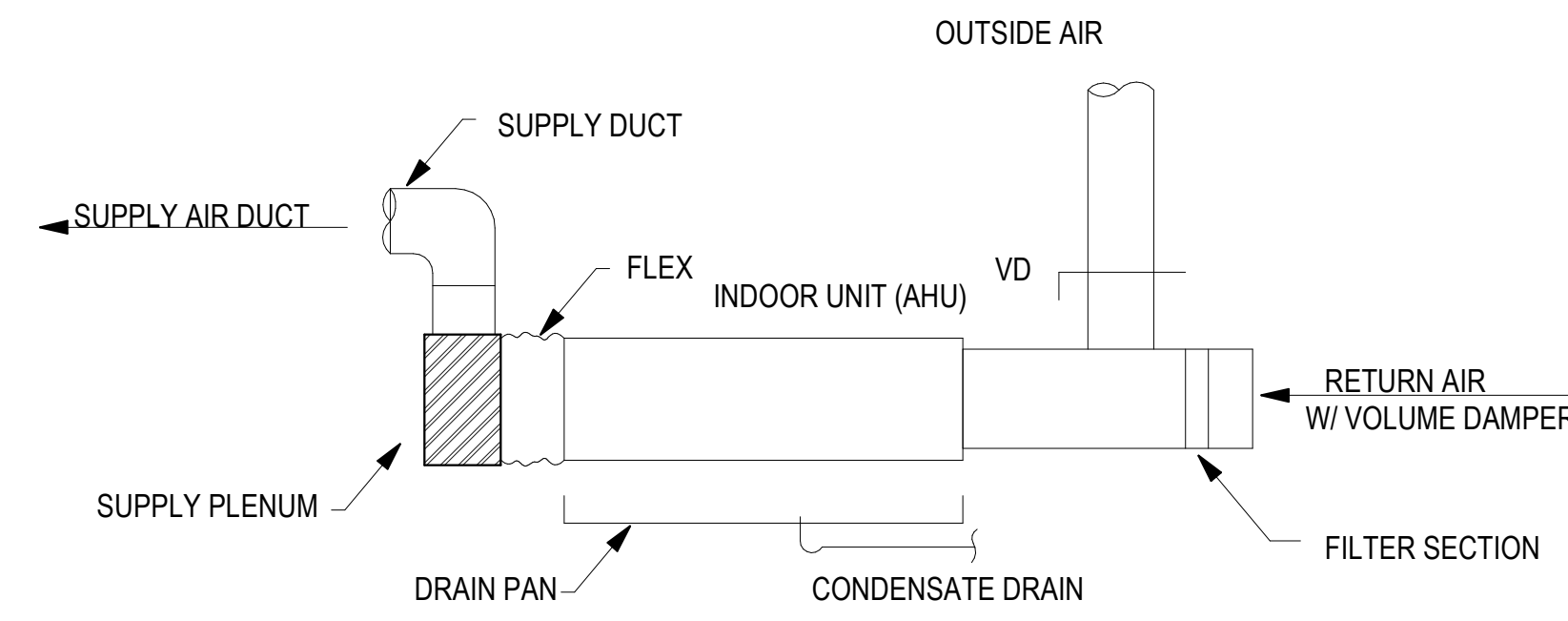


LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224

NO.	DESCRIPTION	DATE
		
Project Location: 1228 HULL STREET, RICHMOND, VA 23224		
Project No: 18,199		
Date: 22 APRIL 2019	Scale: As indicated	
Drawn By: Author	Checked By: Checker	

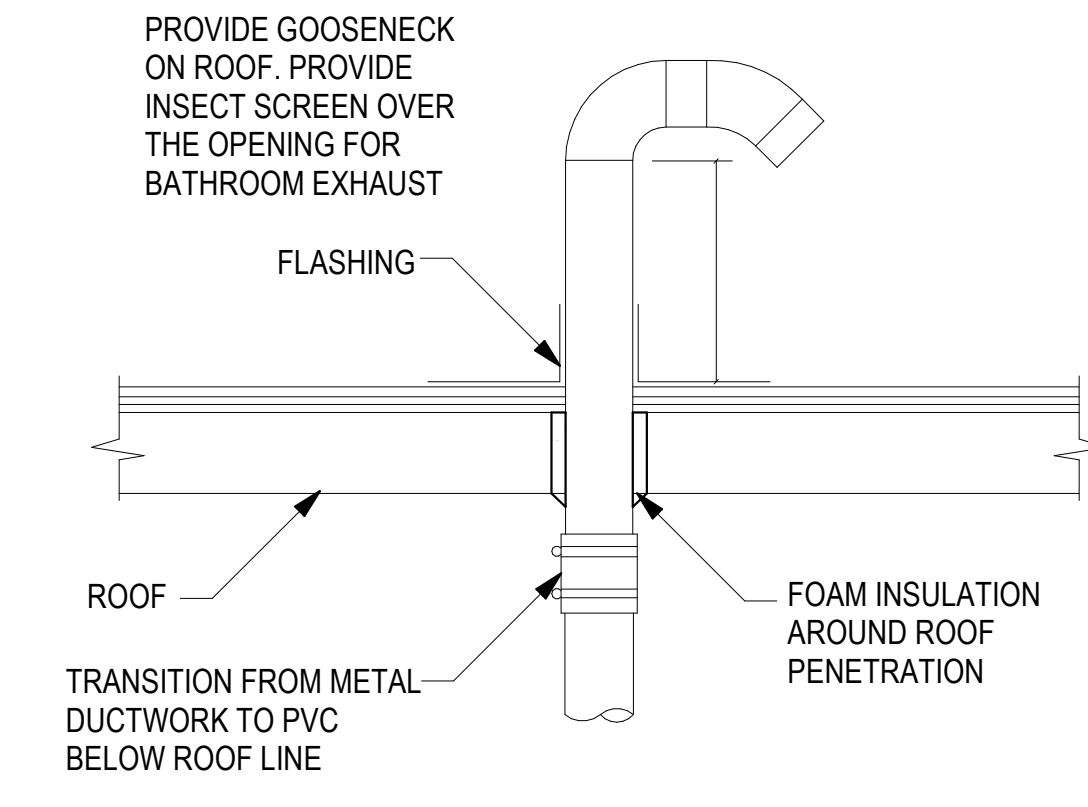
FIRE PENETRATION DETAILS

M5.01

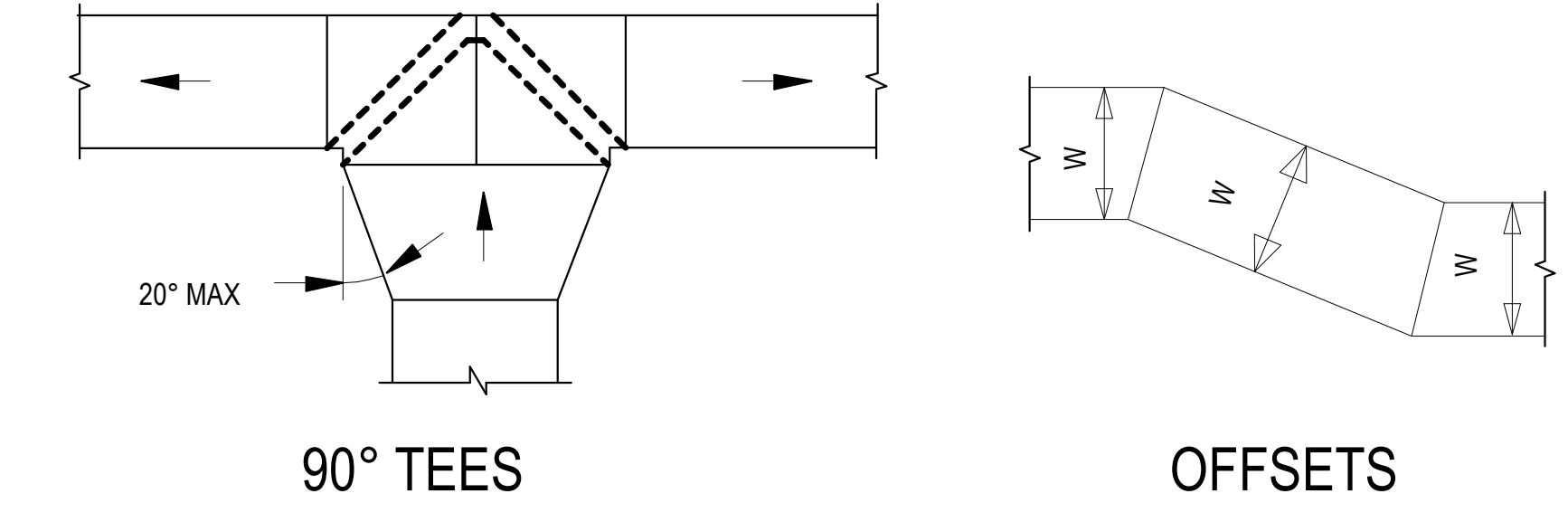


- NOTE:**
1. MOUNT INDOOR AIR HANDLING UNIT IN HORIZONTAL POSITION. PROVIDE FRAME AS NEEDED TO SUPPORT UNIT.
 2. PROVIDE RETURN AIR PLENUM WITH FILTER AND WIRE MESH SCREEN.
 3. PROVIDE LINED RETURN AND SUPPLY PLENUMS.
 4. PROVIDE FLOAT SWITCH IN AHU DRAIN PAN OVERFLOW CONNECTION. FLOAT SWITCH TO SHUT DOWN UNIT IF CONDENSATE LEVEL ACTIVATES SWITCH.

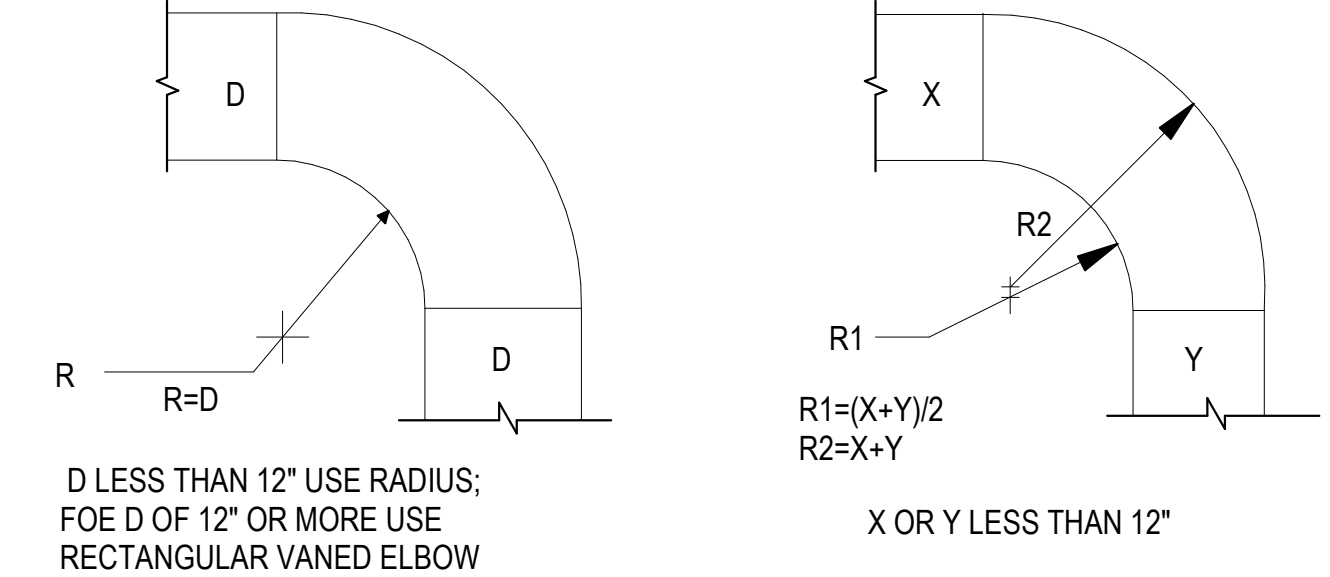
INDOOR AHU-HORIZONTAL



GOOSENECK DETAIL

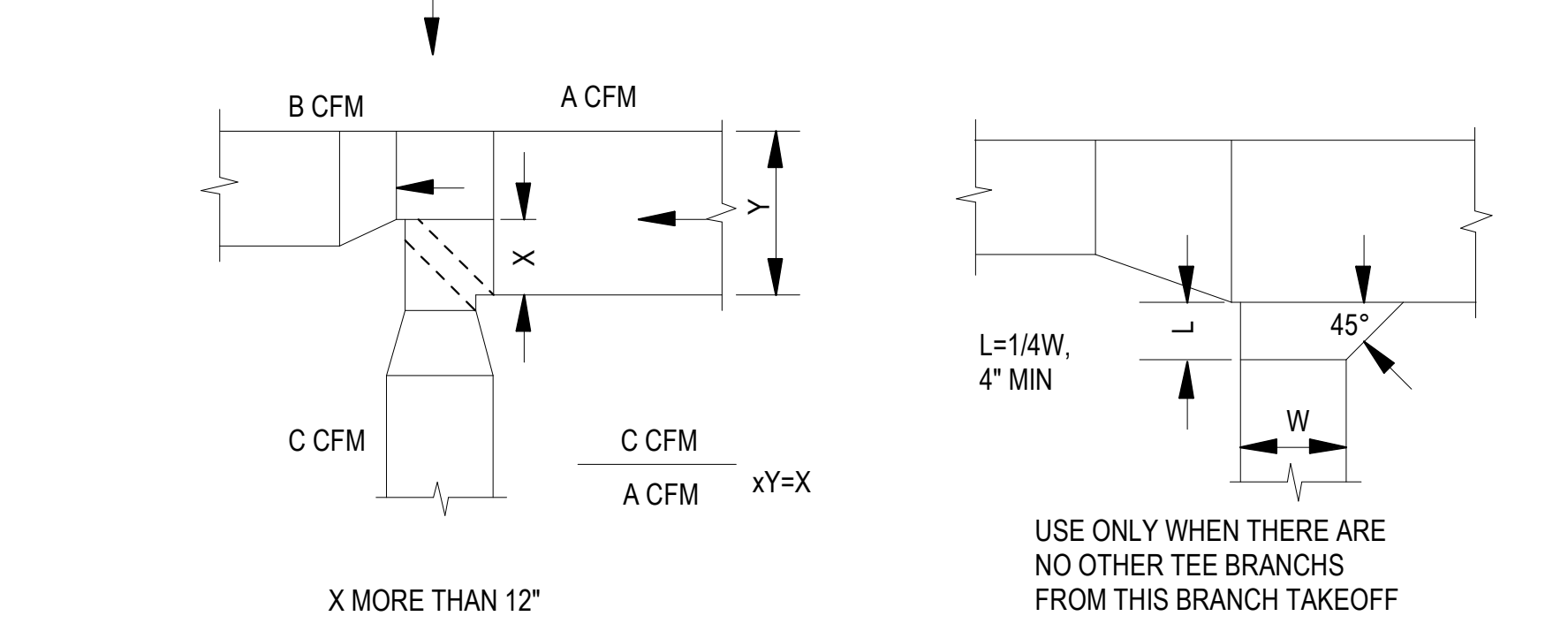


90° TEES **OFFSETS**

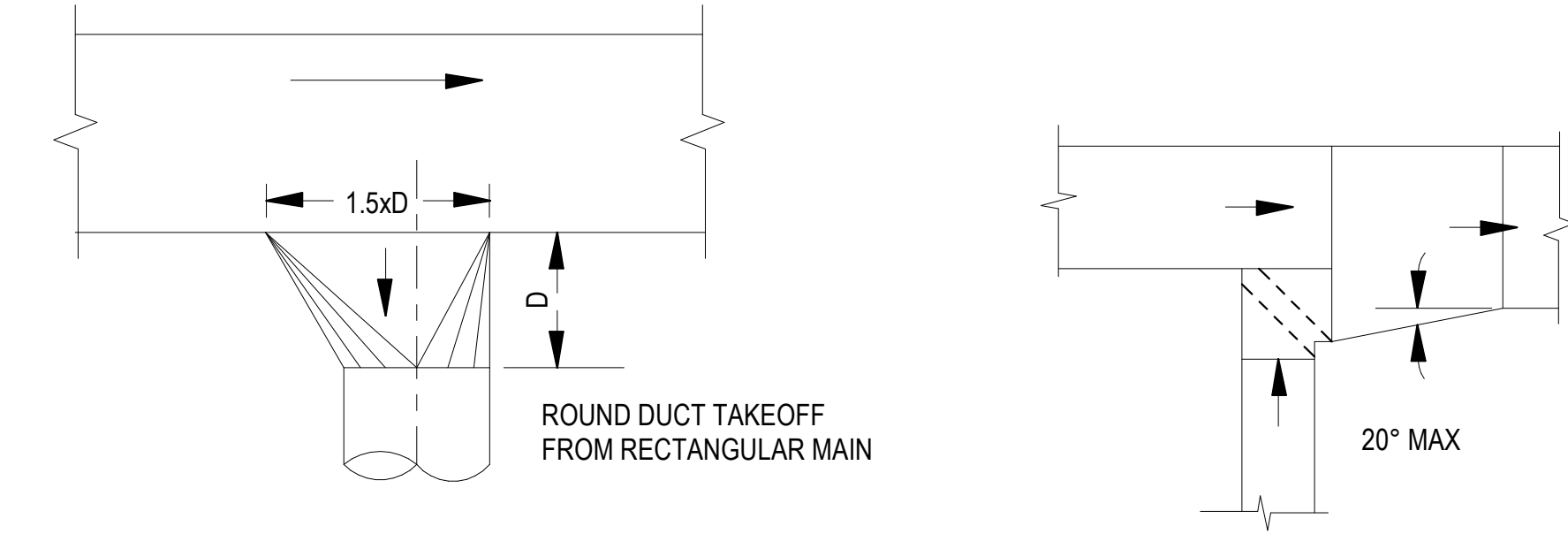


D LESS THAN 12" USE RADIUS; FOR D OF 12" OR MORE USE RECTANGULAR VANED ELBOW
 $R1 = (X+Y)/2$
 $R2 = X+Y$
 X OR Y LESS THAN 12"

