VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015

**GROSS BUILDING AREA:**

1 STORY (4 ALLOWED)

2,506 SF (69,000 ALLOWED)

2,300 SF (28,500 ALLOWED)

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**ABBREVIATIONS**

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**NOTES:**

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**ISSUE:**

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**DATE:**

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**CHECKER:**

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**WWW.SMBW.COM**
SPECIFICATIONS

GENERAL REQUIREMENTS

Installation and removal of temporary facilities shall be included in the Contract Sum. Directed: A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "shall," and the like carry the same meaning. "Shall" and "required" are synonymous. "Shall" shall mean "must." Method and sequence of operations to be used for each phase of removal and dismantling work, equipment, and methods, to be used for each phase of removal and dismantling work, equipment, and methods, and equipment and sequence of operations to be used for each phase of removal and dismantling work, equipment, and methods, and equipment to be used for each phase of removal and dismantling work, equipment, and methods.

PRE-CONSTRUCTION

1. Examine and Accept Conditions: Before proceeding with each component of the Work, examine and accept conditions. Every component of the Work shall be examined and accepted in the presence of Architect and Owner or their representative. If any conditions of the Work are found to be unsatisfactory, expedient procedures shall be used to make the conditions acceptable. If the Architect cannot accept the Work, written notice shall be given to Owner, indicating the cause of nonacceptance.

2. Quality Assurance: The Work shall be performed according to plans, specifications, directions, and applicable laws. All materials shall be of the quality required in the plans, specifications, and directions. The Work shall be performed in a satisfactory manner, and all materials shall be installed in accordance with the plan and specifications.

3. Quality Control: The承包商 shall perform periodic quality control checks to ensure compliance with the quality standards specified in the plans and specifications. The承包商 shall provide copies of all test certificates and inspection reports to the Architect.

4. Quality Assurance Plan: The承包商 shall submit a Quality Assurance Plan to the Architect, outlining the procedures and methods to be used for the Work. The Quality Assurance Plan shall be approved by the Architect prior to the commencement of the Work.

5. Quality Control Plan: The承包商 shall submit a Quality Control Plan to the Architect, outlining the procedures and methods to be used for the Work. The Quality Control Plan shall be approved by the Architect prior to the commencement of the Work.

6. Progress Reports: The承包商 shall submit progress reports to the Architect, indicating the status of the Work and the results of quality control tests.

7. Shop Drawings: Shop Drawings shall be submitted to the Architect for review and approval. The承包商 shall not proceed with the Work until the Architect has approved the Shop Drawings.

8. Change Orders: Change Orders shall be submitted to the Architect, indicating the changes to the Work. The Architect shall review and approve the Change Orders prior to the commencement of the Work.

9. Final Acceptance: The Work shall be accepted by the Owner in the presence of the Architect. The Owner shall sign the Final Acceptance Certificate, indicating acceptance of the Work.

10. Warranty: The承包商 shall provide a warranty for the Work, covering defects in materials and workmanship for a period of two years from the date of acceptance.

11. Final Payment: Payment shall be made to the承包商 upon acceptance of the Work by the Owner. The Final Payment shall be made within 30 days of the date of acceptance by the Owner.

12. Quality Assurance: The Work shall be performed in accordance with the plans, specifications, directions, and applicable laws. All materials shall be of the quality required in the plans, specifications, and directions. The Work shall be performed in a satisfactory manner, and all materials shall be installed in accordance with the plan and specifications.

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31. Final Payment: Payment shall be made to the承包商 upon acceptance of the Work by the Owner. The Final Payment shall be made within 30 days of the date of acceptance by the Owner.
**SPECIFICATIONS** (cont.)

ALUMINUM WINDOWS

- Comply with ASTM D3511 standards for aluminum windows.

INTERIOR GYPSUM BOARD

- ANSI A118.14 and is mold-resistant.
- Complying with ASTM C1396/C1396M for thickness.
- 1/2 inch thickness.

INTERIOR WALL INSTALLATIONS, Wood or Metal Studs or Furring

- TCNA Methods.
- GS 163.2 and GS 163.3 for installation requirements.

INTERIOR FLOOR INSTALLATIONS, Concrete Subfloor

- TCNA Methods.
- GS 163.5 for installation requirements.

**MATERIALS AND CONSTRUCTION**

1. **Building Paper:**
   - Water and vapor barrier, conforming to ASTM D4869.
   - Two sheets of building paper placed, one each side of the inch thick backer board.
   - The building paper must be installed in a manner that facilitates a water-tight seal, forming a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration.

2. **Cementitious Backer Units:**
   - ANSI A118.4 for installation requirements.
   - Thickness: 1/2 inch.

3. **Cementitious Grout Joints:**
   - ANSI A118.10 and is mold-resistant.

4. **Grout:**
   - ANSI A118.4 for installation requirements.
   - High Performance.
   - Thinset mortar.

5. **Laboratory-Cured Tiles:**
   - ANSI A118.9 and ASTM C1288 for installation requirements.
   - Thickness: 5/8 inch.

6. **Receptor System:**
   - ASTM D3656/D3656M for installation requirements.
   - Medium: B412; thinset mortar on cementitious backer units.
   - High: C1036, Type C, and C1396/C1396M. Thickness: 5/8 inch.

6. **Resistant Backing Board:**
   - ASTM D3273, score of 10 as rated according to E2112.
   - Fastener spacing: 6 inches on center, not to exceed 12 inches vertically.

ASSEMBLIES: Comply with mineral fiber requirements of assembly.

- Rated Assemblies: For STC 40 or greater.
- Rated Assemblies, provide materials and construction to meet the requirements of the specified job.

**FLOOR SEALS**

- Floor sealer: Apply floor sealer to cements backer board.
- Cementitious grout joints.
- Inhibited chemicals; Chemical Finish: conversion coating; Organic Coating: manufacturer's standard two coat system.
- Floor sealer manufacturer's written instructions.

**GROUT SEALS**

- Ceramic Tile Grout: ANSI C270.1 for installation requirements.
- Interlocking grout joint: ANSI A118.4 for installation requirements.
- Uniform grout joint: ANSI A118.4 for installation requirements.
- High Performance.
- Thinset mortar.

**ISOLATE PERIMETER**

- Gypsum board applied to non-waterproof membrane of uniform thickness that is bonded securely to substrate.

**L.**

- Written instructions. As soon as floor sealer has penetrated grout joints, remove excess sealer and sealer from tile surfaces.

- High Performance.
- Thinset mortar.

**F.**

- Projected Window Hardware: Manufacturer's standard two coat system.

- Limit Devices: Limit clear opening to 4 inches for ventilation; with custodial key release.

**D.**

- Architectural Painting Specification Manual applicable to substrates and paint systems indicated.

- Ceramic Tile: ANSI C270.1 for installation requirements.

- High Performance.
- Thinset mortar.

- Cementitious grout joints.

- Isolate perimeter of gypsum board applied to non-waterproof membrane of uniform thickness that is bonded securely to substrate.

- Types of Setting and Grouting Materials used. For the following installations, follow procedures in the ANSI "Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply.

- Standard Compatibility Materials as follows:
  - Calcium Carbonate or Natural Stone: Primer, rust inhibitive, exterior, water based (MPI #145).
  - Ceramic, Enamels, and Porcelain: Latex, interior, high Performance, low odor/VOC (MPI #39).
  - Synthetic Resins: Latex, exterior, high Performance, low odor/VOC (MPI #39).
  - Glass: Latex, exterior, high Performance, low odor/VOC (MPI #39).

- Natural Stone: Primers and sealers, exterior, water based (MPI #145).

- Synthetic Resins: Primers and sealers, exterior, water based (MPI #145).

- Glass: Primers and sealers, exterior, water based (MPI #145).

- Stainless Steel: Corrosion resistant, exterior, water based (MPI #145).

- PVC or Neoprene: Corrosion resistant, exterior, water based (MPI #145).

- Aluminum: Corrosion resistant, exterior, water based (MPI #145).

- Wood: Primers and sealers, exterior, water based (MPI #145).

- Paper Face: Primers and sealers, exterior, water based (MPI #145).

1518 HULL STREET
(FOR PERMIT)

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

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:
MERIDIAN PLANNING GROUP
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22901
PH. (434)882-0121
CONTACT: TIM MILLER

ARCHITECT:
SMBW
111 VIRGINIA STREET, SUITE 111
RICHMOND, VA 23219
PH. (804) 233-5343
CONTACT: TAYLOR CLARK
GENERAL NOTE:
WILL BE SUBMITTED UNDER A SEPARATE PERMIT AS A PHASE 2 SCOPE OF WORK.

BASEMENT LIFE SAFETY PLAN

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

EXISTING CONC. & CONC. MASONRY FOUNDATION WALLS
ASSEMBLY, NON-SIMULTANEOUS
100 SF
400 SF
300 SF

S-1 STORAGE
FROM ABOVE

LEVEL 1 B-BUSINESS BUSINESS AREAS
100 419 SF
13 2 2 13

LEVEL 1 R-2 RESIDENTIAL
200 2584 SF
13 2 2 13

BASEMENT ASSEMBLY,
KITCHEN,
AND OCCUPANCY AND EGRESS TAGS

FIRE PROTECTION LEGEND

ROOM SCHEDULE

UNIT SCHEDULE

GENERAL FIRE PROTECTION NOTES

FLOOR LEVEL EGRESS REQUIREMENTS

EXITS REQUIRED
EXIT ACCESS COMPARTMENT CHOICE POINT OF EGRESS EXIT DISCHARGE

EXITS PROVIDED

GROSS FLOOR AREA: 4,102 SF

4. ALL EXISTING TRANSOM WINDOWS AT DWELLING UNITS TO BE FIXED IN PLACE AND RECEIVE SPRINKLER HEADS ON BOTH SIDES OF TRANSOM PER VEBC 904.4.

1. EGRESS TRAVEL DISTANCE IS SHOWN TO POINT OF EXIT DISCHARGE.

2. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS.

NOTE: RESISTIVE CONSTRUCTION

1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION NEED NOT BE PROVIDED PER VEBC 904.7.

SIDES OF TRANSOM PER VEBC 904.4.

