

CODE INFORMATION

Designed under:
2015 Virginia Existing Building Code
2015 Virginia Construction Code
ICC / ANSI A117.1-2009

Building Use is: "B", "M", or "E" & "I-4" possible "Daycare" & Separated "A2" - Shell building for potential multi-tenant uses.

Basement & First Floor are to be either B, M or Daycare (I-4 & E) use. Final tenant up-fit plans will set final code, permit, and CO needs. The second floor (Sanctuary) will be potentially A2 or B Use and will be separated off as required.

Type of Construction is 3B (Non-combustible exterior walls & Combustible interior construction/ not protected)

A sprinkler system meeting NFPA 13 (Section 903.3.1.1) will not be installed unless required by Daycare (I-4 & E) Use. A limited area sprinkler is currently in place for a portion of the basement and will be maintained or upgraded if final use requires it.

% Open Perimeter = 75% (With 30' min. open width)

THE FOLLOWING CODE INFORMATION IS SPECULATIVE AND WILL BE FINALIZED AS TENANTS ARE SIGNED AND UP-FIT DRAWINGS A RE-SUBMITTED UNDER SEPARATE COVER FOR PERMITTING.

FIRE AREA 01 (Basement, First and Part of Second Floor - B Use):

Allowable Fire Area: Table 503 Area Limitation for "B" use and 3B construction = 19,000 SF
 Frontage Increase per Section 506.2 = 50% (.75 - .25)(30/30)
 Sprinkler Increase per Section 506.3 = 0%
 Equation 5-1 = Allowable Fire Area = 19,000 + 9,500 + 0 = **28,500 SF**
Actual Fire Area 01 = 16,222 Gross SF

FIRE AREA 02 (Second Floors Sanctuary Space & Mezzanine - A2 Use):

Allowable Fire Area: Table 503 Area Limitation for "A2" use and 3B construction = 9,500 SF
 Frontage Increase per Section 506.2 = 50% (.75 - .25)(30/30)
 Sprinkler Increase per Section 506.3 = 0%
 Equation 5-1 = Allowable Fire Area = 9,500 + 4,750 + 0 = **14,250 SF**
Actual Fire Area 02 = 4,705 Gross SF

Building Area by Floor:
 Basement = 3,062 Gross SF
 First Floor = 8,640 Gross SF
 Second Floor = 8,640 Gross SF
Mezzanine = 540 Gross sf
 Total = 20,882 Gross SF

BUILDING OCCUPANCY:

Basement B use = 29
 First Floor B use = 82
 Second Floor B use = 48
 Second Floor A2 use = 189

Total Building Occupancy = 348

BUILDING HEIGHT (with sprinkler increase):

Fire Area 01 (B use)
 Allowable = 55' & 3 stories
 Actual = 32' - 6" & 2 story plus a basement
Fire Area 02 (A2 use)
 Allowable = 55' & 2 stories
 Actual = 32' - 6" & 2 stories

Number of exits:	Required	Provided
Basement =	2	2
First Floor =	2	4
Second Floor =	2	4
Mezzanine =	2	2

Required Fire Ratings:

Exterior walls - load bearing: _____ 2 hour
 Exterior walls - nonloadbearing: _____ 0 hour
 (See fire separation chart below)
 Exit enclosures: _____ 1 hour
Other shafts: _____ 2 hour
 (1 - hour where connecting 3 or less stories)
 Exit access corridors: _____ 1 hour
 (but not less than shaft accessing)
 Tenant separations: _____ 1 hour
Dwelling Unit separation: _____ 1 hour
 Fire Area Separation: _____ 1 hour
 Fire & Party walls: _____ 2 hour
 Smoke partitions: _____ 1 hour
 (not applicable)
 Roof construction: _____ 0 hour
 Floor construction: _____ 0 hour
 (Unless part of Dwelling Unit Separation)
Corridor construction _____ 0.5 hour
(0.5 hour for R use & sprinkler system)
 Interior load bearing and supporting construction _____ 0 hour
 (but not less than the required rating of the structure to be supported)

Fire Separation Ratings for Exterior Walls (Table 602):

All openings are existing and will remain. No new exterior openings.

