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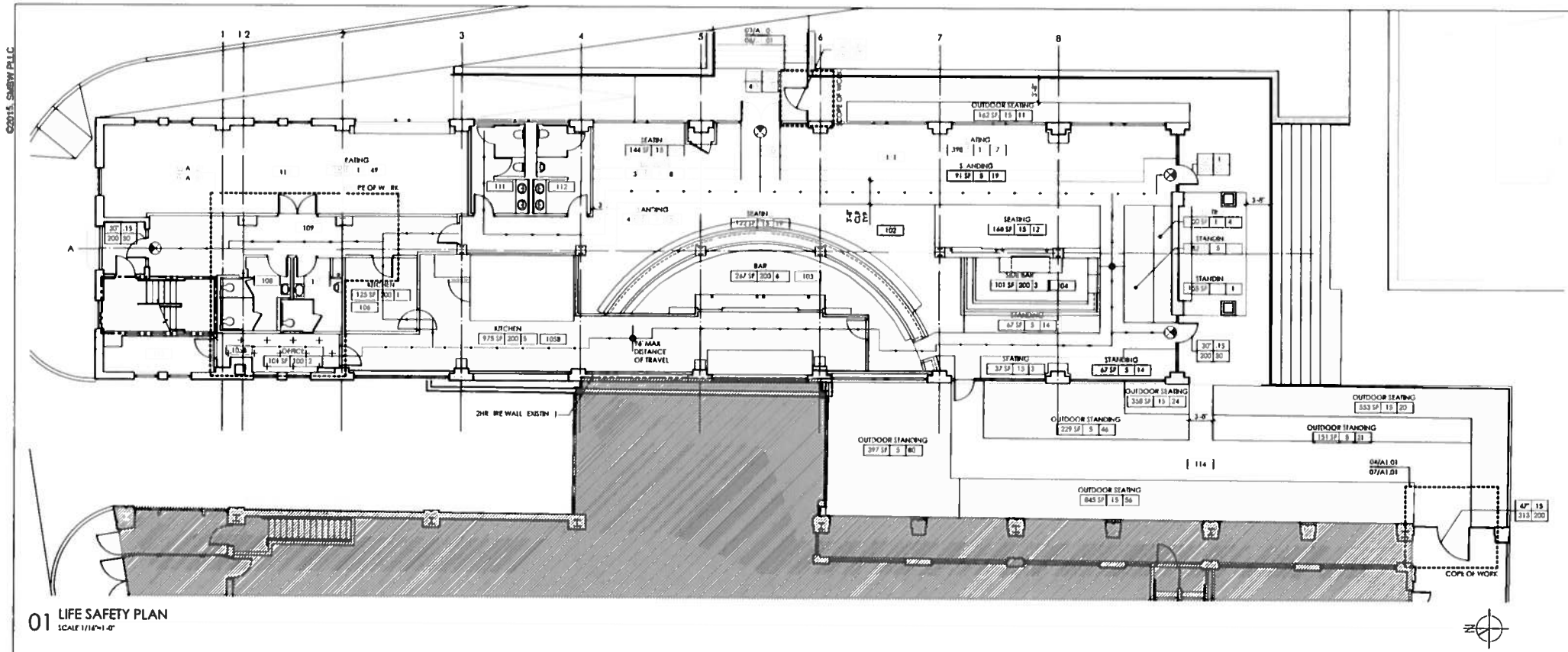
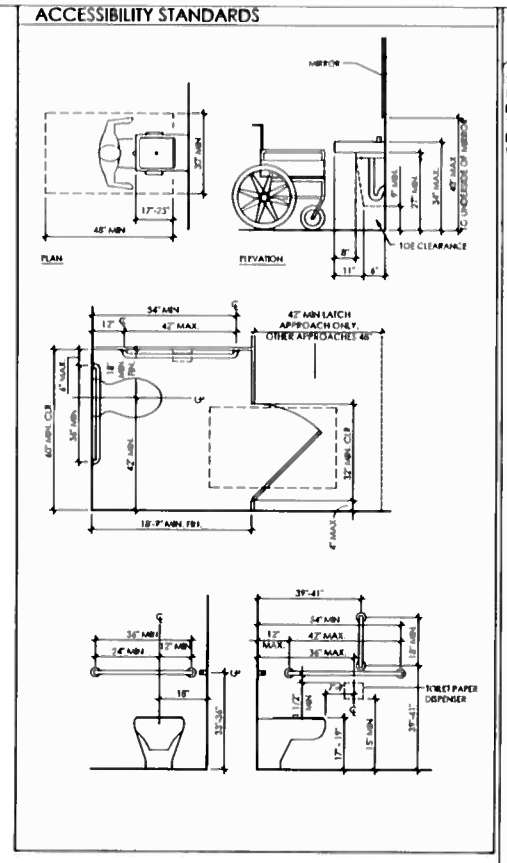