90° RADIUS ELBOW



X MORE THAN 12"
 USE ONLY WHEN THERE ARE NO OTHER TEE BRANCHES FROM THIS BRANCH TAKEOFF

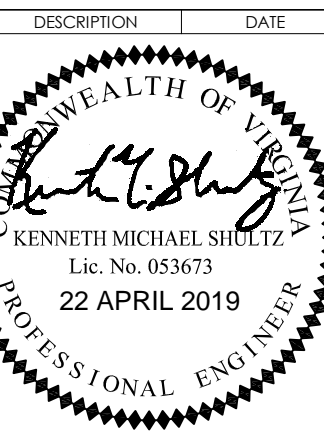


ROUND DUCT TAKEOFF FROM RECTANGULAR MAIN
 20° MAX

BRANCH TAKEOFFS



LIGHTHOUSE DINER
 1228 HULL STREET, RICHMOND, VA 23224



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18,199

Date: 22 APRIL 2019 Scale: 1 : 6

Drawn By: AUTHOR Checked By: CHECKER

NO.	DESCRIPTION	DATE

DETAILS & DIAGRAMS

M5.11

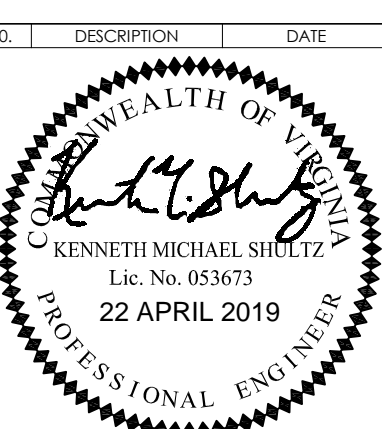


Table with 2 columns: SHEET NUMBER, SHEET NAME. Rows include E0.01 LEGEND, NOTES, & ABBREVIATIONS; E0.11 SHEET SPECIFICATION; E1.21 LEVEL 1 - EGRESS PLAN; E6.01 FIRE PENETRATION DETAILS; E6.11 DETAILS & DIAGRAMS; E6.01 PANELBOARD SCHEDULES

ENGINEER'S INFORMATION

KENNETH M. SHULTZ, PE, RCDD
KSHULTZ@PERMITZIP.COM
804.591.0090

CODE DATA

2012 IECC
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VA USBC)
2011 NFPA, NATIONAL ELECTRICAL CODE (NEC)
2010 NFPA 72

BUILDING DATA

BUILDING CONSTRUCTION: VB
USE GROUP: A-2 & R-2
NOT IN FLOOD PLAIN
TOTAL AREA OF PROJECT: 4,632 SF
TOTAL AREA OF BUILDING: 4,632 SF
OCCUPANCY LOAD: A2 = 42 PPL, R2 = 17 PPL
CHANGE OF USE? N
LEVEL OF RENOVATION: GREATER THAN 50%
ALTERATION LEVEL: III

ABBREVIATIONS

Table mapping abbreviations to full names: NEC NATIONAL ELECTRICAL CODE, V VOLTS, A AMPS, 3W OR 4W THREE WIRE OR FOUR WIRE, KVA KILOVOLT AMPS, W WATTS, VA VOLT AMPS, 1PH OR 3PH SINGLE PHASE OR THREE PHASE, HOA HAND-OFF-AUTO, FC FOOT CANDLE, RMC RIGID METALLIC CONDUIT, IMC INTERMEDIATE METAL CONDUIT, EMT ELECTRIC METALLIC TUBE, AWG AMERICAN WIRE GAUGE, AL ALUMINIUM, CU COPPER, MC METAL CLAD, HACR HEATING, AIR CONDITION & REFRIGERATION SWITCH-DUTY, SWD THERMOPLASTIC, HIGH HEAT, NYLON, THHW THERMOPLASTIC, HIGH HEAT, WATER RESISTANT EQUIPMENT GROUNDING CONDUCTOR, GEC GROUNDING ELECTRODE CONDUCTOR, MBJ MAIN BONDING JUMPER, PIR PERIODIC INSPECTION REPORT, IDU INDOOR UNIT, ODU OUTDOOR UNIT, RTU ROOF TOP UNIT

TAKE NOTE BEFORE ANY WORK IS STARTED OR EQUIPMENT IS PURCHASED:

SCHEDULE OF REQUIRED SUBMITTALS

NOTE: DESIGN IS CONTINGENT ON HAVING THE FOLLOWING INFORMATION. NO EQUIPMENT OR CONSTRUCTION SHALL BE PERMITTED TO BEGIN PRIOR TO SUBMITTING THE INFORMATION LISTED BELOW FOR ENGINEERING APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THIS INFORMATION IS GATHERED AND SUBMITTED TO THE ENGINEER IN A TIMELY MANNER.

- PRODUCT DATA
A. THE ENGINEER SHALL BE PROVIDED WITH CUT SHEETS OF THE FOLLOWING ITEMS FOR REVIEW:
a. ELECTRICAL EQUIPMENT (INCLUDING SERVICE EQUIPMENT AND PANELBOARDS)
b. LIGHT FIXTURE
c. DISCONNECTS (INCLUDING FUSE SELECTIONS IF APPLICABLE)
SHOP DRAWINGS AND EQUIPMENT LISTS
1. SHOP DRAWINGS OF THE ELECTRICAL SERVICE EQUIPMENT
2. A SCHEDULED LIST OF ALL APPROVED MECHANICAL EQUIPMENT INDICATING MAKE, MODEL, VOLTAGE, PHASE, MCA, AND MOCIP.
3. A SCHEDULED LIST OF ALL SPECIAL EQUIPMENT INDICATING MAKE, MODEL, NEMA PLUG TYPE (IF APPLICABLE), VOLTAGE, PHASE, MCA, AND MOCIP. THIS LIST SHALL BE SIGNED BY THE OWNER WITH THE FOLLOWING STATEMENT:
A. 'I APPROVE THIS LIST OF EQUIPMENT IT REFLECTS THE FINAL INVENTORY OF EQUIPMENT AND RELEASES THE CONTRACTOR TO PURCHASE THE REQUIRED MATERIALS TO FINALIZE THE ELECTRICAL CONNECTIONS IN ACCORDANCE WITH THESE SPECIFICATIONS.'

ELECTRICAL FIXTURES
Includes symbols for hardwired equipment connection, duplex receptacle, ground fault receptacle, junction box, electrical equipment disconnect, and special receptacle with GFCI protection.

LIGHTING FIXTURES

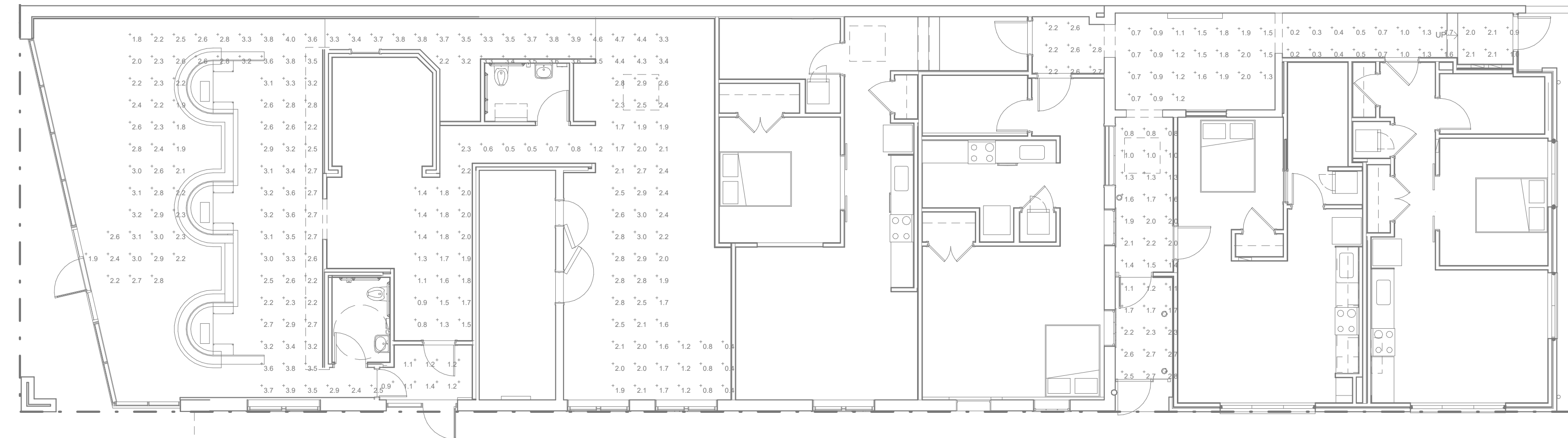
LIGHTING WIRING
Includes symbols for recessed down light, pendant light fixture, strip fixture, wall mounted light fixture, 1x4 LED light fixture, undercabinet tapelight/cove light, ceiling fan-light fixture, remote fixture powered by adjacent emergency egress fixture, exit light (dual face and single face), wall mounted emergency light fixture with battery pack, ceiling mounted emergency light fixture with battery pack, and combo exit sign/emergency light fixture with battery pack.

LIGHTING DEVICES

LIGHTING DEVICES
Includes symbols for single pole light switch, three way light switch, dimmer switch (with ELV, 0-10V, and phase dimming options), wall mounted motion sensor, wall mounted motion sensor with dimmer switch, and ceiling mounted motion sensor.

GENERAL NOTES
EXECUTION:
1. COORDINATION
A. BEFORE ANY CABLING, BOXES, CONDUIT, OUTLETS, EQUIPMENT, LIGHTING FIXTURES, ETC. ARE LOCATED IN ANY AREA...
B. COORDINATION OF SPACE REQUIREMENTS WITH ALL TRADES SHALL BE PERFORMED...
C. LIGHTING SHALL NOT BE INSTALLED ABOVE PIPING, DUCTS, OR OTHER OBSTRUCTIONS.
2. PROTECTION OF MATERIAL
A. ALL CONDUIT AND OTHER OPENINGS SHALL BE KEPT PROTECTED TO PREVENT ENTRY OF FOREIGN MATTER...
B. THE ORIGINAL FINISH, INCLUDING SHOP COAT OF PAINT OF FIXTURE, APPARATUS OR EQUIPMENT...
3. FIRESTOPPING
A. CONFORM TO ASTM E814, UL 1479 AND UL FIRE RESISTANCE DIRECTORY.
B. ALL CORE DRILLS IN SLAB OR CUTTING OF FIRE RATED WALLS SHALL BE RESTORED...
C. FIRESTOP ALL PENETRATIONS THROUGH FIRE WALLS PER IBC 712 AND ARCHITECTURAL DRAWINGS...
D. PROVIDE FIRE-PROOFING MATERIAL APPROPRIATE FOR THE APPLICATION AND AS SHOWN IN THE LATEST EDITION OF THE UL FIRE RESISTANCE DIRECTORY...
E. DO NOT REDUCE THE FIRE RATING OF FIRE WALLS WITH RECESSED BOXES OR FIXTURES...
FIRE AND EGRESS
1 HOUR FIRE RATED WALL - ALL PENETRATIONS THROUGH THIS WALL TYPE SHALL COMPLY WITH PENETRATION DETAIL
PATH OF EGRESS
RECEPTACLES AND BOXES IN FIREWALLS:
1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING...
2. STEEL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (4'X4')...
3. BOXES ON OPPOSITE SIDES OF WALLS SHALL BE SEPARATED AS FOLLOWS:
3.1 BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24"
3.2 BY A HORIZONTAL DISTANCE NOT LESS THAN THE DEPTH OF THE WALL CAVITY...
3.3 BY SOLID FIRE-BLOCKING COMPLYING WITH IBC SECTION 716.2.1
3.4 BY OTHER LISTED MATERIALS AND METHODS.

GENERAL NOTES
1. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL EQUIPMENT. EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS...
2. THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATIONS OF SWITCHES, PANELBOARDS, CONDUIT AND OTHER WORK...
3. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OWNER, OR THE OWNER, OR THEIR AUTHORIZED REPRESENTATIVES.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATION AND INSTALLATION WITH EQUIPMENT BEING SERVED.
5. GANG ALL MULTIPLE SWITCHES UNDER ONE COMMON COVERPLATE...
6. CONTRACTOR SHALL COORDINATE AND ADJUST RECEPTACLES AND/OR CIRCUITS WITH ACTUAL EQUIPMENT PURCHASED...
7. COORDINATE EXACT LOCATIONS OF MODULAR PARTITION CONNECTIONS WITH FURNITURE BEING PROVIDED.
8. OUTLETS ABOVE COUNTERTOPS SHALL BE 2" ABOVE BACKSPASH TO BOTTOM OF WALLPLATE...
9. A NYLON PULL CORD SHALL BE INSTALLED IN ALL CONDUITS IN WHICH CONDUCTORS ARE NOT INSTALLED...
10. WHERE NEW CIRCUITS ARE SHOWN TO BE CONNECTED TO EXISTING PANELS...
11. WHERE NEW LOADS ARE SHOWN TO BE CONNECTED TO EXISTING CIRCUITS...
12. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK...
13. EQUIPMENT FOUND TO BE DEFECTIVE SHALL BE DOCUMENTED BY ELECTRICAL CONTRACTOR...
14. MAINTAIN THE CONTINUITY OF ALL CIRCUITS TO REMAIN.
15. COORDINATE ALL WORK REQUIRING INTERRUPTION OF ELECTRICAL POWER...
16. WHERE CORE DRILLS OCCUR...
17. PRIOR TO SUBMITTING BIDS ON THE PROJECT...
18. WHERE WORK UNDER THIS PROJECT REQUIRES EXTENSION, RELOCATION, RECONNECTION OR MODIFICATIONS...
19. CARE SHALL BE EXERCISED IN THE REMOVAL AND STORAGE OF DEVICES AND EQUIPMENT...
20. UPON COMPLETION OF PROJECT...
21. ALL SPECIAL EQUIPMENT AND MECHANICAL CONNECTIONS SHALL BE VERIFIED WITH ACTUAL EQUIPMENT PURCHASED...



