

# BUILDING CODE DATA: VRC 2012 ed.

EXISTING BUILDING IS 2 STORIES  
 FIRST FLOOR TO BE OFFICE USE and 1 APARTMENT  
 SECOND FLOOR TO BE 2 APARTMENTS

VRC Chapter 10 - Change of Occupancy and Chapter 12 - Historic Buildings applies. This building is a contributing structure to a historic district.

ITEM	CODE SECT.	REQUIRED/ALLOWED	PROVIDED
1. Occupancy	VCC 302		Mixed use: Group R-2 Group B
2. Const. Type	VCC 602		III B
3. Height and Bldg Area	VRC 1205.2	R-3, III B; 4 stories, unlimited area B, III B; 3 stories, 23,000 sf	2 story above grade 1 story, 1900 sf
4. Occupancy Separation	VRC 1012.1 and 1205.4	B to R-2 sprinklered: 1-Hour	1-Hour provided
5. Fire-Resistance Rating	VRC 1012.1	Type III B	exterior walls 2 hour masonry
6. Distance Separation	VRC 1205.3	1 hour required if separation distance is less than 10' 0 hour required if separation is greater than 10'	North = greater than 10' separation, no protection provided East = less than 5' to property line, 1-Hour provided South = greater than 10' separation, no protection provided West = greater than 10' separation, no protection provided
7. Dwelling Unit Separation	VRC 1012.1	1-hour fire partitions required	1-Hour partitions provided
8. Horizontal Assemblies	VRC 1012.1	1-Hour assembly required between B & R2 uses in sprinklered bldg.	1-Hour floor/ceiling assembly provided
9. Sprinkler System	VRC 1012.2	Sprinkler required throughout	sprinkler system provided
10. Fire Extinguishers	906	Required for B group	Provide two extinguishers on first floor Minimum 2-A, 10-B
11. Smoke Alarms	VRC 1012.2	Required in sleeping rooms and outside of sleeping rooms	2 Provided in each apartment
12. Occupant Load	VCC 1004.1.2	R-3; allow 200 sf per occupant B; allow 100 sf per occupant	Design occupant load = 1st Floor 10 occupants 2nd Floor R-3 area - 1740 sf = 18 occupants
13. Exit Access Travel Distance	VRC 1012.4	Groups B & R-3: 200' max.	Max of 48' provided at apartment 1
14. Number of Exits	VRC 1012.4	2 exits required from B group 1 exit allowed for R-3 group	1st floor B occupancy - 2 exits provided 2nd floor R-3 occupancy - 1 exit provided
15. Exit Stairways	VRC 1012.4	1-Hour wall w/ 1-Hour doors	1-Hour and doors provided

## DRAWING INDEX

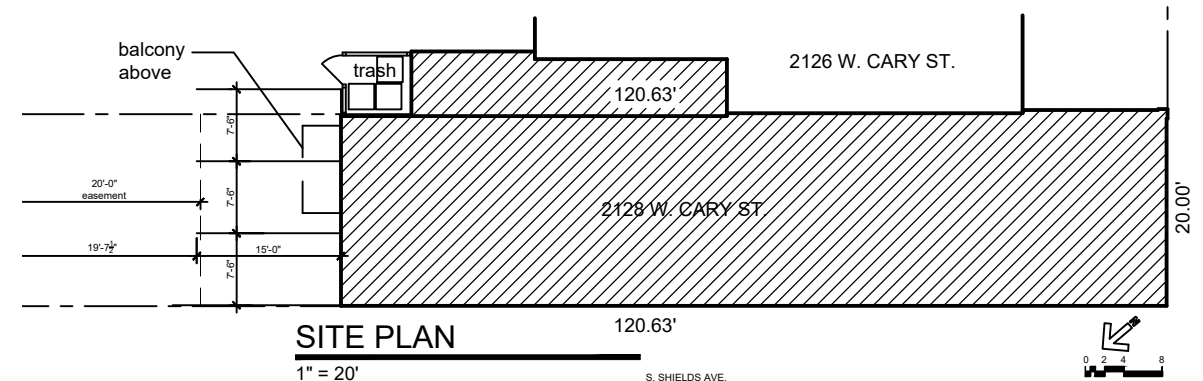
COVER	COVER SHEET
A1	FIRST FLOOR PLAN - DEMOLITION
A2	SECOND FLOOR PLAN - DEMOLITION
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	DETAILS
A6	STOREFRONT ELEVATION