MAX. OCCUPANTS PERMITTED
NUMBER OF OCCUPANTS
AREA NAME
(EQUIPMENT ROOM AREAS, MECHANICAL
ASSEMBLY - WITH OUT
EQUIPMENT ROOM AREAS, MECHANICAL
ASSEMBLY - WITH OUT

1/2 HR FIRE BARRIER - (UNCONCENTRATED)
NON 1 HR FIRE BARRIER
2 HR FIRE BARRIER
NON 1 1/2 HR FIRE BARRIER

UNIT
FOOTAGE
STAIR EGRESS TAG
(UNCONCENTRATED)

ROOM
FOOTAGE
STAIR EGRESS TAG

MEMORANDUM

1518 HULL STREET, RICHMOND, VIRGINIA

ROOM SCHEDULE
UNIT SCHEDULE

UNIT
FOOTAGE
STAIR EGRESS TAG

ROOM
FOOTAGE
STAIR EGRESS TAG

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SECOND FLOOR DEMO PLAN

GENERAL DEMOLITION PLAN NOTES

1. REFER TO SPECIFICATIONS & MASONRY NOTES ON DEMO ELEVATION SHEET, FOR EXISTING HISTORICAL TREATMENT & MASONRY.
2. REFER TO MEP & STRUCTURAL DWGS FOR FURTHER DEMOLITION SCOPE.
3. THE PROJECT IS BEING SUBMITTED UNDER A REHABILITATION TAX CREDIT APPLICATION. ALL DEMOLITION AND NEW CONSTRUCTION REQUIREMENTS MUST MEET THE GUIDELINES OF THE FCPR.
4. SURVEY OF EXISTING CONDITIONS: RECORD EXISTING CONDITIONS BY USE OF PRECONSTRUCTION PHOTOGRAPHS.
5. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION & EXISTING CONDITIONS & COORDINATE WITH NEW CONSTRUCTION REQUIREMENTS. IF DIFFERENT CONDITIONS EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE CONTINUING CONSTRUCTION IN THIS AREA.
6. REMOVE EXISTING EQUIPMENT, PIPING, DUCTWORK, & ASSOCIATED ACCESSORIES. REF. MEP DWGS FOR FURTHER SCOPE AND NOTES.
7. REMOVE EXISTING WOOD POSTS.
8. CLEAR EXISTING PIT OF ANY OBSTRUCTIONS. CLEAN, PATCH, REPAIR, AND PREP TO RECEIVE INFILL MATERIAL.
9. DEMO EXISTING FIXTURES, FINISHES, & ACCESSORIES. DEMO EXISTING RAISED FLOOR AND ANY CONCEALED PIPING.
10. DEMO EXISTING SILL BELOW WINDOW ASSEMBLY DOWN TO FLOOR SLAB. PREP AREA TO RECEIVE NEW ASSEMBLY.
11. REMOVAL OF ALL ELECTRICAL FIXTURES, CONTROLS, OUTLETS, MECHANICAL EQUIPMENT, DUCTWORK & ALL ASSOCIATED HARDWARE.
12. REMOVE ALL FIXTURES, WIRING, AND MOUNTING/HANGING ACCESSORIES NOT SCHEDULED FOR REUSE. REPAIR OR REFINISH EXISTING HISTORIC BARBER COUNTER, CASEWORK, FIXTURES, & FINISHES.
13. CUT IN-PLACE CONSTRUCTION TO PROVIDE FOR INSTALLATION OF OTHER COMPONENTS OR PERFORMANCE OF A SPECIFIED FUNCTION.
14. REMOVAL OF ALL EXISTING ELECTRIC PANELS. SEE MEP FOR FULL SCOPE.
15. REMOVE EXISTING METAL GUARD RAIL. PREP TO RECEIVE NEW PAINT FINISH.
16. EXISTING ELECTRIC PANEL. SEE MEP FOR FULL SCOPE.
17. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING SURFACES EXCEEDING 1/4" IN TRANSITION. PREPARE SURFACE TO RECEIVE SCHEDULED TREATMENT.
18. DEMO EXISTING SILL BELOW WINDOW ASSEMBLY DOWN TO FLOOR SLAB. PREP AREA TO RECEIVE NEW ASSEMBLY.
19. EXISTING EXPOSED METAL PIPING TO REMAIN TO BE CLEANED & PREPARED TO RECEIVE NEW PAINT FINISH.
20. CONTRACTOR SHALL DETERMINE WHETHER TO LEAVE EXISTING METAL GUARD RAIL IN PLACE, REPLACE OR PROVIDE NEW METAL GUARD RAIL.
21. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION & EXISTING CONDITIONS & COORDINATE WITH NEW CONSTRUCTION REQUIREMENTS. IF DIFFERENT CONDITIONS EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE CONTINUING CONSTRUCTION IN THIS AREA.
22. WHERE EXISTING WALLS ARE DESIGNATED AS FIRE BARRIERS, PROVIDE FIRE-STOPPING INSULATION AT ALL EXISTING & NEW CONSTRUCTION INTERFACE SURFACES.
23. DISMANTLE EXISTING ELEVATOR COMPONENTS. CLEAN, REPAIR, & PREP SHAFT TO RECEIVE NEW CONSTRUCTION.
24. SELECTIVELY DEMO EXISTING BULKHEAD TO FRAME NEW ENLARGED BULKHEAD.
25. INFERABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.
26. SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE ISSUED DETAILED DRAWINGS.
27. CLEAR EXISTING PIT OF ANY OBSTRUCTIONS. CLEAN, PATCH, REPAIR, AND PREP TO RECEIVE INFILL MATERIAL.
28. REMOVE EXISTING ROOF TOP MECH. UNIT.
29. SELECTIVELY DEMO EXISTING BULKHEAD TO FRAME NEW ENLARGED BULKHEAD.
30. REF. NEW WORK PLANS FOR AREAS OF EXISTING CEILING SPACE TO BE RETAINED, RESTORED, & REFINISHED.

OTHER PENETRATIONS SHALL BE KEPT TO A MINIMUM NUMBER AND HELD TO A MINIMUM SIZE. FILL VOIDS BETWEEN PARTITION DIMENSION AND WALL THICKNESSES OR ACTUAL STUD THICKNESSES ARE USED.

HORIZONTAL DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE. NOMINAL DIMENSIONS ARE USED. MILLWORK IS TO BE CUT TO MILLWORK PRODUCTION SPECIFICATIONS.

CAPPED AT A LOGICAL TERMINATION POINT. REF. MEP DWGS FOR FURTHER SCOPE AND NOTES.

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SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE ISSUED DETAILED DRAWINGS.

CLEAR EXISTING PIT OF ANY OBSTRUCTIONS. CLEAN, PATCH, REPAIR, AND PREP TO RECEIVE INFILL MATERIAL.

CONSTRUCTION REQUIREMENTS. IF DIFFERENT CONDITIONS EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE CONTINUING CONSTRUCTION IN THIS AREA.

MATCH CONSTRUCTION TYPE AND NEW FINISHES. PATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

REPAIR EXISTING WALL FINISHES ON WALLS SCHEDULED TO REMAIN. PATCH AND REPAIR ANY DAMAGED WALL FINISHES.

NEW FLOOR FINISHES OR WALL FINISHES ON WALLS SCHEDULED TO REMAIN. PREP WALLS AND TRIM TO RECEIVE NEW PAINT FINISHES. REMOVE CEILINGS INTERIOR TO SUITES. REMOVE CEILING PLENUM INTERIORS. REMOVE EXISTING SWITCHES, OUTLETS, CONDUIT, RADIATORS & PIPING ALONG EXTERIOR AND CORRIDOR WALLS W/ OWNER.

REPAIR EXISTING WALL FINISHES ON WALLS SCHEDULED TO REMAIN. PATCH AND REPAIR ANY DAMAGED WALL FINISHES.

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MATCH CONSTRUCTION TYPE AND NEW FINISHES. PATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.
GENERAL DEMOLITION PLAN NOTES

1. VERIFY ALL EXISTING CONDITIONS.

2. REMOVE ALL FIXTURES, WIRING, AND MOUNTING/HANGING ACCESSORIES NOT SCHEDULED FOR REUSE. REPAIR OR REMOVAL OF EQUIPMENT AS PER SCHEDULED FINISH.

3. CLEAR EXISTING PIT OF ANY OBSTRUCTIONS. CLEAN, PATCH, REPAIR, AND PREP TO RECEIVE INFILL MATERIAL.

4. FLOORS & WALLS: WHERE WALLS OR PARTITIONS THAT ARE REMOVED EXTEND ONE FINISHED AREA TO ANOTHER, VERIFY THAT ALL UNDERSLAB SYSTEMS AND TO MINIMIZE THE TOTAL NUMBER OF PREFERRED TENDONS TO BE CUT. REF STRUCT.

5. MAINTAIN NEW CUT OPENING BULKHEAD AT 7'-0".

6. SELECTIVELY DEMO EXISTING BULKHEAD TO FRAME NEW ENLARGED BULKHEAD.

7. REMOVE EXISTING EQUIPMENT, PIPING, DUCTWORK, & ASSOCIATED ACCESSORIES. REF. MEP DWGS FOR FURTHER SCOPE.

8. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION & EXISTING CONDITIONS & COORDINATE WITH NEW WORK PLANS FOR AREAS OF EXISTING CEILING AT OFFICE SUITES TO BE RETAINED, RESTORED, & REFINISHED.

9. ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE ISSUED DRAWING.

10. TYPICAL EXISTING OFFICE SUITE DEMOLITION (ALL SUITE SPACES): PRESERVE DOORS, TRANSOMS, WINDOW SILLS, WALL, CEILING & FLOORS, AT ALL LEVELS, REPAIR & RESTORE ALL WALL, FLOOR & CEILING SURFACES LOCATED IN STAIRWELL.

11. REMOVE ALL DEBRIS & LOOSE MATERIALS / EQUIPMENT FROM WORK AREA.

12. REMOVE EXISTING FIRE ESCAPE AND ROOF ACCESS LADDER. PATCH ANY VOIDS LEFT FROM REMOVAL.

13. DISMANTLE AND REMOVE EXISTING FIRE ESCAPE AND ROOF ACCESS LADDER. PATCH ANY VOIDS LEFT FROM REMOVAL.

14. ALL EXPOSED CONCRETE SLAB FLOOR AREA TO BE CLEANED, SCRAPED & FREE OF TRIPPING HAZARDS & UNEVEN SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN. WHERE MASONRY WALLS ARE PARTIALLY DEMOLISHED OR LIKELY TO DAMAGE CONSTRUCTION OR ADJOINING CONSTRUCTION USE HAND TOOLS OR SMALL POWER TOOLS TO PERFORM WORK IN THE AREA.

15. REMOVE EXISTING STEEL MEMBERS. GRIND DOWN TO POCKETS AND FLUSH OUT WITH EXISTING PARAPET WALL.

16. SELECTIVELY DEMO EXISTING BULKHEAD TO FRAME NEW ENLARGED BULKHEAD.

17. MAINTAIN NEW CUT OPENING BULKHEAD AT 7'-0".

18. DEMO EXISTING SILL BELOW WINDOW ASSEMBLY DOWN TO FLOOR SLAB. PREP AREA TO RECEIVE NEW ASSEMBLY.

19. REMOVE EXISTING STEEL MEMBERS. GRIND DOWN TO POCKETS AND FLUSH OUT WITH EXISTING PARAPET WALL.

20. REF. NEW WORK PLANS FOR AREAS OF EXISTING CEILING AT OFFICE SUITES TO BE RETAINED, RESTORED, & REFINISHED.

21. REPAIR, CLEAN, & RESTORE EXISTING VAULT & DOOR. FIX DOOR IN OPEN POSITION. REMOVE EXISTING INTERIOR GATE.

D4.02 ROOF DEMO PLAN

FRONT ELEVATION, W/ OWNER.

