



PROJECT: TENANT IMPROVEMENTS TO:  
800 WEST MARSHALL STREET, RICHMOND VIRGINIA

OWNER:  
KRUNGTEP, LLC  
RICHMOND, VIRGINIA

FLOOR PLAN & EGRESS

MICHAEL PELLIS ARCHITECTURE  
www.michaelpellis.com  
804.212.9024  
201 W. 7th St., Richmond, VA 23224

REVISIONS

N/A
N/A
N/A
N/A
N/A
N/A

**A1.1**  
DATE: NOVEMBER 2, 2017

- PROPOSED PLAN KEY NOTES**
- EXISTING REAR UNIT TO REMAIN AS IS
  - CUT HOLE IN EXISTING FLOOR AND INSTALL NEW STAIRS PER STRUCTURAL DRAWINGS SK-1
  - EXISTING RESTROOM TO REMAIN - REPLACE FIXTURES WITH ADA COMPLIANT FIXTURES AND GRAB BARS
  - PROVIDE MIN. PROTECTION FOR REDUCED VERTICAL CLEARANCE BENEATH STAIR PER FIGURE 307.4 ON SHEET CS

- EQUIPMENT & FIXTURES LIST**
- HAND SINK
  - EXISTING MOP SINK TO REMAIN
  - EXISTING 3 COMP SINK TO REMAIN W/ GREASE INTERCEPTOR BELOW
  - EXISTING 4' X 8' SS HOOD TO REMAIN
  - 30 X 37 CONVECTION OVEN
  - 12 X 16 GLASS TOP INDUCTION BURNER
  - UNDERCOUNTER SOLID FRONT BEVERAGE COOLER
  - PREP UNIT
  - UNDERCOUNTER GLASS FRONT BEVERAGE COOLER
  - BAR SINK
  - SS 3 COMPARTMENT DUMP SINK
  - ICE MACHINE
  - 23 GAL. SLIM JIM TRASH CAN

- PARTITION TYPE KEY NOTES**
- A INFILL WALL - WOOD STUD FRAMING @ 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES FLOOR TO ROOF DECK - SOUND BATTS
  - B FILL IN EXISTING OPENING IN EXTERIOR WALL - MATCH EXISTING - PROVIDE PROPER WATERPROOFING TO MAKE WEATHERTIGHT
  - C 42" HT. BAR TOP W/ WOOD STUD FRAMING @ 16" O.C. BAR SIDE: 1/2" GYP BD W/ FRP DINING SIDE: 1/2" PLYWOOD W/ FINISH TBD
  - D DIVIDER - 1 X STEEL TUBING LINED WITH STAINLESS STEEL FINISH ALL SIDES
  - E WALLS & OVERHEAD SOFFIT - WOOD STUD FRAMING @ 16" O.C. KITCHEN SIDE: 1/2" GYP. W/ STAINLESS STEEL FINISH DINING SIDE 1/2" GYP. - FINISH TBD
  - F 42" HT. COUNTER TOP W/ WOOD STUD FRAMING @ 16" O.C. KITCHEN SIDE: 1/2" GYP BD W/ STAINLESS STEEL OUTSIDE: 1/2" PLYWOOD W/ FINISH TBD
  - G 42" HT. GUARDRAIL W/ WOOD STUD FRAMING @ 16" O.C. W/ 1/2" GYP. BD. BOTH SIDES

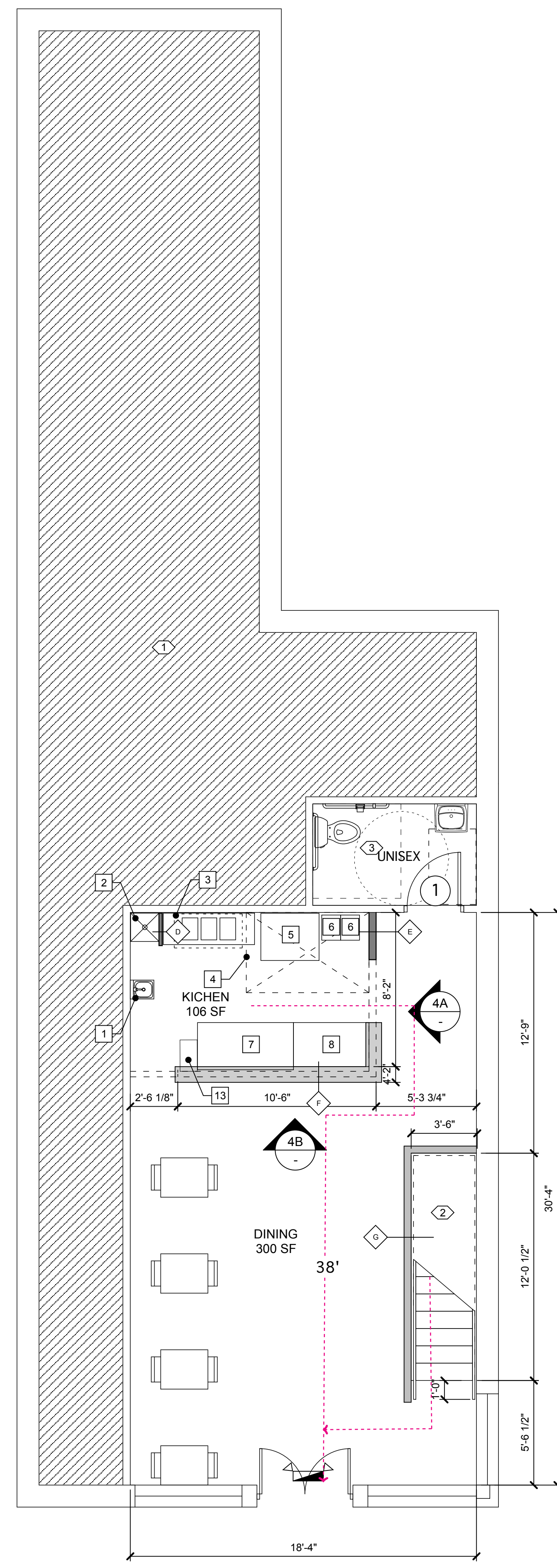
- DOOR TYPE KEY NOTES**
- EXISTING DOOR & FRAME TO REMAIN AND RETROFIT W/ CYLINDRICAL LEVER HARDWARE - PRIVACY LOCKSET
  - 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME. - FLUSH, NO LITE - PRIVACY LOCKSET

**INTERIOR DOORS:**  
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.  
- STAIN GRADE FLUSH WOOD DOORS.  
- CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.  
- ALL HARDWARE TO HAVE SATIN NICKEL FINISH.

