

EXISTING PLAN

3/16" = 1' - 0"

1

DEMO PLAN KEY NOTES

- 1 REMOVE ALL MASTIC AND IMPERFECTIONS. PATCH TO MATCH EXISTING TERRAZZO FLOORS WHERE NEEDED. GRIND, POLISH AND SEAL TO MATCH EXISTING FLOOR FINISH (AREA SHOWN SHADED)
- TOP OF FINISH TO ALIGN
- 2 REMOVE EXISTING WINDOW AND SILL. PATCH AND PREP OPENING TO RECEIVE NEW STEEL FRAMES.
- SEE KEYNOTE 2/A1.0
- PATCH FLOOR WHERE WALL IS REMOVED
- TOP OF ADJACENT FINISHES TO ALIGN
- PROVIDE SHORING DURING DEMOLITION
- 3 REMOVE EXISTING WINDOW, DOOR AND PORTION OF WALL BETWEEN AND SILL. PATCH AND PREP OPENING TO RECEIVE NEW STEEL FRAMES.
- SEE KEYNOTE 2/A1.0
- PATCH FLOOR WHERE WALL IS REMOVED
- TOP OF ADJACENT FINISHES TO ALIGN
- PROVIDE SHORING DURING DEMOLITION
- 4 ENLARGE EXISTING OPENING AND REMOVE SILL TO FLOOR. PATCH AND PREP OPENING TO RECEIVE NEW STEEL FRAMES.
- SEE KEYNOTE 2/A1.0
- PATCH FLOOR WHERE WALL IS REMOVED
- TOP OF ADJACENT FINISHES TO ALIGN
- PROVIDE SHORING DURING DEMOLITION
- 5 REMOVE EXISTING BRICK WALL. PATCH AND PREP CONCRETE TO RECEIVE NEW STEEL RAILING.
- SEE KEYNOTE 3/A1.0
- PATCH FLOOR WHERE WALL IS REMOVED
- TOP OF ADJACENT FINISHES TO ALIGN
- PROVIDE SHORING DURING DEMOLITION
- 6 REMOVE EXISTING PORTION OF WALL IN ORDER TO RECEIVE NEW STOREFRONT. PATCH AND PREP OPENING TO RECEIVE STOREFRONT SYSTEM.
- SEE DOOR TYPE 2/A1.0
- PATCH FLOOR WHERE WALL IS REMOVED
- PROVIDE SHORING DURING DEMOLITION
- 7 REMOVE EXISTING AIRLOCK STRUCTURE ENTIRELY.
- PATCH & REPAIR TO MATCH EXISTING BRICK WALL WHERE WALLS AND ROOF HAVE BEEN REMOVED.
- 8 REMOVE EXISTING DOOR AND PORTIONS OF THE ADJACENT WALL IN ORDER TO ACCOMMODATE NEW STOREFRONT DOUBLE DOORS. PATCH AND PREP. JAMB AND HEAD TO RECEIVE NEW DOOR SYSTEM.
- INCLUDE NEW ANGLE LINTEL
- FLASH & WEATHER SEAL
- SEE DOOR TYPE 1/A1.0
- PROVIDE SHORING DURING DEMOLITION
- 9 REMOVE EXISTING WINDOW. PATCH AND PREP. JAMB AND HEAD TO RECEIVE EXISTING RELOCATED STORFRONT WINDOW.
- INCLUDE NEW ANGLE LINTEL
- FLASH & WEATHER SEAL
- SEE PARTITION TYPE B/A1.0
- PATCH & REPAIR TO MATCH EXISTING BRICK WALL WHERE WALLS HAVE BEEN REMOVED
- PROVIDE SHORING DURING DEMOLITION
- 10 REMOVE EXISTING WINDOW AND ENLARGE THE WIDTH. PATCH AND PREP OPENING TO RECEIVE ALUM. FRAMED HORIZ. SLIDER WINDOW
- SEE PARTITION TYPE G/A1.0
- PROVIDE SHORING DURING DEMOLITION
- 11 REMOVE EXISTING WINDOW AND ENLARGE THE WIDTH. PATCH AND PREP OPENING TO RECEIVE ALUM. FRAMED FIXED WINDOW
- SEE PARTITION TYPE H/A1.0
- PROVIDE SHORING DURING DEMOLITION
- 12 PREP TO INFILL TO MATCH EXISTING WALL.
- 13 PREPARE AN OPENING TO RECEIVE NEW DOOR.
- PROVIDE HEADER & ROUGH OPENING TO FIT NEW DOOR
- SEE DOOR 5/A1.0

PROJECT:

TENANT IMPROVEMENTS TO:

9010 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

OWNER:

LB CONCESSIONS

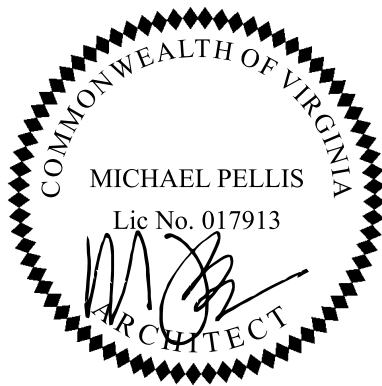
8700 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