NOT FOR CONSTRUCTION

AMERICAN BANK AND TRUST CO.
1518 HULL STREET, RICHMOND, VIRGINIA

D1.04 ROOF DEMO PLAN

RICHMOND, VIRGINIA

111 SMBW PLLC

RICHMOND, VIRGINIA

PLAN

18030

AMERICAN BANK AND TRUST CO.
1518 HULL STREET, RICHMOND, VIRGINIA

D1.04 ROOF DEMO PLAN

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RICHMOND, VIRGINIA

PLAN

18030

AMERICAN BANK AND TRUST CO.
REPAIR, RESTORE, DOOR, FRAME, & HARDWARE. FIX IN OPEN POSITION.

REMOVE EXISTING EQUIPMENT, PIPING, DUCTWORK, & ASSOCIATED ACCESSORIES.

REF. MEP DWGS FOR FURTHER SCOPE AND NOTES.

DISMANTLE & REMOVE EXISTING COAL LIFT AND ASSOCIATED MECHANISMS.
CLEAR SHAFT OF ANY OBSTRUCTIONS AND PREP TO RECEIVE NEW EQUIPMENT AND CONSTRUCTION.

REPAIR, RESTORE, & REFINISH EXISTING HISTORIC BARBER COUNTER, CASEWORK, FIXTURES, & FINISHES.

REMOVE EXISTING TELLER TRANSACTION PARTITION & MILLWORK. SALVAGE SECURITY GLASS AND COORD. STORAGE W/ OWNER.

REPAIR, RESTORE, DOOR, FRAME, & HARDWARE. FIX IN OPEN POSITION.

REMOVE EXISTING TELLER WINDOW, CANOPY, AND MOUNTING HARDWARE. REPAIR ANY VOIDS OR DAMAGED CAUSED BY REMOVAL.

EXISTING CONDITIONS SECOND FLOOR CORRIDOR
REPAIR, RESTORE, & REFINISH DOOR, FRAME, & RETAINED HARDWARE. FIX TRANSOMS IN PLACE AND INSTALL SPRINKLER HEADS ON BOTH SIDES OF TRANSOM. PREP DOOR FOR NEW HARDWARE AS SCHED.

EXISTING CONDITIONS SECOND FLOOR ELEVATOR DOOR MAIL CHUTE AND STAIRWELL

EXISTING CONDITIONS THIRD FLOOR CORRIDOR

EXISTING CONDITIONS THIRD FLOOR ROOM WINDOWS, RADIA TORS, AND LIGHT FIXTURE

EXISTING CONDITIONS HULL STREET FACADE STONE WORK

REMOVE EXISTING EXTERIOR SIGNAGE/FACADE ELEMENTS & REPAIR ANY EXPOSED VOIDS OR DAMAGED MATERIAL.

EXISTING CONDITIONS 16TH STREET FACADE WINDOWS AND STONE WORK

EXISTING CONDITIONS REAR FIRE ESCAPE

REMOVE EXISTING EXTERIOR SIGNAGE/FACADE ELEMENTS & REPAIR ANY EXPOSED VOIDS OR DAMAGED MATERIAL.
**DEMO ELEVATION GENERAL NOTES**

1. PREPARE MOCKUPS OF CLEANING, REPAIRS, AND REPOINTING ON EXISTING SURFACES TO DEMONSTRATE AESTHETIC EFFECTS AND TO SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.

2. MIX PATCHING COMPOUND IN INDIVIDUAL BATCHES TO MATCH EACH UNIT BEING PATCHED.

3. REMOVE EXISTING FACE BRICKS THAT ARE DAMAGED OR SPALLED BUT DO NOT WARRANT REPLACEMENT.

4. REPLACE REMOVED DAMAGED BRICK WITH EXISTING HISTORIC BRICK IN GOOD CONDITION, TAKEN FROM NEXT LAYER.

5. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED.

6. WHERE REPOINTING WILL OCCUR ADJACENT TO BRICK REPAIRS, RAKE OUT MORTAR USED FOR LAYING JOINTS. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING CONSTRUCTION.

7. TOOLS AND MATERIALS ARE TO BE STORED WITHIN 2 FEET OF MASONRY TO AVOID MORTAR LOSS, DETERIORATION, OR DUST CONSTRUCTION.

8. SETTLE DETAILING OF EXISTING MATERIALS TO BE USED IN REPAIR AND REPOINTING.

9. PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.

**MASONRY CLEANING NOTES**

1. CLEAN ALL EXISTING BRICK MASONRY AND PLASTER SURFACES USING LOW-PRESSURE SPRAY, HOT WATER, AND SOAP SOLUTIONS.

2. CAREFULLY REMOVE BRICKS FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY.

3. RAKE OUT JOINTS: REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH DEEP.

4. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED.

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7. TOOLS AND MATERIALS ARE TO BE STORED WITHIN 2 FEET OF MASONRY TO AVOID MORTAR LOSS, DETERIORATION, OR DUST CONSTRUCTION.

8. SETTLE DETAILING OF EXISTING MATERIALS TO BE USED IN REPAIR AND REPOINTING.

9. PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.

**MASONRY REPAIR NOTES**

1. REMOVE EXISTING FACE BRICKS THAT ARE DAMAGED OR SPALLED BUT DO NOT WARRANT REPLACEMENT.

2. CAREFULLY REMOVE BRICKS FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY.

3. RAKE OUT JOINTS: REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH DEEP.

4. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED.

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6. WHERE REPOINTING WILL OCCUR ADJACENT TO BRICK REPAIRS, RAKE OUT MORTAR USED FOR LAYING JOINTS. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING CONSTRUCTION.

7. TOOLS AND MATERIALS ARE TO BE STORED WITHIN 2 FEET OF MASONRY TO AVOID MORTAR LOSS, DETERIORATION, OR DUST CONSTRUCTION.

8. SETTLE DETAILING OF EXISTING MATERIALS TO BE USED IN REPAIR AND REPOINTING.

9. PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.

**MASONRY REPOINTING NOTES**

1. REPOINTING TO BE PERFORMED IN ACCORDANCE WITH NPS PRESERVATION BRIEF #2.

2. REMOVE EXISTING BRICKWORK. REPLACE BACKUP MASONRY BRICKS WHERE FRACTURED OR UNSTABLE, OR DETERIORATED.

3. REMOVE EXISTING FACE BRICKS THAT ARE DAMAGED OR SPALLED BUT DO NOT WARRANT REPLACEMENT.

4. REPLACE REMOVED DAMAGED BRICK WITH EXISTING HISTORIC BRICK IN GOOD CONDITION, TAKEN FROM NEXT LAYER.

5. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

6. WHERE REPOINTING WILL OCCUR ADJACENT TO BRICK REPAIRS, RAKE OUT MORTAR USED FOR LAYING JOINTS. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING CONSTRUCTION.

7. TOOLS AND MATERIALS ARE TO BE STORED WITHIN 2 FEET OF MASONRY TO AVOID MORTAR LOSS, DETERIORATION, OR DUST CONSTRUCTION.

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9. PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.

**DEMO ELEVATION KEY NOTES**

1. REMOVE EXISTING PENTHOUSE DOOR & FRAME. PREP OPENING TO RECEIVE NEW DOOR & FRAME.

2. REMOVE SIGNAGE FASTENERS. PATCH AND REPAIR Voids. PREP SURFACE TO RECEIVE SCHED. FACADE TREATMENT.

3. REMOVE TELLER WINDOW & CANOPY. DEMO SILL DOWN TO SLAB & PREP OPENING TO RECEIVE SCHED. GLAZING.

**MASONRY CLEANING NOTES**

1. CLEAN ALL EXISTING BRICK MASONRY AND PLASTER SURFACES USING LOW-PRESSURE SPRAY, HOT WATER, AND SOAP SOLUTIONS.

2. CAREFULLY REMOVE BRICKS FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY.

3. RAKE OUT JOINTS: REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH DEEP.

4. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED.

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7. TOOLS AND MATERIALS ARE TO BE STORED WITHIN 2 FEET OF MASONRY TO AVOID MORTAR LOSS, DETERIORATION, OR DUST CONSTRUCTION.

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10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.

**MASONRY REPAIR NOTES**

1. REMOVE EXISTING BRICKWORK. REPLACE BACKUP MASONRY BRICKS WHERE FRACTURED OR UNSTABLE, OR DETERIORATED.

2. CAREFULLY REMOVE BRICKS FROM JOINT TO JOINT, WITHOUT DAMAGING SURROUNDING MASONRY.

3. RAKE OUT JOINTS: REMOVE MORTAR FROM JOINTS TO DEPTH OF 2 TIMES JOINT WIDTH, BUT NOT LESS THAN 1/2 INCH DEEP.

4. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO PROVIDE REVEALS WITH SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE PATCHED.

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9. PATCH DOES NOT HAVE FEATHERED EDGES BUT HAS SQUARE OR SLIGHTLY UNDERCUT EDGES ON AREA TO BE REPOINTED.

10. WHEN MORTAR IS THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF JOINTS AS CLOSELY AS POSSIBLE.
STAIR 2 PLANS & SECTIONS

1. ALL STEEL TO BE PRIMED AND PAINTED W/ EXTERIOR GRADE, RUST INHIBITING PAINT.
2. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND FLUSH.
3. EXPOSED FASTENERS (INCLUDING BARREL BOLTS AND ANCHOR BOLTS) SHOULD BE STAINLESS STEEL SOCKET HEAD CAP SCREWS WITH COUNTERSUNK FLAT HEADS.
4. HANDRAIL SHOULD BE SATINLESS STEEL AND ALL WELDS CLEAN AND GROUND SMOOTH.
5. HANDRAIL SHOULD HAVE MITRED AND WELDED (NOT RADIUS BENT) CORNERS.
6. RAIL POSTS PERFORATED SCREEN GUARD SHOULD BE SPACED NO MORE THAN 5' - 0" O.C.
7. PERFORATED PANELS TO BE MIN. 22 GA., PRIMED AND PAINTED.
STAIR RAILING PLAN DETAIL

1. ALL STEEL TO BE PRIMED AND PAINTED WITH EXTERIOR GRADE, RUST INHIBITING PAINT.
2. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND FLUSH.
3. EXPOSED FASTENERS (INCLUDING BARREL BOLTS AND ANCHOR BOLTS) SHOULD BE STAINLESS STEEL SOCKET HEAD CAP SCREWS WITH COUNTERSUNK FLAT HEADS.
4. HANDRAIL SHOULD BE SATINLESS STEEL AND ALL WELDS CLEAN AND GROUND SMOOTH.
5. HANDRAIL SHOULD HAVE MITRED AND WELDED (NOT RADIUS BENT) CORNERS.
6. RAIL POSTS PERFORATED SCREEN GUARD SHOULD BE SPACED NO MORE THAN 5' - 0" O.C.
7. PERFORATED PANELS TO BE MIN. 22 GA., PRIMED AND PAINTED.
GENERAL NOTES

1. All elevations above existing site grade to be constructed to match as-designed. To include new structural and waterproofing details.