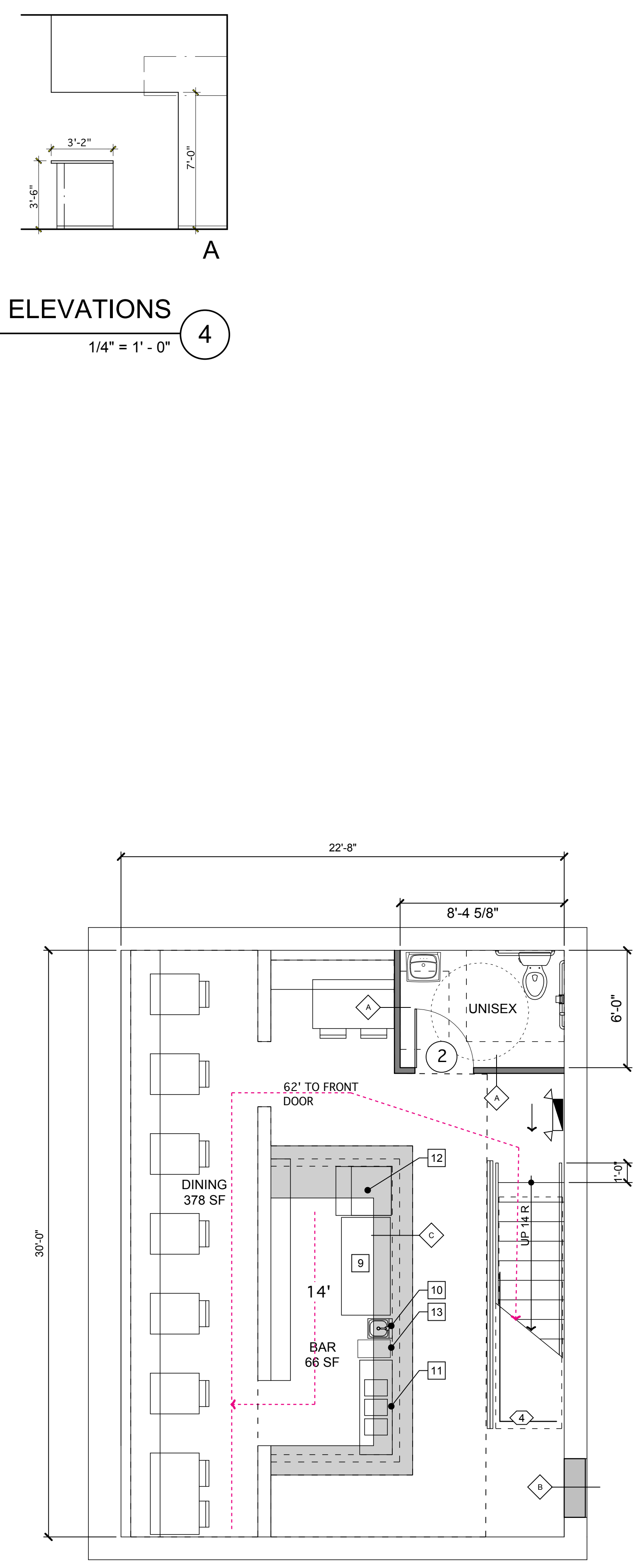
**NOTE:**  
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN

- EGRESS KEY NOTES**
- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES) W/ INTEGRATED EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP
  - ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)
  - XX' PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

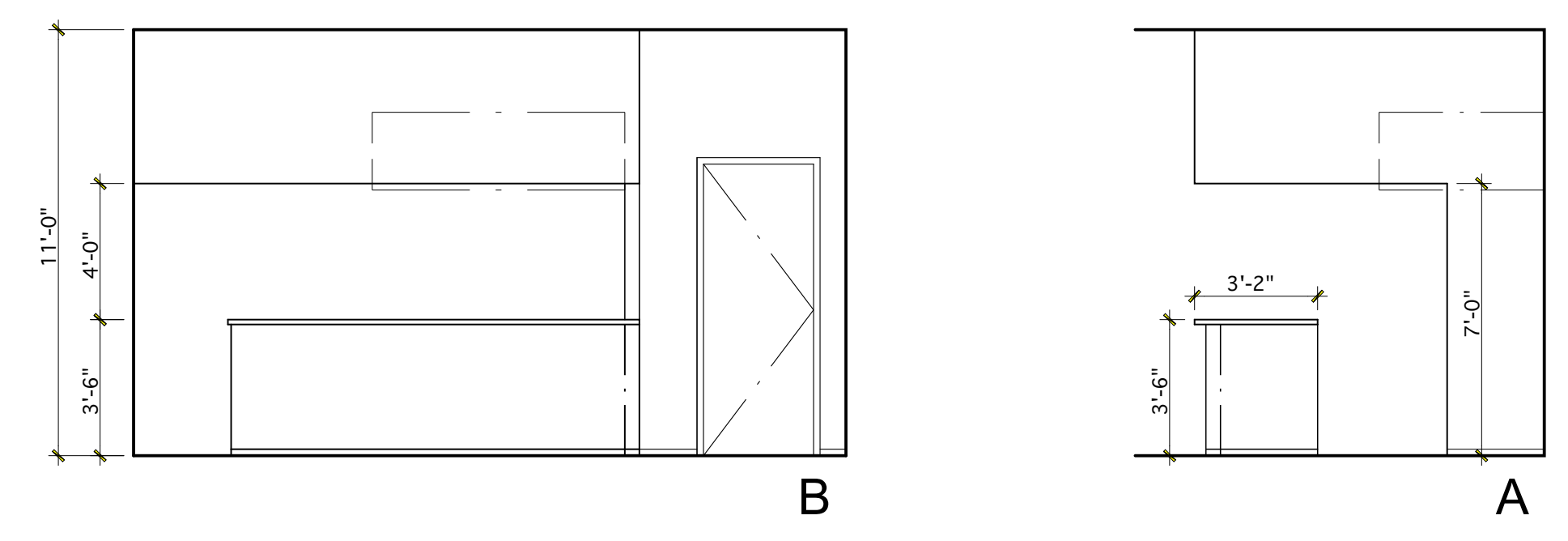
NOTE: SEE ELECTRICAL DRAWINGS FOR EGRESS LIGHTING.