Plumbing fixtures:

Restrooms will need to be upgraded as shown to service new uses and meet accessibility requirements. To be finalized during shell permitting

ADA and Accessibility guidelines will be met for historic structures per 1204.1 of the VRC.

Note: Daycare use at teh First & Second floor will affect sprinkler, ADA, Restroom fixture count and other code items. Once tenants are signed all code issues will be resolved per the 2015 VEBC.

GENERAL NOTES

- The General Contractor and subcontractor(s) shall inspect premises prior to bid submittal and work commencement to verify existing and indicated conditions. Should a Contractor find conditions which he believes would impede his work, he shall report such conditions immediately to the Architect. Failure to so advise will constitute notice that the Contractor accepts the existing conditions and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.
- Each Contractor shall verify all dimensions and conditions in field. The drawings reflect conditions reasonably interpreted from the existing visible conditions, or from drawings or information furnished by the Owner, but cannot be guaranteed by the Architect. If dimensional errors occur or conditions not covered in the drawings are encountered, the Contractor shall notify the Architect before commencing that portion of the work.
- All work shall comply with 2015 Virginia Construction Code.
- All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturers' written specifications of instructions.
- The General Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction and/or installation means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- Dimensions take precedence over scale on construction documents. Drawings may be rough scaled for estimating and general reference. Field verify all conditions prior to construction and/or fabrication.
- All dimensions are given Face of stud or face of masonry unless noted otherwise.
- All work shall be executed in a neat and workmanlike manner. Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of work, the entire construction area shall be completely cleaned to the Owner's satisfaction.
- When work not specifically called out is required to complete the project, the appropriate Contractor shall provide same and it shall be of the best materials and workmanship. If additional costs are required to complete the work, the Contractor shall notify the Owner prior to bid submittal and prior to starting the work, allowing a reasonable period of time for response and approval. No claims for extra compensation based on ignorance of visible or implied conditions or assumptions or disclaimers after the fact shall be considered.
- The General Contractor and Sub-contractors shall guarantee in writing all workmanship and materials for a period of one year from the date of substantial completion and approval. Materials and/or equipment carrying a manufacturer's guarantee shall be covered by the maximum term offered by the manufacturer but in no case less than one year. All defects discovered during construction shall be repaired to the Owner's satisfaction, at the Contractor's and/ or Sub-contractor's expense, at no cost to the Owner or Architect.
- Unless otherwise specifically noted, the General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work.
- The General Contractor shall obtain and pay fees for all required permits, schedule all required inspections, obtain all code approvals, etc. necessary for proper completion of the work.
- Contractor shall coordinate all work procedures with local authorities, planning commissions, neighborhood associations, or building management or Board of Directors' requirements.
- Contractor shall be responsible for the protection of all existing and new conditions and materials within the proposed construction area. Any damage caused by or during the execution of the work is the responsibility of the Contractor and shall be repaired or replaced to the Owner's satisfaction at the expense of the Contractor or Sub-contractor.
- All penetrations through floor slabs and/ or roof systems, such as piping, conduit, ducts, etc., shall be packed and sealed off with fire-rated material and sealed against water penetration as appropriate to the assembly being penetrated.
- All MEP scope of work is to be performed per MEP drawings. Contractor to coordinate. Notify Architect of any conflicts.
- Contractor to coordinate draft stopping and fire blocking locations and requirements per Section 717 of the Virginia Construction Code with Architect. This may include at 10' max. vertically in walls between stud cavities, in any attic spaces over 3,000 SF and at all ceiling/ floor transitions.
- Currently there are no new Loads to be added to the existing roof system. If required by the Mechanical Drawings, documentation as to the loading conditions and any new required structure should be provided with the Mechanical Drawings and Coordinate through teh architect with the Structural Engineer.
- All interior finishes are to be installed per manufactures recommendations and fully comply with Chapter 8 of the Virginia Construction Code. Coordinate all final selections with Owner.
- The renovation will be done under historic tax credit guidelines, therefore existing elements (including windows, railings, doors, grills, trim, hardware, etc.) are critical to be maintained, replaced to match or renovated to meet historical criteria as outlined in the "Application for VA State Historic Tax Credits, Part II". The General Contractor should verify with the Owner any building elements that are in question as to their significance prior to removing, discarding and/ or covering. Contractor responsible for ensuring that all work complies with the U.S. Secretary of Interior's Standards for Rehabilitation.
- Coordinate number and location of fire extinguishers per Section 906 of the VCC and Virginia Statewide Fire Prevention Code.
- Electrical service to be designed and sized by Electrical Engineer. Service is assumed to be located in the exiting basement in the existing general location. reuse of existing service gear is to be reviewed by engineer.