2. All sheet metal flashing and trim to be 20 ounce copper. To include new structural and waterproofing details.

3. Any damaged structural deck areas to be repaired prior to installing new substrate, insulation, and membrane.

4. Provide pourable sealer and sheet metal enclosure at all penetrations where pre-formed flashings are not suitable, including but not limited to ladder/cage supports, steel structural supports, etc.

5. Provide additional layer(s) of rigid insulation or dense sheathing to back of parapet wall to align with back surface of existing stone parapet cap.

6. Repair, restore, and repaint existing elevator penthouse door.

7. Repair existing overflow scupper and provide new flashing as required to integrate with new roof assembly and membrane.

8. Remove and replace all existing roof drain heads.

9. All existing exposed steel mechanical supports to be repaired and refinished.

10. Remove all organic material from existing roofing surfaces, parapet walls, penetrations, etc. prior to installing any new roofing components.

11. Refer to roof details typical parapet/roof perimeter details.

KEY PLAN NOTES

1. All sheet metal flashing and trim to be 20 ounce copper. To include new structural and waterproofing details.

2. All sheet metal step flashing to be terminated into masonry reglets. Saw cut and install new reglets as required.

3. Membrane flashing to be surface terminated with termination bars and covered with regletted counterflashing.

4. Remove all existing abandoned rooftop equipment and pads. Remove all steel members serving as mounting frames for abandoned equipment.

5. Upon removal of existing roofing material, repair any damaged structural deck areas prior to installing new substrate, insulation, and membrane.

6. Provide pourable sealer and sheet metal enclosure at all penetrations where pre-formed flashings are not suitable, including but not limited to ladder/cage supports, steel structural supports, etc.

7. Repair existing overflow scupper and integrate new components with scheduled roofing system.

8. Remove and replace all existing roof drain heads.
ELEVATION GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.

2. 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 INFERABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.

3. 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.

4. 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.

5. SEE SHEETS A0.02 FOR CONSTRUCTION ASSEMBLIES.

6. ALIGN NEW WALLS AS SHOWN.

7. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O.

8. INSIDE EDGE OF DOOR FRAMES AT NEW DOOR DAMBS SHALL BE HELD 6" FROM THEIR ADJACENT RETURN WALLS, UNLESS NOTED OR DIMENSIONED OTHERWISE.

9. PROVIDE BLOCKING AND BRACING WHERE NECESSARY FOR THE SUPPORT OF FIXTURES, EQUIPMENT, MILLWORK, ETC.

10. ALL RATED SHAFTS SHALL BE 2-HR FIRE RESISTIVE CONSTRUCTION, IE STAIRS, ELEV, MECH SHAFTS, ETC.

11. ALL PLUMBING AND ELECTRICAL PENETrATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED.

12. SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, TAGS, AND NOTES.

13. PROVIDE WEATHERTIGHT, FULLY INSULATED BUILDING ENVELOPE.

ELEVATION KEY NOTES

MATERIAL LEGEND
EXISTING CUT LIMESTONE OPENING.
REPAIR & CLEAN AS REQ'D.
SHAFT SECTION

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

SHAFT OPENING @ GRADE

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

IN 1' - 6" M

6' - 0" V.I.F.

1" 4' - 11"

5' - 0"

V.I.F.

IN 1' - 8" +/-

C 1' - 8" +/-

O/ RD. W

O2

EXISTING STOREFRONT SILL

COLD GALVANIZED COATING AFTER INSTALLATION.

WELD, GRIND & SMOOTH CORNER JOINT. APPLY GALV. 1/4" STL PLATE TRIM AT SHAFT OPENING, STOREFRONT SILL, SLOPED 1/4" : 1'.

GALV. MTL RAIN DIVERTER AT EXISTING ANCHOR PLATES ON EXISTING CONC. SIDEWALK METAL GUARDRAIL W/ SURFACE MOUNTED COLD GALVANIZED COATING AFTER INSTALLATION.

GALV. 1/4" STL PLATE TRIM AT SHAFT OPENING, PROPERTY LINE

HSS 2X2 MTL FRAMED GATE ON BALL BEARING HINGES

EXISTING SIDEWALK SLOPE TO REMAIN

PROVIDE PADLOCK PLATE ON GATE FRAME

10' - 0"

10' - 0" SLOPED CONC. SLAB, -10' - 0" LEVEL

LEVEL 1

PROVIDE POROUS FILL AROUND CURB DIMENSIONS W/ EQUIP.

SCHED. SUMP PUMP. COORD.

FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

COMPACTED POROUS FILL, COORD.

EXISTING STRUCTURE

FILLER ISOLATION JOINT

1/2" COMPRESSIBLE

ANCHOR POINTS W/ LIFT MANUF. DRAIN & SUMP, COORD.

CHAIR LIFT CONC. PIT CURB, SLOPE TOWARDS PIT

CONT. MORTAR WASH, SLOPED CONC. SILL BED

1" -10' - 0” SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

-10' - 0" SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

PROPERTY LINE

1/4" : 1'

PERMIT TO BE SUBMITTED UNDER SEPARATE

INSTALLED AS PART OF THE VERTICAL PLATFORM LIFT TO BE EQUIPMENT.

PROVIDE POROUS FILL AROUND CURB DIMENSIONS W/ EQUIP.

SCHED. SUMP PUMP. COORD.

FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

COMPACTED POROUS FILL, COORD.

EXISTING STRUCTURE

FILLER ISOLATION JOINT

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1" -10' - 0” SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

-10' - 0" SLOPED CONC. SLAB,

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1/4" : 1'

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FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

COMPACTED POROUS FILL, COORD.

EXISTING STRUCTURE

FILLER ISOLATION JOINT

1/2" COMPRESSIBLE

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CHAIR LIFT CONC. PIT CURB, SLOPE TOWARDS PIT

CONT. MORTAR WASH, SLOPED CONC. SILL BED

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-10' - 0" OUT SCOPE,

-10' - 0" SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

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SCHED. SUMP PUMP. COORD.

FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

COMPACTED POROUS FILL, COORD.

EXISTING STRUCTURE

FILLER ISOLATION JOINT

1/2" COMPRESSIBLE

ANCHOR POINTS W/ LIFT MANUF. DRAIN & SUMP, COORD.

CHAIR LIFT CONC. PIT CURB, SLOPE TOWARDS PIT

CONT. MORTAR WASH, SLOPED CONC. SILL BED

1" -10' - 0” SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

-10' - 0" SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

PROPERTY LINE

1/4" : 1'

PERMIT TO BE SUBMITTED UNDER SEPARATE

INSTALLED AS PART OF THE VERTICAL PLATFORM LIFT TO BE EQUIPMENT.

PROVIDE POROUS FILL AROUND CURB DIMENSIONS W/ EQUIP.

SCHED. SUMP PUMP. COORD.

FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

COMPACTED POROUS FILL, COORD.

EXISTING STRUCTURE

FILLER ISOLATION JOINT

1/2" COMPRESSIBLE

ANCHOR POINTS W/ LIFT MANUF. DRAIN & SUMP, COORD.

CHAIR LIFT CONC. PIT CURB, SLOPE TOWARDS PIT

CONT. MORTAR WASH, SLOPED CONC. SILL BED

1" -10' - 0” SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

-10' - 0" SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,

PROPERTY LINE

1/4" : 1'

PERMIT TO BE SUBMITTED UNDER SEPARATE

INSTALLED AS PART OF THE VERTICAL PLATFORM LIFT TO BE EQUIPMENT.

PROVIDE POROUS FILL AROUND CURB DIMENSIONS W/ EQUIP.

SCHED. SUMP PUMP. COORD.

FA2 BASEMENT DEPTH W/ SUMP PUMP INSTALLATION

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-10' - 0" SLOPED CONC. SLAB,

-10' - 0" OUT SCOPE,
BASEMENT FINISH PLAN

KEYED PLAN NOTES:

GENERAL NOTES:

FINISH LEGEND:

ROOM FINISH SCHEDULE:

UNIT SCHEDULE:

UNIT SCHEDULE:

ROOM SCHEDULE:

A9.00

BASEMENT FINISH PLAN
**GENERAL NOTES**

1. **CITY REQUIREMENTS**
   - Building Code Requirements
   - All Necessary Building Permits

2. **ARCHITECTURAL MATERIALS**
   - All Architectural Materials to be in accordance with specifications and drawings.
   - All materials to be approved by Architect.

3. **MECHANICAL REQUIREMENTS**
   - All Mechanical systems to be designed and installed in accordance with local codes and specifications.

4. **ELECTRICAL REQUIREMENTS**
   - All electrical systems to be designed and installed in accordance with local codes and specifications.

5. **PLUMBING REQUIREMENTS**
   - All plumbing systems to be designed and installed in accordance with local codes and specifications.

6. **ACOUSTIC REQUIREMENTS**
   - All acoustic requirements to be met in accordance with specifications.

7. **FINISH REQUIREMENTS**
   - All finish materials to be in accordance with specifications and drawings.

8. **GENERAL REQUIREMENTS**
   - All work to be completed in a safe and workmanlike manner.
   - All work to be completed in accordance with local codes and specifications.

**ROOM SCHEDULE**

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<thead>
<tr>
<th>Room</th>
<th>Unit</th>
<th>Floor</th>
<th>Base</th>
<th>Walls</th>
<th>Ceilings</th>
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**UNIT SCHEDULE**

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**FINISH PLAN**

- **Scale**: 1/4" = 1'-0"
- **Project Location**: 1518 Hull Street, Richmond, Virginia
- **Permit Set**: F804.233.5343
- **Drawn By**: [Name]
- **Project No:** [No.]
- **Permit No:** [No.]
- **Project Location:** [Location]

**ROOM FINISH SCHEDULE**

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<th>Finishes</th>
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**FINISH LEGEND**

- **Legend Key**: [Legend]
- **Legend Descriptions**: [Descriptions]

**ROOM SCHEDULE**

- **Name**: [Name]
- **Room**: [Room]
- **Floor**: [Floor]
- **Base**: [Base]
- **Walls**: [Walls]
- **Ceilings**: [Ceilings]
All light steel materials shall be stored covered on a flat plane. Corroded, dented, bent, or twisted members shall not be used.

Roanoke Rd.

Reinforcing steel: ASTM A615, Grade 60. Wire ties and reinforcing: ASTM A1064 or ASTM A153 (galvanized) or ASTM A580 (stainless).

4. All masonry shall be laid in running bond unless otherwise noted on the architectural drawings. Build all masonry level, compacted to a thickness of 4". Mortar shall be air-entrained for durability and shall not contain Portland cement. Veneer masonry, shall be repeated.

2. All underground utilities shall be referenced from site, mechanical, electrical, and plumbing drawings. Architect / Structural Engineer is not responsible for locating and coordinating utility interactions with building. Concrete removed for walls greater than 4" thick, see drawings for vertical reinforcement.

New concrete shall rest upon a compacted stone (#57 or similar) base and be doweled into adjacent sections of existing slab with #4 x 12" bars at no more than 48" on center.