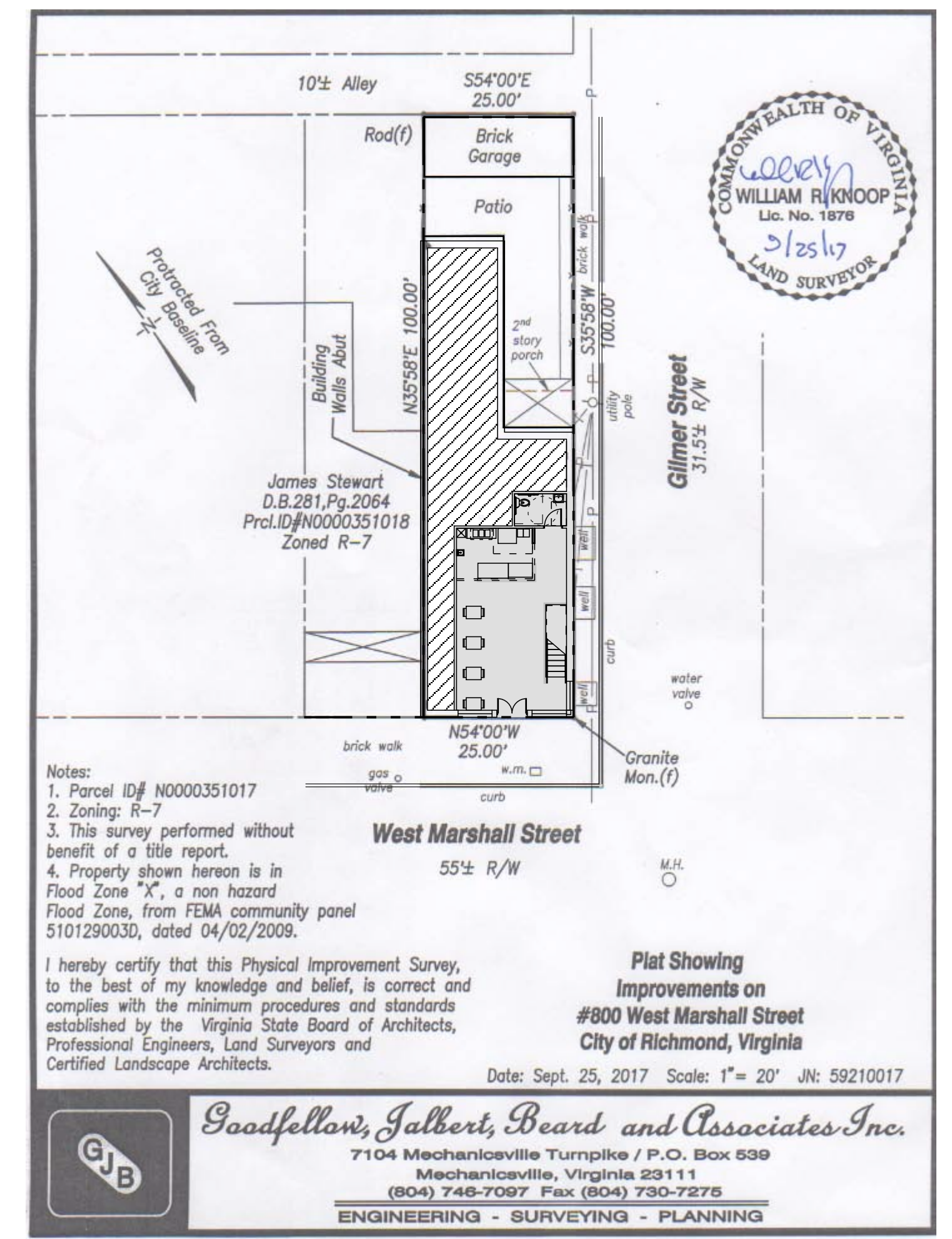
**PROPOSED 1ST FLOOR PLAN**  
1/4" = 1' - 0" 1



**PROPOSED BASEMENT PLAN**  
1/4" = 1' - 0" 2



**KITCHEN ELEVATIONS**  
1/4" = 1' - 0" 4



**PROPOSED SITE PLAN**  
AS NOTED 3

Notes:  
1. Parcel ID# N0000351017  
2. Zoning: R-7  
3. This survey performed without benefit of a title report.  
4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panel 510129003D, dated 04/02/2009.

I hereby certify that this Physical Improvement Survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