EMERGENCY EGRESS CALCS	
Average	2.2 fc
Maximum	4.7 fc
Minimum	0.2 fc
Max/Min	23.5:1
Average/Min	10.9:1

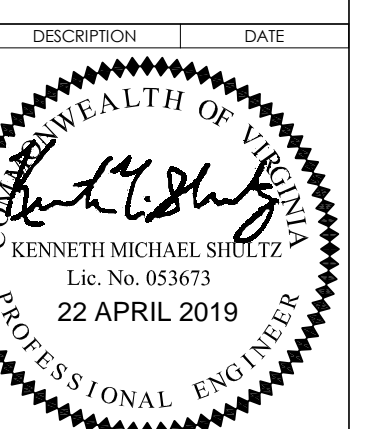
1 LEVEL 1 - NEW WORK-EMERGENCY EGRESS PLAN
1/8" = 1'-0"



NORMAL EGRESS CALCS	
Average	32.9 fc
Maximum	100.0 fc
Minimum	4.0 fc
Max/Min	25.0:1
Average/Min	8.2:1

2 LEVEL 1 - NEW WORK-NORMAL EGRESS PLAN
1/8" = 1'-0"

LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location:
1228 HULL STREET,
RICHMOND, VA 23224

Project No.: 18,199

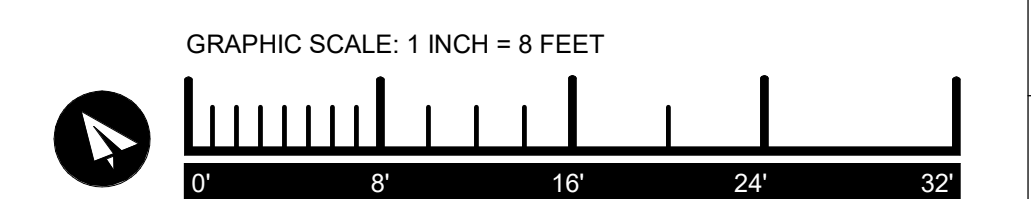
Date: 22 APRIL 2019 Scale: 1/8" = 1'-0"

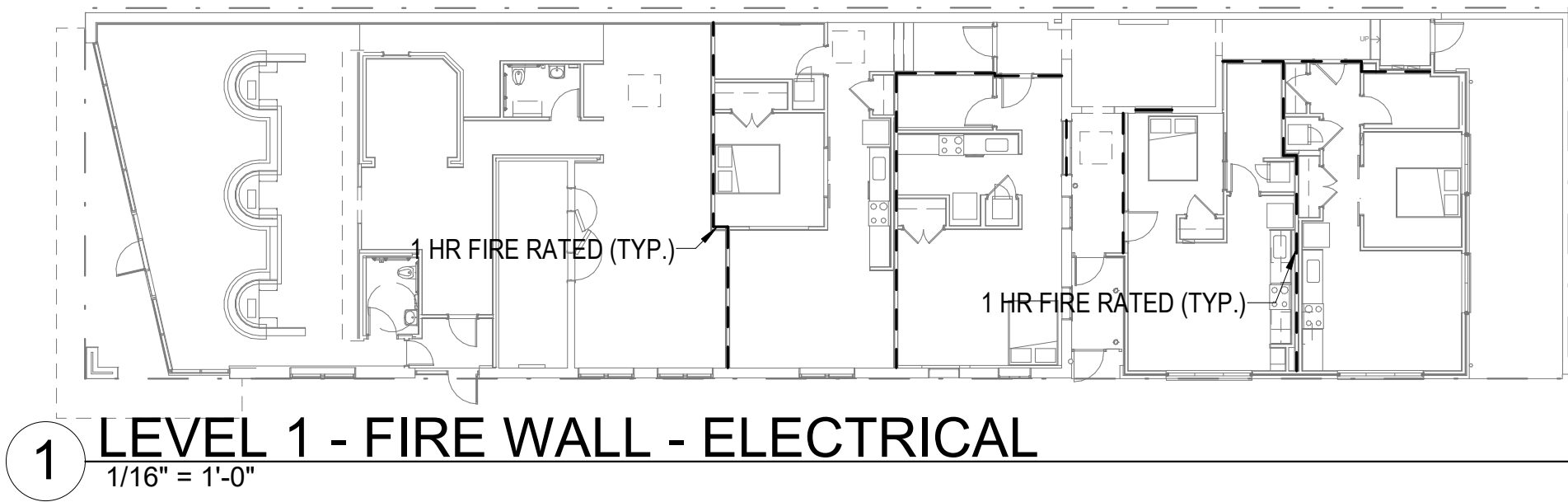
Drawn By: Author Checked By: Checker

Author Description Date

LEVEL 1 -
EGRESS PLAN

E1.21





1 LEVEL 1 - FIRE WALL - ELECTRICAL
1/16" = 1'-0"

SYSTEM NO. WL 3169
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 and 3/4 Hr (See Item 2A)

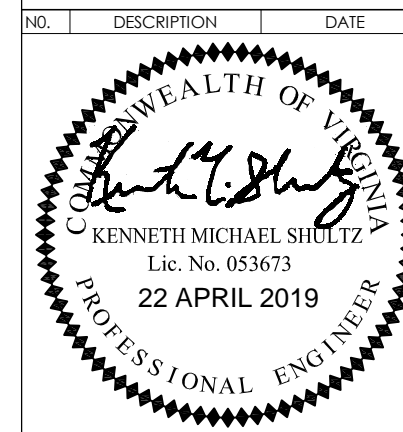
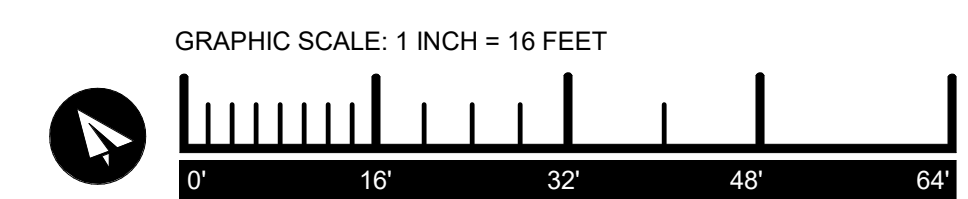
Section A-A

1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 5 in. (127 mm).
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Cables - Max 4-1/2 in. diam tight bundle of cables to be installed eccentrically or concentrically within the opening. The annular space between the cables and the periphery of the opening shall be min 0 in. (0 mm, point contact) to max 1/2 in. (13 mm). Cable bundle to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of cables may be used:
A. Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
B. Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
D. Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
E. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
F. Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
H. Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.
J. Max 4/C (with ground) No. 300 kcmil (or smaller) aluminum conductor SER cables with PVC insulation and jacket.
2A. Through Penetrating Product* - As an alternate to the cables (Item 2), max 4 in. (102 mm) diam tight bundle of max 4/C No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable** or **Metal Clad Cable** installed within the opening. Annular space between through-penetrating products and periphery of opening to be min 0 in. (0 mm, point contact) to max 1 in. (25 mm). Through penetrating product rigidly supported on both sides of floor or wall assembly. **When Armored Cable or Metal Clad Cable is used, T Rating is 1/4 hr.**
AFC CABLE SYSTEMS INC
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. Sealant to be forced into interstices of cable bundle to max extent possible. At point contact location, min 1/4 in. (6 mm) diam bead of fill material applied at cable bundle/gypsum board interface on both surfaces of wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal LQ Sealant
 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-1042
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 Hr

Section A-A

1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC.
B. Gypsum Board* - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Diam of opening to be 1/2 to 1 in. (13 to 25 mm) larger than outside diam of through penetrant (Item 2). Max diam of opening is 5 in. (128 mm).
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant - One metallic pipe, conduit or tubing installed concentrically or eccentrically within the firestop system. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tube to be rigidly supported on both sides of wall assembly. The annular space between the pipe, conduit or tube and periphery of the opening shall be min 0 in. (point contact) to max 1/2 in. (0 to 13 mm). The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe - Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit.
D. Copper Tubing - Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tube.
E. Copper Pipe - Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At the point contact location or when the annulus between the through penetrant and wall is 1/8 in. (3 mm) or less, min 1/2 in. (13 mm) diam bead of fill material applied at the through penetrant/gypsum board interface.
SPECIFIED TECHNOLOGIES INC - Type WF300 Caulk
 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



Project Location: 1228 HULL STREET, RICHMOND, VA 23224

Project No: 18.199

Date: 22 APRIL 2019	Scale: As Indicated
Drawn By: AUTHOR	Checked by: CHECKER

FIRE PENETRATION DETAILS

E5.01

SERVICE CALCULATIONS	
Unit Type	Service Voltage: 208 /120V 1Ø
Sq. Ft	1250
Units	1
LOADS (WATTS)	
3w/Sq. Ft. (LIGHTING/RECEPTACLES)	3750
2 Small Appliance (VA)	3000
Range (VA)	8000
Elec. Water Heater (nameplate VA @208V)	9000
Disposal (VA)	900
Dishwasher (VA)	1200
Washer (VA)	1500
Dryer (VA)	5000
Microwave (VA)	1200
Subtotal	30550
First 10KVA @ 100% (NEC 220.82 Optional Calc)	10000
Remainder at 40%	8220
Subtotal With Demand	18220
Highest HVAC load (heat nameplate @208V)	2800
Supplemental Heat	3000
Total Demand Load for Each Apt Panel (KVA)	23.0
Amps	110.4
Unit Panel Size (amps)	125

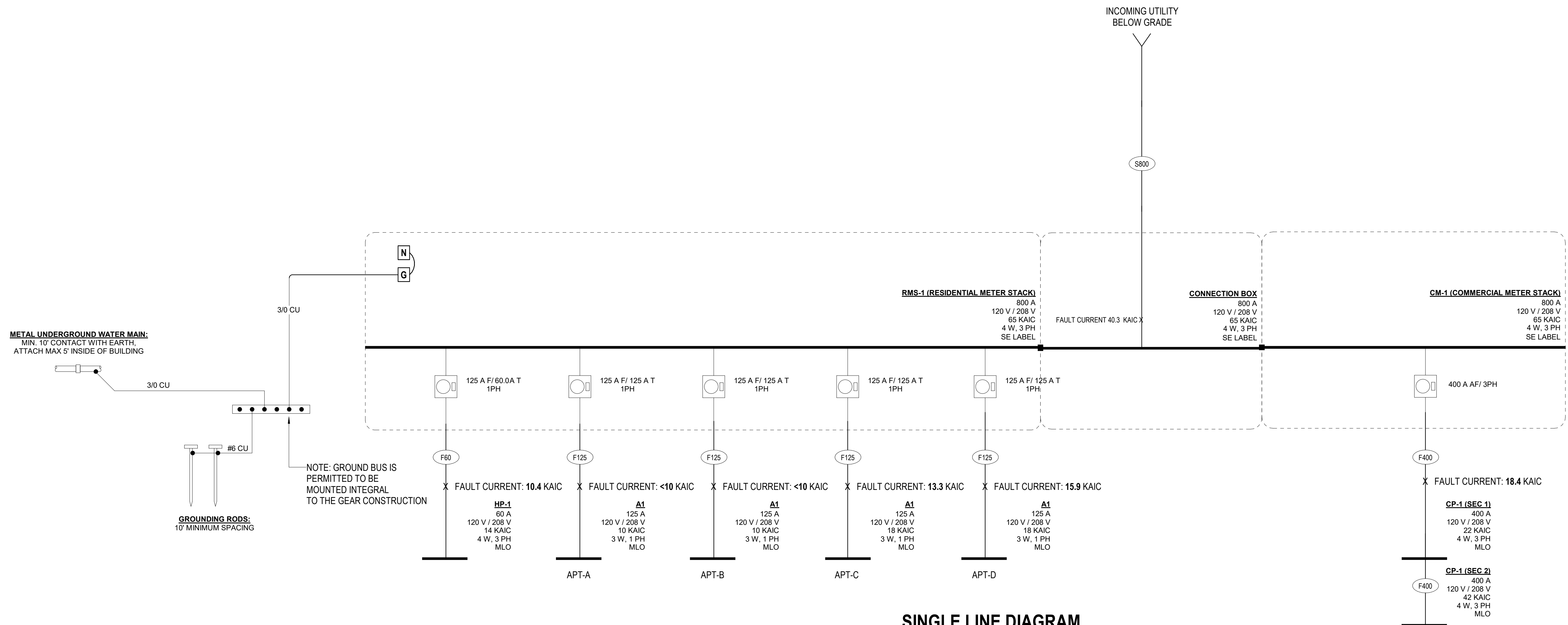
HOUSE LOADS	
Sq Ft	1250
.5w/Sq. Ft. Rec/Ltg	325
Heat	10000
COMMERCIAL TENANT 1	
Total Load	150325
Amps (3 Phase)	417.3

BUILDING SERVICE SIZE	
Total Number of Apartments	4.0
Unit #	QUANTITY OF EACH UNIT TYPE
1A	0
0	0
0	0
0	0
Connected Load for each unit type (kW)	36.4
Total load Connected by apartment type for this building (kW)	145.4
Total Connected Apartment Load (kW)	145.4
Total Connected Rec/Ltg/House Load (kW)	10.325
Demand Factor Based off number of units (NEC table 220.84)	39%
Demand Load for Dwelling units and house Rec/Ltg/House (kW)	60.7
Demand Load for House Loads	150.3
Total Demand Load for Building	211.1
Amps	585.8

METAL UNDERGROUND WATER MAIN:
MIN. 10" CONTACT WITH EARTH,
ATTACH MAX 5" INSIDE OF BUILDING

GROUNDING RODS:
10' MINIMUM SPACING

NOTE: GROUND BUS IS PERMITTED TO BE MOUNTED INTEGRAL TO THE GEAR CONSTRUCTION



SINGLE LINE DIAGRAM

ELECTRICAL FEEDER SCHEDULE			
FEEDER ID	CU CONDUCTOR SIZE	AL CONDUCTOR SIZE	CONDUIT SIZE (U.N.O.)
F60	(4) #6 + #10 EGC	(4) #4 + #8 EGC	1 1/4" EMT
F125	(3) 1/0 AWG + #6 EGC	(3) 3/0 AWG + #4 EGC	SE CABLE
F400	2 SETS [(4) #3/0 + #3 EGC]	2 SETS OF [(4) 250KCMIL + #1 EGC]	(2) 2 1/2" EMT
S800	2 SETS OF (4) 600KCMIL + #1/0 EGC	NA	(2) 4" SCH 80 PVC BELOW GRADE

Annex D: Checklist to Submit to City of Richmond

Project Address: Lighthouse Diner- 1228 Hull St.

Make sure to check "✓" each box for all applicable items below that relate(s) to the above project. This checklist is required for plan review. Submit either on the plans or as a separate PDF document.

Section A: General Requirements for All Projects										
01	02	03	04	05	06	07	08	09	10	11
11	12	13	14	15	16	17	18	19	20	21
21	22	23	24	25	26	27	28	29	30	31

Section B-1: General Requirements										
01	02	03	04	05	06	07	08	09	10	11
11	12	13	14	15	16	17	18	19	20	21

Section B-2: Code Requirements										
01	02	03	04	05	06	07	08	09	10	11
11	12	13	14	15	16	17	18	19	20	21
21	22	23	24	25	26	27	28	29	30	31
31	32	33	34	35	36	37	38	39	40	41
41	42	43	44	45	46	47	48	49	50	51
51	52	53	54	55	56	57	58	59	60	61
61	62	63	64	65	66	67	68	69	70	71
71	72	73	74	75	76	77	78	79	80	81
81	82	83	84	85	86	87	88	89	90	91
91	92	93	94	95	96	97	98	99	100	101

Annex D: Checklist to Submit to City of Richmond (Cont.)

Section C-1: General Requirements										
01	02	03	04	05	06	07	08	09	10	11

Section D-1: Coordination Study										
01	02	03	04	05	06	07	08	09	10	11
11	12	13	14	15	16	17	18	19	20	21

Section D-2: Photovoltaic Requirements										
01	02	03	04	05	06	07	08	09	10	11

Section D-3: Seismic Requirements										
01	02	03	04	05	06	07	08	09	10	11

Section E-1: Virginia Energy Conservation Code (VECC) Requirements										
01	02	03	04	05	06	07	08	09	10	11
11	12	13	14	15	16	17	18	19	20	21