DRAWING INDEX

CS.00	Cover Sheet, Notes, Project Information
AC1.0	Site Survey
A5.01	Architectural Site Plan
A1.00	Basement Plan
A1.01	Overall First Floor Plan
A1.02	Overall Second Floor Plan
A4.01	Exterior Work Orders
A4.02	Exterior Work Orders

BUILDING OWNER

Manchester Opportunity Zone, LLC
 PO Box 7217
 Richmond, VA 23221

ARCHITECT

Apex Design Group, PLLC
 116 East Franklin Street
 Richmond, VA 23219

APEX

Design Group, PLLC

116 East Franklin Street
 Richmond, VA 23219

03 19 2019
 SUP SUBMISSION

06 26 2019
 SUP RE-SUBMISSION 01

07 22 2019
 SUP RE-SUBMISSION 02

08 08 2019
 SUP RE-SUBMISSION 03

1101 BAINBRIDGE STREET
 RICHMOND, VA 23224

PROJECT ZONING INFORMATION

Special Use Permit (SUP)
 Zoned: R-63

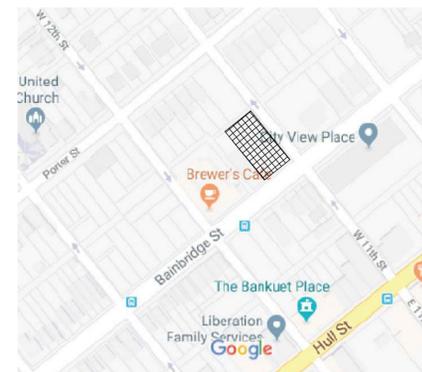
Map Reference #: S000-0062/010
 Property Address: 1101 Bainbridge Street

The parcel is NOT in a city designated historic district
 Existing Use: Church with Day School

Proposed Use: Business with possible Sanctuary Use
 as business, Mercantile, or Restaurant

Acreage = 0.348 Acres
 (15,158.88 SF)