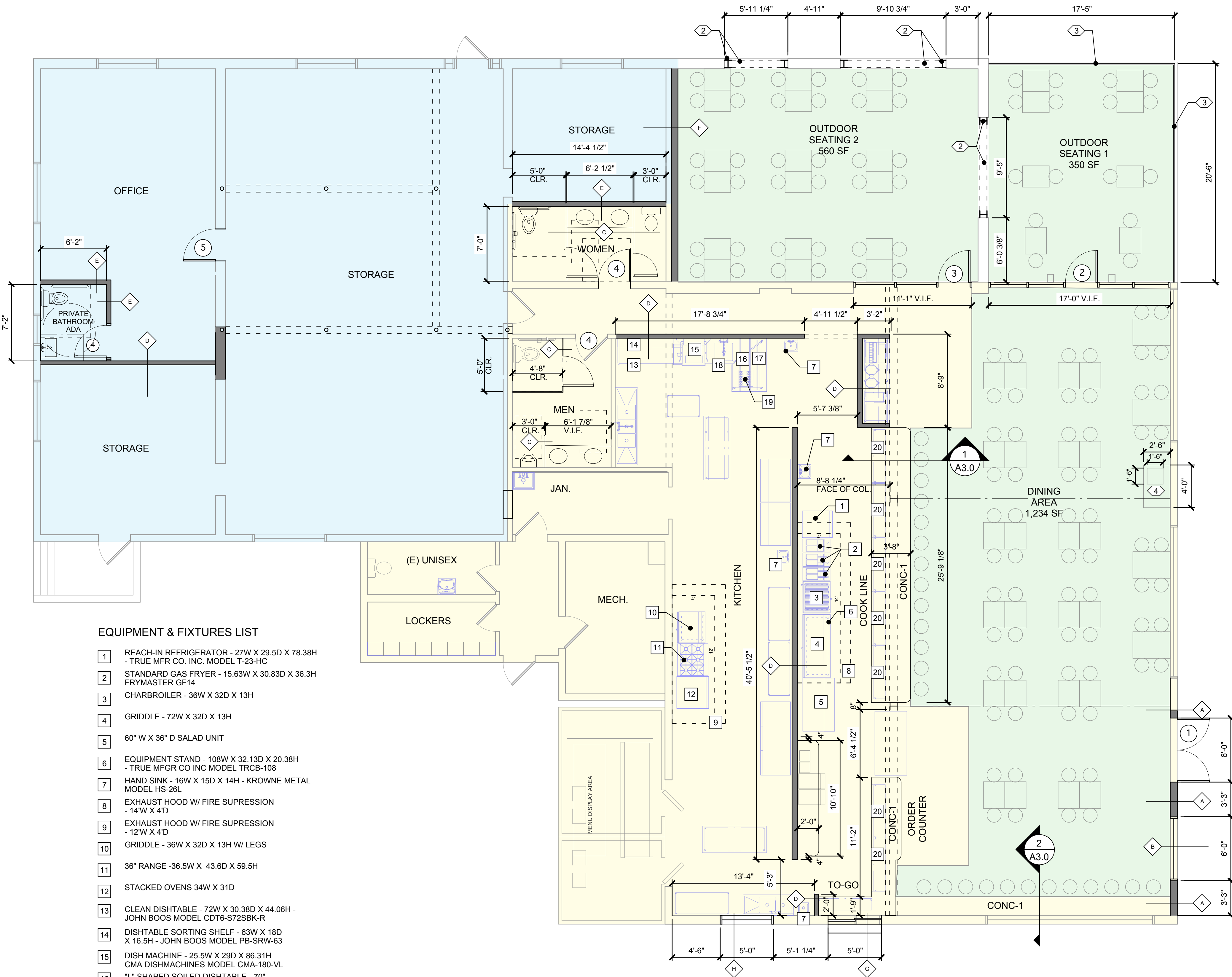
EXISTING PLAN

REVISIONS

D1.0

DATE
OCTOBER 7, 2021





EQUIPMENT & FIXTURES LIST

- 1 REACH-IN REFRIGERATOR - 27W X 29.5D X 78.38H - TRUE MFR CO. INC. MODEL T-23-HC
- 2 STANDARD GAS FRYER - 15.63W X 30.83D X 36.3H FRYMASTER GF14
- 3 CHARBROILER - 36W X 32D X 13H
- 4 GRIDDLE - 72W X 32D X 13H
- 5 60" W X 36" D SALAD UNIT
- 6 EQUIPMENT STAND - 108W X 32.13D X 20.38H - TRUE MFR CO INC MODEL TRCB-108
- 7 HAND SINK - 16W X 15D X 14H - KROWNE METAL MODEL HS-26L
- 8 EXHAUST HOOD W/ FIRE SUPPRESSION - 14" W X 4" D
- 9 EXHAUST HOOD W/ FIRE SUPPRESSION - 12" W X 4" D
- 10 GRIDDLE - 36W X 32D X 13H W/ LEGS
- 11 36" RANGE - 36.5W X 43.6D X 59.5H
- 12 STACKED OVENS 34W X 31D
- 13 CLEAN DISHTABLE - 72W X 30.38D X 44.06H - JOHN BOOS MODEL CDT6-S72SBK-R
- 14 DISHTABLE SORTING SHELF - 63W X 18D X 16.5H - JOHN BOOS MODEL PB-SRW-63
- 15 DISH MACHINE - 25.5W X 29D X 86.31H CMA DISHMACHINES MODEL CMA-180-VL
- 16 "L" SHAPED SOILED DISHTABLE - 70" MACHINE TO CORNER X 60" CORNER TO END X 44"H.
- 17 DOUBLE SIDED SLANT RACK - JOHN BOOS MODEL X-0460D
- 18 PRE-RINSE - 20 X 20 X 8D SINK BOWL W/ MODEL PB-DTS-20RS RACK SLIDE FAUCET - DORMONT MFR MODEL LFP-WS8B
- 19 INTEGRAL DRAIN BOARD WITH DRAIN PAN & OPEN SITE DRAIN
- 20 DISH CABINET - 60W X 15D X 35H - JOHN BOOS MODEL EDSC8-1560

PROPOSED PLAN

3/16" = 1' - 0"

1

PROPOSED PLAN KEY NOTES

- 1 ALL EXTERIOR SEATING IS ADA COMPLIANT - TABLES ARE 30" HT. AND 5% OF INTERIOR DINING SURFACES = 1 TOP
- 2 STEEL I-BEAM JAMB & HEADERS, PAINTED - HEAD HEIGHT TO MATCH EXISTING OPENINGS - PROVIDE SHORING DURING INSTALLATION
- 3 ALUMINUM SQUARE TUBE RAILINGS - POWDER COATED FINISH - 2" SQUARE VERTICAL SUPPORTS - 3/8" X 2" FLAT BAR PICKETS - NO OPENINGS GREATER THAN 4" INCLUDING BOTTOM RAIL TO FINISHED FLOOR.
- 4 SELF SERVE TRASH STATION - CASEWORK - PLAM-1 TOP & BACKSPLASH WITH 18" SQUARE OPENING - PLAM-2 LOWER CABINETS
- 5 FREE STANDING 42" HT. CONC-1 TOP WITH DRINK RAIL BACK SPLASH. SEE 2/A3.0

PARTITION TYPE KEY NOTES

- A INFILL EXSITING EXTERIOR WALL - MATCH EXSITING BRICK
- B RE-USE EXSITING 6'W X 5'6" HT. STOREFRONT WINDOW. - USE STEEL LINTEL - FLASH HEAD, JAMBS & SILL
- C SCRC BOBRICK STYLE OR EQUAL TOILET PARTITIONS, OPERABLE DOOR & HARDWARE. SUBMIT COLORS AND FINISH SAMPLES TO ARCHITECT FOR APPROVAL
- D 3 5/8" METAL STUDS @ 16" OC FLOOR TO UNDERSIDE OF ROOF DECK W/ 5/8" GYP. BD BOTH SIDES. - USE 1/2" DUROCK & FRP ON KITCHEN SIDE TYP. - SS COOK LINE SEE 4/A3.0
- E 6" METAL STUDS @ 16" OC FLOOR TO UNDERSIDE OF ROOF DECK W/ 5/8" GYP. BD BOTH SIDES. - USE 1/2" DUROCK WHERE TILE OCCURS. - SOUND BATTS - PROVIDE BLOCKING FOR GRAB BARS, SINKS, ACCESSORIES
- F EXISTING WALL - BATT INSULATION - EXTERIOR SHEATHING & WEATHERBARRIER - HARDIE OR EQUAL SIDING.
- G NEW 5'W X 3'HT. HORIZONTAL SLIDING WINDOW - ALUM FRAME TO MATCH EXISTING - USE EXISTING HEAD HT. - ENLARGE OPENING & INSTALL NEW STEEL LINTEL - USE SHORING DURING LINTEL WORK - EXTERIOR ALUM. SHELF
- H NEW 5'W X 3'HT. FIXED WINDOW - ALUM FRAME TO MATCH EXISTING - USE EXISTING HEAD HT. - ENLARGE OPENING & INSTALL NEW STEEL LINTEL - USE SHORING DURING LINTEL WORK