## UNIT SCHEDULE

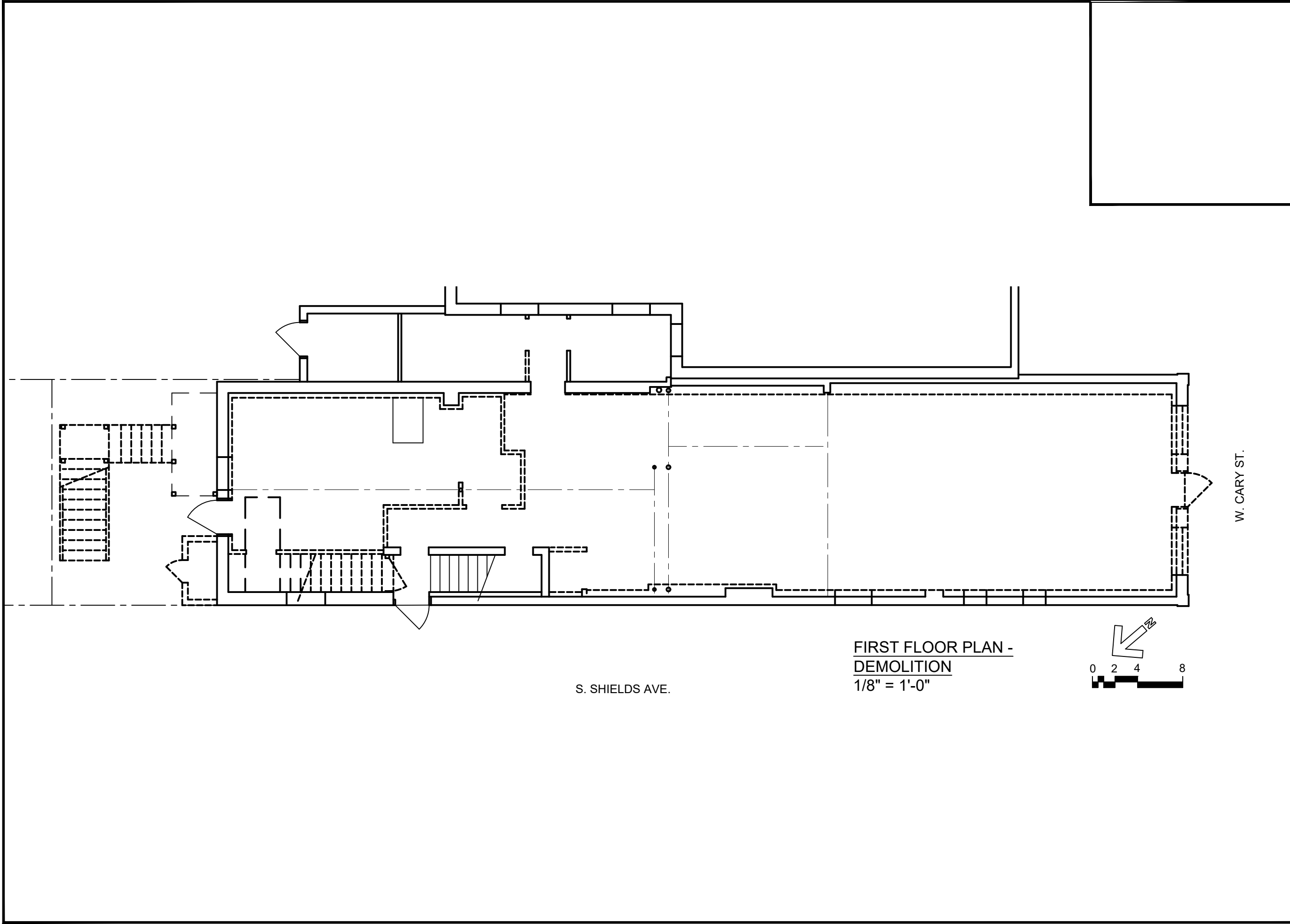
1ST FL FRONT	COMMERCIAL	1030 SF
1ST FL REAR	RES. 1 BEDROOM	604 SF
2ND FL FRONT	RES. 1 BEDROOM	783 SF
2ND FL REAR	RES. 1 BEDROOM	635 SF