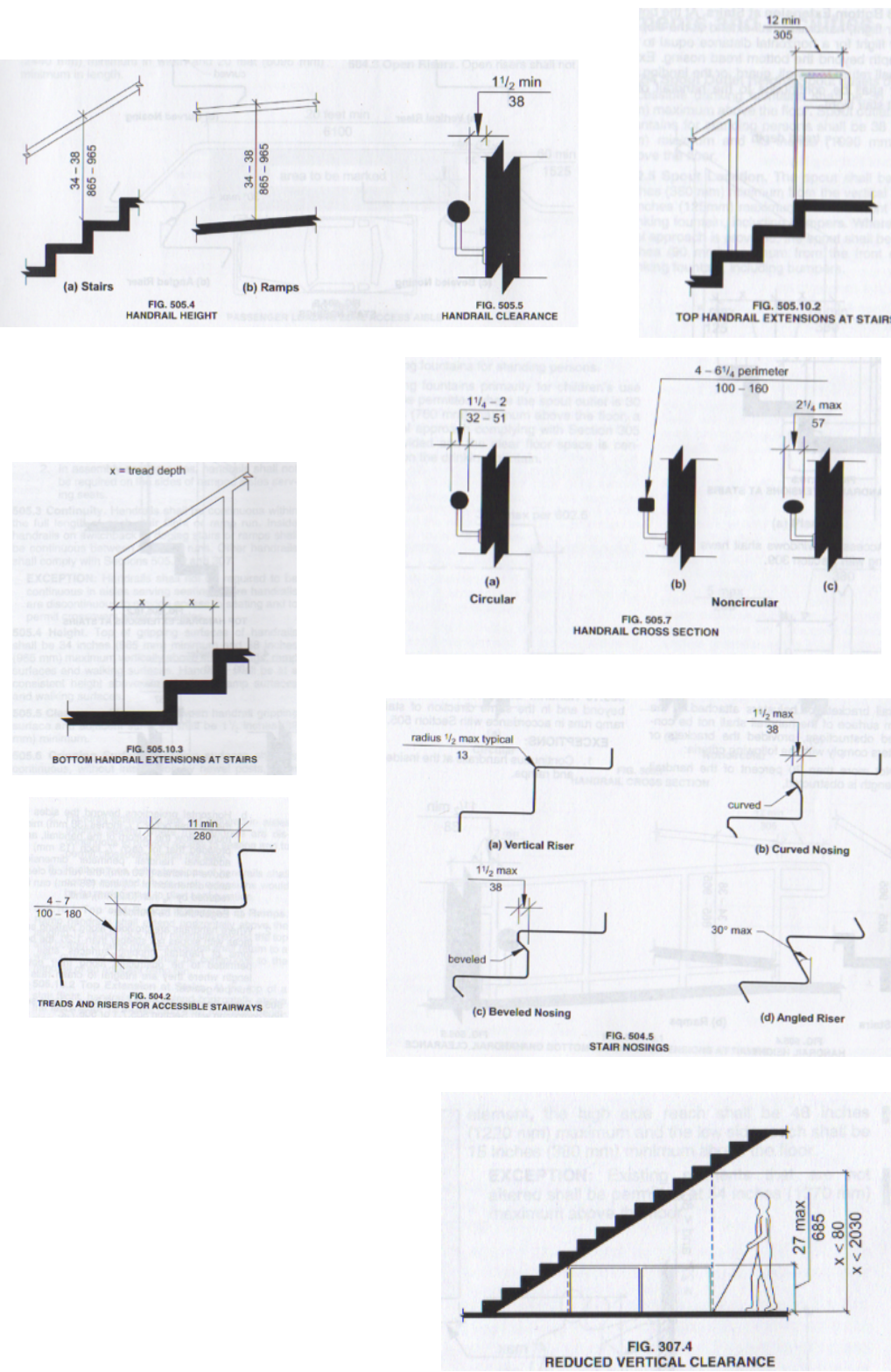
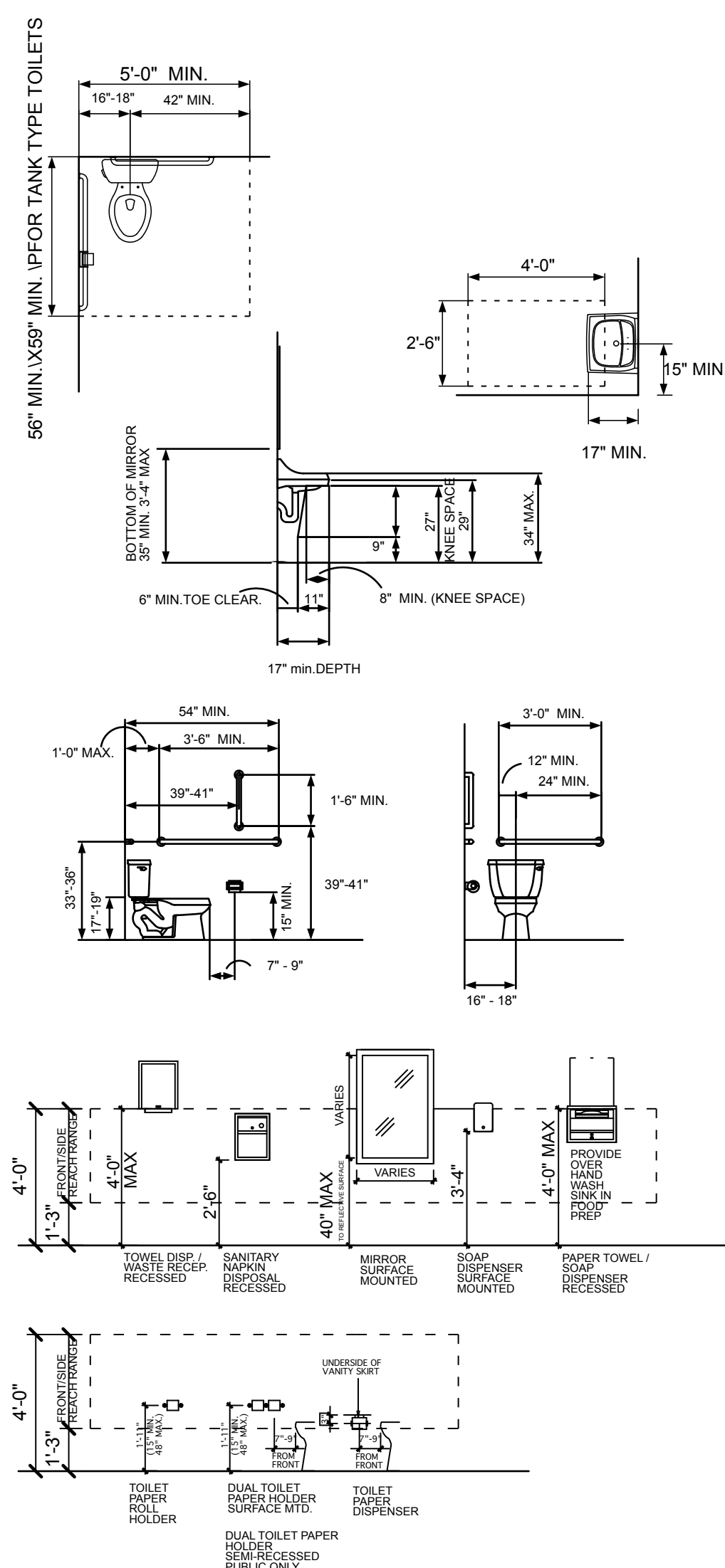
**Plat Showing Improvements on #800 West Marshall Street City of Richmond, Virginia**  
Date: Sept. 25, 2017 Scale: 1" = 20' JN: 59210017

**Goodfellow, Galbert, Beard and Associates Inc.**  
7104 Mechanicsville Turnpike / P.O. Box 539  
Mechanicsville, Virginia 23111  
(804) 746-7097 Fax (804) 730-7275  
ENGINEERING - SURVEYING - PLANNING

