

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-273

To authorize the special use of the properties known as 1201 West Franklin Street and 1205 West Franklin Street for the purpose of signage, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 1201 West Franklin Street and 1205 West Franklin Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of signage, which use, among other things, is not currently allowed by section 30-506, concerning signs permitted in the R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, and R-8 districts, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 **NOES:** 0 **ABSTAIN:**

ADOPTED: JAN 12 2026 REJECTED: STRICKEN:

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1201 West Franklin Street and 1205 West Franklin Street and identified as Tax Parcel Nos. W000-0613/014 and W000-0613/011, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey for a Portion of Parcels W0000531001, W0000613014 & W0000613011, City of Richmond, VA,” prepared by Nyfeler Survey, and dated November 16, 2023, and provided as an inset on sheet C2.01 of the plans entitled “St. James’s Episcopal Church, Accessible Ramp and Road Improvements Permit Set,” prepared by Glavé & Holmes Architecture, and dated May 31, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of signage, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “St James’s Episcopal Church, Accessible Ramp and Road Improvements Permit Set,” prepared by Glavé & Holmes Architecture, and dated May 31, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as signage, substantially as shown on the Plans.

- (b) No parking shall be required for the Special Use.
- (c) The height of the Special Use shall not exceed nine feet, two and three-quarters inches, substantially as shown on the Plans.
- (d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. Supplemental Terms and Conditions. This special use permit is conditioned on the following supplemental terms and conditions:

- (a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.
- (b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.
- (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- (d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, substantially as shown on Sheet C4.01 of the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. General Terms and Conditions. This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

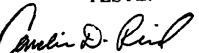
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:


Constance D. Reid
City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 20, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the properties known as 1201 and 1205 West Franklin Street for the purpose of signage, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting authorization for additional signage in a R-6 Single-Family Attached Residential District. Underlying feature requirements cannot be met. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The property is located in the Fan neighborhood on the corner of West Franklin Street and Birch Street. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

COMMUNITY ENGAGEMENT: The Fan District and Historic Monument Avenue Civic Associations were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission January 6, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 1201-1205 W. FRANKLIN ST. **APT. NO/SUITE**

APPLICANT'S NAME: EDMUND MCELROY EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): ST. JAMES'S EPISCOPAL CHURCH

SUBJECT PROPERTY OR PROPERTIES: CHURCH

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: WILLIAM BAXTER, Junior Warden

PROPERTY OWNER ADDRESS: 1201-1205 W. FRANKLIN ST. RICHMOND, VA. 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]@GMAIL.COM

PROPERTY OWNED BY: (804) 317-7318

Properties: Current Signature: 11/18/2018 8:59:15 AM

For more information on the use of this material, or to purchase additional copies for your institution, please contact Customer Support at 1-800-338-1123 or www.springer.com.

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

January 16, 2025

City of Richmond Department of Planning & Development Review
ATTN: Matthew Ebinger, Planning Supervisor
900 E Broad St.
Richmond, VA 23219

Re: St. James's Episcopal Church Ramp and Road Project
Signage Special Use Permit

Dear Matthew,

On Behalf of St. James's Episcopal Church -

A Special Use Permit is requested for St. James's Episcopal Church at 1205 West Franklin Street, Richmond, VA.

Per Richmond Code of Ordinances **Section 30-630.9.B** "Fences and walls located within required front yards shall not exceed four feet in height."

St. James's Episcopal Church has received a building permit to construct an ADA accessible ramp for its aging congregation on the northwest corner of the West Franklin street church entry portico. As a part of this project, a new sign has been designed to replace an existing sign that existed in the footprint of the new ADA ramp. Because of the location of the new ramp, the church signage has moved forward toward West Franklin Street, and is integrated into the masonry ramp wall. At the location of the sign, the height of the wall is approximately 10'-8". At all other ramp wall locations, the masonry wall heights do not exceed the 4' maximum.

The interpretation of the owner and design team is that this is a wall-mounted sign because the signage wall is an extension of the ramp wall which connects to the existing church and is an extension of it. Following the footprint of the ADA ramp, the signage does not pose any additional risks for overcrowding or congestion of the W Franklin Street sidewalk. The height of the masonry wall and the wall mounted signage also do not create any potential hazards from fire or other dangers. The ramp itself increases accessibility to the church, and the signage is integrated into a necessary feature of this ramp. The ramp and signage wall have been delicately designed to support the architectural elements of the historic church through material and form.

If the department does not agree with our interpretation of this being a wall-mounted sign, and instead interprets this as a free-standing signage element, St. James's would like for this application to then be considered as a special use request to permit a free-standing sign, which deviates from the requirements laid out in **Section 30-506.4** for R-6 zoning. "Freestanding sign limitations. Freestanding signs shall not exceed a height of eight feet and shall not be located within five feet of any street line or within 15 feet of any other property line"

As mentioned above, the height of the designed signage wall is 10'-8". The signage has been designed as an integrated element of the new ADA ramp while also supporting the architectural character of the historic

church. The design team believes this is an appropriate height and scale of signage. Given the proportions and monumentality of the historic church portico, the proposed signage does not obscure or take away from the church's important architectural features (per City of Richmond Urban Design Guidelines, Page 27). The location of the sign was dictated by the new ADA ramp, as described above, therefore moving the signage to a distance of 3'-8" from the property line along W Franklin Street. The signage does, however, still maintain the minimum 5' distance from W Franklin Street.

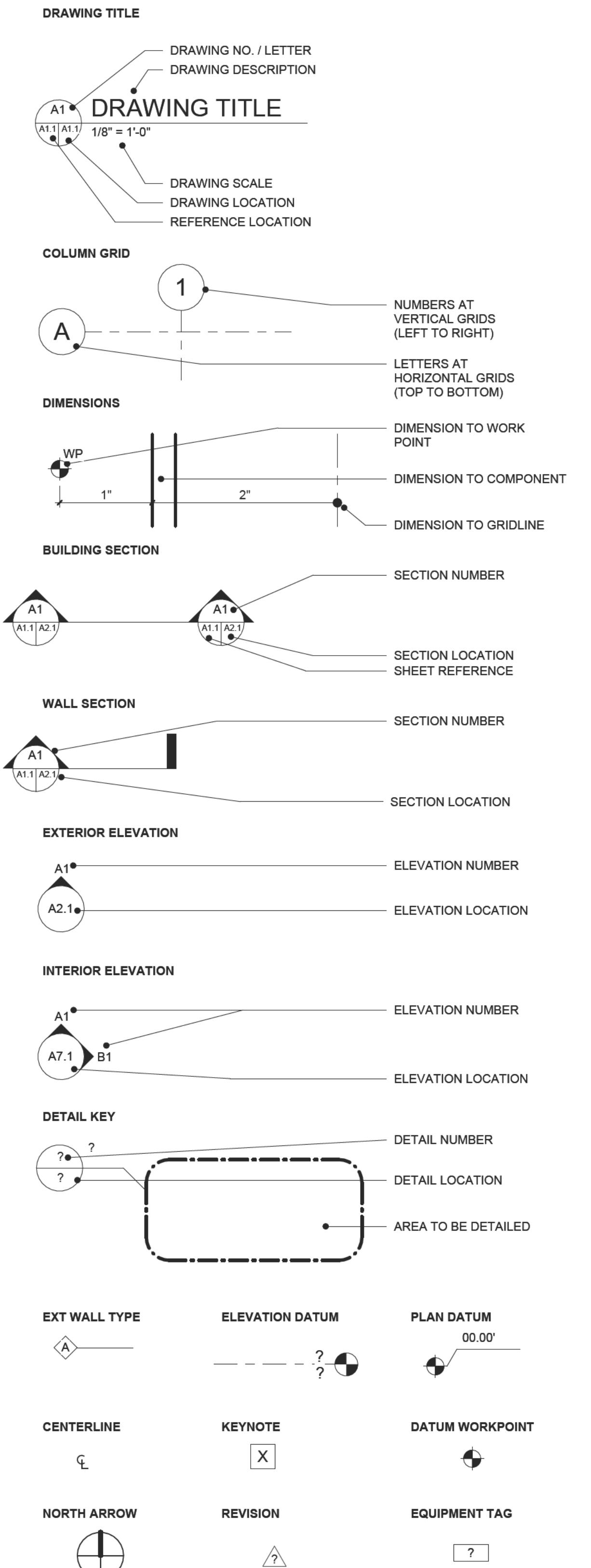
Signage drawings have been previously provided as a part of the permitting process.

Sincerely,

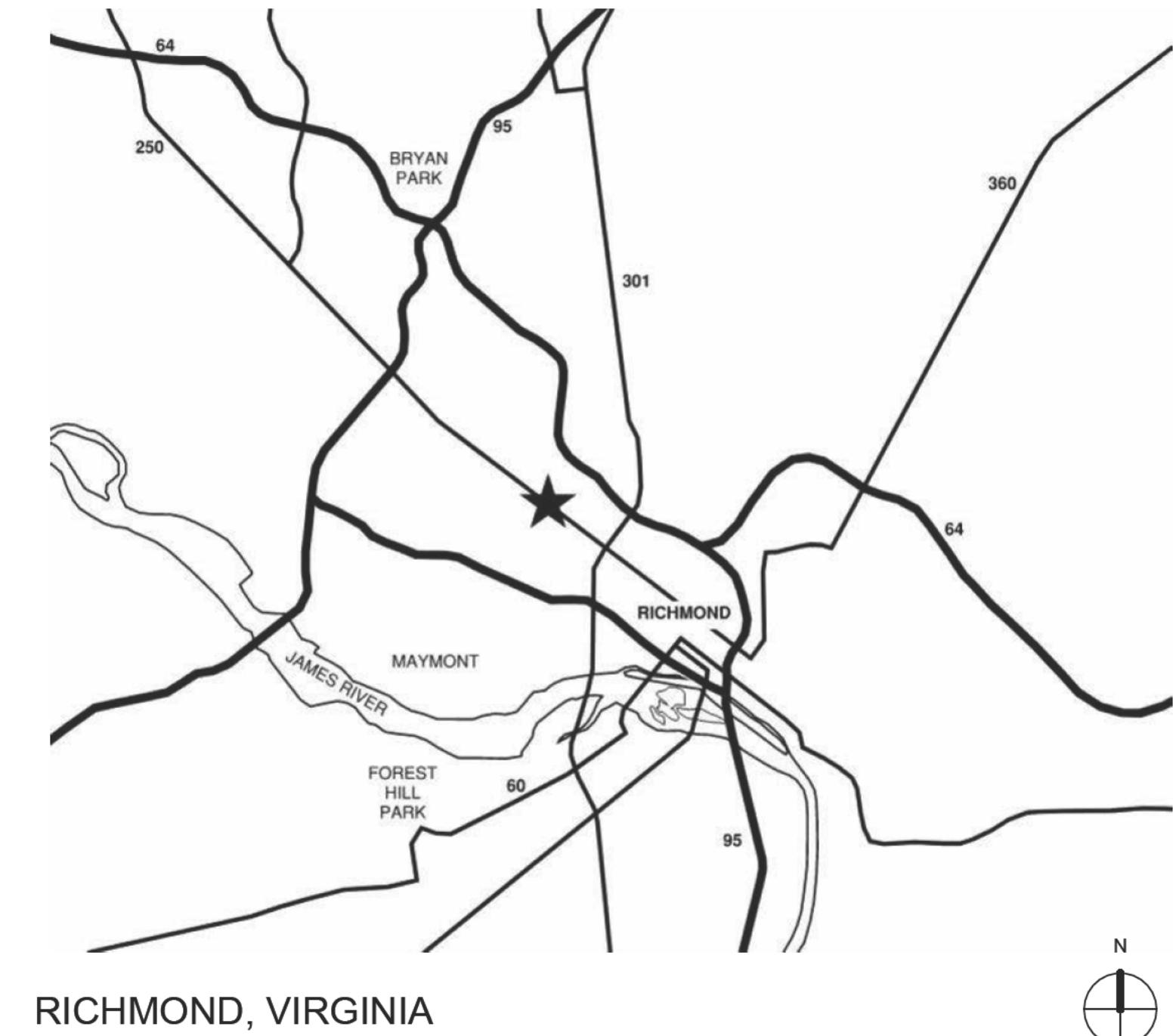
Daniel Murrow, Project Architect, Glavé & Holmes on behalf of St. James's Episcopal Church

SYMBOLS

REFER TO RESPECTIVE DRAWINGS FOR SYMBOLS NOT INDICATED BELOW.



VICINITY MAP



LOCATION MAP



PROJECT DATA

OWNER / APPLICANT

ST. JAMES'S EPISCOPAL CHURCH
1205 W FRANKLIN STREET
RICHMOND, VIRGINIA 23220

APPLICABLE CODES WITH DATES

2018 EDITION VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC);
PART 2, VIRGINIA EXISTING BUILDING CODE (VEBC)
2017 ICC A11.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
NFPA 70-2017 NATIONAL ELECTRICAL CODE

REQUIRED DOCUMENTS

MAINTAIN A COPY OF THE FOLLOWING DOCUMENTS AT THE SITE:
VCC 2018 AND VEBC 2018

USE GROUPS (SECTION 303)

ASSEMBLY (A-3)

FIRE PROTECTION (SECTION 903)

NA

CONSTRUCTION TYPE (SECTION 602)

TYPE IIIB

BUILDING HEIGHT AND AREA (SECTION 503)

ALLOWABLE BUILDING HEIGHT AND AREA PER GROUP A-3 (TABLE 603): N/A

BUILDING HEIGHT: N/A

BUILDING AREA PER VUSBC 502 (AREA WITHIN EXTERIOR WALLS): N/A

PLUMBING FIXTURE COUNT (VUSBC TABLE 2902.1): N/A

GLAVÉ &
HOLMES

ARCHITECTURE

2101 East Main Street
Richmond, Virginia 23223
T (804) 649-9303
W glaveandholmes.com

PROJECT TITLE
ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

1205 W Franklin Street
Richmond VA 23220

CONSULTANTS
CIVIL ENGINEER /
LANDSCAPE ARCHITECT
VHB
115 S 15th Street, Suite 200
Richmond, Virginia 23219
T (804) 343-1713
W www.vhb.com

STRUCTURAL ENGINEER
Dunbar Structural
1025 Boulders Parkway, Suite 310
Richmond, Virginia 23225
T (804) 323-0656
W www.dunbarstructural.com

RECEIVED
By
Taylor & Parrish
Dated: September 19, 2024

SUMMARY OF WORK

THE INTENT OF THE WORK IS TO INCREASE THE ACCESSIBILITY OF THE SITE ADJACENT TO ST. JAMES'S EPISCOPAL CHURCH AS WELL AS CREATING ACCESSIBILITY TO THE MAIN ENTRANCE TO THE CHURCH. SAME AS WORKS INVOLVING DEMOLITION EXISTING SITE MATERIALS, INCLUDING CONCRETE SIDEWALKS, TREE WELLS, AND OTHER SITE ELEMENTS. TO STRENGTHEN ACCESSIBILITY ON THE SITE, CURB CUTS, AN ELEVATED CROSS WALK AND AN ADA ACCESSIBLE RAMP WILL BE CONSTRUCTED. THE WORK ALSO CONSISTS OF BRICK SITE WALLS AROUND THE ACCESSIBLE RAMP AND UPGRADED SIGNAGE FOR THE CHURCH.

APPLICABLE CODE SECTION:

VCC 2018 CHAPTER 10 - MEANS OF EGRESS

VCC 2018 CHAPTER 11 - ACCESSIBILITY

VEBC 2018 CHAPTER 4 - ACCESSIBILITY

404.2 ALTERATION:

A WORK THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN THIS SECTION AND CHAPTER 11 OF THE VCC, EXCEPT AS MODIFIED BY SECTIONS 404.3 AND 404.4, UNLESS TECHNICALLY INEFFECTIVE, WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INEFFECTIVE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.

404.3 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION

WHERE AN ALTERATION AFFECTS THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS THAT SHALL ALSO BE ACCESSIBLE AND USABLE BY INDIVIDUALS WITH DISABILITIES, SERVING THE AREA OF PRIMARY FUNCTION.

EXCEPTION 4: THE PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN FOR THE PRIMARY PURPOSE OF INCREASING THE ACCESSIBILITY OF A WORK.

HISTORIC DISTRICT COMMISSION OF ARCHITECTURAL REVIEW
ST. JAMES'S EPISCOPAL CHURCH IS LOCATED WITHIN THE MONUMENT AVENUE HISTORIC DISTRICT OF THE CITY OF RICHMOND. THIS WORK WAS REVIEWED BY RICHMOND COMMISSION OF ARCHITECTURAL REVIEW ON 03/28/2024. STAFF RECOMMENDED APPROVAL OF WORK, WITH CONDITIONS.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
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CIVIL

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C2.01	EXISTING CONDITIONS PLAN
C3.01	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
C3.11	EROSION & SEDIMENT CONTROL DETAILS
C3.12	EROSION & SEDIMENT CONTROL NOTES
C4.01	LAYOUT AND GRADING PLAN
C4.11	SITE DETAILS
C4.12	SITE DETAILS
C5.01	STORM DRAIN MAP AND CALCULATIONS

LANDSCAPE

L1.01	LANDSCAPE PLAN
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ARCHITECTURAL DEMOLITION

AD1.01	DEMOLITION PLANS
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ARCHITECTURAL

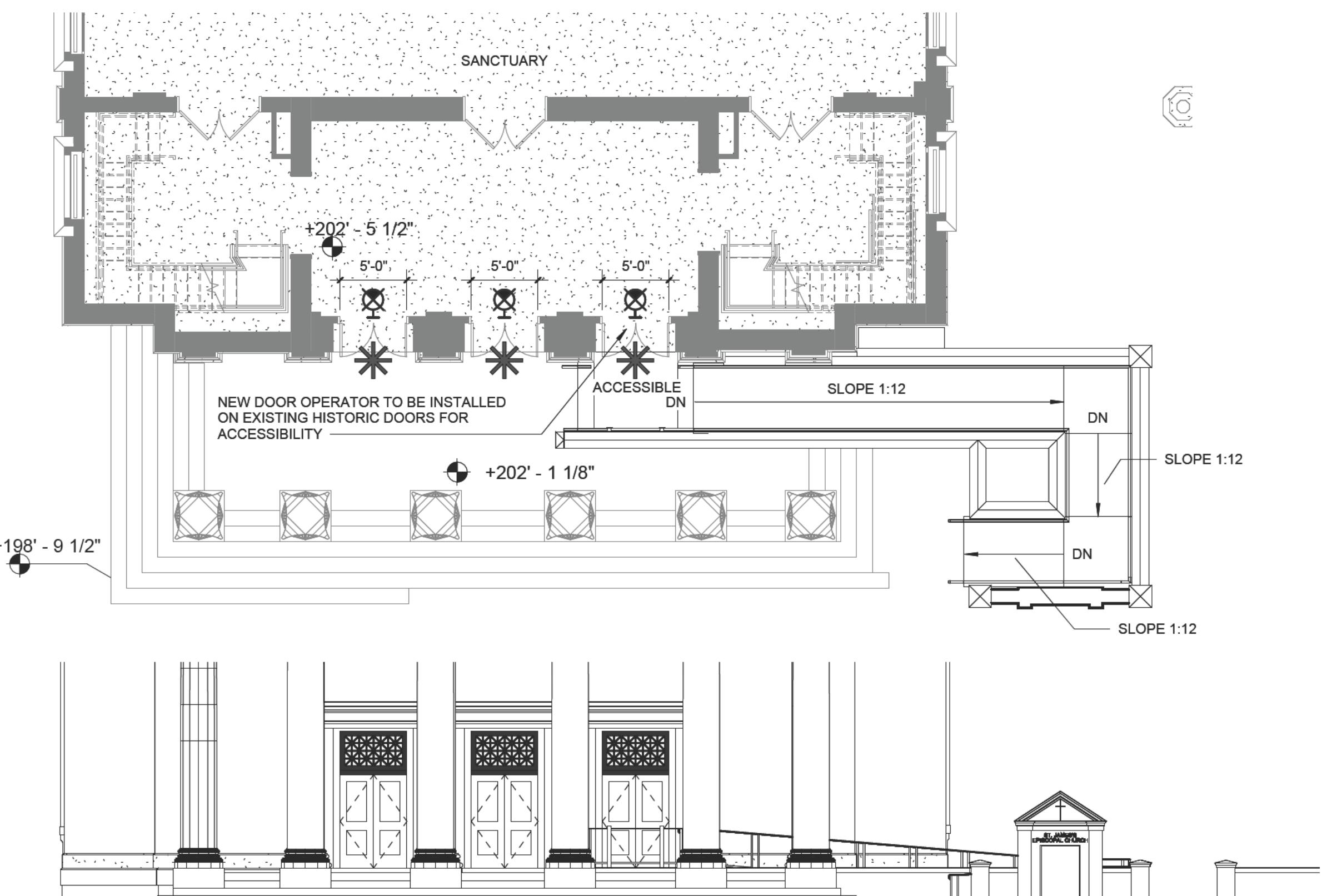
A1.00	ARCHITECTURAL SITE PLAN
A1.15	ENLARGED RAMP PLANS
A1.20	RAMP SECTIONS
A1.21	RAMP SECTIONS
A1.30	SIGNAGE DETAILS
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A10.02	SPECIFICATIONS
A10.03	SPECIFICATIONS

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S2.01	TYPICAL DETAILS
S2.02	RAMP FOUNDATION AND FLOOR SECTIONS

T1.01

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MATERIALS

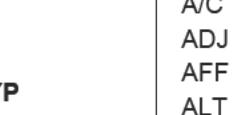
EARTH



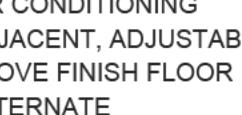
GRAVEL



SAND/MORTAR/GYP



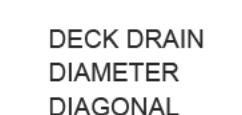
CONCRETE



BRICK



ALUMINUM



PVC



ARCHITECTURAL ABBREVIATION LIST

A/C	AIR CONDITIONING
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINA
APC	ACOUSTIC PANEL CEILING
APPROX	APPROXIMATE
AR	AREA OF REFUGE
ARCH	ARCHITECT(URAL)
ATC	ACOUSTICAL TILE CEILING
AWC	ACOUSTICAL WALL COVERING
AWP	ACOUSTICAL WALL PANEL
BBT	BIOBASED TILE
BD	BOARD
BEJ	BUILDING EXPANSION JOINT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BRK	BRICK
CAB	CABINET
CEM	CEMENT
CIP	CASE IN PLACE
CJ	CONTROL JOINT
COL	COLUMN
CLG	CEILING
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
CONC	CONCRETE
CORR	CORRIDOR, CORRUGATED
CPT	COPING
CT	CERAMIC TILE
CU FT	CUBIC FEET
DD	DECK DRAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DS	DOWN SPOUT
DWG(S)	DRAWING(S)
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPX	RESINOUS POURED EPOXY FLOORING
EQ	EQUAL
EVT	ELEVATOR
EXIST	EXISTING
EXPOSED	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRIC
FD	FLOOR DRAIN, FIRE DAMPER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FP	FIRE PROTECTION
FR	FIRE RESISTANT
GAUGE	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOLLOW CORE
HDW	HARDWARE
HW	HARDWOOD
HE	HORIZONTAL EXPANSION JOINT
HIM	HOLLOW METAL
HOR	HORIZONTAL
HTG	HEATING
HVAC	HEATING, VENTILATING, AIR CONDITIONING
INSUL	INSULATE

PROJECT TITLE

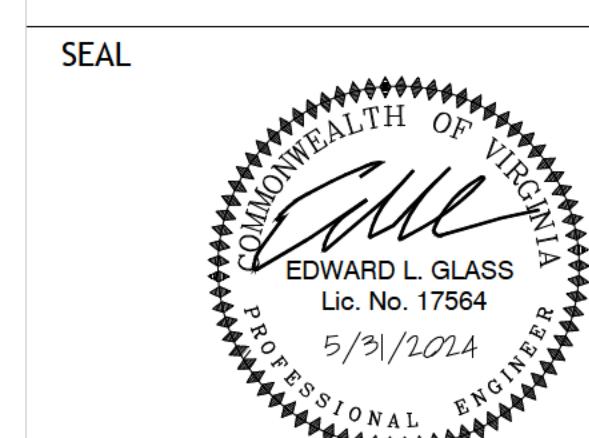
ST JAMES'S RAMP
AND ROAD PROJECTSt. James's Episcopal
Church1205 W Franklin Street
Richmond VA 23220

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LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER
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Richmond, Virginia 23225
T (804) 323-0556
W www.dunbarstructural.com

RECEIVED
By
Taylor & Parrish
Dated: October 1, 2024

PROJECT NUMBER
GEHA# 23028DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG

REVISIONS

NO.	DATE	DESCRIPTION
2	7/24/2024	REVISION 2
4	9/5/2024	CITY COMMENTS
5	9/23/2024	CITY COMMENTS
6	9/23/2024	RFI#003
7	9/27/2024	CITY COMMENTS

SHEET TITLE
NOTES AND LEGENDS
C0.01

SHEET NUMBER

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E

Legend

Exist.	Prop.	Exist.	Prop.
Match Line See Sheet C1.01			
MATCHLINE			

D

C

B

A

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADI	ADJU T
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
IA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
DI	DRAIN INLET
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
ES	END SECTION
EW	END WALL
FES	FLARED END SECTION
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
FM	FORCE MAIN
GI	GUTTER INLET
GT	GREASE TRAP
HDP	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
RIM=	RIM ELEVATION
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE & BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

- THE MISS UTILITY LAW REQUIRES FOR THE CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING, THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONFORMED IN CONFORMITY WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL FOLLOW DETAIL PROVIDED BY VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR SITE SPECIFIC SEDIMENT MIXTURES IN ACCORDANCE WITH STANDARD & SPECIFICATION 3.32.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISION, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE FOR REPAIRING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM), GENERAL CONSTRUCTION PERMIT (GCP) PROGRAM AS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) UNDER THE JURISDICTION OF THE EPA. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FILE A GCP NOTICE OF INTENT WITH THE DEQ AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE VSM REGULATIONS.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTIONS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS, AND IS NOT INTENDED TO DIRECT EACH AND INDIVIDUAL ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE BOUNDARIES FOR SUBDIVISIONS OF ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER IS NOT RESPONSIBLE FOR PAYING CLAIMS OR LOSS, DAMAGE, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A DAILY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY KIYELLER ASSOCIATES, BETWEEN 6/7/2023 AND 11/7/2023. UTILITIES SHOWN ARE FROM FIELD LOCATED EVIDENCE OF SURFACE UTILITIES, CITY OF RICHMOND MAPPING, AND INFRAMAP PAINT MARKINGS.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.

Document Use

- THESE PLANS AND CORRESPONDING CAD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

Stone and Brick Material Specifications:

SUBMITTALS

- PRODUCT DATA
 - GRANITE FOR DRY-LAI PAVERS
 - GRANITE FOR WALL CAPS
 - GRANITE CURB
 - BRICK PAVERS
 - POLYMERIC SAND
 - MORTAR
- SUBMIT TWO REPRESENTATIVE SAMPLES OF EACH MATERIAL SPECIFIED INDICATING VISUAL CHARACTERISTICS AND FINISH. INCLUDE RANGE SAMPLE IF VARIATION OF FINISH IS ANTICIPATED.

- FULL SIZE UNITS OF EACH TYPE OF UNIT PAVER INDICATED.
- JOINT MATERIALS AND AVAILABLE COLOR SELECTION.
- MORTAR
- MATERIAL SAMPLE OF GRANITE WALL CAP

Quality Assurance

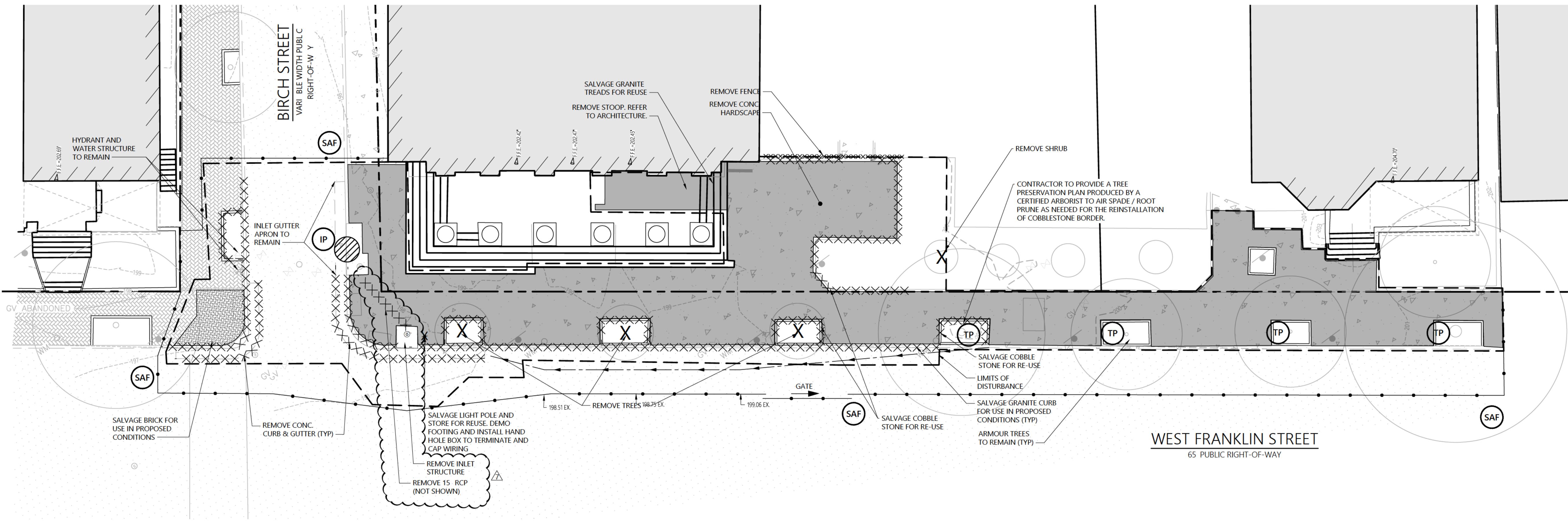
- SOURCE LIMITATIONS: OBTAIN PAVER AND WALL CAP STONE FROM ONE SOURCE WITH RESOURCES TO PROVIDE MATERIALS AND PRODUCTS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.
- PAVING MOCK-UP: BUILD MOCK-UP TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.
 - CONSTRUCT A TEN (10) FOOT BY TEN (10) FOOT AREA OF EACH UNIT PAVER TYPE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER. THIS MAY BE AN IN-PLACE MOCKUP THAT IS INCORPORATED INTO THE FINAL PAVING LAYOUT.
 - INCLUDE GEOTEXTILE, JOINT MATERIAL, AND EDGE TREATMENTS.
 - CONTRACTOR SHALL PROVIDE AN ACCEPTED MOCK-UP.
 - MOCK-UPS THAT ARE PARTIALLY CONSTRUCTED OR FINISHED INCORRECTLY WILL BE REJECTED.
 - REMOVAL OF REJECTED MOCK-UPS IMMEDIATELY FROM THE SITE.
 - PLACE ACCEPTED SAMPLES IN A LOCATION WHERE SAMPLES CAN BE REFERENCED, APPROVED MOCK-UPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.
 - THE ACCEPTED MOCK-UP AREAS WILL BECOME THE PROJECT STANDARD FOR TOLERANCES AND APPEARANCES BY WHICH THE WORK WILL BE JUDGED.
- DO NOT CHANGE SOURCE OR BRANDS OF UNIT PAVERS, MORTAR, OR JOINT SAND MATERIALS DURING THE COURSE OF THE WORK.