## ZONING DATA

Zoning:	R-63
Yards:	Existing building, no change in yards proposed
Height Limit:	Existing building, no change in height proposed
Parking:	3 apartments: 3 spaces PARKING PROVIDED 3 spaces per the plan below



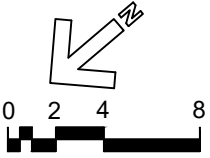
REVISIONS  
 P 804.358.4993  
 F 804.358.8211  
 1901 WEST CARY STREET RICHMOND, VA 23220  
 JOHANNAS DESIGN GROUP  
 2128 W CARY ST  
 SHEET TITLE  
 COVER  
 DATE  
 10.30.17  
 PROJECT NO.  
 1722  
 SHEET NO.  
 COVER



S. SHIELDS AVE.

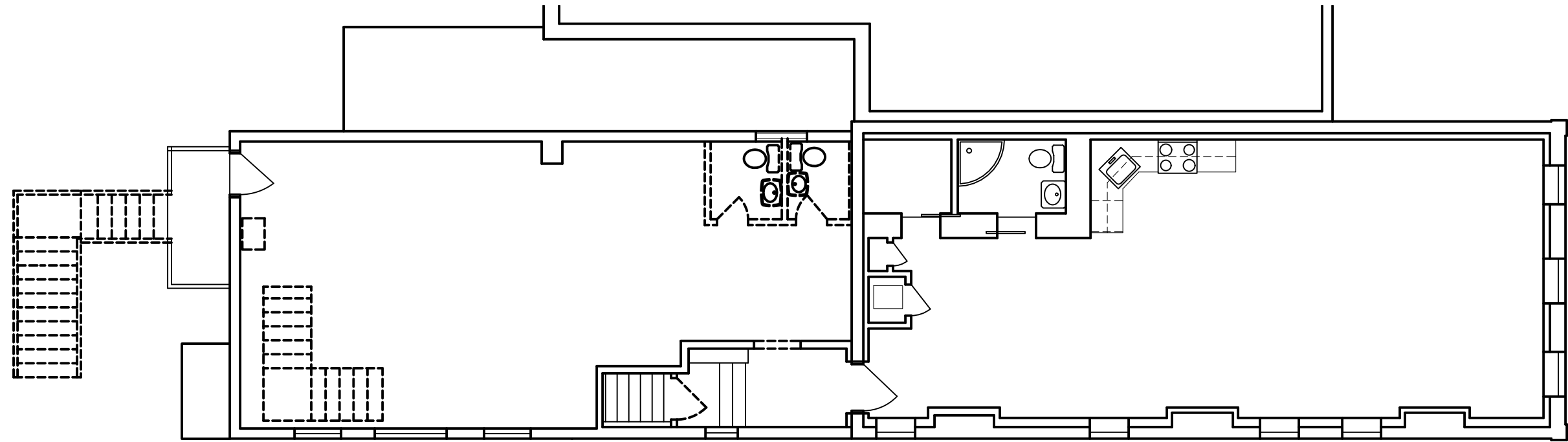
W. CARY ST.