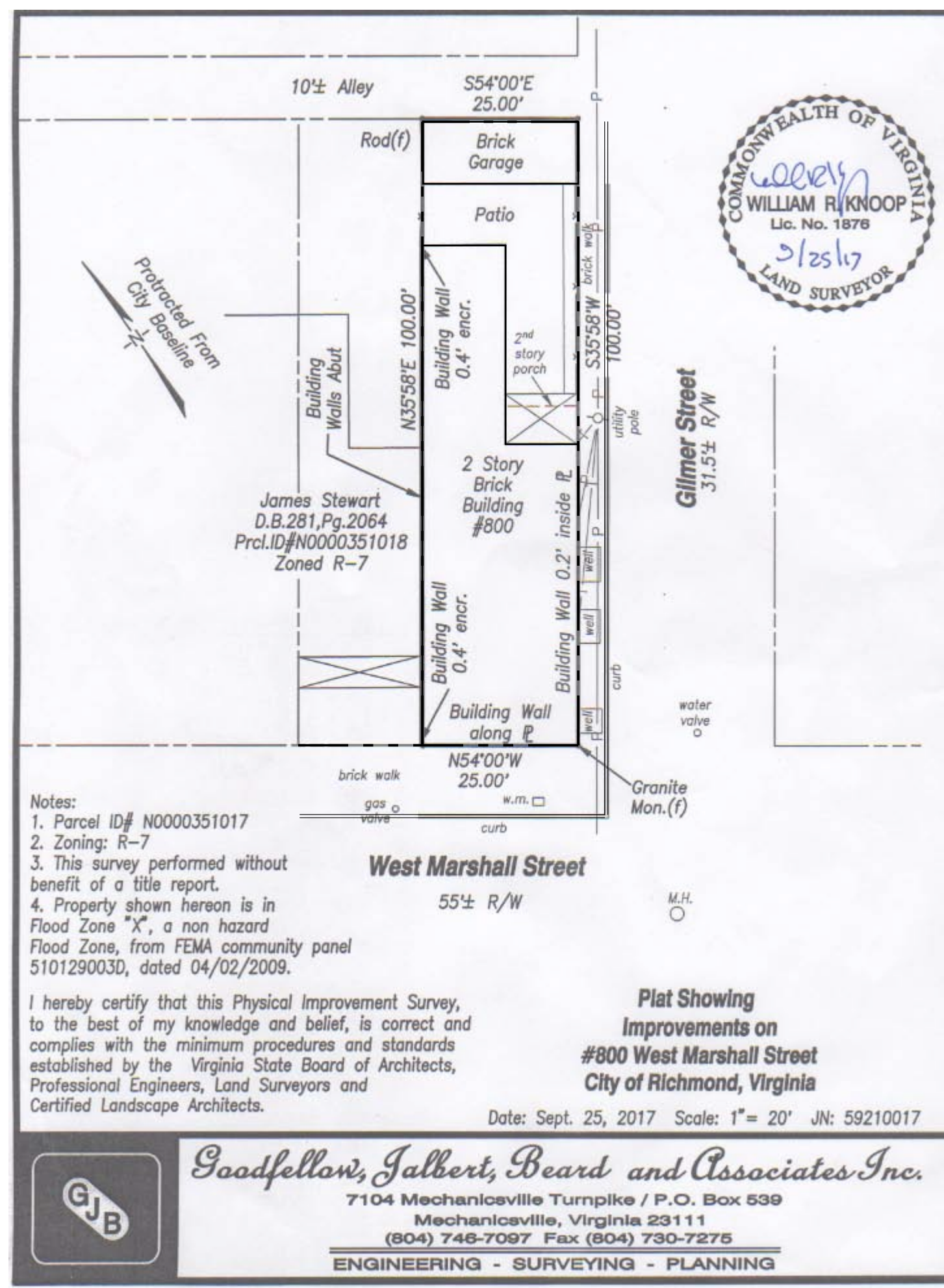
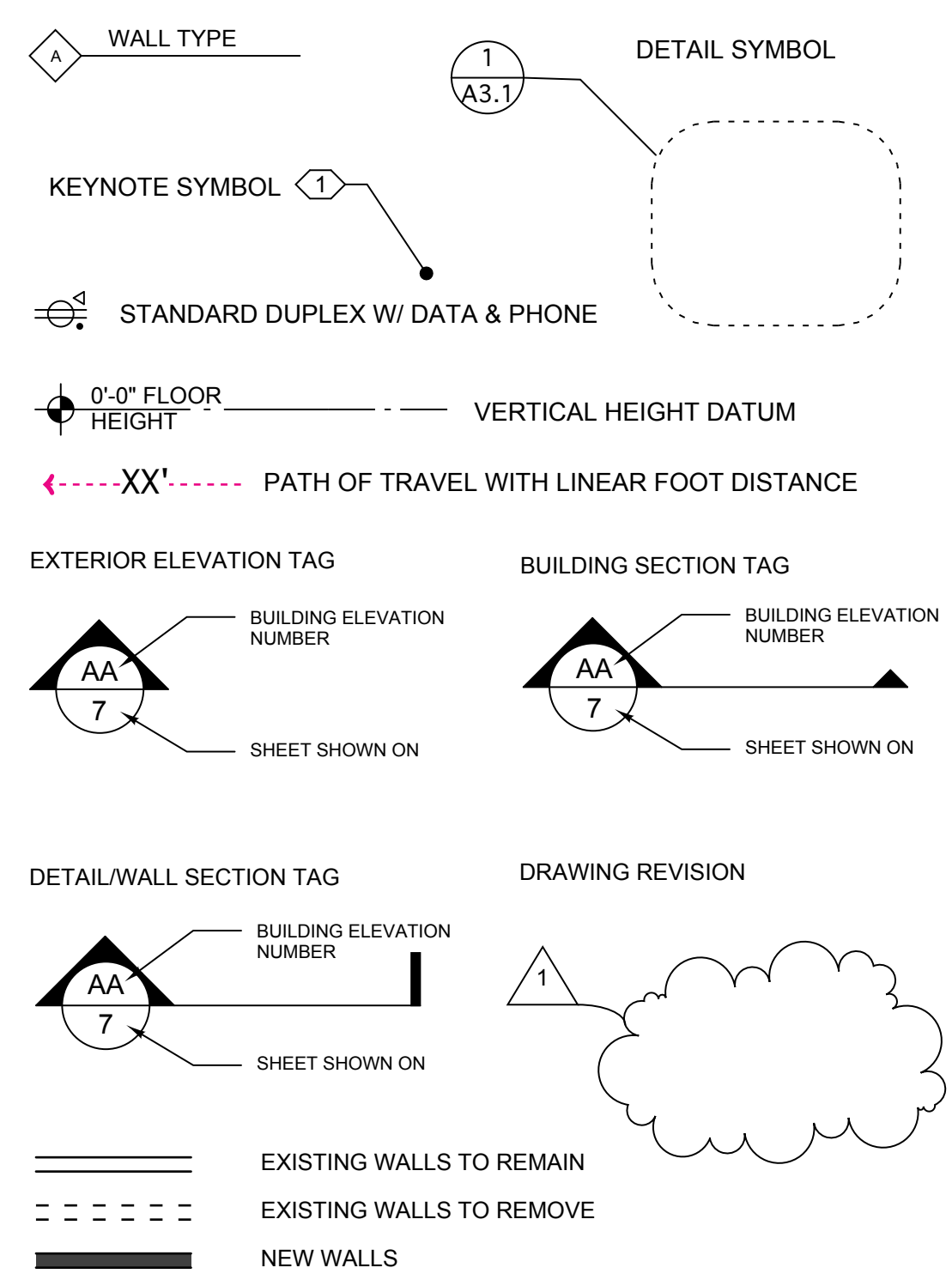


# TENANT IMPROVEMENTS TO: 800 W. MARSHALL RICHMOND, VIRGINIA

## ADA COMPLIANT DETAILS



## SYMBOL LEGEND



## 2 SITE PLAN

AS NOTED



## 1 LOCATION MAP

N.T.S.