Contractor/Master Electrician Sign-off: _____

Engineer's Signed/Seal: _____

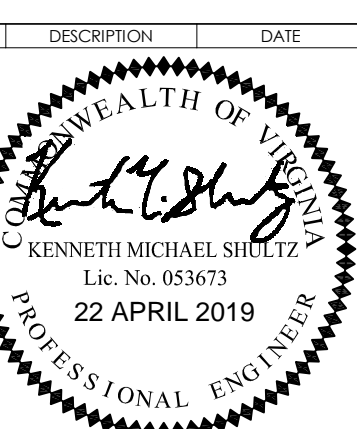
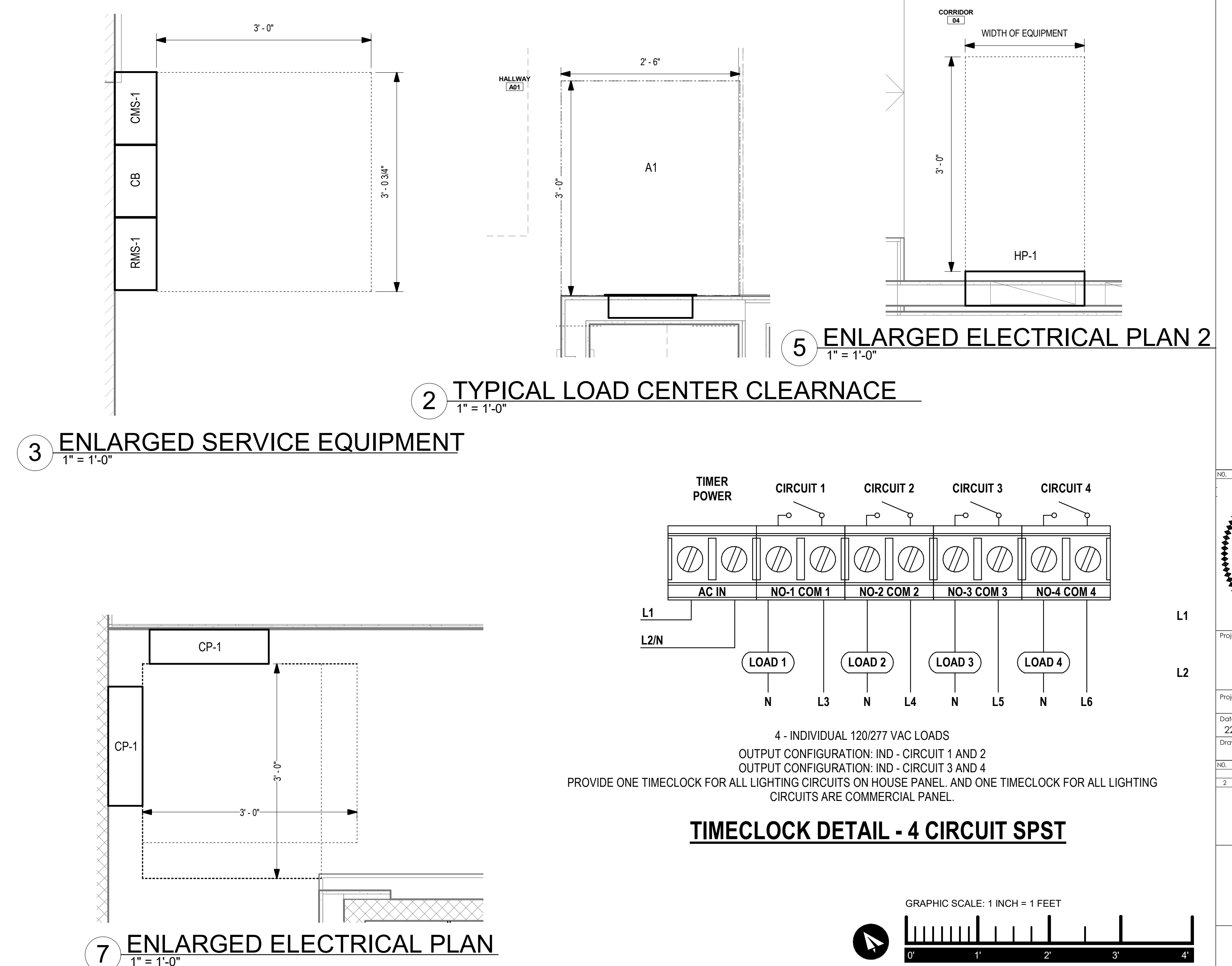
Contractor License #: _____

Master License #: _____

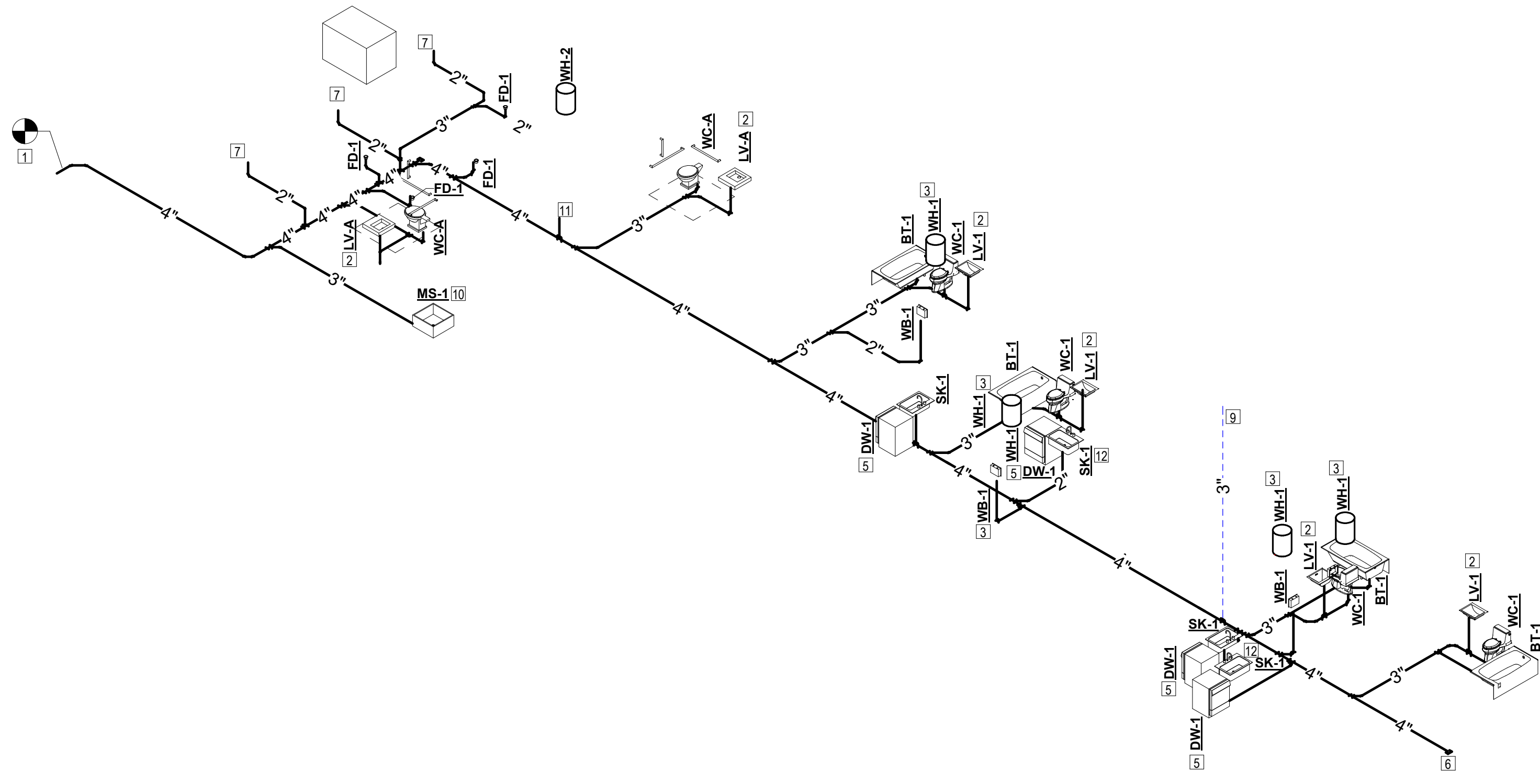
Print Name: _____

Signature: _____

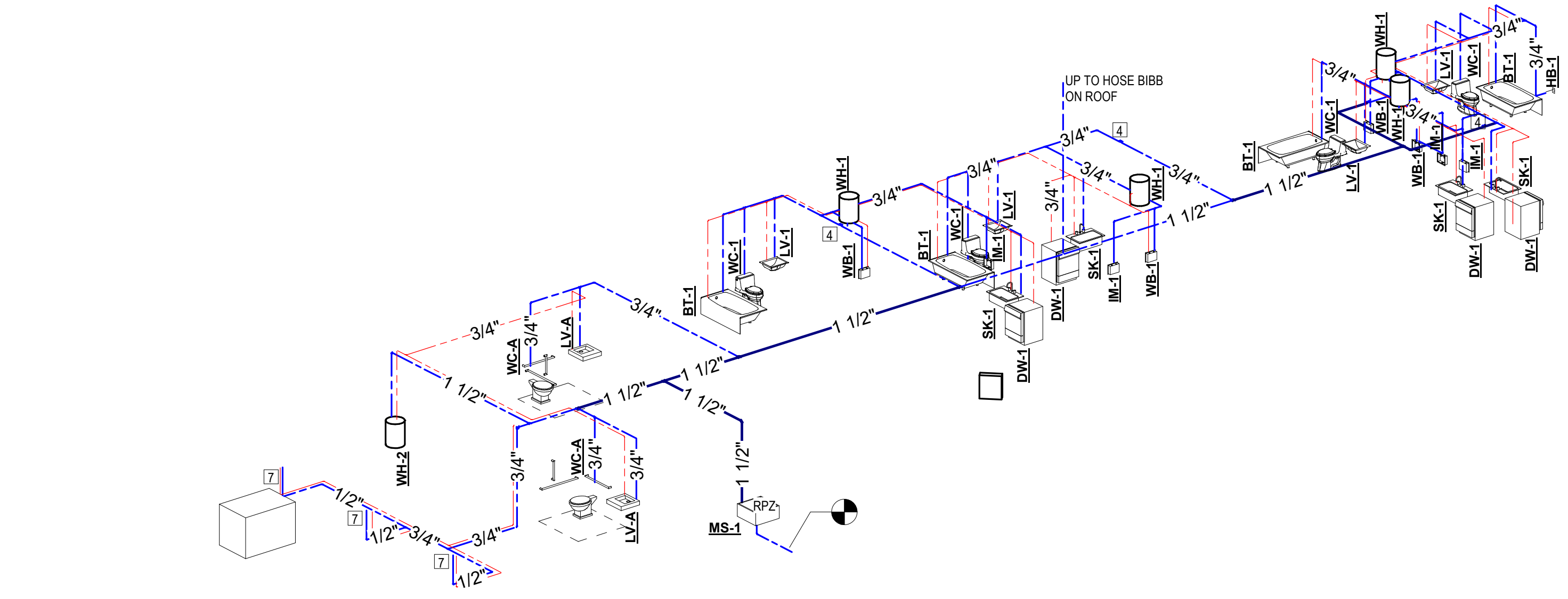
Date: _____



Project Location:	1228 HULL STREET, RICHMOND, VA 23224
Project No:	18,199
Date:	22 APRIL 2019
Scale:	As Indicated
Drawn By:	Author
Checked By:	Checker
REVISION	DATE
1	CONSTRUCTION SET 11/04/2019



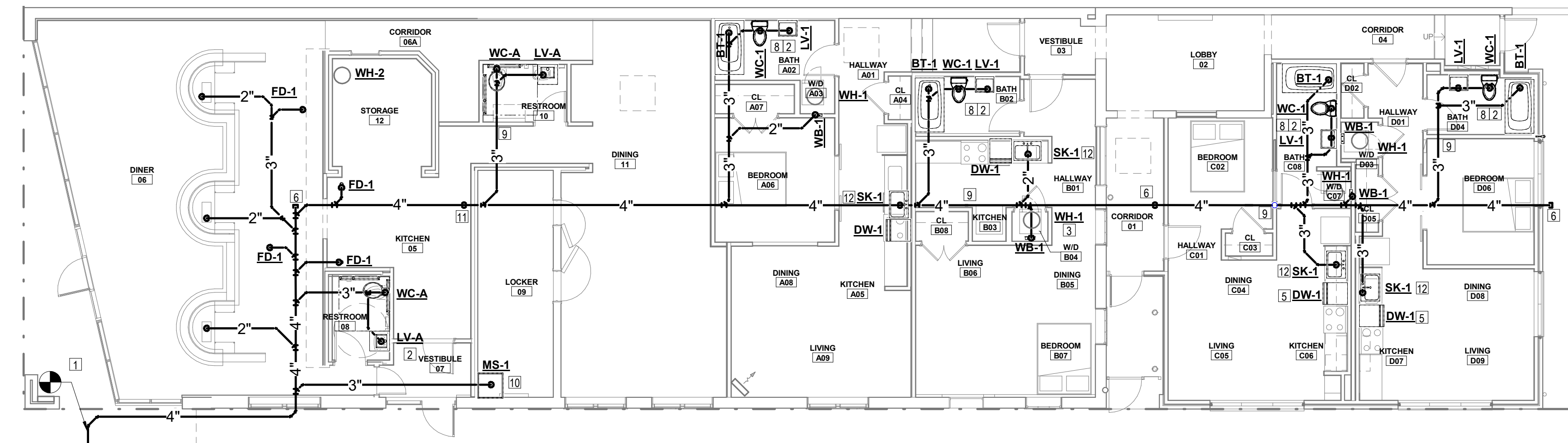
3 3D - SANITARY RISER



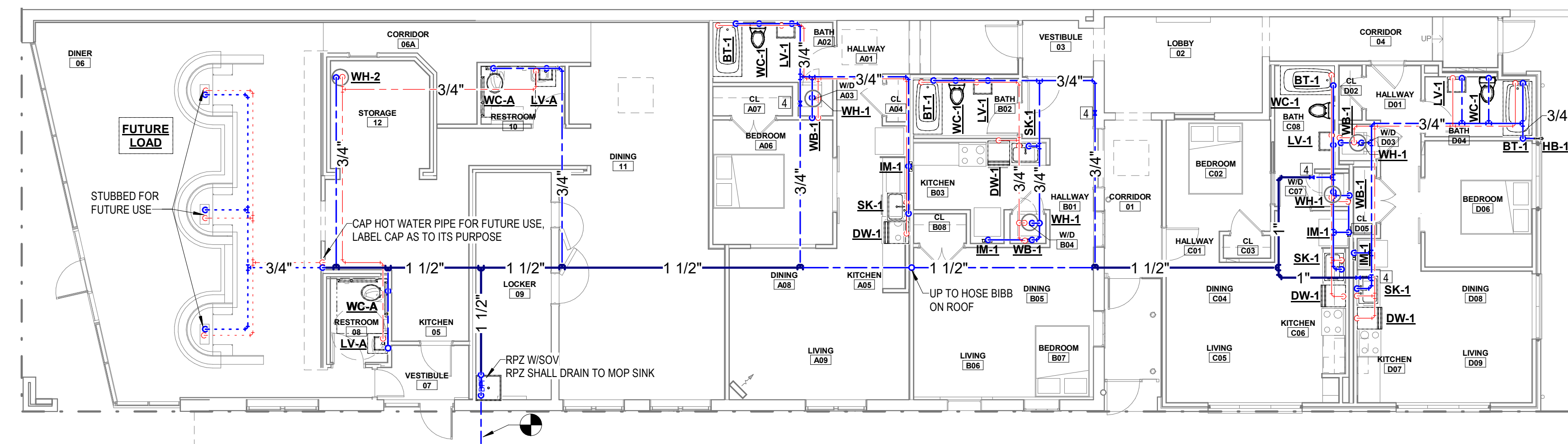
4 3D - WATER SUPPLY RISER

WATER DRAFTING LEGEND	
WATER PIPES UNDER SLAB:	
DISTRIBUTION WITHIN UNITS (DOWNSTREAM OF SOV):	
MAIN DISTRIBUTION PIPE:	

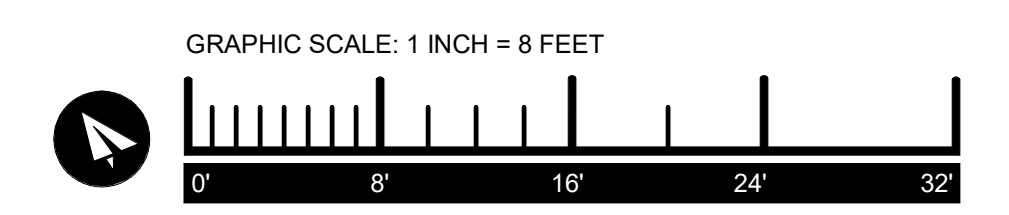
PLUMBING PLAN NOTES	
Plan Note Number	NOTE
1	SANITARY POINT OF CONNECTION. FIELD COORDINATE EXACT LOCATION WITH PUBLIC UTILITIES PRIOR TO SAW CUTTING. REFER TO SUBMITTAL SCHEDULE.
2	LAUNDRIES VENTED WITH AAV. (TYPICAL)
3	WATER HEATER CONDENSATE SHALL DRAIN TO WASHER BOX. WASHER BOX SHALL BE VENTED VIA AAV. (TYPICAL)
4	SHUT OFF VALVE ALL FIXTURES IN APARTMENT SHALL CONNECT DOWNSTREAM OF SOV. PROVIDE WATER SUBMETER DOWNSTREAM OF THE SHUT OFF VALVE IN EACH RESIDENTIAL UNIT.
5	DISHWASHER SHALL DRAIN TO KITCHEN SINK. (TYPICAL)
6	FLOOR CLEAN OUT.
7	STUBBED FOR FUTURE USE.
8	BATHROOM FIXTURES SHALL BE WET VENTED VIA AAV AT LAV. (TYPICAL)
9	3" VTR
10	MS-1 SHALL BE VENTED VIA AAV.
11	SANITARY STUBB UP FOR FUTURE CONNECTIONS.
12	KITCHEN SINKS TO BE VENTED WITH AAV (TYP)



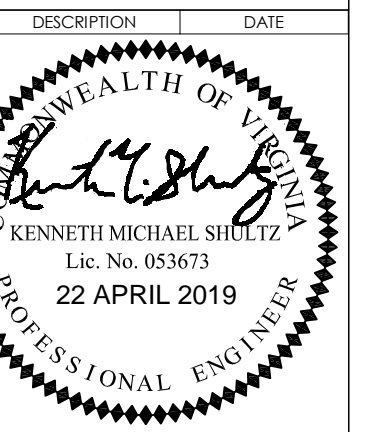
1 LEVEL 1 - NEW WORK-SANITARY PLAN
1/8" = 1'-0"



2 LEVEL 1 - NEW WORK-DOMESTIC WATER PLAN
1/8" = 1'-0"



LIGHTHOUSE DINER
1228 HULL STREET, RICHMOND, VA 23224



Project Location:	1228 HULL STREET, RICHMOND, VA 23224
Project No.:	18.199
Date:	22 APRIL 2019
Scale:	As Indicated
Drawn By:	Author
Checked By:	Checker

LEVEL 1 -
SANITARY &
DOMESTIC
WATER PLAN
P1.11

ENGINEERING JUDGMENT FIRESTOP DETAIL
F Rating - 1 Hr

1. **Wall Assembly (1 Hr)** - Gypsum board/steel stud wall assembly (UL U400 Series Design).