FIRST FLOOR PLAN -  
DEMOLITION  
1/8" = 1'-0"



**J O H A N N A S** D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS
2128 W CARY ST
SHEET TITLE
FIRST FLOOR DEMOLITION PLAN
DATE
date
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number
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A1

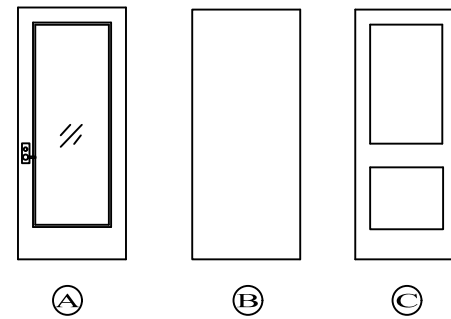


SECOND FLOOR PLAN -  
DEMOLITION  
1/8" = 1'-0"

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 1901 WEST CARY STREET  
 DESIGN GROUP  
**JOHANNAS**

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A2

D O O R S C H E D U L E							
DOOR #	DOOR			FRAME MAT'L	FIRE RAT'G	HDW	REMARKS
	TYPE	SIZE	MAT'L				
101	A	3'-0" x 8'-0"	AL	AL		1	STOREFRONT - SEE ELEVATION
102	C	(2)3'-0" x 6'-8"	WD	HM		2	
103	C	3'-0" x 6'-8"	WD	HM		3	
104	C	3'-0" x 6'-8"	WD	HM		3	
105	B	3'-0" x 6'-8"	WD	HM		4	
106	B	3'-0" x 6'-8"	WD	HM		4	
201	B	3'-0" x 6'-8"	WD	HM	60 MIN	3	
202	B	(2)2'-0" x 6'-8"	WD	WD		6	BI-PASS SLIDING DOORS
203	B	2'-4" x 6'-8"	WD	WD		7	
204	B	(2)2'-6" x 6'-8"	WD	WD		2	
205	B	(2)2'-0" x 6'-8"	WD	WD		2	



**HARDWARE**

**SET 1**  
 OFFSET HINGES BY STOREFRONT MANUF.  
 LOCKSET W/ EGRESS PADDLE  
 CLOSER  
 PUSH/PULL, 9"x1" DIA  
 WEATHERSTRIP  
 THRESHOLD

**SET 2**  
 HINGES  
 ROLLER BALL CATCHES  
 DUMMY LEVERS

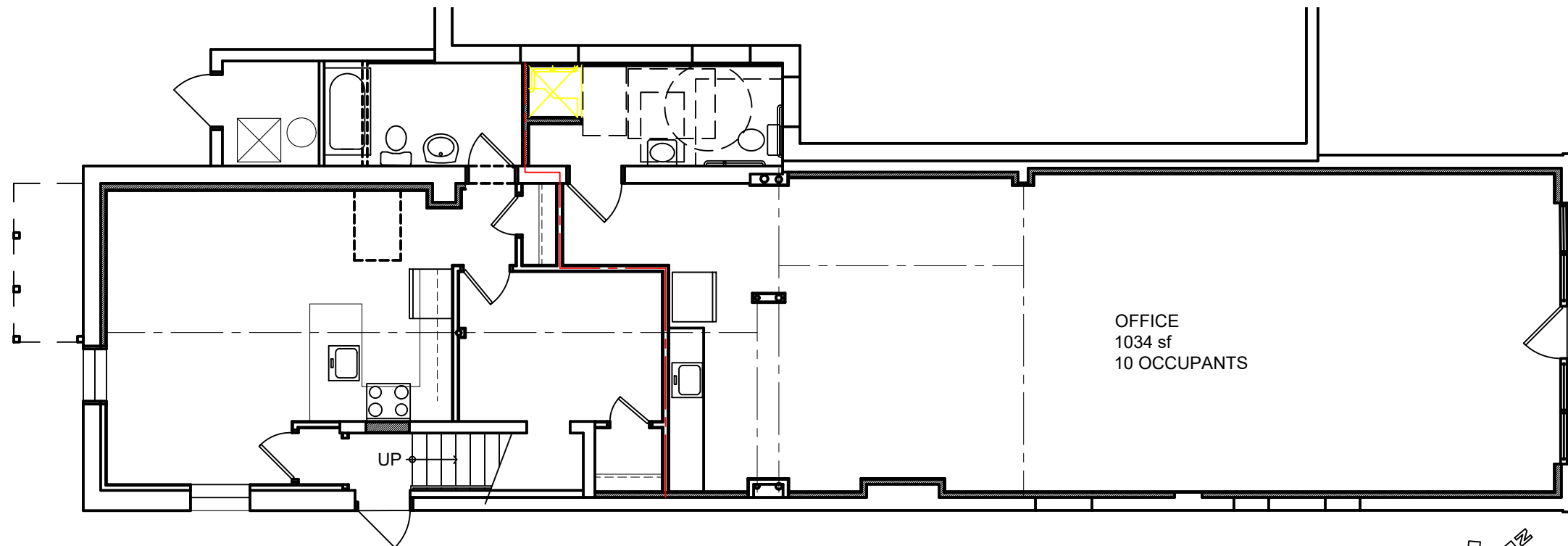
**SET 3**  
 HINGES  
 PASSAGE LEVER LATCHSET