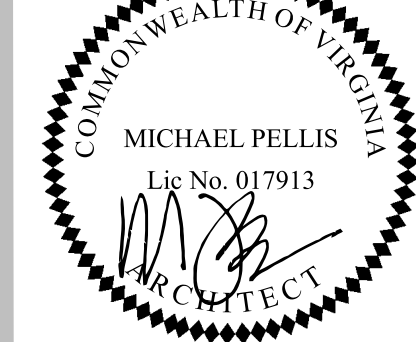
DOOR TYPE KEY NOTES

- 1 (2) 36" X 84" ALUM. FRAMED, FULL LITE, STOREFRONT DOORS WITH PANIC HARDWARE. BLACK FINISH TO MATCH EXISTING WINDOW FRAMES.
- 2 ALUMINUM FRAMED STOREFRONT WALL - INFILL EXISTING OPENING - VERIFY IN FIELD
- 3 ALUMINUM FRAMED STOREFRONT WALL - INFILL EXISTING OPENING - VERIFY IN FIELD
- 4 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME. - FLUSH, NO LITE -PASSAGE LOCKSET
- 5 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME. - FLUSH, NO LITE -OFFICE LOCKSET

INTERIOR DOORS:
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
- STAIN GRADE FLUSH WOOD DOORS,
- CYLINDRICAL, LEVER HARDWARE, HINGES AND WALL STOPS.
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.

EXTERIOR DOORS:
- EXISTING EXTERIOR DOORS ARE NOTED TO HAVE PANIC HARDWARE
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.

NOTE:
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN



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9010 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

OWNER:

LB CONCESSIONS

8700 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

PLAN LAYOUT

REVISIONS

A1.0

DATE: OCTOBER 7, 2021

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



WEST CORNER VIEW

NTS 3



EAST CORNER VIEW

NTS 2

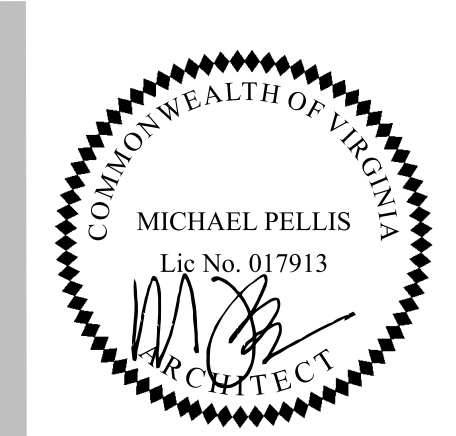


FRONT VIEW

NTS 1

ELEVATION KEYNOTES

- 1 EXTERIOR PAINT - COLOR 1 - RED
- 2 EXTERIOR PAINT - COLOR 2 - CHARCOAL
- 3 EXTERIOR PAINT - COLOR 3 - LIGHT GREY
- 4 ADD 24" OF BRICK PARAPET TO MATCH EXISTING BRICK SIZE AND WALL WYTHE. CAP WALL WITH BLACK METAL COPING.
- 5 CABLE SUSPENDED METAL FRAMED CANOPY - BLACK - SEE A1.1
- 6 ALUMINUM SQUARE TUBE RAILINGS - POWDER COATED FINISH - 2" SQUARE VERTICAL SUPPORTS - 3/8" X 2" FLAT BAR PICKETS - NO OPENINGS GREATER THAN 4" INCLUDING BOTTOM RAIL TO FINISHED FLOOR.
- 7 ALUMINUM SHELF - 42" AFF - 10" DEEP X 5" (WIDTH OF WINDOW) - POWDER COATED FINISH - ANGLE BRACKET SUPPORTS - 2" TURNED DOWN EDGE TOWARDS CUSTOMER



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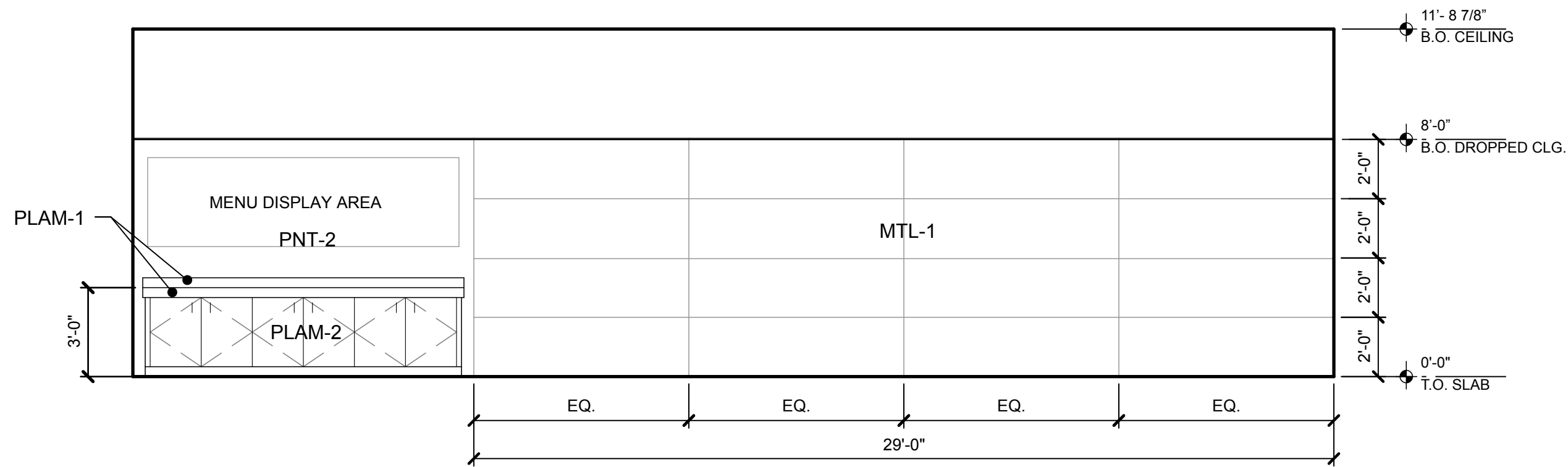
OWNER: LB CONCESSIONS
8700 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