01 LIFE SAFETY PLAN
SCALE 1/16"=1'-0"

ACCESSIBILITY STANDARDS



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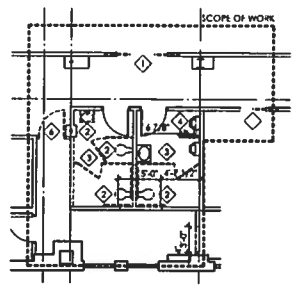
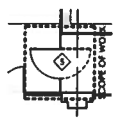
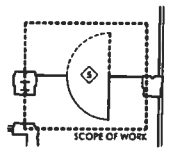
SOUTHERN RAILWAY TAPHOUSE RENOVATION
RICHMOND, VIRGINIA



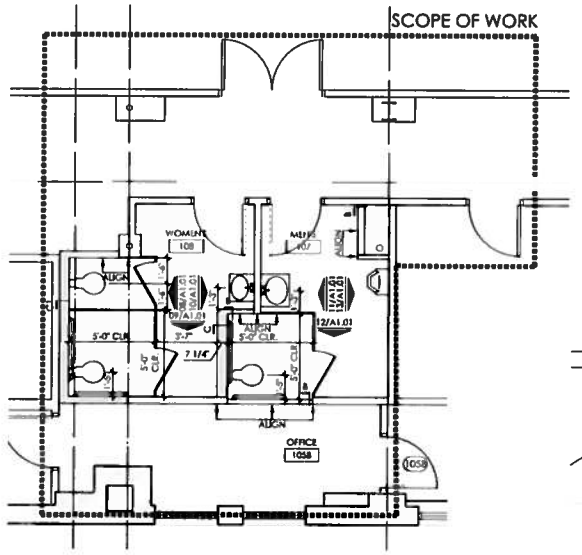
02 DEMO PLAN
SCALE:1/8"=1'-0"



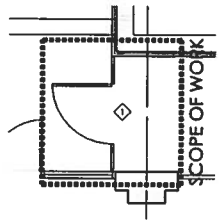
03 DEMO PLAN
SCALE:1/8"=1'-0"



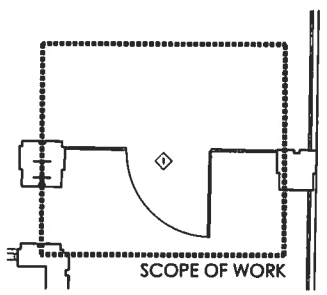
04 DEMO PLAN
SCALE:1/8"=1'-0"



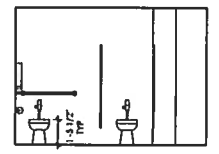
05 FLOOR PLAN
SCALE 1/4"=1'-0"



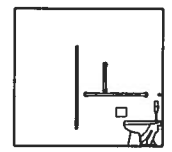
06 FLOOR PLAN
SCALE:1/4"=1'-0



07 FLOOR PLAN
SCALE:1/4"=1'-0"



08 RM 108 ELEV
SCALE:1/4"=1'-0"



09 RM 108 ELEV
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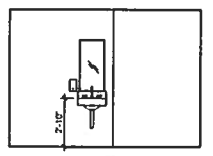

10 RM 108 ELEV
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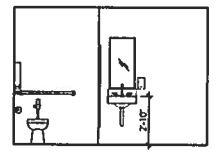
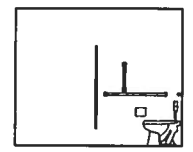
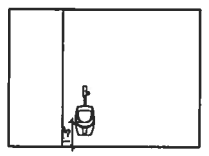