**SET 4**  
 HINGES  
 CLOSER  
 PRIVACY LOCKSET

**SET 5**  
 SPRING HINGES  
 ENTRANCE LOCKSET  
 SMOKE GASKET  
 THRESHOLD  
 DOOR VIEWER

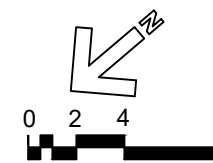
**SET 6**  
 SLIDING DOOR TRACK  
 RECESSED PULLS

**SET 7**  
 HINGES  
 PRIVACY LOCKSET



S. SHIELDS AVE.

FIRST FLOOR PLAN - PROPOSED  
 1/8" = 1'-0"



W. CARY ST.

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SHEET TITLE

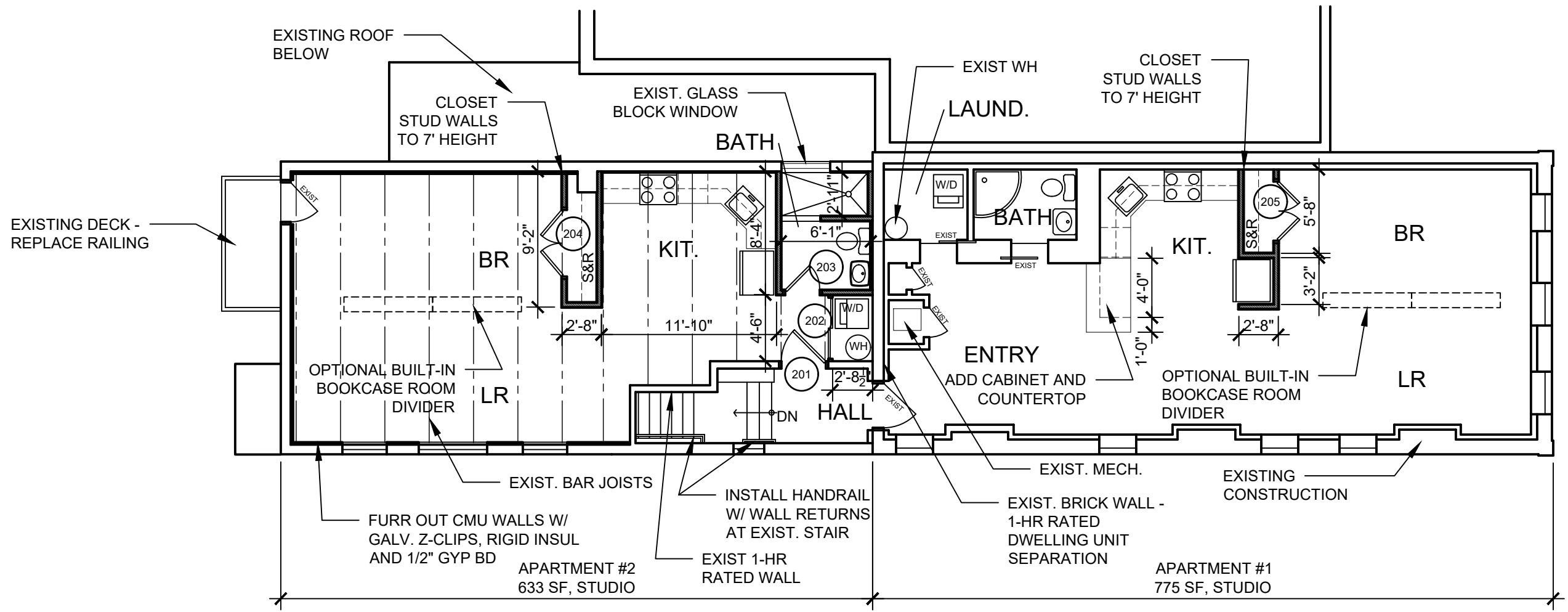
FIRST FLOOR PLAN

DATE  
 date

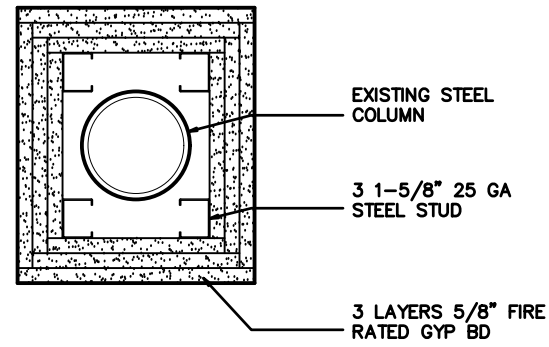
PROJECT NO.  
 1722

SHEET NO.

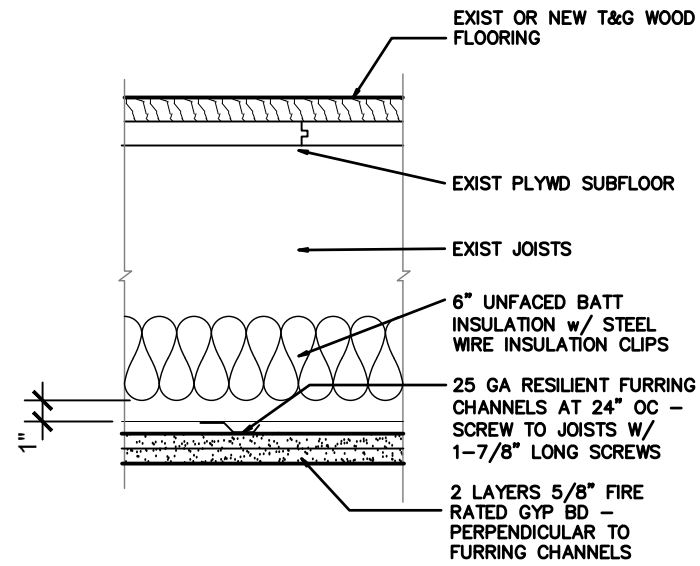
A3



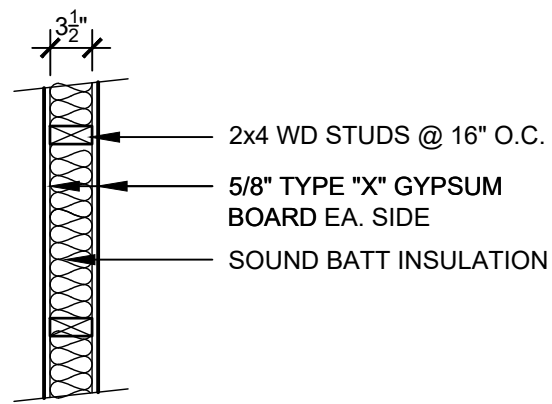
SECOND FLOOR PLAN - PROPOSED  
1/8" = 1'-0"



