

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
 5901 LAKESIDE AVENUE
 RICHMOND, VIRGINIA 23228
 (804) 262-7622 * FAX: 262-8215

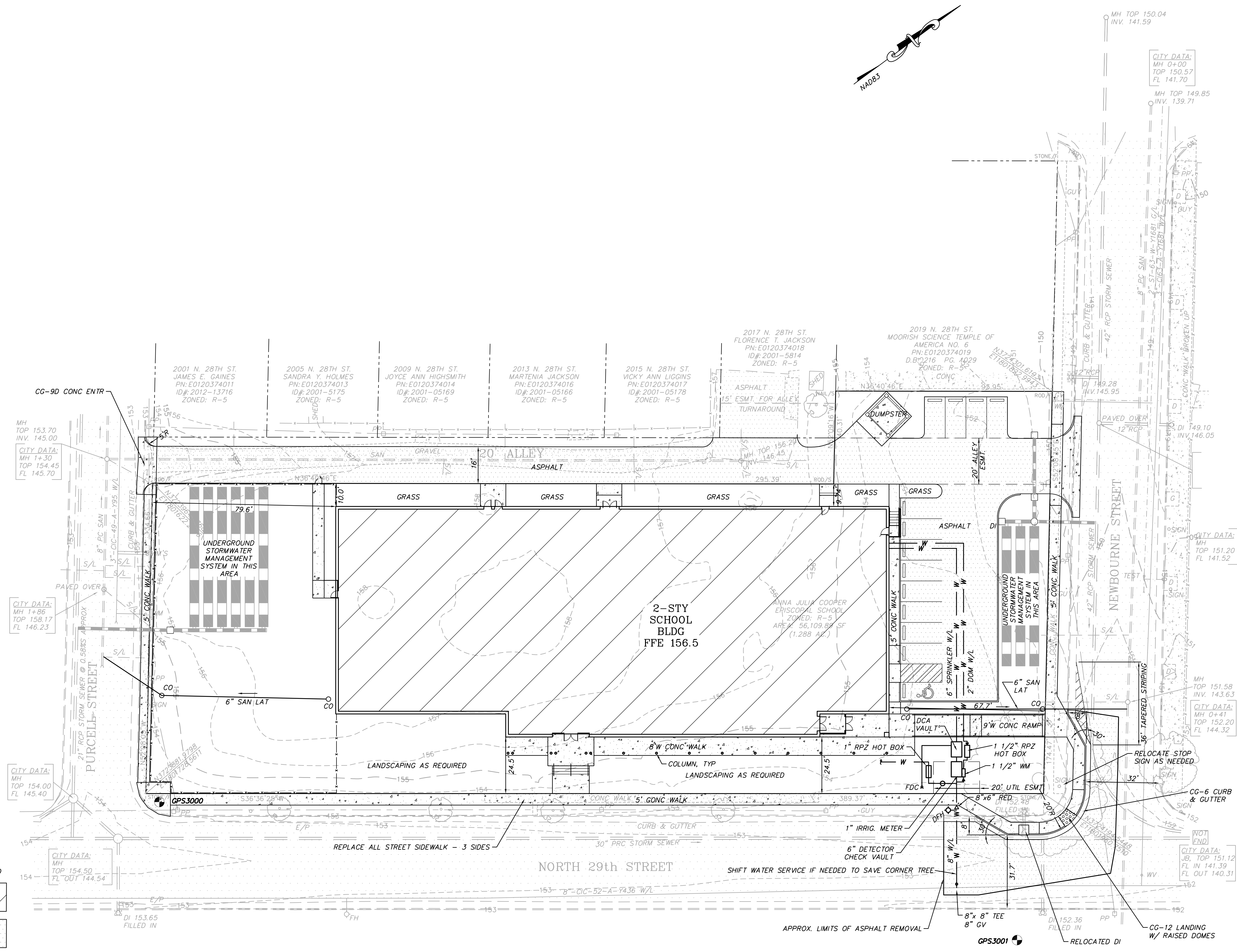


NEW MIDDLE SCHOOL
ANNA JULIA COOPER EPISCOPAL SCHOOL
CITY OF RICHMOND, VIRGINIA
LAYOUT & UTILITY PLAN

REVISIONS:

DATE:	5-13-19
DESIGNED BY:	BSH
DRAWN BY:	GAE
CHECKED BY:	BSH
SCALE:	1" = 20'

C2
 JN. 1820

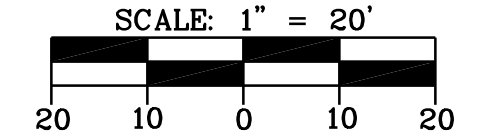


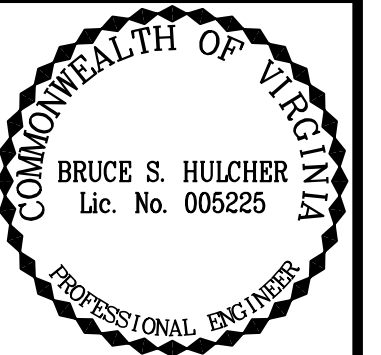
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 ELEV. 153.71
 N3723884.5020
 E11801735.0000
GPS3001: ROD & CAP
 ELEV. 153.07
 N3724147.4310
 E11802004.9310

GENERAL LEGEND:

INV - INVERT	EXISTING	BUILDING
E/P - EDGE OF PAVEMENT	ASPHALT	ASPHALT
L/S - LANDSCAPING	CONCRETE	CONCRETE
F - FOUND		
/S - /SET		
FH - FIRE HYDRANT		
PP - POWER POLE		
DI - DROP INLET		
MH - MANHOLE		
CONC - CONCRETE		
S/L - SANITARY LATERAL		
SANITARY SEWER		
WATERLINE		
GASLINE		
G - GRASS		
D - DIRT		

PRELIMINARY



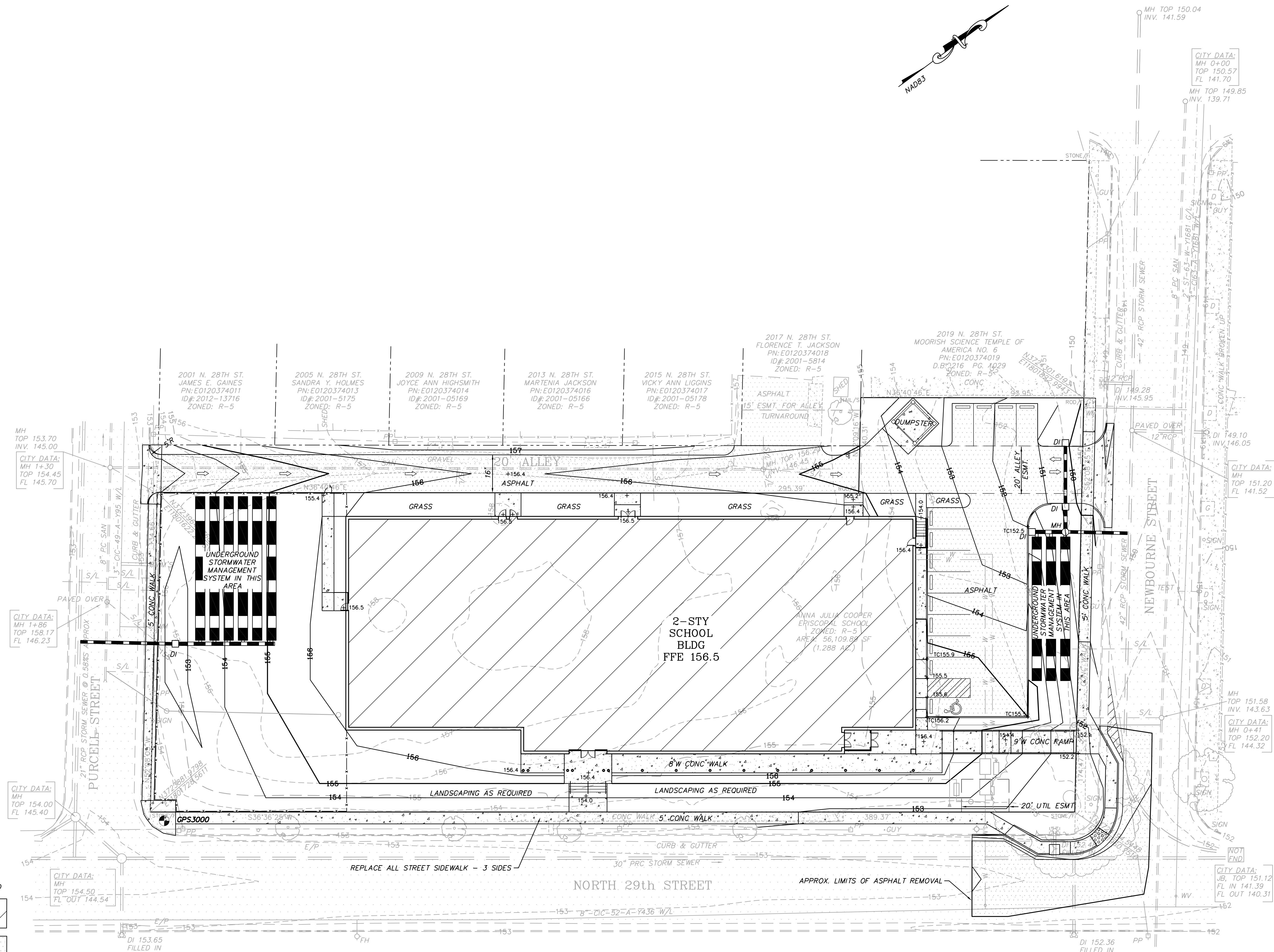
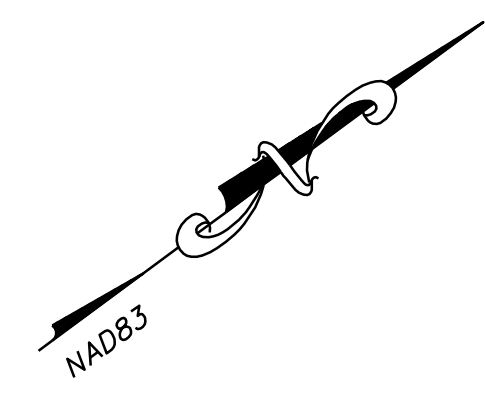