19. Screws for use with light steel framing shall be self-drilling metal construction screws of length sufficient for ... to fully penetrate the thickness of the base metal. Use a higher thread pitch in thicker steel. Screw sizes to be #10, #12, #14, depending upon the thickness of the steel member.

3. Size, spacing, and depth from concrete surface of existing steel reinforcing bars embedded in concrete elements shall be verified in field as directed by structural engineer. 4. Use Hilti HIT-HY 200 epoxy where anchorage must be made into existing concrete.

17. Connections for hung lintels and other members requiring adjustment shall be provided with shims or slotted holes, as necessary. HeliBar stainless steel reinforcing dowels as manufactured by Helifix shall be provided as shown in structural details for injectable cementitious grout for all HeliBar repairs. Dowels shall be cut from stock length as required to provide stated 1" length for steel >1/2"t.

17. Base and top tracks shall be fastened to supporting slab or structure as noted. For non-load bearing walls provide appropriate length to penetrate full thickness of supporting steel member or to provide a minimum 1-1/4" embedment into concrete. For interior load bearing walls, fasten base track to supporting concrete with Hilti KWIK HUS (or equivalent) chemical bonding agent per manufacturer’s specifications prior to finishing the concrete placement.

19. Screws for use with light steel framing shall be self-drilling metal construction screws of length sufficient for ... to fully penetrate the thickness of the base metal. Use a higher thread pitch in thicker steel. Screw sizes to be #10, #12, #14, depending upon the thickness of the steel member.

20. The frame of the steel skeleton shall be carried up true and plumb and temporary bolting and bracing shall be

10. All shop connections shall be welded and all field connections shall be bolted using high strength bolts unless otherwise

9. Repair details and notes shall be applied to the full extent of all existing masonry walls. General contractor shall

12. Full face, T&G Gypsum Wall Board (GWB) shall be used as needed on the outer surfaces of all cavity walls. Automatic metal stud framing shall be used for all interior partitions unless other materials are shown on the structural plans. Care shall be taken during the installation of drywall to ensure that all joints are properly bonded to studs. Mortar shall be air-entrained for durability and shall not contain Portland cement. Veneer masonry, shall be repeated.

LIST OF ABBREVIATIONS

DEZIGN PERIOD

[REVISIONS]

[LIST OF ABBREVIATIONS]

[DESIGN LOAD SCHEDULE (2012 IBC)]

FOOTING SCHEDULE

LINTEL SCHEDULE

[FOOTING SCHEDULE]

[LINTEL SCHEDULE]
EXIST. STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, STEEL COLUMNS, STEEL BEAMS, AND CONCRETE FLOOR SLABS, TO REMAIN, G.C. TO COORD. W/ ENG. REGARDING ANY DAMAGED OR DETERIORATED STRUCTURAL ELEMENTS DISCOVERED DURING INITIAL DEMO.

NO STRUCTURAL WORK THIS LEVEL, COORD. W/ ENG. POST-DEMO IF/AS NECESSARY.

INFILL EXIST. SLAB DEPRESSIONS W/ COMPACTED #57 STONE TO MIN. 6" BLW. TOP OF FIN. FLR., PROVIDE MIN. 6" 3500 psi CONC. COVER, FLUSH W/ FIN. FLR.

NEW WHEELCHAIR LIFT PER ARCH. DWGS. IN EXIST. COAL SHAFT, COORD. NECESSARY SUPPORT STRUCT. W/ ENG.
GENERAL FOUNDATION NOTES:

1. SEE SITE PLAN FOR EXACT WALKWAY/CURB, ETC. LOCATIONS AND FOR CONTINUATION REQUIREMENTS.
   CONCRETE AND STEEL BEAMS, G.C./ARCH./M.E.P. ENG. TO COORD. W/ STRUCT. ENG. REGARDING ANY

2. FOOTING SIZES BASED ON 2000 psf ASSUMED BEARING CAPACITY.
3. FOOTING ELEVATIONS SHOWN ARE APPROXIMATE ONLY. ACTUAL FOOTING STEP LOCATIONS SHALL BE
   AS REQUIRED IN FIELD TO MAINTAIN DEPTH BELOW FINISH GRADE. ADDITIONAL STEPS MAY BE REQUIRED
   TO OBTAIN SUITABLE BEARING.

SLOPE

1. SUB-BASE GRADE FOR GROUND FLOOR SLAB SHALL BE PROOF-ROLLED IN CONSULTATION WITH THE
   GEOETECH ENGINEER. SLABS ON GRADE SHALL BE PROVIDED WITH A MINIMUM 4" LAYER OF POROUS
   COMPACTED FILL. FILL MAY CONSIST OF VDOT #57, #21A, STONE SCREENINGS, RECYCLED CONCRETE, OR
   OTHER SUITABLE MATERIAL SUBJECT TO APPROVAL OF GEOTECH ENGINEER.

2. CONCRETE FLOOR SLABS SHALL BE OF A MINIMUM THICKNESS AS CALLED OUT ON FOUNDATION PLAN.
   MANUFACTURER'S RECOMMENDATIONS FOR COVERINGS AND TOPPINGS WITH REGARDS TO SLAB
   FINISH REQUIREMENTS.

3. SAW CUT CONTROL JOINTS SHALL BE PROVIDED IN THE SLAB PRIOR TO CURING IN A REGULAR
   TYP. OF (2) SLAB ON GRADE OVER 8"

4. PROVIDE DIAMOND-SHAPED ISOLATION BLOCKOUTS AROUND COLUMN BASES EXTENDING BELOW THE
   SLAB.

5. PROVIDE DIAMOND-SHAPED CONC. ISOLATION BLOCKOUTS AROUND COLUMN BASES EXTENDING BELOW THE
   SLAB.

6. PROVIDE DIAMOND-SHAPED ISOLATION BLOCKOUTS AROUND COLUMN BASES EXTENDING BELOW THE
   SLAB.

AMERICAN BANK AND TRUST COMPANY
FIRST FLOOR FRAMING PLAN

04/15/2019
STL. STAIR STRUCTURE BY OTHERS, COORD. W/ ENG. FOR ATTACHMENT TO EXIST. BLDG. AND SHOP DRAWING REVIEW

SECOND FLOOR
EL: +15'-0"

EXIST. STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, STEEL COLUMNS, STEEL BEAMS, AND CONCRETE FLOOR SLABS, TO REMAIN, G.C. TO COORD. W/ ENG. REGARDING ANY DAMAGED OR DETERIORATED STRUCTURAL ELEMENTS DISCOVERED DURING INITAL DEMO

SEE ARCH. DWGS. FOR ALL INT. DEMISING/NON LOAD-BRG. WALLS, TYP.

EXIST. STL. BEAM TO REMAIN

EXIST. STL. BEAM TO REMAIN

EXIST. STL. BEAM TO REMAIN

DEMO EXIST. NON LOAD-BRG. WALL ABV. PER ARCH. DWGS.

DEMO EXIST. NON LOAD-BRG. WALL TO REMOVE EXCESS WEIGHT ON EXIST. STL. BEAM BLW., REBUILD PER ARCH. DWGS.

INFILL EXIST. RAISED FLOOR OVER VESTIBULE W/ 8" 16 ga. (800S162-54) FLR. JOISTS @ 16" O.C. MAX.

EXIST. WINDOW TO BE DEMO'D TO FLR. LEVEL, G.C. TO COORD. W/ ENG. REGARDING POTENTIAL HEADER ABV. NEW STOREFRONT SYSTEM AFTER DEMO

G.C. TO COORD. W/ ENG. REGARDING POTENTIAL HEADER ABV. NEW STOREFRONT SYSTEM AFTER DEMO

RANDALL W. TRITT
No. 0412025
JOB NO.
SHEET NO.
REVISIONS:
SCALE
DATE
CHECKED BY
DESIGNED BY
DRAWN BY

Balzer and Associates, Inc.
www.balzer.cc
Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

AMERICAN BANK AND TRUST COMPANY
SECOND FLOOR FRAMING PLAN
1518 HULL STREET
CITY OF RICHMOND, VIRGINIA 23224

ALL SLAB PENETRATIONS TO AVOID EXISTING CONCRETE AND STEEL BEAMS, G.C./ARCH./M.E.P. ENG. TO COORD. W/ STRUCT. ENG. REGARDING ANY POTENTIAL REINF. DETAILS IF/AS NECESSARY
CONC. IN MTL. PAN ON STL. STAIR STRUCTURE BY OTHERS, COORD. W/ ENG. FOR ATTACHMENT TO EXIST. BLDG. AND SHOP DRAWING REVIEW

THIRD FLOOR
EL: +26'-0"

EXIST. STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, STEEL COLUMNS, STEEL BEAMS, AND CONCRETE FLOOR SLABS, TO REMAIN, G.C. TO COORD. W/ ENG. REGARDING ANY DAMAGED OR DETERIORATED STRUCTURAL ELEMENTS DISCOVERED DURING INITIAL DEMO

SEE ARCH. DWGS. FOR ALL INT. DEMISING/NON-LOAD-BRG. WALLS, TYP.
EXIST. RAISED BATHROOM FLOOR TO BE DEMO'D., G.C. TO COORD. W/ ENG. POST DEMO TO VERIFY EXISTENCE OF CONT. CONC. FLR. SLAB BLW.

ALL SLAB PENETRATIONS TO AVOID EXISTING CONCRETE AND STEEL BEAMS, G.C./ARCH./M.E.P. ENG. TO COORD. W/ STRUCT. ENG. REGARDING ANY POTENTIAL REINF. DETAILS IF/AS NECESSARY
STL. STAIR ROOF STRUCTURE BY OTHERS, COORD. W/ ENG. FOR ATTACHMENT TO EXIST. BLDG. AND SHOP DRAWING REVIEW

EXIST. STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, STEEL COLUMNS, STEEL BEAMS, AND CONCRETE ROOF SLAB, TO REMAIN, G.C. TO COORD. REGARDING ANY DAMAGED OR DETERIORATED STRUCTURAL ELEMENTS DISCOVERED DURING INITIAL DEMO.