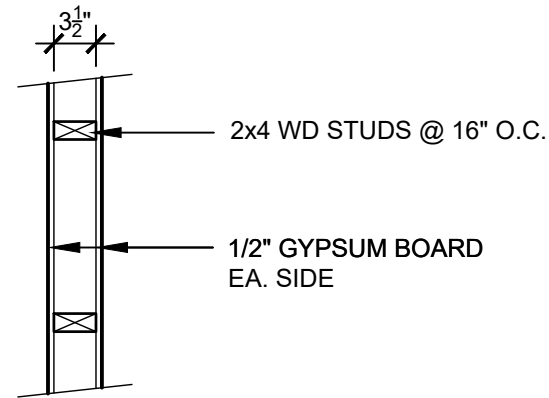
**2-HR COLUMN ASSEMBLY**  
UL X528



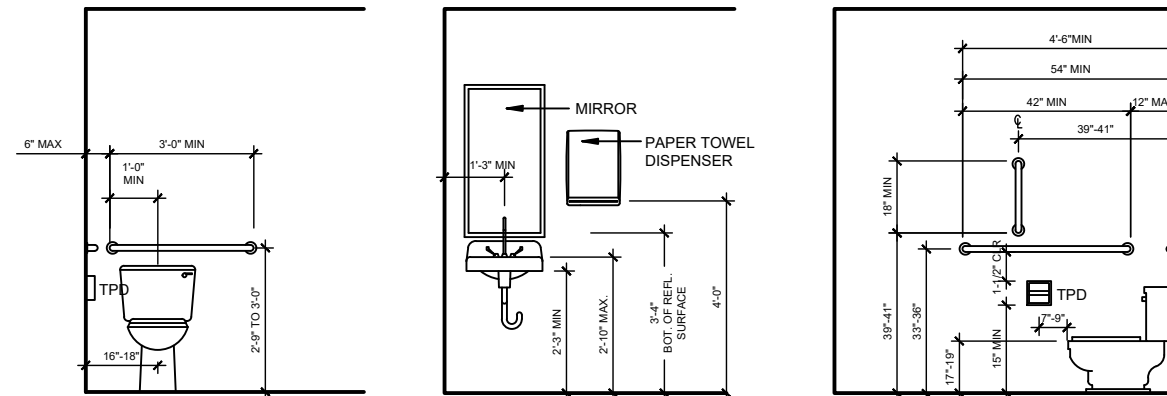
**2-HR FLOOR/CEILING ASSEMBLY**  
UL L541



**1 HR. STUD WALL -**  
UL: U314



**TYPICAL STUD WALL**



**BATHROOM ACCESSORIES**

1/4" = 1'-0"