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NEW MIDDLE SCHOOL
ANNA JULIA COOPER EPISCOPAL SCHOOL
 CITY OF RICHMOND, VIRGINIA
GRADING & DRAINAGE PLAN

REVISIONS:

DATE: 5-13-19
DESIGNED BY: BSH
DRAWN BY: GAE
CHECKED BY: BSH
SCALE: 1" = 20'
C3
JN. 1820

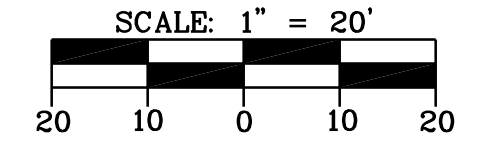


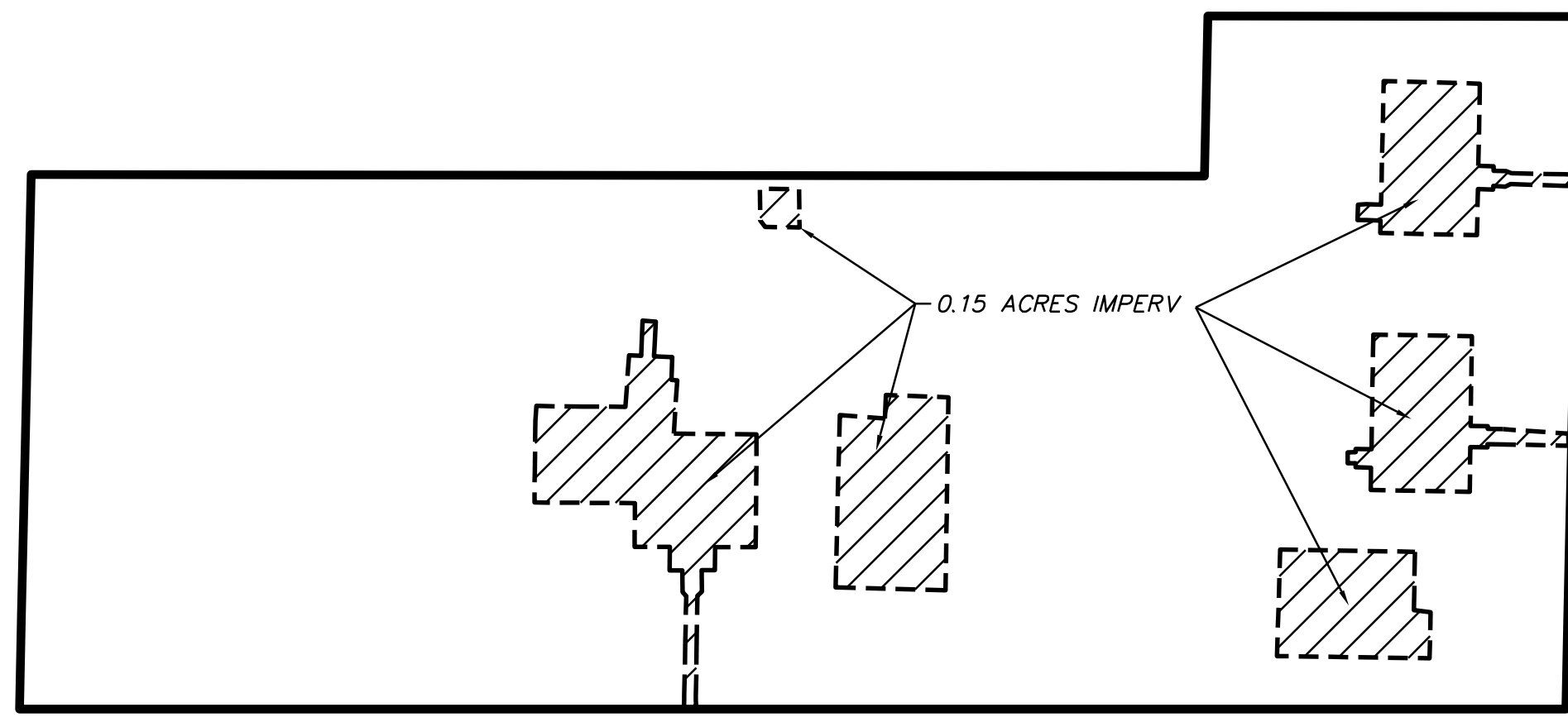
GPS COORDINATES:
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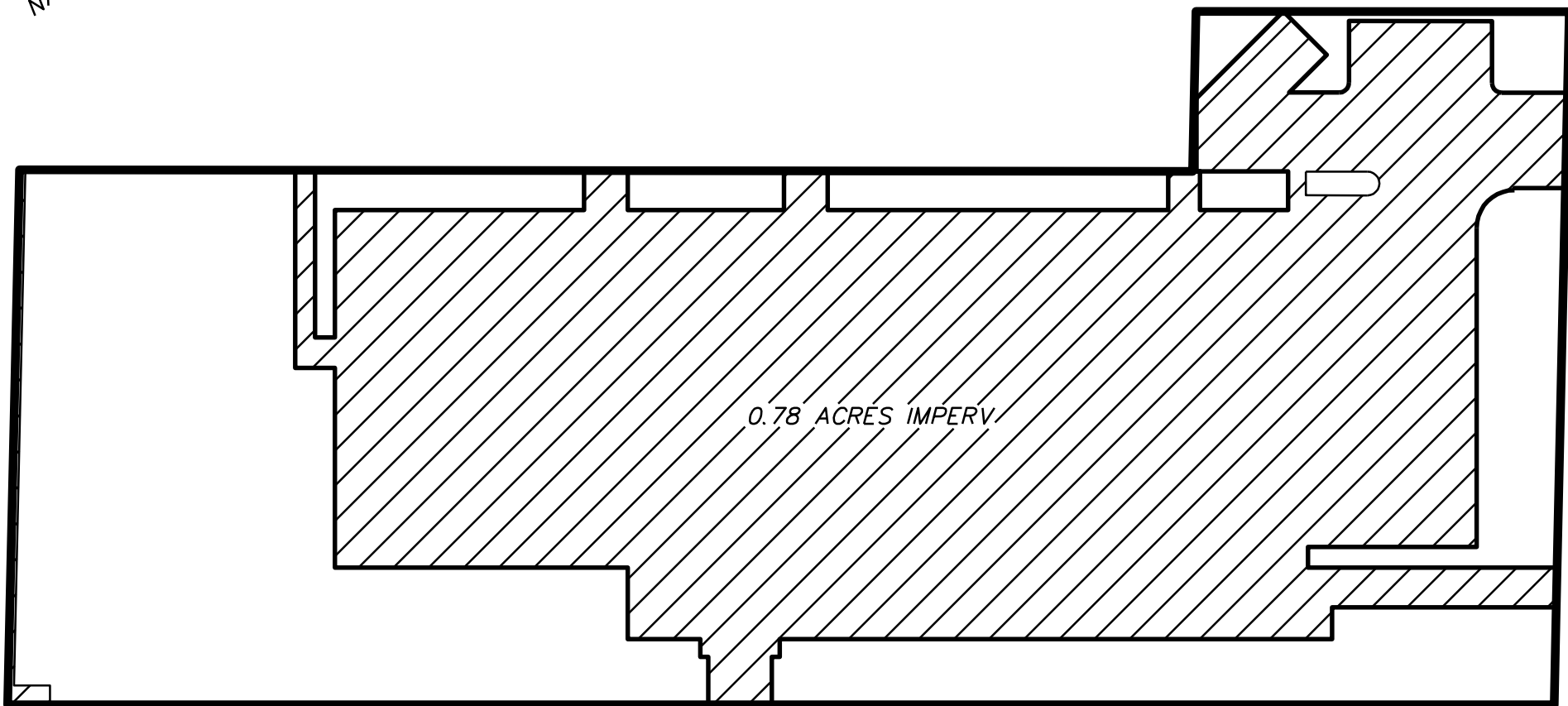
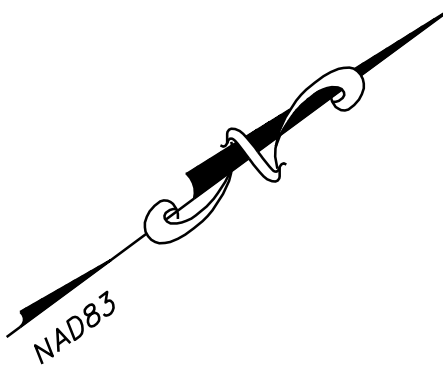
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S/L - SANITARY LATERAL		
SANITARY SEWER		
WATERLINE		
GASLINE		
G - GRASS		
D - DIRT		