2. **Penetrant** - Max 1-1/4" diam (or smaller) PEX pipe (closed). Annular space is min 1/4" to max 1".

3. **Sealant** - SpecSeal® LCI Sealant applied within annular space to a min 5/8" depth, flush with outer wall surfaces.

THIS DESIGN REPRESENTS A FIRESTOP SYSTEM EXPECTED TO PASS THE STATED RATINGS IF TESTED

Project: 18,199 - 1400 Semmes Ave.	Signature: <i>[Signature]</i>	Drawing No.: NS33218042
Project Address: Richmond, VA 23224	Scale: N.T.S.	Date: 11/28/2018
Designed by: clay Hensley	Checked by: <i>[Signature]</i>	Sheet: PAGE 1 OF 1
Controlled by: PermitZipp	Scale: N.T.S.	Date: 11/28/2018

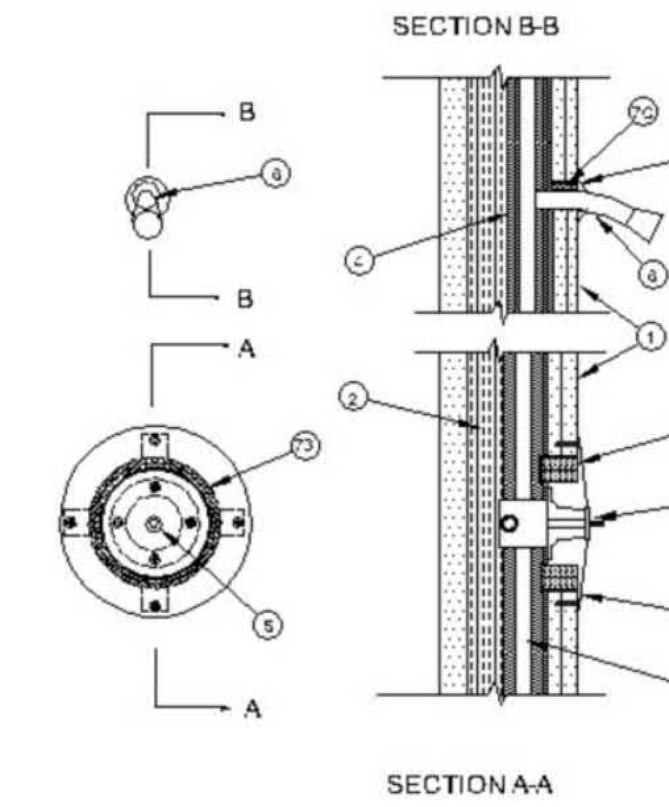
Specified Technologies Inc.
2500 Hwy 100, Suite 100, Richmond, VA 23234
P: 804.281.8400 F: 804.281.8401 www.specifiedtechnologies.com

PEX THROUGH SINGLE MEMBRANE

metacaulk (800) 231-3345 www.rectorseal.com www.metacaulk.com
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System No. W-L-1444
September 25, 2008

F Rating — 2 Hr
T Rating — 2 Hr



1. **Wall Assembly** — The 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:

- A. **Steel Studs** — "C", "H", "T" or "I" shaped studs, min 2-1/2 in. (64 mm) wide by 1-1/2 in. (32 mm) deep, fabricated from min No. 25 gauge galv steel, spaced max 24 in. (610 mm), OC.
- B. **Gypsum Board** — 1 in. (25 mm) thick, 24 in. (610 mm) wide gypsum liner panels installed vertically.
- C. **Gypsum Board*** — Min 5/8 in. (13 or 16 mm) thick gypsum boards. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening for the shower valve (Item 5) is 4-3/8 in. (111 mm). Max diam of opening for the shower pipe (Item 6) is 1 in. (25 mm).

- 2. **Insulation*** — Each stud cavity shall be fully insulated with nom 2 in. thick, min 4 pcf (64 kg/m³) mineral wool batt insulation.
- 3. **Internal Plumbing** — Hot and cold water lines are installed within the stud cavity, routed for connection to shower valves and piping (Items 5 and 6) installed on finished side of wall assembly. The plumbing is to consist of nom 1-1/4 in. (32 mm) diam (or smaller) Type L (or heavier) copper tubing or Regular (or heavier) copper pipe.

- 4. **Tube Insulation — Plastics** — Nom 1 in. (25 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing or sheets. All seams are to be tightly butted and secured by means of tie wires, tape or an equivalent means.

See **Plastics** (QMFZ) category in the Plastics Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 0A-0VA may be used.

- 5. **Shower Valve** — Brass shower valve, nom 3-1/4 in. (83 mm) diam installed within opening on finished side of wall assembly. The annular space between the valve body and the periphery of opening shall be min 1/2 in. (13 mm) to max 1 in. (25 mm). Shower valve provided with a steel escutcheon plate installed after the installation of the firestop system (Item 7) and sized to completely cover the opening.

- 6. **Shower Pipe** — Nom 1/2 in. (13 mm) diam steel tubing, routed through opening on finished side of wall assembly. The annular space between the tubing and the periphery of opening shall be min 0 in. (point contact) to max 1/2 in. (13 mm). Shower pipe provided with a steel escutcheon plate installed after the installation of the firestop system (Item 7) and sized to completely cover the opening.

- 7. **Firestop System** — The firestop system shall consist of the following:

- A. **Steel Collar** — Collar fabricated from coils of precut min 0.016 in. (0.41 mm) thick (No. 28 gauge) galv steel available from 3M material manufacturer. Collar shall be nom 2 in. (51 mm) deep with 1 in. (25 mm) wide by 1/2 in. (38 mm) long anchor tabs on 4 in. (102 mm) centers for securement to surfaces of wall. In addition, collars contain retainer tabs 1/2 in. (13 mm) wide by 3/4 in. (19 mm) long, located opposite the anchor tabs. Retainer tabs to be cut to 1/2 in. (13 mm) in length and folded 90 deg inward toward the shower valve. Collar shall be wrapped around the periphery of opening, overlapping min 1 in. (25 mm) and lowered into the opening around the shower valve. The anchor tabs are folded 90 deg away from the valve and secured to wall surface at each anchor tab by means of min 1/8 in. (3.2 mm) diam by 2-1/4 in. (57 mm) long hollow wall anchors in conjunction with 1/2 in. (13 mm) diam steel washers.
- B. **Fill, Void or Cavity Materials* - Wrap Strip** — Nom 2 in. (51 mm) wide by nom 1/4 in. (6 mm) thick intumescent wrap strip. Two layers shall be installed into the collar such that the layers tightly fitted to the inside of the steel collar. Wrap strip layers are held in position using RECTORSEAL — Metacaulk Wrap Strip.

- C. **Packing Material** — Min 1 in. (25 mm) thickness of min 4.0 pcf (64 kg/m³) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from surface of wall to accommodate the required thickness of fill material.

- D. **Fill, Void or Cavity Materials* - Caulk** — Min 1/4 in. (6 mm) thickness of caulk applied within annulus around the shower pipe, flush with surface of wall assembly. An additional film of caulk (not shown) may or may not be applied over the exposed edges of the wrap strip.

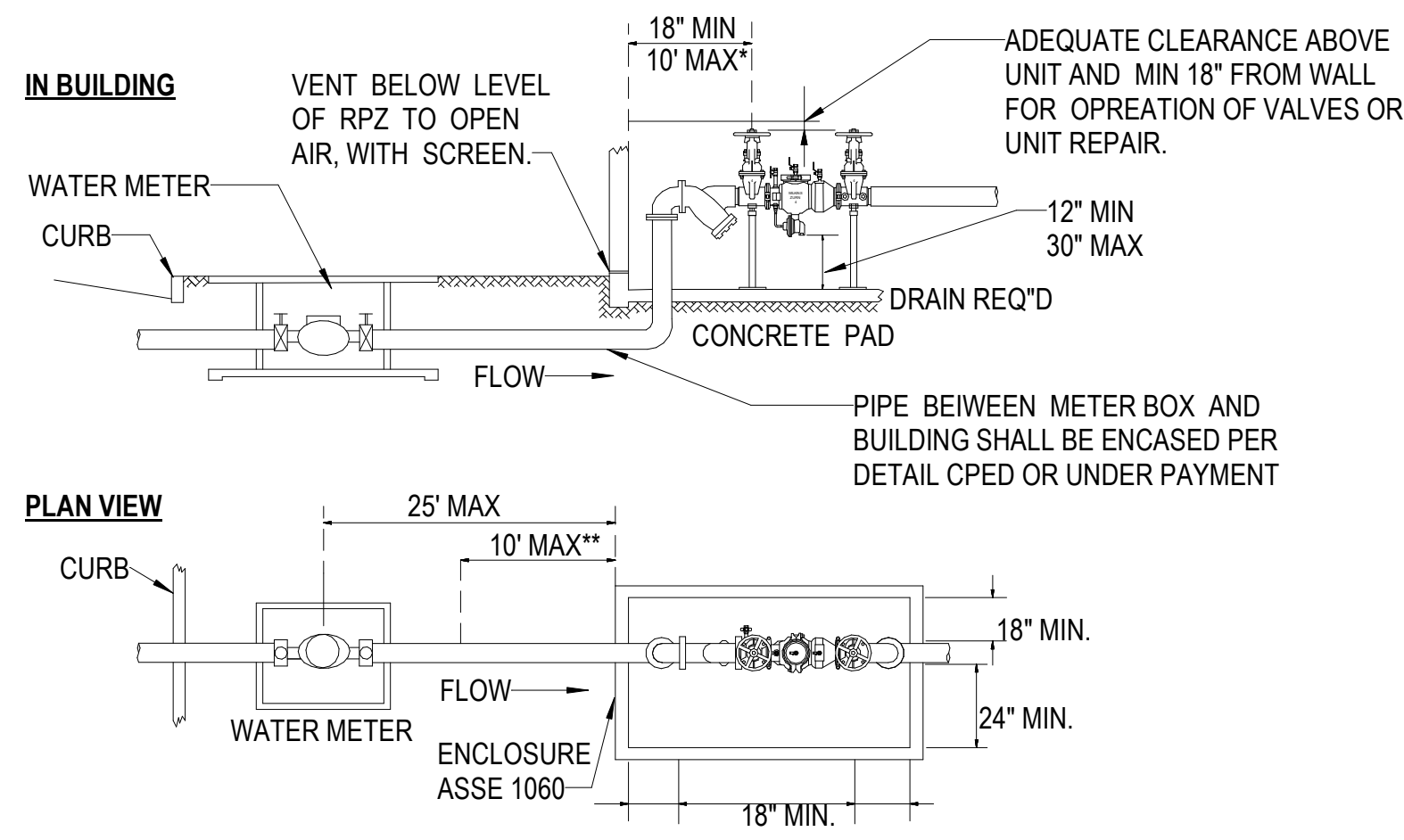
RECTORSEAL — Metacaulk B35-

*Bearing the UL Classification Mark

SINGLE MEMBRANE TUB/SHOWER ASSEMBLY

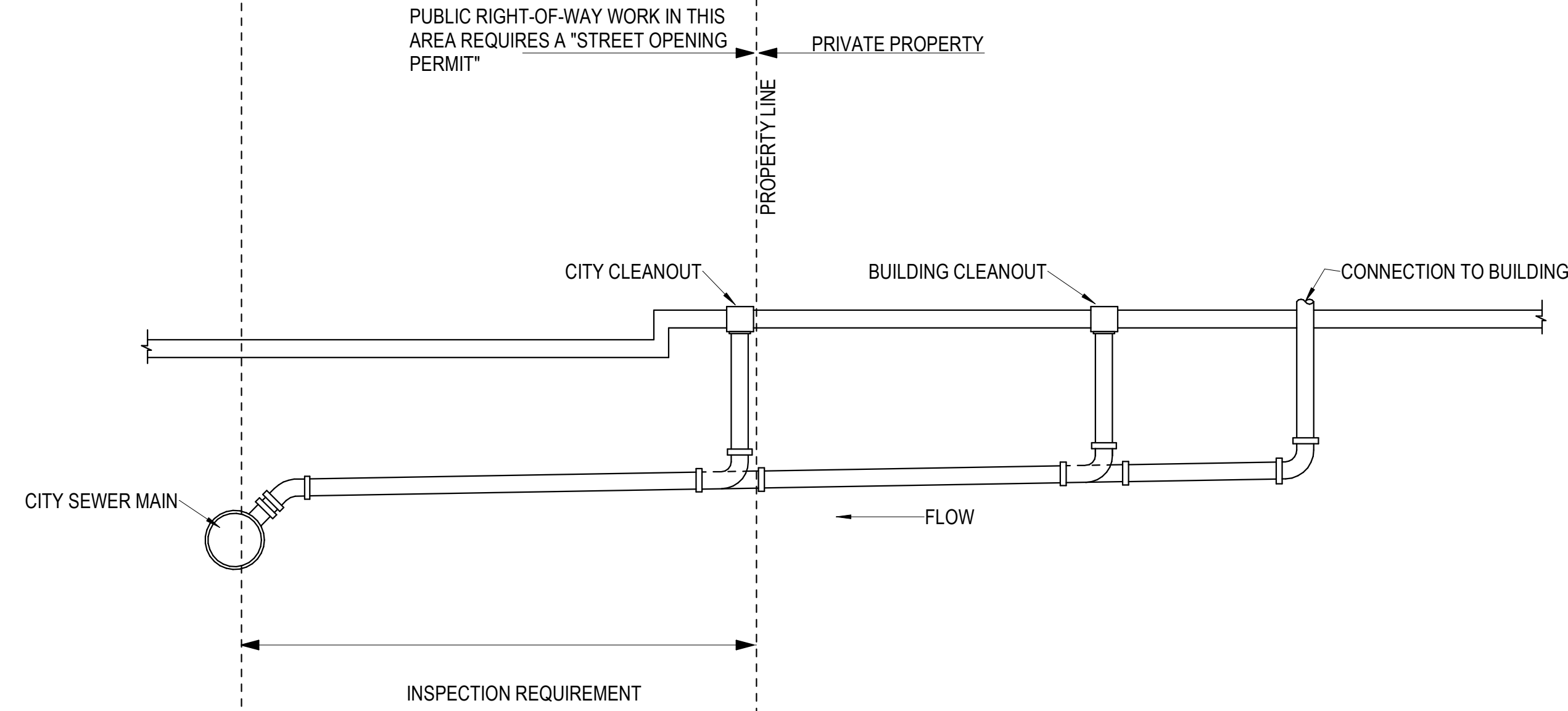


NO.	DESCRIPTION	DATE
Project Location:		
1228 HULL STREET, RICHMOND, VA 23224		
Project No: 18,199		
Date: 22 APRIL 2019	Scale: 12" = 1'-0"	
Drawn By: AUTHOR	Checked By: CHECKER	



*MUST HAVE CITY APPROVAL PRIOR TO INSTALLATION
 NO BASEMENT INSTALLATIONS ALLOWED
 **IF DISTANCE IS GREATER THAN 10', THEN PIPE SHALL BE PROTECTED FROM CONNECTION IN A MANNER APPROVED BY THE CITY OCCS. SEE DWG. CPED.