Materials

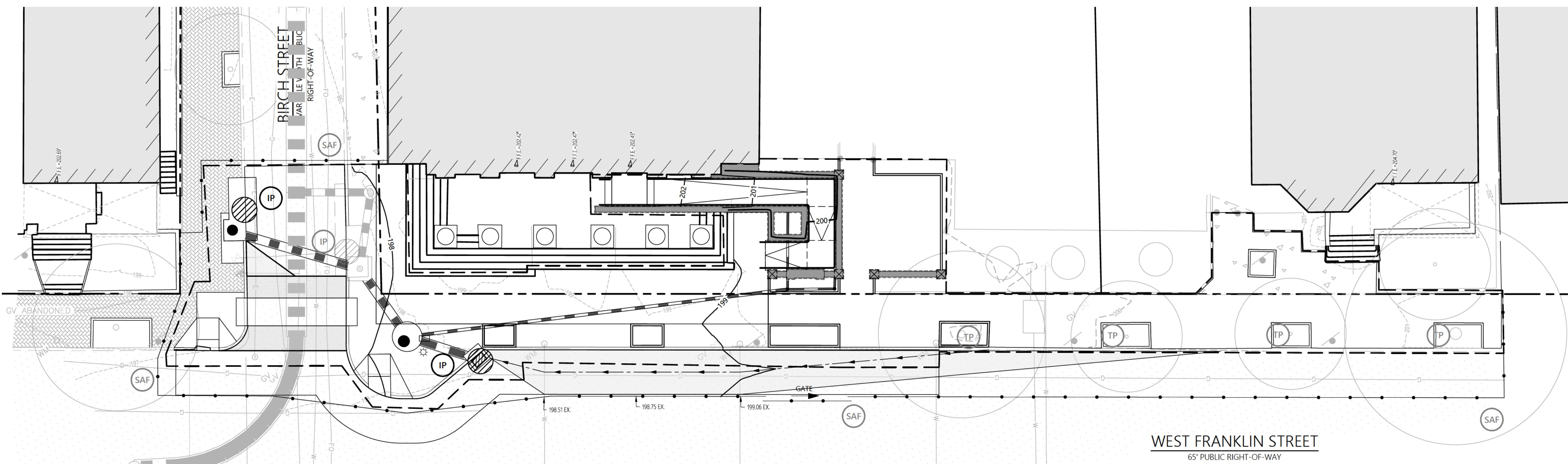
- GRANITE:
 - CONTRACTOR TO MATCH GRANITE OF EXISTING STEP TREADS FOR PAVERS AND WALL CAPS. PROVIDE MULTIPLE OPTIONS FOR REVIEW AS NEEDED TO MATCH THE EXISTING GRANITE TREADS. ONE OF THESE OPTIONS WILL BE SELECTED FOR CONSTRUCTION.
 - CLAY BRICK PAVERS

<li

E



C



A



PROJECT TITLE
ST JAMES'S RAMP AND ROAD PROJECT

St. James's Episcopal Church

1205 W Franklin Street
Richmond VA 23220

CONSULTANTS

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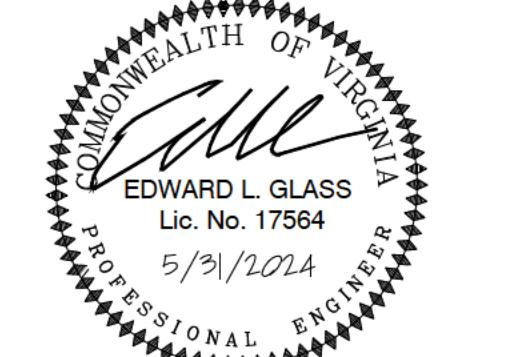
RECEIVED
By
Taylor & Parrish
Dated: October 1, 2024

Legend

- SAF SAFETY FENCE
- IP STORM DRAIN INLET PROTECTION
- TP TREE PROTECTION
- LIMITS OF DISTURBANCE - 5,580 SF
- XXXX LINEAR DEMOTION
- X SPECIALTY DEMOTION
- Hardscape Demolition



SEAL



PROJECT NUMBER
GEHA# 23028

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG

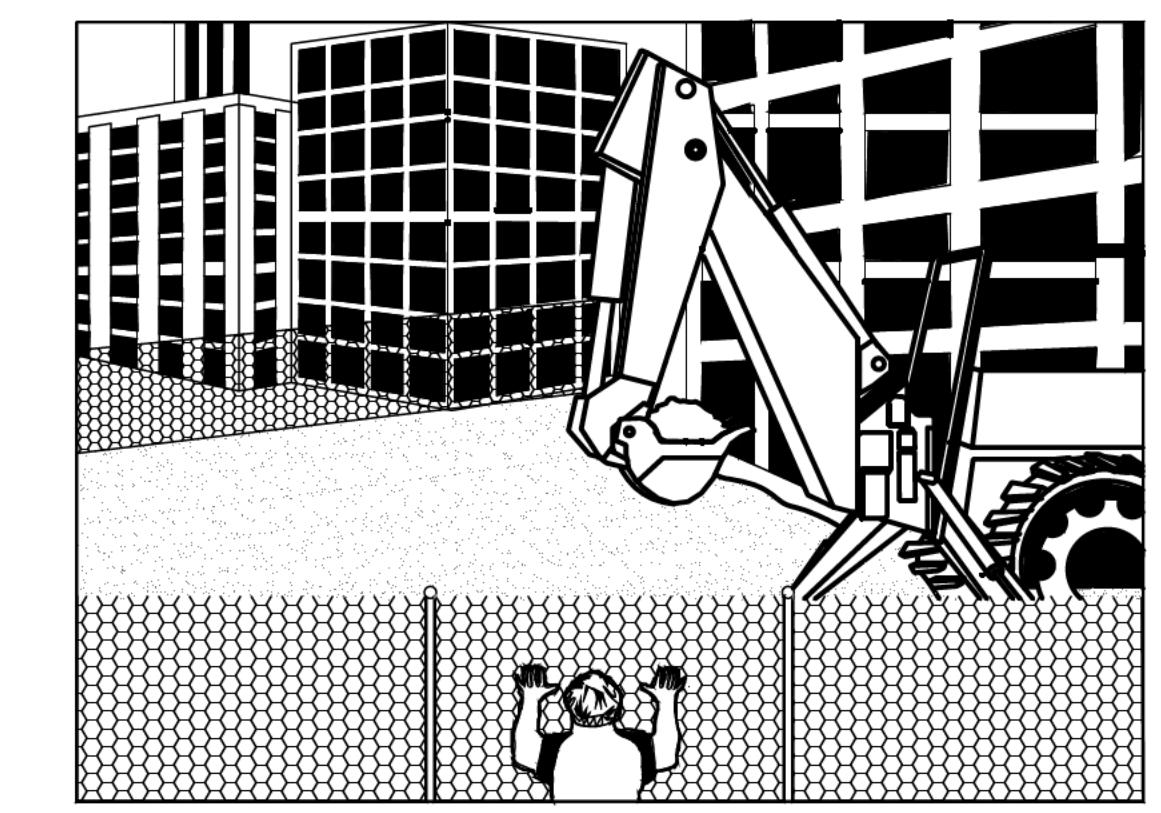
REVISIONS

NO.	DATE	DESCRIPTION
2	7/24/2024	REVISION 2
4	9/5/2024	CITY COMMENTS
5	9/23/2024	CITY COMMENTS
6	9/23/2024	RFI-003
7	9/27/2024	CITY COMMENTS

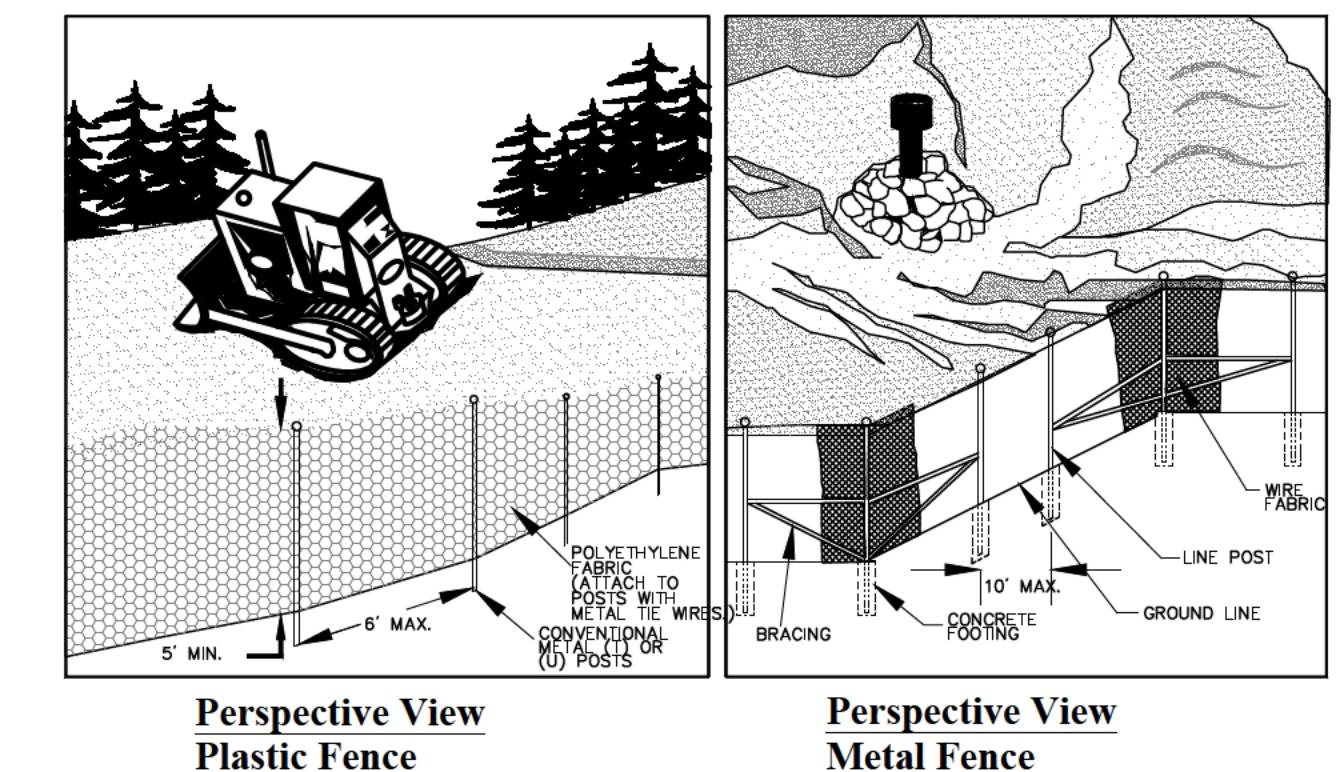
SHEET TITLE
DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

C3.01



Perspective View



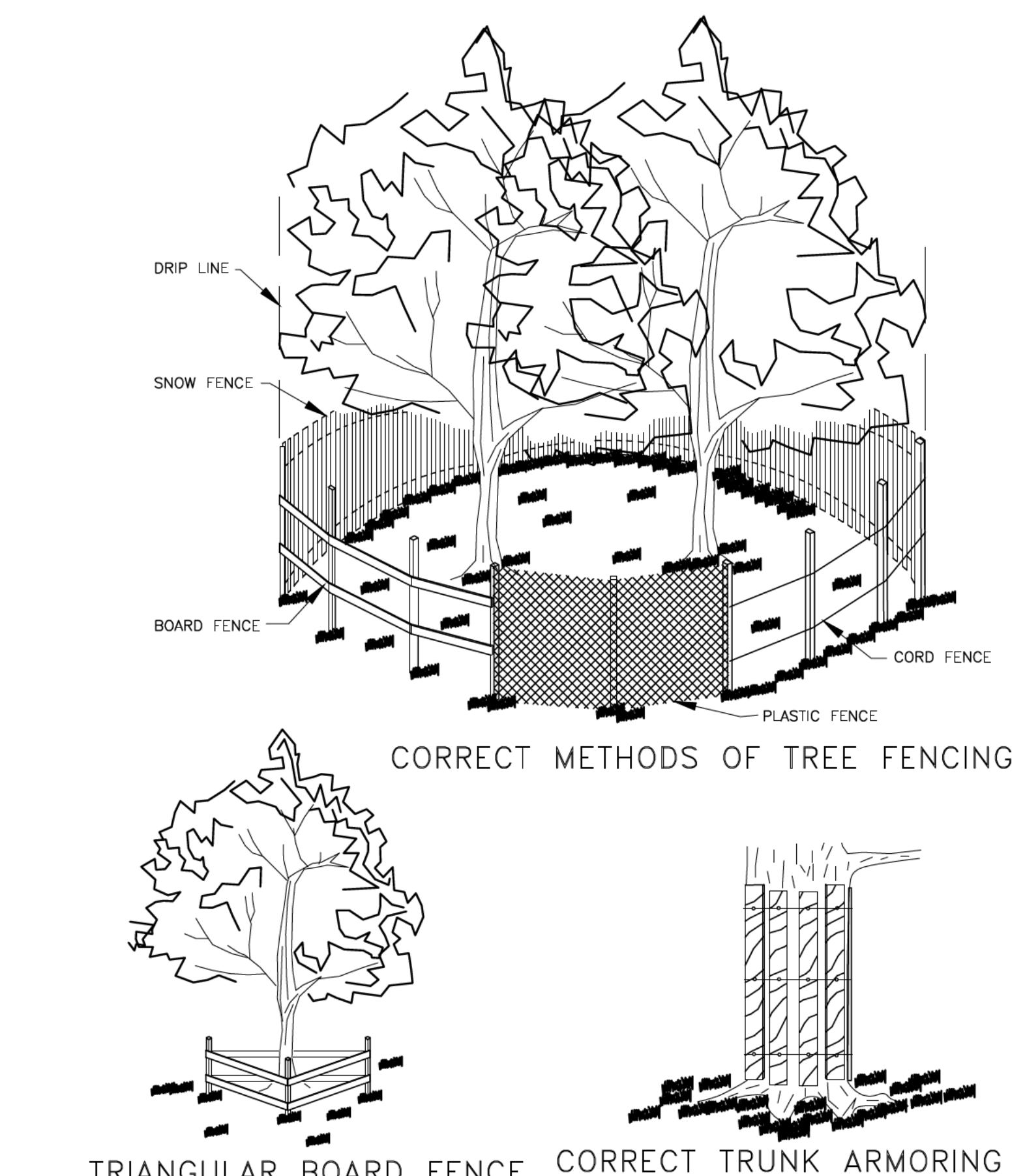
Perspective View

Plastic Fence

Metal Fence

Safety Fence

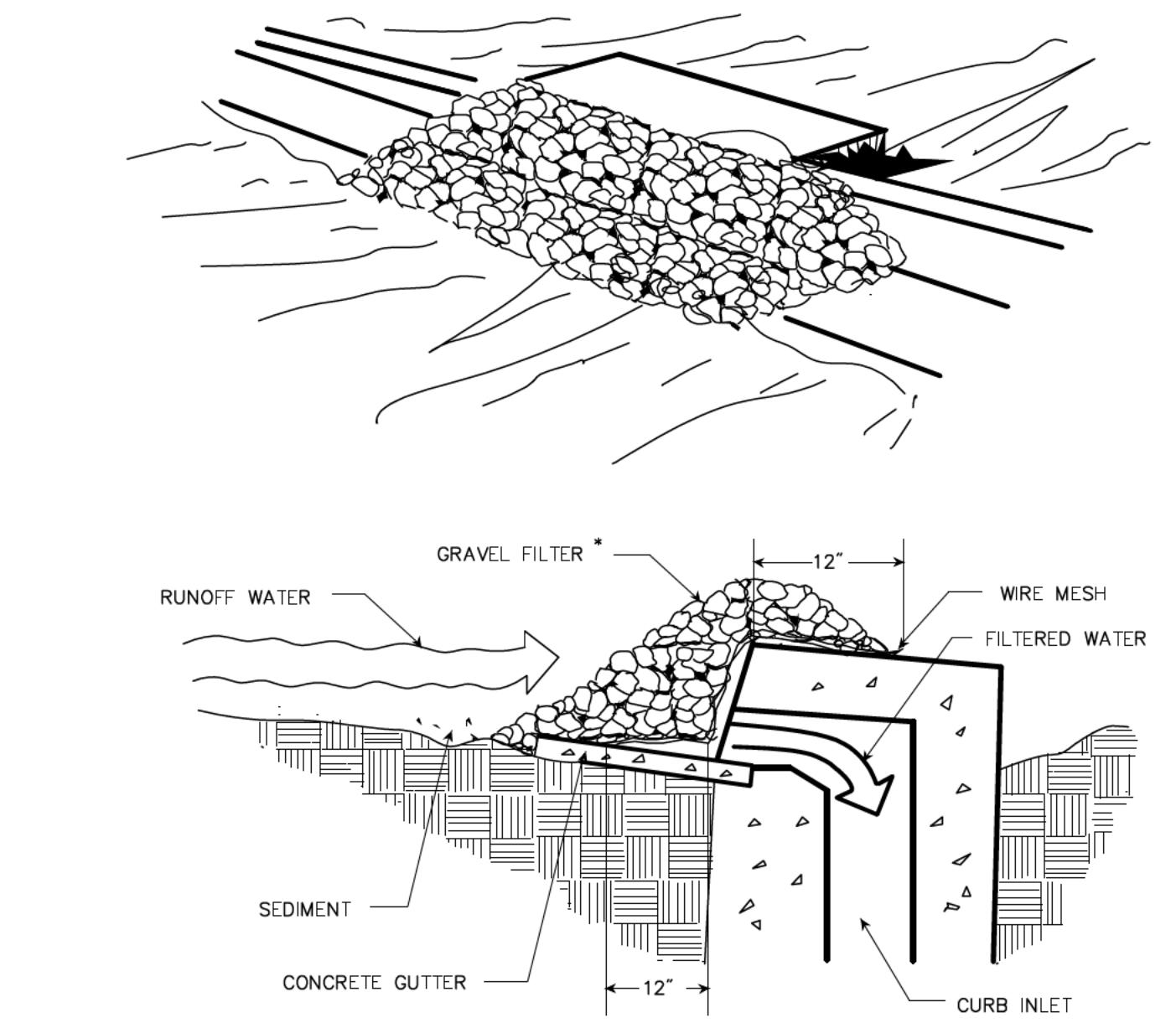
N.T.S. Source: Virginia Erosion and Sediment Control Handbook Plate 3.01-1 6/08



TRIANGULAR BOARD FENCE CORRECT TRUNK ARMORING

Fencing and Armoring

N.T.S. Source: Virginia Erosion and Sediment Control Handbook PL 3.38.2 6/08



THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

Gravel Curb Inlet Sediment Filter

N.T.S. Source: Virginia Erosion and Sediment Control Handbook Plate 3.07-6 6/08

PROJECT TITLE

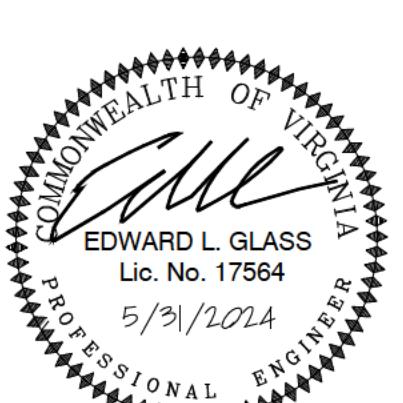
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RECEIVED
By
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Dated: October 1, 2024

SEAL


PROJECT NUMBER
GEHA# 23028

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG
REVISIONS
NO. DATE DESCRIPTION
2 7/24/2024 REVISION 2
4 9/5/2024 CITY COMMENTS
5 9/23/2024 CITY COMMENTS
6 9/23/2024 RFI-003
7 9/27/2024 CITY COMMENTS

SHEET TITLE
EROSION & SEDIMENT
CONTROL NOTES

SHEET NUMBER

C3.12

9VAC25-840-40 MINIMUM STANDARDS (EFFECTIVE 11/17/16)

A VESCP MUST CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS THAT ARE NOT TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT ALL SOIL STOCKPILES ARE STABILIZED AND THAT ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT TRAPS AND TRAPS, PERMITTED Dikes, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPLAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL ORNAMENTAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
- a. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF ORNAMENTAGE AREA AND THE TRAP SHALL ONLY CONTROL ORNAMENTAGE AREAS LESS THAN THREE ACRES.
- b. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM ORNAMENTAGE AREAS GREATER THAN 10% OF THE TOTAL SURFACE AREA OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF ORNAMENTAGE AREA. THE OUTLET SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE GROUND CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR. PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPs FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED.
10. ALL STORM SEWER NETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT/LASH WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY OTHER TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EROSION, CONTROL SEDIMENT TRANSPORT AND PROTECT THE WATERCOURSE TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND CONSTRUCTION ACCESS LINES SHALL BE STABILIZED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - a. NO MORE THAN 500 FEET OF TRENCH MAY BE EXCAVATED AT ONE TIME.
 - b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - c. EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
- f. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRAFFIC FROM THE CONSTRUCTION SITE TO THE PAVED OR PUBLIC ROAD. ONCE A CONSTRUCTION VEHICLE HAS LEFT THE CONSTRUCTION SITE AND IS ON A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE SHOVEL, NO SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO IMPROVED AND UNIMPROVED CONSTRUCTION ACCESS ROUTES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND DURATION OF RUNOFF. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY LOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS.
- a. CONCENTRATED RUNOFF SHALL BE DIVERTED AS A DEVELOPMENT SITES AND DISCHARGED DIRECTLY INTO AN APPROPRIATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR A PERMANENT SEWER SYSTEM, DOWNSTREAM STABILITY ANALYSIS AT THE OUTFALL OF THE PIPE OR PERMANENT SEWER SYSTEM SHALL BE PERFORMED.
- b. INADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL ORNAMENTAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS 100 TIMES GREATER THAN THE CONTRIBUTING ORNAMENTAGE AREA OF THE PROJECT IN QUESTION, OR
 - (2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
 - (B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS, AND
 - (C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
 - (D) EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
- (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE CHANNEL, THE BED, OR THE BANKS, OR
- (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE PIPE OR SYSTEM.
- (3) PROVIDE A SITE-SPECIFIC 10-YEAR STORM THAT DOES NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL, OR

- f. EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
- (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE CHANNEL, THE BED, OR THE BANKS, OR
- (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE PIPE OR SYSTEM.
- (3) PROVIDE A SITE-SPECIFIC 10-YEAR STORM THAT DOES NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL, OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION.

- d. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- e. ALL HYDROLOGIC ANALYSIS SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENTAL STAGE OF THE SUBJECT PROJECT.
- f. IF THE APPLICANT PROVIDES AN APPROXIMATE DRAINAGE AREA, THE VESCP AUTHORITY MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- g. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISS PATIOS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
- h. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
- i. IN APPLICABLE CASES, STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A DENSE COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT AS A WHOLE SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
- j. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
- k. ANY PLANS APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDE FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY LOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE PEAK FLOW RATE AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS THAT ARE PROVIDED FOR IN THE VESCP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE APPROVED PLANS AND FOR PROVIDING ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
- l. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
- m. WHENEVER WATER SEEPs FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED.
- n. ALL STORM SEWER NETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT/LASH WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- o. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-670.66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) REGULATION, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.144.15.52 OF THE ACT SHALL APPLY, OR (ii) ARE EXEMPT PURSUANT TO § 62.144.15.34.7 OF THE ACT.
- p. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-670.66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) REGULATION, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.144.15.52 OF THE ACT SHALL APPLY.

STATUTORY AUTHORITY

§ 62.144.15.2 of the Code of Virginia

HISTORICAL NOTES

FORMER 9VAC30-40, DERIVED FROM 9VAC2-02-04, EFF. SEPTEMBER 13, 1990, AMENDED, VIRGINIA REGISTER VOLUME 11, ISSUE 11, EFF. MARCH 22, 1995, VOLUME 29, ISSUE 4, EFF. NOVEMBER 21, 2012, AMENDED AND RENUMBERED, VIRGINIA REGISTER VOLUME 30, ISSUE 2, EFF. OCTOBER 23, 2013, AMENDED, VIRGINIA REGISTER VOLUME 31, ISSUE 24, EFF. AUGUST 26, 2015, VOLUME 33, ISSUE 4, EFF. NOVEMBER 17, 2016.

TEMPORARY SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.

2. RIP THE ENTRE AREA TO SIX INCHES DEEP.

3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE ADDENDUM BELOW).

5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.

6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULT PAK AFTER SEEDING.

7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

8. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERTILIZER AND SEEDING RATES AND LANDSCAPING PLANS.

9. INSPECT SEED ENVIRONMENTAL NEEDS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

PERMANENT SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONED, IF AVAILABLE.

2. RIP THE ENTRE AREA TO 6 INCHES DEPTH.

3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

4. APPLY ALL AGRICULTURAL LIME, FERT LIZ, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE TABLES 3.32-B & 3.32-D THIS SHEET).

5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM 4 TO 6 INCHES DEEP SEEDBED IS PREPARED.

6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULT PAK AFTER SEEDING.

7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

8. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

9. SEE LANDSCAPING PLANS FOR ADDITIONAL PERMANENT SEEDING, MULCHING, AND FERT LIZING RATES. ALL AREAS NOT DESIGNATED TO RECEIVE PLANTS SHALL BE SEDED PER THE LANDSCAPING PLANS.

10. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

11. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

12. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

13. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

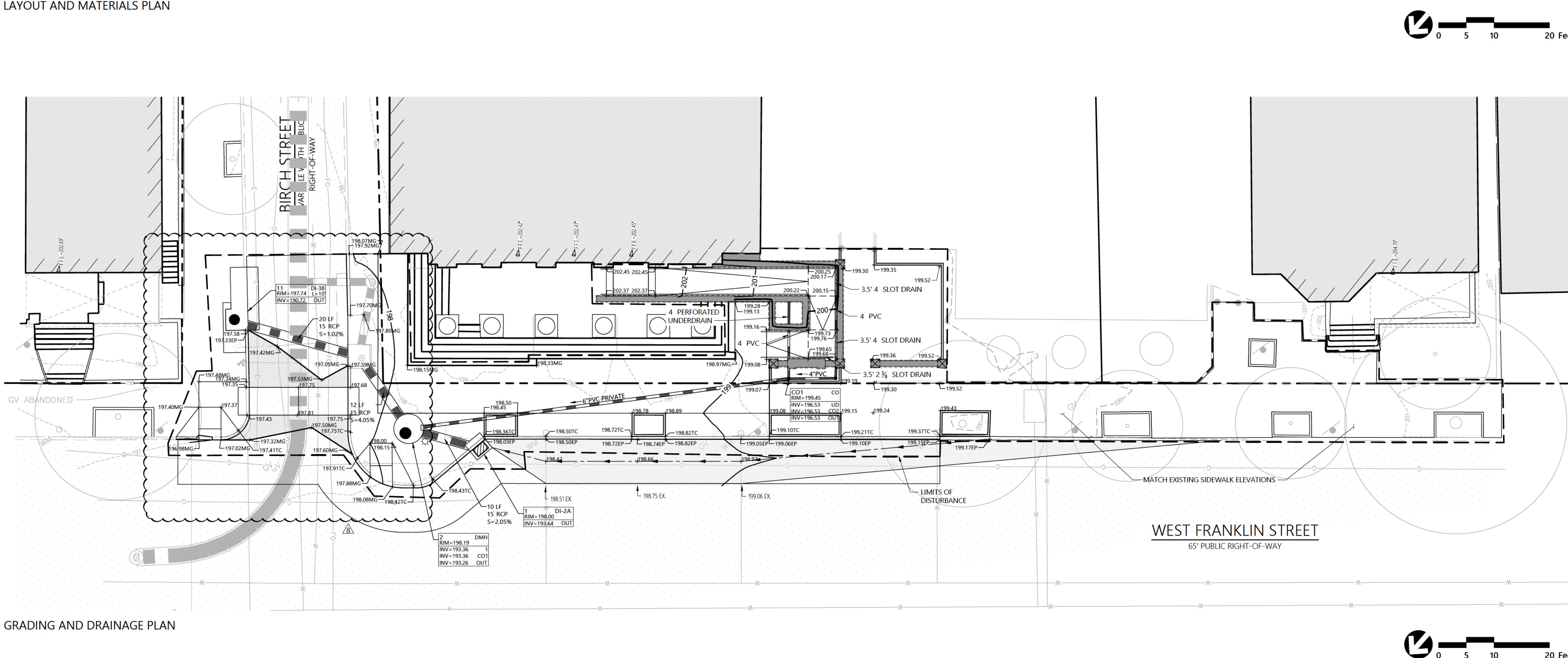
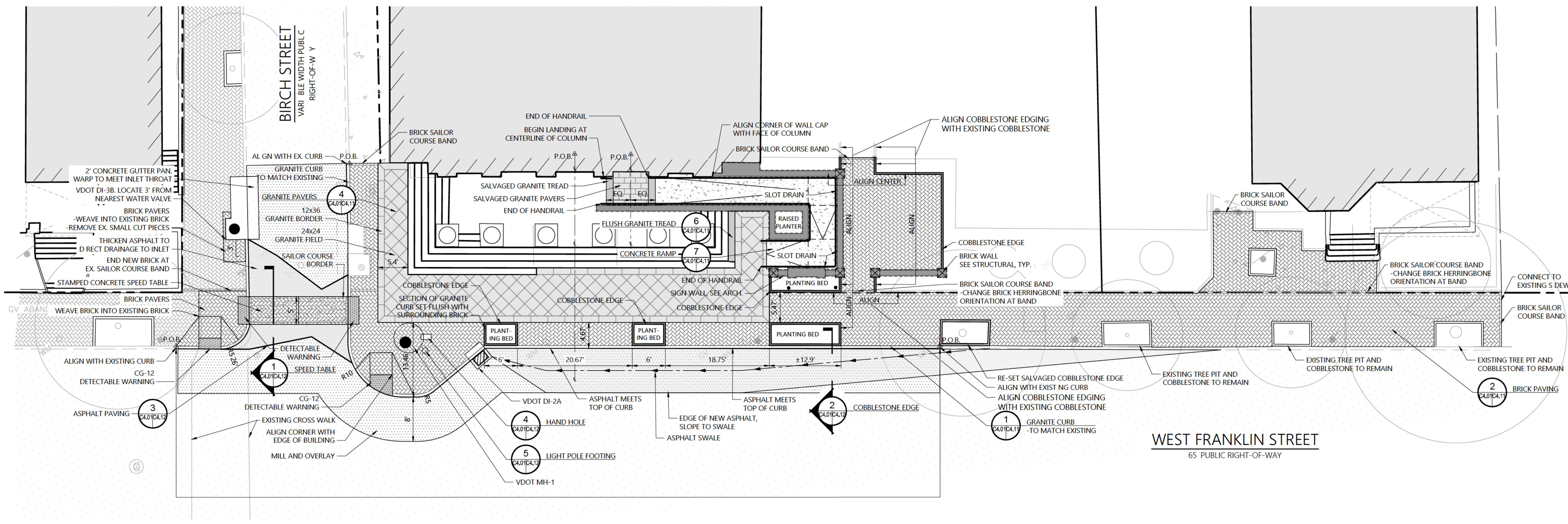
14. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

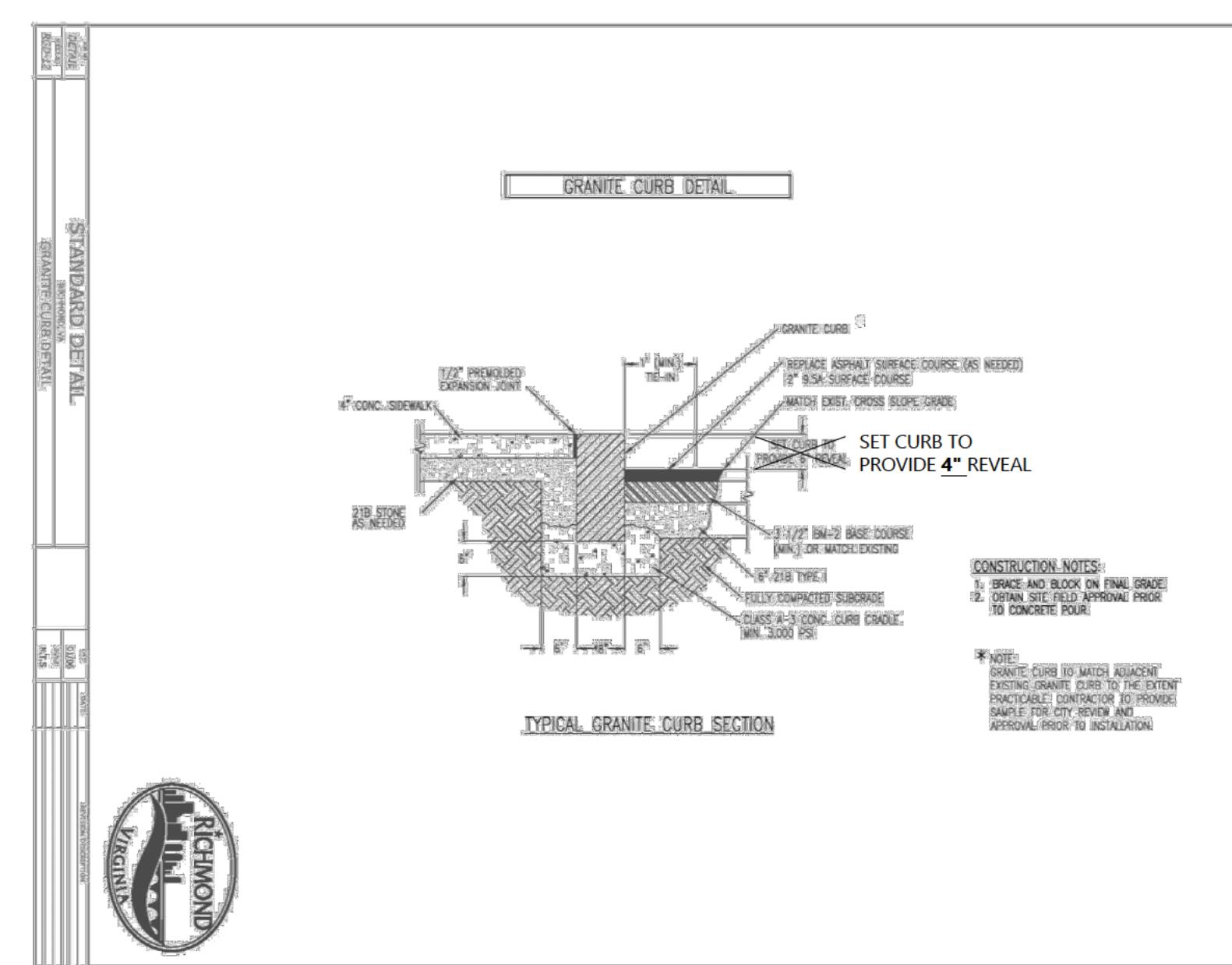
15. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

16. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

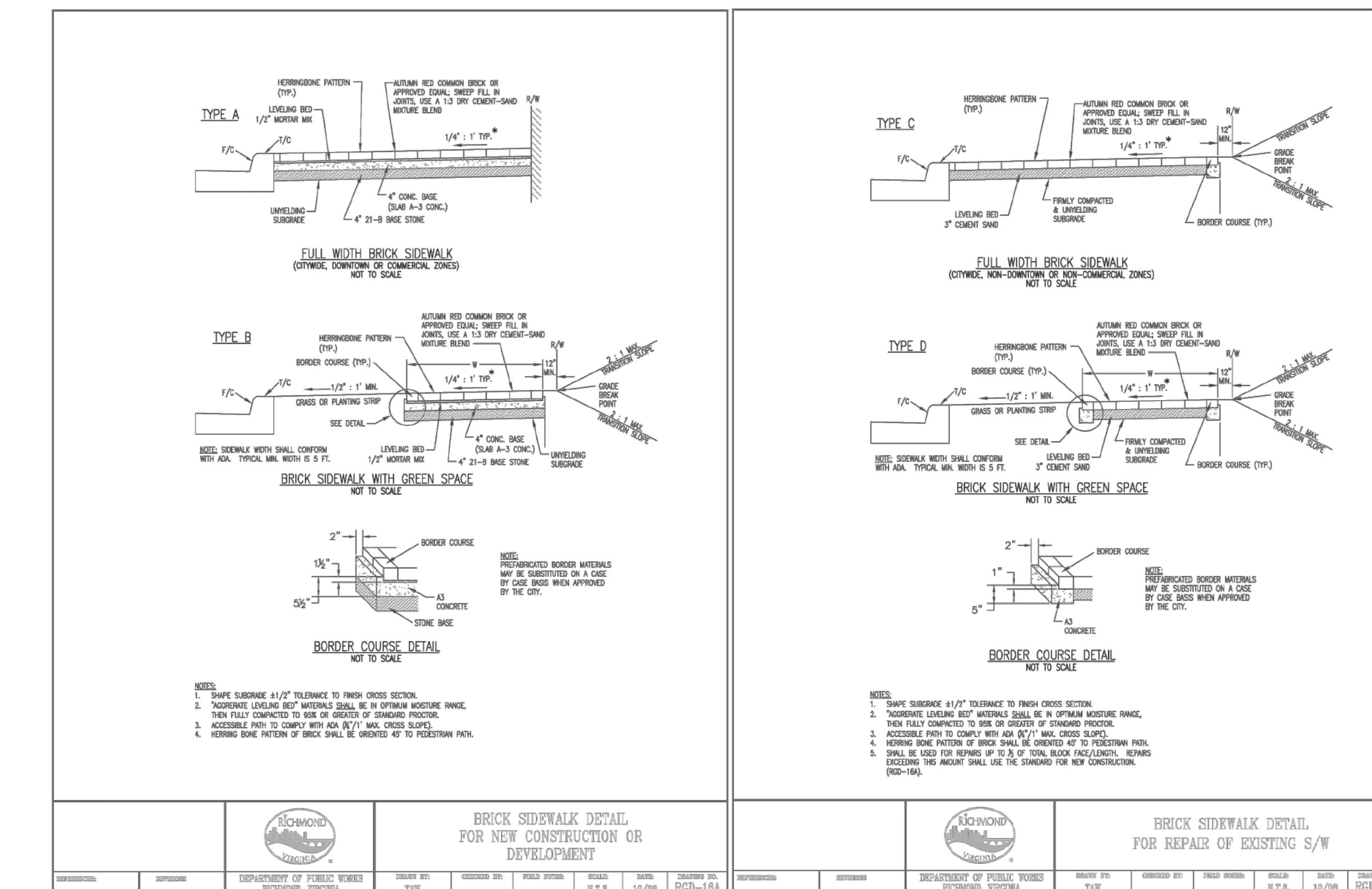
17. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED, RE-ESTABLISH FOLLOWING ORGANIC LIME, FERT LIZ AND SEEDING RATES AND LANDSCAPING PLANS.