PRELIMINARY





TOTAL SITE AREA 1.29 ACRES, NO WOODS
 PRE-DEMO IMPERVIOUS SITE AREA MAP
 SCALE: 1" = 40'



TOTAL SITE AREA 1.29 ACRES, NO WOODS
 POST-DEVELOPMENT IMPERVIOUS SITE AREA MAP
 SCALE: 1" = 40'

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
 To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: ANNA JULIA COOPER GYM ADDITION
 Date: MAY 1, 2019

Category	Value
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.28
Target Phosphorus Target Load (lb/acre/yr)	0.41
P	0.90
Nitrogen EMC (mg/L)	1.86
Target Nitrogen Target Load (lb/acre/yr)	0.41
N	0.90

Post-ReDevelopment Project & Land Cover Information

Category	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	1.14	0.00	1.14
Impervious Cover (acres)	0.00	0.00	0.15	0.00	0.15
Total					1.29

Pre-ReDevelopment Land Cover (acres)

Category	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.51	0.00	0.51
Impervious Cover (acres)	0.00	0.00	0.78	0.00	0.78
Total					1.29

Area Check: Okay

Rv Coefficients

Category	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

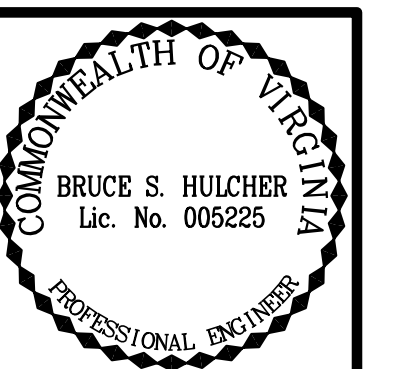
Category	Pre-Development	Adjusted	Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	0.00	0.00
Composite Rv/forest	0.00	0.00	0.00	0.00
% Forest	0%	0%	0%	0%
Managed Turf Cover (acres)	1.14	0.51	0.51	0.51
Composite Rv/turf	0.22	0.22	0.22	0.22
% Managed Turf	88%	77%	77%	77%
Impervious Cover (acres)	0.15	0.15	0.15	0.63
Rv Impervious	0.95	0.95	0.95	0.95
% Impervious	12%	23%	23%	100%
Total Site Area (acres)	1.29	0.68	0.68	0.63
Site Rv	0.90	0.90	0.90	0.90

Category	Pre-Development	Post-Development
Pre-Development Treatment Volume (acre-ft)	0.0328	0.0212
Post-Development Treatment Volume (acre-ft)		0.0212
Post-Development Treatment Volume (cubic feet)	1,428	925
Pre-Development Load (TP) (lb/yr)	0.90	0.58
Post-Development Load (TP) (lb/yr)		1.37

Adjusted Land Cover Summary reflects the pre development land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Development acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Category	Value
Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.12
TP Load Reduction Required for New Impervious Area (lb/yr)	1.11
Total Load Reduction Required (lb/yr)	1.23
Pre-Development Load (TN) (lb/yr)	5.42
Post-Development Load (TN) (lb/yr)	19.92

PURCHASE 1.22 LBS NUTRIENT CREDIT, BUDGET COST \$15,000 - \$20,000.



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NEW MIDDLE SCHOOL
 ANNA JULIA COOPER EPISCOPAL SCHOOL
 CITY OF RICHMOND, VIRGINIA
 DRAINAGE MAPS, CALCS & DETAILS

REVISIONS:

DATE: 5-13-19
 DESIGNED BY: BSH
 DRAWN BY: GAE
 CHECKED BY: BSH
 SCALE: 1" = 40'

PRELIMINARY

C9
 JN. 1820

Applicant's Signature _____ Date _____
DPU Engineer or APSA Signature _____ Date _____
DPU Prog/Spec Manager Signature _____ Date _____

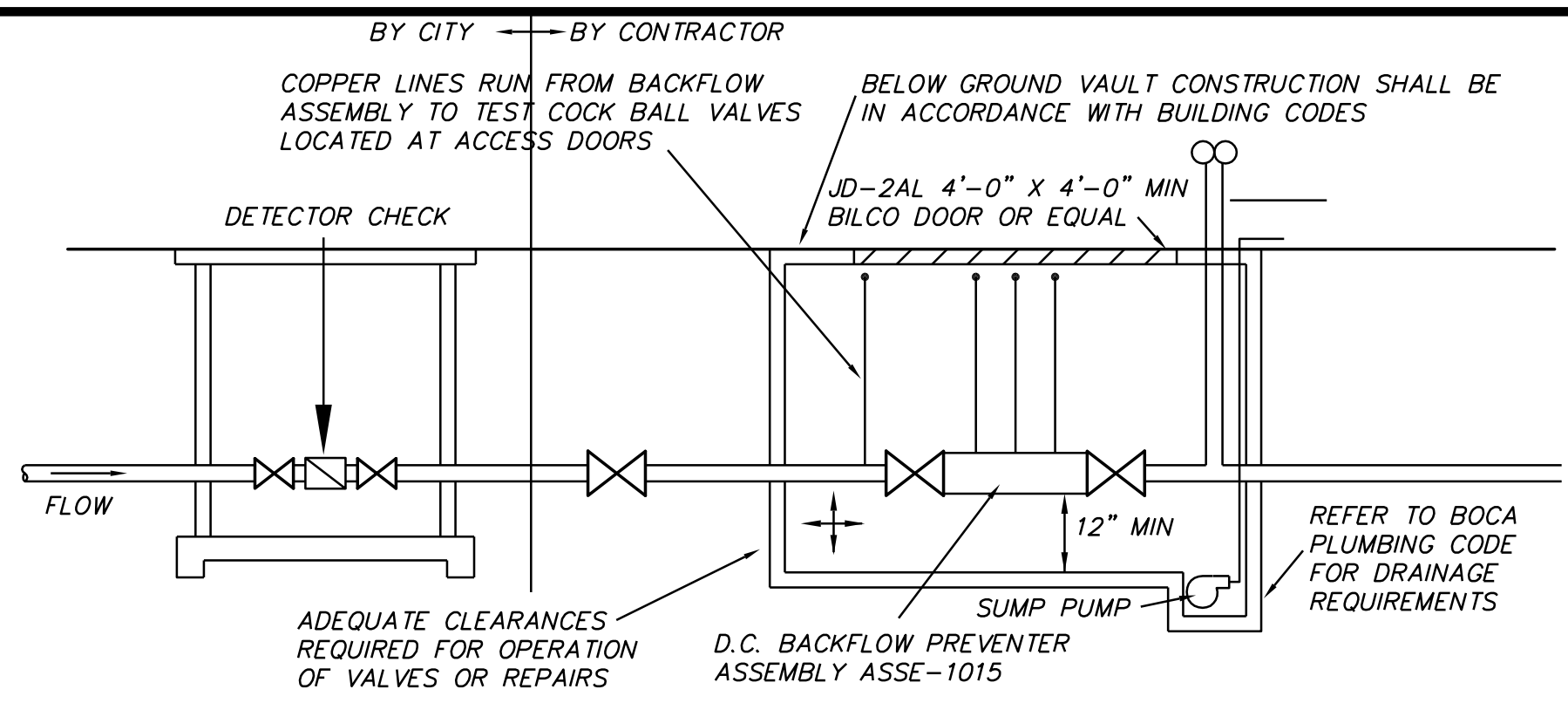
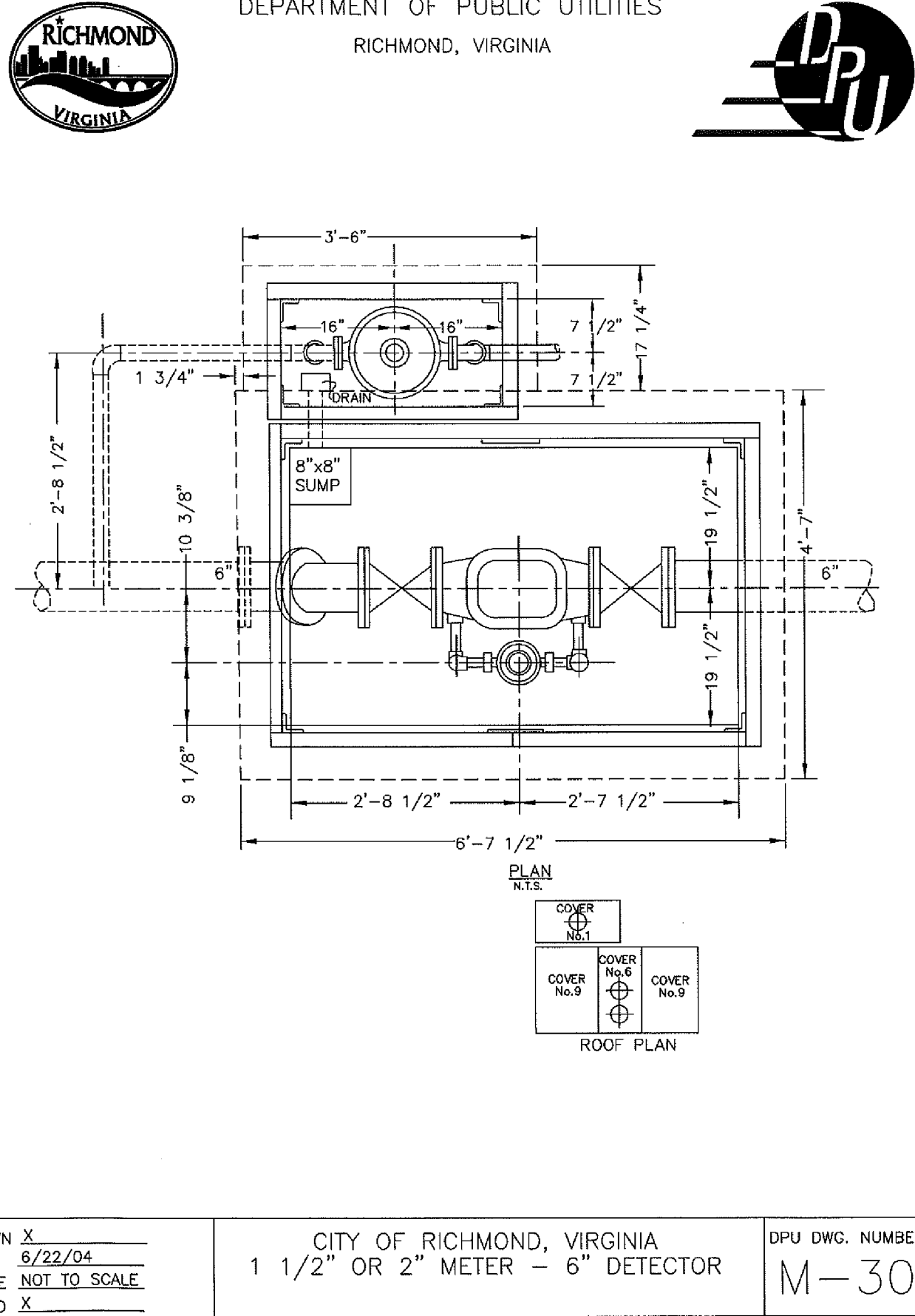
City of Richmond DPU Fixture Values Meter Sizing

