GENERAL NOTES

01000: GENERAL

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CODES OUTLINED IN THE "BUILDING CODES DATA" SECTION ON THE COVER SHEET

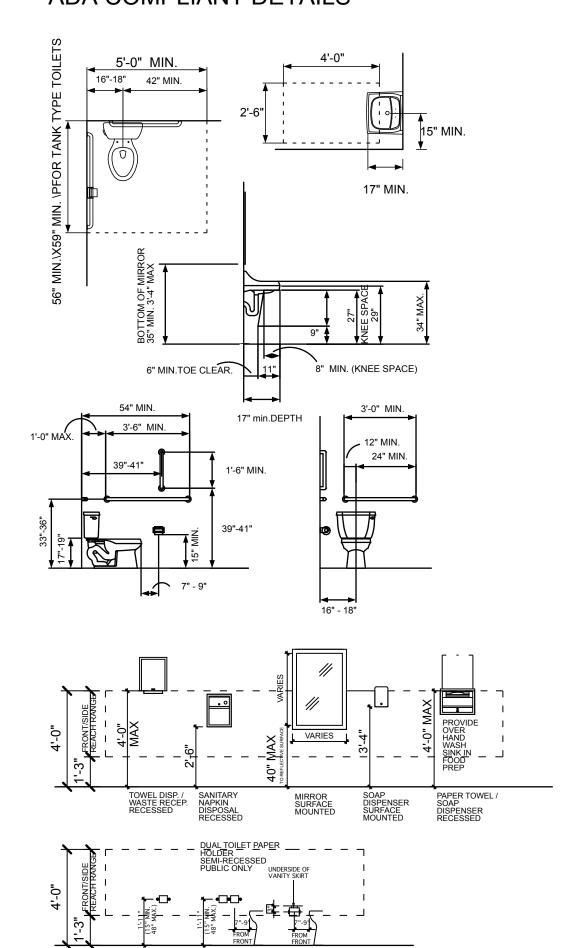
THE AIA A201 GENERAL CONDITIONS (LATEST EDITION) SHALL APPLY FOR THIS PROJECT -THE GENERAL CONTRACTOR IS TO PROVIDE CONSTRUCTION PROJECT MANAGEMENT AS OUTLINED IN THE A201 INCLUDING BUT NOT LIMITED TO: ADMININSTRATION OF REGULAR OAC MEETINGS, SUBMITALS, RFI'S.

ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. SHOULD DISCREPANCIES ARISE BETWEEN DIMENSIONS ON THE DRAWINGS AND AS-BUILT CONDITIONS: GC IS TO CONSULT WITH ARCHITECT PRIOR TO PERFORMING WORK. ANY WORK PERFORMED WITHOUT PRIOR CONSULTATION MAY RESULT IN REVISIONS AT GC'S

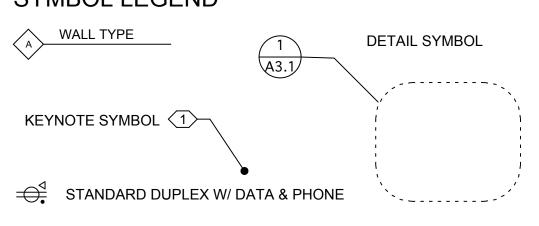
FRAMING IS ASSUMED TO BE 3 5/8" METAL STUDS. IF WOOD FRAMING IS SUBSTITUTED, THEN GC MUST COORDINATE SLIGHT CHANGE IN FRAMING DEPTHS.

ANY ELECTRICAL WIRING, FEEDS, CONDUIT, PIPING, JUNCTION BOXES AND ETC. NOT BEING RE-USED MUST BE REMOVED BACK TO SOURCE. (TYPICAL)

ADA COMPLIANT DETAILS



SYMBOL LEGEND



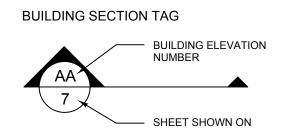


BUILDING ELEVATION

SHEET SHOWN ON

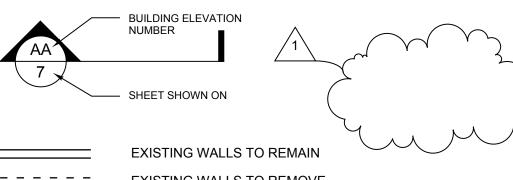
Y-----XX'----- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

EXTERIOR ELEVATION TAG



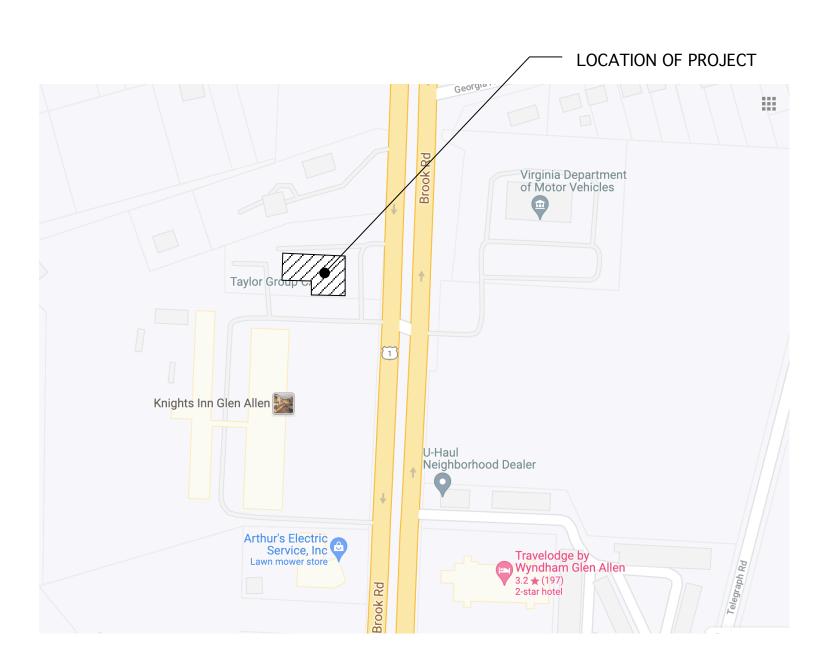
DETAIL/WALL SECTION TAG

DRAWING REVISION

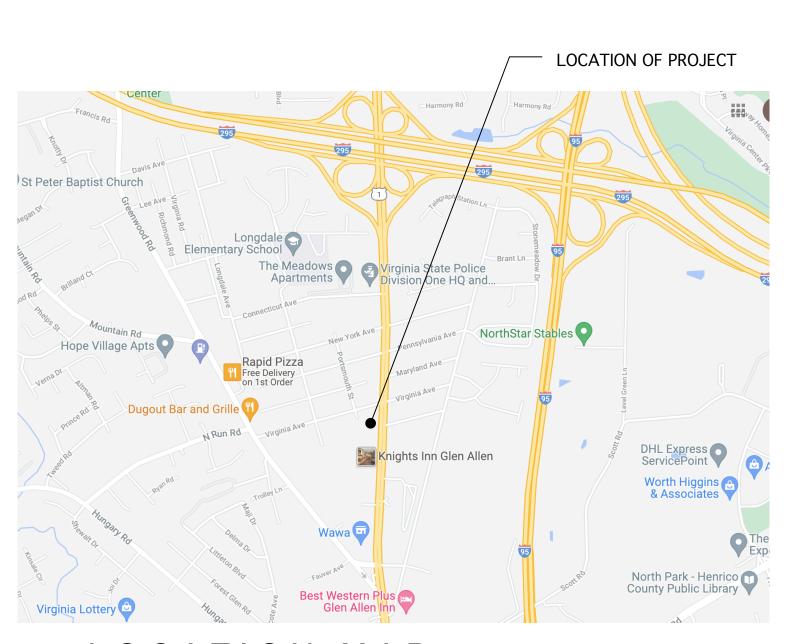


EXISTING WALLS TO REMOVE

TENANT IMPROVEMENTS TO: 9010 BROOK ROAD GLEN ALLEN, VIRGINIA



SITE PLAN



OCATION MAP

SCOPE OF PROJECT

THE SCOPE OF WORK UNDER THIS PERMIT IS:

PERFORM TENANT IMPROVEMENTS IN ORDER TO OCCUPY THE PREMISES UNDER THE CURRENT CODE AS A RESTAURANT USE A-2 OCCUPANCY -WITH OFFICE AND STORAGE IN THE REAR PORTION OF THE BUILDING. NO CHANGE OF USE ONLY CHANGE OF TENANT.