## SCOPE OF PROJECT

THE SCOPE OF WORK UNDER THIS PERMIT IS:  
PERFORM TENANT IMPROVEMENTS IN ORDER TO OCCUPY THE BASEMENT & 1ST FLOOR UNDER THE CURRENT CODE AS A RESTAURANT USE A-2 OCCUPANCY.  
EXISTING EXIT TO REMAIN UNALTERED.  
EXISTING RESIDENTIAL UNIT TO THE REAR AND ON THE 2ND FLOOR TO REMAIN UNALTERED AND NOT INCLUDED IN THE SCOPE OF THIS PERMIT.  
ADD A NEW STAIR TO CONNECT THE BASEMENT & 1ST FLOOR INTERNALLY.  
M. E. P. KITCHEN EQUIPMENT ENGINEERING WILL BE PERFORMED DESIGN-BUILD BY THE RESPECTIVE SUBCONTRACTORS AND SUBMITTED SEPARATELY.  
ADJUSTMENTS TO THE EXISTING BASEMENT SPRINKLER SYSTEM WILL BE PERFORMED DESIGN-BUILD BY THE RESPECTIVE SUBCONTRACTORS AND SUBMITTED SEPARATELY.

## BUILDING CODE DATA

JURISDICTION:  
RICHMOND, VIRGINIA

APPLICABLE CODES:  
2012 VIRGINIA UNIFORM STATEWIDE EXISTING BUILDING CODE (VUSBC)  
2012 INTERNATIONAL BUILDING CODE (IBC)  
2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2009 ANSI A117.1 ACCESSIBLE AND USEABLE BLDGS & FACILITIES  
2012 INTERNATIONAL MECHANICAL CODE (IMC)  
2012 INTERNATIONAL PLUMBING CODE (IPC)  
2011 NATIONAL ELECTRICAL CODE (NEC)  
2012 INTERNATIONAL FIRE CODE (IFC)

USE GROUP:  
EXISTING: M - RETAIL  
PROPOSED: A-2 - RESTAURANT

CONSTRUCTION TYPE:  
EXISTING: VB

FIRE PROTECTION: 1ST FLOOR - NON-SPRINKLERED  
BASEMENT - SPRINKLERED

ALLOWABLE HEIGHT: 1 STORY  
PROPOSED: 1 STORY OVER BASEMENT

SQUARE FOOTAGE:  
ALLOWABLE/FLOOR: 6,000 SF  
PROPOSED:  
BASEMENT: 680 SF  
1ST FLOOR: 606 SF

OCCUPANCY: 47 TOTAL OCCUPANTS (BOTH FLOORS)  
BASEMENT TOTAL = 26  
DINING: 378 SF / 15 = 25 OCCUPANTS  
BAR: 66 SF / 200 = 1 OCCUPANT

1ST FLOOR TOTAL = 21  
DINING: 300 SF / 15 = 20 OCCUPANTS  
KITCHEN: 106 SF / 200 = 1 OCCUPANT

MIN. EGRESS WIDTH: (IBC PER SECTION 1005)  
47 OCC. X .20" = 9.4" (REQUIRED) 72" (PROVIDED)

MIN. NUMBER OF EXITS: (IBC SECTION 1015)  
1 (REQUIRED) 1 (PROVIDED)

EGRESS TRAVEL LENGTH: (IBC TABLE 1016.2)  
USE GROUP A-2 W/O SPRINKLER SYSTEM - MAX. 200'

FIXTURES: (IBC TABLE 2902.1.A-2)  
M= 23.5, W= 23.5 FOR TOTAL OF 48 OCCUPANTS  
REQUIRED: WC: M=1/75 W= 1/75, LAV= 1/200  
WC: 1 M =150/75, 1 W = 150/75, 1 LAV M/F= 48/200  
PROVIDED:  
WC: 2M/F, 2 LAV M/F

## INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS	COVER SHEET
D1.1	DEMOLITION FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS & EGRESS PLAN

## CONTACT INFORMATION

TENANT:  
KHRUNGTEP, LLC  
CONTACT: BRANDON PEARSON  
415.548.0579

CONTRACTOR:  
XXXXX

ARCHITECT:  
MICHAEL PELLIS ARCHITECTURE, PLC  
CONTACT: MICHAEL PELLIS  
michael@michaelpellis.com  
804.212.9024



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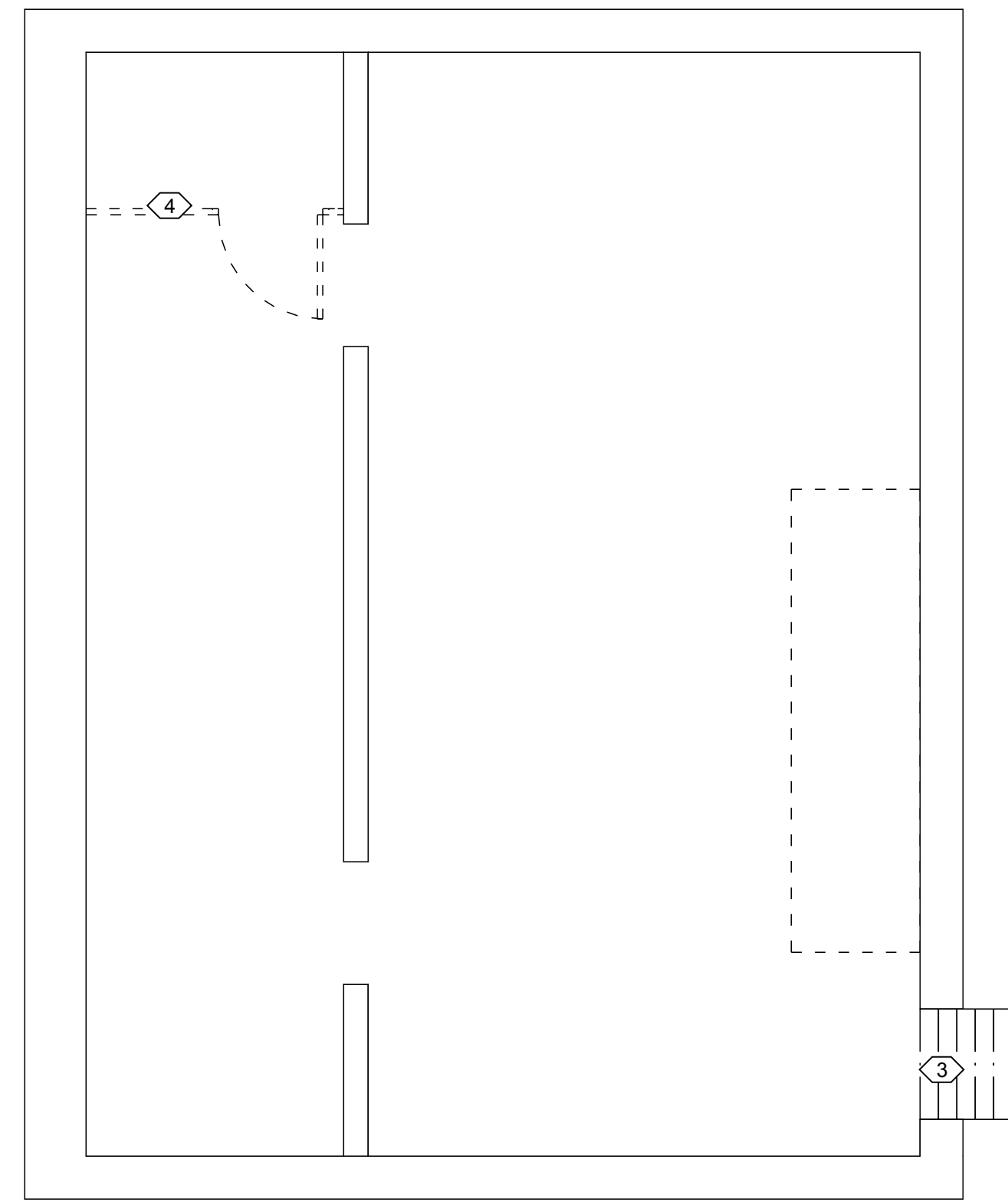
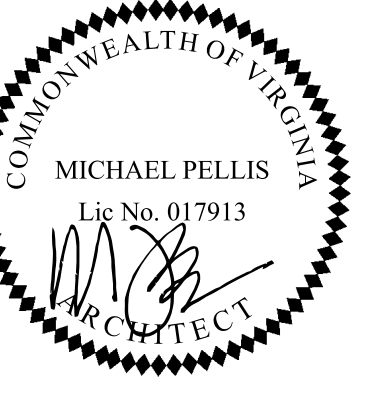
## COVER SHEET & CODE DATA