DEMO EXTERIOR ELEVATIONS

REVISIONS

A2.0
DATE OCTOBER 7, 2021

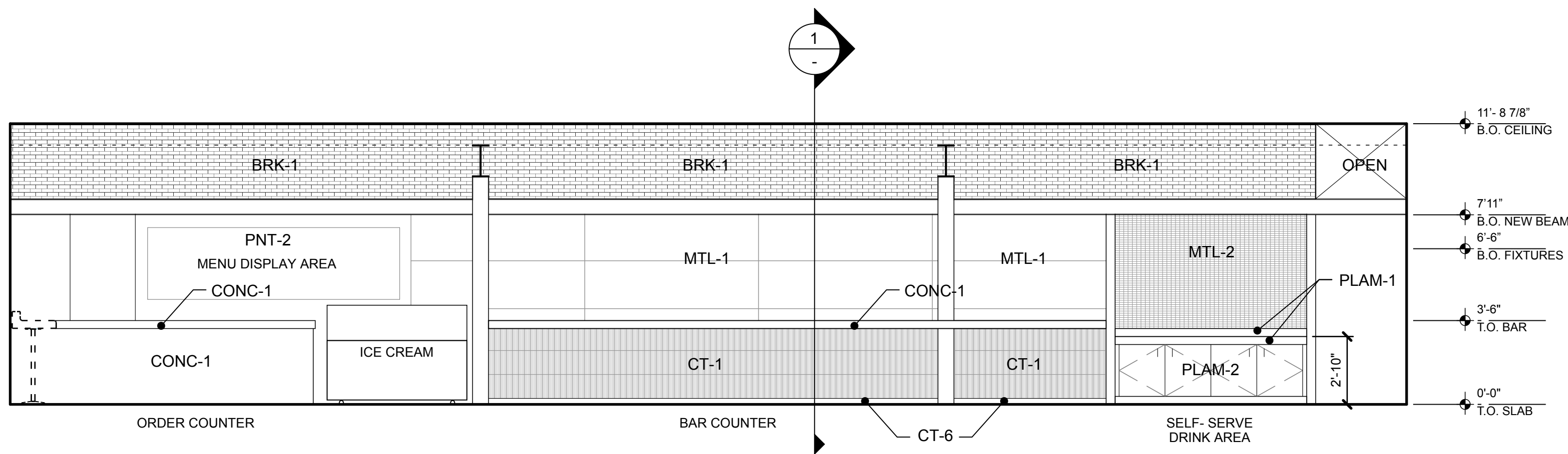
MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



INTERIOR ELEVATION - COOK LINE

1/4" = 1' - 0"

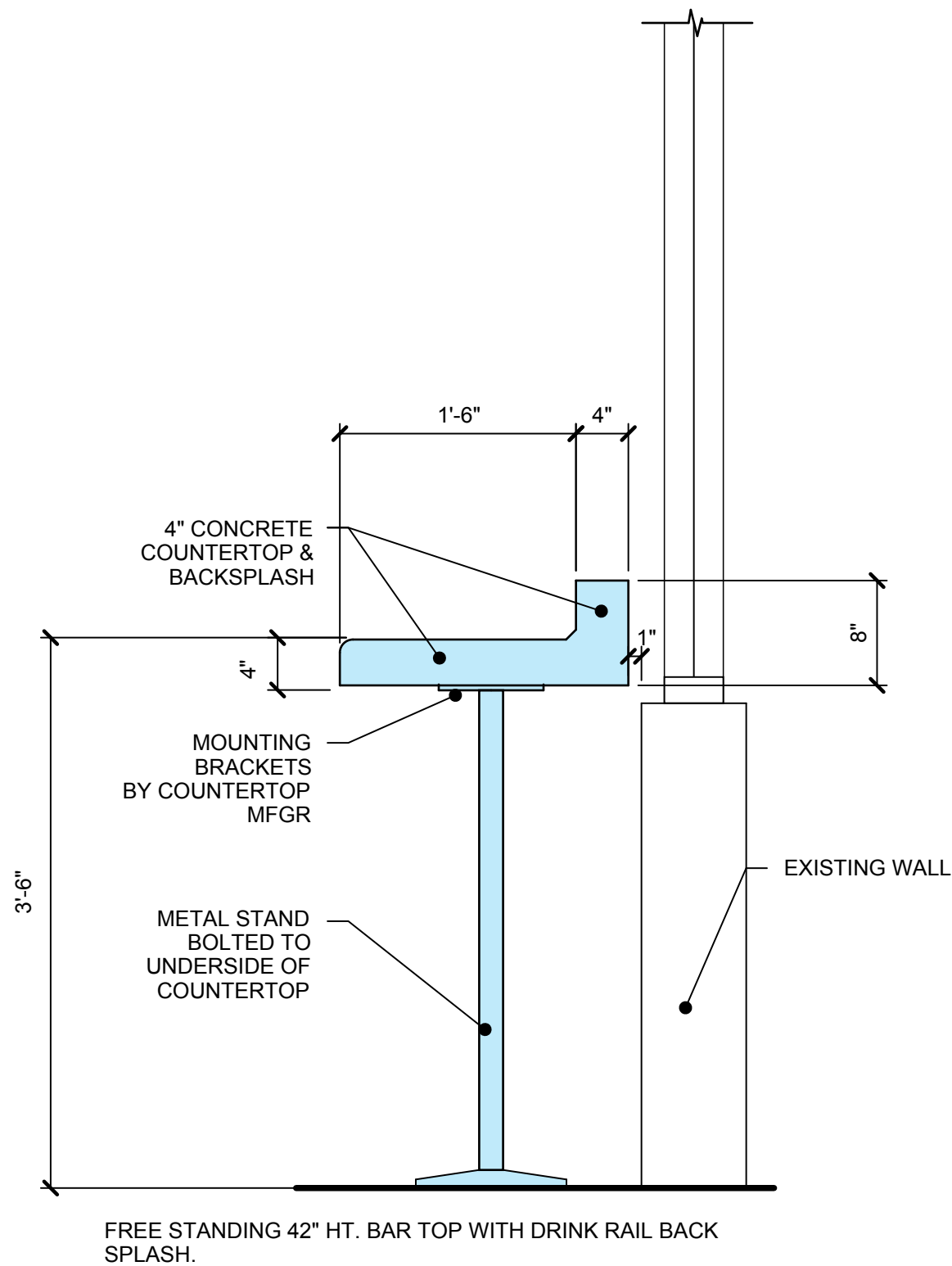
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INTERIOR ELEVATION - BAR FRONT

1/4" = 1' - 0"