Fixture	Fixture Value @ 35 psi	No. of Fixtures (set to zero if none)	Fixture Value	COMMENTS
Bathtub	8	x	=	
Whirlpool	8	x	=	
Shower Head (shower only)	4	x	=	
Toilet-Flush Valve	35	x	=	
Toilet-Tank Type	3	x	=	
Wash Sink (ea. set of faucets)	4	x	=	
Kitchen Sink- 1/2" Connection	3	x	=	
Kitchen Sink- 3/4" Connection	7	x	=	
Dishwasher- 1/2" Connection	5	x	=	
Dishwasher- 3/4" Connection	10	x	=	
Washing Machine- 1/2" Conn	5	x	=	
Washing Machine- 3/4" Conn	12	x	=	
Washing Machine- 1" Conn	25	x	=	
Hose Bib- 1/2" Conn	6	x	=	
Hose Bib- 3/8" Conn	9	x	=	
Hose Bib- 3/4" Conn	12	x	=	
Lawn Sprinkler (per head)	1	x	=	
Bedpan Washers	10	x	=	
Combination Sink & Tray	3	x	=	
Lavatory- 3/8" Connection	2	x	=	
Lavatory- 1/2" Connection	4	x	=	
Laundry Tray- 1/2" Connection	3	x	=	
Laundry Tray- 3/4" Connection	7	x	=	
Service Sink- 1/2" Connection	3	x	=	
Service Sink 3/4" Connection	7	x	=	
Urinal- Pedestal Flush Valve	35	x	=	
Urinal- Wall Flush Valve	12	x	=	
Trough (2ft. unit)	2	x	=	
Fixture Value Total			0	

Meter Size	Meter Range (CFM)	Minimum Consumption (GPH)
5/8"	1/8 - 20	10
1"	3/8 - 50	25
1 1/2"	1 - 100	50
2"	1 1/2 - 160	80
3"	2 - 250	125
4"	3 - 350	175

Meter Size based on Fixture Value Total 1 1/2"

NOTE: Other factors, such as distance/length of service or elevation, may make it necessary to utilize a larger meter than that which is indicated by this calculation



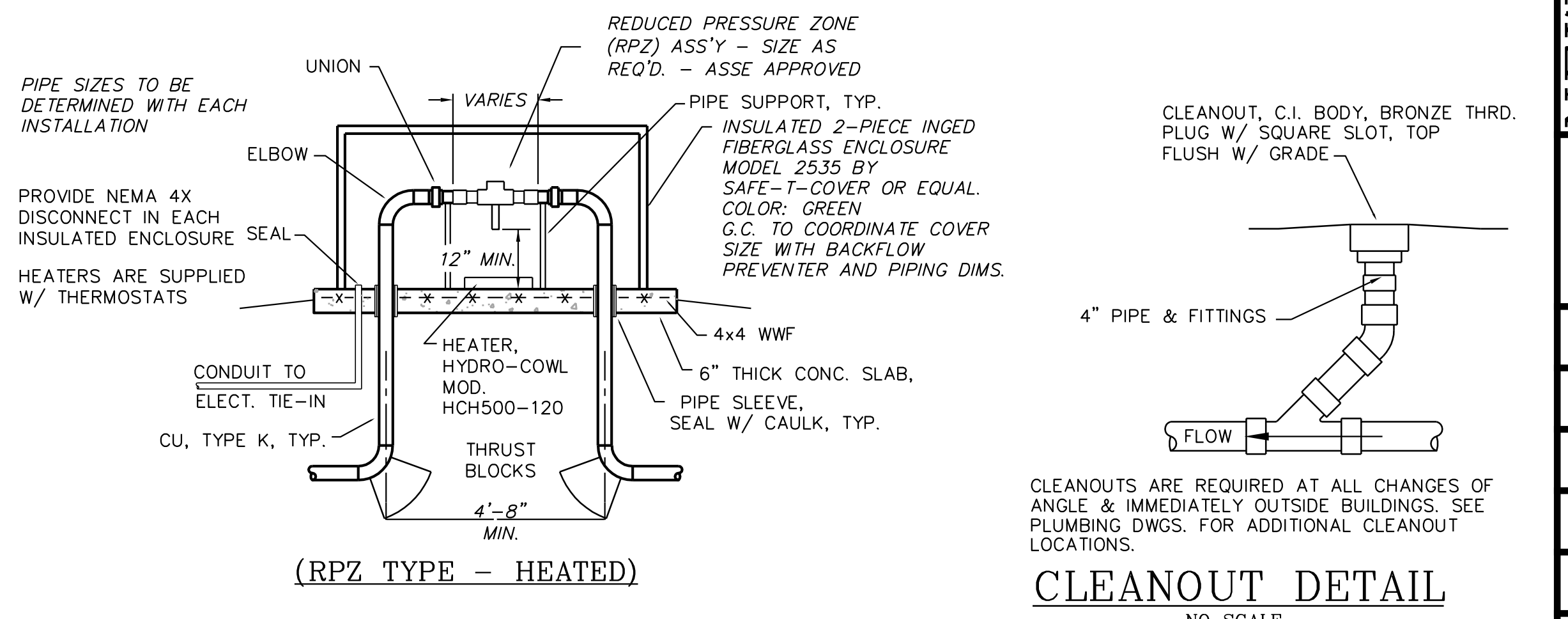
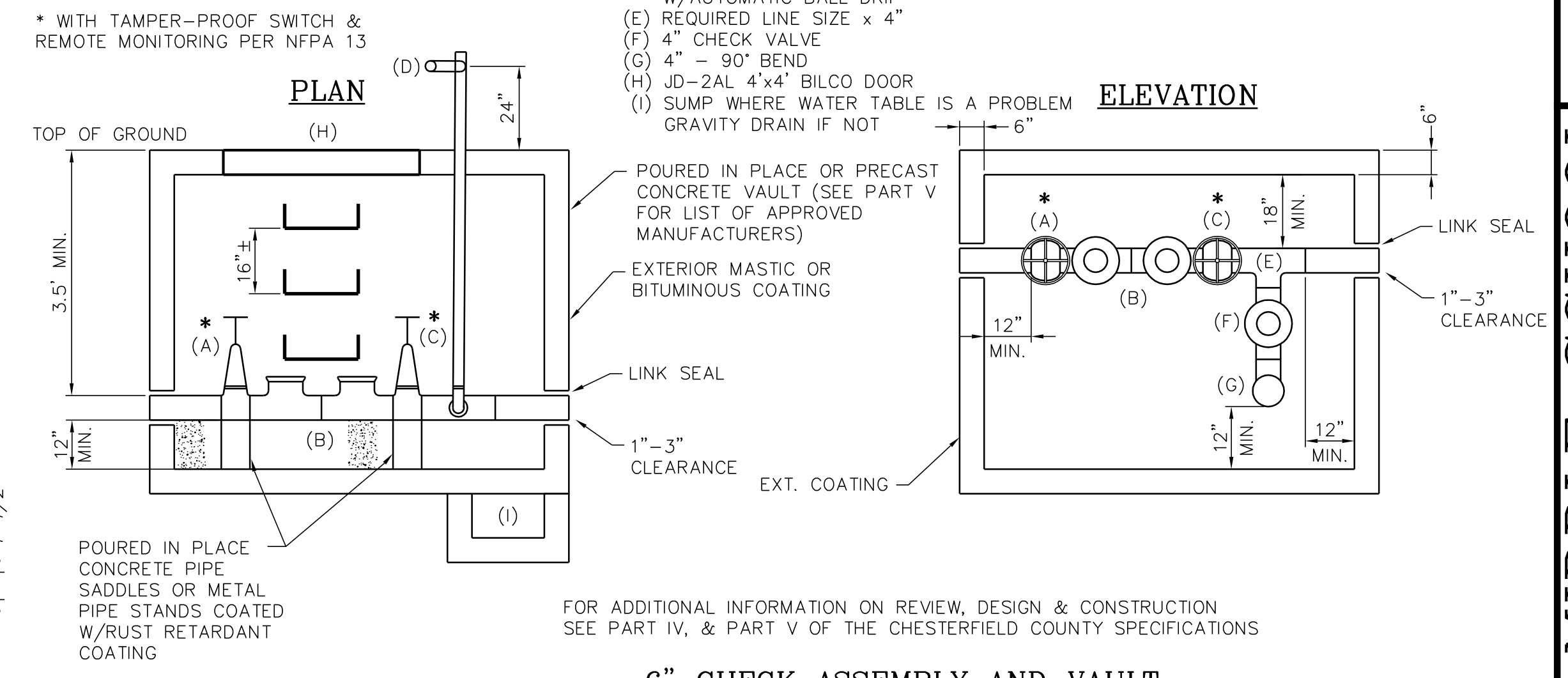
**TYPICAL INSTALLATION
DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY
LOW HAZARD FIRE SYSTEM WITH DETECTOR CHECK
NO SCALE**