NEW AND EXISTING EXITS ARE IDENTIFIED ON THE PLANS

M, E, P, KITCHEN EQUIPMENT ENGINEERING ARE PROVIDED UNDER THIS

EXTERIOR WORK IS INCLUDED IN THIS PERMIT.

BUILDING CODE DATA

JURISDICTION: HENRICO COUNTY, VIRGINIA

2015 VIRGINIA EXISTING BUILDING CODE (VEBC) 2015 VIRGINIA CONSTRUCTION CODE (VCC) 2009 ANSI A117.1 ACCESSIBLE AND USEABLE BLDGS & FACILITIES

2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL PLUMBING CODE (IPC)

2014 NATIONAL ELECTRICAL CODE (NEC) 2015 INTERNATIONAL FIRE CODE (IFC)

USE GROUP:

EXISTING: A-2 - RESTAURANT PROPOSED: A-2 - RESTAURANT

(CHANGE IN TENANT ONLY, NO CHANGE IN OCCUPANCY TYPE)

CONSTRUCTION TYPE: EXISTING: IIIB

FIRE PROTECTION: UN-SPRINKLERED

SQUARE FOOTAGE: ALLOWABLE:

9,500 SF PROPOSED:

KITCHEN/SERVER STATION/BACK OF BAR: 2,690 SF / 200 = 13

STORAGE/MECH: 1,730 / 300 = 6 OFFICE: 496/100 = 5

INDOOR DINING AREAS: 1,234 SF/15 = 82 PATIO 1: 350 SF/15 = 23

PATIO 2: 560 SF/15 = 37 TOTAL OCCUPANCY = 166 OCCUPANTS

MIN. EGRESS WIDTH: (IBC PER SECTION 1005) 166 OCC. X .20" =33.2" (REQUIRED) 216" (PROVIDED)

MIN. NUMBER OF EXITS: (IBC SECTION 1015)

2 (REQUIRED) 5 (PROVIDED)

EGRESS TRAVEL LENGTH: (IBC TABLE 1016.2)

USE GROUP A-2 W/O SPRINKLER SYSTEM - MAX. 200'

FIXTURES: (IBC TABLE 2902.1.A-2)

M= 83 W= 83 FOR TOTAL OF 166 OCCUPANTS REQUIRED: WC: M =1/75 W = 1/75, LAV= 1/200

WC: 2 M =83/75, 2 W = 83/75, 2 LAV M/F= 83/200

WC: 2M 2W, 2 LAV M, 2F

DRINKING FOUNTAIN: PER VPC 410.3 RESTAURANT WILL PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING

FOUNTAINS WILL NOT BE REQUIRED. SERVICE SINK: 1 REQUIRED - 1 PROVIDED

INDEX OF DRAWINGS

SHEET DESCRIPTION

ARCHITECTURAL: **COVER SHEET**

DEMOLITION PLAN

FLOOR PLAN REFLECTED CEILING PLAN & EGRESS

A1.2 FINISH PLAN & SCHEDULE

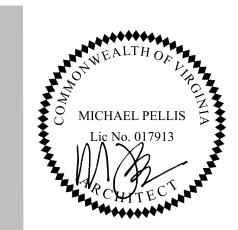
PROPOSED ELEVATIONS

INTERIOR ELEVATIONS, SECTIONS, DETAILS

CONTACT INFORMATION

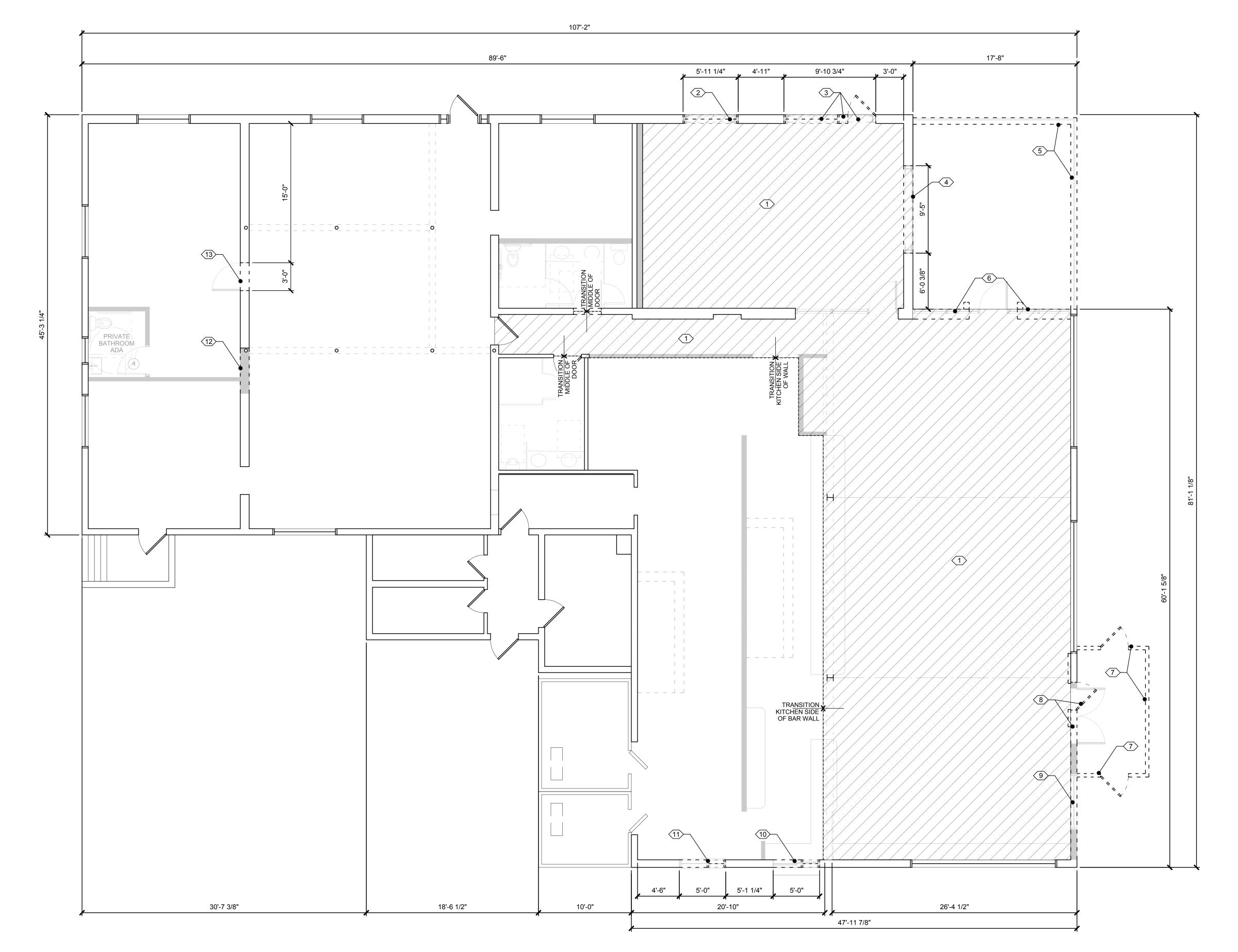
LB CONCESSIONS 8700 BROOK ROAD GLEN ALLEN, VA 23060 CONTACT: ALEX HADDAD lbconcessions@hotmail.com 804.549.6333