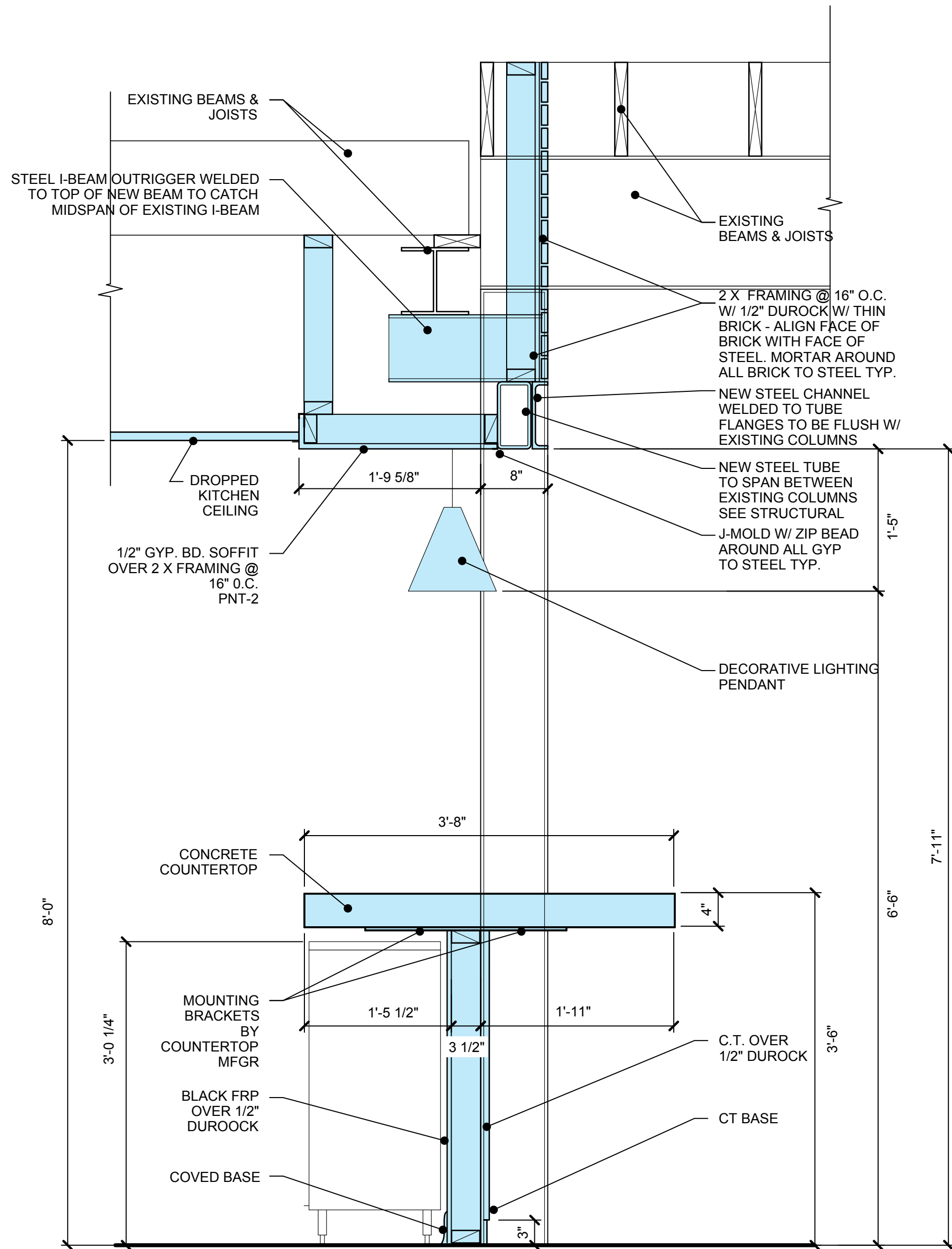
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COUNTERTOP

1" = 1' - 0"

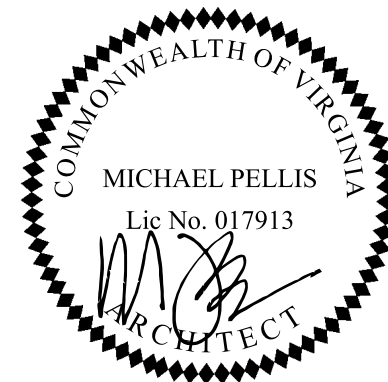
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TYP. FRONT BAR SECTION

1" = 1' - 0"

1



PROJECT:
TENANT IMPROVEMENTS TO:
9010 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

OWNER:
LB CONCESSIONS
8700 BROOK ROAD, GLEN ALLEN, VIRGINIA 23060

INTERIOR ELEVATIONS
WALL SECTION & DETAILS

REVISIONS

A3.0
DATE
OCTOBER 7, 2021

MICHAEL PELLIS
ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



www.balzer.com

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

RESTURANT AT BROOK ROAD

FLOOR FRAMING PLAN AND DETAILS

9010 BROOK ROAD

DRAWN BY	R
DESIGNED BY	R
CHECKED BY	RW
DATE	2021-10-1
SCALE	AS INDICATE
REVISIONS	

S1.1
PROJECT NO 57210133.00

GENERAL FRAMING NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ANY NEW INTERIOR PARTITION WALLS.
2. ALL FINISHES, FLASHING, INSULATION, WATERPROOFING PER ARCHITECTURAL DRAWINGS.
3. TEMPORARY BRACING, SHEETING, SHORING, ETC., REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDINGS, ETC DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.

EXISTING MASONRY:

1. New masonry units and mortar mixes shall be provided with materials as close to original composition as possible. New units and mortar mixes of greater compressive strength than original materials shall not be permitted.
2. Deteriorated, out-of-plumb, cracked, or damaged brick shall be replaced/repaired as required.
3. Mason to repair all mortar joints where mortar joints have deteriorated.
4. Mason to remove outer wythe of brick, and center wythe bricks as found to be cracked, broken, degraded, or necessary in order to provide shown reinforcement. Verify actual extent of brick damage in field.
5. Use Hilti HIT-HY 10+ epoxy wedge anchor must be made into existing brick masonry walls.
6. Existing bricks and mortar joints shall be repaired with mortar that match existing materials as close as possible. Mortar shall be air-entrained for durability and shall not contain Portland cement.
7. Typical repair details and notes shall be applied to the full extent of all existing masonry walls.
8. General contractor shall coordinate with mason for full extent of repair work.
9. Existing masonry repair methods and materials shall be observed on existing masonry walls shall be experienced in the materials and methods of historic masonry work.

EXISTING STEEL:

1. Existing steel members shall be properly cleaned and painted for protection.
2. Existing steel materials shall be investigated for suitability for welding. Cast iron or other non-weldable metals shall be brought to the attention of the structural engineer for alternate repair or replacement.
3. Deteriorated, out-of-plumb, cracked, or damaged columns shall be replaced/repairs as required.
4. Corroded or broken bolts and rivets shall be brought to the attention of the structural engineer where not noted on plans for connection retrofit details.
5. Sandblast or wire brush surface rust from existing steel members. Any section loss $>1/8"$ in thickness shall be brought to the attention of the structural engineer.
6. New steel plates, angles, bars, or other reinforcing elements shall be in accordance with material specifications given above.
7. Typical repair details and notes shall be applied to the full extent of all damaged existing steel members. General contractor shall coordinate with steel erector for full extent of repair work.
8. The construction methods for repair and replacement of existing metal construction shall be experienced in the materials and methods of historic metal work.

EXISTING WOOD:

1. Existing wood components are to remain in place.
2. Existing rotted, bowed, cracked, or deteriorated wood members shall be reinforced or replaced in the field as conditions require. Contractor shall notify engineer of questionable members discovered not noted on plans for further direction.
3. Existing wood members shall be properly cleaned and painted for protection or finishes as called for on architectural plans.
4. Existing wood materials shall be investigated for proper wood density and/or possible presence of termite tunnels as necessary. Termite activity shall be reviewed by a professional wood borne insect expert and steps taken to ensure active infestation is not present. Damage to wood fibers and loss of density and wood cross-section shall require reinforcement or replacement of compromised member.
5. Deteriorated, out-of-plumb, cracked, or damaged columns shall be replaced/repared as required.
6. Corroded or broken bolts, screws, nails, and/or metal connectors shall be brought to the attention of the structural engineer where not noted on plans for connection retrofit details.
7. Rotted or softened bearing ends of wood joists and/or beams in masonry walls shall be reinforced with ledgers, splices, or member replacement as shown on structural drawings. Bring to the attention of the structural engineer any questionable bearing conditions not noted on the plans.
8. Existing steel plate girders, reinforcing elements shall be in accordance with steel material specifications given above. Steel components exposed to weather or in contact with pressure-treated lumber shall be galvanized or stainless.
9. Typical repair details and notes shall be applied to the full extent of all damaged existing wood members. General contractor shall coordinate with framer for full extent of repair work.
10. Frame subcontractor shall coordinate with architect for rehabilitation of historic wood construction shall be experienced in the materials and methods of historic timber work.