PROCEDURE FOR FIRE SYSTEMS
WHEN BACKFLOW PREVENTION IS REQUIRED

- SUBMIT PLANS TO DEPARTMENT OF PUBLIC UTILITIES (DPU) SEALED AND SIGNED BY A PROFESSIONAL ENGINEER FOR APPROVAL.
- APPLY FOR A PLUMBING PERMIT FROM CITY OF RICHMOND, DEPARTMENT OF BUILDING INSPECTIONS.
- INSTALL PIPING AND BACKFLOW PREVENTER, INCLUDING BRASS MALE TEST COCK ADAPTERS - (A) STRAIGHT HOSE ADAPTER FITTINGS, 1/4" S.A.E. 45° FLARE TUBE x 1/4" NPT, FOR CONNECTION TO TEST DEVICE. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED AT THE WATER SERVICE CONNECTION AFTER THE DETECTOR CHECK. REFER TO APPROVED DPU PLANS FOR TYPICAL INSTALLATION DETAILS. NO TAP-IN WILL BE PERMITTED FOR ANY PURPOSE BETWEEN DETECTOR CHECK AND BACKFLOW DEVICE.
- CALL BACKFLOW TECHNICIAN FOR INSPECTION OF BACKFLOW PREVENTER.
- ALL FIRE SYSTEM BACKFLOW PREVENTION REQUIREMENTS SHALL BE MET BEFORE THE DOMESTIC METER WILL BE INSTALLED.
- CALL INSPECTOR FOR INSPECTION FROM DETECTOR CHECK THROUGH THE INTERNAL FIRE SYSTEM.
- CONTRACTOR SHALL ARRANGE REQUIRED ELECTRICAL SERVICE FOR TAMPER SWITCHES
- SUMP PUMP
THE BACKFLOW PREVENTION ASSEMBLY'S SHUTOFF VALVES SHALL BE THE ONES APPROVED BY THE MANUFACTURER FOR THAT BACKFLOW PREVENTION ASSEMBLY. ALSO THE SHUTOFF VALVES SHALL MEET FIRE CODE STANDARDS.
- AS AN OPTION, THE CONTRACTOR MAY INSTALL THE SIAMESE CONNECTION IN THE SAME VAULT AS THE DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AND EXTEND THE SIAMESE RISER THROUGH THE TOP OF THE VAULT.

NOTES:

- (A) OUTSIDE STEM AND YOKE GATE VALVE
- (B) DOUBLE CHECK VALVE ASSEMBLY
- (C) OUTSIDE STEM AND YOKE GATE VALVE
- (D) 2-1/2" THREADED N.S.T. SIAMESE CONNECTION FOR FIRE DEPARTMENT W/AUTOMATIC BALL DRIP
- (E) REQUIRED LINE SIZE x 4"
- (F) 4" CHECK VALVE
- (G) 4" - 90° BEND
- (H) JD-2AL 4"x4" BILCO DOOR
- (I) SUMP WHERE WATER TABLE IS A PROBLEM GRAVITY DRAIN IF NOT



M:\A0320\Drawings\Draw V\M-300.dwg Sep 22, 2005 - 10:21am

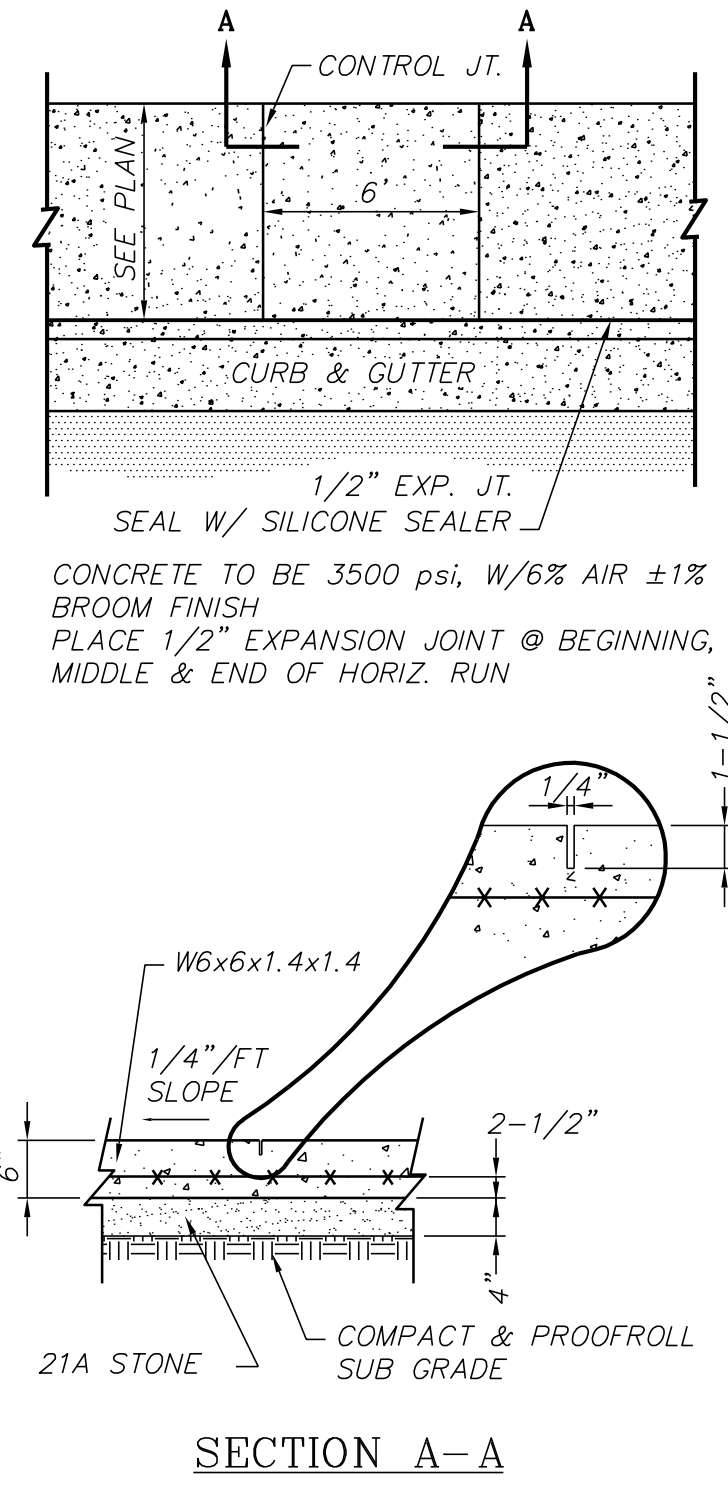
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DATE 6/22/04
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CHK'D X