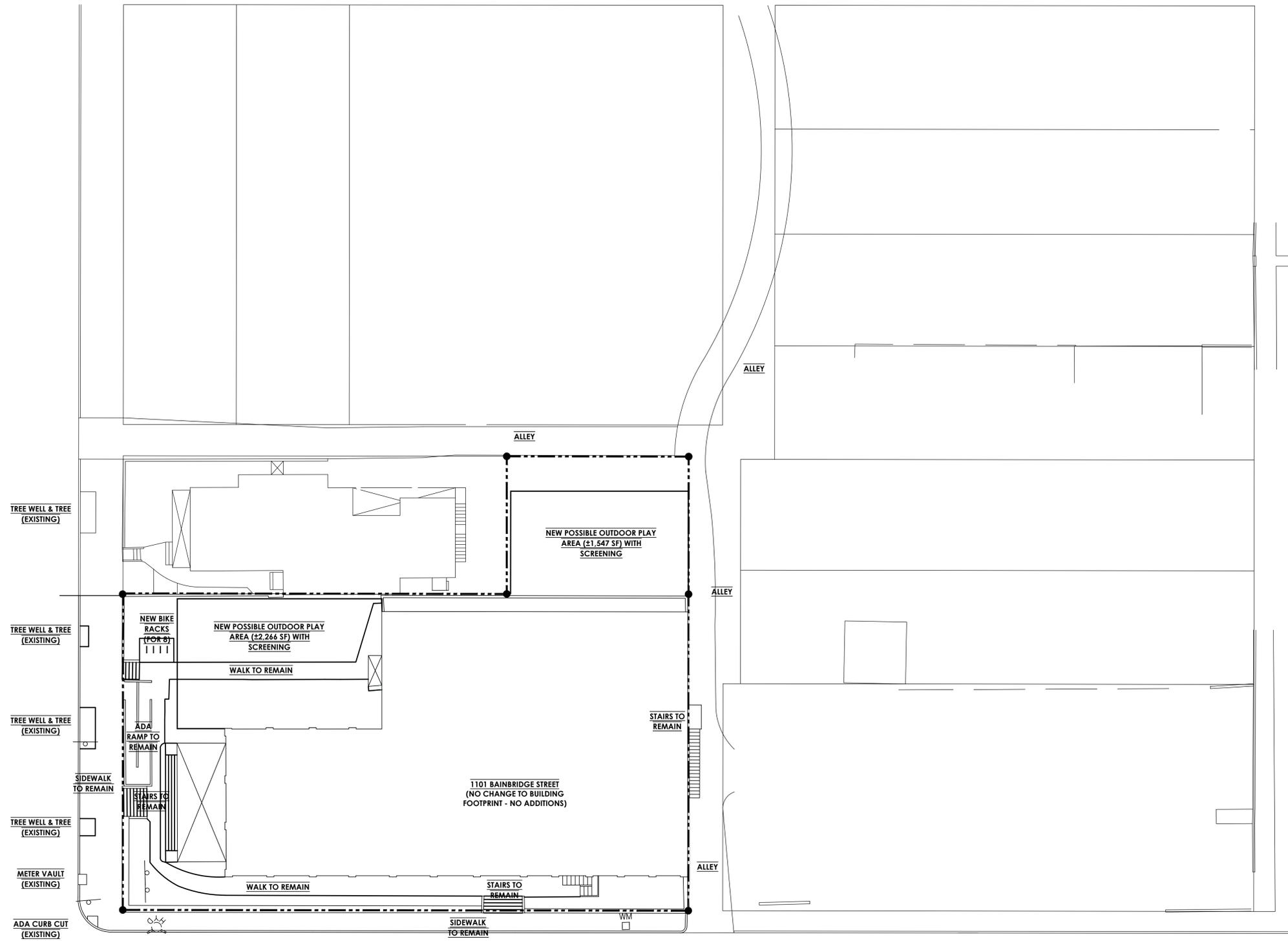
Parking being proposed as part of SUP at 1 space
 per 650 SF regardless of use. Note that 23 spaces
 are currently of Non-confirming right.



01 VICINITY MAP
 SCALE: 1" = 200' (APPROX.)



CS 00



NOTE: ALL EXISTING TREES ARE TO REMAIN UNDISTURBED. NO NEW TREES OR LANDSCAPING ARE CURRENTLY PLANNED. EXISTING TO REMAIN.

NOTE: ALL UTILITIES ARE EXISTING AND WILL BE MAINTAINED. ANY CHANGE TO UTILITIES AS PART OF TENANT UP-FIT PLANS WILL BE PROVIDED ON SIGNED/ SEALED CIVIL PLANS AS NEEDED BASED ON ANY UTILITY CHANGES.