11 RM 107 ELEV
SCALE:1/4"=1'-0"



12 RM 107 ELEV
SCALE:1/4"=1'-0"



13 RM 107 ELEV
SCALE:1/4"=1'-0"

PROJECT DATA - NORFOLK SOUTHERN RAILWAY BUILDING

ADDRESS:
11 VIRGINIA STREET
SUITE #100
RICHMOND, VA 23219

NORFOLK SOUTHERN RAILWAY BUILDING
EXISTING SQUARE FEET (GROSS)
BASEMENT 1,082
FIRST FLOOR 6,500
SECOND FLOOR 6,500
TOTAL 14,082

APPLICABLE CODES

2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
EFFECTIVE MARCH 1 2011

AMERICANS WITH DISABILITIES ACT
ACCESSIBILITY GUIDELINES, ANSI A117.1-03

VUSBC USE GROUP CLASSIFICATION:
MIXED USE: A-3 ASSEMBLY & B BUSINESS
BASEMENT & SECOND FLOOR SEPARATE TENANT SUITES
OUTSIDE SCOPE OF WORK, GRANDFATHER UNDER
1996 VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

VUSBC HEIGHT AND BUILDING AREA:
USE GROUP IBB CONSTRUCTION

VUSBC TABLE 503: HEIGHT & LIMITATIONS
(A-2 MOST RESTRICTIVE)
ALLOWED - 3 STORIES (75'-0") WITH SPRINKLER
9,300 SF PER FLOOR
ACTUAL - 2 STORIES (30'-0")
6,500 SF PER FLOOR

AREA MODIFICATIONS:
TABLE 503.0 0%
TABLE 506.2 OPEN PERIMETER NO USED
TABLE 506.3 +200% INCREASE FOR COMPLETE SUPPRESSION
300% TOTAL PERCENTAGE FACTOR
9,500 SF = MOST RESTRICTIVE AREA BASED ON TYP. IBB (A-2) CONSTRUCTION NON-COMBUSTIBLE/ COMBUSTIBLE - UNPROTECTED
28,500 (9,500X3) =ALLOWABLE SQUARE FOOTA PER FLOOR

VUSBC CONSTRUCTION CLASSIFICATION:
IBB - CONSTRUCTION NON-COMBUSTIBLE/COMBUSTIBLE-UNPROTECTED

FIRE SUPPRESSION:
A FULLY AUTOMATED FIRE SUPPRESSION YSTEM IS INSTALLE IN ACCORDANCE WITH VUSBC CHAPTER 9

VUSBC AREAS AND OCCUPANCY:
NOTE: REF SHEET 01/A .01 FOR BREAKDOWN BY USE

BOCA TABLE 602: FIRE RESISTIVE RATINGS OF STRUCTURAL ELEMENTS
EXTERIOR WALLS (FIRE SEPARATION OF 30' OR MORE)
BEARING 2 HRS
NON-BEARING 0 HRS
OTHER NON-BEARING PARTITIONS 0 HRS
STAIRWAYS 1 HR
OTHER SHAFTS HR
TENANT SEPARATIONS 0 HRS
NON-BEARING PARTITIONS HRS
FLOOR CONSTRUCTION 0 HRS
ROOF CONSTRUCTION 0 HRS
STRUCTURAL WALL SUPPORTS 0 HRS
COLUMN, GIRDERS, TRUSSES & INTERIOR BEARING WALLS 0 HRS
EXIT ACCESS CORRIDORS 0 HRS
FIRE WALL HRS

PLUMBING FIXTURE CALCULATIONS (MIN REQ)