DESIGN LOAD SCHEDULE (2015 IBC)

DESIGN ALLOWABLE SOIL BEARING CAPACITY: 1500 psf (ASSUMED)

DEAD LOADS:

ROOF DEAD LOAD: 15 psf

UNREDUCED LIVE LOADS:

FIRST FLOOR LIVE LOAD (COMMERCIAL):	100 psf
CONCENTRATED FLOOR LIVE LOAD:	2000 lbs
UNIFORMLY DISTRIBUTED LOAD CONTROLS	
ROOF LIVE LOAD:	20 psf

SNOW LOADS

GROUND SNOW LOAD:	20 psf
FLAT ROOF SNOW LOAD:	20 psf
SNOW EXPOSURE FACTOR:	0.9
IMPORTANCE FACTOR:	1.00
THERMAL FACTOR:	1.0

**THERE ARE NO CHANGES TO THE EXISTING SNOW DRIFT CONFIGURATIONS AS A RESULT OF THE PROPOSED WORK

WIND LOAD DESIGN CRITERIA:

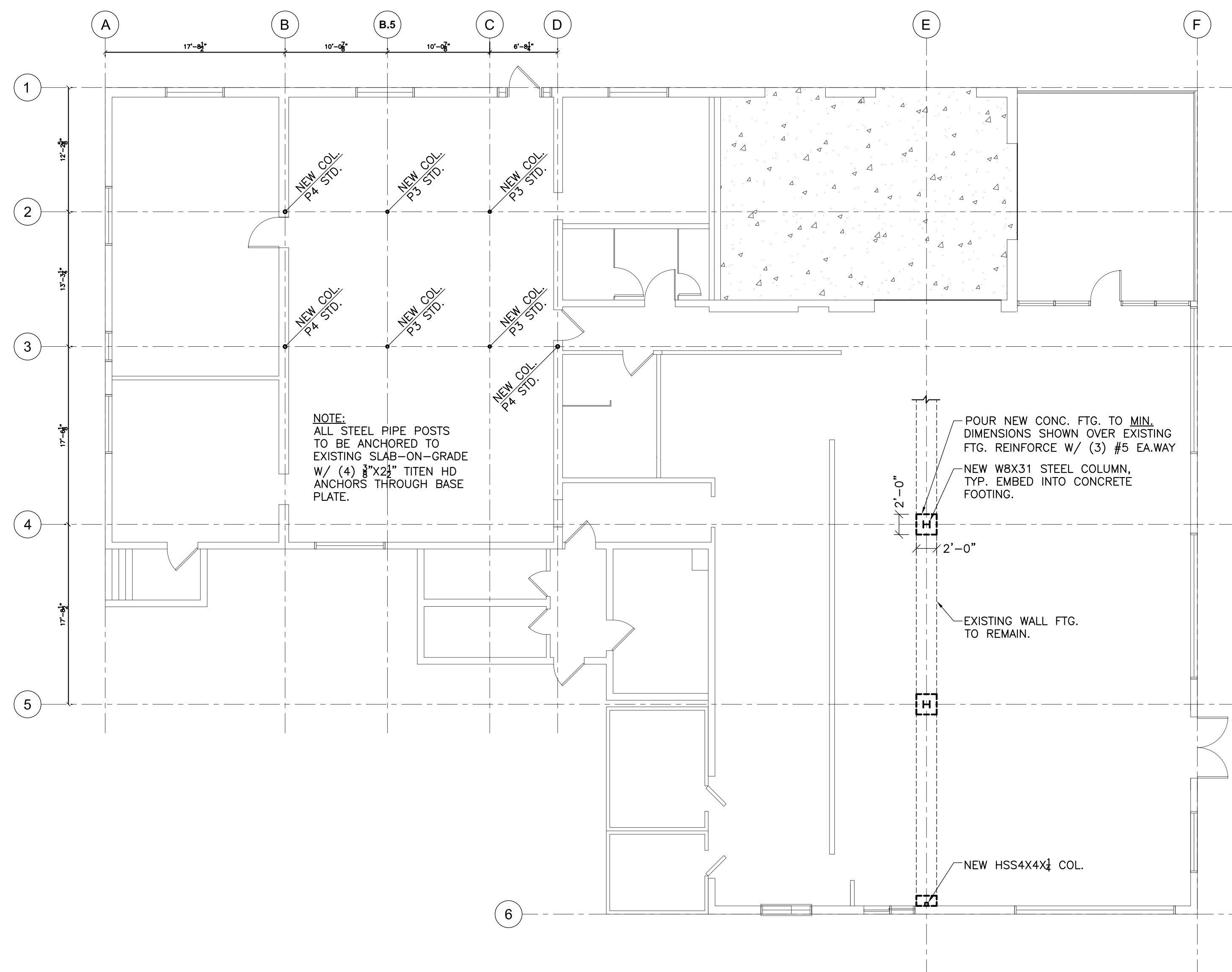
ANALYSIS PROCEDURE:	ASCE 7-10 CHAPTER 27
BUILDING TYPE:	ENCLOSED
ULTIMATE DESIGN WIND SPEED:	115 mph
NOMINAL DESIGN WIND SPEED:	89 mph
RISK CATEGORY:	II
EXPOSURE:	B

**THERE ARE NO CHANGES TO THE WIND LOAD DEMAND OR THE EXISTING LATERAL FORCE RESISTING SYSTEM AS A RESULT OF THE PROPOSED WORK

SEISMIC LOADS:

SEISMIC DESIGN CATEGORY:	II
RISK CATEGORY:	1.00
IMPORTANCE FACTOR:	$S_s=0.19$
MAPPED SPECTRAL ACCELERATION:	$S_1=0.06$
	$S_s=0.21$
SPECTRAL RESPONSE COEFFICIENT:	$S_R=1.10$
SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	B
FORCE RESISTING SYSTEM:	EXISTING MASONRY SHEAR WALLS

**THERE ARE NO CHANGES TO THE SEISMIC DEMAND OR THE EXISTING LATERAL FORCE RESISTING SYSTEM AS A RESULT OF THE PROPOSED WORK