SEE ARCH. DWGS. FOR ALL INT. DEMISING/NON-LOAD-BRG. WALLS, TYP.
GENERAL MECHANICAL NOTES

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IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

SPLIT SYSTEMS

METAL AND FLEXIBLE

CHAPTER

METAL AND FLEXIBLE

FOR ACCEPTABLE VIBRATION CONTROLS FOR HVAC

1. INSTALL DUCT ACCESSORIES OF MATERIALS SUITED TO DUCT MATERIALS.
2. INSTALL AND JOIN NEW INSULATION THAT MATCHES REMOVED MATERIALS.
3. INSTALL TEST HOLES AT FAN INLETS AND OUTLETS AND ELSEWHERE AS INDICATED.
4. INSTALL DUCT SYSTEMS AS INDICATED UNLESS DEVIATIONS TO LAYOUT ARE DEDUCED.
5. CONNECT DIFFUSERS OR LIGHT TROFFER BOOTS TO DUCTS WITH MAXIMUM 6

3 FT DENSITY FIBERGLASS DUCT LINER TREATED WITH BIOCIDE.
6. INSTALL FACTORY BUILT" DUCT LAYOUTS.
7. PREPARE A WRITTEN REPORT WITH RESULTS OF TESTING AS IDENTIFIED IN THIS DOCUMENT.
8. INSTALL DUCTS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS" FOR STATIC PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT CONSTRUCTION METHODS.
9. INSTALL DUCTS WITH A CLEARANCE OF 1 INCH (25 MM), PLUS ALLOWANCE FOR DUCT SEALANTS FLUSH WITH METAL. CREATE A SMOOTH AND UNIFORM PART TAPE SEALING SYSTEM. REPAIR OR REPLACE DAMAGED SECTIONS AND FINISHED WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS.
10. INSTALL TESTING AND BALANCING REQUIREMENTS WITH IN-DUCT JP.
11. INSTALL FLEXIBLE CONNECTORS TO CONNECT DUCTS TO EQUIPMENT.
12. CONNECT AIR AND THE RETURN AIR DAMPERS THROUGH THE SUPPLY AIR.
13. INSTALL VOLUME DAMPERS FOR MAIN DUCT, SUBMAIN DUCTS, AND MAJOR BRANCH DUCTS TO INDICATED AIRFLOWS.
14. ADJUST VOLUME DAMPERS FOR SUBMAIN AND BRANCH DUCTS FOR SPECIFIED VOLUME DAMPERS.
15. ADJUST VOLUME DAMPERS FOR SPECIFIED VOLUME DAMPERS.
16. ADJUST VOLUME DAMPERS FOR SPECIFIED VOLUME DAMPERS.
17. INSTALL AIRFLOW MEASUREMENTS AS FOLLOWS:
18. MEASURE THE STATIC PRESSURE ALONG THE SYSTEM.
19. TEST THE SYSTEM FOR LEAKAGE.
20. INSTALL DUCTS CLOSE TO WALLS, OVERHEAD CONSTRUCTION, COLUMNS, AND ELECTRICAL EQUIPMENT ROOMS AND ENCLOSURES.
21. INSTALL DUCTS IN ACCORDANCE WITH MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY INSTALLATION OF EXPOSED DUCTWORK: PROTECT DUCTS EXPOSED IN CONSTRUCTION WORKS.
22. INSTALL DUCTS ENCLOSURES AND SEALS WITH PROPER PRESSURE TESTS AND INSPECTIONS:
23. INSTALL FLEXIBLE CONNECTORS TO CONNECT DUCTS TO EQUIPMENT.
24. INSTALL DUCTS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS" FOR STATIC PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT CONSTRUCTION METHODS.
25. INSTALL DUCTS WITH A CLEARANCE OF 1 INCH (25 MM), PLUS ALLOWANCE FOR DUCT SEALANTS FLUSH WITH METAL. CREATE A SMOOTH AND UNIFORM PART TAPE SEALING SYSTEM. REPAIR OR REPLACE DAMAGED SECTIONS AND FINISHED WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS.
26. INSTALL TESTING AND BALANCING REQUIREMENTS WITH IN-DUCT JP.
27. INSTALL FLEXIBLE CONNECTORS TO CONNECT DUCTS TO EQUIPMENT.
28. INSTALL DUCTS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS" FOR STATIC PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT CONSTRUCTION METHODS.
29. INSTALL DUCTS WITH A CLEARANCE OF 1 INCH (25 MM), PLUS ALLOWANCE FOR DUCT SEALANTS FLUSH WITH METAL. CREATE A SMOOTH AND UNIFORM PART TAPE SEALING SYSTEM. REPAIR OR REPLACE DAMAGED SECTIONS AND FINISHED WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS.
3 LEVEL 2 - NEW WORK-HVAC ZONE MAPPING

MECHANICAL EQUIPMENT TYPE SCHEDULE - B

MECHANICAL EQUIPMENT LIST - A

MECHANICAL AIR DEVICE SCHEDULE
LEVEL 2 - NEW WORK-HVAC PLAN

Project Location: 518 HULL STREET, RICHMOND, VIRGINIA
Project No: 18.227
Scale: 1/4" = 1'-0"
Date: 15 APRIL 2019

Drawn By
Checked By
Revisions:

LEVEL 2 - HVAC GRAPHIC SCALE: 1 INCH = 4 FEET

Plan:

1.12

GRAPHIC SCALE: 1 INCH = 4 FEET
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:

   **A. Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to be 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). Fill Void or Cavity Materials* shall be approved and installed in accordance with the individual design and shall be as required to accommodate fill material (Item 3B).

   **C. Steel Retaining Angle** — No. 18 MSG (0.048 in.) galv steel angles cut to fit contour of duct with a 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.

   **D. Retaining Angles** — See Items 1 through 3. Steel Retaining Angle (Item 3B) shall be sized to lap duct a minimum of 2 in. (51 mm) from each end and max 4 in. (102 mm) OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.

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

   1. **Sealant** — Min 4 pcf (64 kg/m³) mineral wool batt insulation compressed and tightly packed. Duct seal to consist of at least 30 min fire (0.19 in. to max 1 in. (25 mm). Duct seal to be rigidly supported on both sides of the duct at equal intervals.

   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) to a max 2 in. (51 mm) Duct to be rigidly supported on both sides of the wall assembly.

   3. **Fill Void or Cavity Materials** — See Items 1 through 3. Steel Retaining Angle (Item 3B) shall be sized to lap duct a minimum of 2 in. (51 mm) from each end and max 4 in. (102 mm) OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.

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

   **F. 1. Firestop System** — The firestop system shall consist of the following:

   1. **Sealant** — Min 4 pcf (64 kg/m³) mineral wool batt insulation compressed and tightly packed. Duct seal to consist of at least 30 min fire (0.19 in. to max 1 in. (25 mm). Duct seal to be rigidly supported on both sides of the duct at equal intervals.

   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) to a max 2 in. (51 mm) Duct to be rigidly supported on both sides of the wall assembly.

   3. **Fill Void or Cavity Materials** — See Items 1 through 3. Steel Retaining Angle (Item 3B) shall be sized to lap duct a minimum of 2 in. (51 mm) from each end and max 4 in. (102 mm) OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.

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

   1. **Sealant** — Min 4 pcf (64 kg/m³) mineral wool batt insulation compressed and tightly packed. Duct seal to consist of at least 30 min fire (0.19 in. to max 1 in. (25 mm). Duct seal to be rigidly supported on both sides of the duct at equal intervals.

   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) to a max 2 in. (51 mm) Duct to be rigidly supported on both sides of the wall assembly.

   3. **Fill Void or Cavity Materials** — See Items 1 through 3. Steel Retaining Angle (Item 3B) shall be sized to lap duct a minimum of 2 in. (51 mm) from each end and max 4 in. (102 mm) OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.
INLET DUCT
OUTLET DUCT

NOTE:
1. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
2. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
3. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
4. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
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6. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
7. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
8. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
9. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.
10. Supply return air vanes shall be cut from same sheet of material and shall be aligned with return louver.

SUPPLY DUCT TO MAIN
FLEXIBLE METAL DUCTWORK
DRYER VENT BOX
STACKED WASHER/DRYER
DRYER VENT DETAIL

REVISIONS:
1. 18 SEPT 2018
2. 1 NOV 2018
3. 15 APR 2019

FUTURE DUCTS TO BASEMENT
**GENERAL NOTES**

1. All construction shall be in accordance with applicable codes and standards.
2. The contractor shall coordinate with all trades for the installation of their work.
3. All work shall be subject to the approval of the building owner or their authorized representatives.
4. Where walls or partitions are required to have a fire resistance rating, they shall be protected.
5. The electrical contractor shall verify all existing conditions prior to installation.
6. Contractor shall coordinate and adjust receptacles and/or circuits of the existing systems.
7. All work shall be in compliance with NFPA 70, the National Electrical Code.
8. All work shall be in compliance with the applicable building and electrical codes.
9. A nylon pull cord shall be installed in all conduits in which conductors are exposed.
10. Where new circuits are shown to be connected to existing panels, the existing panel board shall be checked.
11. The electrical contractor shall verify all existing conditions prior to installation.
12. Equipment found to be defective shall be documented by electrical inspector.
13. Areas shall be kept covered for protection against dirt, water, chemicals, and other obstructions.
14. Newbreaks shall be listed for emergency egress use.
15. All work shall be in compliance with the applicable codes and standards.
16. The electrical contractor shall verify all existing conditions prior to installation.
17. All work shall be subject to the approval of the building owner or their authorized representatives.
18. Upon completion of project, measure and balance each panel’s branch systems, the existing systems or equipment shall be restored to their original and fully operable condition.
19. Care shall be exercised in the removal and storage of devices and equipment.
20. Upon completion of project, measure and balance each panel’s branch systems.

**ELECTRICAL FIXTURES**

<table>
<thead>
<tr>
<th>LIGHTING FIXTURES</th>
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<tbody>
<tr>
<td>PRE-WIRING DRAWING</td>
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<tr>
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<td>WALL MOUNTED EMERGENCY LIGHT FIXTURE</td>
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**ENGINEER’S INFORMATION**

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**BUILDING DATA**

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<tr>
<td>FIRE &amp; EGRESS</td>
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**SCHEDULE OF REQUIRED SUBMITTALS**

- **PRODUCT DATA**
  - A. Shop drawings as provided by list of manufacturers for approved equipment.
- **EQUIPMENT**
  - A. Shop drawings as provided by list of manufacturers for approved equipment.

**ABBREVIATIONS**

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**NOTES AND INFORMATION**

- A. The engineer shall be provided with cut sheets of the following items for review:
  - Shop drawings and equipment lists
  - Shop drawings and equipment lists
  - Shop drawings and equipment lists
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  - Shop drawings and equipment lists

**DIAGRAMS**

- A. Diagrams shall include the following:
  - Electrical service equipment
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<table>
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**LIGHTING DEVICES**

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**GENERAL NOTES**

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**SCHEDULE OF REQUIRED SUBMITTALS**

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</table>
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES, AND PAY ALL FEES.

2. INSTALLATION OF ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FOLLOWING REGULATIONS, CODES, ETC.:

A. AT THE COMPLETION OF THE ELECTRICAL INSTALLATION AND AT SUCH TIME AS REQUIRED FOR EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE THEREOF EITHER FOR THE ENGINEER'S APPROVAL IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS OR FOR THE INTENDED USE.

B. COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES.

4. WALL MOUNTED DIMMERS SHALL BE 120-277V. COORDINATE WITH ADJACENT TO DIMMERS SHALL BE LUTRON NT-DPDT-CO-MA OR APPROVED EQUAL. PROVIDE SERIES RATINGS FOR LUMINAIRES AS REQUIRED. ALL WIRING DEVICES SHALL BE THE PRODUCT OF SPECIFIED MANUFACTURER. PROVIDE 0-10V DIMMING DRIVERS AS APPROPRIATE.