2012 VUSBC TABLE 2902.1

USE GROUP		WC MALE	WC FEMALE	SERVICE SINK	LAVATORY MALE	LAVATORY FEMALE	DRINKING FOUNTAIN
	A-2 (ASSEMBLY)	1 PER 75	1 PER 75	1	1 PER 200	1 PER 200	1 PER 500*
OCCUPANTS	600						
TOTAL REQUIRED		4	4	1	2	2	0
TOTAL PROVIDED IN NEW WORK PLAN		4	4	1	3	3	0

NOTE: * NO DRINKING FOUNTAIN REQUIRED WHERE WATER IS SERVED

LIFE SAFETY LEGEND

LINE TYPES AND SYMBOLS

1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER
ASSEMBLY (A-2) UNCONCENTRATED
ASSEMBLY (A-2) STANDING SPACE
KITCHENS (F-1) COMMERCIAL
NOT IN CONTRACT
TRAVEL DISTANCE (FEET)
EXIT ACCESS TRAVEL DISTANCE
EXIT DISCHARGE
EGRESS ACCESS LIGHT- EXIT LIGHT LOCATION TO BE UPDATED IN THE FIELD FOR LOCATION & QUANTITIES

TAGS

ROOM TAG: OFFICE / 540 SF | 100 | 6 — ROOM NAME; NUMBER OF OCCUPANTS; OCCUPANCY FACTOR OUT FOR RETAIL; TOTAL SQUARE FOOT

EGRESS TAG: 38" | 15 / 253 | 237 — EGRESS CLEAR DOOR WIDTH; FACTOR; OCCUPANTS EXITING; MAX. OCCUPANTS PERMITTED

OCCUPANTS/EGRESS REQUIREMENTS

OCCUPANCY TYPE	TOTAL OCCUPANTS	MEANS OF EGRESS REQUIRED	MEANS OF EGRESS PROVIDED	OCCUPANTS PER MEANS OF EGRESS
ASSEMBLY (A-2) UNCONCENTRATED	174			
ASSEMBLY (A-2) STANDING SPACE	160			
KITCHENS (F-1) COMMERCIAL	15			
BUSINESS (B)	2			
TOTAL INSIDE	**351**	2	4	SEE DWGS
ASSEMBLY (A-2) UNCONCENTRATED OUTDOOR SEATING	111			
ASSEMBLY (A-2) OUTDOOR STANDING	188			
TOTAL OUTDOOR	**299**	2	2	SEE DWGS
TOTAL OCCUPANTS	**600**			

GENERAL FIRE PROTECTION NOTES

1. EGRESS TRAVEL DISTANCE IS SHOWN TO POINT OF EXIT DISCHARGE.
2. ALL TOTAL TRAVEL DISTANCES ARE LESS THAN 300' MAXIMUM.

GENERAL DEMOLITION PLAN NOTES

1. WALLS/DOORS INDICATED THUS [dashed] ARE EXISTING TO BE REMOVED. DEMOLITION SHALL INCLUDE DOOR FRAME AND HARDWARE UNLESS OTHERWISE NOTED. STORE DOORS, FRAMES, AND HARDWARE FOR POSSIBLE REUSE DURING NEW CONSTRUCTION
2. WALLS INDICATED THUS [solid] ARE EXISTING TO REMAIN.
3. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION DIMENSIONS AND EXISTING CONDITIONS, AND COORDINATE WITH NEW CONSTRUCTION REQUIREMENTS. IF DIFFERENT CONDITIONS EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE COMMENCING WORK OR ACCEPT RESPONSIBILITIES AS NOTED HEREIN
4. ALL DEMOLITION PREPARES THE PROJECT AREA FOR NEW CONSTRUCTION AND FINISHES. REMOVE EXISTING TRIM OR OTHER FINISHES AT WALLS TO REMAIN THROUGHOUT AREA TO BE REMODELED. PREPARE ANY DAMAGED SURFACES ACCORDINGLY TO MATCH CONSTRUCTION TYPE AND/OR NEW SCHEDULED FINISHES.
5. PATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.
6. CONTRACTOR SHALL REMOVE EXISTING FLOOR COVERING & BASE (VINYL OR WOOD) IN ALL SPACES SCHEDULED FOR DEMOLITION.