FOUNDATION PLAN

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



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



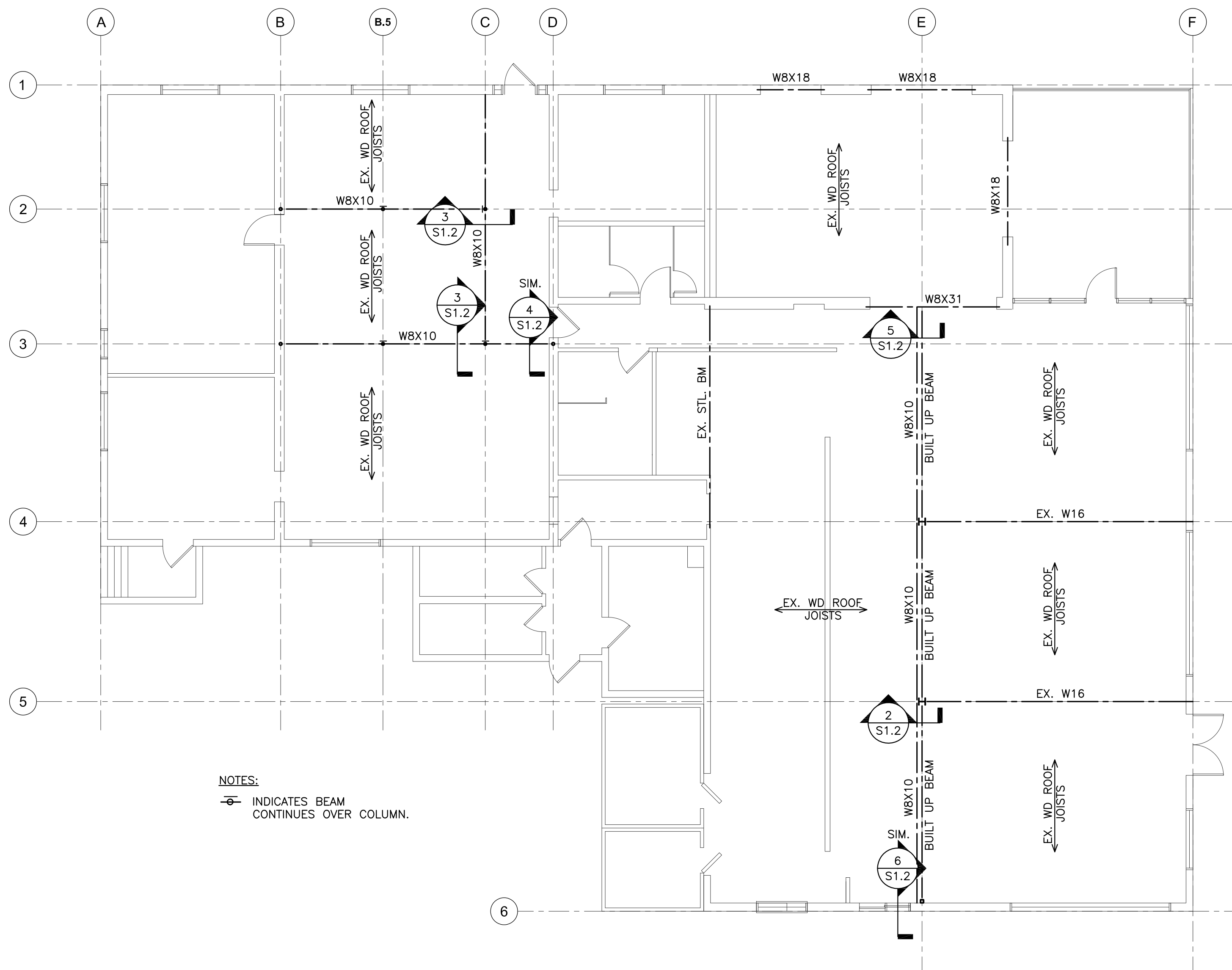
RESTURANT AT BROOK ROAD

ROOF FRAMING PLAN
AND DETAILS

9010 BROOK ROAD
CITY OF RICHMOND, VA

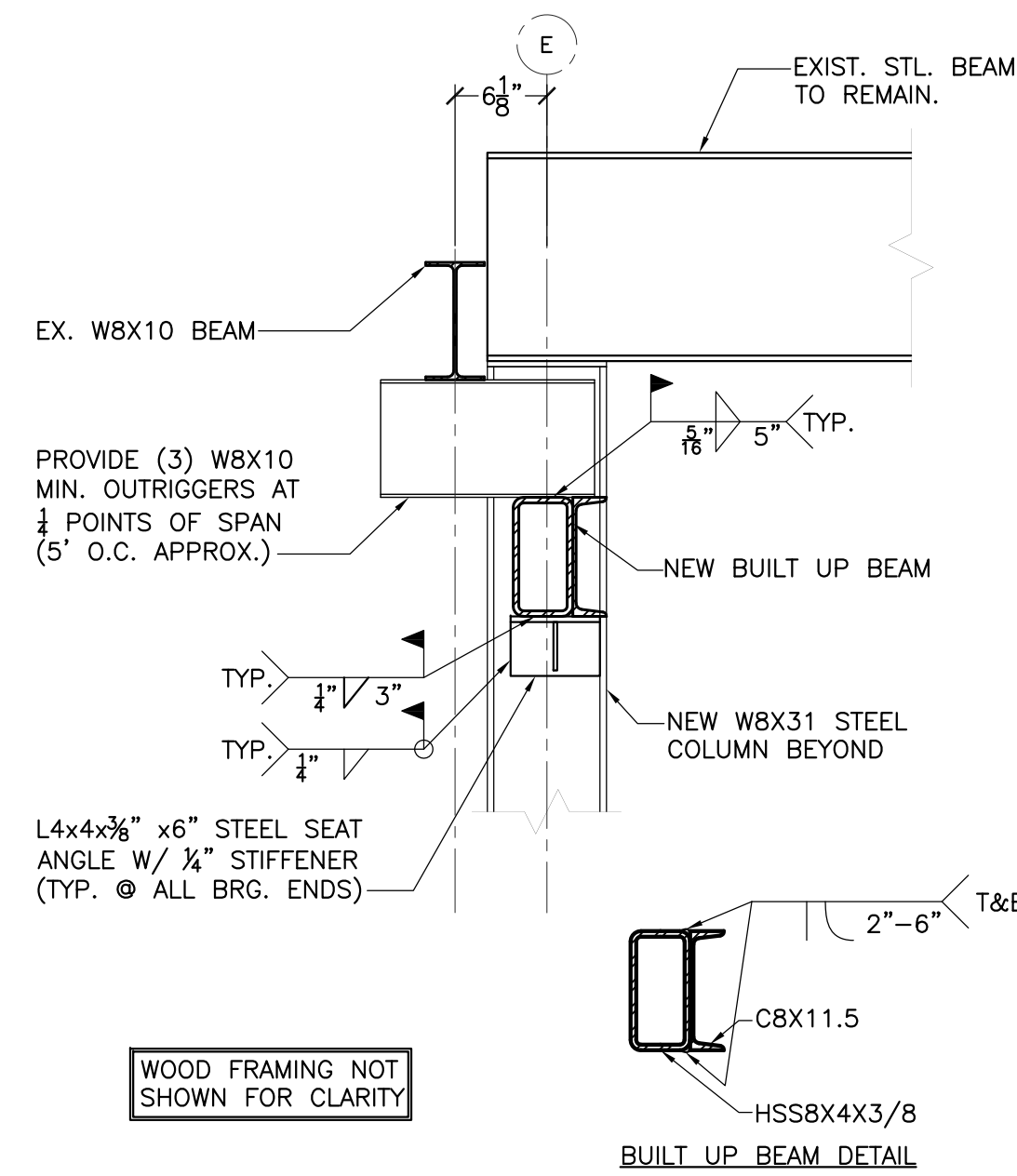
DRAWN BY RZ
DESIGNED BY RZ
CHECKED BY RWT
DATE 2021-10-13
SCALE AS INDICATED
REVISIONS

S1.2
PROJECT NO 57210133.00

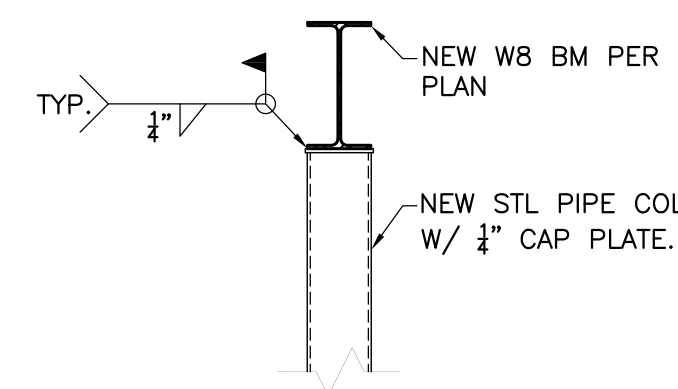


NOTES:
- INDICATES BEAM
CONTINUES OVER COLUMN.