18. INSPECT ALL SEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PL

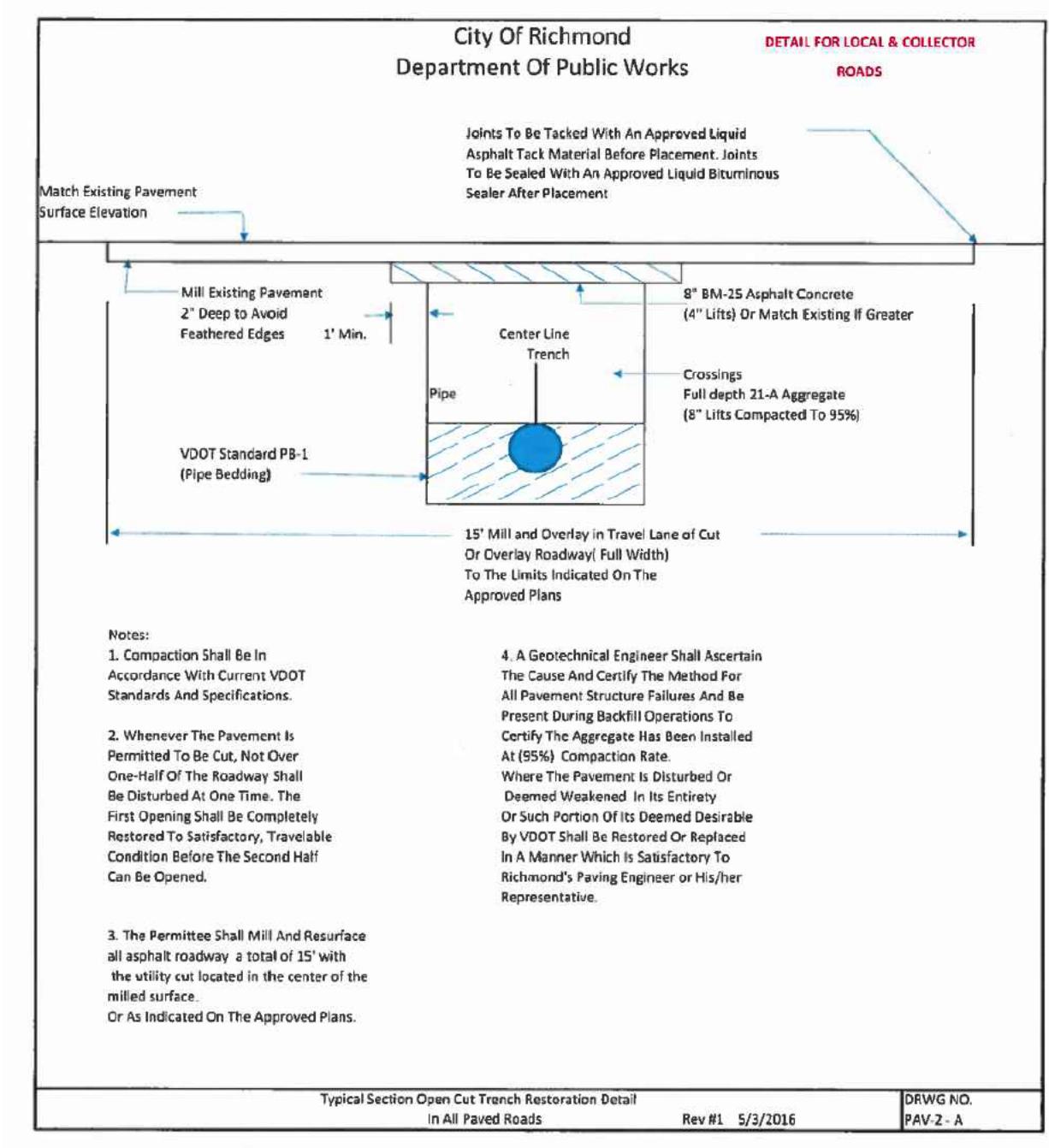




E



D

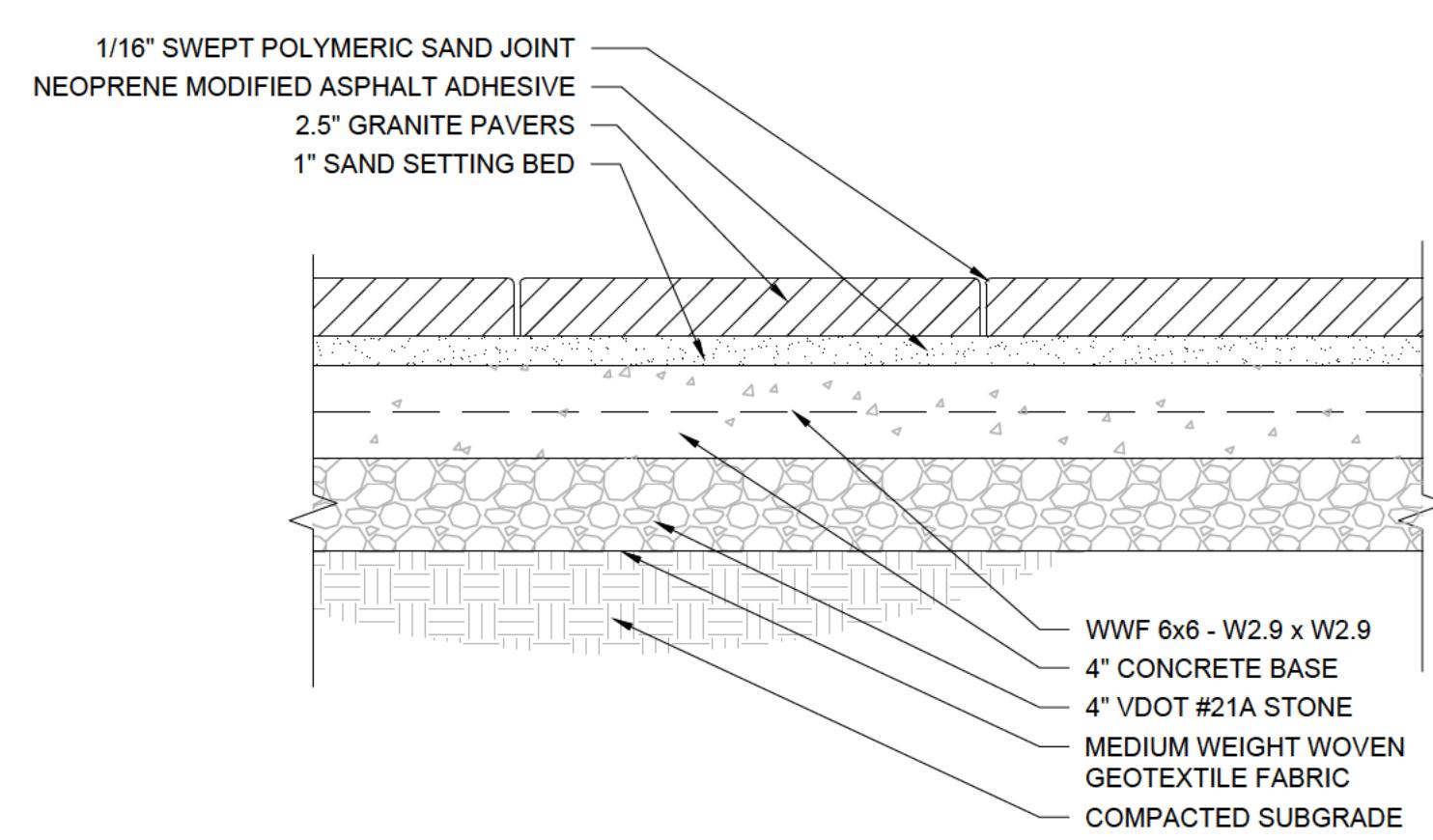


VDOT DETAIL REFERENCE
2016 ROAD AND BRIDGE STANDARDS
1. DI-2A

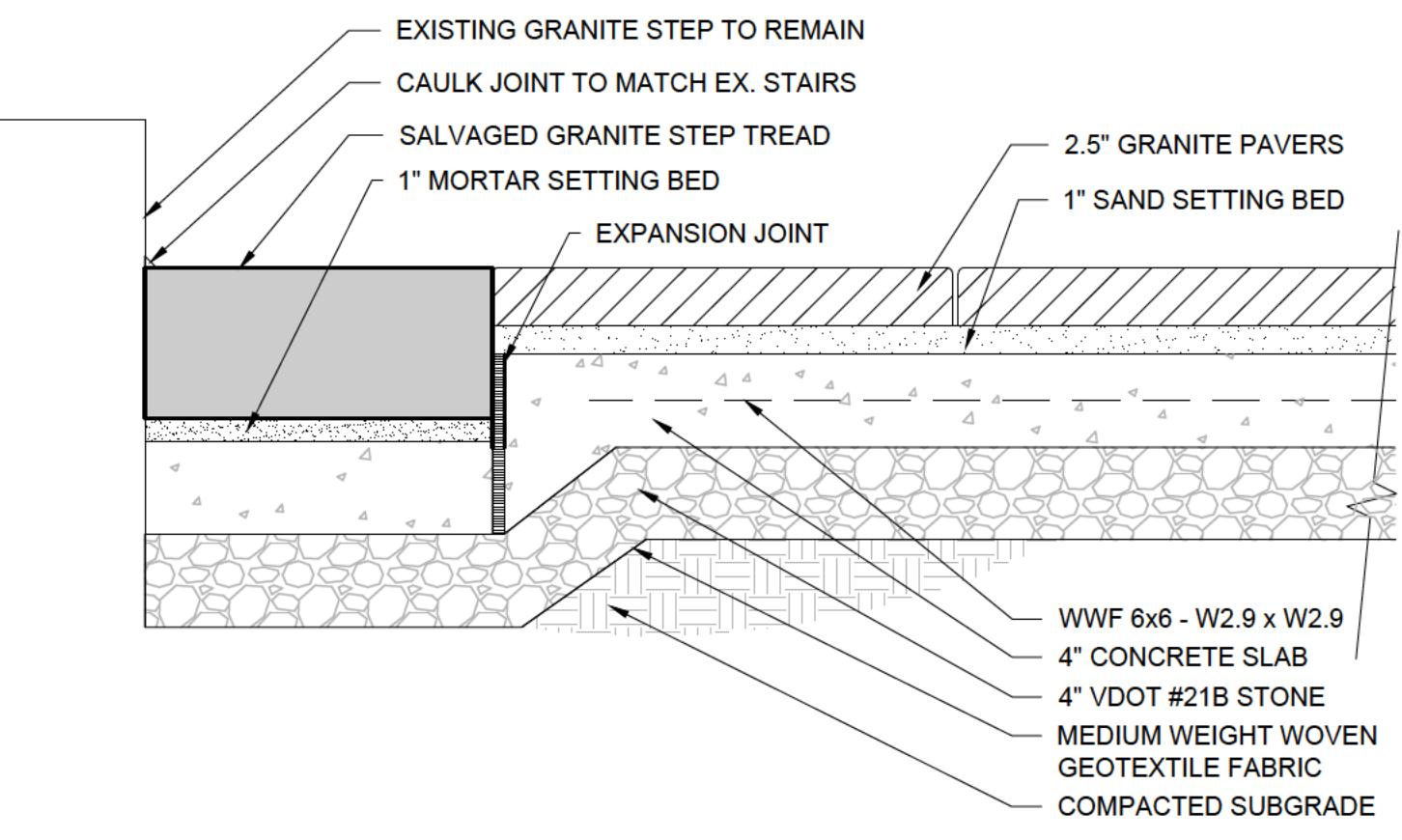
1 GRANITE CURB DETAIL
NTS

2 BRICK SIDEWALK
NTS

3 TRENCH RESTORATION DETAIL
NTS



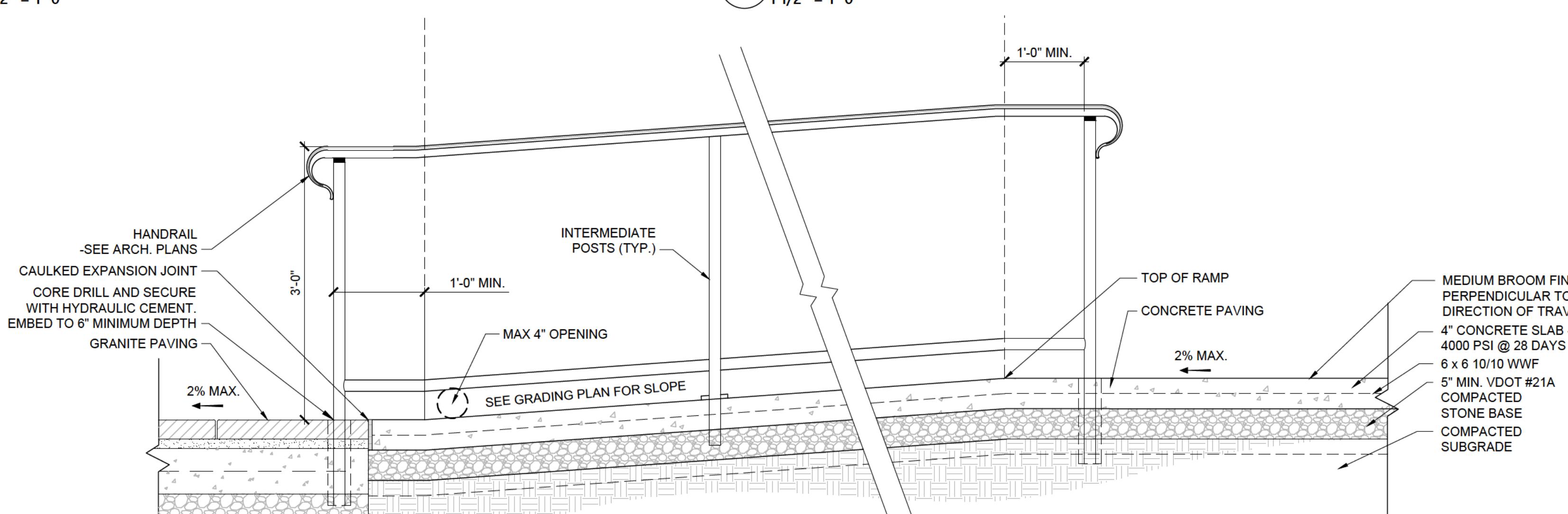
REMOVED FROM SET



4 GRANITE PAVERS
1 1/2" = 1'-0"

5 BRICK RAMP
1 1/2" = 1'-0"

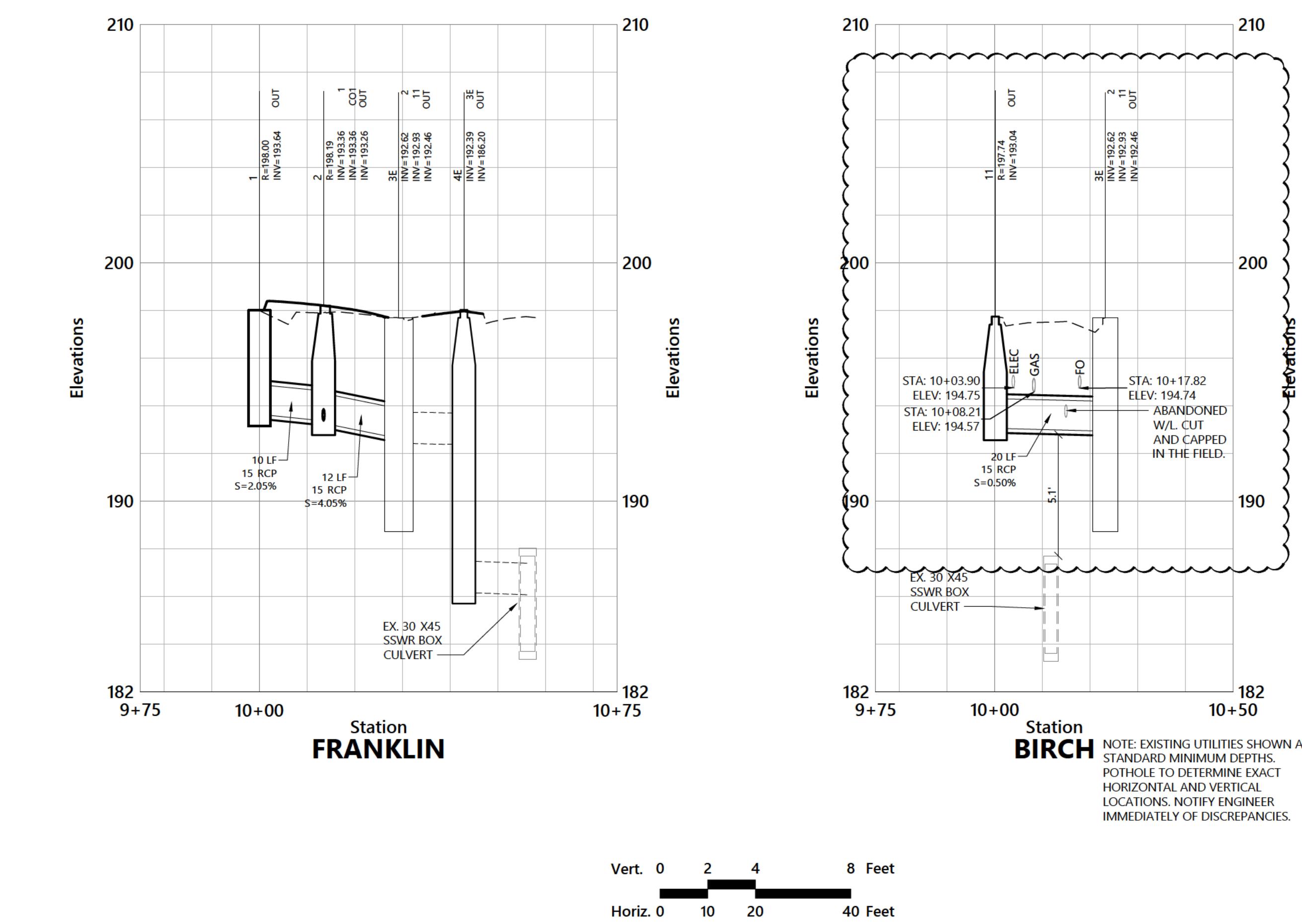
6 FLUSH GRANITE TREAD
1 1/2" = 1'-0"



NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
2. CONTRACTOR RESPONSIBLE FOR CODE COMPLIANT HANDRAILS.
3. FULLY WELD ALL JOINTS. DO NOT LEAVE OPENINGS IN JOINTS WHERE RUST MAY DEVELOP.
4. ALL WELDS ARE TO BE GROUND SMOOTH.
5. LENGTHS OF RAMP RUNS VARY. SEE PLAN.
6. RAMP RUNS NOT TO EXCEED A VERTICAL RISE OF 30".
7. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE.
8. CONCENTRATED LOAD OF HANDRAILS AND GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE.

7 CONCRETE RAMP
1" = 1'-0"



GLAVÉ &
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PROJECT TITLE
ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

1205 W Franklin Street
Richmond VA 23220

CONSULTANTS
CIVIL ENGINEER /
LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER
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RECEIVED
By
Taylor & Parrish
Dated: November 13, 2024
RFT#07

vhb

SEAL
EDWARD L. GLASS
LIC. NO. 17564
5/31/2024

PROJECT NUMBER
GEHA# 2308

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG
REVISIONS
NO. DATE DESCRIPTION
4 9/5/2024 CITY COMMENTS
5 9/23/2024 CITY COMMENTS
6 9/23/2024 RFI#03
7 9/27/2024 CITY COMMENTS
8 11/8/2024 RFI#06 GRADES CONFLICT

SHEET TITLE
SITE DETAILS

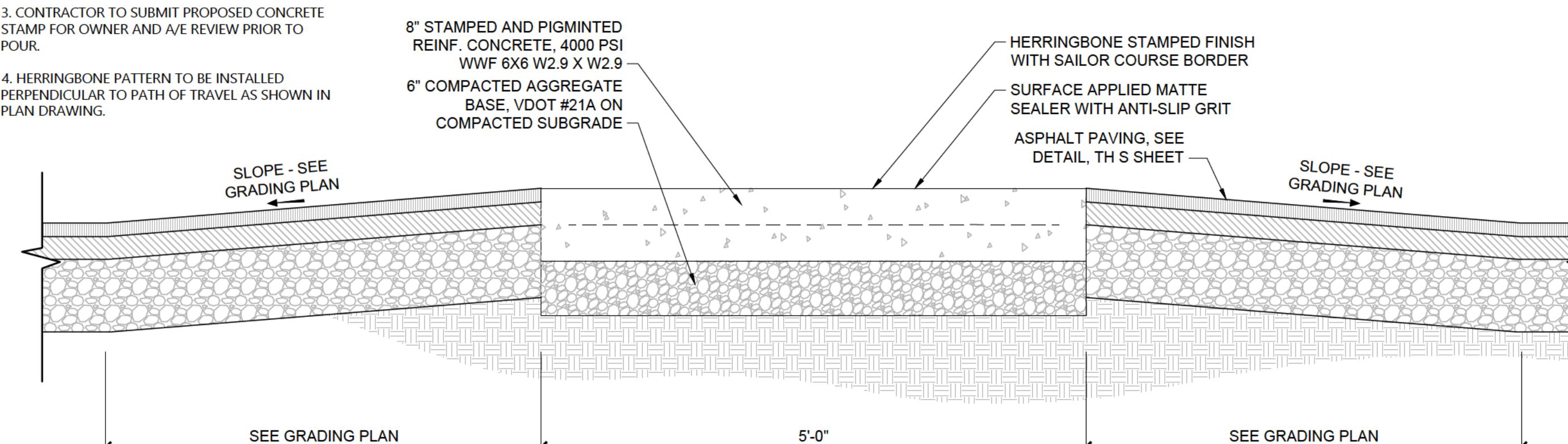
SHEET NUMBER
C4.11
NOTE: Existing Utilities Shown at Standard Minimum Depths.
POTHOLE TO DETERMINE EXACT
HORIZONTAL AND VERTICAL
LOCATIONS. NOTIFY ENGINEER
IMMEDIATELY OF DISCREPANCIES.

NOTES:
1. SPEED TABLE CONCRETE TO BE PIGMENTED BRICK
RED TO MATCH PROPOSED BRICK PAVER. PIGMENT
SHALL BE MANUFACTURED BY SOLOMON COLORS
OR APPROVED ALTERNATIVE AND INCORPORATED
INTO CONCRETE MIX PER MANUFACTURER
SPECIFICATIONS.

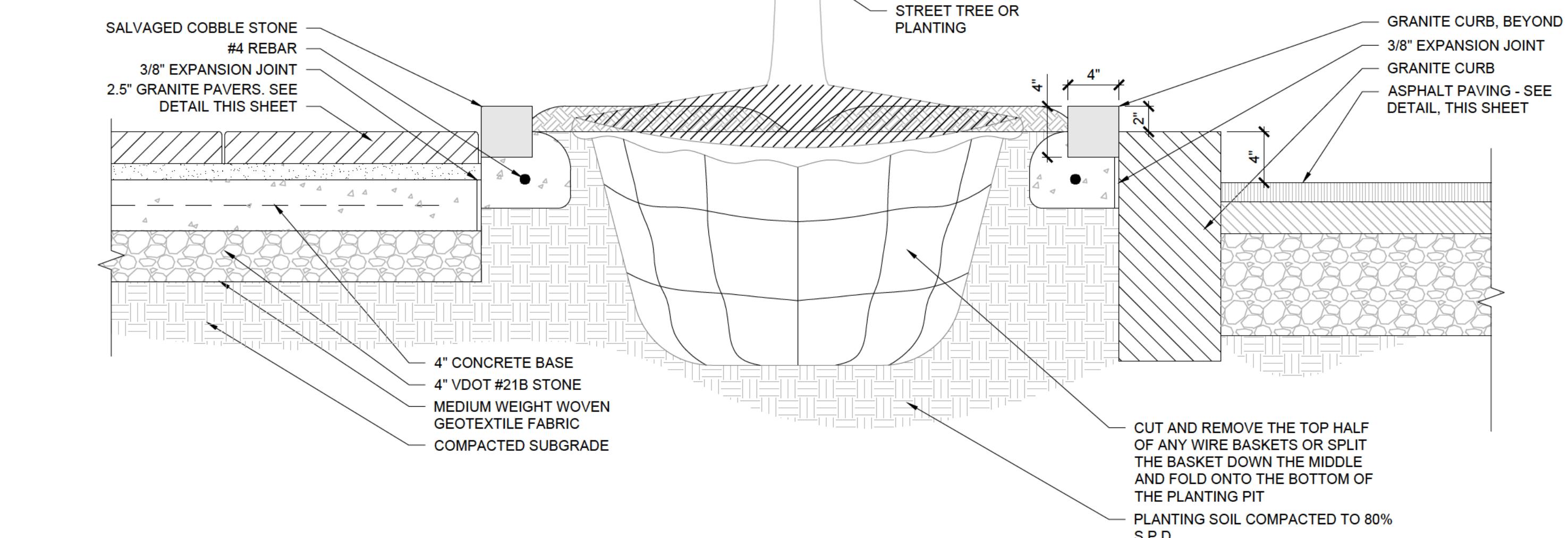
2. CONTRACTOR SHALL SUBMIT PIGMENTED
CONCRETE SAMPLE WITH BRICK SAMPLE FOR
OWNER AND A/E REVIEW PRIOR TO POUR.

3. CONTRACTOR TO SUBMIT PROPOSED CONCRETE
STAMP FOR OWNER AND A/E REVIEW PRIOR TO
POUR.

4. HERRINGBONE PATTERN TO BE INSTALLED
PERPENDICULAR TO PATH OF TRAVEL AS SHOWN IN
PLAN DRAWINGS.

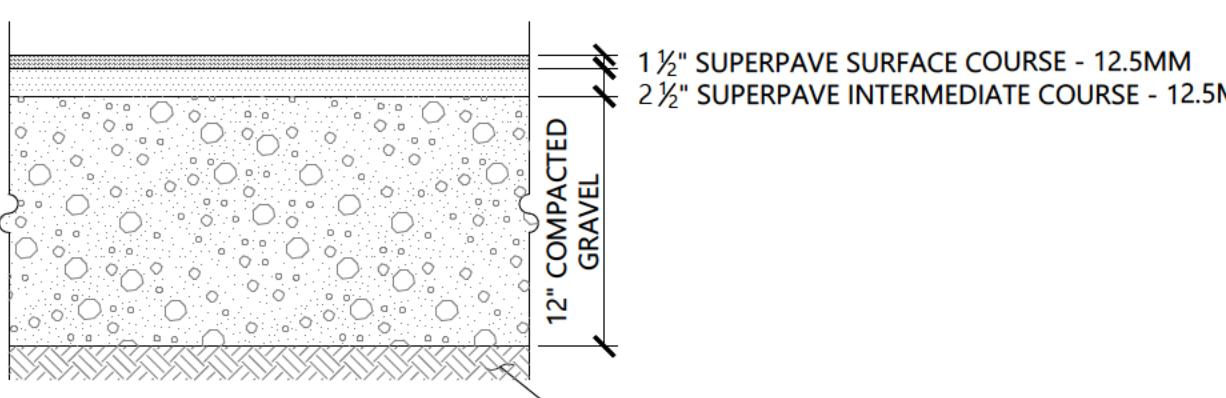


1 STAMPED CONCRETE SPEED TABLE
1" = 1'-0"

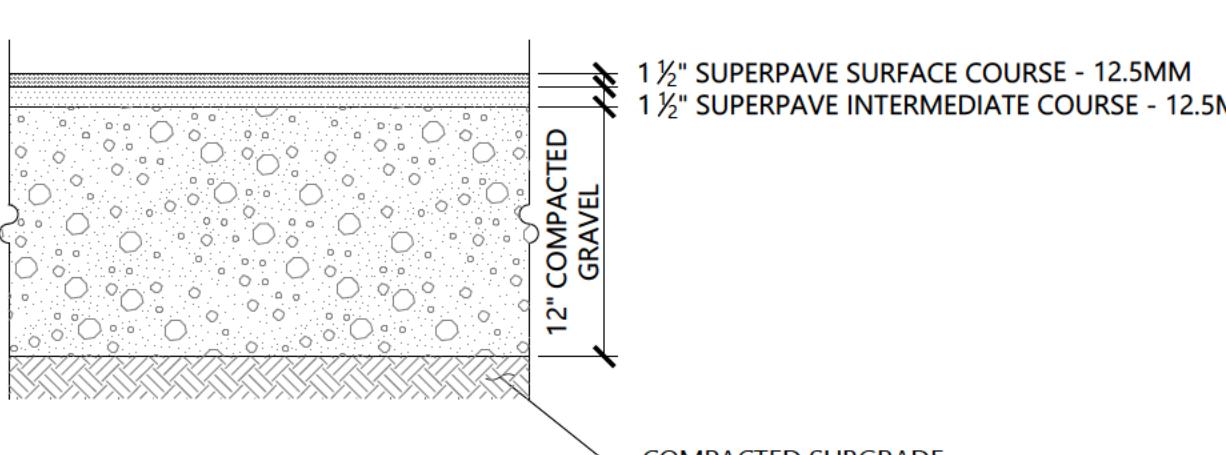


2 COBBLESTONE EDGE
1 1/2" = 1'-0"

2016 VDOT ROAD AND
BRIDGE STANDARD DETAILS
REFER TO THE CURRENT REVISION OF THE
STANDARDS FOR THE FOLLOWING:
1. DI-2A, PG. 104.03-104.04
2. DI-3B, PG. 104.09-104.10
3. ST-1, PG. 106.09
4. CG-12, PG. 204.01-204.05



HEAVY DUTY FLEXIBLE PAVEMENT



STANDARD DUTY FLEXIBLE PAVEMENT

NOTES
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE
RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

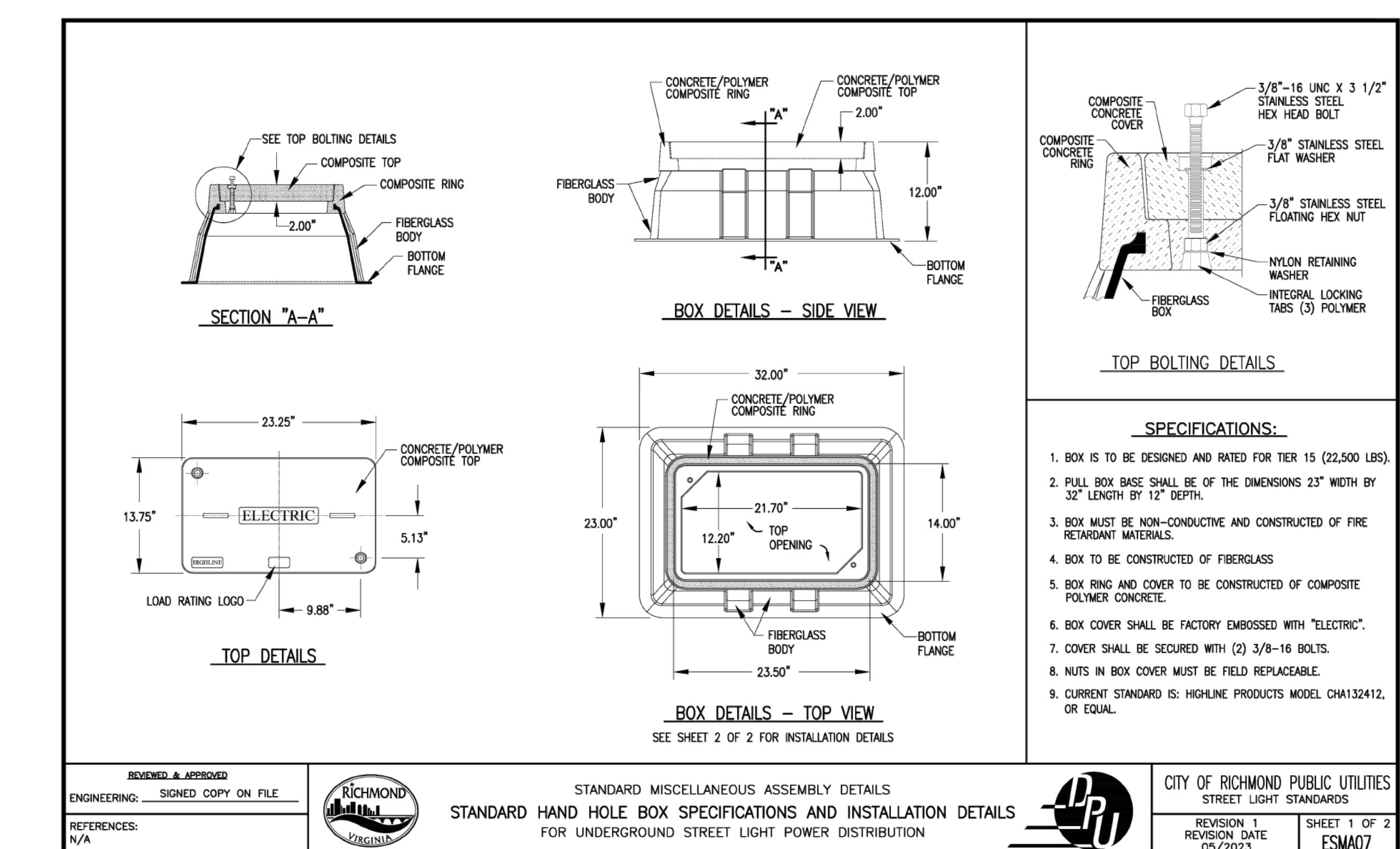
3 ASPHALT PAVNG

N.T.S.

Source: VHB

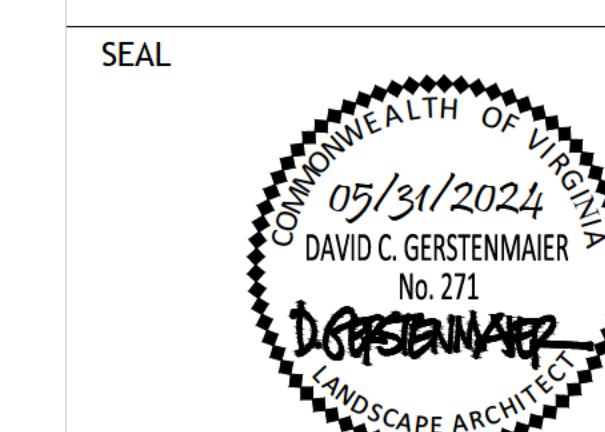
4 HAND HOLE BOX
N.T.S.