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



NOT FOR CONSTRUCTION

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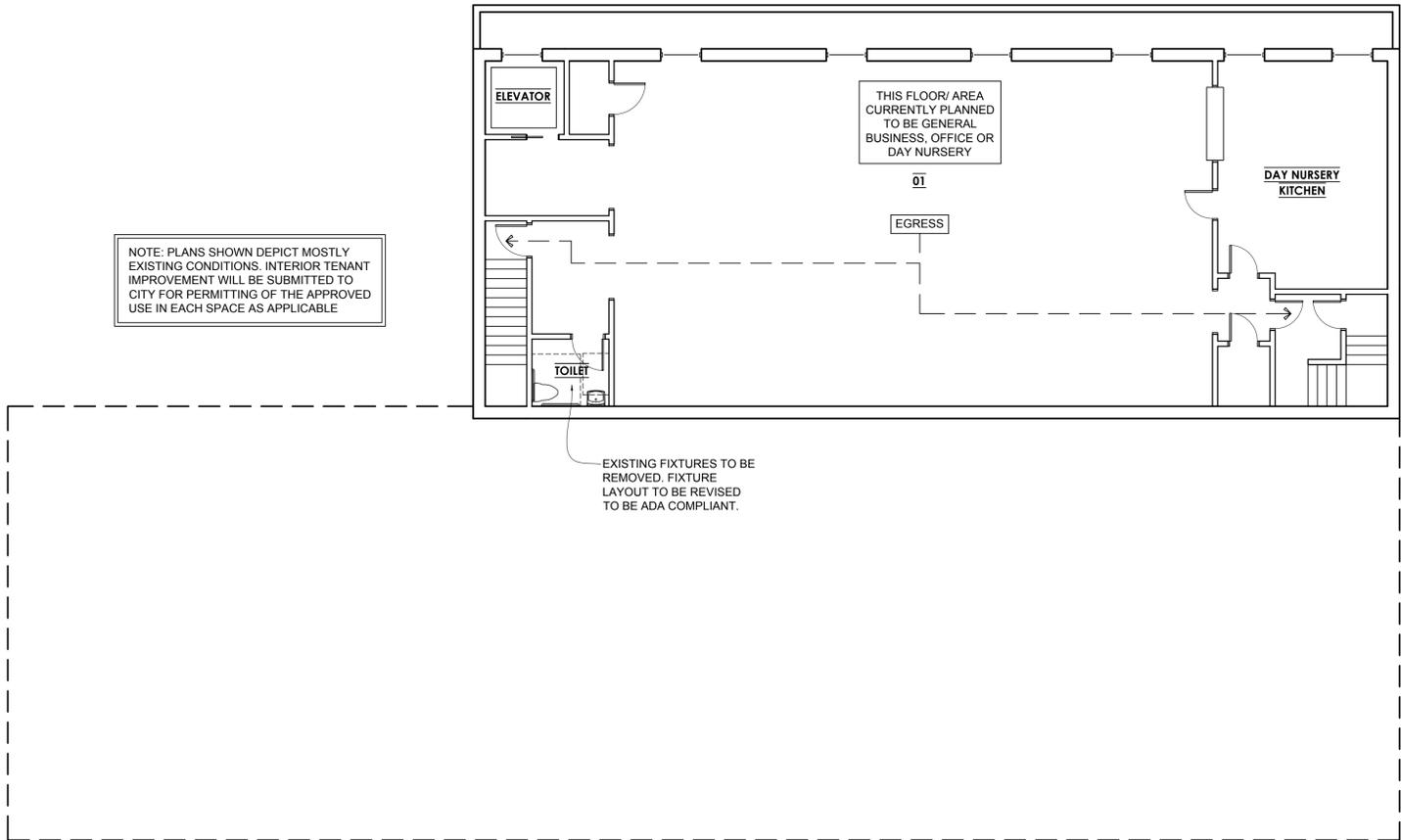
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SUP RE-SUBMISSION 01
07 - 22 - 2019
SUP RE-SUBMISSION 02
08 - 08 - 2019
SUP RE-SUBMISSION 03

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SITE PLAN

AS 01

NOTE: PLANS SHOWN DEPICT MOSTLY EXISTING CONDITIONS. INTERIOR TENANT IMPROVEMENT WILL BE SUBMITTED TO CITY FOR PERMITTING OF THE APPROVED USE IN EACH SPACE AS APPLICABLE