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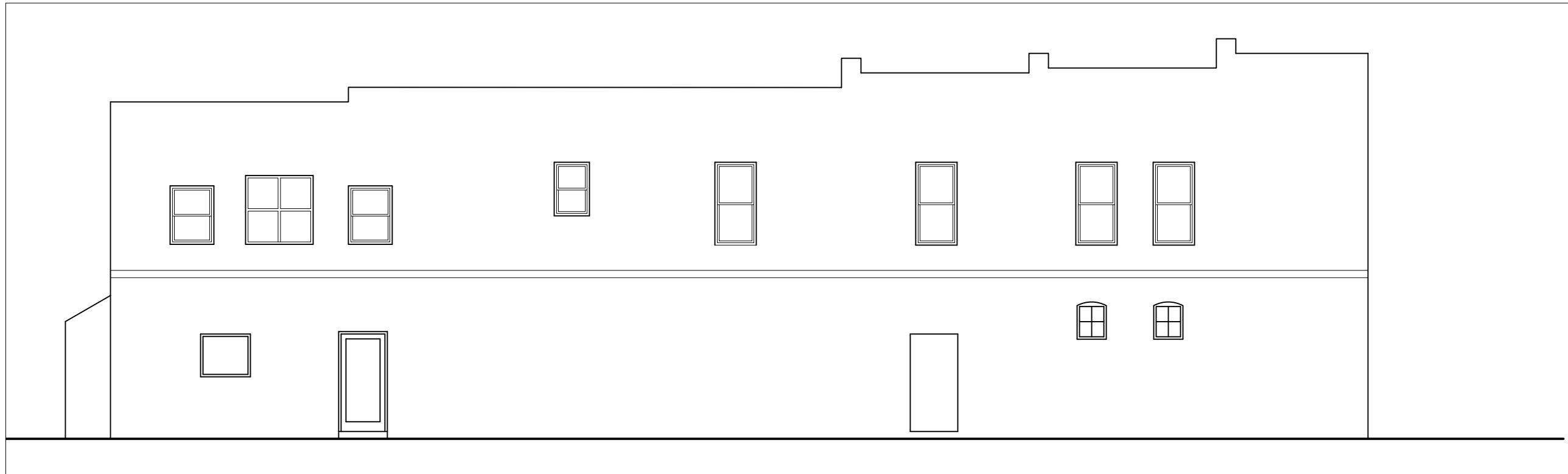
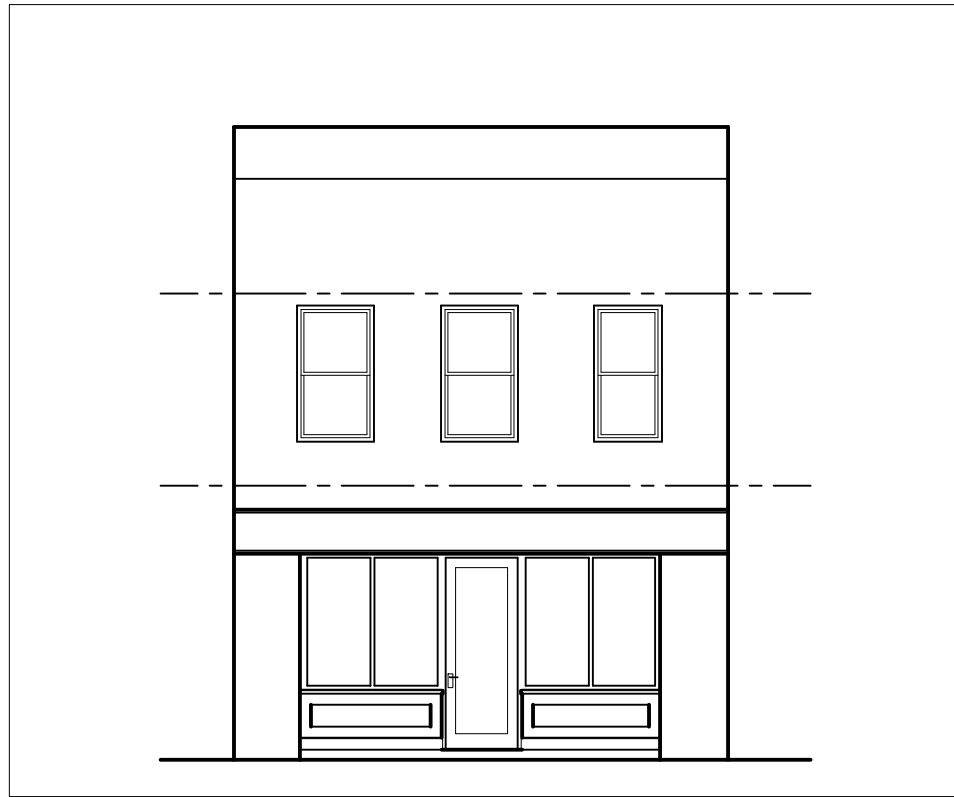
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2128 W CARY ST

SHEET TITLE  
**DETAILS**

DATE  
date  
PROJECT NO.  
1722  
SHEET NO.

**A5**



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REVISIONS
2128 W CARY ST
SHEET TITLE ELEVATIONS
DATE date
PROJECT NO. number
SHEET NO. A6