### REVISIONS

N/A
N/A
N/A
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CS  
DATE  
NOVEMBER 2, 2017

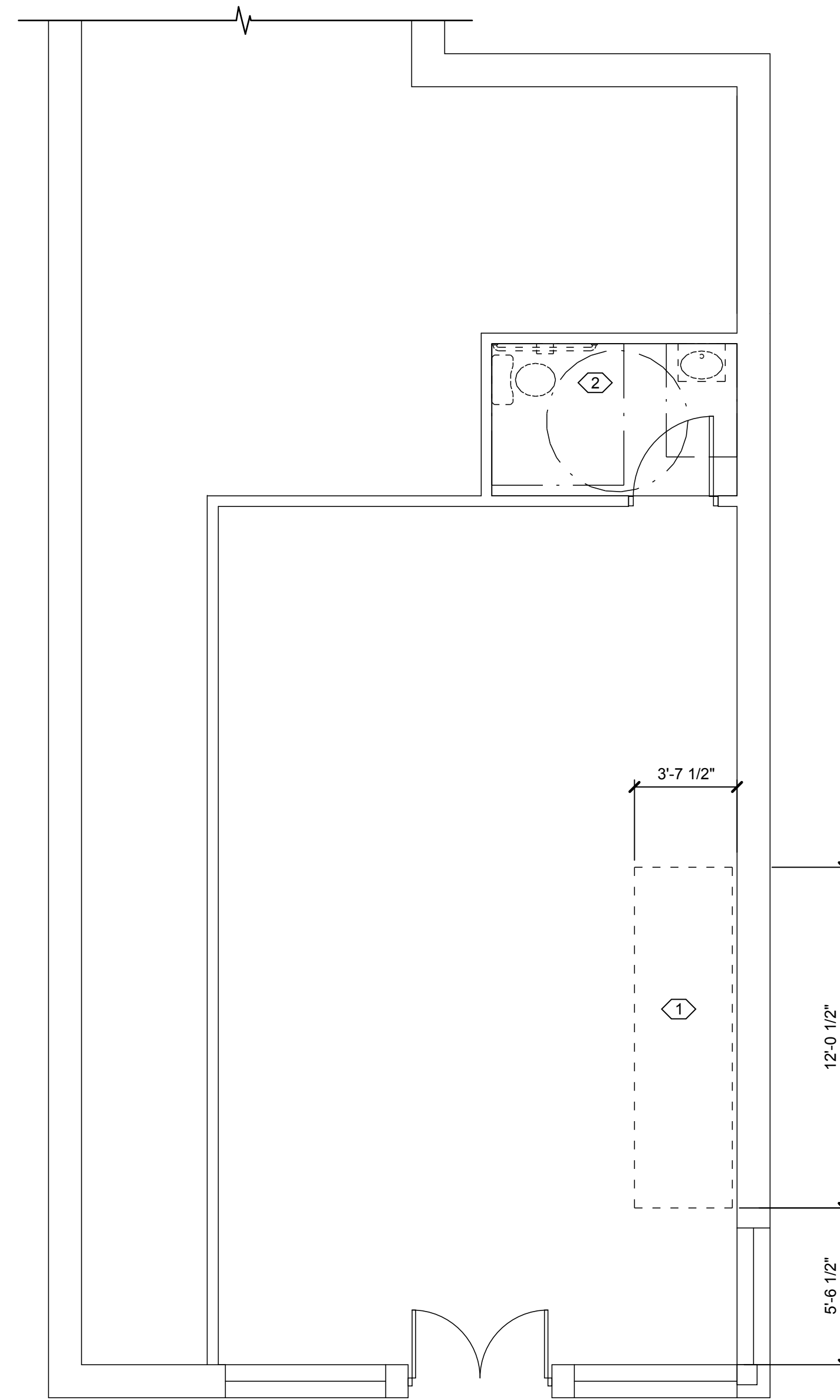
MICHAEL PELLIS ARCHITECTURE  
www.michaelpellis.com  
PELLIS 804.212.9024  
ARCHITECTURE 201 W. 7th St., Richmond, VA 23224



EXISTING BASEMENT PLAN

1/4" = 1' - 0"

2



EXISTING 1ST FLOOR PLAN

1/4" = 1' - 0"

1

DEMO PLAN KEY NOTES

- ① CREATE OPENING FOR STAIR - PROVIDE PROPER SHORING IN ORDER TO ADEQUATELY SUPPORT THE EXISTING STRUCTURE DURING DEMO AND RETROFIT. SEE STRUCTURAL DRAWING SK-1
- ② REPLACE EXISTING FIXTURES WITH ADA COMPLIANT FIXTURES & GRAB BARS
- ③ REMOVE EXISTING STAIRS AND DOOR & FRAME & PREP FOR CLOSING OPENING AND ABANDONING LIGHT WELL
- ④ REMOVE EXISTING STORAGE ROOM WALLS, DOOR & FRAME . PATCH EXISTING FINISH TO MATCH ADJACENT FINISHES