01 BASEMENT PLAN
SCALE: 1/8"=1'-0"

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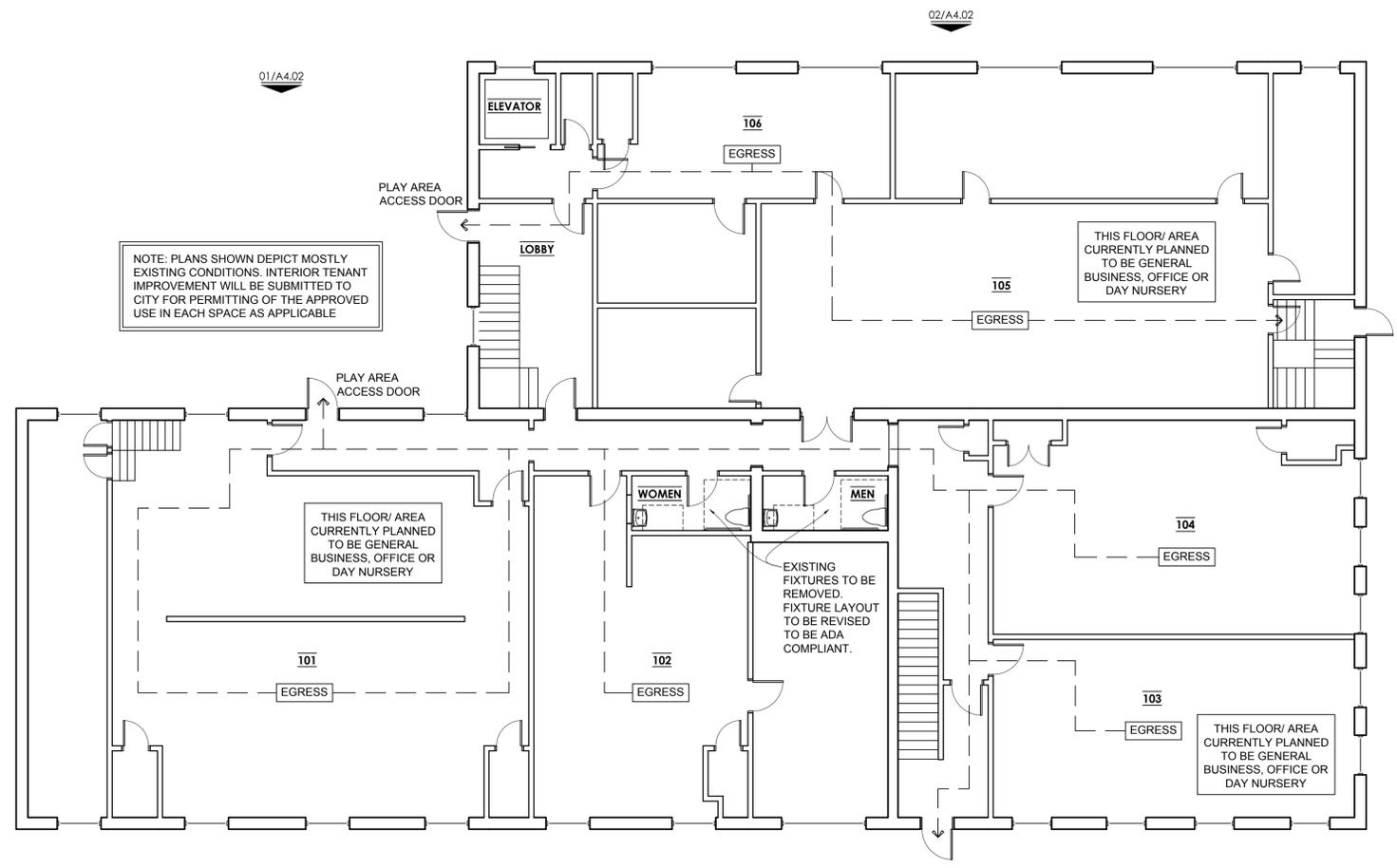
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BASEMENT
PLAN