LD_430



STANDARD MISCELLANEOUS ASSEMBLY DETAILS
FOR UNDERGROUND STREET LIGHT POWER DISTRIBUTION

CITY OF RICHMOND PUBLIC UTILITIES
STREET LIGHT STANDARDS
REVISION 1
REVISION DATE
05/2023
SHEET 1 OF 2
ESMA07



PROJECT NUMBER
GEHA#2-3028

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG

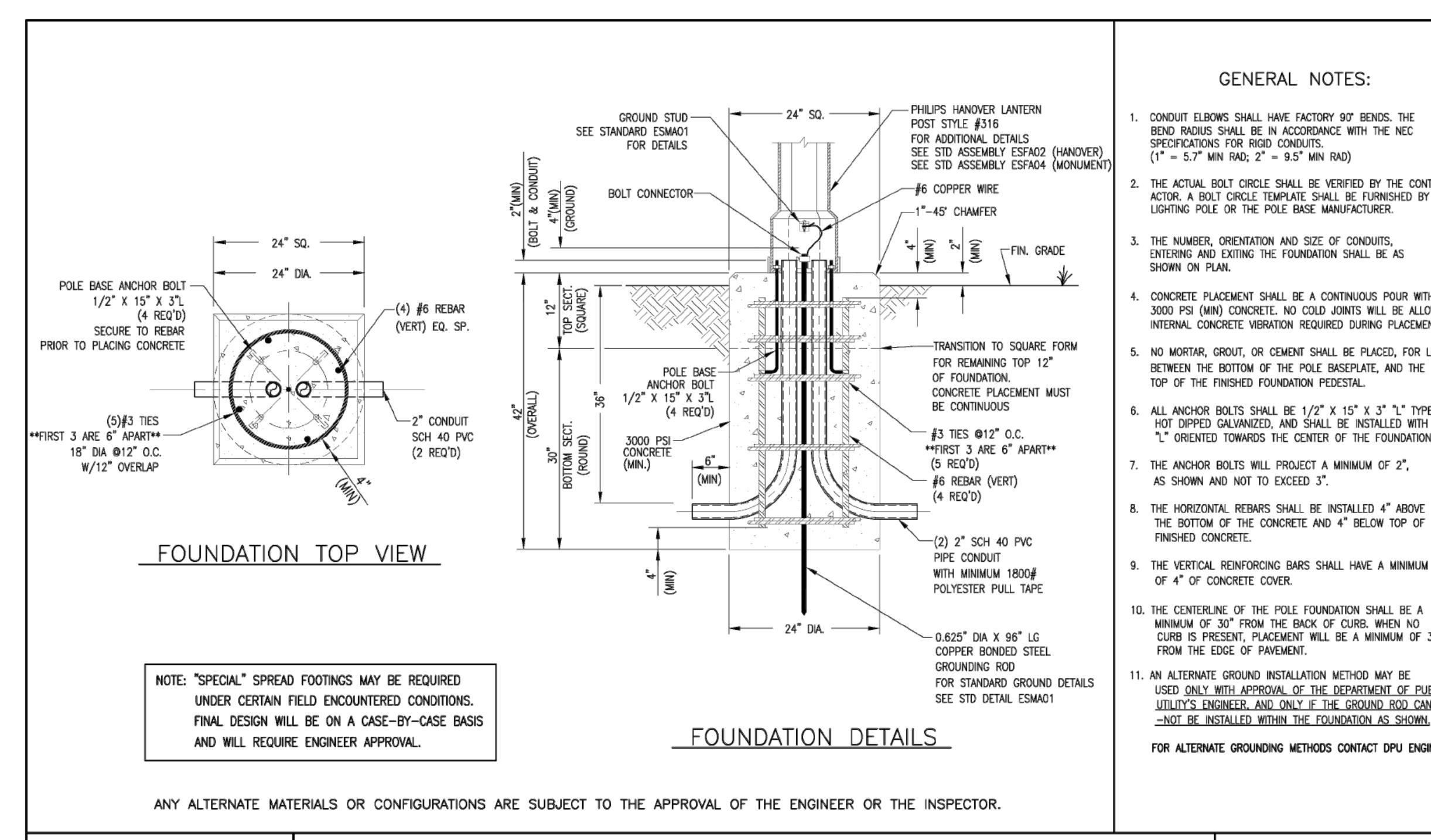
REVISIONS

NO.	DATE	DESCRIPTION
2	7/24/2024	REVISION 2
4	9/5/2024	CITY COMMENTS
5	9/23/2024	CITY COMMENTS
6	9/23/2024	RFI-003
7	9/27/2024	CITY COMMENTS

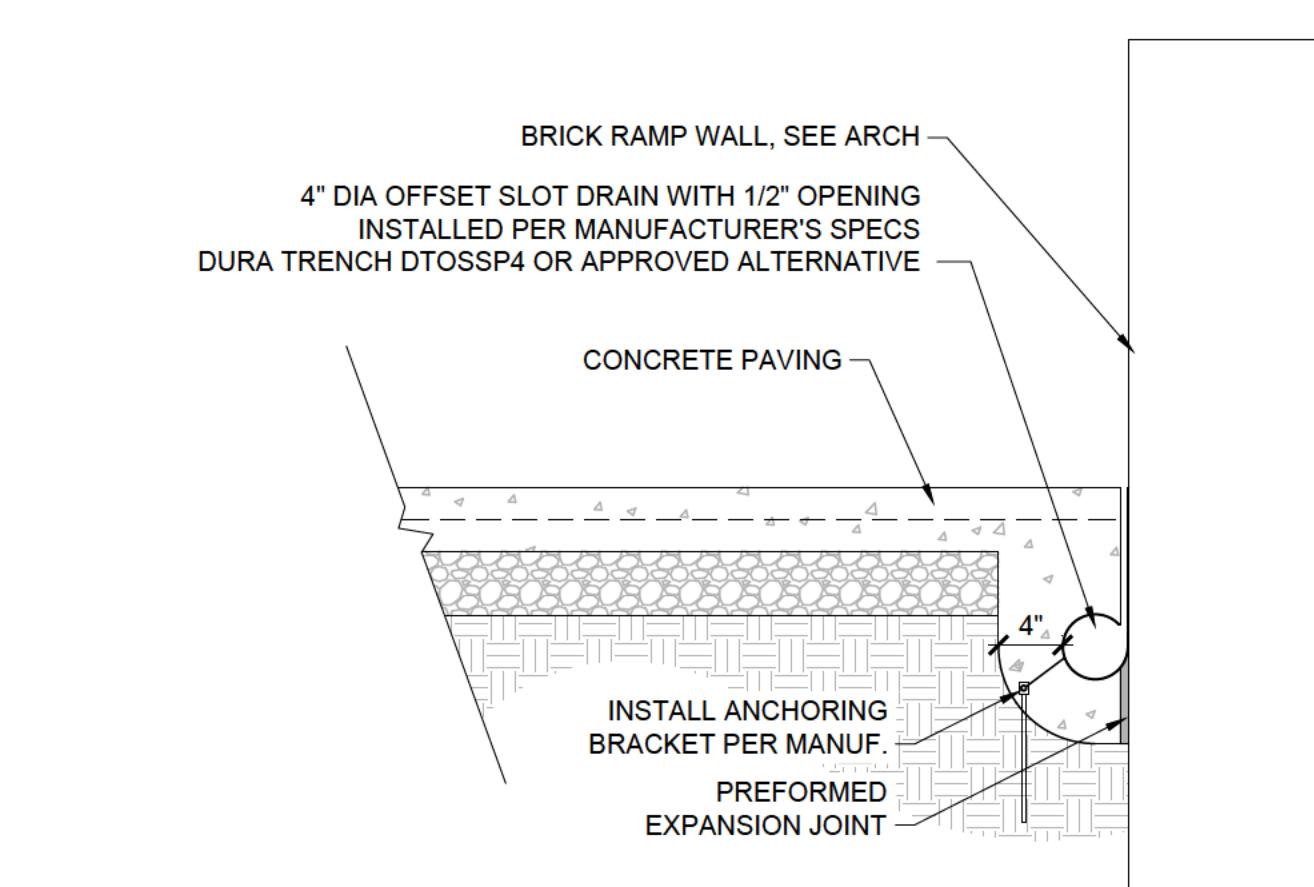
SHEET TITLE
SITE DETAILS

SHEET NUMBER

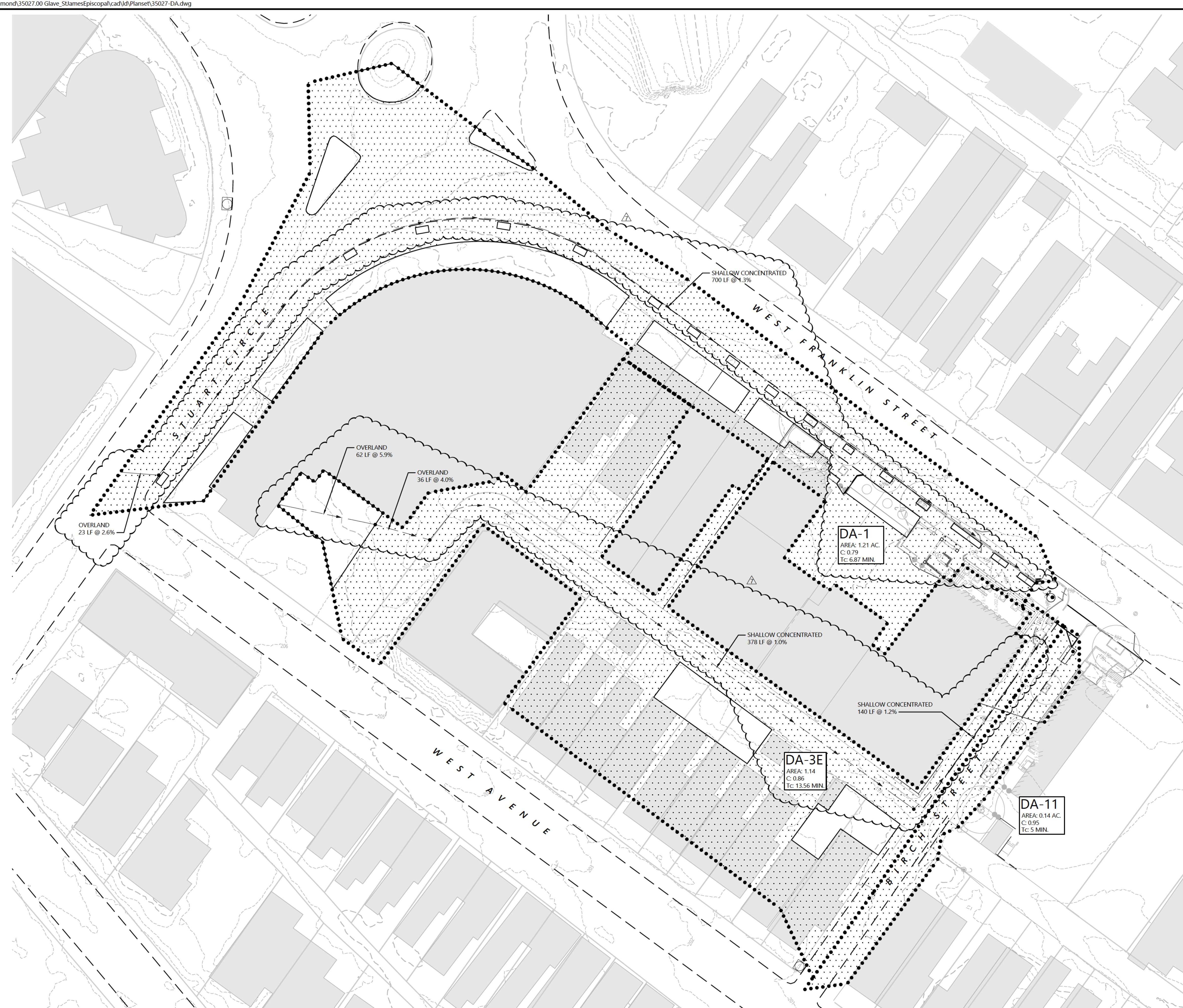
C4.12



5 LIGHT POLE FOOTING
N.T.S.



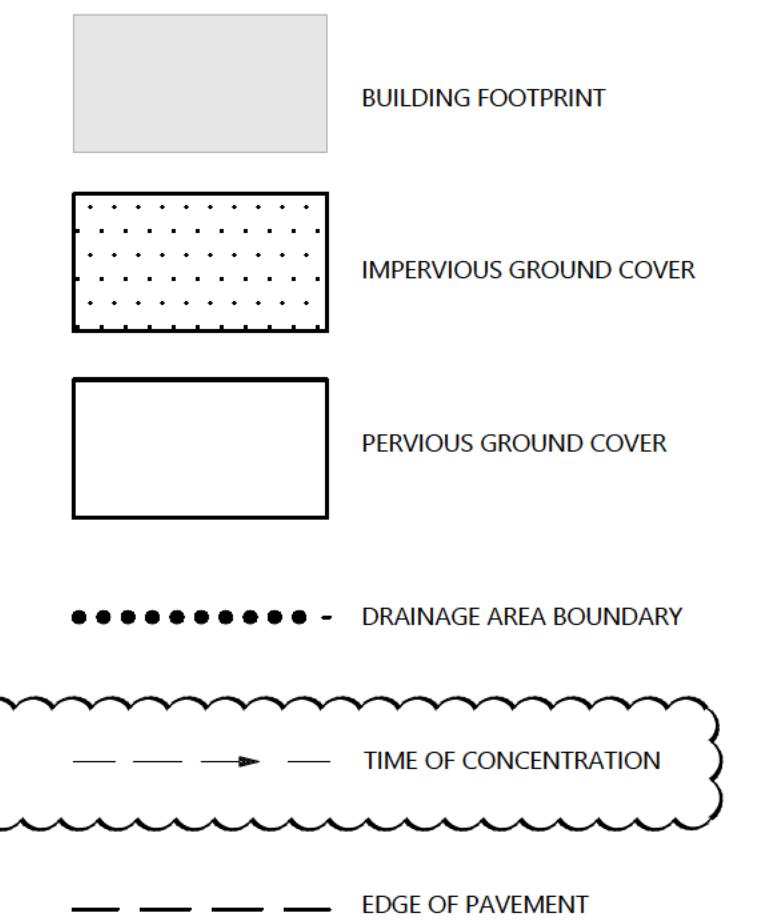
6 SLOT DRAIN
1" = 1'-0"



Narrative

A VDOT DI-3A IS THE EXISTING PRIMARY CATCHMENT FOR THE SOUTH SIDE OF W. FRANKLIN ST. PROPOSED INLET #1 REPLACES THE DI-3A WITH A DI-2A TO INCREASE THE TOTAL DRAINAGE OPENING FROM 1.15 SQ. FT. TO 3.08 SQ. FT. PROPOSED INLET #11 IS A DI-3B PLACED TO CAPTURE THE WATER AND DISCHARGES TO THE EXISTING TRAP INLET ON THE WEST SIDE OF BIRCH ST. BIRCH ST. BLOCKS THE FLOW OF WATER FROM THE EAST SIDE OF BIRCH ST. PROPOSED INLET #11 IS A DI-3B PLACED TO CAPTURE THE WATER AND DISCHARGES TO THE EXISTING TRAP INLET ON THE WEST SIDE OF BIRCH ST.

Legend



GLAVÉ & HOLMES

ARCHITECTURE

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W glaveandholmes.com

PROJECT TITLE

ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

1205 W Franklin Street
Richmond VA 23220

CONSULTANTS

CIVIL ENGINEER /
LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER

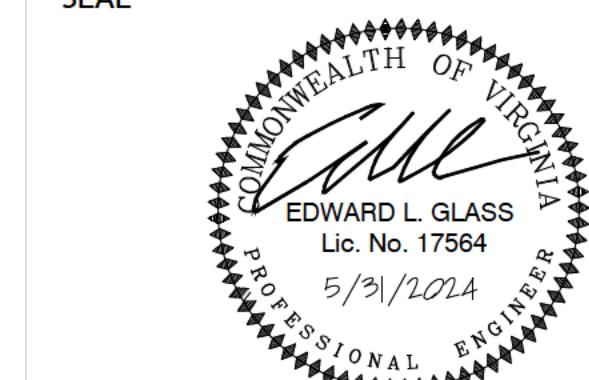
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RECEIVED

By
Taylor & Parrish
Dated: October 1, 2024



SEAL



PROJECT NUMBER
GEHA# 23028

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG

REVISIONS

NO.	DATE	DESCRIPTION
2	7/24/2024	REVISION 2
4	9/5/2024	CITY COMMENTS
5	9/23/2024	CITY COMMENTS
6	9/23/2024	RFI-003
7	9/27/2024	CITY COMMENTS

SHEET TITLE
STORM DRAIN MAP
AND CALCULATIONS

FROM POINT	TO POINT	T _r (MINUTES)	RAINFALL (IN/HR)	RUNOFF (CFS)	LINE	INVERT IN	INVERT OUT	LENGTH (FEET)	SLOPE	DIAM. (INCHES)	MANNING'S N COEFF.	CAPACITY (CFS)	VELOCITY (FPS)	FLOW TIME (MINUTES)
1	2	6.87	6.39	6.66	1-2	193.64	193.36	13.57	2.03%	15	0.013	9.20	8.19	0.03
2	3E	6.90	6.39	6.66	2-3E	193.26	192.62	14.90	4.30%	15	0.013	13.39	10.92	0.02
3E	4E	13.56	5.00	6.79	3E-4E	192.46	192.39	13.88	0.50%	15	0.013	4.57	3.73	0.06
4E	5E	13.62	4.99	13.03	4E-5E	186.20	186.10	13.37	0.75%	15	0.013	5.59	4.57	0.05
11	3E	5.00	6.97	0.93	11-3E	190.72	190.49	23.54	1.00%	15	0.013	6.46	3.75	0.10

Storm Sewer, 10 yr.

INLET	OUTLET WATER SURFACE ELEV.	D _o	Q _o	L _o	S _{lo}	H _l	JUNCTION LOSS							FINAL H	INLET WATER SURFACE ELEV.	RIM ELEV.				
							V _o	H _o	Q _l	V _l	Q _l V _{max}	V _l ² /2g	H _l	ANGLE	H _b	H _t	1.3H _t	0.5H _t		
4E	187.10	15"	13.03	13.37	4.07	0.54	4.57	0.08	6.79	3.73	25.34	0.22	0.08	90	0.15	0.31		0.85	187.95	198.02
3E	193.39	15"	6.79	13.88	1.11	0.15	3.73	0.05	6.66	10.92	72.74	1.85	0.65	43	0.85	1.56		1.71	195.10	197.03
2	195.10	15"	6.66	14.90	1.06	0.16	10.92	0.46	6.66	8.19	54.54	1.04	0.36	37	0.43	1.26		1.42	196.52	198.19
1	196.52	15"	6.66	13.57	1.06	0.14	8.19	0.31							0.31			0.46	196.97	197.33
11	195.10	15"	0.93	23.54	0.02	0.00	3.75	0.07							0.07			0.07	195.17	197.07

Hydraulic Grade Line, 10 yr.

1 2 3 4 5

Time of Concentration									
DA	Flow Type	Length	Upper Elev.	Lower Elev.	Slope	Coefficient	Velocity	Tc	Notes
DA-3E	Sheet	62	207.51	203.88	0.059	0.30	-	7.28	
DA-3E	Sheet	36	203.88	202.44	0.040	0.90	-	2.08	
DA-3E	SC	378	202.44	198.76	0.010	20.33	2.01	3.14	
DA-11	SC	140	198.76	197.14	0.012	20.33	2.19	1.07	
DA-11	SC	700	207.22	198	0.013	20.33	2.33	5.00	
								6.87	

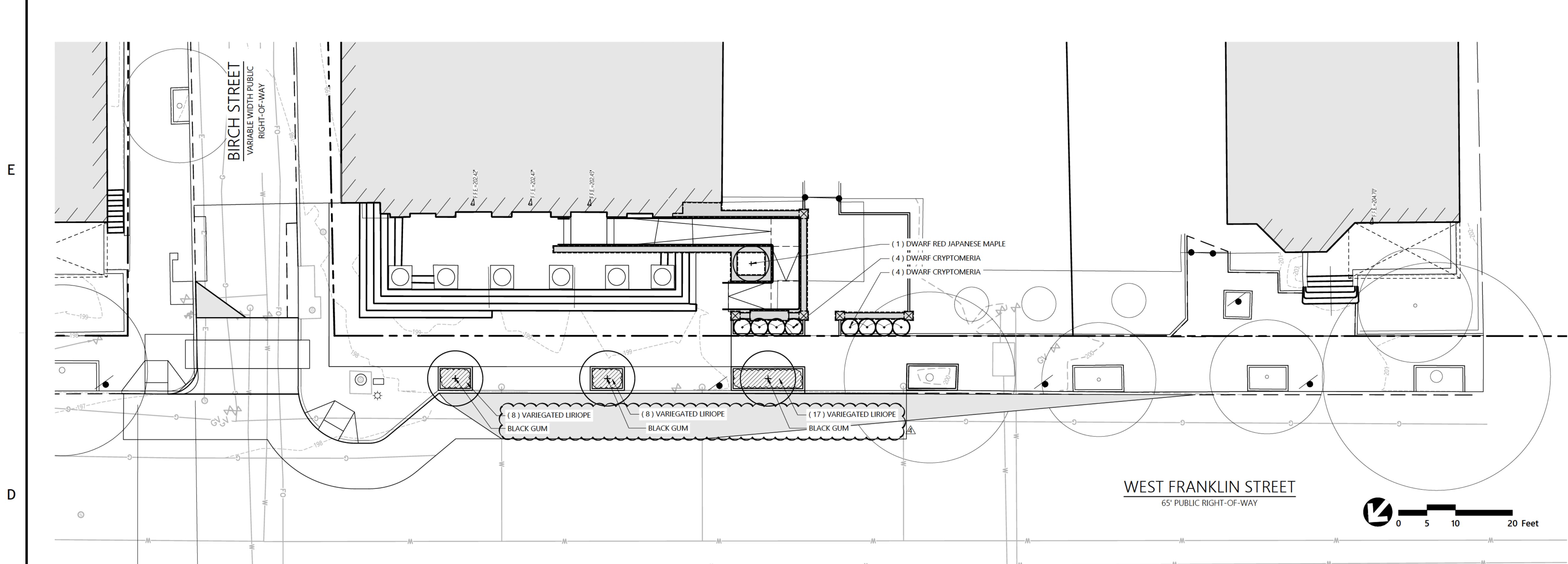
Time of Concentration

Post-Development Drainage Areas						
Drainage Area	Impervious (SF)	A	B	C	D	Total Area (AC)
DA1	42,192	0	0	0	10537	52,729
DA3E	44,051	0	0	0	5,791	49,842
DA11	5,923	0	0	0	0	5,923
Total Onsite	92,166	0	0	0	16,328	108,494
Total	92,166	0	0	0	16,328	108,494

Drainage Areas

C5.01

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Notes

1. CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
2. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
3. THERE IS NO IRRIGATION ON THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
5. THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
6. ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
7. ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
8. CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
9. BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
10. ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE TRIPLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED. EVERGREEN GROVE SHALL BE COVERED WITH A 3" MINIMUM LAYER OF PINE STRAW.
11. ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
12. ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
13. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
14. FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
15. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION).
16. SOIL SHALL BE FREE OF ALL WEEDS.
17. PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY LANDSCAPE ARCHITECT FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE LANDSCAPE ARCHITECT RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
18. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
19. THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
20. CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.
21. CONTRACTOR TO PROVIDE MAINTENANCE & WATERING SCHEDULE SPECIFICATIONS BOOKLET FOR ALL INSTALLED PLANTS.
22. ALL SUBSTITUTES TO BE APPROVED BY LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES WILL BE CONSIDERED.
23. FILL RAISED PLANTER WITH AMENDED TOPSOIL.
24. AMEND SHRUB PLANTING BEDS PER SOIL PROFILE REBUILDING BELOW.
25. TREE PITS WITH EXISTING TREES SHALL NOT BE TILLED TO PREVENT ROOT DAMAGE.

Soil Profile Rebuilding

1. PURPOSE AND DESCRIPTION
 - 1.1 Purpose

Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications if topsoil is present. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare on construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical problems, soil contamination from heavy metals, pathogens, or excessive debris or gravel shall be addressed separately.
 - 1.2 Description of Procedure

The procedure includes a subsoiling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsequent planting with woody plants. The soil preparation portion of Soil Profile Rebuilding puts the components in place for restoration to characteristics similar to undisturbed soils, however, the complete restoration process requires root activity and occurs over many years. This technique may be appropriate for restoration of disturbed soils as defined by SITES™.
 - 1.3 Expected Outcomes

Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long-term soil carbon storage.
2. PROCEDURE
 - 2.1 Location

Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period and all access to these areas prohibited. A soil map delineating protected areas and areas to be treated shall be approved by the owner, arborist, or landscape architect before grading or construction begins.
 - 2.2 Sequencing

Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited with the exception of foot traffic for the purposes of planting or mulching.

If topsoil is already present and is 4 inches or greater in depth, use the "modifications for pre-existing topsoil."
 - 2.3 Remove foreign materials

Remove all foreign materials resulting from construction operations, including oil drippings, stone, gravel, and other construction materials from the existing soil surface.
 - 2.4 Application of Compost

Spread mature, stable compost (see Section 3. Definitions for definition of compost) to a 4 inch depth over compacted subsoil.
 - 2.5 Subsoiling

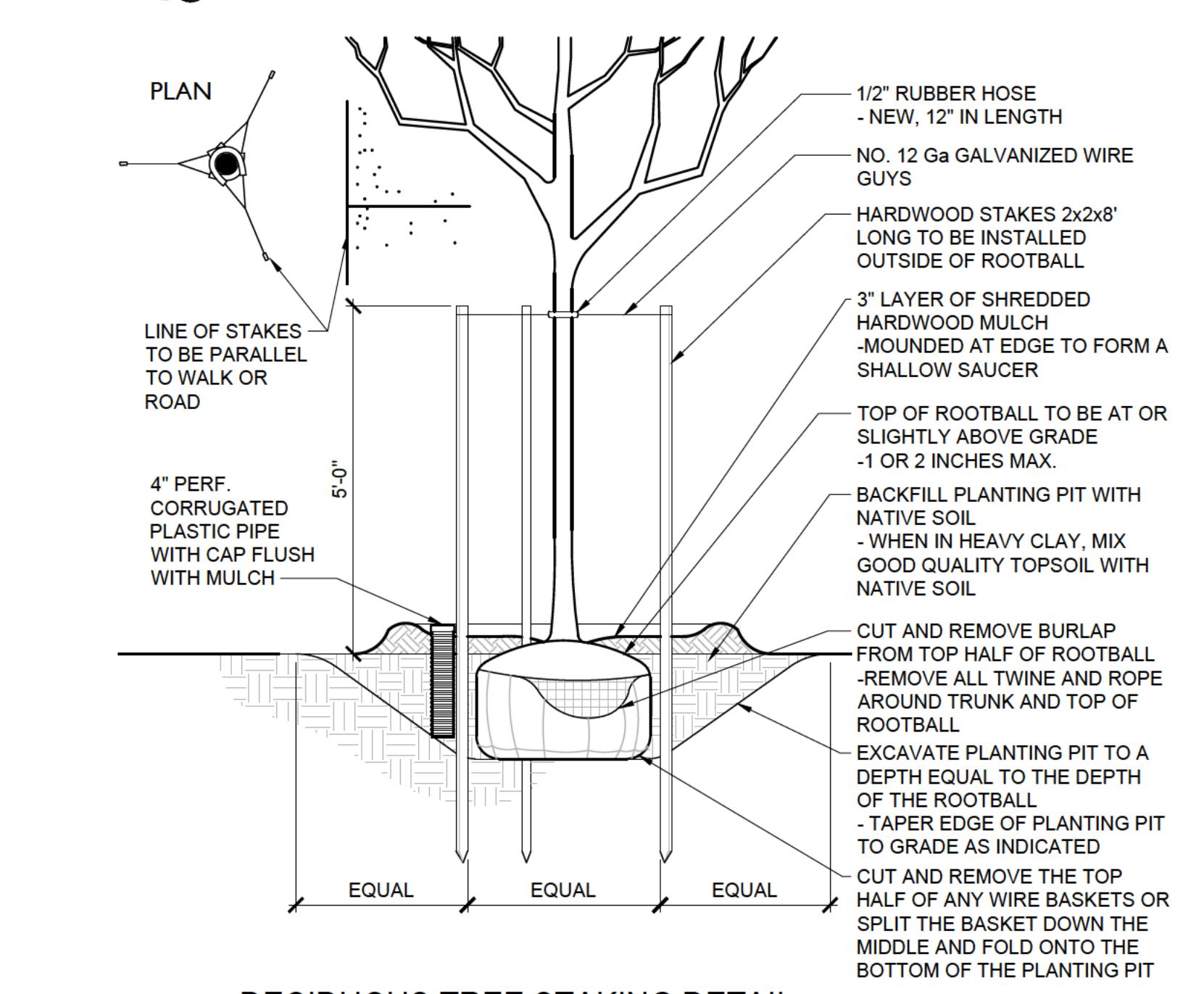
Subsoiling may be performed when soil is neither wet nor dry. If a shovel cannot be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a backhoe rearbucket or similar equipment with a tined bucket to break up the compacted soil and incorporate the compost. Work back-and-forth away from compacted soils so that treated soil is not trafficked by the equipment. Insert the bucket through the compacted layer and into the subsoil to a depth of 24 inches and raise a bucket of soil at least 24 inches above the soil surface. Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The tines of the bucket can be used to break apart larger clumps if necessary. 50% of the soil shall be in clumps 6 inches or smaller. No clumps shall be greater than 12" in diameter. The subsoiling is not intended to homogenize the compacted soil, but rather loosen the soil to a 24-inch depth and create veins of compost down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall be used to verify compost is present at 24 inch depth.
 - 2.6 Replacement of topsoil
 - 2.6.1 Standard procedure

Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a 4 inch minimum depth (see Section 3.3 Definitions for definition of topsoil). If soil was severely disturbed (see definitions), a 6-8 inch minimum shall be replaced.
 - 2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated

Case 1: At least four inches of topsoil is present on the site after construction activities are completed AND soil is not severely disturbed (see Section 3.3 Definitions for description of severely disturbed).

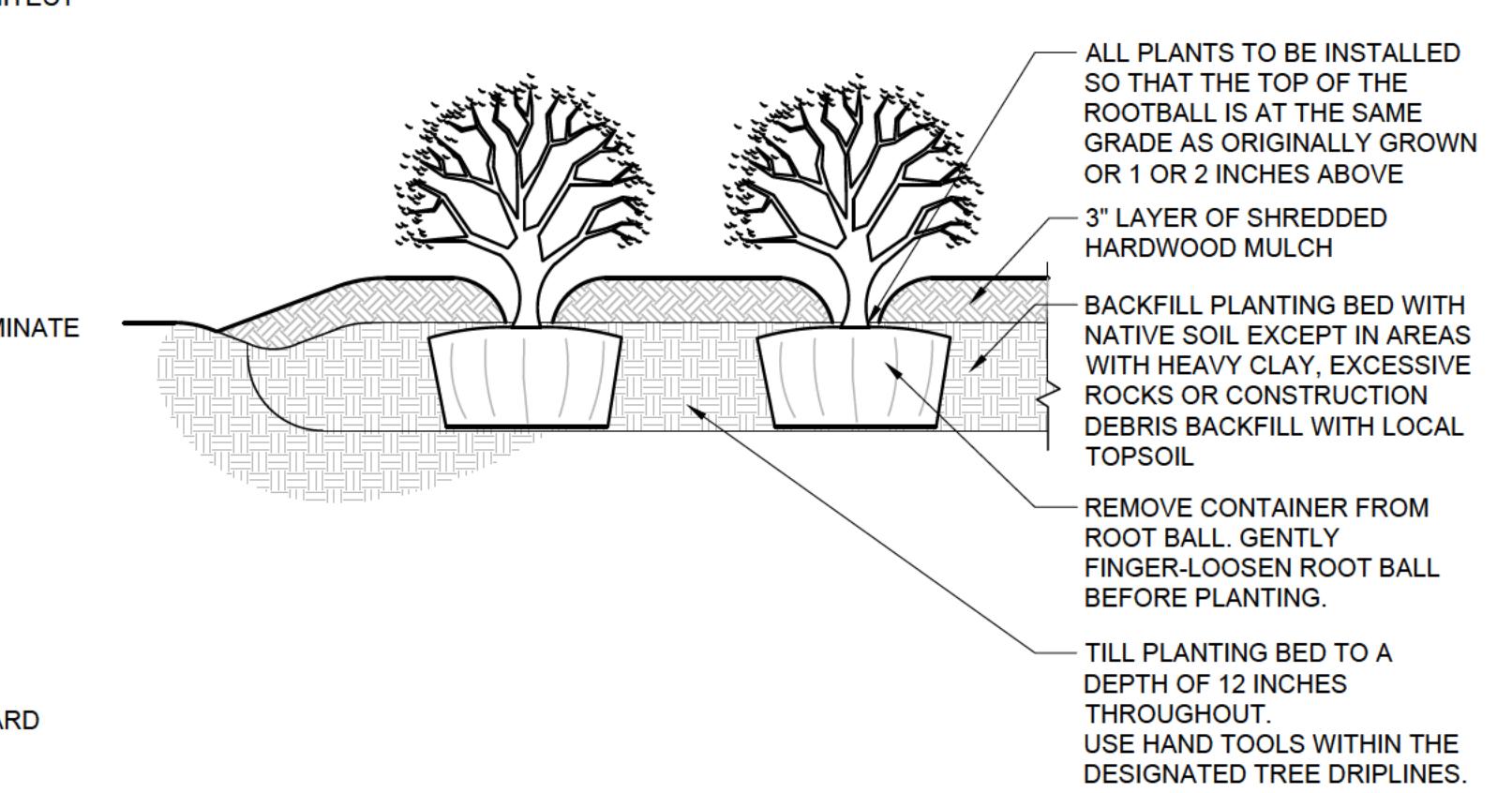
Case 2: Less than 4 inches of topsoil is present on site after construction activities were completed but before Profile Rebuilding is initiated, OR soil is severely disturbed (see Section 3.3 Definitions for description of severely disturbed).

PLANT SCHEDULE			
TREES	QTY	BOTANICAL	COMMON
1		ACER PALMATUM 'CRIMSON QUEEN'	DWF RED JAPANESE MAPLE
3		NYSSA SYLVATICA	BLACK GUM
SHRUBS	QTY	BOTANICAL	COMMON
8		CRYPTOMERIA JAPONICA 'NANA'	DWF CRYPTOMERIA
PERENNIALS			
33		LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE
MULCH	175	MULCH SF	



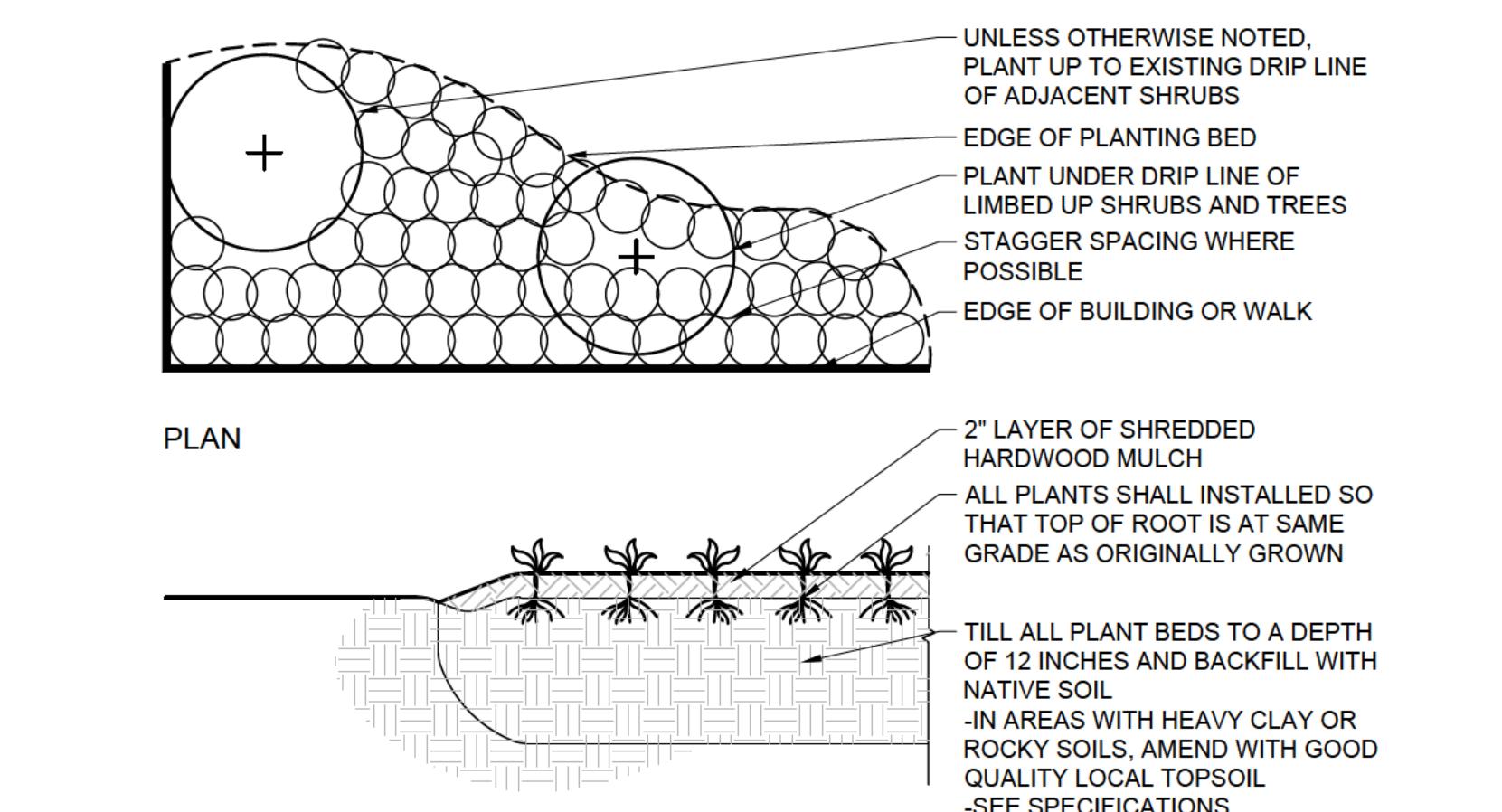
NOT TO SCALE

DECIDUOUS TREE STAKING DETAIL



NOT TO SCALE

SHRUB PLANTING DETAIL



NOT TO SCALE

GROUNDCOVER PLANTING BED DETAIL

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ST JAMES'S RAMP AND ROAD PROJECT

St. James's Episcopal Church

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05/31/2024
DAVID C. GERSTENMAIER
No. 271
LANDSCAPE ARCHITECT

PROJECT NUMBER
GEHA# 23028

DATE
MAY 31, 2024

DRAWN BY: JRD CHECKED BY: ELG

REVISIONS

NO.	DATE	DESCRIPTION
1	6/26/2024	REVISION 1 - MATERIAL SPECIFICATIONS
2	7/24/2024	REVISION 2
4	9/5/2024	CITY COMMENTS

SHEET TITLE
LANDSCAPE PLAN

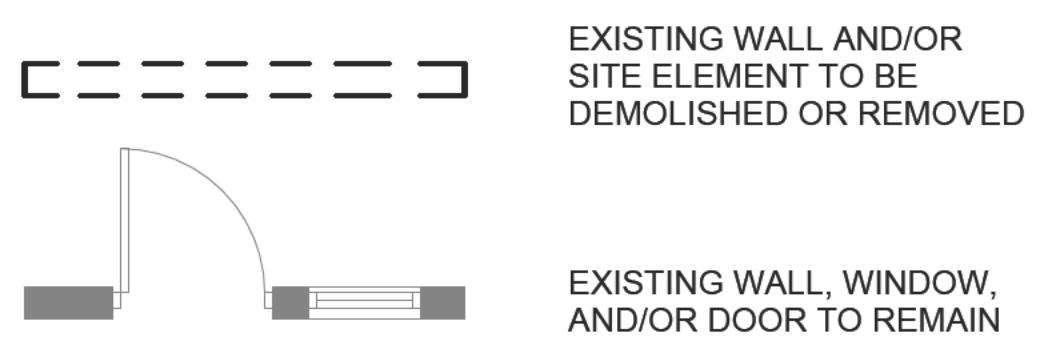
SHEET NUMBER

L1.01

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GENERAL DEMOLITION NOTES

LEGEND - existing/new



- THE OWNER RESERVED THE RIGHT TO KEEP ANY MATERIALS THAT ARE DESIGNATED FOR REMOVAL. COORDINATE REMOVALS WITH OWNER. CAREFULLY REMOVE ITEMS IDENTIFIED TO BE KEPT BY OWNER AND STORE AT THE LOCATION DESIGNATED BY OWNER.
- WHEN ENCOUNTER ANY PREVIOUSLY INSTALLED UNREFERENCED OR UNDOCUMENTED FINISHES BENEATH FRENCHED OR UNDOCUMENTED FINISHES DURING DEMOLITION, MINIMIZE DAMAGE TO THE UNDERLYING FINISH AND NOTIFY THE ARCHITECT OF RECORD FOR ADDITIONAL DIRECTION. COORDINATE DEMOLITION WITH NEW CONSTRUCTION MASONRY OR FRAMED OPENINGS AND ADJACENT FINISHES IN EXISTING WALLS. PARTITIONS, FLOORS, AND CEILINGS SHALL HAVE CLEAN SAW CUT EDGES AND PREPARED TO RECEIVE NEW WORK. SALVAGED MASONRY SHALL BE KEYED-IN TO MATCH EXISTING.