MICHAEL PELLIS ARCHITECTURE, PLC 1905 HUGUENOT RD, STE 200 N. CHESTERFIELD, VA 23235 CONTACT: MICHAEL PELLIS michael@michaelpellis.com 804.212.9024



REVISIONS

OCTOBER 7, 2021



EXISTING PLAN

/16" = 1' - 0"

DEMO PLAN KEY NOTES

- REMOVE ALL MASTIC AND IMPERFECTIONS. PATCH TO MATCH EXISTING TERAZZO FLOORS WHERE NEEDED, GRIND, POLISH AND SEAL TO MATCH EXISTING FLOOR FINISH (AREA SHOWN SHADED)
 TOP OF FINISH TO ALIGN
- 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
- 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

- 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
- 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
- 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
- 7 REMOVE EXISTING AIRLOCK STRUCTURE ENTIRELY.
 PATCH & REPAIR TO MATCH EXISTING BRICK WALL WHERE WALLS AND ROOF HAVE BEEN REMOVED.

- PROVIDE SHORING DURING DEMOLITION

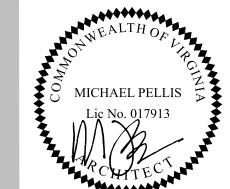
- REMOVE EXISTING DOOR AND PORTIONS OF THE ADJACENT WALL IN ORDER TO ACCOMODATE NEW STOREFRONT DOUBLE DOORS. PATCH AND PREP. JAMB AND HEAD TO RECEIVE NEW DOOR SYSTEM.

 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
- 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
- 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.
- PREPARE AN OPENING TO RECEIVE NEW DOOR.
 PROVIDE HEADER & ROUGH OPENING TO FIT NEW DOOR
 SEE DOOR 5/A1.0



OWNER:

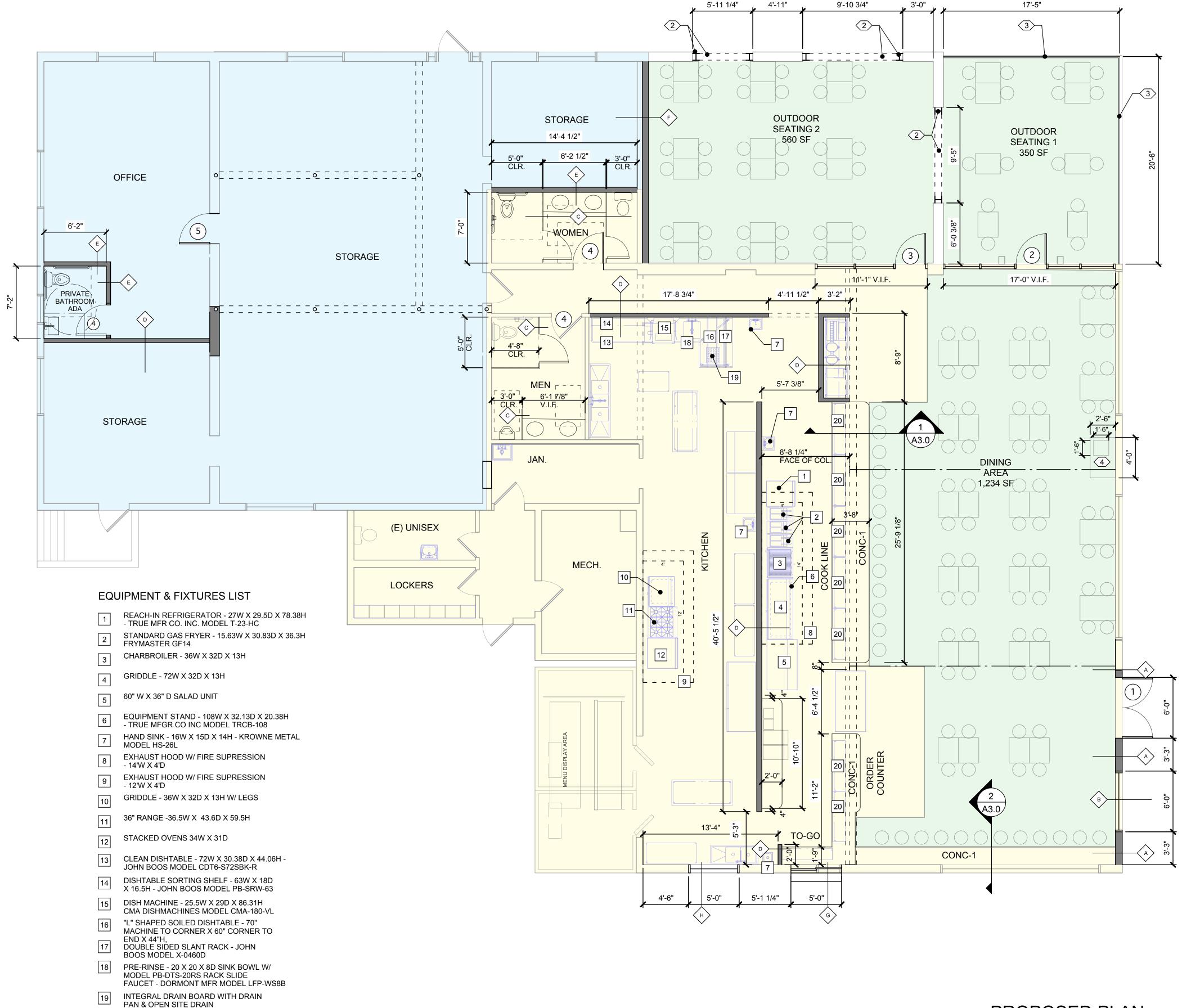
LB CONCESSIONS

MICHAEL www.michaelpellis.co PELLIS 804.212.9024 ARCHITECTURE michael@michaelpel

REVISIONS

D1.0

TE OCTOBER 7, 201



DISH CABINET - 60W X 15D X 35H - JOHN BOOS MODEL EDSC8-1560 PROPOSED PLAN

3/16" = 1' - 0"

PROPOSED PLAN KEY NOTES

- 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

 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.
- SELF SERVE TRASH STATION CASEWORK
 PLAM-1 TOP & BACKSPLASH WITH 18" SQUARE OPENING
 PLAM-2 LOWER CABINETS
- FREE STANDING 42" HT. CONC-1 TOP WITH DRINK RAIL BACK SPLASH. SEE 2/A3.0

PARTITION TYPE KEY NOTES

FOR APPROVAL

GYP. BD BOTH SIDES.