KEYED DEMOLITION PLAN NOTES

1. DEMOLISH DOOR TO PREPARE OPENING FOR SWING DOORS
2. REMOVE PLUMBING FIXTURE FOR REUSE. PATCH & REPAIR FLOOR & WALL AS REQ'D FOR NEW WORK.
3. REMOVE TOILET PARTITIONS FOR POSSIBLE REUSE. PATCH & REPAIR FLOOR & WALL AS REQ'D FOR NEW WORK.
4. REMOVE PLUMBING FIXTURE. PATCH & REPAIR FLOOR & WALL AS REQ'D FOR NEW WORK.
5. REMOVE GATE & REPAIR FOR NEW WORK AS REQ'D TO REVERSE SWING DIRECTION
6. REMOVE DOOR, DOOR FRAME & WALL SALVAGE DOOR, & DOOR FRAME FOR REUSE.

GENERAL PLAN NOTES

1. ALIGN NEW WALLS WITH EXISTING PARTITIONS AS SHOWN
2. WALLS INDICATED THUS [solid] ARE NEW CONSTRUCTION
3. OUTSIDE EDGE OF NEW FRAMES AT NEW DOOR JAMBS SHALL BE HELD 4" FROM EDGE OF ADJACENT RETURN WALLS, U.N.O. OR DIMENSIONED. MAINTAIN 4" WHERE COAT HOOKS ARE SCHEDULED.
4. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
5. PROVIDED BLOCKING & BRACING WHERE NECESSARY FOR THE SUPPORT OF FIXTURES, EQUIPMENT, MILLWORK, ETC.
6. DOOR HARDWARE TYPE & FINISH TO BE BUILDING STANDARD. TYPES CORRESPOND TO DOOR FUNCTION.
7. REPAIR ALL DAMAGE TO WALLS, CEILING &/OR FLOORS DUE TO DEMOLITION WORK.

KEYED PLAN NOTES

1. GATE TO BE REUSED. REHINGE & LATCH TO SWING OUT

WALL TYPES

TYPE A: 4 7/8" WALL - 3 5/8" MTL STUDS. GPDW BOTH SIDES WITH SOUND BATTS. FULL HEIGHT
TYPE A1: 4 1/4" WALL- 3 5/8" STUDS WITH SOUND BATTS. GPDW ONE SIDE. FULL HEIGHT
TYPE B: 3 3/4" WALL - OF 2 1/2" MTL STUDS WITH SOUND BATTS. GPDW BOTH SIDES. FULL HEIGHT
TYPE B1: 3 1/8" WALL - OF 2 1/2" MTL STUDS WITH SOUND BATTS. GPDW ONE SIDE. FULL HEIGHT
TYPE C: 7 1/4" WALL - OF 6" MTL STUDS WITH SOUND BATTS. GPDW BOTH SIDES. FULL HEIGHT
TYPE C1: 6 5/8" WALL - OF 6" MTL STUDS WITH SOUND BATTS. GPDW ONE SIDE. FULL HEIGHT

*WALL TYPE A UNLESS NOTED OTHERWISE

ROOM SCHEDULE

101	LOUNGE
102	HIGH TABLES
103	MAIN SERVICE
104	SIDE SERVICE
105	KITCHEN
105B	OFFICE
106	PANTRY
107	WOMEN'S
108	MEN'S TOILET
109	CORRIDOR
110	PRIVATE DINING
111	WOMENS
112	MEN'S TOILET
113	ELECTRICAL

COMMONWEALTH OF VIRGINIA
LOUIS J. WOLF
Lic. No. 17949
5 . 12 . 2015
ARCHITECT

Project Location: RICHMOND, VIRGINIA
Project No. 215013.01
Date: 12 MAY 2015
Scale: REF DWGS
Issued for: BMS
Drawn by: LJW

Revisions:

LIFE SAFETY, PLANS & ELEVATIONS

Sheet Number: **A1.01**

215013.01-A0.01 Life Safety.dwg -- Wednesday, May 13, 2015 5:48:22 PM