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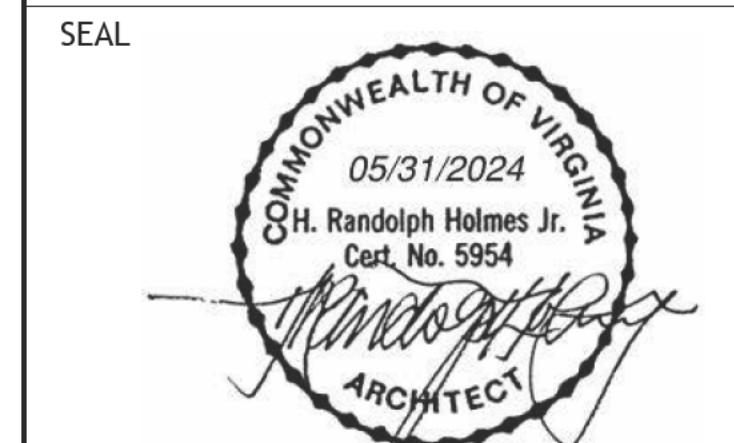
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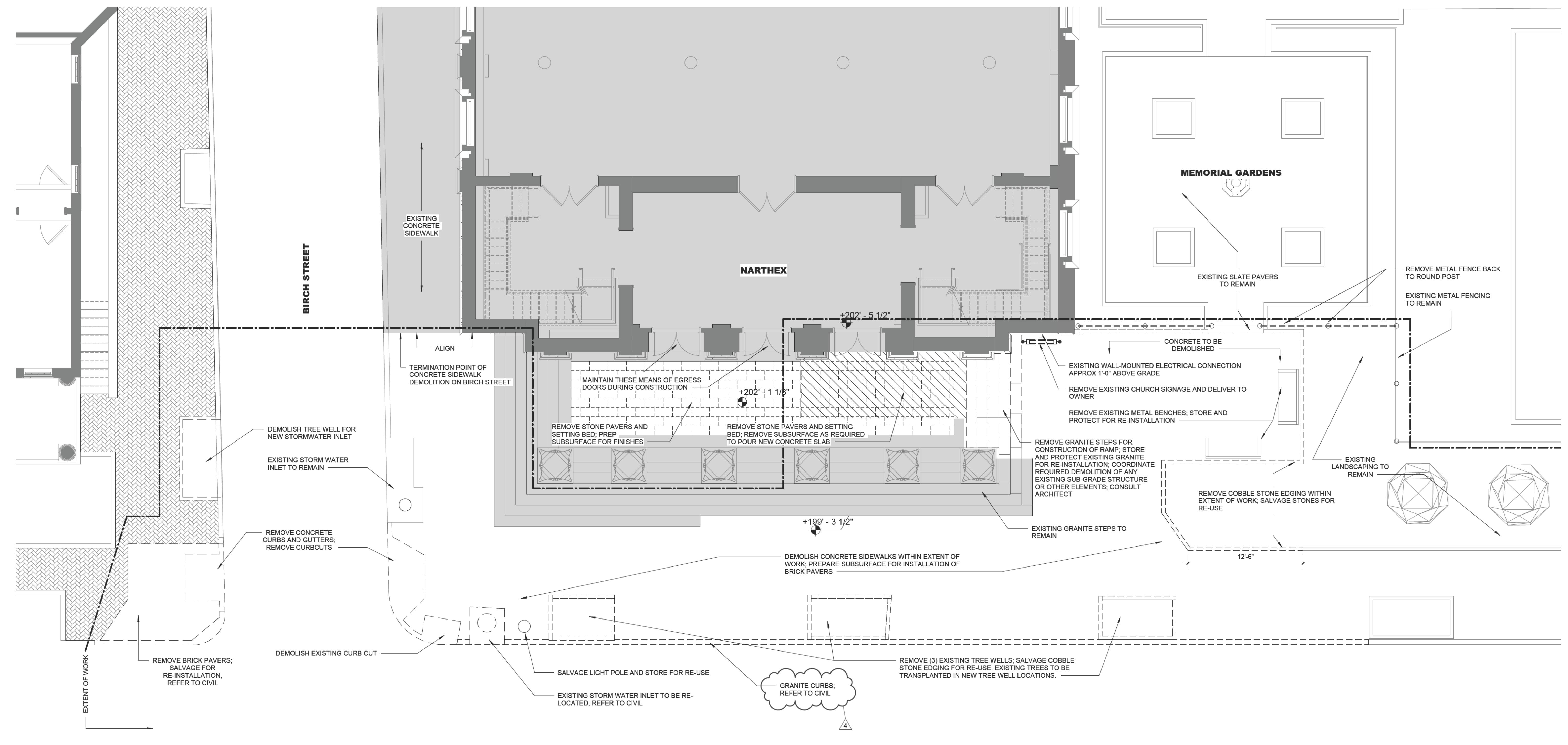
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4 9/05/2024 CITY COMMENTS

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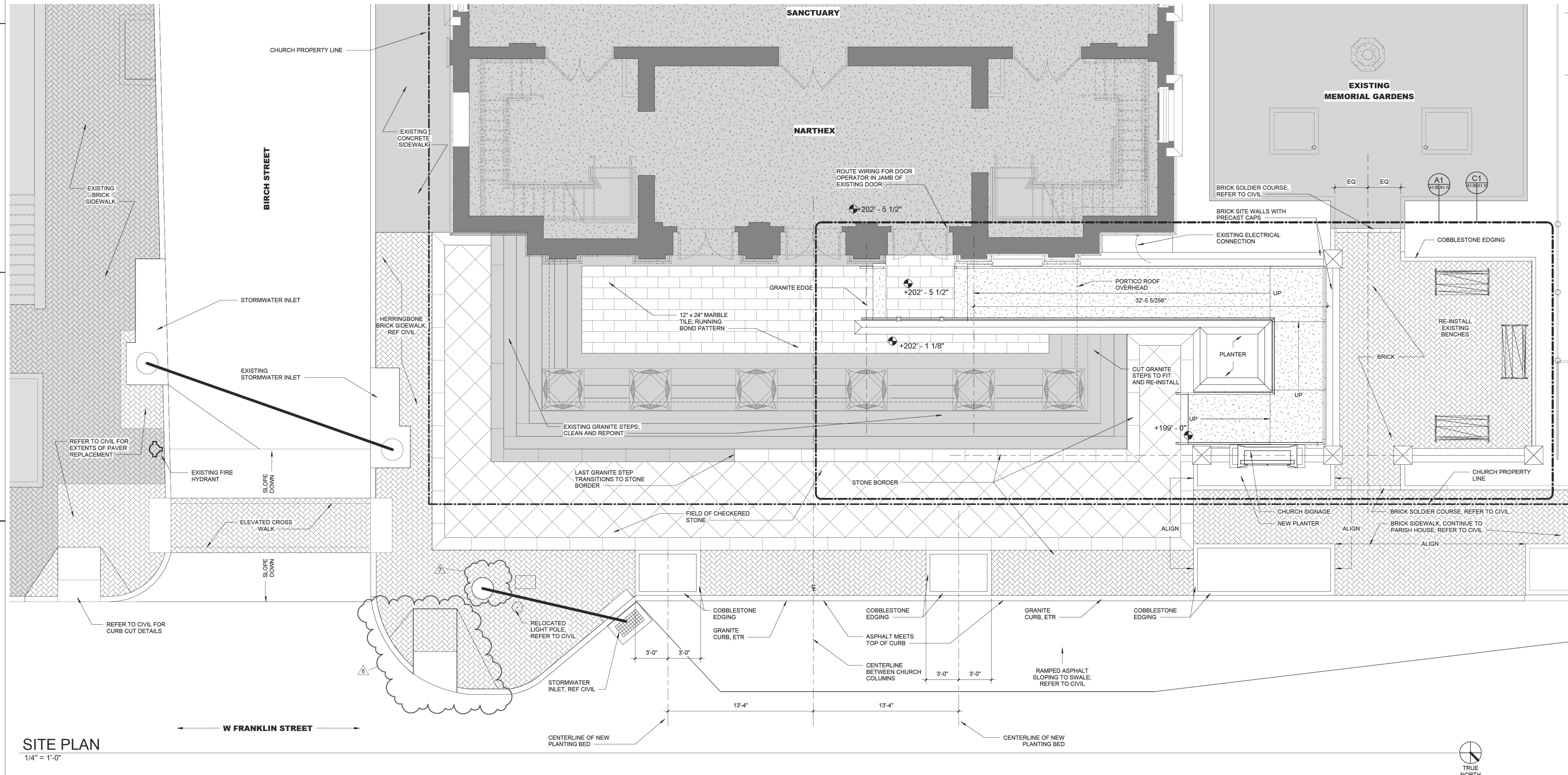
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CONSTRUCTION NOTES

- INVESTIGATE AND VERIFY LOCATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL REQUIRED ROUGH-INS AND/OR TRENCHING REQUIRED FOR ELECTRICAL RUNS.
- SURFACES (FLOORS, WALLS, CEILINGS, ETC.) DAMAGED OR EXPOSED DURING WORK SHALL BE REPAIRED, PATCHED, AND FINISHED AS REQUIRED TO MATCH ADJACENT MATERIALS.
- CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.



PROJECT TITLE
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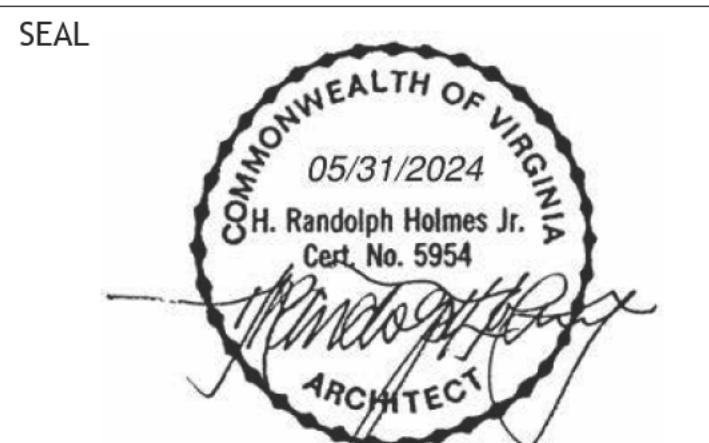
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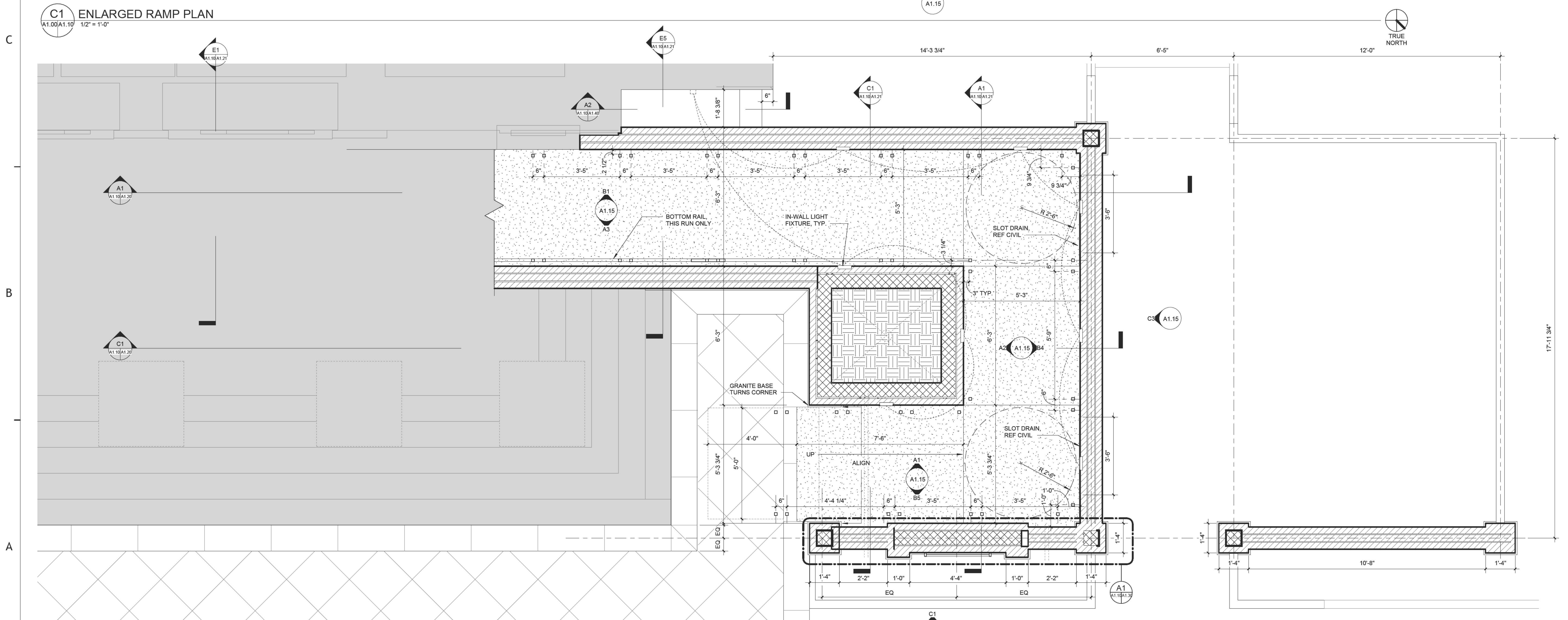
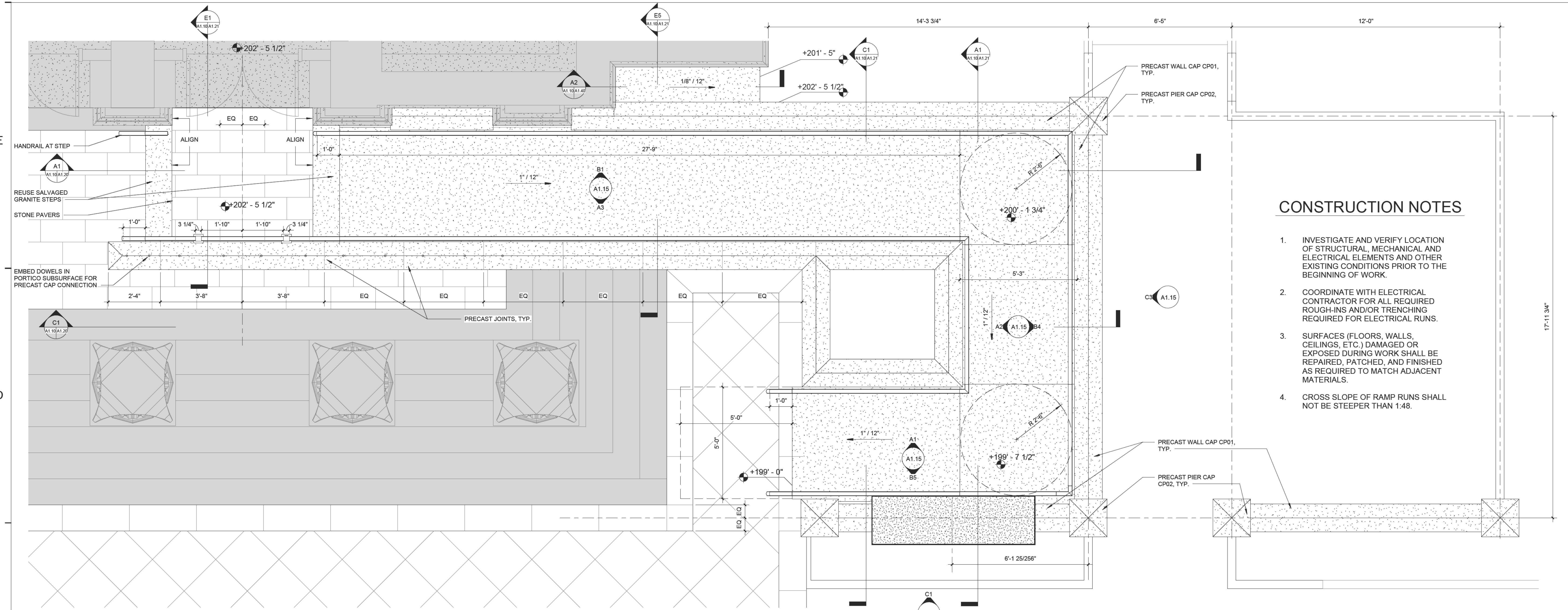
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REVISIONS
NO. DATE DESCRIPTION
2 7/24/2024 REVISION 2
3 7/31/2024 REV 3- MATERIAL UPDATES

SHEET TITLE
ENLARGED RAMP
PLANS

SHEET NUMBER

A1.10



A1 ENLARGED RAMP PLAN - 2' ABOVE GRADE

1 2 3 4 5 6 7 8

0' 1' 2' 4'

TRUE NORTH

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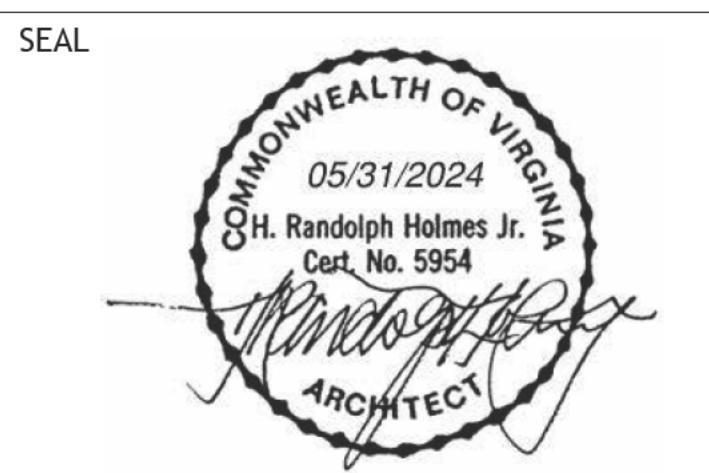
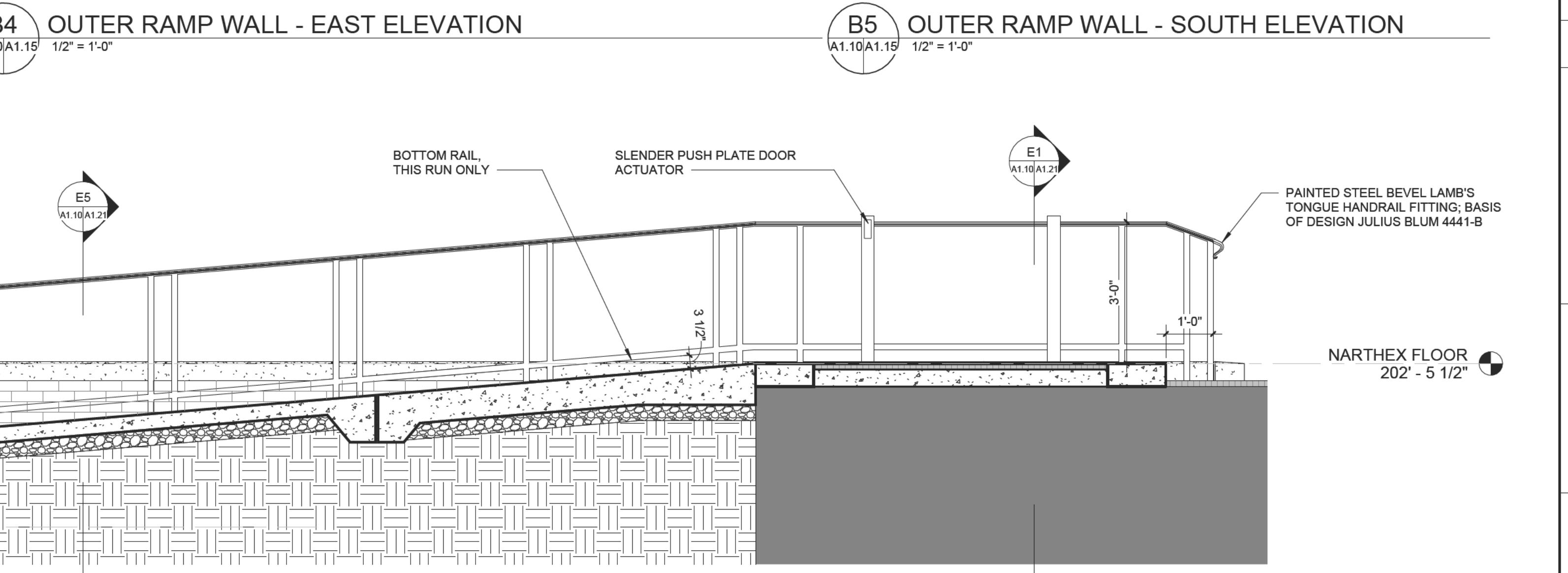
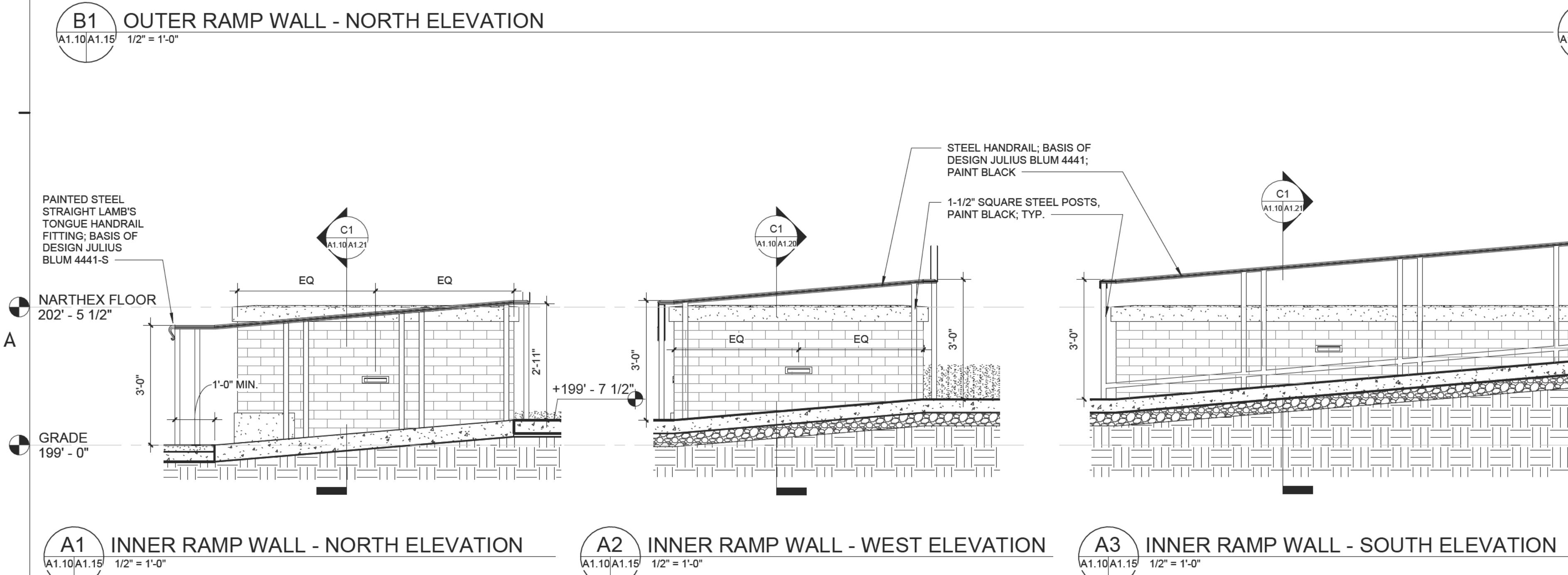
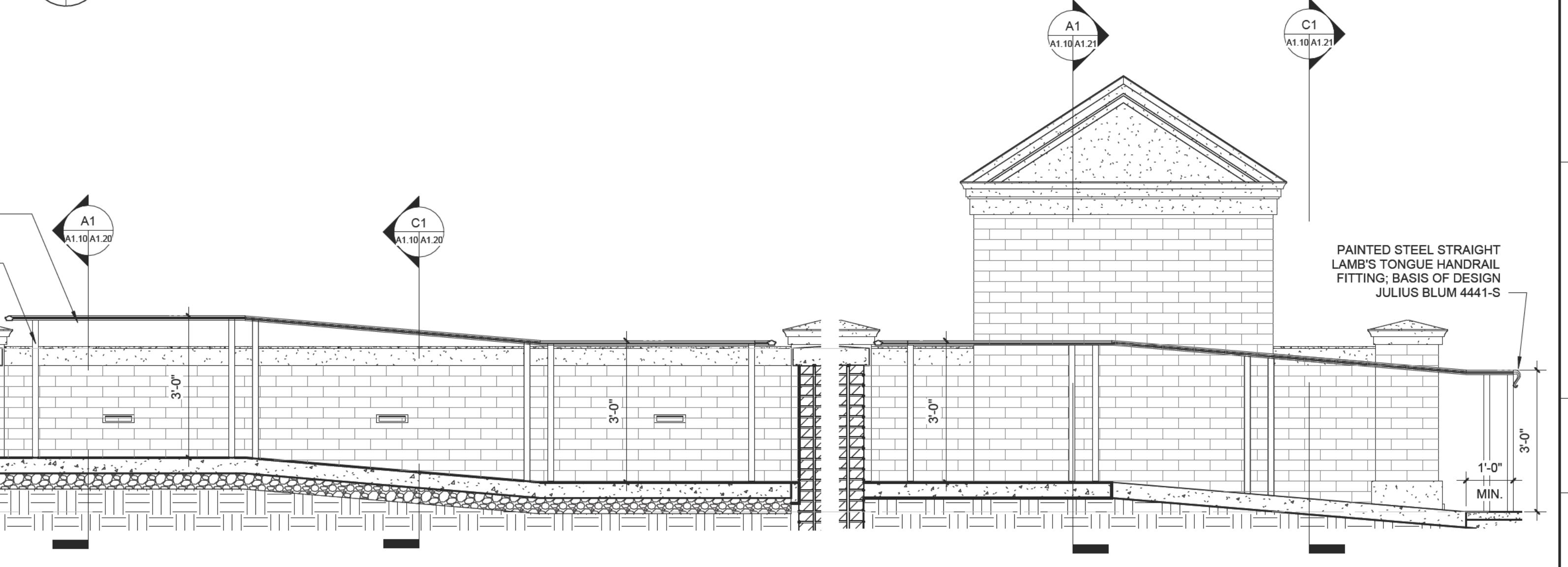
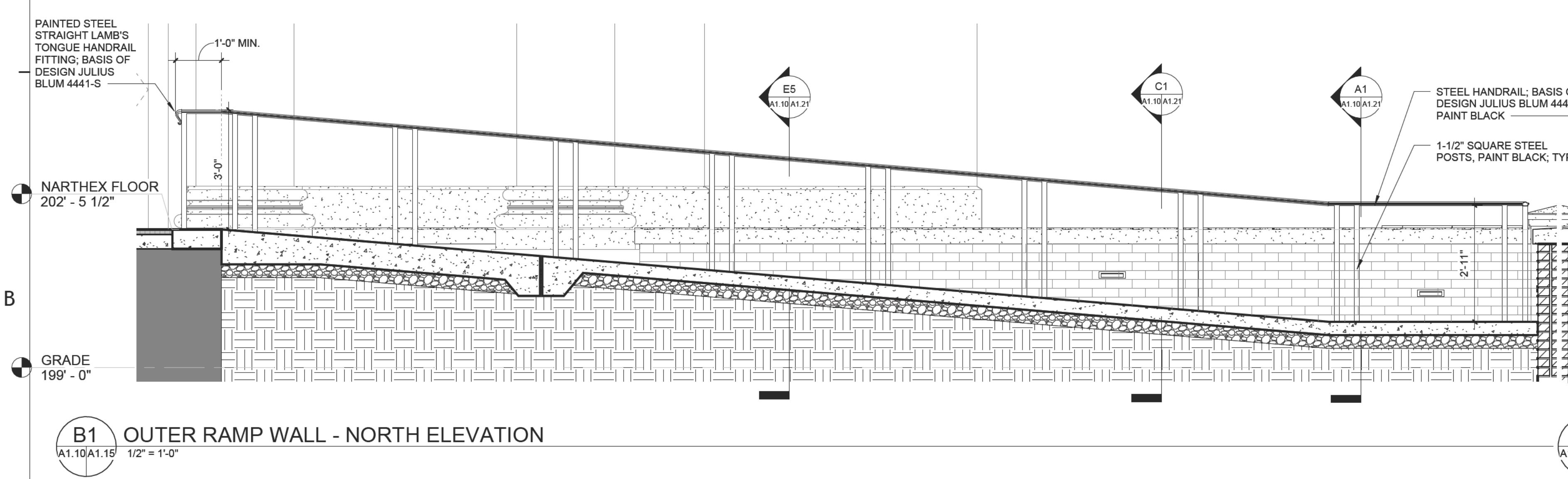
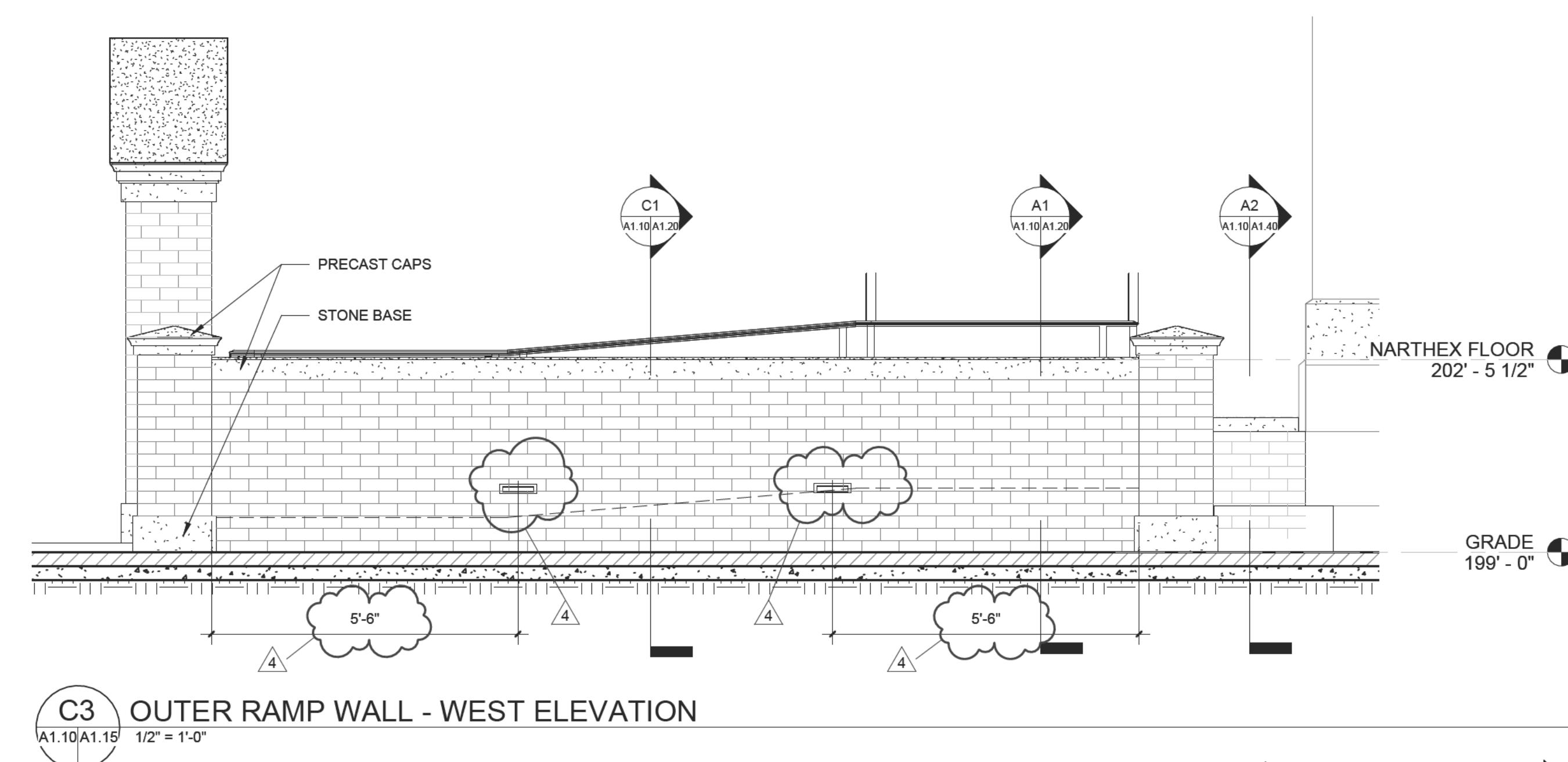
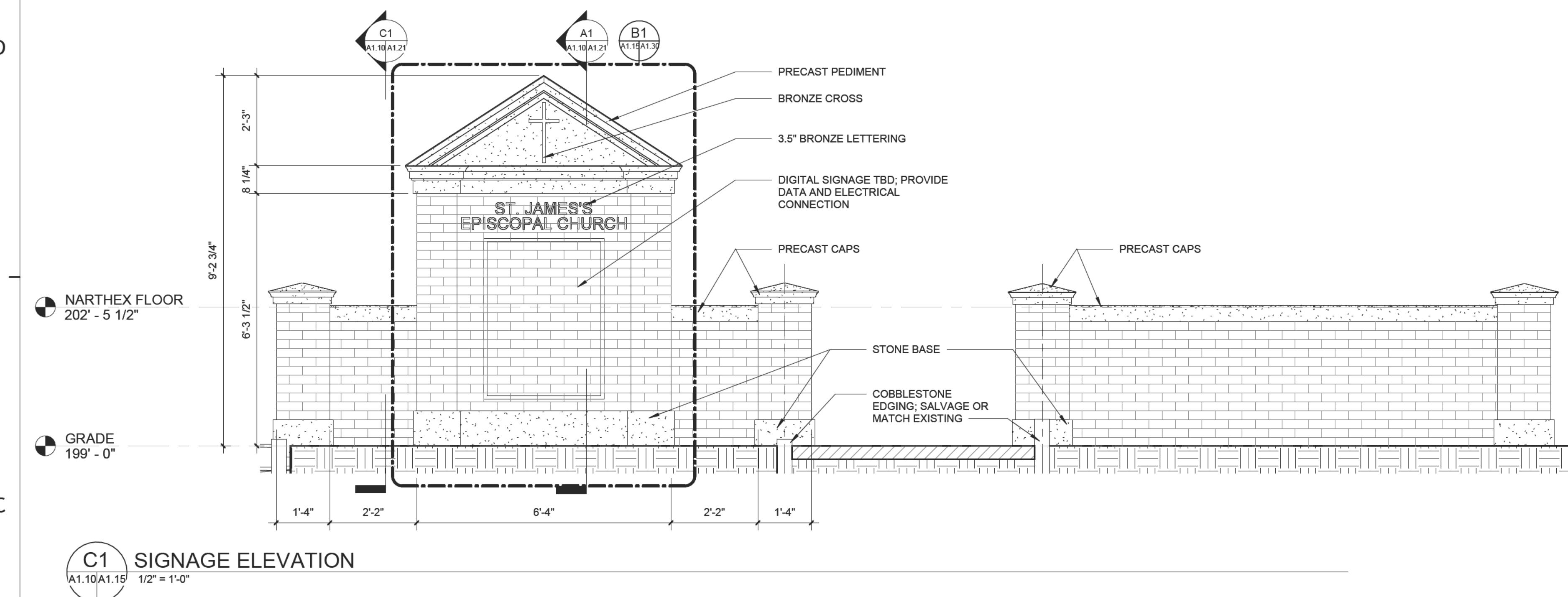
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D