- INFILL EXSITING EXTERIOR WALL MATCH EXSITING BRICK
- RE-USE EXSITING 6'W X 5'6" HT. STOREFRONT WINDOW. USE STEEL LINTEL
- FLASH HEAD, JAMBS & SILL

 SCRC BOBRICK STYLE OR EQUAL TOILET PARTITIONS, OPERABLE DOOR
 & HARDWARE. SUBMIT COLORS AND FINISH SAMPLES TO ARCHITECT
- 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

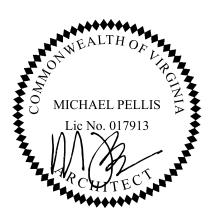
 6" METAL STUDS @ 16" OC FLOOR TO UNDERSIDE OF ROOF DECK W/ 5/8"
 - USE 1/2" DUROCK WHERE TILE OCCURS.
 SOUND BATTS
 PROVIDE BLOCKING FOR GRAB BARS, SINKS, ACCESSORIES
- EXISTING WALL
- BATT INSULATION
 EXTERIOR SHEATHING & WEATHERBARRIER
 HARDIE OR EQUAL SIDING.
- NEW 5'W X 3'HT. HORIZONTAL SLIDING WINDOW
 ALUM FRAME TO MATCH EXISTING
 USE EXISTING HEAD HT.
 ENLANCE OPENING & INSTALL NEW STEEL LINE
 ENLANCE OPEN
- ENLARGE OPENING & INSTALL NEW STEEL LINTEL
 USE SHORING DURING LINTEL WORK
 EXTERIOR ALUM. SHELF
- 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

- (2) 36" X 84" ALUM. FRAMED, FULL LITE, STOREFRONT DOORS WITH PANIC HARDWARE. BLACK FINISH TO MATCH EXISTING WINDOW FRAMES.
- ALUMINUM FRAMED STOREFRONT WALL INFILL EXISTING OPENING
- VERIFY IN FIELD - 36" X 84" ALUM. FRAMED, FULL LITE, STOREFRONT DOOR, NO PANIC HDWR.
- 3 ALUMINUM FRAMED STOREFRONT WALL INFILL EXISTING OPENING VERIFY IN FIELD
- 36" X 84" ALUM. FRAMED, FULL LITE, STOREFRONT DOOR, W/ PANIC HDWR.
- 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME.
- FLUSH, NO LITE -PASSAGE LOCKSET
- 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.
- EXISTING EXTERIOR DOORS ARE NOTED TO HAVE PANIC HARDWARE
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN



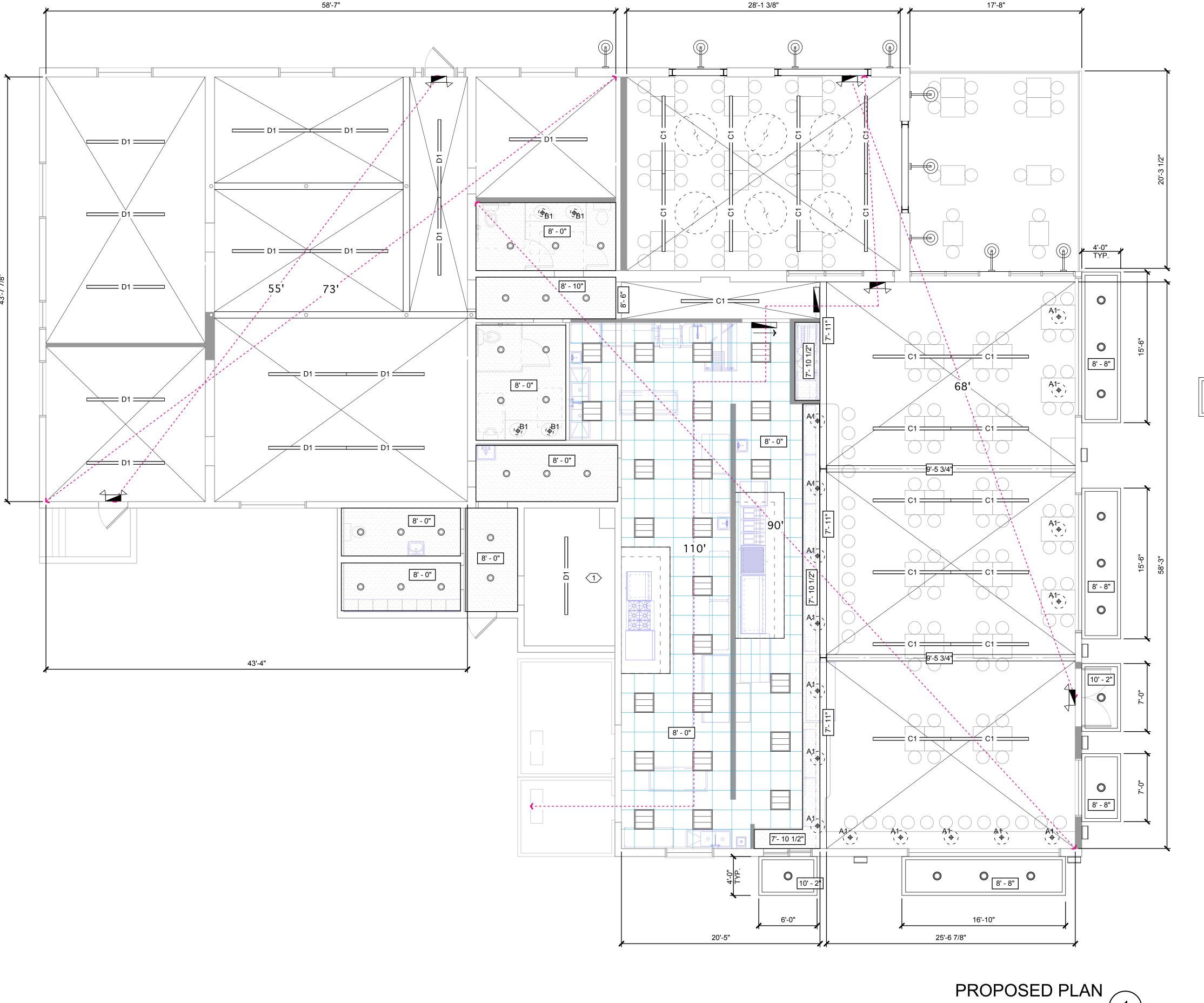
IS.com

TENANT IMPROVEMENTS TO:
9010 BROOK ROAD, GLEN ALLEN, V
0 W N E R:
L B C O N C E S S I O N S
8700 BROOK ROAD, GLEN ALLEN, V

REVISIONS

A1.0

E OCTOBER 7, 2021



REFELCETED CEILING PLAN KEY NOTES

x' - x" CEILING HT.

DRYWALL SOFFIT OR CEILING

2 X 2 ACOUSTICAL CEILING TILE (CLEANABLE)

GASKETED, A12-0.125 ACRYLIC LENS. COLUMBIA LIGHTING LJT22.

LED TYPE. 2X2 LENSED TROFFER-TRIPLE

OPEN CEILING - LIGHT POWERWASH AND CLEAR COAT SEALER.