CITY OF RICHMOND, VIRGINIA
1 1/2" OR 2" METER - 6" DETECTOR

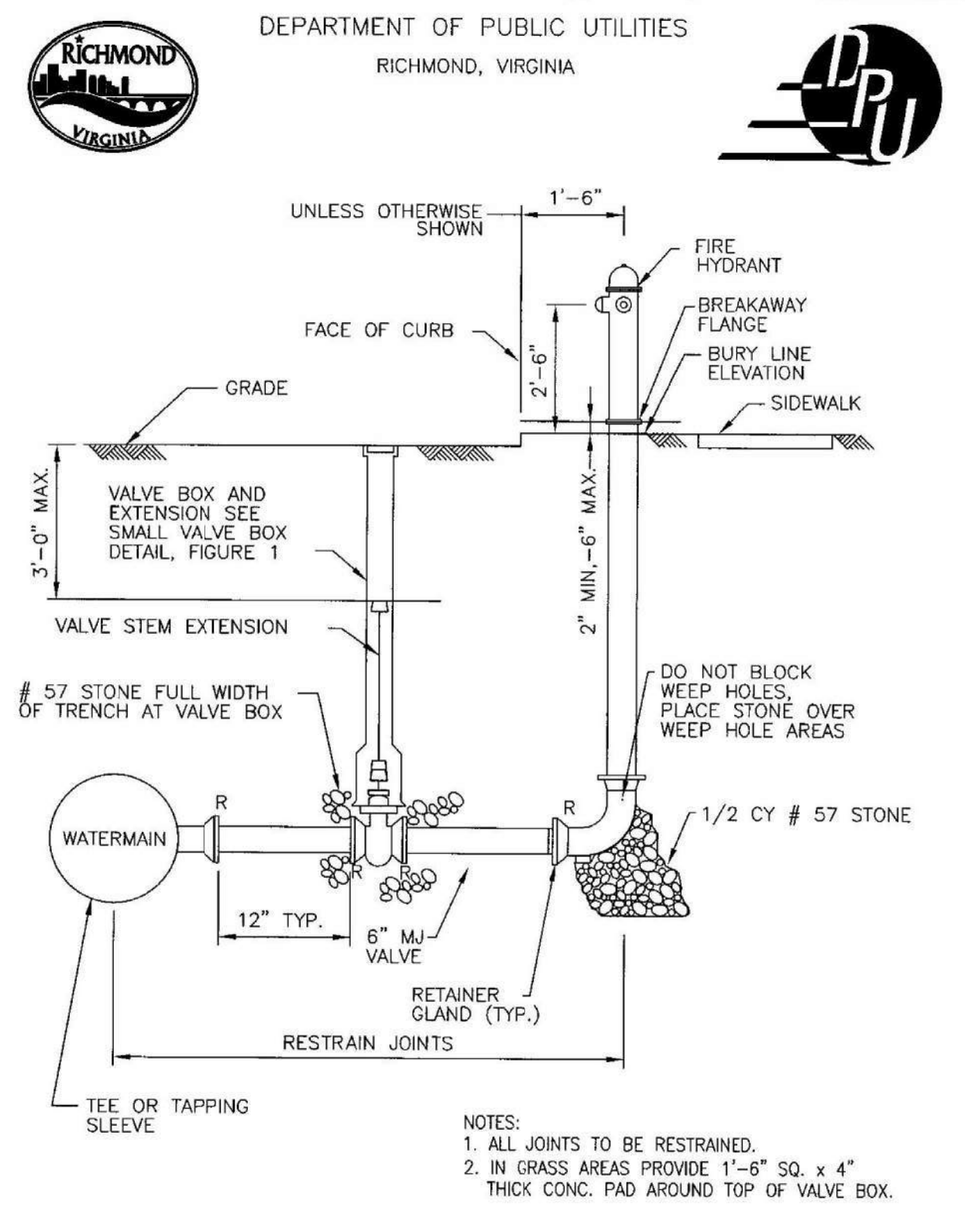
DPU DWG. NUMBER:
M-300

STANDARD NOTES

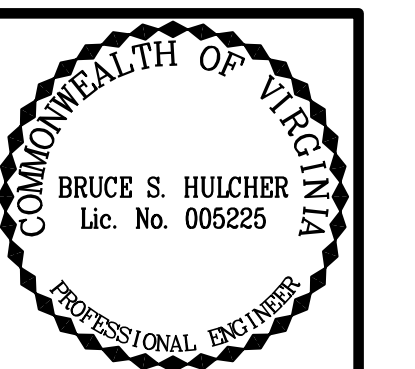
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF STANDARDS AND SPECIFICATION OF THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, EXCEPT WHERE LOCAL JURISDICTION STANDARDS ARE APPLICABLE.
- MANHOLE STRUCTURES MAY BE EITHER PRECAST OR CAST-IN-PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. ALL WORK SHALL BE SUBJECT TO INSPECTION BY COUNTY INSPECTORS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
- ALL PERMITS, INSPECTIONS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT HIS EXPENSE.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES AND STRUCTURES FREE FROM OBSTRUCTION UNTIL ACCEPTED BY THE COUNTY AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY FAILURE TO MAINTAIN THE SANITARY OR STORM SEWERS IN OPERABLE CONDITION.
- TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY BY HULCHER & ASSOCIATES, INC. AND SUPPLEMENTED BY RECORD INFORMATION FROM OWNER.
- CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE IN AN APPROVED AREA AND MANNER SUBSEQUENT TO DETERMINING THAT THE OWNER DOES NOT DESIRE TO STORE ANY OF THE MATERIAL.
- THE LOCATION OF ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN, AND WHERE SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES TO HIS SATISFACTION PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO "MISS UTILITY" (811) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR OF ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN SET OF PLANS ON-SITE AT ALL TIMES. HE SHALL CONTINUALLY REFLECT "AS BUILT" CONDITIONS ON THIS SET AND RETURN IT TO THE ENGINEER AT PROJECT COMPLETION.
- CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND DETERMINE THE SITE CONDITIONS AND DEGREE OF DIFFICULTY INVOLVED IN PROPERLY ATTENDING TO THE WORK PRIOR TO PRICING THE JOB. HE SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES NOTED IN HIS VISIT OR REVIEW OF THE CONTRACT DOCUMENTS.
- ALL TEMPORARY FACILITIES (WATER, TOILET, ETC.) SHALL BE SUPPLIED AND MAINTAINED BY THE CONTRACTOR.
- ALL PAVEMENT MARKING SHALL BE 4" WIDE WHITE REFLECTORIZED PAINT.
- ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR IS TO ENSURE THAT ALL ENT., WALKS & RAMPS MEET ADA REQUIREMENTS. CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS SEE ARCH. PLANS FOR LANDINGS, RAMPS AND HANDRAILS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE ALL UTILITIES IN SIZE, LOCATION AND ELEVATION.
- ALL HANDICAP PARKING SPACES SHALL NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- ALL DISTURBED AREAS ARE TO BE STABILIZED PRIOR TO FINAL PAYMENT. THIS INCLUDES TOPSOIL, SEEDING, FERTILIZING AND MULCHING ALL AREAS.



SIDEWALK DETAILS
NO SCALE



FIRE HYDRANT DETAIL
CITY OF RICHMOND, VIRGINIA
DPU DWG. NUMBER: **M-11**



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CITY OF RICHMOND, VIRGINIA**

NOTES & DETAILS

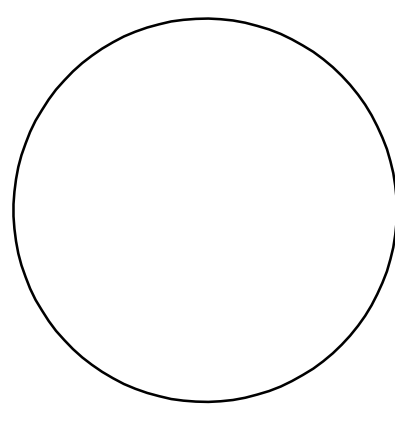
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C10
JN. 1820