C

B

A



PROJECT NUMBER
GHH# 2308

DATE
MAY 31, 2024

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REVISIONS

NO.	DATE	DESCRIPTION
2	7/24/2024	REVISION 2
3	7/31/2024	REV 3- MATERIAL UPDATES
4	9/05/2024	CITY COMMENTS

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A1.15

PROJECT TITLE
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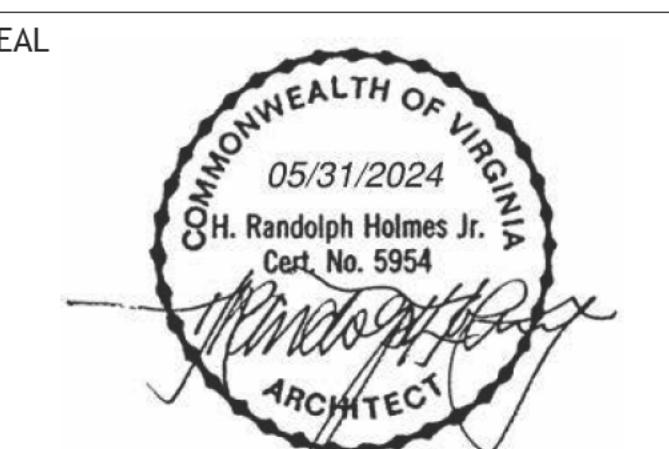
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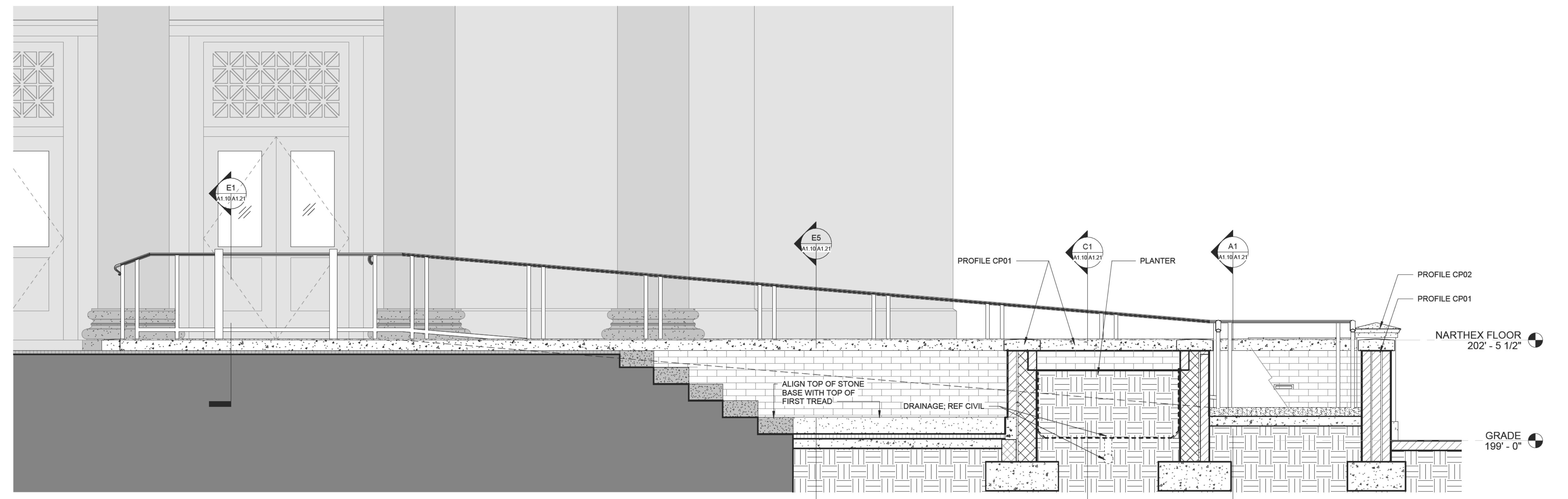
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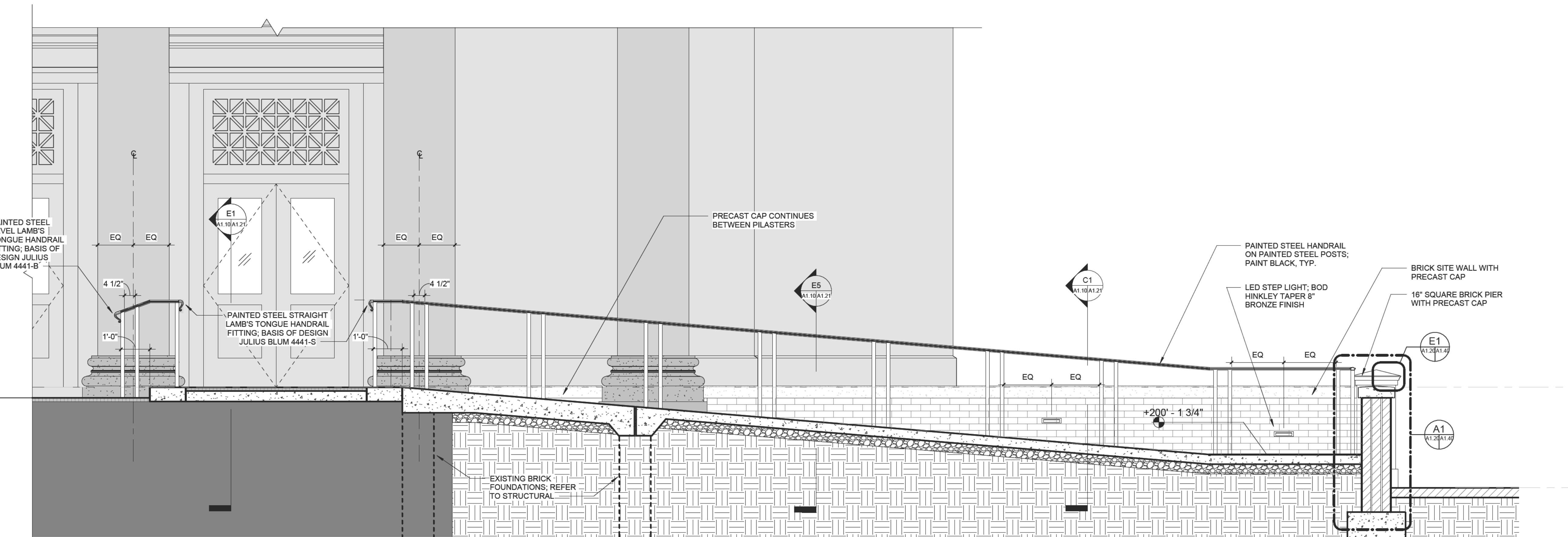
SHEET TITLE
RAMP SECTIONS

SHEET NUMBER

A1.20



C1 NORTH ELEVATION & SECTION
A1.10A1.20 1/2" = 1'-0"



A1 LONGITUDINAL RAMP SECTION
A1.10A1.20 1/2" = 1'-0"

PROJECT TITLE
ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

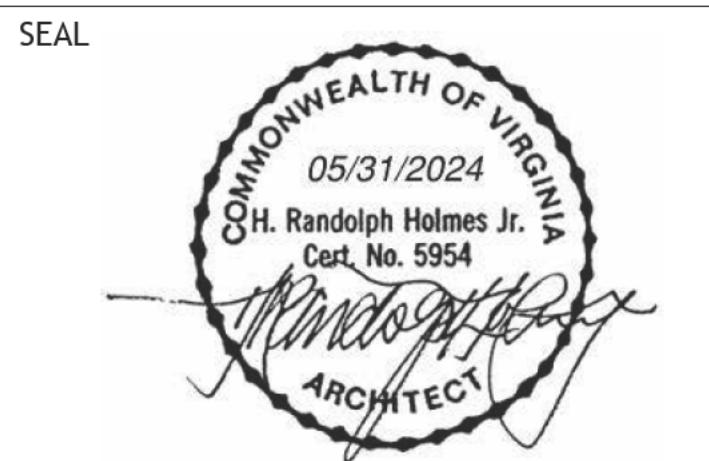
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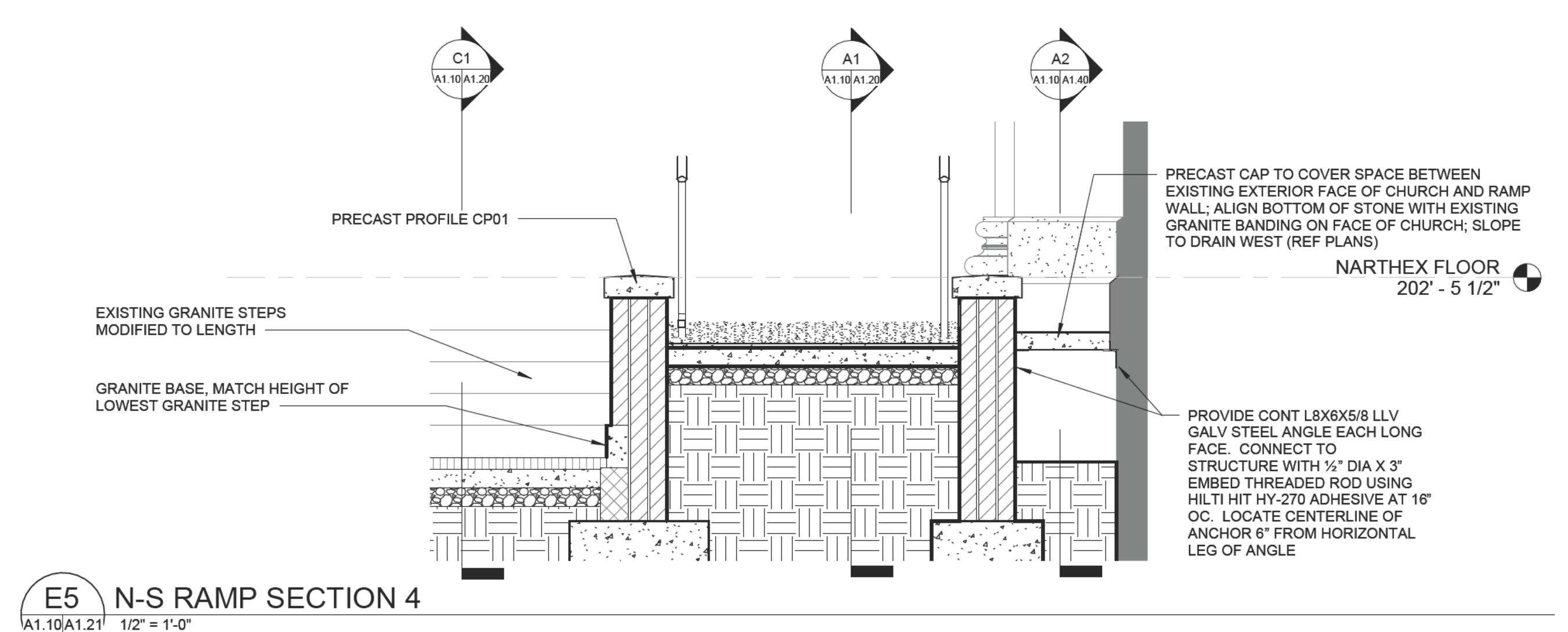
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REVISIONS
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3 7/31/2024 REV 3-MATERIAL UPDATES

SHEET TITLE
RAMP SECTIONS

SHEET NUMBER

A1.21



E5 N-S RAMP SECTION 4
A1.10A1.21 1/2" = 1'-0"

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Page 1 of 1 | Generated: October 16, 2024



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
DATE	DESCRIPTION
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ARTICLE DETAILS

NUMBER

A1.30

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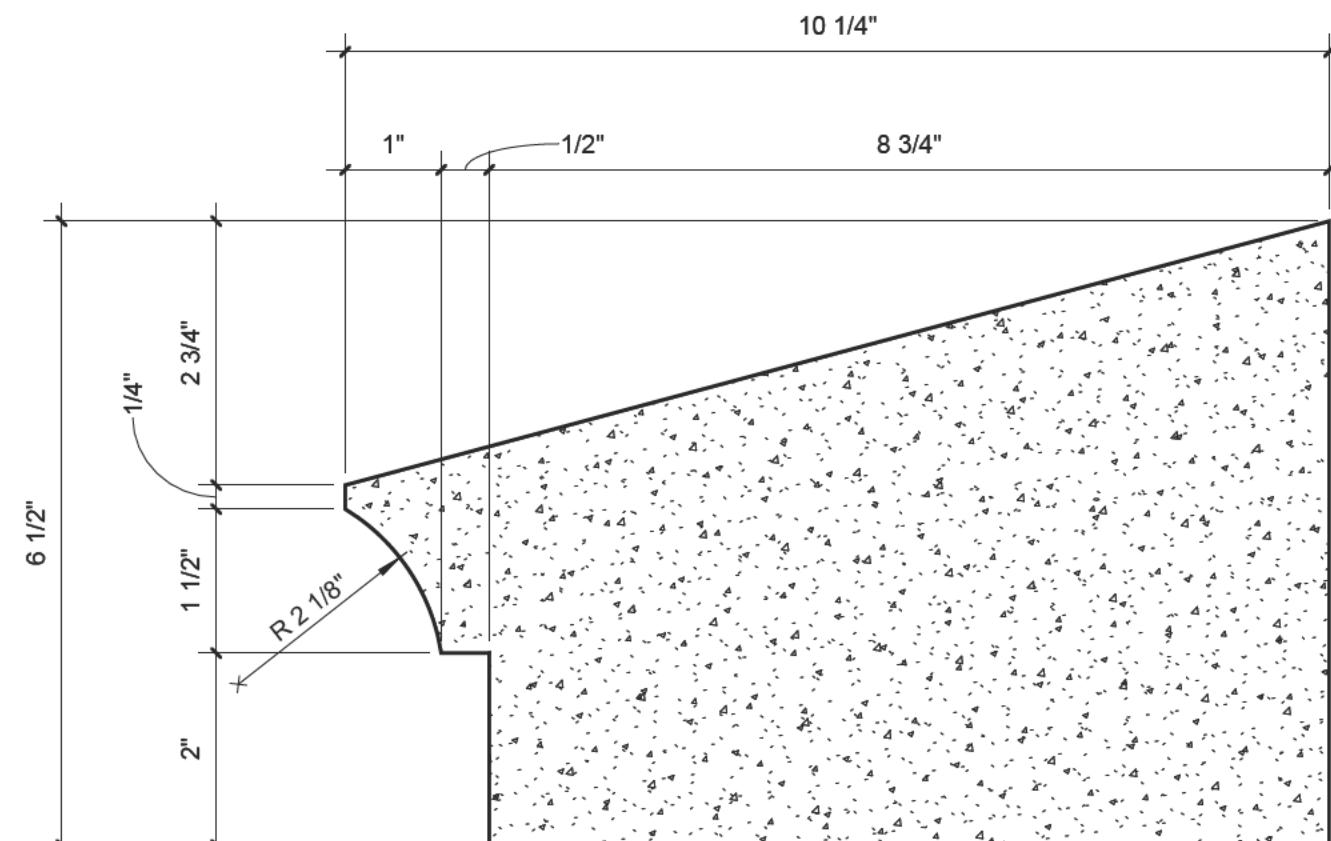
CONSULTANTS

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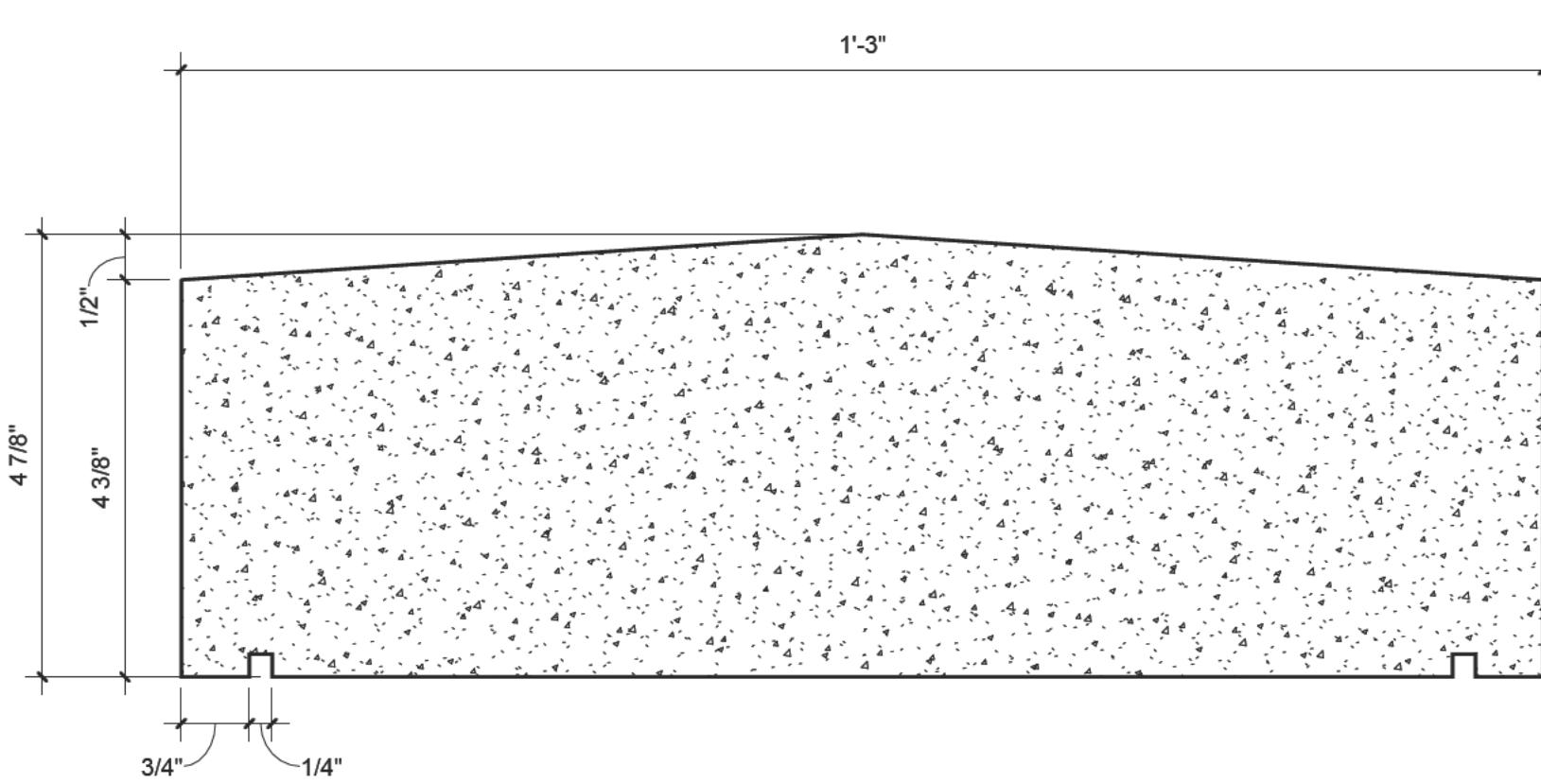
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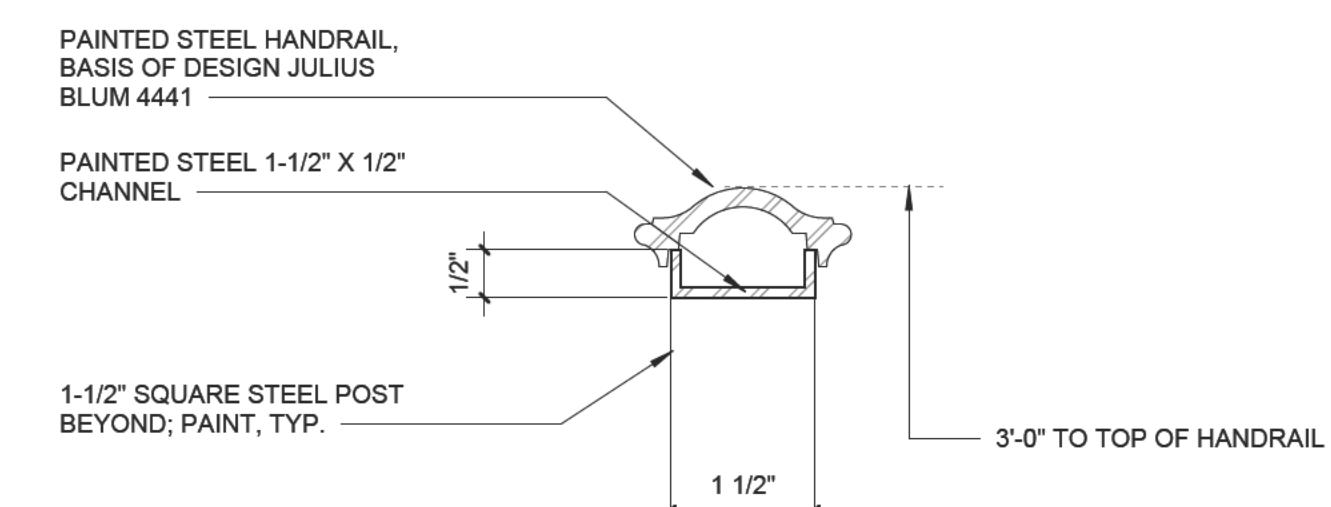
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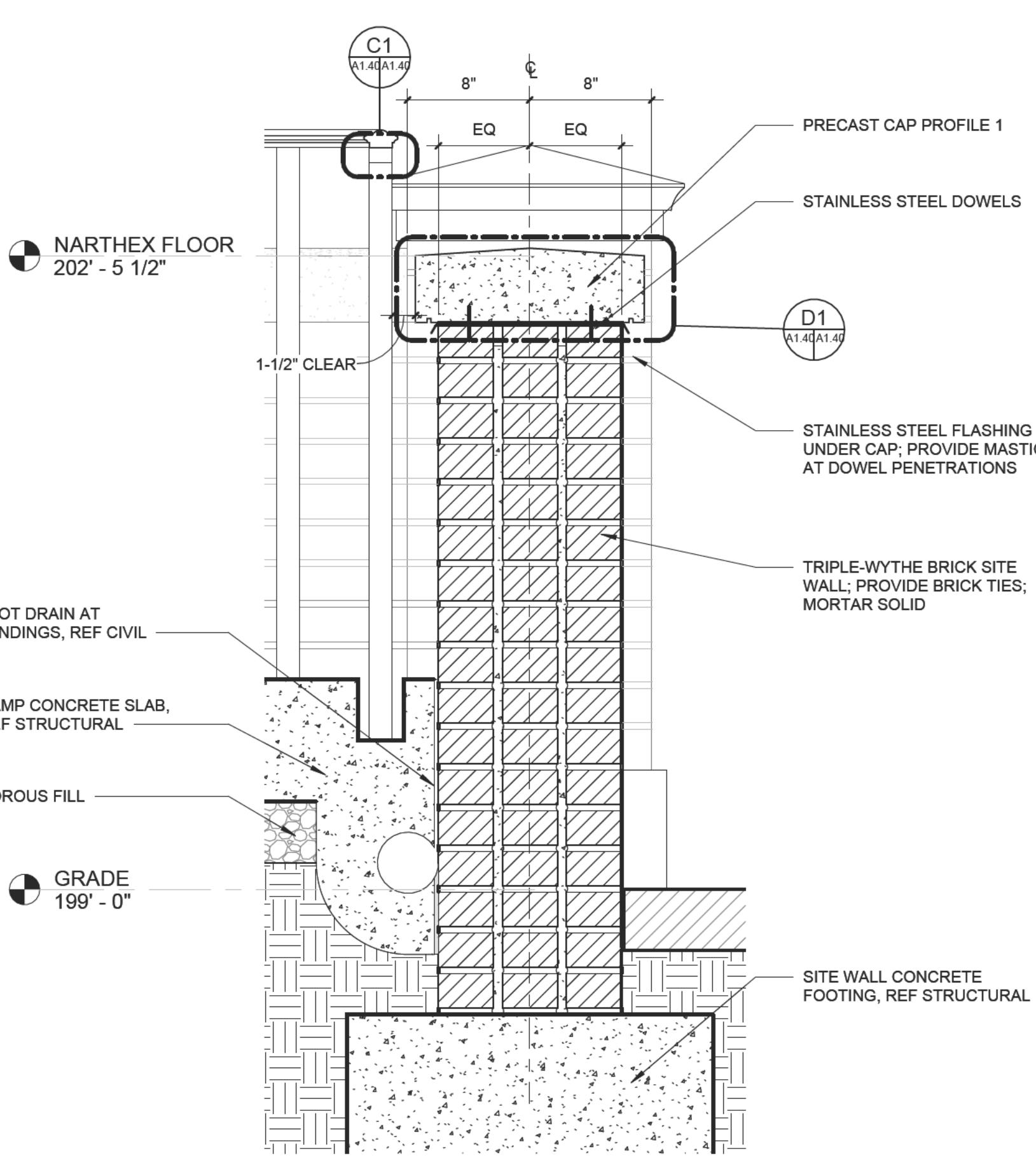
E1 PRECAST PROFILE CP02
A1.20 A1.40 6" = 1'-0"



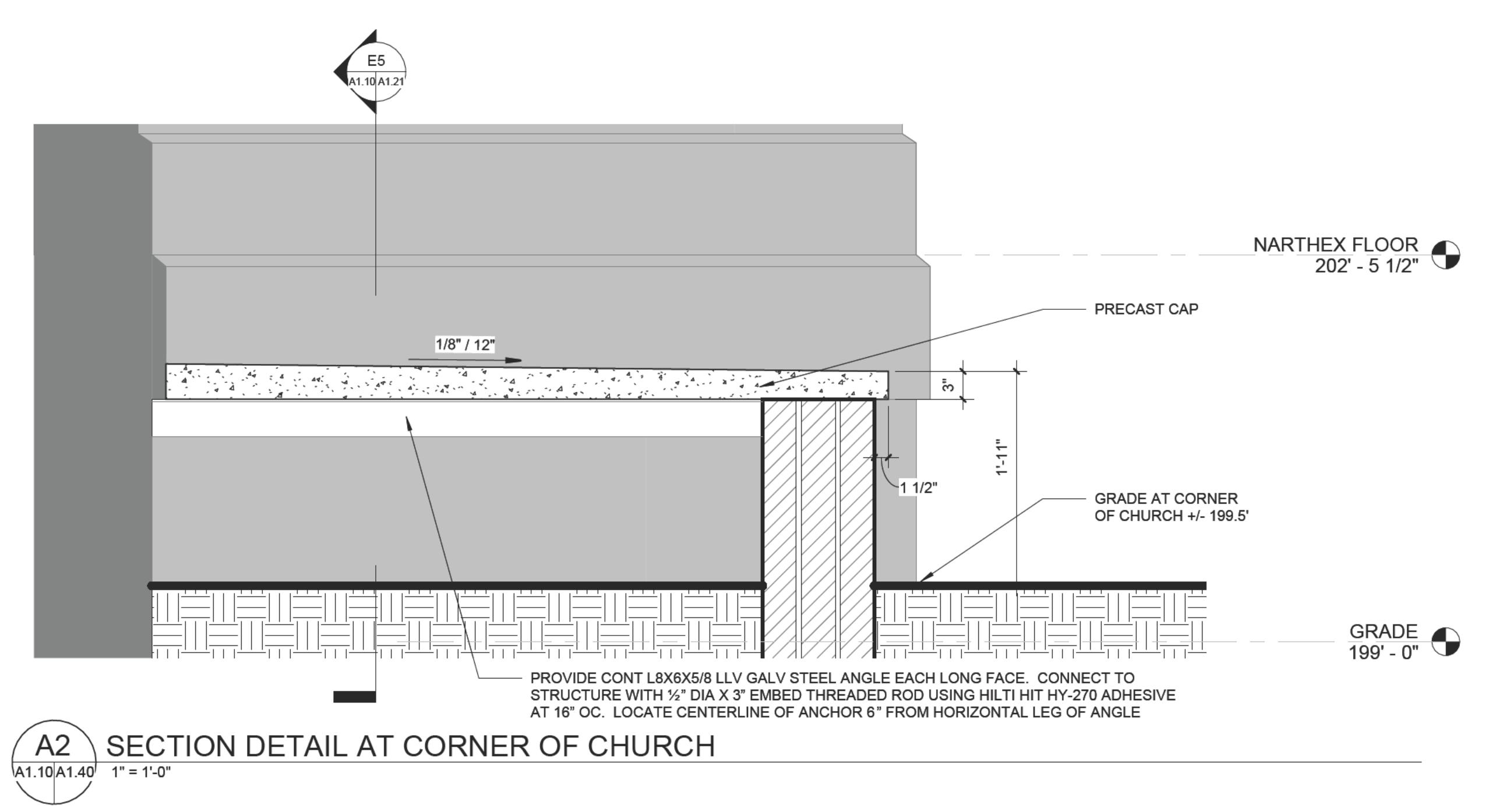
D1 PRECAST PROFILE CP01
A1.40 A1.40 6" = 1'-0"



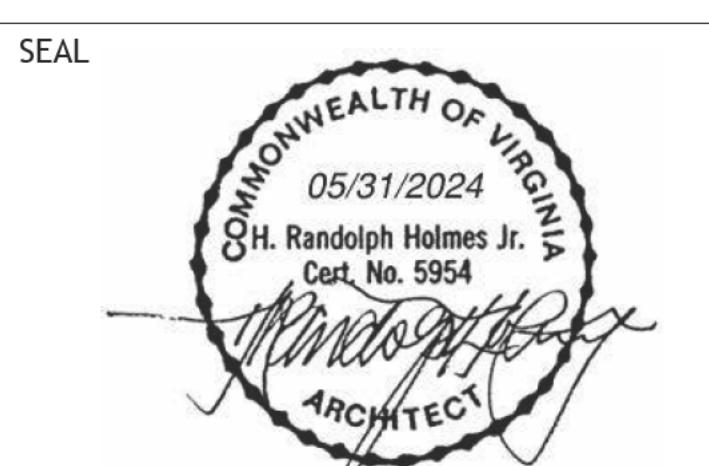
C1 SECTION DETAIL - HANDRAIL
A1.40 A1.40 6" = 1'-0"



A1 SECTION DETAIL - RAMP SITE WALL
A1.20 A1.40 1 1/2" = 1'-0"



A2 SECTION DETAIL AT CORNER OF CHURCH
A1.10 A1.40 1" = 1'-0"



SEAL
PROJECT NUMBER
GCHA# 23028

DATE
MAY 31, 2024

DRAWN BY: CHECKED BY:

REVISIONS
NO. DATE DESCRIPTION
3 7/31/2024 REV 3-MATERIAL UPDATES

SHEET TITLE
SECTION DETAILS

SHEET NUMBER

A1.40

PROJECT TITLE

ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

1205 W Franklin Street
Richmond VA 23220

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Date: September 5, 2024



SEAL

COMMONWEALTH OF VIRGINIA

05/31/2024

Commonwealth Randolph Holmes Jr.

Cert. No. 5954

Architect

PROJECT NUMBER

G&H#A: 23028

DATE

MAY 31, 2024

DRAWN BY:

CHECKED BY:

REVISIONS

NO. DATE

1 6/26/2024

REV 1 - MATERIAL
SPECIFICATIONS

DIVISION 1:

SECTION 011000 - SUMMARY

1.1 ACCESS TO SITE

A) CONTRACTOR SHALL HAVE LIMITED USE OF PROJECT SITE FOR CONSTRUCTION OPERATIONS DURING CONSTRUCTION PERIOD AS INDICATED ON DRAWINGS BY THE CONTRACT LIMITS. DO NOT DISTURB PORTIONS OF PROJECT SITE THAT CONFLICTS WITH CONTRACT LIMITS. COORDINATE WITH OWNER FOR ACCESS TO PROJECT SITE. OWNERS DAILY OPERATIONS. COORDINATE ACCESS WITH OWNER. KEEP STREETS, LOADING AREAS, AND ENTRANCES SERVING PREMISES CLEAR AND AVAILABLE TO OWNER, OWNER'S EMPLOYEES, AND EMERGENCY VEHICLES AT ALL TIMES. MAINTAIN ACCESS TO PROJECT SITE FOR MATERIALS, EQUIPMENT, AND MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE USE OF STREETS AND ENTRANCES BY CONSTRUCTION OPERATIONS.

B) MAINTAIN PORTIONS OF EXISTING GROUNDS, LANDSCAPING, AND HARSCAPING AFFECTED BY CONSTRUCTION OPERATIONS THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.

1.2 COORDINATION WITH OCCUPANTS

A) OWNER WILL OCCUPY SITE, EXISTING AND ADJACENT BUILDING(S) DURING ENTIRE CONSTRUCTION PERIOD, WITH THE EXCEPTION OF AREAS UNDER CONSTRUCTION. COOPERATE WITH OWNER DURING CONSTRUCTION OPERATIONS. COORDINATE CONFLICTS OF FACILITY USE WITH OWNER. USE PORTALS TO THE WORK SO AS NOT TO INTERFERE WITH OWNER'S USE OF PORTALS. MAINTAIN ACCESS TO EXISTING WALKWAYS, STREET, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM OWNER AND APPROVAL OF AUTHORITY. COORDINATE WITH OWNER TO ENSURE THAT NOTIFICATION IS PROVIDED TO OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF ACTIVITIES THAT WILL AFFECT OWNER'S OPERATIONS.

1.3 WORK RESTRICTIONS

A) COOPERATE WITH RESTRICTIONS ON CONSTRUCTION OPERATIONS. COMPLY WITH LIMITATIONS ON USE OF PUBLIC STREETS, WORK ON PUBLIC STREETS, RIGHTS OF WAY AND WITH OTHER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

B) COORDINATE LIMITATIONS TO ON-SITE WORK HOURS IN AND AROUND THE EXISTING BUILDING WITH OWNER AND THEIR ON-SITE ACTIVITIES UNLESS OTHERWISE INDICATED.

C) DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER PROVIDING TEMPORARY UTILITY SERVICES ACCORDING TO THE CONTRACT DOCUMENTS. COORDINATE WITH OWNER FOR APPROVAL OF TEMPORARY UTILITY INTERRUPTIONS. OBTAIN OWNER'S WRITTEN PERMISSION BEFORE PROCEEDING WITH UTILITY INTERRUPTIONS.

D) COORDINATE OPERATIONS THAT MAY RESULT IN HIGH LEVELS OF NOISE AND VIBRATION, ODORS, OR OTHER DISRUPTION TO OWNER OCCUPANCY WITH OWNER. NOTIFY OWNER NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED DISRUPTIVE OPERATIONS. OBTAIN OWNER'S WRITTEN PERMISSION BEFORE PROCEEDING WITH DISRUPTIVE OPERATIONS.

E) USE OF TOBACCO PRODUCTS AND OTHER CONTROLLED SUBSTANCES ON PROJECT SITE IS NOT PERMITTED.

1.4 SPECIFICATION AND DRAWING CONVENTIONS

A) SPECIFICATION CONTENT THE SPECIFICATIONS USE CERTAIN CONVENTIONS FOR THE STYLE OF LANGUAGE AND THE INTERPRETATION OF CERTAIN TERMS, WORDS, AND PHRASES USED WHEN IN PARTICULAR SITUATIONS. THESE CONVENTIONS ARE AS FOLLOWS:

1) IMPERATIVE MOOD AND STREAMLINED LANGUAGE ARE GENERALLY USED IN THE SPECIFICATIONS. THE WORDS "SHALL," "SHALL BE," OR "SHALL COMPLY WITH," DEPENDING ON THE CONTEXT, ARE IMPLIED WHERE A COLON (:) IS USED WITHIN A SENTENCE OR PHRASE.

2) SPECIFICATION REQUIREMENTS ARE TO BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY STATED OTHERWISE.

B) DRAWING CONVENTION: REQUIREMENTS FOR MATERIALS AND PRODUCTS IDENTIFIED ON DRAWINGS ARE DEFINED BY THE CONTRACT DOCUMENTS. REQUIREMENTS ONE OR MORE OF THE FOLLOWING ARE USED ON DRAWINGS TO IDENTIFY MATERIALS AND PRODUCTS:

1) TERMINOLOGY: MATERIALS AND PRODUCTS ARE IDENTIFIED BY THE TYPICAL GENERIC TERMS USED IN THE INDIVIDUAL SPECIFICATIONS SECTIONS

2) ABBREVIATIONS: MATERIALS AND PRODUCTS ARE IDENTIFIED BY ABBREVIATIONS SCHEDULED ON DRAWINGS.

END OF SECTION 011000

SECTION 012500 - SUBSTITUTION PROCEDURES

2.1 SUBSTITUTIONS

A) REQUESTS FOR SUBSTITUTE: SUBMIT REQUESTS FOR SUBSTITUTION IMMEDIATELY ON DISCOVERY OF NEED FOR CHANGE OR NOT LATER THAN 15 DAYS PRIOR TO TIME REQUIRED FOR PREPARATION AND REVIEW OF RELATED SUBMITTALS.