2.02 RPZ BACKFLOW PREVENTION DETAIL

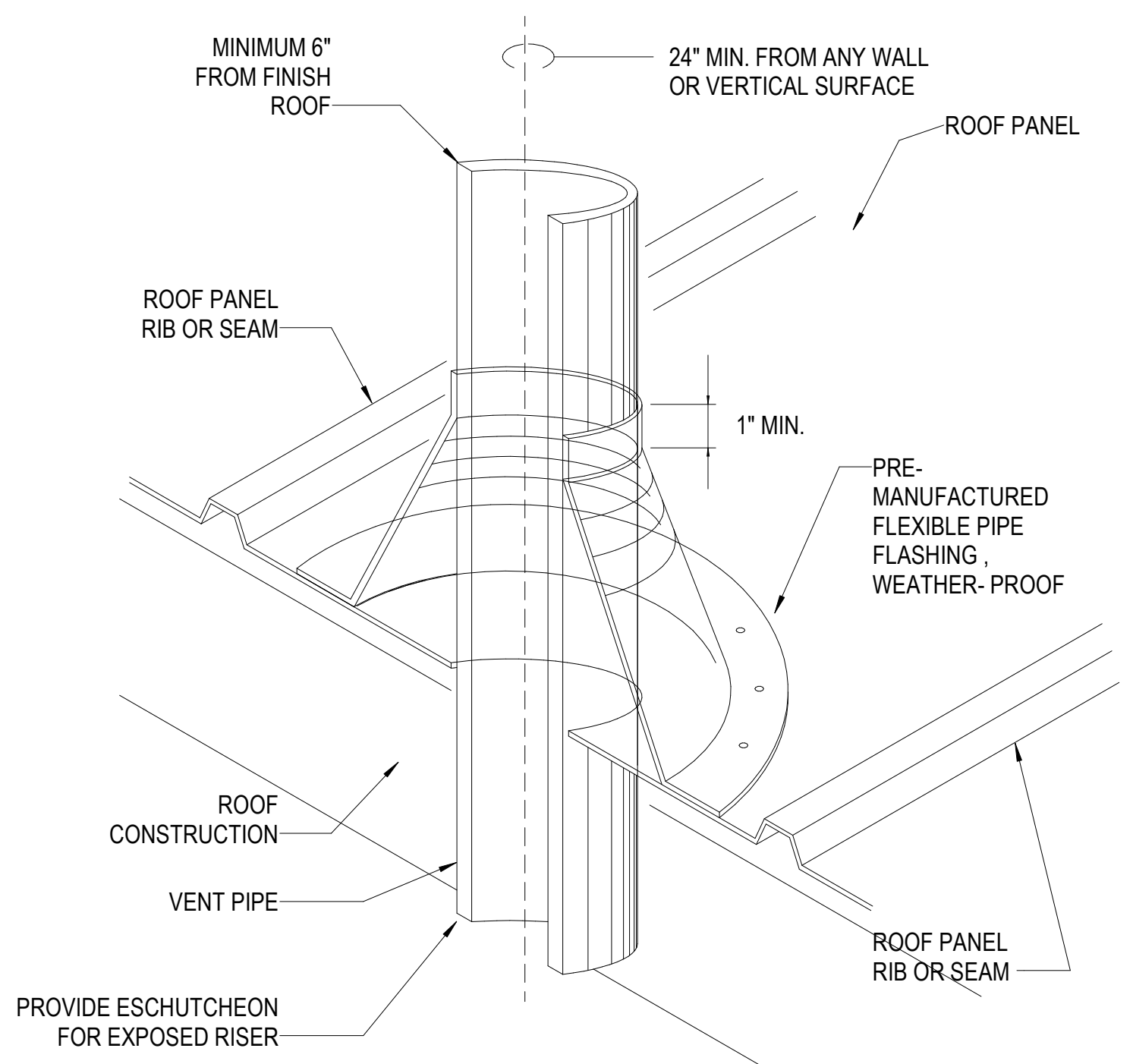


BUILDING DRAINS AND SEWERS
 TABLE 710.1(1)

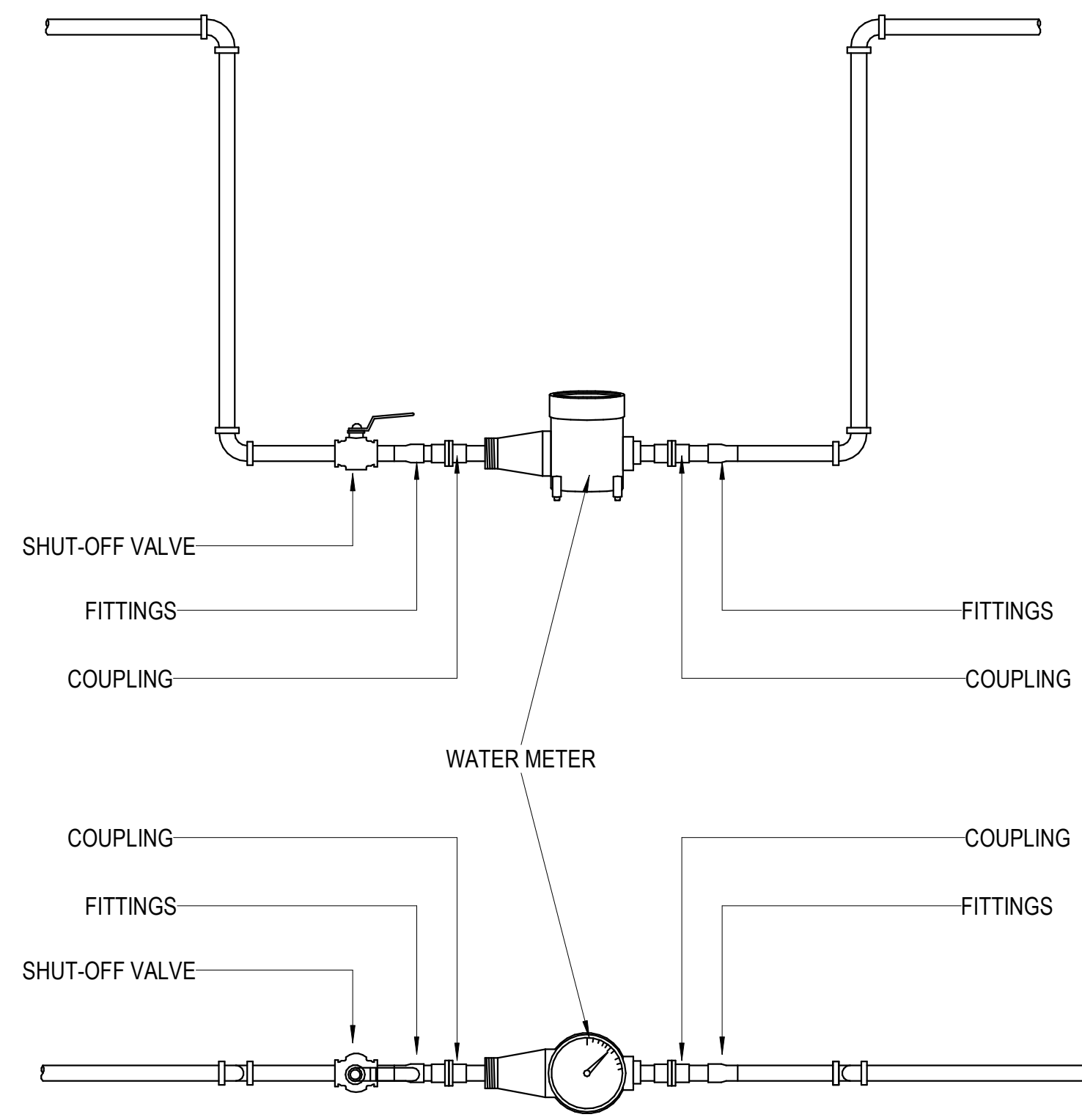
DIAMETER OF PIPE (INCHES)	SLOPE PER FOOT			
	1/16 INCH	1/8 INCH	1/4 INCH	1/2 INCH
1 1/4	-	-	1	1
1 1/2	-	-	3	3
2	-	-	21	26
2 1/2	-	-	24	31
3	-	36	42	50
4	-	180	216	250
5	-	390	480	575
6	-	700	840	1000
8	1400	1600	1920	2300
10	2500	2900	3500	4200
12	3900	4600	5600	6700
15	7000	8300	10000	12000

FOR SI : 1 INCH = 25.4 MM, 1 INCH PER FOOT = 83.3 MM/M.
 A. THE MINIMUM SIZE OF ANY BUILDING DRAIN SERVING A WATER CLOSET SHALL BE 3"

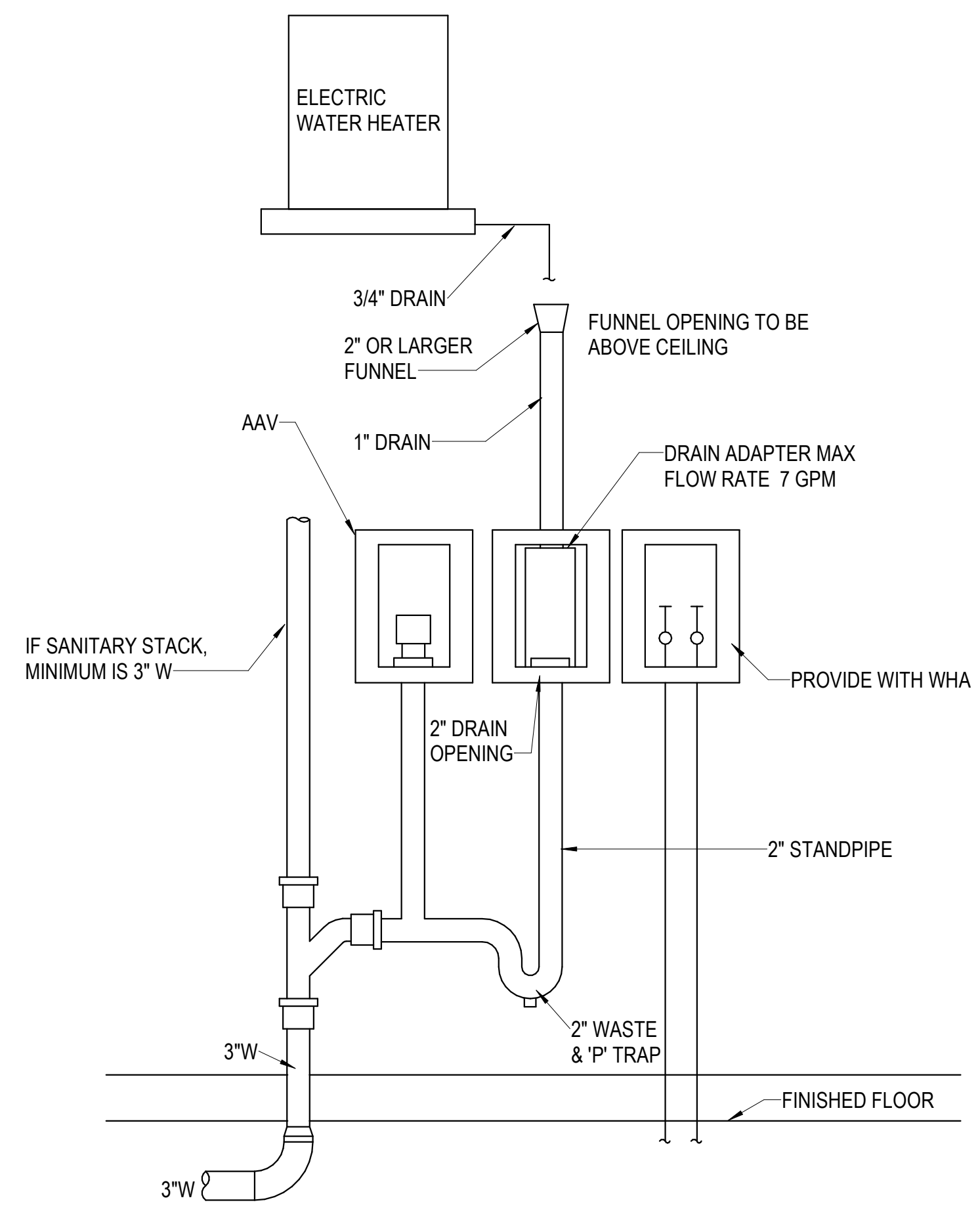
- TOTAL DFU :
- DIAMETER OF PIPE(INCHES) :
- 4" PIPE SLOPING AT 1/8 FOR THE FULL LENGTH OF THE BUILDING WILL SLOPE A TOTAL OF 19 INCHES



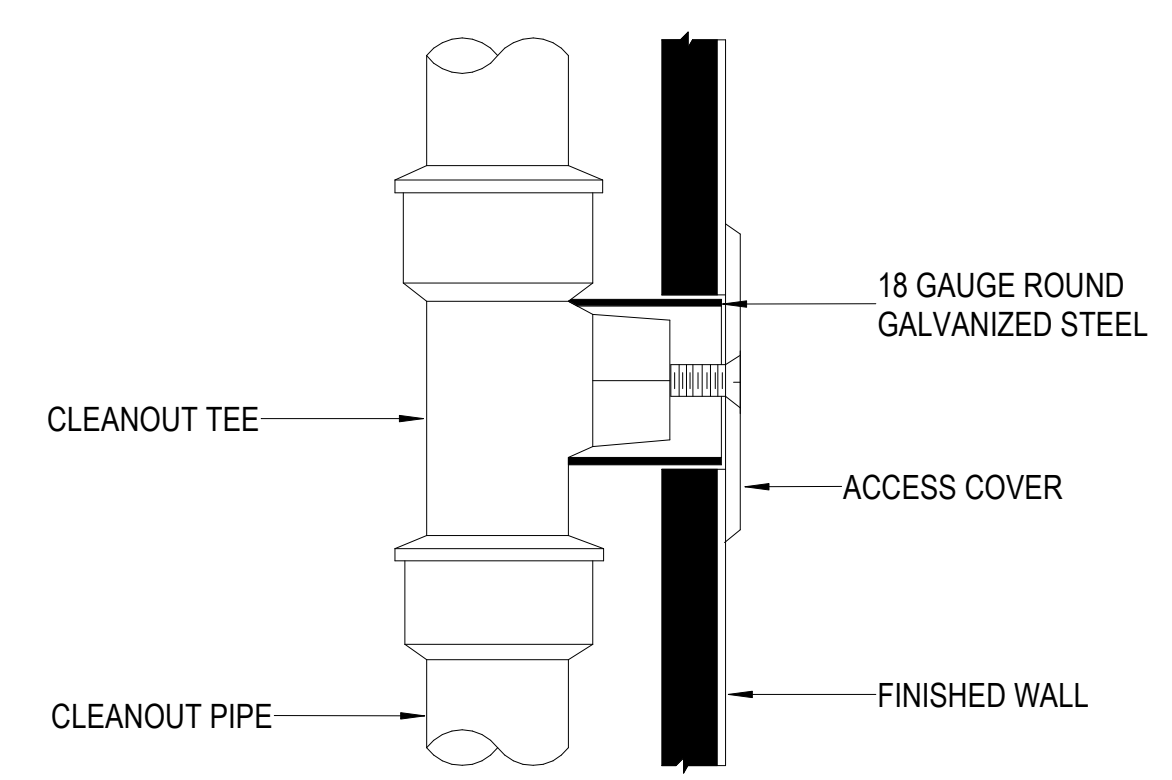
4.05 VENT THRU ROOF DETAIL



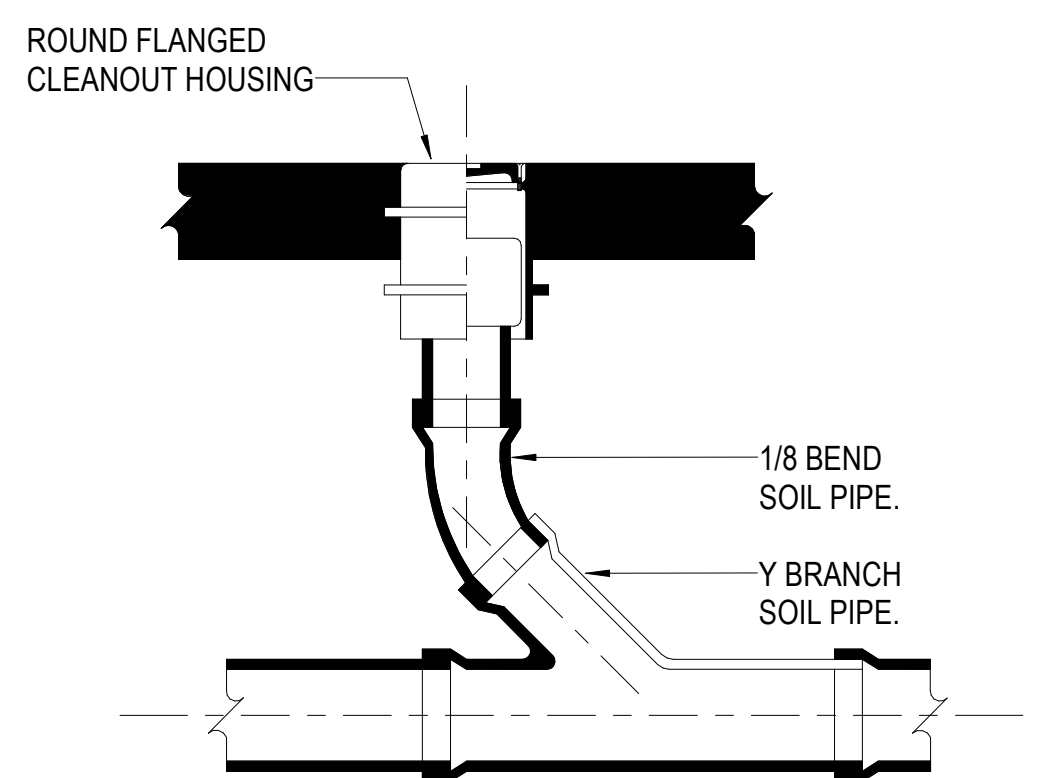
8.04 WATER SUB METER DETAILS(OPTION)