RECESSED LED CAN LIGHT

(•) A1 - DECORATIVE CEILING PENDANT

(♣) B1 - DECORATIVE CEILING PENDANT C1 - 8' PEERLESS LINEAR PENDANTS

D1 - 8' LED SHOPLIGHT

UPLIGHT - EXTERIOR RATED & GASKETED

A1 - DECORATIVE CEILING PENDANT

CEILING FAN

CABLE SUSPENDED METAL FRAMED CANOPY, CENTERED OVER DOOR OR WINDOW W/ 6" OVERHANG ON SIDES-MAPES OR EQUAL. DOWNLIGTS:

- LED CAN LIGHT - EXTERIOR RATED - MOUNTED TO BOTTOM OF CANOPY - CONCEALED WIRING UPLIGHTS: - LED WALL WASHER

- ADJUSTABLE LENS
- EXTERIOR RATED, SEALED & GASKETED
- MOUNT TO TOP OF CANOPY - CONCEALED WIRING

(1) EXISTING CEILING TO REMAIN PIONT UP, PATCH AND PAINT

EGRESS KEY NOTES

3/16" = 1' - 0"

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)

ILLUMINATED EXIT SIGN W/ BATTERY BACKUP EMERGENCY EGRESS LIGHTING

Y----XX'----- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP

MICHAEL PELLIS

ROVEMENTS 9010 B EILING PLAN & EGRESS

REVISIONS

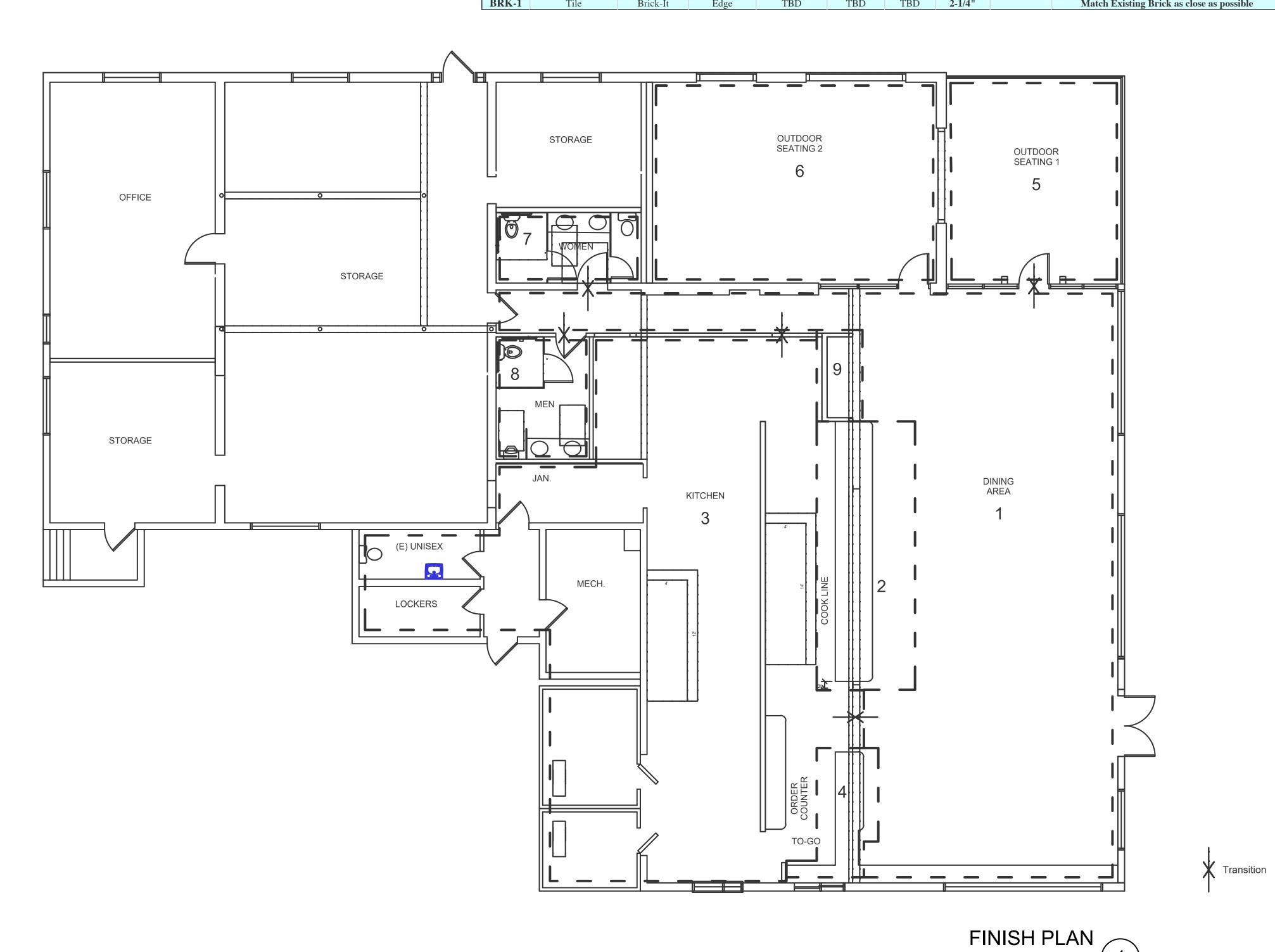
OCTOBER 7, 2021

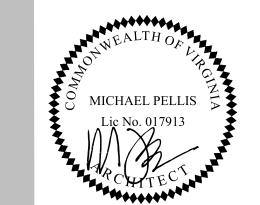
AREA NO.	I	HEDULE			CASEWOR	K			
	AREA NAME	FLOOR	BASE	WALLS	CEILING	ТОР	FACE	ABOVE BEAM	Notes
1	Main Dining Room	Existing	VNL-1	(E) BRK PNT	Existing				-grind, polish, and seal existing concrete floors - power wash/spray clear seal Ceiling, paint tbd - remove paint from (E) BRK walls
2	Bar	Existing	CT-6	-	Soffit	CONC-1	CT-1	BRK-1	vertical stack on bar face, Epoxy paint soffit
3	Behind Bar/Kitchen	QT-1	QT-2	PNT-2/FRP/ MTL-1	Ceiling tile				vinyl faced washable ceiling tile, S.S. behind coo line see A3.0
4	POS/Pickup	Existing	-	PT-2	Soffit	CONC-1	CONC-1	BRK-1	Soffit PNT-2
5	Outdoor Patio	Existing	_						Aluminum tube railings see A1.0
6	Covered Patio	Existing	VNL-1	PT -1	Existing				
7	Women's Bathroom	CT-2	CT-3	CT-4	GYP				
8	Men's Bathroom	CT-2	CT-3	CT-5	GYP				
9	Self Serve Drink Area	Existing	-	PT-2	Soffit	PLAM-1	PLAM-2	BRK-1	Casework w/toekick

NOTE: Patch to match existing floors where needed, grind, polish and seal to match existing floor finish top of finish to align

Key	Description	Manufacture r	Model/SKU#	Pattern Name	Finish	Color	Size	Notes
CONC-1	Stained Concrete	Custom				Mustard		
QT-1	Quarry Textures floor tile	Daltile	ОТО3	Quarry Textures	Abrasive	Ashen Gray	6" x 6" x 1/2"	
QT-2	Cove Base	Daltile	Q3565	Quarry Textures	Smooth	Ashen Gray	5" x 6"	
VNL-1	Vinyl Base	GC to spec	GC	GC		TBD	1" x 6"	
	3 x 12 Porcelain	Architechural						
CT-1	Tile	Ceramics	Stratum	Carbon Rock	Matte	charcoal		Pattern to be specified by Designer/grout color TB
CT-2	Porcelain Floor Tile	TBD						
CT-3	Cove Base	TBD						
CT-4	Ceramic Wall Tile	TBD						See elevation for location of tile
CT-5	Ceramic Wall Tile	TBD						See elevation for location of tile
CT-6	Cove Base	Architechural Ceramics	Stratum Flat Wall Tile	Carbon Rock	Matte	Charcoal	3" x 12"	See elevation for location of tile
MTL-1	Sheet Metal	TBD			S.S.			See A3.0 for interior elevation
MTL-2	S.S. Tile	Tilebar					1/2"x2"	Stacked pattern metal tile
PNT-1	Paint	Sherwin Williams			Satin	TBD		
PNT-2	Acrylic Epoxy Paint	Sherwin Williams			Satin	TBD		
PNT-3	Paint	Sherwin Williams			Satin	TBD		
PLAM-1	Plastic laminate	Formica				TBD		Casework countertops,and pos w/4" Backsplash
PLAM-2	Plastic laminate	Formica				TBD		Casework doors
RDK_1	Wall Thin Brick	Brick It	Paper Cut	TRD	TRD	TRD	7-5/8" x	Match Evicting Rrick as class as possible