5. PROVIDE CEILING RATED BOX FOR CEILING FAN LOCATIONS, AS REQUIRED. FOR COMPUTER ROOM WIRING BELOW RAISED FLOOR.

6. PROVIDE CIRCUIT BREAKER LOCK FOR ALL CIRCUIT BREAKERS FEEDING HVAC EQUIPMENT OR WATER HEATERS.

2. CIRCUIT BREAKERS

1. FUSES SHALL CONFORM TO THE LATEST EDITIONS OF NEC, UL, AND CAN/CSA STANDARDS.

B. ENCLOSURES FOR CIRCUIT BREAKERS SHALL MATCH MANUFACTURER OF EQUIPMENT SERVICES.

E. MOLDED CASE CIRCUIT BREAKERS: TOGGLE-TYPE HANDLE WITH OVER-CURRENT AND OTHER DEVICE.

D. COMBINATION STARTER/DISCONNECTS AND CIRCUIT BREAKER DISCONNECTS ON OVERCURRENT OPERATION. BREAKERS SHALL BE OF THE OVER-THE-CENTER TYPE.

G. PROVIDE BREAKER NAMEPLATES CONSTRUCTED OF 1/16" THICK STAINLESS STEEL WITH SILVER-ALLOY CONTACTS. UNIT SHALL INDICATE TRIP BY HANDLE POSITION OR INTERNAL WIRING, LEADS, TRIM, HANGERS, SUPPORTS, FRAMES, CEILING PLANS, SPECIFICATIONS, AND ELEVATIONS AND PROVIDE TRIM FOR CONSTRUCTION.

A. SERIES RATINGS: PROVIDE MANUFACTURER TEST DATA FOR ALL EXISTING EQUIPMENT OR WATER HEATERS.

B. ENCLOSURES FOR CIRCUIT BREAKERS SHALL MATCH MANUFACTURER OF EQUIPMENT SERVICES.

C. PROVIDE SERIES RATINGS CALCULATIONS, WHERE REQUIRED.

D. DO NOT USE SERIES RATING COMBINATIONS FOR MOTOR APPLICATIONS.
### ELECTRICAL CONNECTION TYPE SCHEDULE

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<th>TYPE</th>
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**Revisions:**
- 18 Sept 2018
- 1 Nov 2018
- 15 April 2019
### ELECTRICAL LIGHTING FIXTURE SCHEDULE

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<td>Bath Fan</td>
<td>Lithonia</td>
<td>LDN4-35-15-L04-LD-120</td>
<td>2400</td>
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<td>26 VA 120 V 120 V/1-26 VA</td>
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<td>Downlight</td>
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<td>LDN6CYL-35-30-LSS-MVOLT-EZ1-FCM-DWHG</td>
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<td>LHQM-LED-R-HO</td>
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<td>GL-2525 0-10V</td>
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<td>ELA-LED-WP-M12</td>
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<td>GL-2651 0-10V</td>
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<td>Diode LED</td>
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<td>5 VA 120 V 120 V/1-5 VA</td>
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**NOTE:** CONTRACTOR SHALL PROVIDE A MINIMUM OF 75% HIGH EFFICACY BULBS PER IECC C405.1, EXCEPTION.
ELECTRICAL DWELLING UNIT PLAN NOTES

1. **A1 DWELLING UNIT LOAD CENTER**
   - 1 BED, 1 BATH
   - 16 BEDROOM 2 RCPTS & SMOKE DETECTOR: NEMA 5-20R, CKT #16
   - 11 REFRIGERATOR: NEMA 5-20R, CKT #11
   - 10 DISHWASHER: NEMA 5-20R, GFI, CKT #10
   - 9 GARBAGE DISPOSAL, NEMA 5-20R, GFCI, CKT #9
   - 5 MICROWAVE: NEMA 5-15R RCPT, CKT #5

**NOTE:**

SEE CONNECTION SCHEDULE FOR RATING

2. POWER TO INDOOR UNIT
   - Powered by outdoor unit via motor rated switch.

**NOTE:**

ELECTRICAL PLAN NOTES

1 LEVEL 2 - NEW WORK - POWER & LIGHTING PLAN

GRAPHIC SCALE: 1" = 1'-0"
LEVEL 3 - NEW WORK: EMERGENCY EGRESS PLAN

LEVEL 3 - NEW WORK: NORMAL EGRESS PLAN

GRAPHIC SCALE: 1 INCH = 8 FEET

1/8" = 1'-0"
METAL UNDERGROUND WATER MAIN: ATTACH MAX 5' INSIDE OF BUILDING

3 ENLARGED HOUSE PANEL
4 ENLARGED LOADCENTER A1

INCOMING UTILITY VIA PIPE MAST 3' - 0"

3/0 CU X 43.3 KAIC

GROUNDING RODS:

CB (CONNECTION BOX) 2' - 6"

A1 B1

120 V / 208 V #6 CU SE LABEL

1000 A FRAME
1200 A FUSE

BEDROOM
3/0 CU

3' - 0"

KITCHEN
112c
120 V / 208 V 1200 A FRAME

G N

120 V / 208 V 65 KAIC 225 A F/ 225 A T

3PH 302e

3PH 42 KAIC

42 KAIC 3PH

4 W, 3 PH

42 KAIC 4 W, 3 PH

1PH, 3 W 125 A MLO

3PH, 4 W 125 A

1PH, 3 W 125 A MLO

3PH, 4 W 125 A

125 A MLO

Range (VA) 125 A

1PH, 3 W

125 A

1PH, 3 W

125 A

1PH, 3 W

201

1PH, 3 W

125 A

1PH, 3 W

125 A

1PH, 3 W

125 A

1PH, 3 W

125 A

Demand Load for Building 375.2

Demand Load for House Loads 189.1

Total Connected Rec/Ltg/htg House Load (kW) 19.0875

Connected Load for each unit type (kW) 29.1 29.6

Amps 102.7 103.8

Amps 1041.5

Remainder at 40% 5130 5343.6

Dryer (VA) 5000 5000

Washer (VA) 1500 1500

Range (VA) 8000 8000

2 Small Appliance (VA) 3000 3000

Microwave (VA) 1200 1200

First 10KVA @ 100% (NEC 220.82 Optional Calc) 10000 10000

Total Demand Load for Building 375.2

GRAPHIC SCALE: 1 INCH = 1 FEET

SMBW PLLC
111 VIRGINIA ST. STE 111
RICHMOND, VA 23219

WWW.PERMITZIP.COM
18.227

LEGAL AND ADMINISTRATIVE INFORMATION

E5.11

AMERICAN BANK AND TRUST CO.
1518 HULL STREET, RICHMOND, VIRGINIA
February 28, 2019

To: Karry
1518 Hull St.
Richmond VA 23224

Ref: 1200 Amp 120/208 Commercial Overhead

Dominion Energy Project: 10249884

To Whom It May Concern:

This letter is to advise you that the maximum available fault current at the Dominion Energy Virginia delivery point at the above referenced project will be 47,706 (Approximately Amperes symmetrical). The available fault current is based on the transformer size necessary to serve the 1200 ampacity specified by you, and the delivery point which will be 1200 amp CT Cabinet.

Applicable regulations and ordinances require the installation of a suitably rated service panel to interrupt this fault current and it is the customer’s responsibility to advise their contractor of the characteristics of the electricity to be provided so that proper equipment may be installed.

If you have questions concerning this project, please call me at (804) 929-3660 or email me at Jason.Jones@DominionEnergy.com.

Sincerely,

Jason Jones
Designer I
### PANEL NAME: CP-1

<table>
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<tr>
<th>#</th>
<th>DESCRIPTION</th>
<th>SIZE</th>
<th>TYPE</th>
<th>BKR</th>
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<th>A (kVA)</th>
<th>B (kVA)</th>
<th>C (kVA)</th>
<th>P</th>
<th>BKR</th>
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</table>

**Load Classification Connected Load Demand Factor Estimated Demand Panel Totals**

- HVAC 12979 VA 100.00% 12979 VA

**Notes:**

- 5,7 UH-2 2-#12, 1-#12, 1-#12 CU 20 2 1.5 1.5
- 15 16

---

### PANEL NAME: CP-2

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<th>B (kVA)</th>
<th>C (kVA)</th>
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**Load Classification Connected Load Demand Factor Estimated Demand Panel Totals**

- HVAC 9485 VA 100.00% 9485 VA

**Notes:**

- 5,7 UH-3 2-#12, 1-#12, 1-#12 CU 20 2 1.5 1.5
- 15 16

---

### PANEL NAME: CP-3

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<th>B (kVA)</th>
<th>C (kVA)</th>
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</table>

**Load Classification Connected Load Demand Factor Estimated Demand Panel Totals**

- HVAC 5990 VA 100.00% 5990 VA

**Notes:**

- 5,7 UH-2 2-#12, 1-#12, 1-#12 CU 20 2 1.5 1.5
- 15 16

---

### PANEL NAME: MDP

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**Load Classification Connected Load Demand Factor Estimated Demand Panel Totals**

- HVAC 6923 VA 100.00% 6923 VA

**Notes:**

- 5,7 UH-3 2-#12, 1-#12, 1-#12 CU 20 2 1.5 1.5
- 15 16
### Load Classification

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<th>Connected Load</th>
<th>Demand Factor</th>
<th>Estimated Demand</th>
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<tr>
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<td>328 VA</td>
<td>125.00%</td>
<td>410 VA</td>
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<tr>
<td>Other</td>
<td>420 VA</td>
<td>100.00%</td>
<td>420 VA</td>
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<tr>
<td>Receptacle</td>
<td>1080 VA</td>
<td>100.00%</td>
<td>1080 VA</td>
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</table>

### Panel Totals

- **Lighting:** 328 VA (410 VA estimated)
- **Other:** 420 VA (420 VA estimated)
- **Receptacle:** 1080 VA (1080 VA estimated)

---

**Notes:**
- **[1]** PROVIDE FIRE ALARM CONTROL PANEL WITH LOCKABLE BREAKER.
- **[2]** COORDINATE MECHANICAL BREAKER SIZES WITH MECHANICAL SCHEDULE ON SHEET E6.02.
- **[3]** REQUIRES AFCI PROTECTION

---

### Panel Name: A1

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### Mechanical Equipment List - Electrical

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<td>M120</td>
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**Panel Name:** HP-2

**Panel Name:** HP-1

**Total Est. Demand:**
- Lighting: 328 VA (410 VA estimated)
- Other: 420 VA (420 VA estimated)
- Receptacle: 1080 VA (1080 VA estimated)

**Total Load:**
- Lighting: 328 VA (410 VA estimated)
- Other: 420 VA (420 VA estimated)
- Receptacle: 1080 VA (1080 VA estimated)

---

**Notes:**
- **[1]** PROVIDE FIRE ALARM CONTROL PANEL WITH LOCKABLE BREAKER.
- **[2]** COORDINATE MECHANICAL BREAKER SIZES WITH MECHANICAL SCHEDULE ON SHEET E6.02.
- **[3]** REQUIRES AFCI PROTECTION
1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall not penetrate building foundation walls at any point below grade.

6. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

7. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

8. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

9. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

10. Supports, hangers, and anchors shall not interfere with the installation of appliances.

3.01 INSTALLATION DETAIL FOR GAS METERS

1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

6. Supports, hangers, and anchors shall not interfere with the installation of appliances.

3.02 POINT OF USE GAS REGULATOR

1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

6. Supports, hangers, and anchors shall not interfere with the installation of appliances.

METALLIC PIPE THREADING

SPECIFICATION PER IFGC 403.4

SCALE : NONE

NOMINAL PIPE SIZE

3/4" THREADED PORTION THREADS TO BE CUT (INCHES) (INCHES) (INCHES)

10 13 12

3/4" THREADED PORTION THREADS TO BE CUT (INCHES) (INCHES) (INCHES)

10 13 12

1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

6. Supports, hangers, and anchors shall not interfere with the installation of appliances.

3.01 INSTALLATION DETAIL FOR GAS METERS

1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

6. Supports, hangers, and anchors shall not interfere with the installation of appliances.

3.02 POINT OF USE GAS REGULATOR

1. Gas piping shall not penetrate building foundation walls at any point below grade.

2. All outdoor piping shall be elevated at least 3 1/2" above the floor or ground level. Piping shall be securely supported.

3. Piping that penetrates an outer wall shall be protected downstream of the shut-off valve.

4. All penetrations of fire-rated assemblies shall preserve the integrity of the assembly.

5. Gas piping shall be supported with metallic pipe hooks, metal pipe straps, metal bands, metal brackets, and metal anchors.

6. Supports, hangers, and anchors shall not interfere with the installation of appliances.
1.1 INSULATION MATERIALS

A. Products shall not contain asbestos, lead, mercury, or mercury compounds.

B. Products that come in contact with stainless steel shall have a leachable chloride content of less than 50 ppm when tested according to ASTM C 871.

C. Foam insulation materials shall not use CFC or HCFC blowing agents in the manufacturing process.

D. Flexible Elastomeric Insulation: Closed-cell, sponge- or expanded-rubber materials.

E. Install insulation with tight longitudinal seams and end joints. Bond seams and joints with manufacturer’s recommended adhesive to eliminate openings in insulation that allow passage of air or water.

3. USE DIMENSIONED ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS AND CONSTRUCTION DETAILS TO ACCURATELY ENSURE THE PRE-CAST CONCRETE FABRICATOR BEFORE THE INSTALLATION OF CONDENSATE PIPING FOR HVAC EQUIPMENT.

1. Stainless Steel: ASTM A 167 or ASTM A 240/A 240M, Type 304; 0.015 inch Temper H-14, 0.020 inch thick, 1/2 inch wide with wing seal or closed seal.

2. Provide all piping in accordance with the specifications; provide service and operating clearances around all equipment.

3. Provide manual air vents at all high points in the piping system. Provide 3/4" (20mm) hose bibb type drain valves at terminal equipment connected to the system. Refer to plan note schedule.

E. Install insulation with tight longitudinal seams and end joints. Bond seams and joints with manufacturer’s recommended adhesive to eliminate openings in insulation that allow passage of air or water.

5. INSTALLATION REQUIREMENTS

A. Insulation installation at interior wall and partition penetrations (that are not fire rated): Insulation shall be installed continuously through walls and partitions.

B. Insulation installation on pipe flanges: Install pipe insulation to outer diameter of pipe flange.

C. Insulation installation at interior wall and partition penetrations (that are fire rated): Install insulation with tight longitudinal seams and end joints. Bond seams and joints with firestopping and fire-resistive joint sealers.

D. Insulation installation on pipe flanges: Install insulation to flanges as specified for flange insulation application.

E. Insulation installation on pipe flanges: Use manufacturer’s recommended adhesive to eliminate openings in insulation that allow passage of air or water.
**Plumbing Fixture Schedule**

<table>
<thead>
<tr>
<th>Fixture ID</th>
<th>Qty.</th>
<th>Fixture</th>
<th>Water Connection</th>
<th>P-Trap Size</th>
<th>Tempered Water Method</th>
<th>Backflow Prevention Method</th>
<th>Water Hammer Method</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>BT-1</td>
<td>15</td>
<td>Bathtub</td>
<td>1/2&quot;</td>
<td>1 1/2&quot;</td>
<td>Delta 14459 TRINSIC MONITOR 14 SERIES.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DW-1</td>
<td>14</td>
<td>Dishwashing Machine</td>
<td>0&quot;</td>
<td>1/2&quot;</td>
<td>Integral Backflow Prevention Conforming to ASSE 1006 Per 660 Mini Restor or equal. Conforms Manufacturer Specifications.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HB-1</td>
<td>2</td>
<td>Hose Bibb</td>
<td>1/2&quot;</td>
<td>0&quot;</td>
<td>Watts NF8 Hose Connection Vacuum Breaker or equal. Conforms Wall Mounted Freeze Proof Hose Bibb.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IM-1</td>
<td>1</td>
<td>Connection Box for Ice Maker</td>
<td>3/8&quot;</td>
<td>0&quot;</td>
<td>Ice Maker Shall Be Protected from Backflow by an Air Gap 660 Mini Restor or equal. Conforms Sioux Chief OXBOX 696 - G10 Series or equal.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MS-1</td>
<td>1</td>
<td>Mop Sink</td>
<td>1/2&quot;</td>
<td>1/2&quot;</td>
<td>Floor Mounted Mop Sink</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OSD-1</td>
<td>13</td>
<td>Floor Drain</td>
<td>0&quot;</td>
<td>2&quot;</td>
<td>Floor Drain Provided with Trap Seal.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WC-1</td>
<td>1</td>
<td>Water Closet</td>
<td>3/8&quot;</td>
<td>0&quot;</td>
<td>Kohler K-3615 Comfort Height Compact Toilet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WC-2</td>
<td>3</td>
<td>Water Closet</td>
<td>1&quot;</td>
<td>0&quot;</td>
<td>Floor Mount Flush Valve Water Closet. Side Wall and horizontal Rear Wall Grab Bar Shall Be Installed According to Section 604.5.1 and 604.5.2 of the 1012 ICC/ANSI A117.1 Standard. See Architectural Drawings for Reference</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Plumbing Load Calculations**

<table>
<thead>
<tr>
<th>Type</th>
<th>Mark</th>
<th>Count</th>
<th>Make/Model</th>
<th>Gas Input</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPH for Tanked Water Demand Calculations</td>
<td>[\text{WH-1} \text{ GTS-510} \text{ 199,000 Btu/h} \text{ GAS FIRED TANKLESS WATER HEATER} ]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>State GTS-510</td>
<td>199,000 Btu/h</td>
</tr>
</tbody>
</table>

**Minimum Size of Water Meters, Mains and Distribution Piping Based on Water Supply Fixture Unit Values (w.s.f.u.)**

**Domestic Water Pressure Loss Report**

- **MINIMUM WATER PRESSURE:**
  - MAXIMUM DEVELOPMENT LENGTH (FEET) (INCHES) ABOVE BELOW
  - **Highest Pressure Required at a Fixture (Table 604.3):** 25
  - **Static Head Loss (ft*0.43):** 19.35
  - **Pressure Available to Overcome Pipe Friction:**
    - PVC: 87 87 87 87 87 87 87 87 87 87
    - F 1/2: 80 80 80 80 80 80 76 65 50 38
    - F 1: 32 32 32 32 32 32 32 32 32 30
    - F 3/4: 1 1

**Piping System Schedule**

**Pump Schedule**

- **Capacity:**
  - **Flow:**
    - 1: 94 94 94 94 94 94 94 94 94 94
    - 2: 114 114 114 114 114 114 114 114 114 114

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2.04 - WATER SERVICE, METER, AND DISTRIBUTION PIPE SIZING DETAIL
UTILITY SHALL PLACE A NEW GAS METER AND ESTABLISH NEW TIE IN POINT ON 16TH STREET IN EXISTING GAS MAIN.

NEW GAS METER WITH 2 PSI GAS REGULATOR.

UTILITY SHALL PLACE A NEW 1 1/2" WATER METER AND ESTABLISH NEW TIE IN POINT ON 16TH STREET IN EXISTING WATER MAIN.
SANITARY PLAN NOTES

1. CAPPED FOR FUTURE USE
2. DISHWASHER SHALL DRAIN TO KITCHEN SINK P-TRAP (TYP)
3. VENTED VIA AAV
4. BATHROOM SHALL BE WET VENTED
5. WATER HEATER SHALL DRAIN TO MOP SINK. PROVIDE DRAIN WITH PH NEUTRALIZER. TYPICAL

Revisions:
- 18 SEPT 2018
- 1 NOV 2018
- 15 APRIL 2019
DOMESTIC WATER PLAN NOTES

WATER DRAFTING LEGEND

LEVEL 2 - NEW WORK-DOMESTIC WATER PLAN

1 CAPPED FOR FUTURE USE. PROVIDE WITH FOV
2 FULL OPEN VALVE. TYPICAL
3 WATTS SERIES LF009 OR EQUAL RPZ

AMERICAN BANK AND TRUST CO.
1518 HULL STREET, RICHMOND, VIRGINIA

1/4" = 1'-0"
1. WATER SUPPLY RISER SCHEMATIC

2. DRAINAGE RISER SCHEMATIC

DOMESTIC WATER PLAN NOTES

SANITARY PLAN NOTES

WATER SUPPLY & SANITARY RISER SCHEMATIC

18 SEPT 2018
1 NOV 2018
15 APRIL 2019

WB
BT
LAV
WH
1518 HULL STREET, RICHMOND, VIRGINIA

SMBW PLLC
204c
204d
204b
200c
201c
206c
205d
203f
203h
203i
202e
202d
205d
14 DFU
4 DFU
8 DFU
102
101a
112c
112l
111a
112f
18.227
3/4" LEVEL 3
2" LEVEL 1

SMBW PLLC
2 FULL OPEN VALVE. TYPICAL
3 WATTS SERIES LF009 OR EQUAL RPZ
RICHMOND, VA 23219
T804.233.5343
F804.233.5345

DW SK-1/AAV
AAV-2 DFU

8 DFU
6 DFU
4 DFU
2 DFU
20 DFU
60 DFU
28 DFU
36 DFU
102
101a
112c
112l
111a
112f
18.227
3/4" LEVEL 3
2" LEVEL 1

Scale: 3" = 1'-0"

1 WATER SUPPLY RISER SCHEMATIC

2 DRAINAGE RISER SCHEMATIC

CHECKER:
- ELEVATOR PIT
- WATER SUPPLY & SANITARY RISER SCHEMATIC

P2.01
TANKLESS WATER HEATER
GAS HOT COLD
GAS SUPPLY
EXPANSION TANK (LOCATED AT WATER SERVICE TO TENANT. WATTS PLT 12 OR EQUAL.)
COLD WATER SUPPLY CHECK VALVE
RECIRCULATION LINE
FIXTURES

8.05 - RECIRCULATION PUMP DETAIL

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