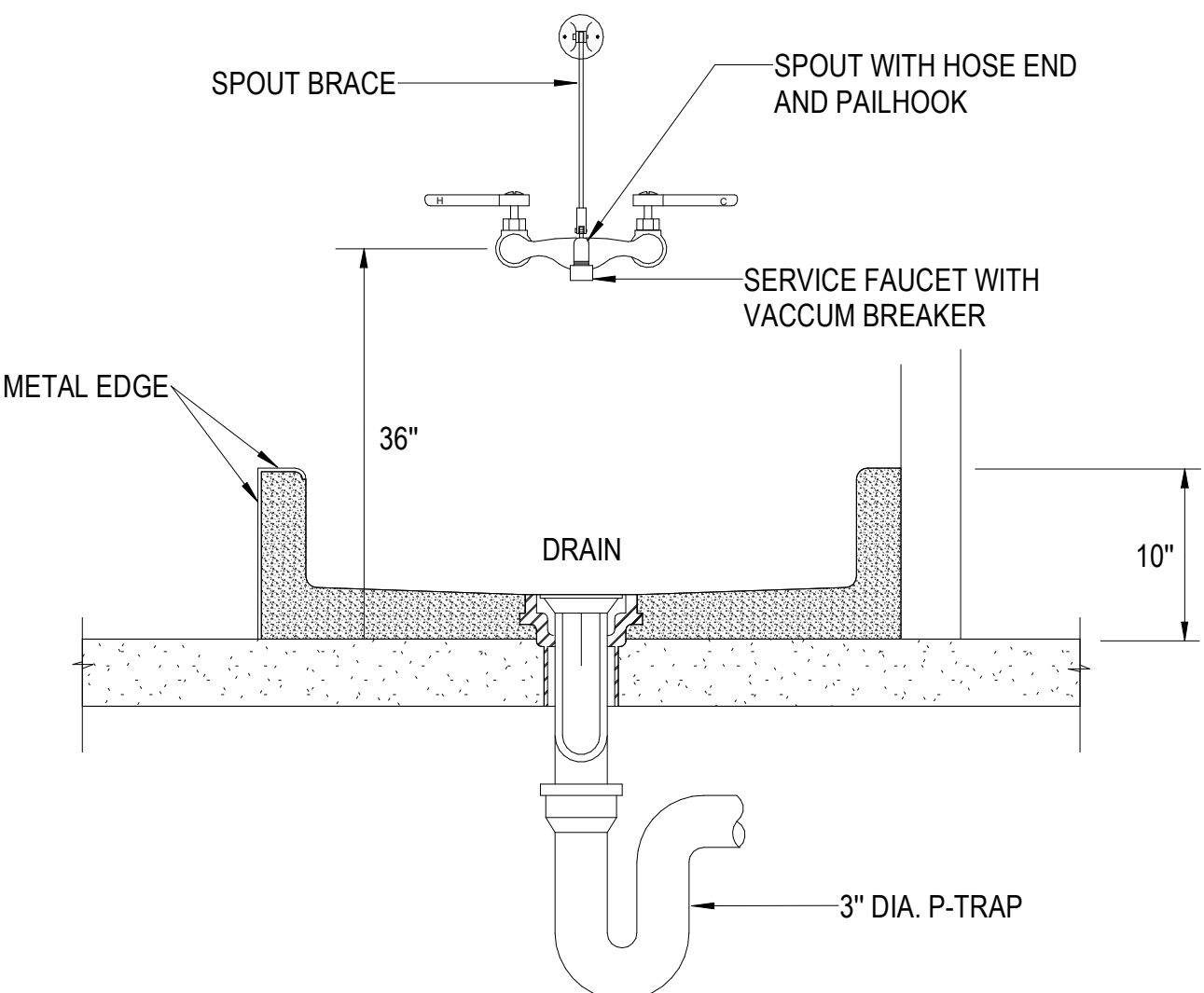
6.05 - PLUMBING CONNECTIONS FOR LAUNDRY OUTLET W/SIOUX CHIEF OX BOX & CONDENSATE DRAIN ADAPTER



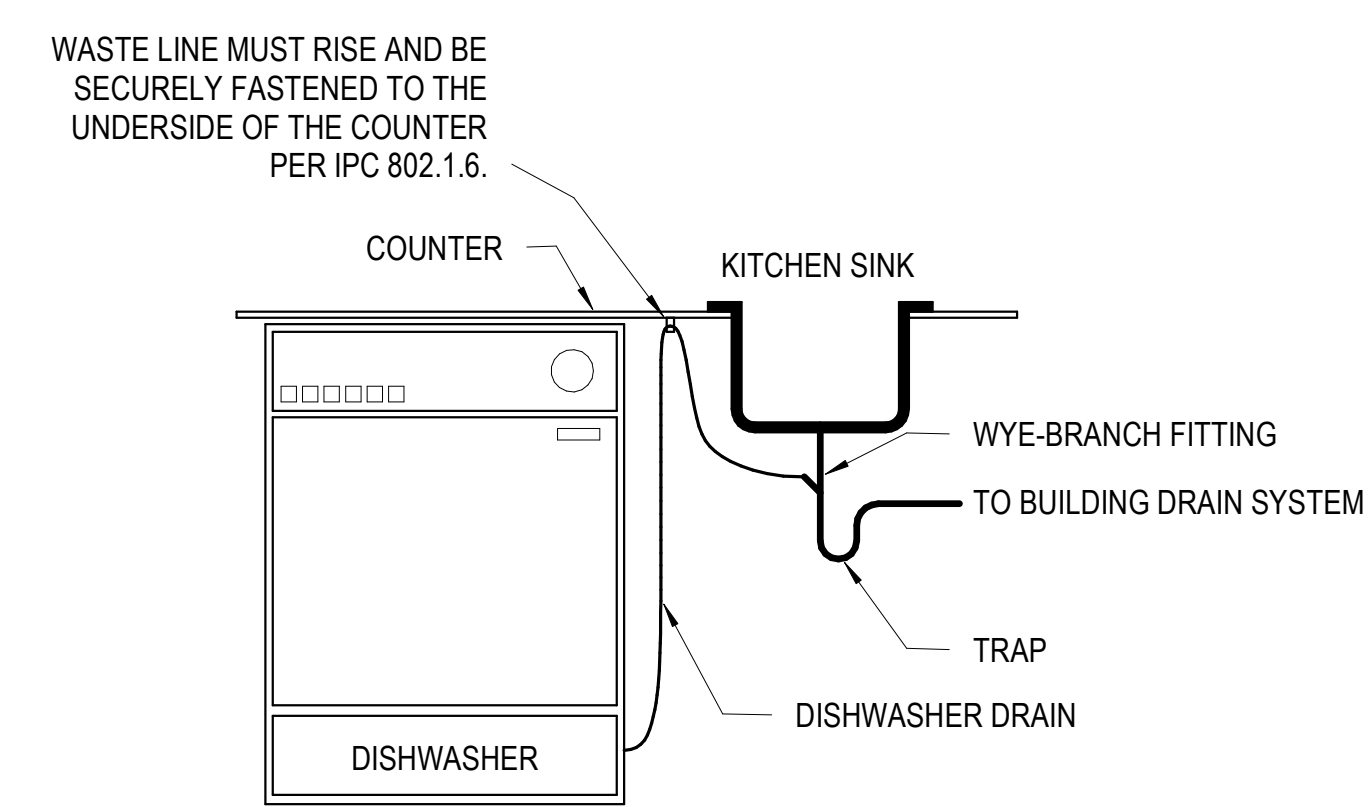
4.04 WALL CLEANOUT DETAL



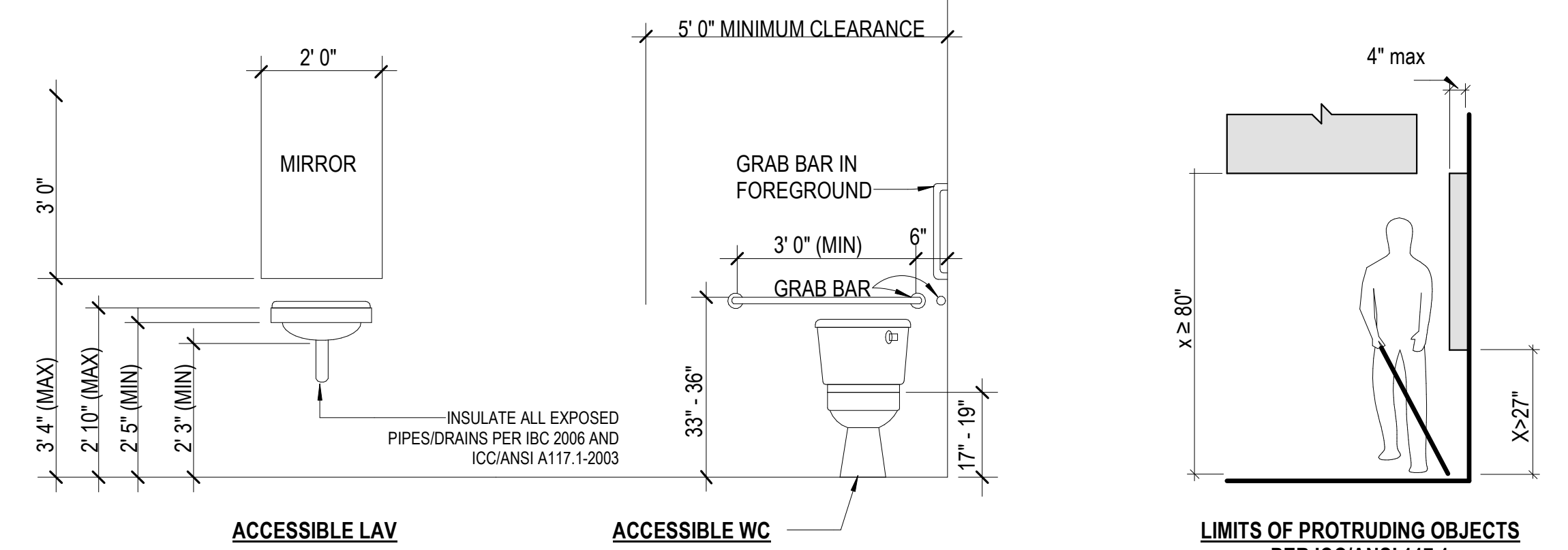
4.03 FLOOR SANITARY CLEANOUT DETAIL



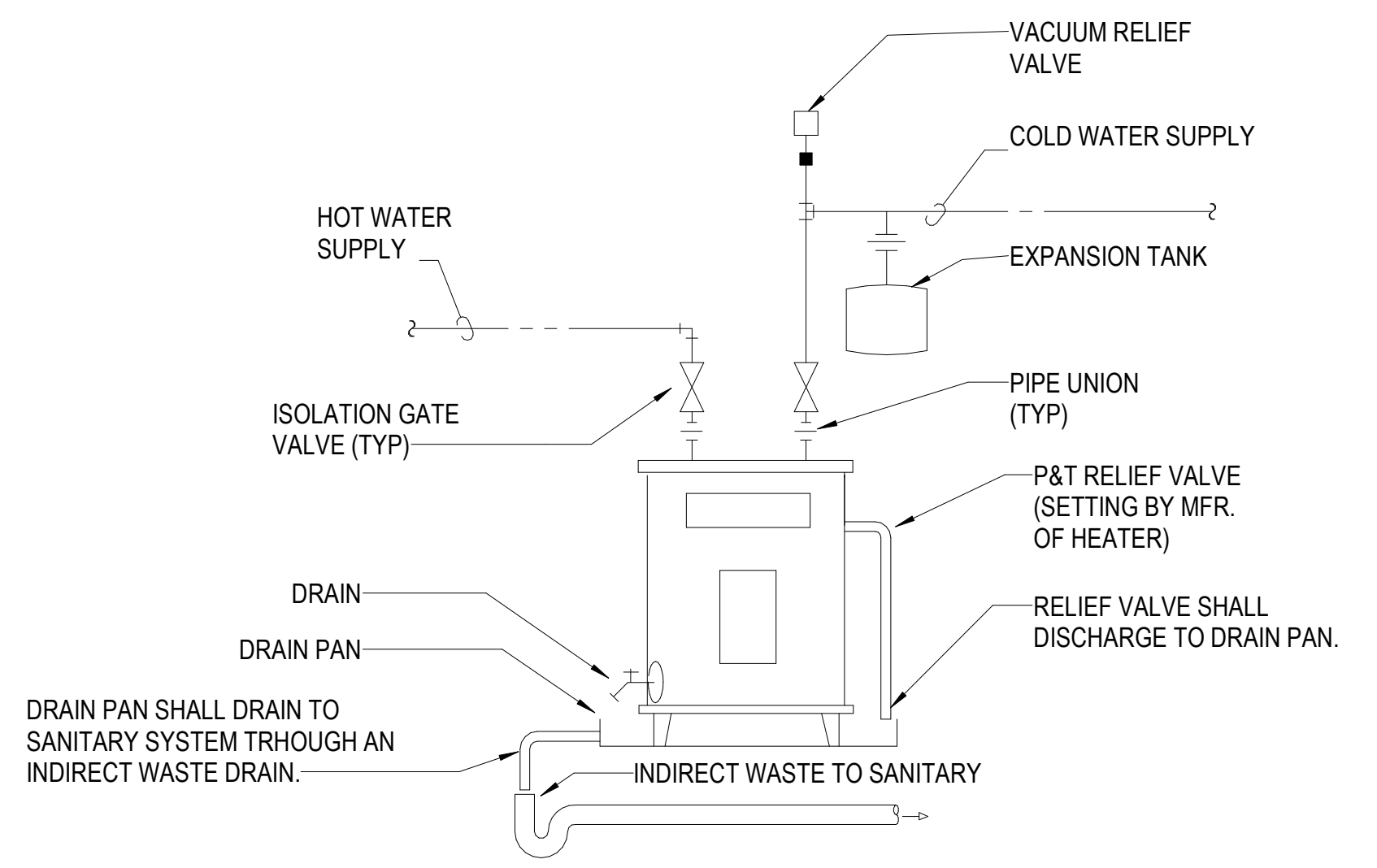
5.01 MOP SINK DETAIL
 NO SCALE



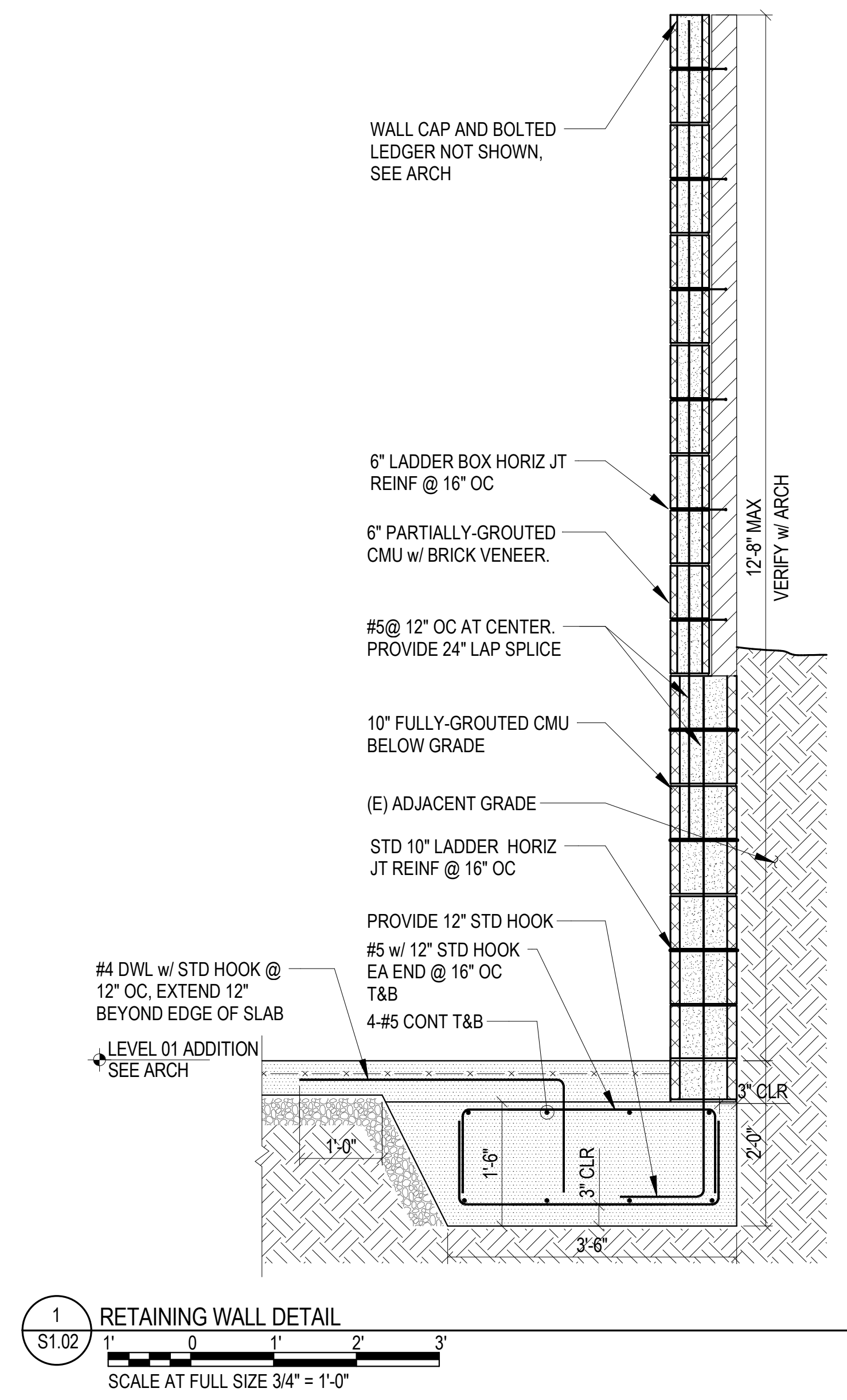
5.03 - TYPICAL DISHWASHER CONNECTION



ADA BATHROOM CLEARANCES
 PLEASE REFER TO STAMPED ARCHITECTURAL DRAWINGS FOR EXACT MEASUREMENTS AND CLEARANCES OF BATHROOM.