PRELIMINARY

PRELIMINARY



COMMISSION
SPECIAL USE PERMIT
PLANS

ANNA JULIA COOPER
EPISCOPAL SCHOOL

NEW MIDDLE SCHOOL
2100 NORTH 29TH ST.
RICHMOND, VIRGINIA
23223

SHEET TITLE
PRELIMINARY:
ARCHITECTURAL
SITE PLAN

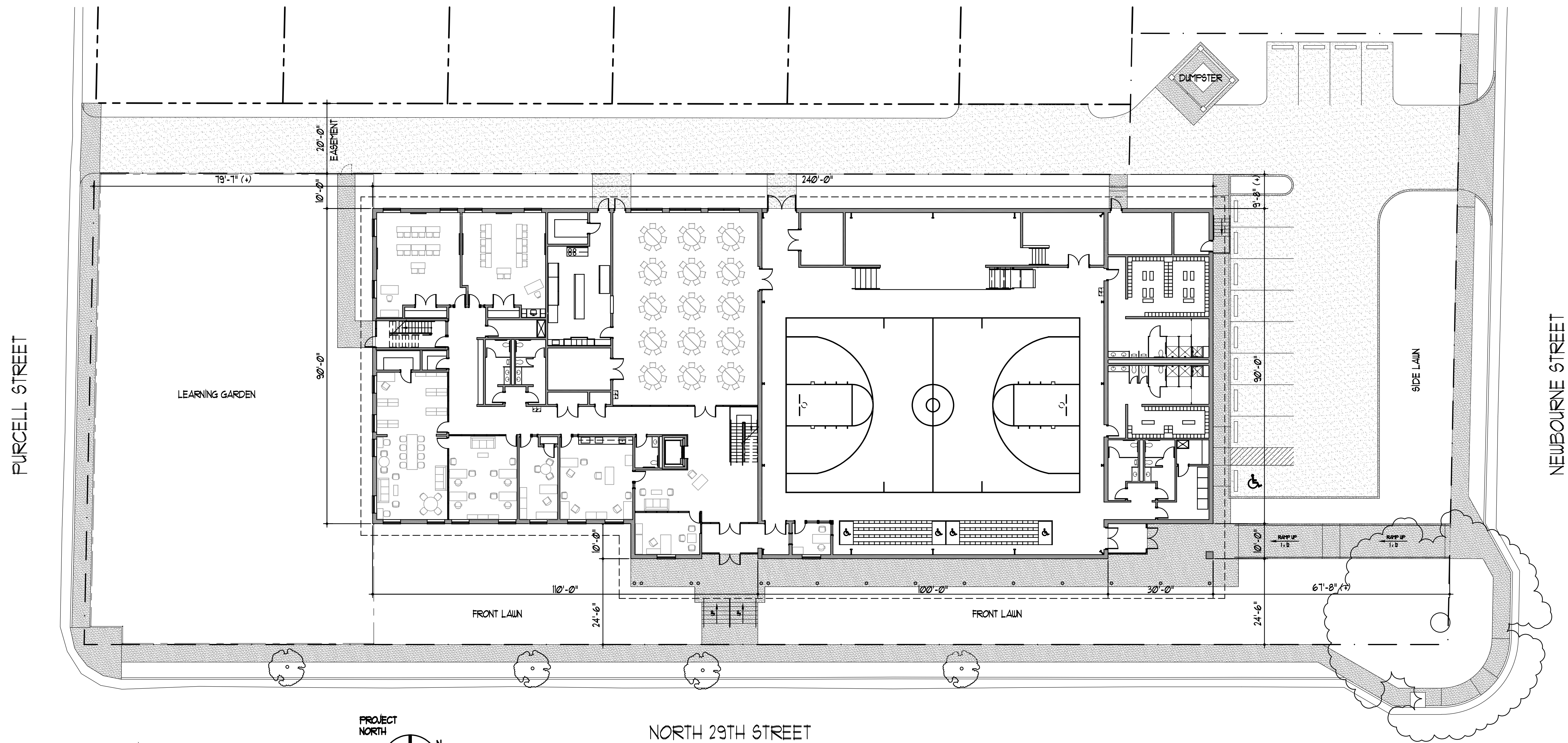
REVISIONS

NO.	DESCRIPTION	DATE

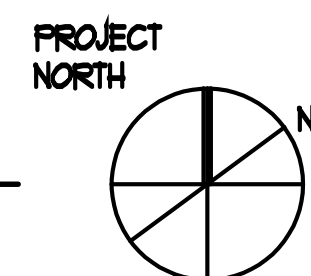
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MAY 13, 2013 AS-11

COMM. NO.
1321



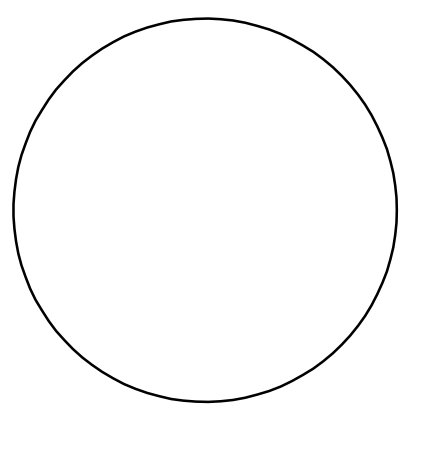
SITE PLAN
SCALE: 1/16" = 1'-0"



GRAPHIC SCALES



PRELIMINARY



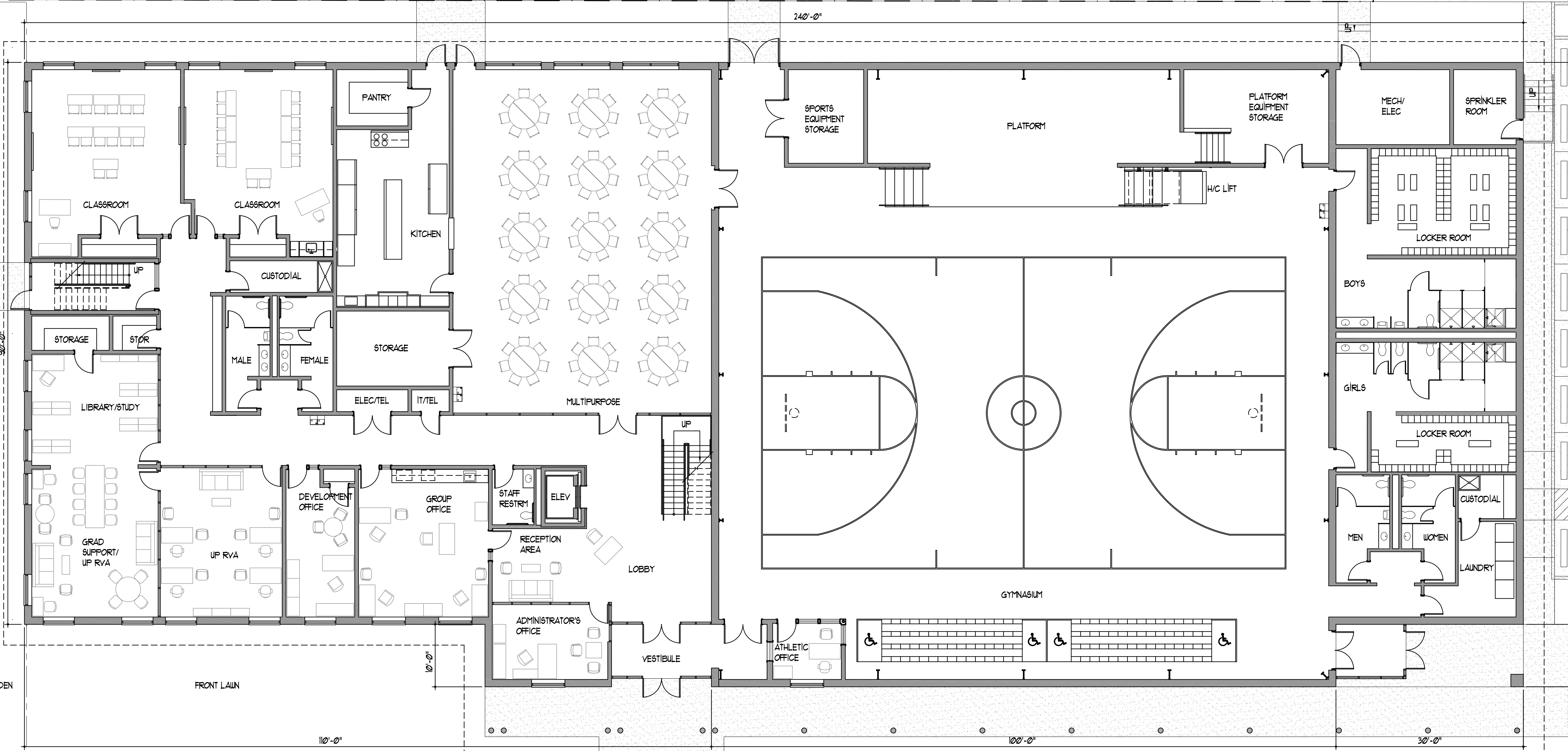
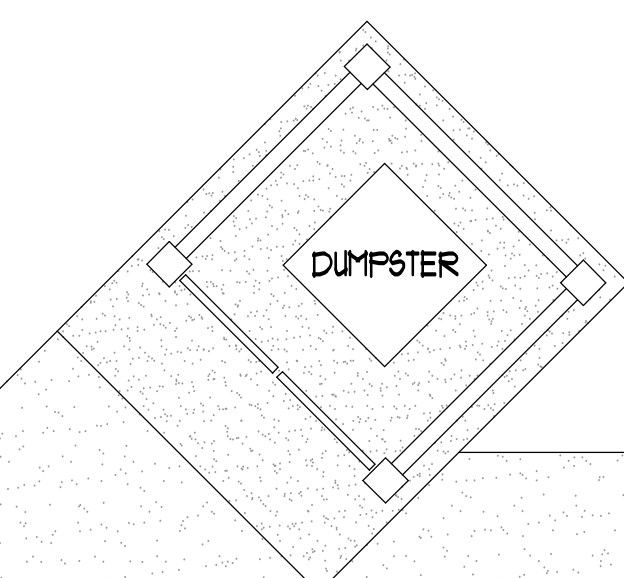
COMMISSION
SPECIAL USE PERMIT
PLANS

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EPISCOPAL SCHOOL
NEW MIDDLE SCHOOL
2100 NORTH 29TH ST.
RICHMOND, VIRGINIA
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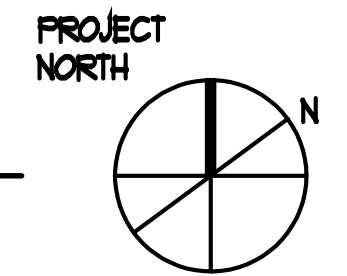
SHEET TITLE
PRELIMINARY:
FIRST FLOOR PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