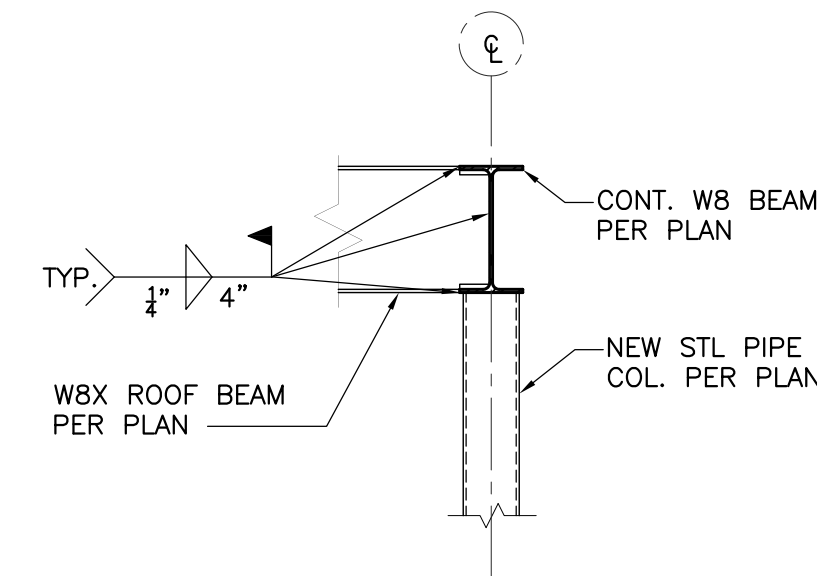
1
S1.2 **ROOF FRAMING PLAN**
SCALE = 1/8"=1'-0"



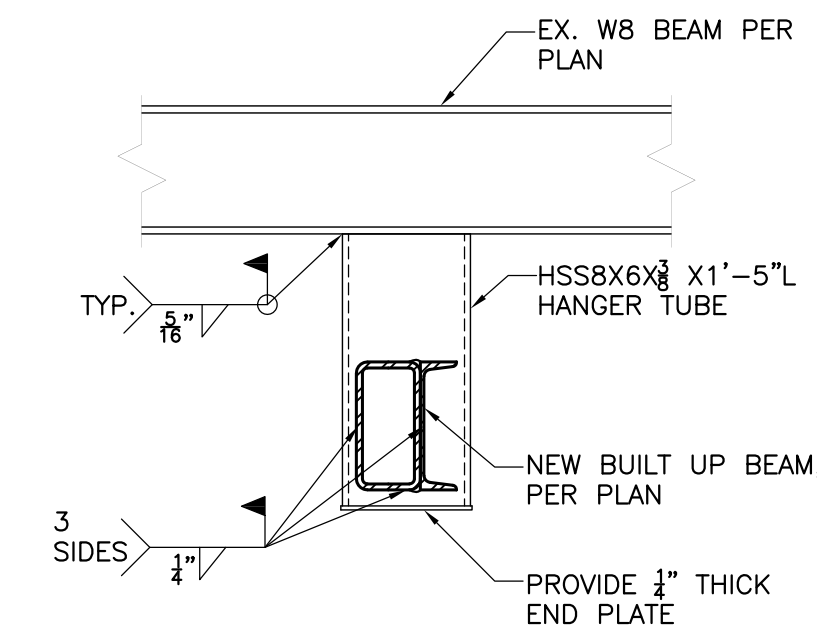
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S1.2 **BEAM/COLUMN CONN. DETAIL**
1" = 1'-0"



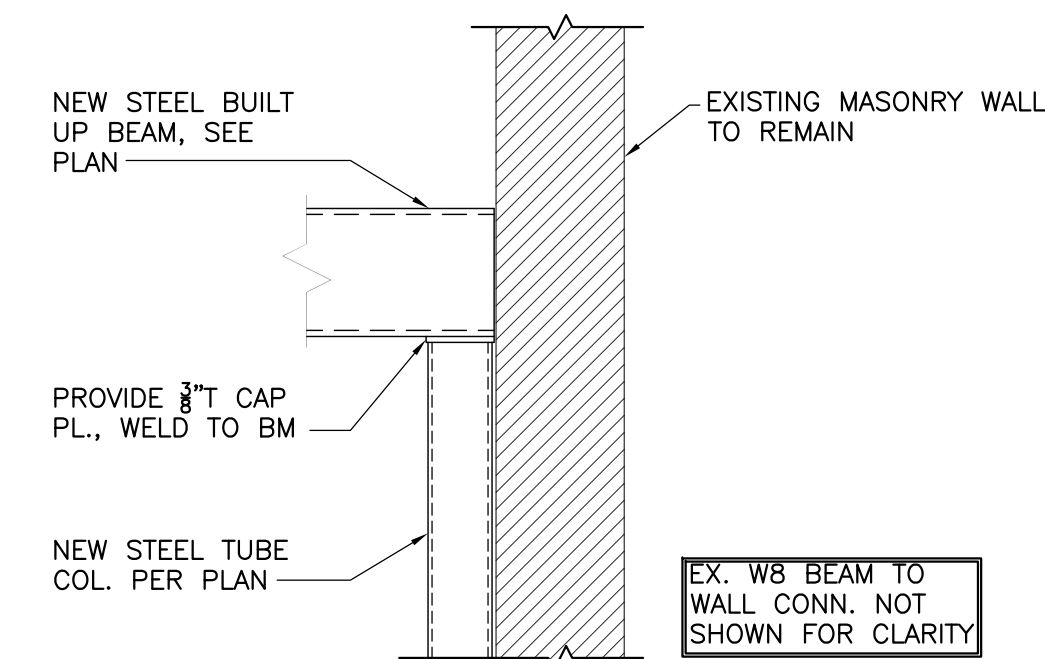
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S1.2 **BEAM/END-COLUMN CONN. DETAIL**
1" = 1'-0"



3
S1.2 **BEAM/MID-COLUMN CONN. DETAIL**
1" = 1'-0"



5
S1.2 **BEAM TO HANGER CONN. DETAIL**
1" = 1'-0"



6
S1.2 **BEAM CONN. AT CMU WALL**
1" = 1'-0"