1) CONDITIONS OF USE: ARCHITECT WILL CONSIDER CONTRACTOR'S REQUEST FOR SUBSTITUTION WHEN THE FOLLOWING CONDITIONS ARE SATISFIED:

a) REQUESTED SUBSTITUTION IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE INDICATED RESULTS.

b) REQUESTED SUBSTITUTION WILL NOT ADVERSELY AFFECT CONTRACTOR'S CONSTRUCTION SCHEDULE.

c) REQUESTED SUBSTITUTION HAS RECEIVED NECESSARY APPROVALS OF AUTHORITIES HAVING JURISDICTION.

d) REQUESTED SUBSTITUTION IS COMPATIBLE WITH OTHER PORTIONS OF THE WORK.

e) REQUESTED SUBSTITUTION HAS BEEN COORDINATED WITH OTHER PORTIONS OF THE WORK.

f) REQUESTED SUBSTITUTION PROVIDES SPECIFIED WARRANTY.

g) IF REQUESTED SUBSTITUTION INVOLVES MORE THAN ONE CONTRACTOR, REQUESTED SUBSTITUTION HAS BEEN COORDINATED WITH THE WORK, IS UNIFORM AND CONSISTENT, IS COMPATIBLE WITH OTHER PRODUCTS, AND IS ACCEPTABLE TO ALL CONTRACTORS INVOLVED.

B) SUBSTITUTIONS FOR CONVENIENCE NOT ALLOWED.

END OF SECTION 012500

SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

1.1 REQUESTS FOR INFORMATION (RFI)

A) IMMEDIATELY ON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI IN A FORM ACCEPTABLE TO ARCHITECT.

1) ARCHITECT WILL RETURN RFI SUBMITTED TO ARCHITECT BY OTHER ENTITIES CONTROLLED BY CONTRACTOR WITH NO RESPONSE.

2) CONTENT OF THE RFI: PROJECT IDENTIFICATION, SEQUENTIAL RFI NUMBER, INCLUDE A DETAILED LEGIBLE DESCRIPTION OF ITEM NEEDING INFORMATION OR INTERPRETATION. INCLUDE SKETCHES, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE THE ITEM. CONTRACTOR SHALL SUBMIT THE RFI WITH THE REQUESTED RESOLUTION FROM THE CONTRACTOR TIME OR THE CONTRACT SUBMITTAL.

3) ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND. ALLOW SEVEN BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. RFIS RECEIVED BY ARCHITECT NOT RECEIVED BY 11:00 P.M. WILL BE CONSIDERED AS RECEIVED FOR THE FOLLOWING WORK DAY.

4) THE FOLLOWING RFIS WILL BE RETURNED WITHOUT ACTION: REQUESTS FOR APPROVAL OF SUBMITTALS, REQUESTS FOR INFORMATION, REQUESTS FOR COORDINATION INFORMATION ON DRAWINGS, REQUESTS FOR INFORMATION ON DRAWINGS, REQUESTS FOR ADJUSTMENTS IN THE CONTRACT TIME OR THE CONTRACT SUBMITTAL. REQUESTS FOR INFORMATION FOR INTERPRETATION OF ARCHITECT'S ACTION ON SUBMITTALS, SPECIFICALLY RFIS OR INACCURATELY PREPARED RFIS.

5) REQUESTS FOR INFORMATION THAT MAY RESULT IN A CHANGE TO THE CONTRACT TIME OR THE CONTRACT SUM MAY BE ELIGIBLE FOR CONTRACTOR TO SUBMIT A CHANGE PROPOSAL. IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS A CHANGE IN THE CONTRACT TIME OR THE CONTRACT SUM, NOTIFY ARCHITECT IN WRITING WITHIN 10 CALENDAR DAYS OF RECEIPT OF THE RFI RESPONSE.

1.3 PROJECT WEB SITE

A) PROJECT MANAGEMENT SOFTWARE: USE ARCHITECT'S PROJECT WEB SITE (NEWFORMA INFO EXCHANGE 'NIX') FOR PURPOSES OF PROJECT DOCUMENTS, COORDINATION, AND DOCUMENTATION. CONTRACTOR SHALL EXECUTE A DATA LICENSING AGREEMENT ACCEPTABLE TO OWNER AND ARCHITECT.

1.4 PROJECT MEETINGS

A) CONTRACTOR WILL CONDUCT ONE TO TWO PROGRESS MEETINGS EACH MONTH DURING CONSTRUCTION. CONTRACTOR WILL NOTIFY REQUIRED ATTENDEES. PREPARE THE MEETING AGENDA AND RECORD AND DISTRIBUTE MEETING MINUTES.

1.5 COORDINATION

A) COORDINATION: COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS OF THE SPECIFICATIONS TO ENSURE EPOXY AND COLD-WEATHER INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.

1) SCHEDULE CONSTRUCTION OPERATIONS IN SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS, WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE OR AFTER ITS OWN INSTALLATION.

2) COORDINATE INSTALLATION OF DIFFERENT COMPONENTS TO ENSURE MAXIMUM PERFORMANCE AND ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE, AND REPAIR.

END OF SECTION 013100

SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

3.1 CONSTRUCTION PHOTOGRAPHS

A) PRECONSTRUCTION PHOTOGRAPHS: BEFORE COMMENCEMENT OF EXCAVATION, COMMENCEMENT OF DEMOLITION AND STARTING CONSTRUCTION, TAKE PHOTOS OF EXISTING CONDITIONS, EXISTING CONDITIONS, AND EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. FROM DIFFERENT VANTAGE POINTS, TO CONTAIN KEY PLAN THAT IDENTIFIES EACH PHOTOGRAPHIC LOCATION. TAKE 20 MINIMUM PHOTOGRAPHS TO SHOW EXISTING CONDITIONS, PROPERTY BEFORE STARTING THE WORK. TAKE PHOTOGRAPHS OF EXISTING BUILDINGS EITHER ON OR AROUND PROPERTY TO ACCURATELY RECORD PHYSICAL CONDITIONS AT TIME OF CONSTRUCTION.

B) PERIODIC CONSTRUCTION PHOTOGRAPHS: TAKE 10 MINIMUM PHOTOGRAPHS WEEKLY, WITH TIMING EACH MONTH ADJUSTED TO COMMENCE WITH THE CUTOFF DATE ASSOCIATED WITH EACH APPLICATION FOR PAYMENT.

END OF SECTION 012500

SECTION 013300 - SUBMITTAL PROCEDURES

1.1 ACTION SUBMITTALS

A) SUBMITTAL SCHEDULE: SUBMIT A SCHEDULE OF SUBMITTALS, APPROPRIATELY LISTED BY DATES AND CONSTRUCTION ACTIVITIES. INCLUDE THE TIME REQUIRED FOR ARCHITECT'S REVIEW, MANUFACTURING, FABRICATION, AND DELIVERY WHEN ESTABLISHING DATES. INCLUDE ADDITIONAL TIME REQUIRED FOR MAKING CORRECTIONS OR REVISIONS TO SUBMITTALS NOTED BY ARCHITECT AND ADDITIONAL TIME FOR HANDLING AND REVIEWING SUBMITTALS REQUIRED BY THOSE CORRECTIONS.

1.2 REQUIRED SUBMITTALS

A) SHOP DRAWINGS

1) 042000 - UNIT MASONRY - MASONRY UNITS: SHOW SIZES, PROFILES, COURSING AND LOCATIONS OF SPECIAL SHAPES

2) 042000 - EXTERIOR STONE CLADDING - SHOW FABRICATION AND INSTALLATION DETAILS FOR STONE CLADDING ASSEMBLY, INCLUDING DIMENSIONS AND PROFILE OF STONE UNITS

3) 057300 - DECORATIVE METAL RAILINGS - INCLUDE PLANS, ELEVATIONS, SECTIONS AND ATTACHMENT DETAILS

4) 076200 - SHEET METAL FLASHING AND TRIM - INCLUDE PLANS, ELEVATIONS, SECTIONS, AND ATTACHMENT DETAILS. PROVIDE DETAILS FOR FORMING, PROFILES AND SUPPORTS/FASTENERS

5) 087100 - DOOR HARDWARE - ELECTRICAL WIRING DIAGRAM

B) PRODUCT DATA - FOR EACH TYPE OF PRODUCT

1) 042000 - UNIT MASONRY

2) 044200 - EXTERIOR STONE CLADDING

3) 057300 - DECORATIVE METAL HANDRAILS

4) 076200 - JOINT SEALANTS

5) 087100 - DOOR HARDWARE

C) SAMPLES

1) 042000 - UNIT MASONRY - BRICK AND MORTAR

2) 044200 - EXTERIOR STONE CLADDING - STONE INCLUDING PROFILES AND MORTAR

3) 057300 - FOR EACH TYPE OF EXPOSED FINISH AND PROFILING

4) 076200 - JOINT SEALANTS

5) 087100 - EXTERIOR PAINTING

D) DECODED SPECIFICATIONS

1) FOR INSTALLED PRODUCTS INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, FOR THE PREPARATION AND SUBMISSION OF DRAWINGS, SPECIFICATIONS, AND DATA

2) 042000 - EXTERIOR STONE CLADDING

3) 057300 - DECORATIVE METAL HANDRAILS

4) 076200 - JOINT SEALANTS

5) 087100 - DOOR HARDWARE

E) MOUNTING HEIGHTS WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.

F) TOOLS AND EQUIPMENT: DO NOT USE TOOLS OR EQUIPMENT THAT PRODUCE HARMFUL NOISE LEVELS.

G) TEMPLATES: OBTAIN AND DISTRIBUTE TO THE PARTIES INVOLVED FOR WORK SPECIFIED TO BE FACTORY PREPARED AND FIELD INSTALLED. CHECK SHOP DRAWINGS OF OTHER WORK TO CONFIRM THAT ADEQUATE PREPARATION AND FIELD INSTALLATION ARE PROVIDED. INDICATE IN DRAWINGS THE NUMBER OF UNFINISHED ITEMS.

H) ATTACHMENT: PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF APPROPRIATE SIZE AND NUMBER TO SECURE EACH COMPONENT IN PLACE ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK. WHERE SIZE AND TYPE OF ATTACHMENTS ARE NOT INDICATED, VERIFY SIZE AND TYPE REQUIRED FOR LOAD CONDITIONS.

I) MOUNTING HEIGHTS WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.

J) ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND CONTRACTION.

K) COORDINATE INSTALLATION OF ANCHORAGES, FURNISH SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR THE USE OF ANCHORS. INCLUDE INSTRUCTIONS FOR THE USE OF CONCRETE, ANCHOR BOLTS, AND ITEMS WITH INTERNAL ANCHORS THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY. DELIVER SUCH ITEMS TO PROJECT SITE IN TIME FOR INSTALLATION.

L) JOINTS: MAKE JOINTS OF UNIFORM WIDTH, WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO MATCH HAIRLINE JOINTS.

PROJECT TITLE
ST JAMES'S RAMP
AND ROAD PROJECT

St. James's Episcopal
Church

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Richmond VA 23220

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5) CONCEAL FASTENERS AND EXPANSION PROVISIONS WHERE POSSIBLE. DO NOT USE EXPOSED FASTENERS ON FACES EXPOSED TO VIEW.
B) FABRICATION TOLERANCES:
1) FABRICATE SHEET METAL FLASHING AND TRIM THAT IS CAPABLE OF INSTALLATION TO A TOLERANCE OF 1/4 INCH IN 20 FEET ON SLOPE AND LOCATION LINES INDICATED ON DRAWINGS AND WITHIN 1/8-INCH OFFSET OF ADJOINING FACES AND OF ALIGNMENT OF MATCHING PROFILES.
2) FABRICATE SHEET METAL FLASHING AND TRIM THAT IS CAPABLE OF INSTALLATION TO TOLERANCES SPECIFIED.

C) EXPANSION PROVISIONS: FORM METAL FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.
1) FORM EXPANSION JOINTS WITH EXTERIOR HOOKED FLANGES, NOT LESS THAN 1 INCH DEEP, FILLED WITH SEALANT CONCEALED WITHIN JOINT.
2) USE LAPRED EXPANSION JOINTS ONLY WHERE INDICATED ON DRAWINGS.
D) SEALANT JOINTS: WHERE MOBILE, NON-EXPANSION TYPE JOINTS ARE REQUIRED, FORM METAL IN ACCORDANCE WITH CITED SHEET METAL STANDARD TO PROVIDE FOR PROPER INSTALLATION OF ELASTOMERIC SEALANT.
E) FABRICATE CLEATS AND ATTACHMENT DEVICES FROM SAME MATERIAL AS ACCESSORY BEING ANCHORED OR FROM COMPATIBLE NON-CORROUS METAL.
F) FABRICATE CLEATS AND ATTACHMENT DEVICES OF SIZES AS RECOMMENDED BY CITED SHEET METAL STANDARD FOR APPLICATION, BUT NOT LESS THAN THICKNESS OF METAL BEING SECURED.
G) SEAMS:
1) FABRICATE NONMOVING SEAMS WITH FLAT, LOCK SEAMS. FORM SEAMS AND SEAL WITH ELASTOMERIC SEALANT UNLESS OTHERWISE RECOMMENDED BY SEALANT MANUFACTURER FOR INTENDED USE. RIVET JOINTS WHERE NECESSARY FOR STRENGTH.

2.5 WALL SHEET METAL FABRICATIONS
A) OPENING FLASHINGS IN FRAME CONSTRUCTION: FABRICATE HEAD, SILL, JAMB, AND SIMILAR FLASHINGS TO EXTEND 4 INCHES BEYOND WALL OPENINGS. FORM HEAD AND SILL FLASHING WITH 2-INCH-HIGH, END DAMS. FABRICATE FROM THE FOLLOWING MATERIALS:

1) STAINLESS STEEL: 0.0156 INCH THICK.

2.6 TOP OF WALL METAL FABRICATIONS
A) BASE FLASHING: FABRICATE FROM THE FOLLOWING MATERIALS:

1) STAINLESS STEEL: 0.0188 INCH THICK.

B) COUNTERFLASHING: FABRICATE FROM THE FOLLOWING MATERIALS:

1) STAINLESS STEEL: 0.0188 INCH THICK.

C) TERMINATION BAR: STAINLESS STEEL.

3.1 EXAMINATION

A) EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES, SUBSTRATE, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK.
1) VERIFY COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES OF SUBSTRATES.
2) VERIFY THAT SUBSTRATE IS SOUND, DRY, SMOOTH, CLEAN, SLOPED FOR DRAINAGE AND SECURELY ANCHORED.
3) VERIFY THAT SUBSTRATE IS NOT EXPOSED TO HEAT, SUN, OR WATER, OR IS NOT FILLED OVER, HEATING OR BACKING SUBSTRATE TO PREVENT AIR INFILTRATION OR WATER PENETRATION.

B) PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 INSTALLATION, GENERAL

A) INSTALL SHEET METAL FLASHING AND TRIM TO COMPLY WITH DETAILS INDICATED AND RECOMMENDATIONS OF CITED SHEET METAL STANDARD THAT APPLY TO INSTALLATION CHARACTERISTICS REQUIRED UNLESS OTHERWISE INDICATED ON DRAWINGS.

1) INSTALL FASTENERS, SOLDER, PROTECTIVE COATINGS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE SHEET METAL FLASHING AND TRIM SYSTEM.

2) THE SHEET METAL FLASHING AND TRIM MUST BE TRUE TO LINE, LEVELS, AND SLOPES. PROVIDE UNIFORM, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER.

3) ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROPERLY SET FASTENERS.

4) INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE.

5) INSTALL CONTINUOUS CLEATS WITH FASTENERS SPACED NOT MORE THAN 12 INCHES C.O.

6) SECURE SHEET METAL FLASHING AND TRIM WITH 12 INCHES APART. ATTACH EACH CLEAT WITH AT LEAST TWO FASTENERS. BEND TABS OVER PASTERS.

7) INSTALLED EXPOSED SHEET METAL FLASHING AND TRIM WITH LIMITED OIL-CANNING, AND FREE OF BUCKLING AND TICKE MAPPING.

8) DO NOT FOLD CUT SHEET METAL FLASHING AND TRIM BY TORCH.

B) METAL PROTECTION: WHERE D-SIMILAR METALS CONTACT EACH OTHER, OR WHERE METAL CONTACTS PRESSURE-TREATED WOOD OR OTHER CORROUS SUBSTRATES, PROTECT AGAINST GALVANIC ACTION OR CORROSION BY PAINTING, COATING, OR OTHER MEANS. PROVIDE PROTECTION FOR SHEET METAL FROM CORROUS SEPARATION AS RECOMMENDED BY SHEET METAL MANUFACTURER OR CITED SHEET METAL STANDARD.

1) COAT CONCEALED SIDE OF STAINLESS STEEL, SHEET METAL FLASHING AND TRIM WITH BITUMINOUS COATING WHERE FLASHING AND TRIM CONTACT WOOD, FERROUS METAL, OR CEMENTITIOUS CONSTRUCTION.

2) UNDERLAYMENT: WHERE INSTALL SHEET METAL FLASHING AND TRIM DIRECTLY ON CEMENTITIOUS OR WOOD SUBSTRATES, INSTALL UNDERLAYMENT AND COVER WITH SLIP SHEET.

C) EXPANSION PROVISIONS: PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

1) SPACE EXPANSION JOINTS AT MAXIMUM OF 10 FEET WITH NO JOINTS WITHIN 24 INCHES OF CORNER OR HIGHLIGHTS.

2) FORM EXPANSION JOINTS OF INTERMINGLED HOOKED FLANGES, NOT LESS THAN 1 INCH DEEP, FILLED WITH SEALANT CONCEALED WITHIN JOINT.

D) FASTENERS: USE FASTENERS SIZES THAT PENETRATE SUBSTRATE NOT LESS THAN RECOMMENDED BY FASTENER MANUFACTURER TO ACHIEVE MAXIMUM PULL-OUT RESISTANCE.

E) CONCEAL FASTENERS AND EXPANSION PROVISIONS WHERE POSSIBLE IN EXPOSED WORK AND LOCATE TO MINIMIZE POSSIBILITY OF LEAKAGE. COVER AND SEAL FASTENERS AND ANCHORS AS REQUIRED FOR A TIGHT INSTALLATION.

F) SEAL JOINTS AS REQUIRED FOR WATERTIGHT CONSTRUCTION.

1) USE SEALANT-FILLED JOINTS UNLESS OTHERWISE INDICATED.

a) EMBED HOOKED FLANGES OF JOINT MEMBERS NOT LESS THAN 1 INCH INTO SEALANT.

b) FORM JOINTS TO COMPLETELY CONCEAL SEALANT.

c) WHERE AMBIENT TEMPERATURE AT TIME OF INSTALLATION IS BETWEEN 40 AND 70 DEG F, SET JOINT MEMBERS FOR A THERMAL EXPANSION JOINT.

d) ADJUST SETTING PROPORTIONALLY FOR INSTALLATION AT HIGHER AMBIENT TEMPERATURES.

i) DO NOT INSTALL SEALANT-TYPE JOINTS AT TEMPERATURES BELOW 40 DEG F.

2) PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH REQUIREMENTS IN SECTION 079000 'JOINT SEALANTS.'

G) SOLDERED JOINTS: CLEAN SURFACES TO BE SOLDERED, REMOVING OILS AND FOREIGN MATTER.

1) PRETIN EDGES OF SHEETS WITH SOLDER TO WIDTH OF 1-1/2 INCHES; HOWEVER, REDUCE PRETINNING WHERE PRETIN SURFACE WILL SHOW IN COMPLETED WORK.

2) DO NOT TIN SURFACES FOR SOLDER.

3) HEAT SURFACES TO RECEIVE SOLDER, AND FLOW SOLDER INTO JOINT.

a) FILL JOINT COMPLETELY.

b) COMPLETELY REMOVE FLUX AND SPATTER FROM EXPOSED SURFACES.

3.3 INSTALLATION OF TOP OF WALL FLASHINGS
A) INSTALL SHEET METAL FLASHING AND TRIM TO COMPLY WITH PERFORMANCE REQUIREMENTS SHEET METAL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AND CITED SHEET METAL STANDARD.

1) PROVIDE CONCEALED FASTENERS WHERE POSSIBLE, AND SET UNITS TRUE TO LINE, LEVELS, AND SLOPES.

2) INSTALL WORK WITH LAPS, JOINTS, AND SEAMS THAT ARE PERMANENTLY WATERTIGHT AND WEATHER RESISTANT.

B) TOP OF WALL FLASHING
1) ANCHOR TO RESIST UPLIFT AND OUTWARD FORCES IN ACCORDANCE WITH RECOMMENDATIONS IN CITED SHEET METAL STANDARD UNLESS OTHERWISE INDICATED.

3.4 INSTALLATION OF WALL FLASHINGS
A) INSTALL SHEET METAL WALL FLASHING TO INTERCEPT AND EXCLUDE PENETRATING MOISTURE IN ACCORDANCE WITH CITED SHEET METAL STANDARD UNLESS OTHERWISE INDICATED AND AS INDICATED ON DRAWINGS.

3.5 INSTALLATION TOLERANCES

A) INSTALLATION TOLERANCES: SHIM AND ALIGN SHEET METAL FLASHING AND TRIM WITHIN INSTALLED TOLERANCE OF 1/4 INCH IN 20 FEET ON SLOPE AND LOCATION LINES INDICATED ON DRAWINGS AND WITHIN 1/8-INCH OFFSET OF ADJOINING FACES AND OF ALIGNMENT OF MATCHING PROFILES.

B) CLEANING

A) CLEAN EXPOSED METAL SURFACES OR SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.

B) CLEAN AND NEUTRALIZE FLUX MATERIALS. CLEAN OFF EXCESS SOLDER.

C) CLEAN OFF EXCESS SEALANTS.

D) REMOVE TEMPORARY PROTECTIVE COVERS AND STRIPABLE FILMS AS SHEET METAL FLASHING AND TRIM ARE INSTALLED UNLESS OTHERWISE INDICATED IN MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

E) ON COMPLETION OF SHEET METAL FLASHING AND TRIM INSTALLATION, REMOVE UNUSED MATERIALS AND CLEAN FINISHED SURFACES AS RECOMMENDED IN WRITING BY SHEET METAL FLASHING AND TRIM MANUFACTURER.

F) MAINTAIN SHEET METAL FLASHING AND TRIM IN CLEAN CONDITION DURING CONSTRUCTION.

G) REPLACE SHEET METAL FLASHING AND TRIM THAT HAVE BEEN DAMAGED OR THAT HAVE DETERIORATED BEYOND SUCCESSFUL REPAIR BY FINISH TOUCH-UP OR SIMILAR MINOR REPAIR PROCEDURES, AS DETERMINED BY ARCHITECT.

END OF SECTION 07600

SECTION 079000 - JOINT SEALANTS

1.1 WARRANTY

A) SPECIAL INSTALLER'S WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE JOINT SEALANTS THAT DO NOT COMPLY WITH PERFORMANCE AND OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD.

1) WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

B) SPECIAL MANUFACTURER'S WARRANTY: MANUFACTURER AGREES TO FURNISH JOINT SEALANTS TO REPAIR OR REPLACE THOSE JOINT SEALANTS THAT DO NOT COMPLY WITH PERFORMANCE AND OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD.

1) WARRANTY PERIOD: FIVE YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

2.1 JOINT SEALANTS, GENERAL

A) COLORS OF EXPOSED JOINT SEALANTS: WHITE OR AS INDICATED BY MANUFACTURER'S DESIGNATIONS.

2.2 SILICONE JOINT SEALANTS

A) SILICONE, S, NS, 10050 NT: SINGLE-COMPONENT, NONSG, PLUS 100 PERCENT AND MINUS 50 PERCENT MOVEMENT CAPABILITY, NON-TRAFFIC USE, NEUTRAL-CURING SILICONE JOINT SEALANT. ASTM C 920, TYPE S, GRADE NS, CLASS 1, USE NT.

1) MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

a) BASIS OF DESIGN: PECORA 890NTS890FTS

b) DOW CORNING CORP. 790

c) SIKO CORP. SIKASIL-C990

d) TREMCO INCORPORATED - SPECTRUM 800

2) APPLICATIONS: USE FOR EXTERIOR JOINTS IN VERTICAL SURFACES AND HORIZONTAL NON-TRAFFIC SURFACES

3) COLOR: AS SELECTED BY ARCHITECT FOR FULL RANGE PER APPLICATION LOCATION.

2.3 URETHANE JOINT SEALANTS

A) URETHANE, S, P, 25, T: SINGLE-COMPONENT, POURABLE, PLUS 25 PERCENT AND MINUS 25 PERCENT MOVEMENT CAPABILITY, TRAFFIC AND NON-TRAFFIC USE, URETHANE JOINT SEALANT. ASTM C 920, TYPE S, GRADE P, CLASS 25.

B) MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

a) PECORA CORP - NR-201

b) SIKO CORPORATION - SIKAFLEX - 1CSL

c) TREMCO INCORPORATED - VULKEM 25

2) APPLICATIONS: USE FOR EXTERIOR JOINTS IN HORIZONTAL WALKING SURFACES

3) COLOR: AS SELECTED BY ARCHITECT FOR FULL RANGE PER APPLICATION LOCATION

2.4 JOINT-SEALANT BACKING

A) CYLINDRICAL SEALANT BACKING: ASTM C 1330, TYPE C CLOSED-CELL MATERIAL WITH A SURFACE SKIN AND OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.

B) BOND-BREAKER TAPE: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE RECOMMENDED BY SEALANT MANUFACTURER

3.1 PREPARATION

A) SURFACE CLEANING OF JOINTS: CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS TO COMPLY WITH JOINT-SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE FOLLOWING REQUIREMENTS:

1) REMOVE ALL RESIDUE, DUST, AND OTHER MATERIALS THAT DO NOT STAIN, HARM SUBSTRATES, OR LEAVE RESIDUES CAPABLE OF INTERFERING WITH ADHESION.

2) JOINT PRIMING: PRIME JOINT SUBSTRATES WHERE RECOMMENDED BY JOINT-SEALANT MANUFACTURER OR AS INDICATED BY PRE-INSTALLATION JOINT-SEALANT SUBSTRATE TESTS OR PRIOR EXPERIENCE.

3) MASKING TAPE: USE MASKING TAPE WHERE REQUIRED TO PREVENT CONTACT OF SEALANT OR PRIMER WITH ADJOINING SURFACES.

3.2 INSTALLATION OF JOINT SEALANTS

A) GENERAL: COMPLY WITH ASTM C 1193 AND JOINT-SEALANT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PRODUCTS AND APPLICATIONS INDICATED, UNLESS MORE STRINGENT REQUIREMENTS APPLY.

B) INSTALL SEALANT BACKINGS IF KNOWN TO SUPPORT SEALANTS DURING APPLICATION AND AT POSITION REQUIRED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.

C) INSTALL BOND-BREAKER TAPE BEHIND SEALANTS WHERE SEALANT BACKINGS ARE NOT USED BETWEEN SEALANTS AND BACKS OF JOINTS.

D) INSTALL SEALANTS USING PROVEN TECHNIQUES THAT COMPLY WITH THE FOLLOWING AND AT THE SAME TIME BACKINGS ARE INSTALLED:

1) PLACE SEALANTS SO THAT THEY DIRECTLY CONTACT AND FULLY WET JOINT SUBSTRATES

2) COMPLETELY FILL RECESSES IN EACH JOINT CONFIGURATION.

3) PRODUCE UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.

E) TOOLING OF NONSG SEALANTS IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS. TOOL SEALANTS TO FORM SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED. USE TOOLING AGENTS THAT ARE APPROVED IN WRITING BY SEALANT MANUFACTURER AND THAT DO NOT DISCOLOR SEALANTS OR ADJACENT SURFACES.

F) PROVIDE CONCAVE JOINT PROFILE PER FIGURE 8A IN ASTM C 1193 UNLESS OTHERWISE INDICATED.

END OF SECTION 079000

GENERAL STRUCTURAL NOTES

GENERAL/BUILDING CODE

GBC-1: ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC), EFFECTIVE JULY 1, 2021.

A. NEW CONSTRUCTION - PART I OF VUSBC - "VIRGINIA CONSTRUCTION CODE"

B. RENOVATION/ALTERATION - PART II OF THE VUSBC - "VIRGINIA EXISTING BUILDING CODE"

1. CLASSIFICATION OF WORK FOR THIS PROJECT = ALTERATION-LEVEL 2

GBC-2: NO LOADS IN EXCESS OF THE DESIGN LIVE LOADS LISTED SHALL BE IMPOSED UPON ANY AREA DURING CONSTRUCTION, UNLESS ADEQUATE SHORING OR OTHER MEANS IS PROVIDED TO SUPPORT THE EXCESSIVE LOADS.

GBC-3: TEMPORARY BRACING, GUY WIRES, SHORING, ETC., SHALL BE USED AS NECESSARY TO RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION.

GBC-4: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GBC-5: STRUCTURAL DRAWINGS DO NOT SHOW ALL OPENINGS. COORDINATE WITH ALL OTHER DISCIPLINES.

GBC-6: REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

GBC-7: THE ENGINEER SHALL NOT HAVE THE AUTHORITY OR RESPONSIBILITY TO SUPERVISE OR DIRECT THE CONSTRUCTION WORK.

GBC-8: ALL SECTIONS AND DETAILS, WHETHER EXPLICITLY CUT ON PLAN OR NOT, SHALL BE CONSIDERED TYPICAL AND SHALL APPLY AT SIMILAR CONDITIONS.

GBC-9: ADDITIONS AND ALTERATIONS TO THE EXISTING BUILDING DO NOT INCREASE THE DEMAND/CAPACITY RATIO OF ANY EXISTING STRUCTURAL LATERAL FORCE RESISTING ELEMENT BY MORE THAN 10%; THEREFORE, AN ENGINEERING EVALUATION AND ANALYSIS OF THE ALTERED EXISTING STRUCTURE IS NOT REQUIRED.

EXISTING CONSTRUCTION

EC-1: INFORMATION REGARDING STRUCTURAL MEMBERS INDICATED TO BE EXISTING WAS OBTAINED DURING LIMITED FIELD OBSERVATIONS AND FROM LIMITED AVAILABLE EXISTING DRAWINGS. ACTUAL CONDITIONS MAY DIFFER FROM THAT WHICH IS INDICATED. IF THE CONTRACTOR UNCOVERS EXISTING CONDITIONS THAT DIFFER FROM THAT WHICH IS INDICATED ON PLAN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD OF THE DISCREPANCY IN ORDER THAT THE CONDITION MAY BE RESOLVED.

EC-2: FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO THE CONSTRUCTION AND FABRICATION OF ANY NEW STRUCTURAL MEMBERS.

EC-3: EXISTING CONSTRUCTION IS DENOTED USING SLANTED LETTERING, PHANTOM LINETYPE (DASH DOUBLE DOT), AND HALFTONE.

DESIGN LOADS AND PARAMETERS (CONT.)

DL-7: ICE LOADS

ICE DENSITY = 56pcf (ASCE 7-16, SECTION 10.4)
 I-1.5 (NOMINAL ICE THICKNESS AT 33° FT, ASCE 7-16 Fig 10.4-2)
 CONSTRUCTION TEMPERATURE = 15 DEGREES F
 GUST SPEED = MPH
 I-1.0 (ICE LOAD IMPORTANCE FACTOR, ASCE 7-16, TABLE 1.5-2)
 Z-30' (HT ABOVE GROUND)
 I-=(Z30)^10 (HT FACTOR, ASCE 7-16 Eq 10.4-4) = (30/33)^10 = 0.99
 K=(I/I_0)(I_0)^0.35 (DESIGN ICE THICKNESS, ASCE 7-16 Eq 10.4-5) = (1.5)(1.0)(0.99)(1.0)^0.35 = 1.49'
 WEIGHT OF ICE = 1.49'x12 x 56pcf = 6.95 psf SURFACE AREA

DL-8: RAIN LOADS

I-3.25 in/hr (VUSBC 2018 FIGURE 1611.1)
 A-2,500 SF (WORST CASE AREA PER SECONDARY DRAIN, 4" DIA OUTLET PIPE MIN)
 Q=0.0104 (A) (I) (FLOW RATE 7-16 Eq C8.3-1) = 0.0104 (2,500 SF)(3.25 in/hr) = 84.5 GAL/MIN
 Q=0.2" (ASCE 7-16, TABLE C8.3-1)
 D-2" (DEPTH OF WATER UP TO SECONDARY DRAINAGE INLET)
 R=5.2(d_0+d_1) (VUSBC 2018 Eq 16-36, DESIGN RAIN LOAD) = 5.2(2+1.0") = 15.6 PSF

FOUNDATIONS

F-1: FOUNDATIONS FOR THIS STRUCTURE ARE SPREAD FOOTINGS BEARING ON EITHER VIRGIN SOIL OR CONTROLLED COMPACTED FILL WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

F-2: THE OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY, PRIOR TO POURING CONCRETE, THAT THE SOIL IS CAPABLE OF SUPPORTING SUCH A LOAD.

F-3: THE CONTRACTOR SHALL PROTECT THE FOOTINGS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

F-4: STEPS IN WALL FOOTINGS SHALL HAVE A MINIMUM SPACING OF DOUBLE THE CHANGE IN ELEVATION.

CONCRETE

C-1: ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

PROJECT LOCATION	EXPOSURE CLASS	CONC WT	MIN F _c (PSI)	MAX W/CML	AIR CONTENT
EXT FDNS	F2	NW	4500	0.45	6.0% ± 1.5%
RAMP & PAVING	C2	NW	5000	0.40	6.0% ± 1.5%

C-2: STEEL REINFORCING OF CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS.

- ASTM A615 GRADE 60 (TYPICAL REINFORCING STEEL)
- ASTM A1064 (PLAIN WELDED WIRE FABRIC - USE FLAT SHEETS ONLY)

C-3: REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF DEPRESSIONS.

C-4: REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES.

STRUCTURAL MASONRY

M-1: ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF TMS 402/602-16 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES."

- ASTM C90 (BLOCK)
- ASTM C270 (MORTAR) - TYPE S (CMU), TYPE N (BRICK)
- ASTM C40 (GROUT) - 2000 PSI MINIMUM COMPRESSIVE STRENGTH
- F-1, 2000 PSI
- ASTM A615 GRADE 60 (REINFORCING)

M-2: SOLID FILL COLLAR JOINTS WITH MORTAR AS THE WORK PROGRESSES.

M-3: PROVIDE STEEL SLEEVES AT PIPE PENETRATIONS (GALVANIZED AT ALL BELOW GRADE WALLS).

M-4: AT HOLLOW WALLS THAT CHANGE IN THICKNESS OR NUMBER OF WYTHES, PROVIDE A COURSE OF SOLID MASONRY OR GROUT FILLED UNITS BELOW THE TRANSITION.

M-5: AT BLOCK CONCLUDING VERTICAL REINFORCING SHALL HAVE TWO CELLS PER 16" BLOCK. CELLS SHALL ALIGN VERTICALLY AND BE GROUTED SOLID AT ALL REINFORCING LOCATIONS. BARS SHALL BE HELD IN PLACE BY REBAR POSITIONERS OR OTHER SUITABLE DEVICES AND SHALL BE CENTERED IN CMU UNITS.

M-6: MASONRY JOINT REINFORCING SHALL BE PROVIDED IN ALL WALLS AT 16" OC MAXIMUM VERTICAL SPACING UNLESS INDICATED TO BE TIED TOGETHER ON SECTIONS AND DETAILS OF THE DRAWINGS. JOINT REINFORCING SHALL MEET ASTM A451 AND BE HOT-DIP GALVANIZED AT EXTERIOR WALLS. MINIMUM WIRE DIAMETER FOR SIDE RODS AND CROSS RODS SHALL BE 0.148 INCHES UNLESS INDICATED TO BE GREATER IN SECTIONS AND DETAILS OF THE DRAWINGS. PROVIDE PREFABRICATED CORNER AND TEE UNITS FOR WALL INTERSECTIONS. LAP REINFORCING A MINIMUM OF 6 INCHES AT SPICES.

M-7: IN VERTICALLY REINFORCED WALLS, USE LADDER TYPE (NOT TRUSS TYPE) REINFORCING IN HORIZONTAL MORTAR JOINTS.

M-8: GROUT SLUMP SHALL BE 8" TO 11", PLACE GROUT PER TMS 602 SECTION 3.5 AND CONSOLIDATE BY VIBRATION. RECONSOLIDATE BY VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.

POST-INSTALLED ANCHORS

PA-1: ALL POST-INSTALLED ANCHORS (IN CONCRETE OR CMU) ARE TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (INCLUDING BUT NOT LIMITED TO DRILL BIT SIZE, PROPER CLEANING OF HOLES, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS).