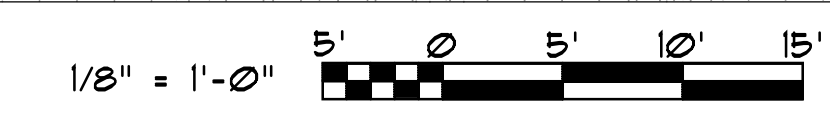
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MAY 13, 2013	A-11
COMM. NO.	1321



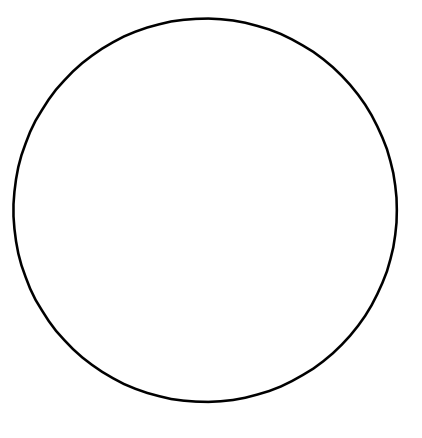
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



GRAPHIC SCALES



PRELIMINARY



COMMISSION
SPECIAL USE PERMIT
PLANS

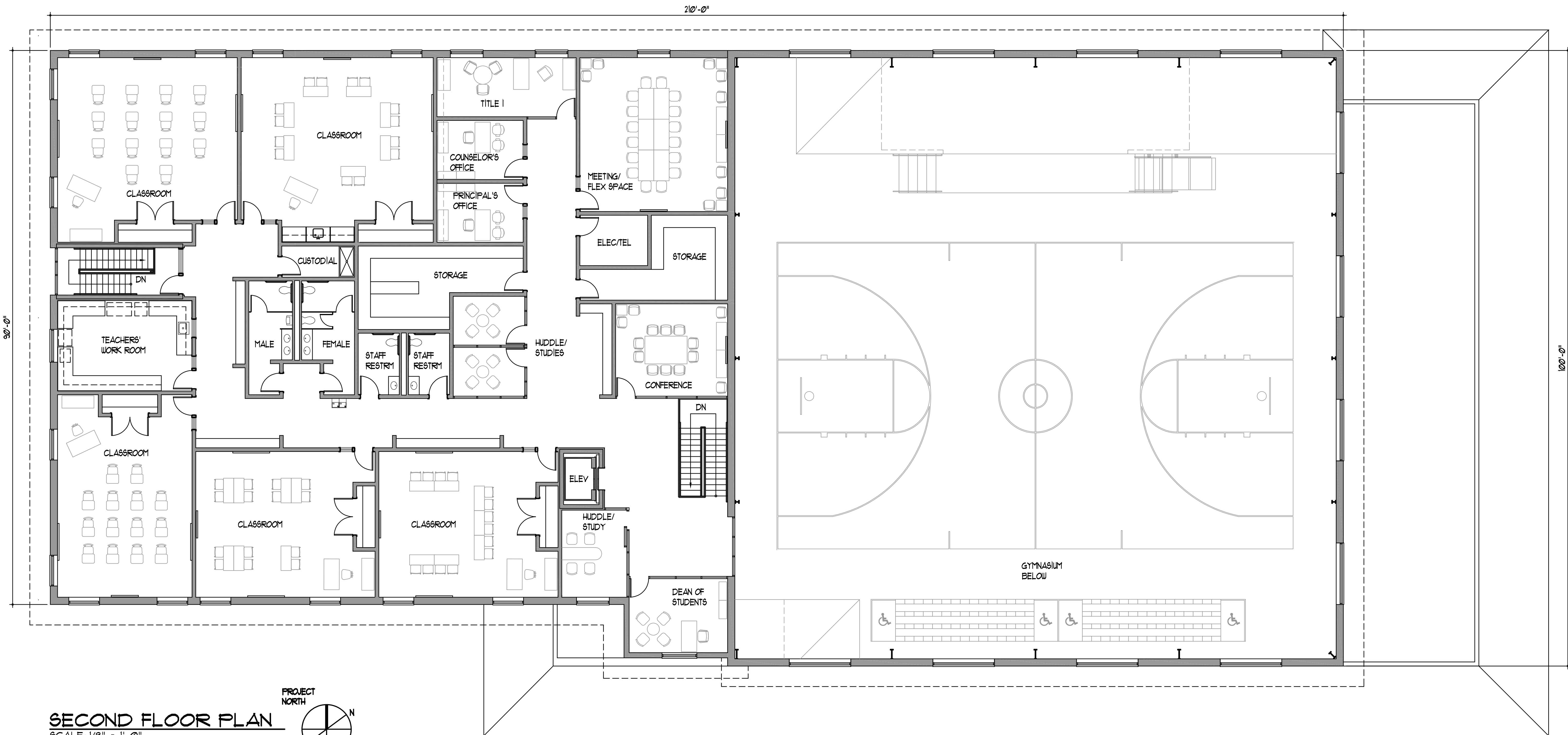
ANNA JULIA COOPER
EPISCOPAL SCHOOL

NEW MIDDLE SCHOOL
2100 NORTH 29TH ST.
RICHMOND, VIRGINIA
23223

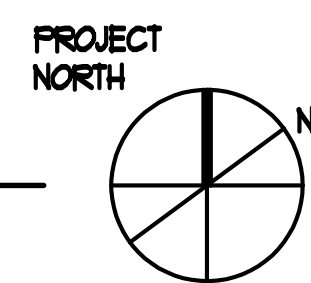
SHEET TITLE
SCHEMATIC:
SECOND FLOOR PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

DATE	SHT. NO.
MAY 13, 2013	A-12
COMM. NO.	1321



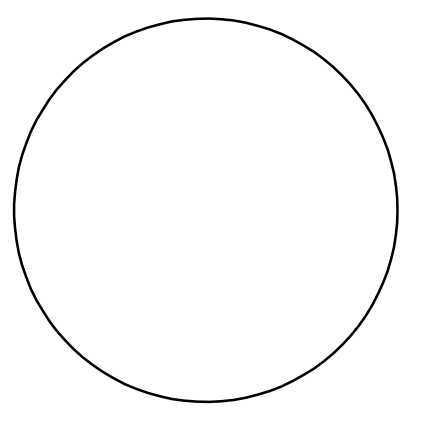
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GRAPHIC SCALES



PRELIMINARY



COMMISSION
SPECIAL USE PERMIT
PLANS

ANNA JULIA COOPER
EPISCOPAL SCHOOL

NEW MIDDLE SCHOOL
2100 NORTH 29TH ST.
RICHMOND, VIRGINIA
23223

SHEET TITLE
SCHEMATIC:
ELEVATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

DATE	SHT. NO.
MAY 13, 2019	A-2.1
COMM. NO.	1321



SOUTH ELEVATION - SCHEMATIC

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

EXTERIOR BUILDING MATERIALS:

WALLS:
BRICK TO MATCH EXISTING SCHOOL BRICK
METAL PANELS ABOVE BRICK - LIGHT GREY

ROOF:
4 IN 12 SLOPED
STANDING SEAM METAL - GREY

ENTRANCES:
ALUMINUM STOREFRONT - WHITE

WINDOWS:
VINYL COVERED WOOD - WHITE

FASCIA:
CEMENTITIOUS BOARDS - WHITE



WEST ELEVATION - SCHEMATIC

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



EAST ELEVATION - SCHEMATIC

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




NORTH ELEVATION - SCHEMATIC

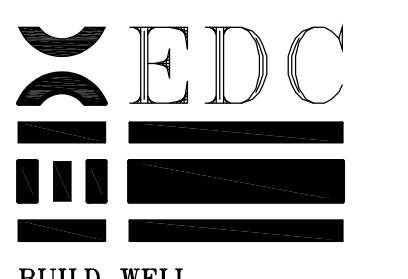
SCALE: 1/8" = 1'-0"

GRAPHIC SCALES

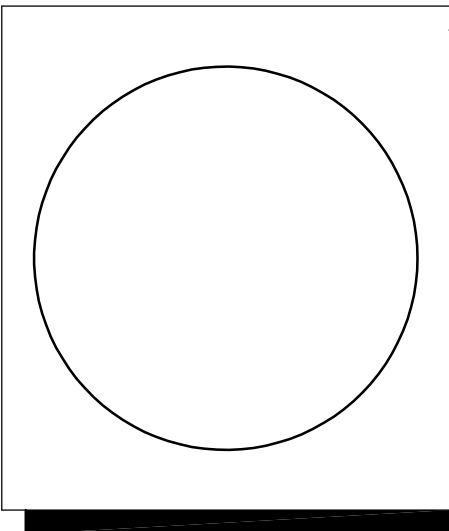
1/8" = 1'-0"




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 Architecture
 Planning
 Interior Architecture
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EDC
 BUILD WELL
 1660 HUGUENOT ROAD
 MIDLOTHIAN, VA 23113

PRELIMINARY



COMMISSION
 SPECIAL USE PERMIT
 PLANS
 ANNA JULIA COOPER
 EPISCOPAL SCHOOL
 NEW MIDDLE SCHOOL
 2100 NORTH 29TH ST.
 RICHMOND, VIRGINIA
 23223

SHEET TITLE
 SCHEMATIC:
 ELEVATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

DATE MAY 13, 2013
 SHT. NO. **A-22**
 COMM. NO. 1321