1.01 CEILING MOUNTED ELECTRIC WATER HEATER DETAIL



1228 HULL STREET
1228 HULL STREET, RICHMOND 23224

Project Location:
1228 HULL STREET,
RICHMOND 23224

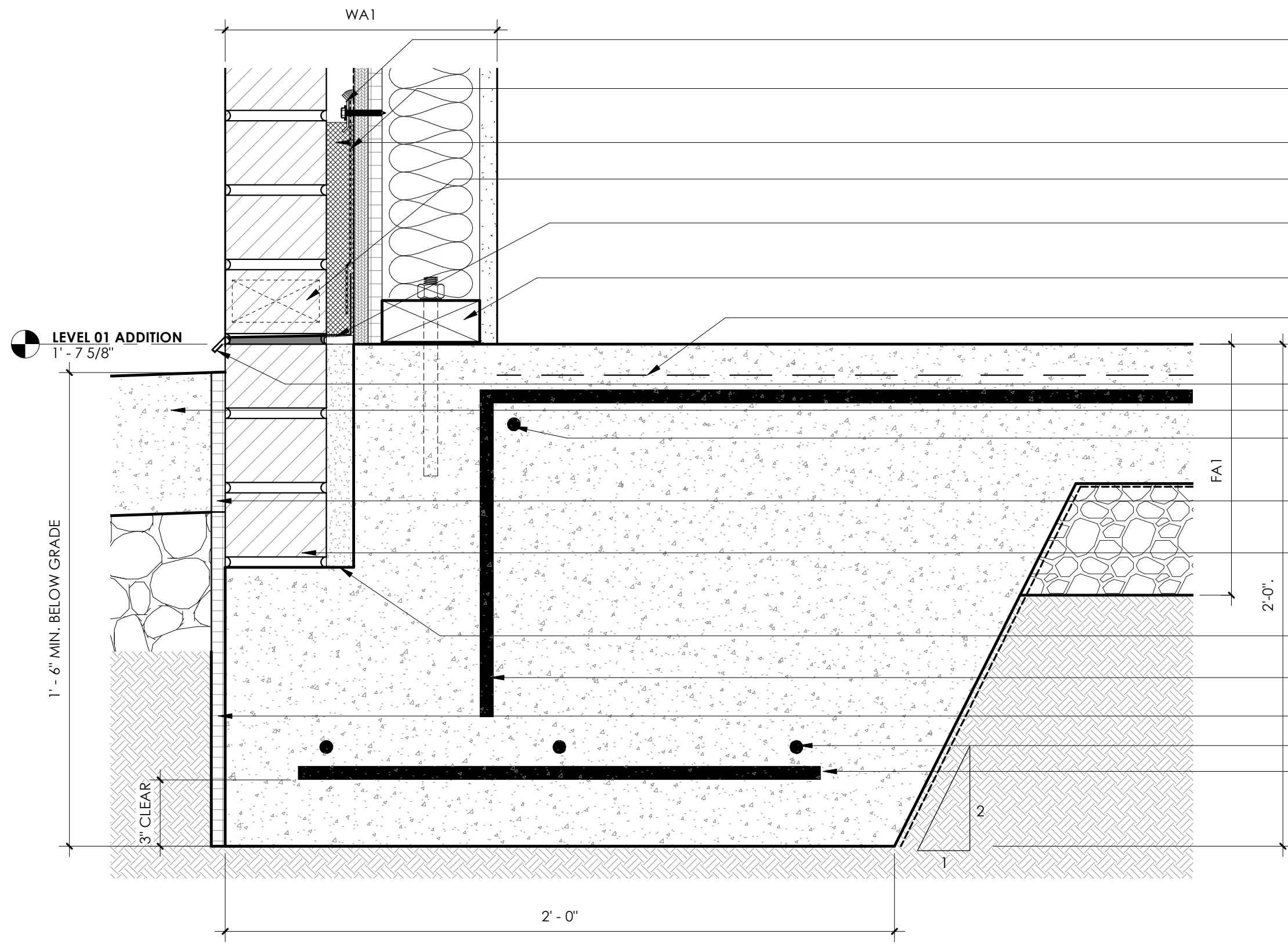
Project No:
184082 (SPRINGPOINT)

Date: 5/27/2019 Scale: 3/4" = 1'-0"

Drawn By: SD Checked By: CS

SECTIONS &
DETAILS

S1.02

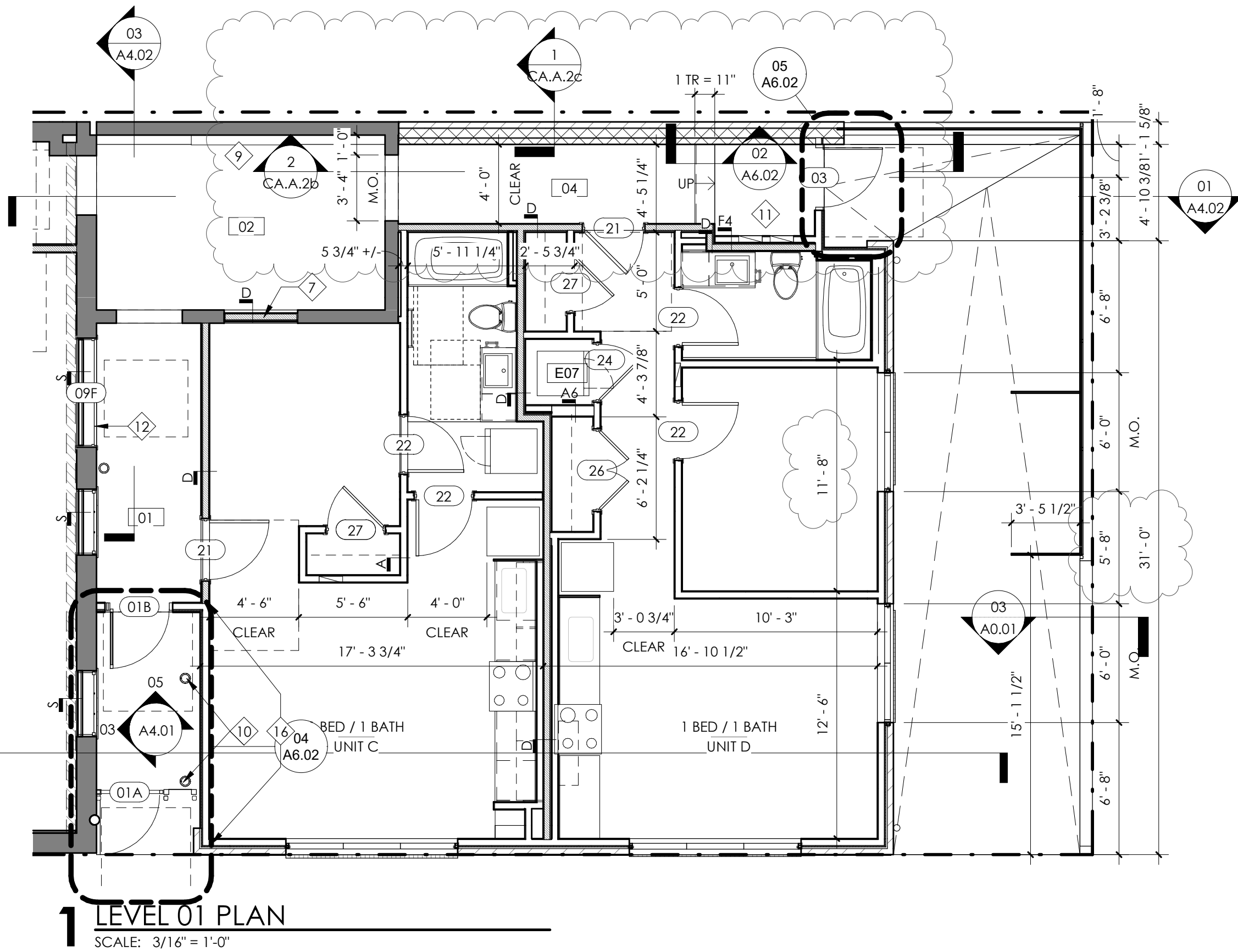


- MECH. FASTENED TERMINATION BAR W/ CONT. BEAD OF SEALANT
- 8" MIN. FLEXIBLE FLASHING LAPPED MIN. 2" OVER MTL FLASHING
- CAVITY DRAINAGE MATERIAL
- FULL HEAD JOINT CELLULAR WEEP VENTS, SPACED 24" O.C.
- CONT. MTL SILL FLASHING SET IN BED OF SEALANT. TURN UP BACK LEG OF MTL FLASHING MIN. 2"
- PT 2X SILL PLATE W/ GALV. ANCHOR BOLTS, 24" O.C.
- WWF TO BE IN TOP 1/2 OF S.O.G. THICKNESS AND ABOVE BENT REBAR
- HEMMED DRIP EDGE W/ CONT. BEAD OF SEALANT
- SIDEWALK / SITE WALKWAY. REF. CIVIL
- (1) #5 CONTINUOUS
- 1/2" COMPRESSIBLE FILLER
- MSN02** COURSING, EXTEND MIN 2 COURSES BELOW GRADE W/ SOLID GROUT INFILL
- FORMED EDGE FOR BRICK VENEER COURSE
- #4 1'-0" X 4'-0" BENT REBAR @ 18" O.C.
- DRAINAGE BOARD
- (3) #5 CONTINUOUS
- #4 @ 18" O.C.

GENERAL NOTE: FOUNDATIONS TO BEAR ON SUITABLE SUBGRADE SOIL. G.C. TO VERIFY IN FIELD. WHERE THE SUBGRADE SOILS ARE FOUND TO BE UNSUITABLE, NOTIFY A/E FOR REVIEW/POTENTIAL SOLUTIONS.

Project	LIGHTHOUSE DINER	Date	12/03/15
Title	TYPICAL FOOTING DETAIL @ PROPERTY LINE	Scale	3" = 1'-0"
Issued With		Drawn	Author
Reference		Pro. No.	18043

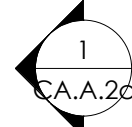
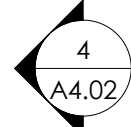
Drawing **CA.A.1**



1 LEVEL 01 PLAN
SCALE: 3/16" = 1'-0"

Project	LIGHTHOUSE DINER	Date	05/30/19	Drawing CA.A.2a
Title	LEVEL 01 PLAN	Scale	3/16" = 1'-0"	
Issued With		Drawn	Author	
Reference	A1.01	Pro. No.	18043	

EXISTING MASONRY WALL NEW MASONRY WALL



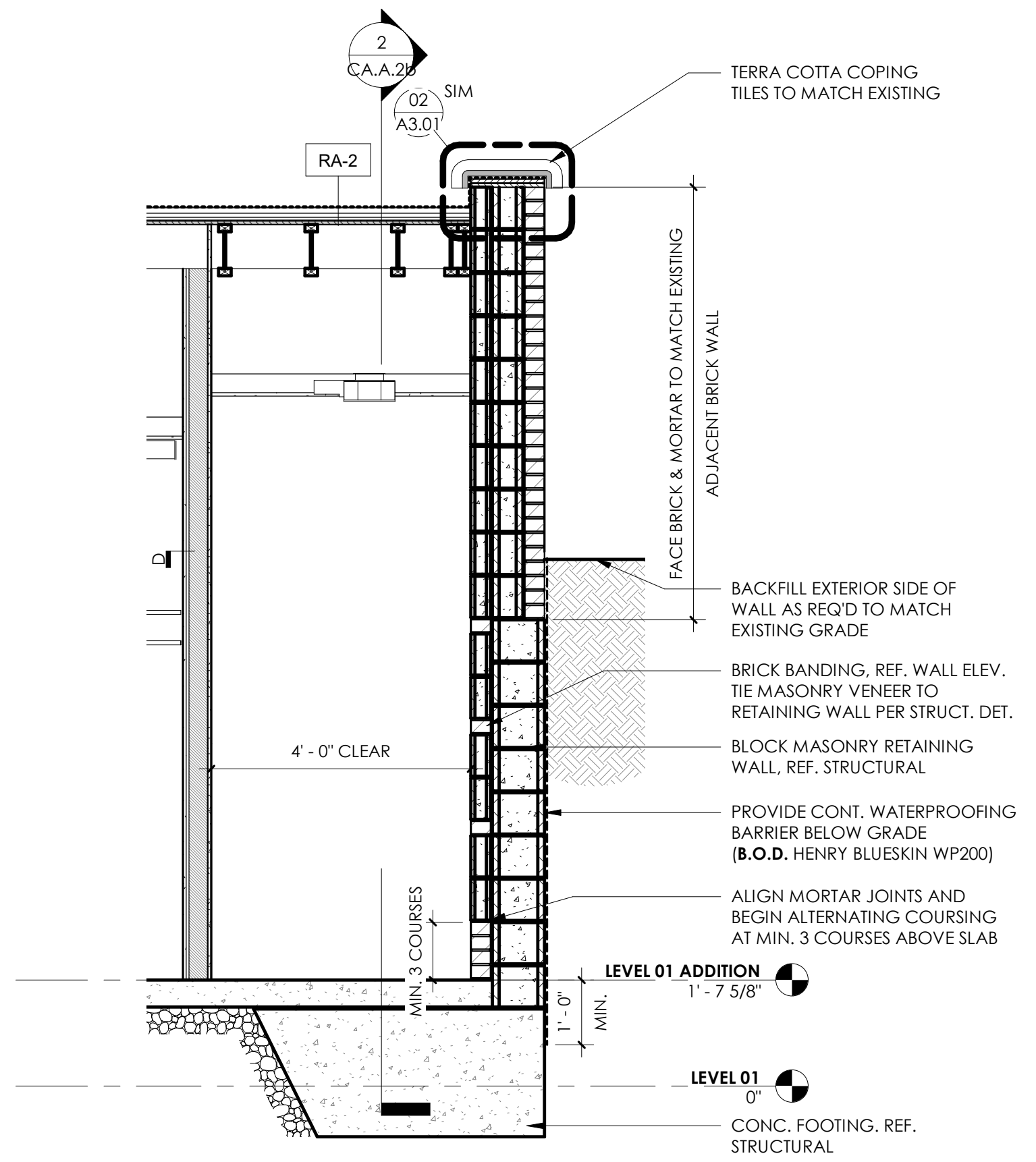
TURN UP ROOF MEMBRANE OVER NEW MASONRY PARAPET

BRICK MASONRY BANDING, USE SALVAGED BRICK WHERE POSSIBLE



LEVEL 01 ADDITION
1' - 7 5/8"

Project	LIGHTHOUSE DINER	Date	05/28/19	Drawing	CA.A.2b
Title	RETAINING WALL ELEVATION	Scale	1/2" = 1'-0"		
Issued With		Drawn	TRC		
Reference		Pro. No.	18043		



Project	LIGHTHOUSE DINER	Date	05/28/19	Drawing CA.A.2c
Title	RETAINING WALL SECTION	Scale	1/2" = 1'-0"	
Issued With		Drawn	TRC	
Reference		Pro. No.	18043	