3/16" = 1' - 0"





REVISIONS



WEST CORNER VIEW



EAST CORNER VIEW 2



FRONT VIEW

ELEVATION KEYNOTES

1 EXTERIOR PAINT - COLOR 1 - RED

2 EXTERIOR PAINT - COLOR 2 - CHARCOAL

3 EXTERIOR PAINT - COLOR 3 - LIGHT GREY

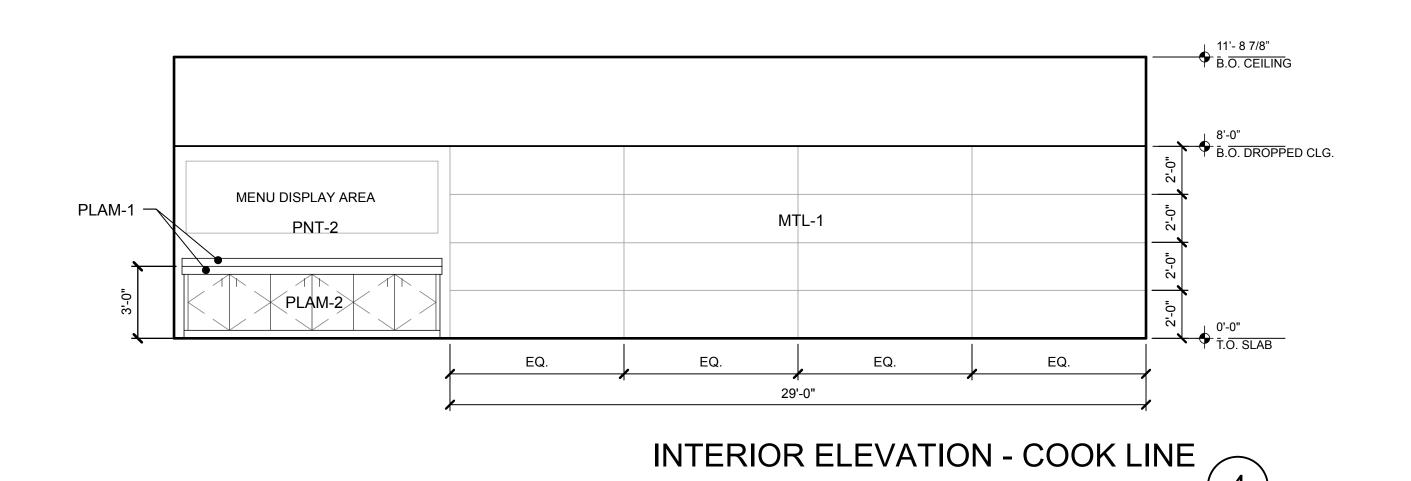
ADD 24" OF BRICK PARAPET TO MATCH EXISTING BRICK SIZE AND WALL WYTHE. CAP WALL WITH BLACK METAL COPING.

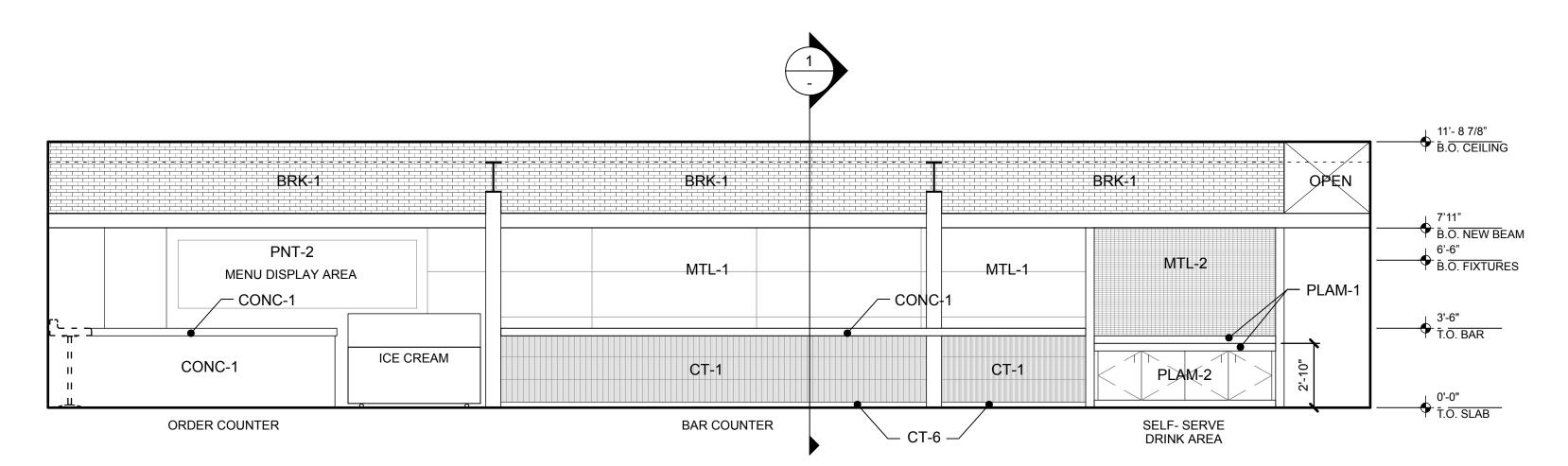
5 CABLE SUSPENDED METAL FRAMED CANOPY - BLACK - SEE A1.1

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.

ALUMINUM SHELF
- 42" AFF
- 10" DEEP X 5' (WIDTH OF WINDOW)
- POWDER COATED FINISH
- ANGLE BRACKET SUPPORTS
- 2" TURNED DOWN EDGE TOWARDS CUSTOMER