EXISTING PLAN

REVISIONS

- N/A
- N/A
- N/A
- N/A
- N/A

D1.1

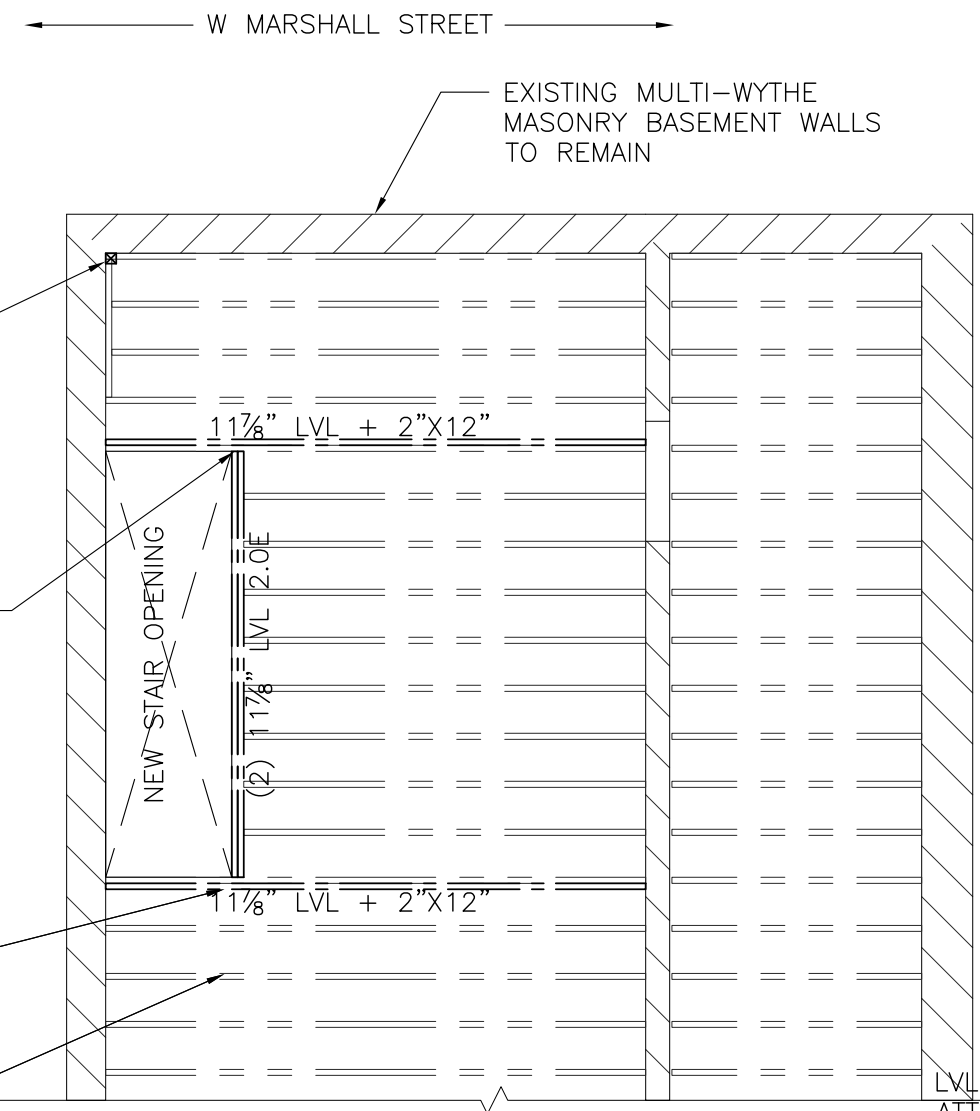
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RICHMOND, VIRGINIA



PROVIDE 4X4 POST @ EXIST. HEADER

FASTEN NEW LVL HEADER TO SIDE OF REINFORCED JOIST W/ SIMPSON FACE MOUNT HANGER, TYP.

FASTEN NEW LVL TO SIDE OF EXIST. JOIST PER DETAIL, TYP.

EXISTING 2"X12" FLOOR JOISTS TO REMAIN, POCKETED INTO BRICK

EXISTING MULTI-WYTHE MASONRY BASEMENT WALLS TO REMAIN

1 1/8" LVL + 2"X12"

NEW STAIR OPENING

1 1/8" LVL + 2"X12"

(2) 1 1/8" LVL @ 2.0E

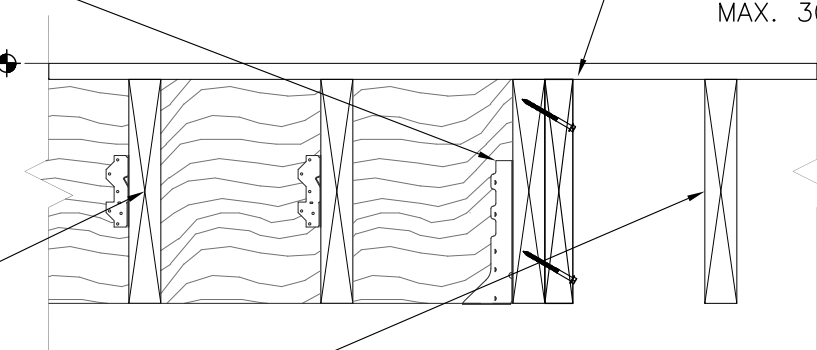
LVL HEADER BEYOND, ATTACH TO REINFORCED JOIST W/ SIMPSON HUC FACE MOUNT HANGER

LVL REINFORCEMENT PER PLAN, FASTEN TO SIDE OF EXIST. JOIST W/ SIMPSON 1/4"ØX3 1/2" SDS SCREWS OR 16d NAILS @ 12" O.C. @ A MAX. 30° ANGLE, STAGGER

T.O. EXIST. FIRST FLOOR EL.: SEE ARCH. DWGS.

EXIST. WOOD FLOOR JOIST, ATTACH TO HEADER BEYOND W/ SIMPSON A35 CLIP

EXIST. WOOD FLOOR FRAMING TO REMAIN, G.C. TO VERIFY SIZE AND SPACING AND COORD. W/ ENG.



# OPENING LAYOUT PLAN

1  
SK1

SCALE: 3/16"=1'-0"

# STAIR HEADER DETAIL

2  
SK1

SCALE: 1"=1'-0"