PA-2: THE ANCHOR MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT DURING THE INITIAL INSTALLATION OF EACH TYPE OF ANCHOR TO REVIEW AND APPROVE OF THE CONTRACTOR'S INSTALLATION PROCEDURES. THE CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S RECOMMENDED DRILLING, TAPPING, AND ANCHORING PROCEDURE, AND PROVIDE THE INSPECTION OF ANCHORS DURING INSTALLATION TO VERIFY CONFORMANCE WITH THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS. SUBMIT REPORT FROM MANUFACTURER'S REPRESENTATIVE FOR DUNBAR REVIEW. INSTALLATION OF ALL HORIZONTAL OR UPWARDLY INCLINED ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM OR APPROVED EQUIVALENT. SUBMIT CREDENTIALS OF CERTIFIED INSTALLERS. CONTINUOUS INSPECTION IS REQUIRED FOR ALL HORIZONTAL OR UPWARDLY INCLINED ADHESIVE ANCHORS. REMOVE AND REPLACE MISPLACED OR MALFUNCTIONING ANCHORS. FILL EMPTY ANCHOR HOLES AND PATCH FAILED ANCHOR LOCATIONS WITH HIGH-STRENGTH, NONMETALLIC GROUT.

PA-3: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN SOLID OR GROUTED MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

- SET XP BY SIMPSON STRONG TIE
- HIT-HY 270 BY HITI
- AC100+ GOLD BY DEWALT

PA-4: CHEMICAL ADHESIVE ANCHOR SYSTEMS FOR USE WITH REINF STEEL IN CONCRETE SHALL BE ONE OF:

- SET-3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HITI
- HIT-HY 200 BY HITI

UNLESS NOTED OTHERWISE, REINFORCING STEEL USED WITH THESE SYSTEMS SHALL BE ASTM A615 GRADE 60.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CM	CONTROLED LOW-STRENGTH MATERIAL
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
DET	DETACH
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DWGS	DRAWINGS
EA	EACH
EL	ELEVATION
EOS	END OF SLAB
EQ	EQUAL
EX	EXISTING
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FTG	FOOTING
GC	GENERAL CONTRACTOR
HK	HOOK
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HT	HEIGHT
INT	INTERIOR
JT	JOINT
LBS	POUNDS
LL	LIVE LOAD
MAS	MAXIMUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
NO.	NUMBER
NTS	NETS
NTS	NET SCALE
NW	NORMAL WEIGHT
OC	ON CENTER
PLF	POUNDS LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REF	REFERENCE
REINF	REINFORCING
RECD	RECEIVED
SECT	SECTION
SIM	SIMILAR
SOG	SLAB-ON-GROUND
SPA	SPACE
STD	STANDARD
TOC	TOP OF CONCRETE
TP	TOP
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WWF	WELDED WIRE FABRIC

QUALITY ASSURANCE NOTES

CAST-IN-PLACE CONCRETE

QUALITY ASSURANCE

A. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING READY-MIXED CONCRETE PRODUCTS AND THAT COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS. THE MANUFACTURER SHALL PROVIDE THE FOLLOWING INFORMATION:

- MANUFACTURED CERTIFIED ACCORDING TO ASME'S "CERTIFICATION OF READY-MIXED CONCRETE PRODUCTION FACILITIES".

B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT AGENCY, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, QUALIFIED ACCORDING TO ASTM C 1077 AND ASTM E 329 FOR TESTING INDICATED.

1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD TESTING TECHNICIAN, GRAD II, ACCORDING TO ACI CP-1 OR AN EQUIVALENT QUALIFICATION PROGRAM.

2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE AC-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN, GRADE I, TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN, GRADE II.

C. SOURCE LIMITATIONS: OBTAIN EACH TYPE OR CLASS OF CEMENTITIOUS MATERIAL OF THE SAME SPECIES FROM THE SAME MANUFACTURER'S PLANT, OBTAIN AGGREGATE FROM SINGLE SOURCE, AND OBTAIN ADMIXTURES THROUGH SINGLE SOURCE FROM A SINGLE MANUFACTURER.

D. ACI PUBLICATIONS: COMPLY WITH THE FOLLOWING UNLESS MODIFIED BY REQUIREMENTS IN THE CONTRACT DOCUMENTS.

1. ACI 301

2. ACI 117

E. CONCRETE TESTING SERVICES: ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY TO PERFORM MATERIAL EVALUATION TESTS AND TO DESIGN CONCRETE MIXTURES.

F. PRE-INSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

1. BEFORE SUBMITTING DESIGN MIXTURES, REVIEW CONCRETE DESIGN MIXTURES AND EXAMINE QUALITY CONCRETE MATERIALS. REQUIRE REPRESENTATIVES OF EACH ENTITY DIRECTLY CONCERNED WITH CAST-IN-PLACE CONCRETE TO ATTEND, INCLUDING THE FOLLOWING:

- CONTRACTOR'S SUPERINTENDENT
- INDEPENDENT TESTING AGENCY RESPONSIBLE FOR CONCRETE DESIGN MIXTURES
- READY-MIX CONCRETE MANUFACTURER
- CONCRETE SUBCONTRACTOR

2. REVIEW SPECIAL INSPECTION AND TESTING AND INSPECTING AGENCY PROCEDURES FOR FIELD QUALITY CONTROL, CONCRETE FINISHES AND INSPECTION OF CONCRETE FOR HOLLOW CORE, CONCRETE REINFORCEMENT, CONCRETE CURING PROCEDURES, CONSTRUCTION CONTRACTS AND ISOLATION JOINTS, BOND-BREAK MATERIALS, STEEL REINFORCEMENT INSTALLATION, FLOOR AND SLAB FLATNESS AND LEVELNESS MEASUREMENT, CONCRETE REPAIR PROCEDURES, AND CONCRETE PROTECTION.

G. SHOP DRAWINGS:

1. PROVIDE DESIGN MIXTURES FOR EACH CONCRETE MIX. INDICATE AMOUNT OF WATER TO BE WITHHELD FOR LATER ADDITION AT PROJECT SITE. INDICATE WHERE EACH MIX SHALL BE USED.

2. PROVIDE STEEL REINFORCEMENT SHOP DRAWINGS. INCLUDE PLACING DRAWINGS THAT DETAIL FABRICATION, BEND, AND PLACEMENT, INDICATE BAR SIZES, LENGTH, MATERIAL, GRADE, BAR SCHEDULE, STIRRUP SPACING, BENT BAR DIAGRAMS, SPLICES AND L

PROJECT TITLE
**ST. JAMES'S RAMP
AND ROAD PROJECT**

St. James's Episcopal
Church

1205 W FRANKLIN
STREET, RICHMOND, VA
23220

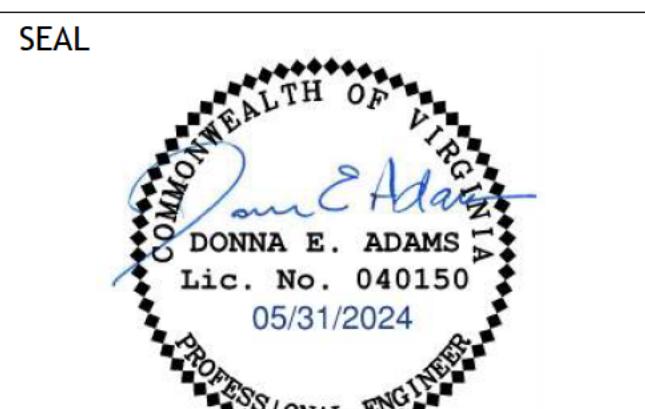
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Project No.: 2304-17

RECEIVED
By
Taylor & Parrish
Dated: September 5, 2024



PROJECT NUMBER
GHA# 23028

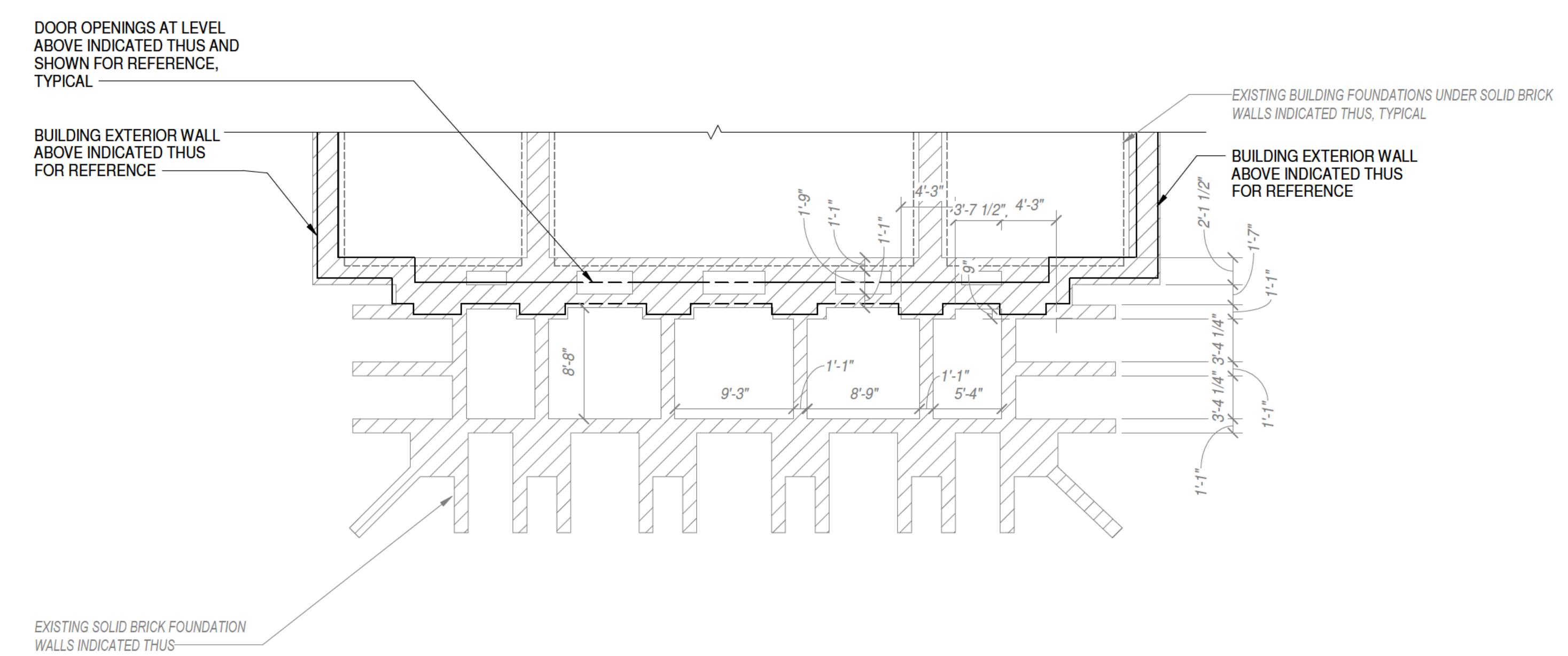
DATE
MAY 31, 2024

DRAWN BY: GPC CHECKED BY: DEA
REVISIONS
NO. DATE DESCRIPTION
MAY 31, 2024 PERMIT SET
2 07/24/2024 Revision 2

SHEET TITLE
**EXISTING BASEMENT
AND NEW RAMP
PLANS**

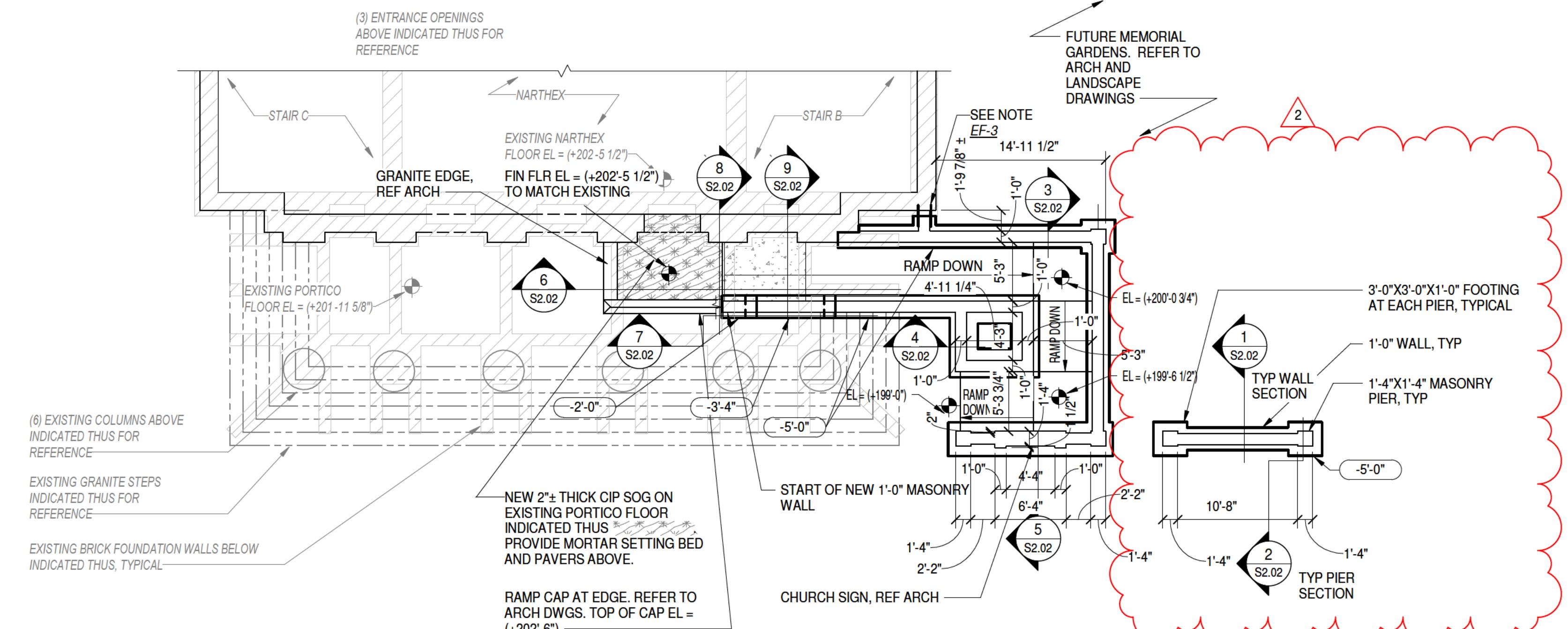
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S1.01



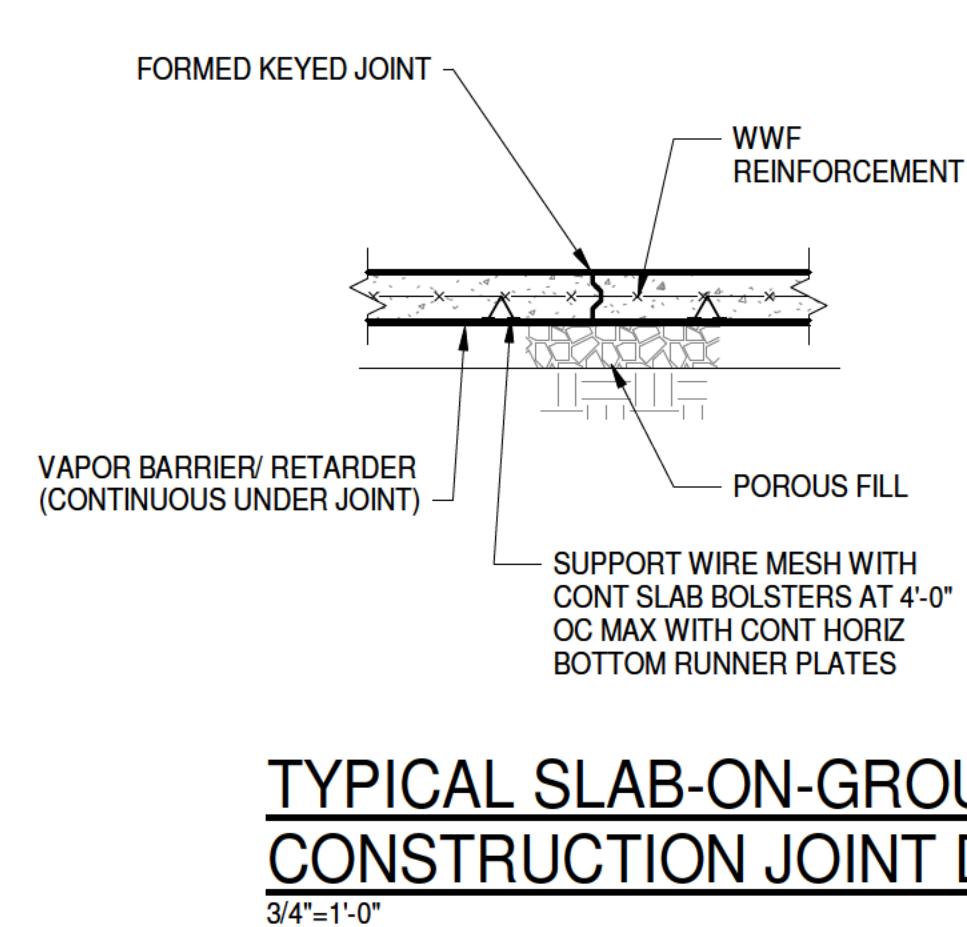
EXISTING BASEMENT AND FOUNDATION PLAN

1/8" = 1'-0"
FD-1: TYPICAL SLAB-ON-GROUND SHALL BE 4" NORMAL WEIGHT CONCRETE WITH 6X6-W1.4XW1.4 WWF AT MID-DEPTH, OVER 4" POROUS FILL
FD-2: TOP OF FOOTING ELEVATIONS INDICATED THUS 0'-0" RELATIVE TO TYPICAL FIRST FLOOR ELEVATION XXX-X.
FD-3: FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO THE CONSTRUCTION OF ANY NEW STRUCTURAL MEMBERS.
FD-4: ALL INFORMATION INDICATED AS EXISTING DETERMINED FROM DRAWINGS NOLAN & BASKERVILL ARCHITECTS DATED JULY 1911.

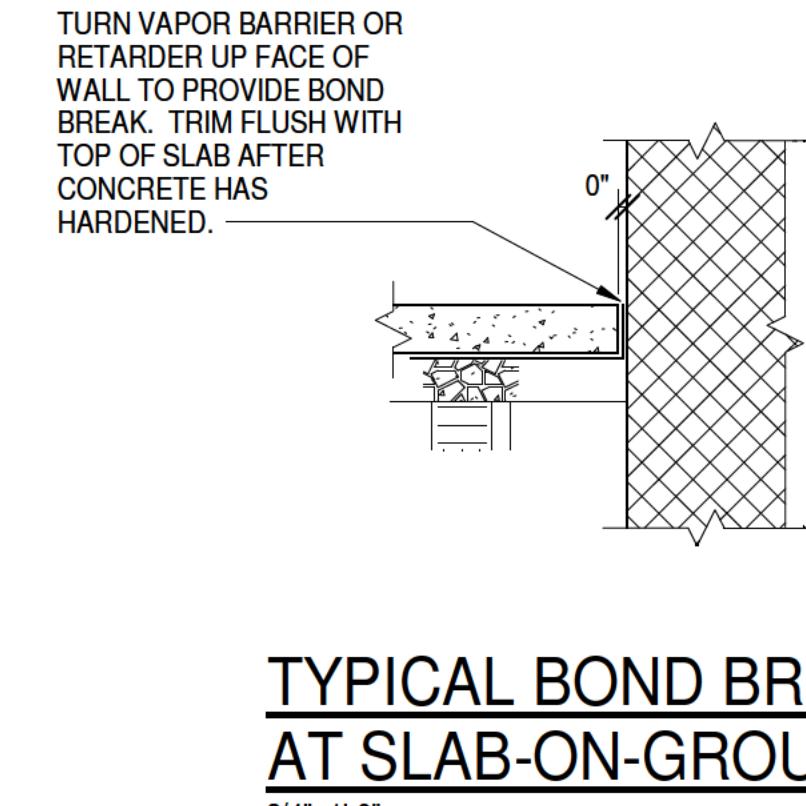


NARTHEX AND NEW RAMP PLAN

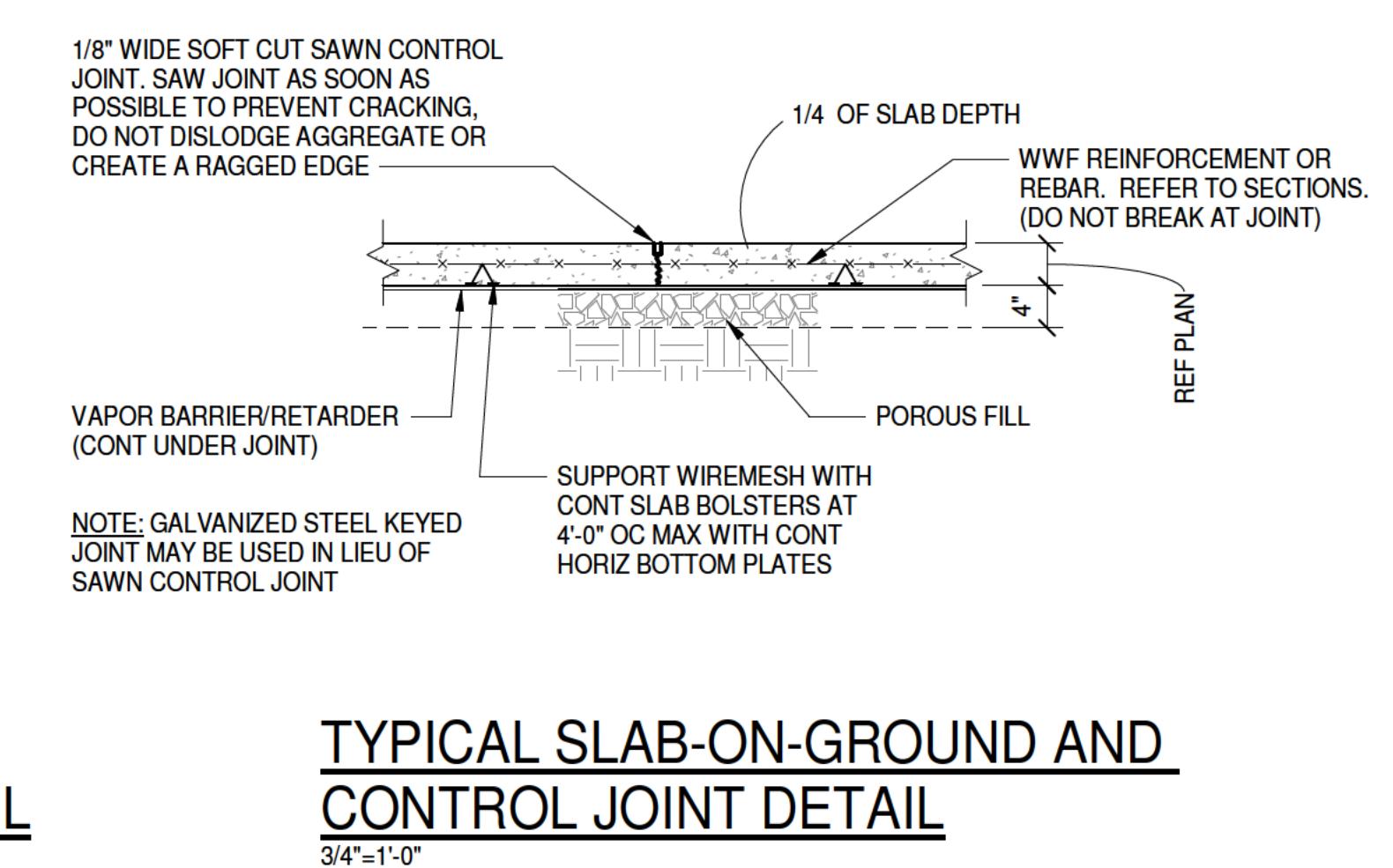
1/8" = 1'-0"
EF-1: EXISTING NARTEX FIRST FLOOR ELEVATION = 202'-4".
EF-2: FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO THE CONSTRUCTION AND FABRICATION OF ANY NEW STRUCTURAL MEMBERS.
EF-3: PROVIDE (2) #5X1'-6" WHERE INDICATED. POST-INSTALL 6" INTO EXISTING MASONRY WALL. CENTER IN FOOTING.
EF-4: BOTTOM OF NEW FOOTING ELEVATION INDICATED THUS (X-XX") RELATIVE TO EXISTING PORTICO FINISH FLOOR ELEVATION OF 201'-11 5/8".



**TYPICAL SLAB-ON-GROUND
CONSTRUCTION JOINT DETAIL**



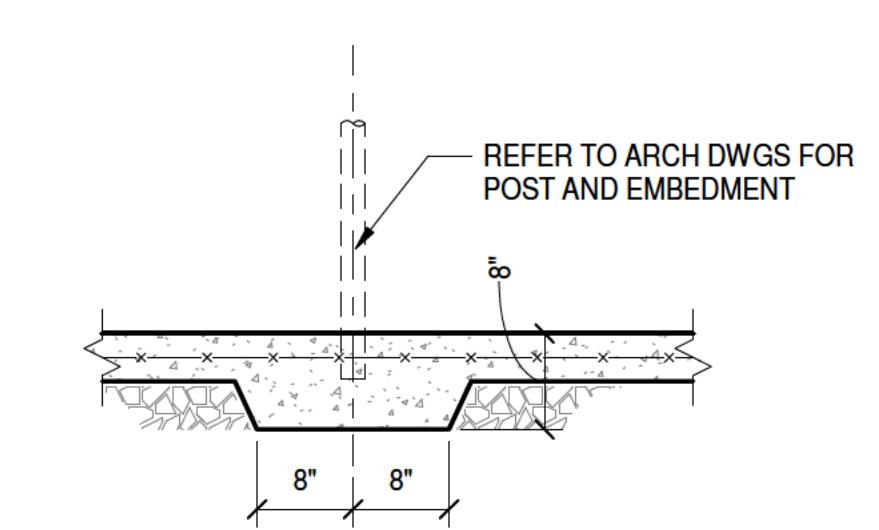
**TYPICAL BOND BREAK
AT SLAB-ON-GROUND**



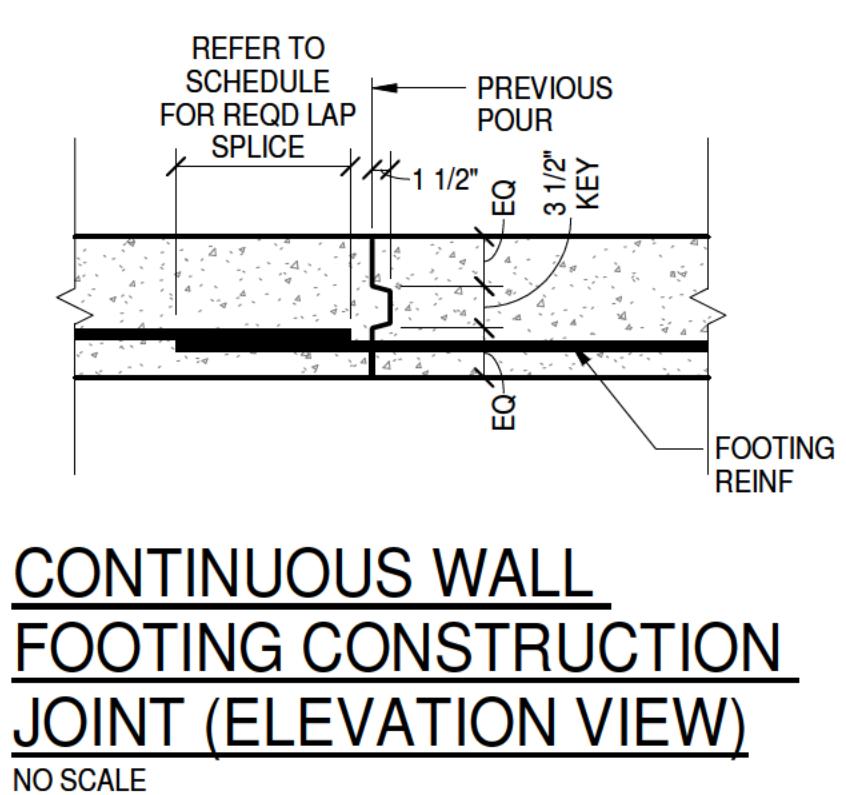
**TYPICAL SLAB-ON-GROUND AND
CONTROL JOINT DETAIL**

JOINT PLACEMENT GUIDELINE

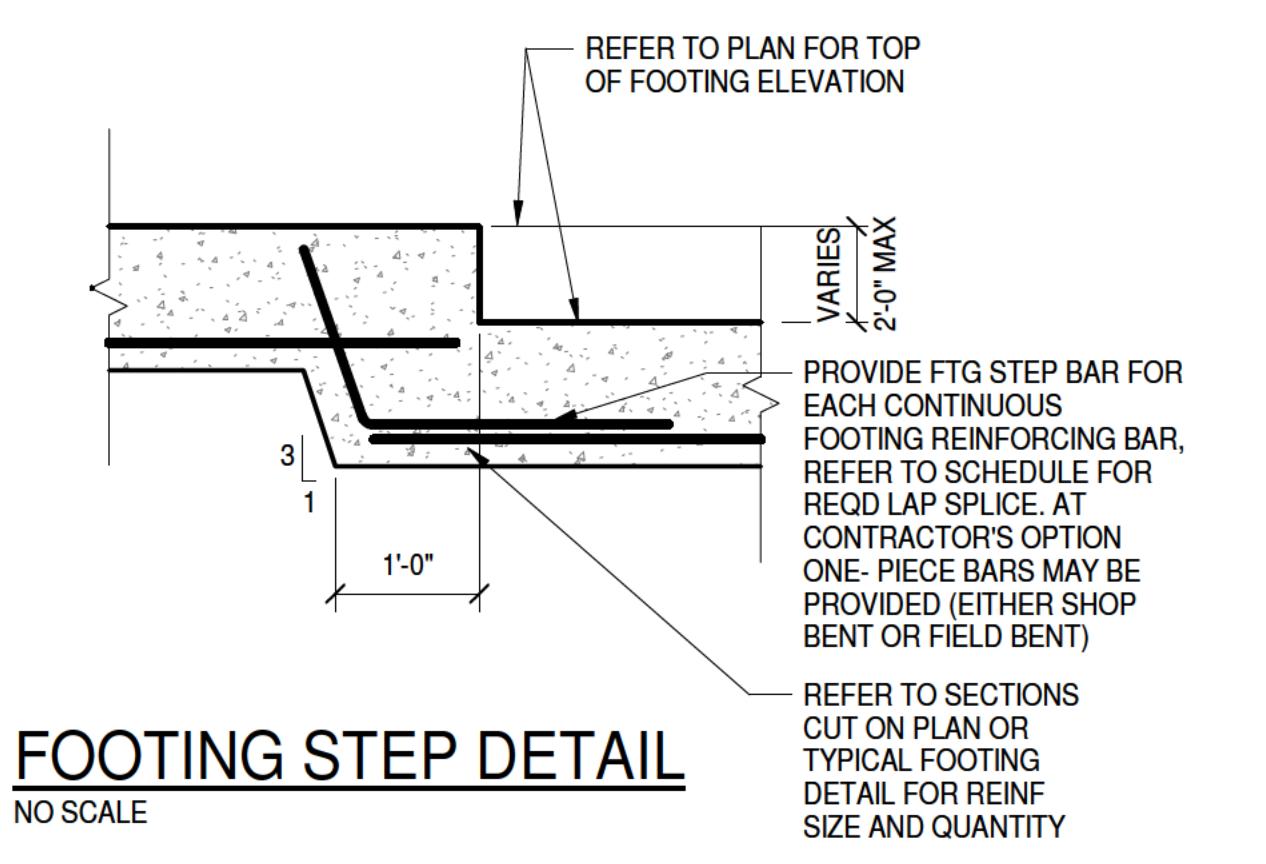
- A. LOCATE CONTROL JOINTS AND/OR CONSTRUCTION JOINTS AT
 1. RE-ENTRANT CORNERS OF SLAB
 2. AT CORNERS OF INTERIOR MASONRY WALLS WITH FOOTINGS
 - B. AT SPANS OF 10 FEET OR MORE THAN THE FOLLOWING:
 - C. SUBDIVIDE SLAB AREAS TO LIMIT LENGTH TO WIDTH RATIO OF SLAB AREA TO 2 TO 1 MAXIMUM. PROVIDE SQUARE SLAB AREAS WHERE PRACTICAL.
 - D. IN ADDITION TO GUIDELINES ABOVE, COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.



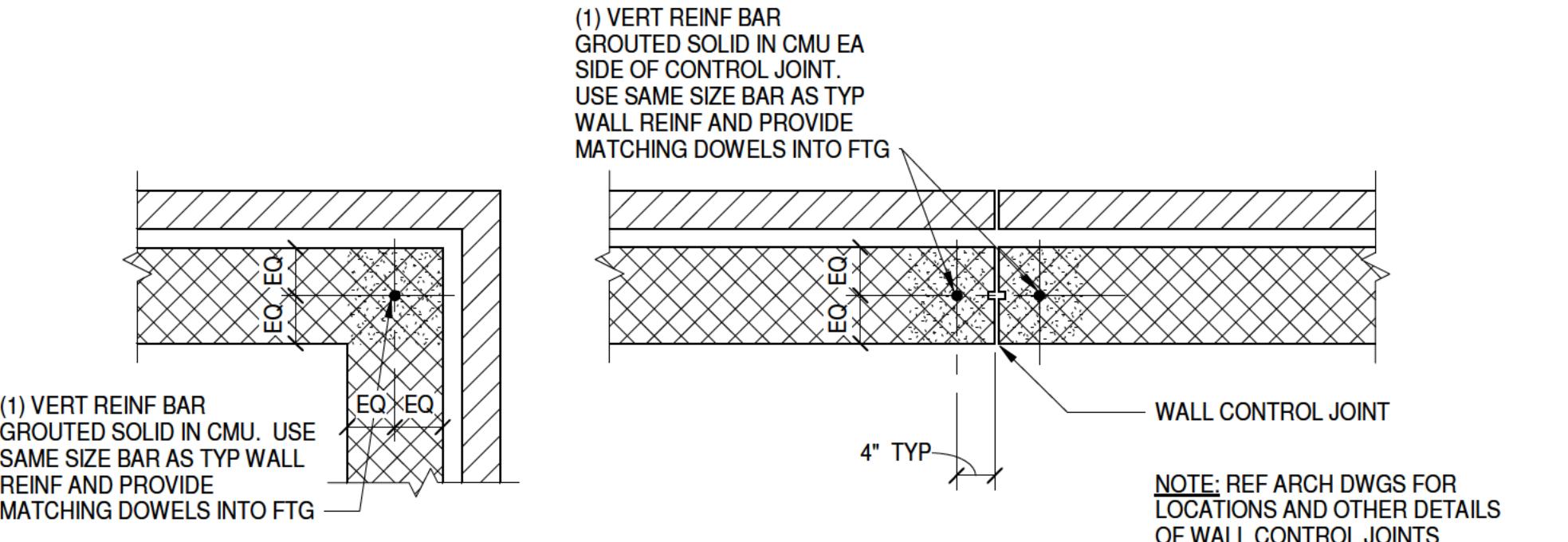
**TYPICAL SLAB-ON-GROUND DETAIL
AT EMBEDDED HANDRAIL POST**



**CONTINUOUS WALL
FOOTING CONSTRUCTION
JOINT (ELEVATION VIEW)**



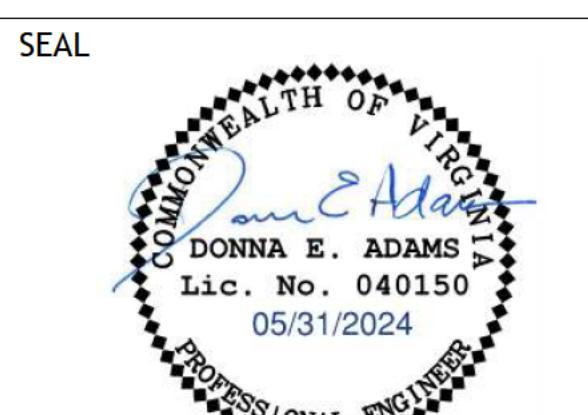
FOOTING STEP DETAIL



**TYPICAL DETAIL AT
CORNER OF
EXTERIOR WALL**

**TYPICAL DETAIL AT CONTROL JOINT
THROUGH CMU AT EXTERIOR WALL**

TYPICAL WALL REINFORCING PLAN DETAILS



PROJECT NUMBER
GHA# 23028

DATE
MAY 31, 2024

DRAWN BY: GPC CHECKED BY: DEA
REVISIONS
NO. DATE DESCRIPTION
MAY 31, 2024 PERMIT SET

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S2.01