REVISIONS

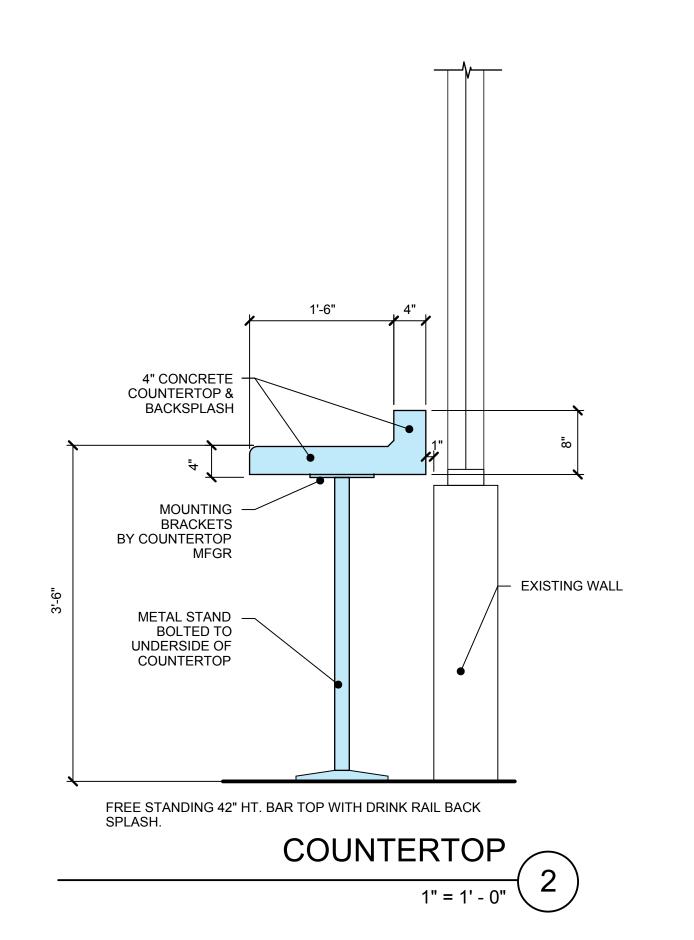


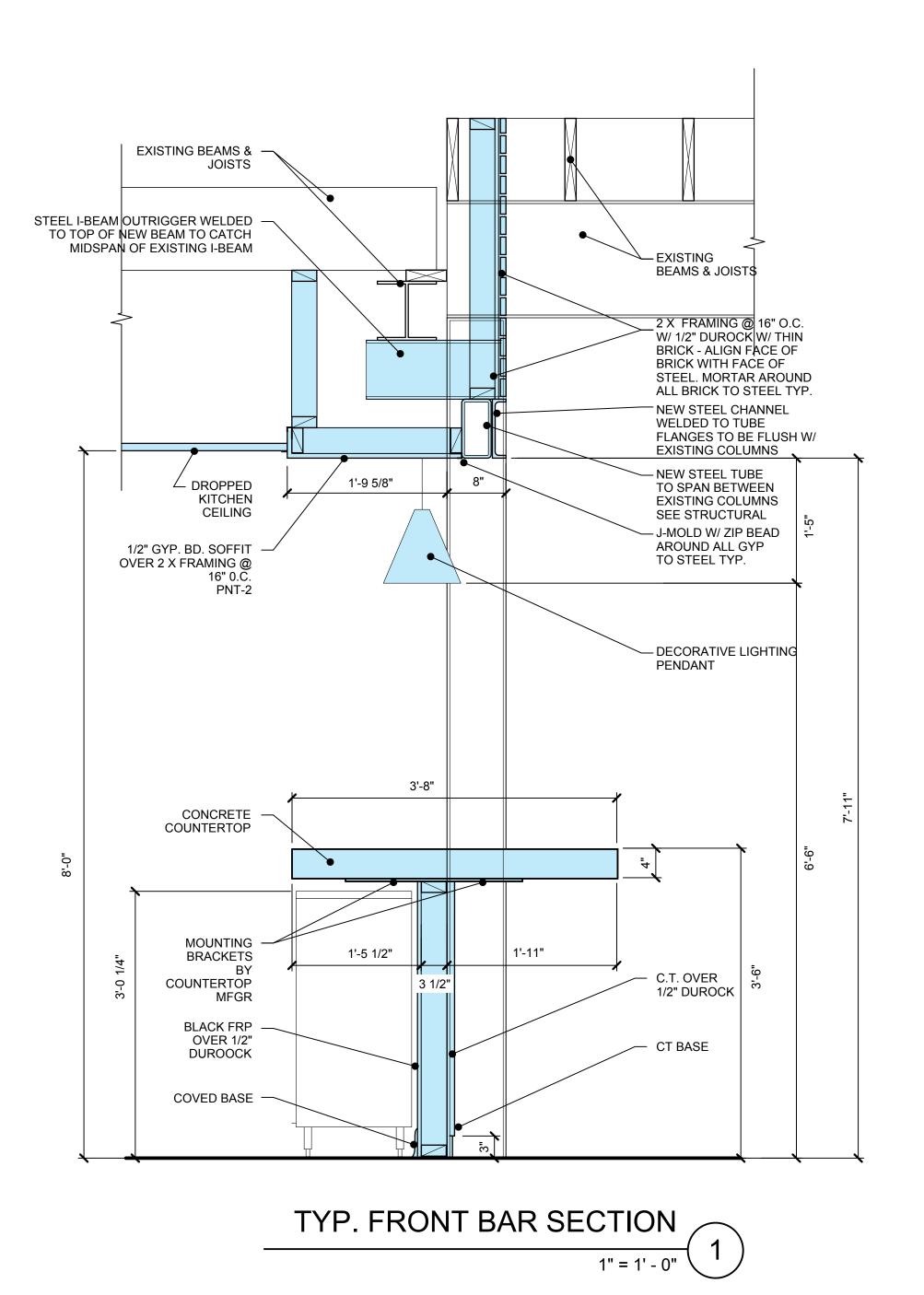


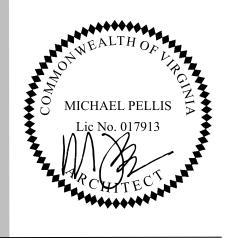
INTERIOR ELEVATION - BAR FRONT

1/4" = 1' - 0"

3





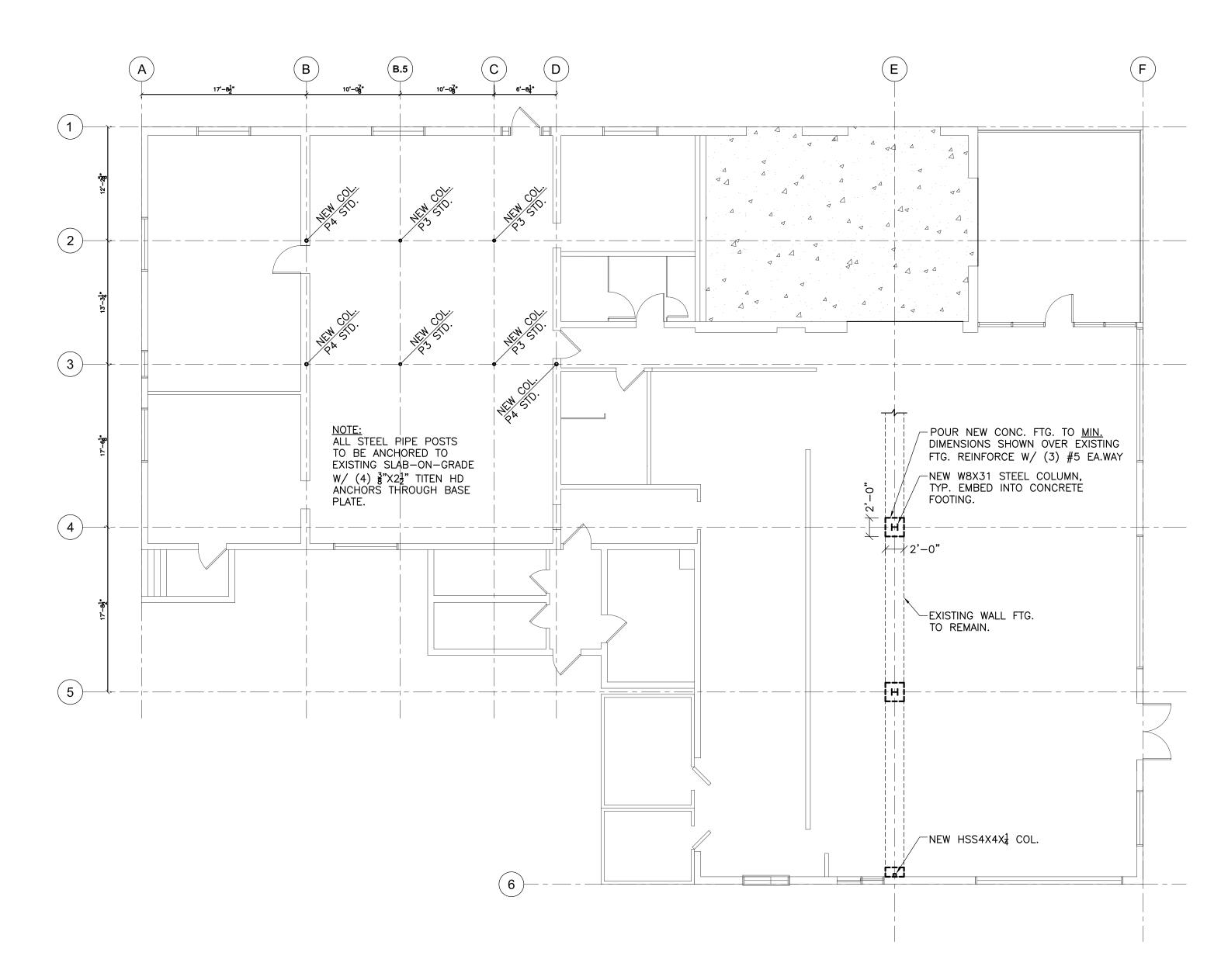


TENANT IMPROVEMENTS TO: 9010 BROOK ROAD, GLEN ALLEN, VIRGINIA

INTERIOR ELEVATIONS WALL SECTION & DETAILS

REVISIONS

A3.0



FOUNDATION PLAN

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.

- 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 repoint all masonry 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
- 5. Use Hilti HIT—HY 10+ epoxy where anchorage must be made into existing brick masonry walls. 6. Re—use existing bricks where practical. New bricks and mortar mix shall 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.
- General contractor shall coordinate with mason for full extent of repair work. 8. Mason chosen for repair and rehabilitation of existing masonry walls shall be experienced in the materials and methods of historic masonry work.

EXISTING STEEL:

- Existing steel members shall be properly cleaned and painted for protection.
 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/repaired 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. Steel erector chosen for repair and rehabilitation 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
- 5. Deteriorated, out—of—plumb, cracked, or damaged columns shall be replaced/repaired 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. New steel plates, angles, bars, or other 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. Framing subcontractor chosen for repair and 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): CONCENTRATED FLOOR LIVE LOAD: UNIFORMLY DISTRIBUTED LOAD CONTROLS ROOF LIVE LOAD:	100 psf 2000 lbs 20 psf					
SNOW LOADS: GROUND SNOW LOAD: FLAT ROOF SNOW LOAD: SNOW EXPOSURE FACTOR: IMPORTANCE FACTOR: THERMAL FACTOR:	20 psf 20 psf 0.9 1.00 1.0					
**THERE ARE NO CHANGES TO THE EXISTING SNOW A RESULT OF THE PROPOSED WORK	W DRIFT CONFIGURATIONS AS					
WIND LOAD DESIGN CRITERIA: ANALYSIS PROCEDURE: BUILDING TYPE: ULTIMATE DESIGN WIND SPEED: NOMINAL DESIGN WIND SPEED: RISK CATEGORY: EXPOSURE:	ASCE 7-10 CHAPTER 27 ENCLOSED 115 mph 89 mph II B					
**THERE ARE NO CHANGES TO THE WIND LOAD DE LATERAL FORCE RESISTING SYSTEM AS A RESULT (
SEISMIC LOADS: RISK CATEGORY: IMPORTANCE FACTOR: MAPPED SPECTRAL ACCELERATION: SPECTRAL RESPONSE COEFFICIENT:	II 1.00 $S_s=0.19$ $S_1=0.06$ $S_{DS}=0.21$ $S_{D1}=0.10$					
SITE CLASS: SEISMIC DESIGN CATEGORY: FORCE RESISTING SYSTEM:	D B 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						

ENGINEERS / SURVEYORS

www.balzer.cc 1208 Corporate Circle Roanoke, VA 24018 540.772.9580

Roanoke / Richmond New River Valley / Staunton Harrisonburg / Lynchburg



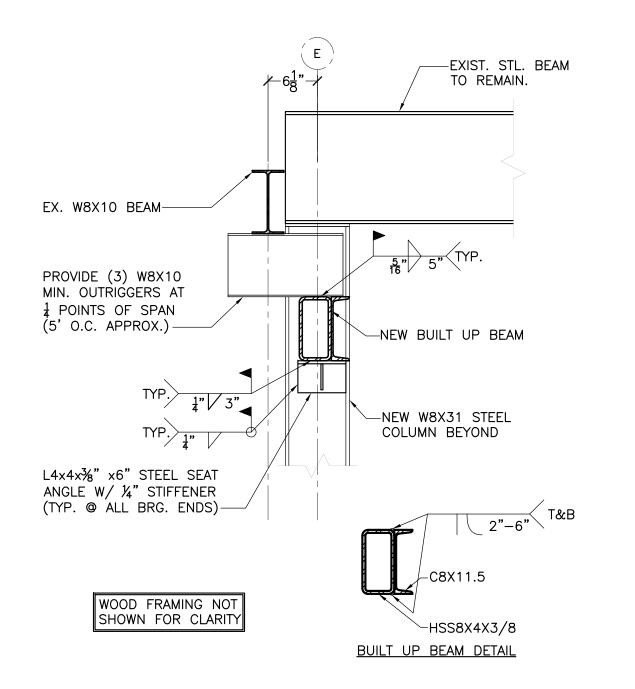
ROAD BROOK

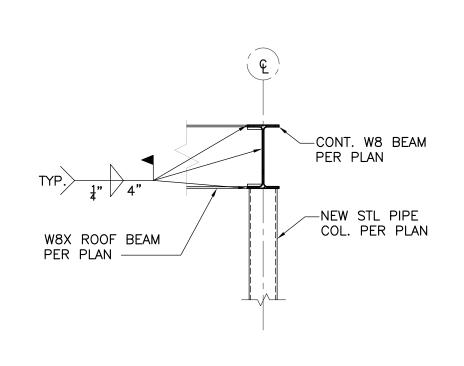
DRAWN BY RΖ DESIGNED BY CHECKED BY 2021-10-13 AS INDICATED

DATE SCALE REVISIONS

ROOF FRAMING PLAN

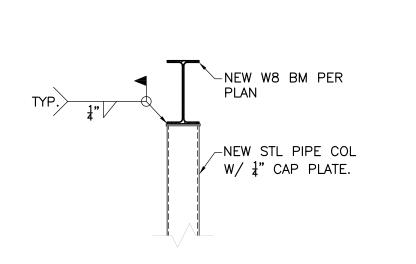
S1.2 SCALE = 1/8"=1'-0"

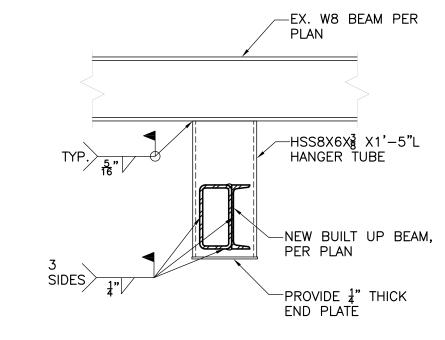




BEAM/COLUMN CONN. DETAIL | S1.2 | 1" = 1'-0"







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

BEAM TO HANGER CONN. DETAIL5 1" = 1'-0"