A1 00



01 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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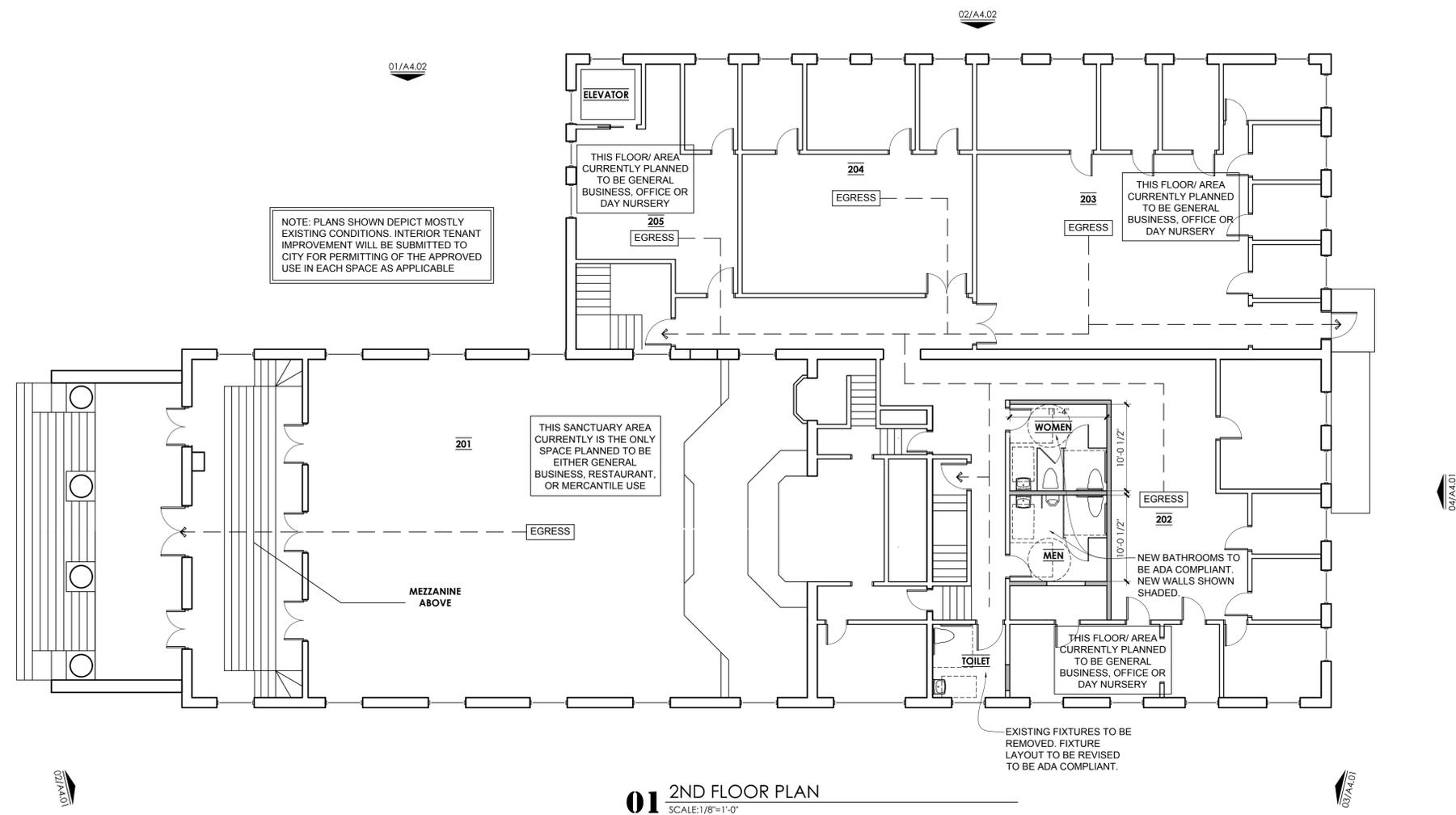
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1ST FLOOR
PLAN

A1 01



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2ND FLOOR
PLAN

A1 02

ELEVATION NOTES

1. EXTERIOR CLEANING: FULL EXTERIOR FACADES TO BE CLEANED.
2. EXISTING BRICK TO REMAIN. BRICK TO BE REPOINTED AS NECESSARY.
3. ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE CLEANED FOR CONTINUED USE. REPLACE MISSING OR DAMAGED PIECES WITH LIKE-MATERIAL (TYP.)
4. EXISTING EXTERIOR METAL STAIR TO REMAIN. STAIR TO BE THOROUGHLY CLEANED, AND REPAIRED AS REQUIRED.
5. TRIM EXISTING HEDGES AND TREES AS NECESSARY.



04 BACK ELEVATION
SCALE: 1/8"=1'-0"



03 SIDE ELEVATION
SCALE: 1/8"=1'-0"



02 SIDE ELEVATION
SCALE: 1/8"=1'-0"



01 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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1101 BAINBRIDGE STREET
RICHMOND, VA 23224

EXTERIOR
ELEVATIONS

A4 01

ELEVATION NOTES

1. EXTERIOR CLEANING: FULL EXTERIOR FACADES TO BE CLEANED.
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02 SIDE ELEVATION
SCALE: 1/8"=1'-0"



01 SIDE ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

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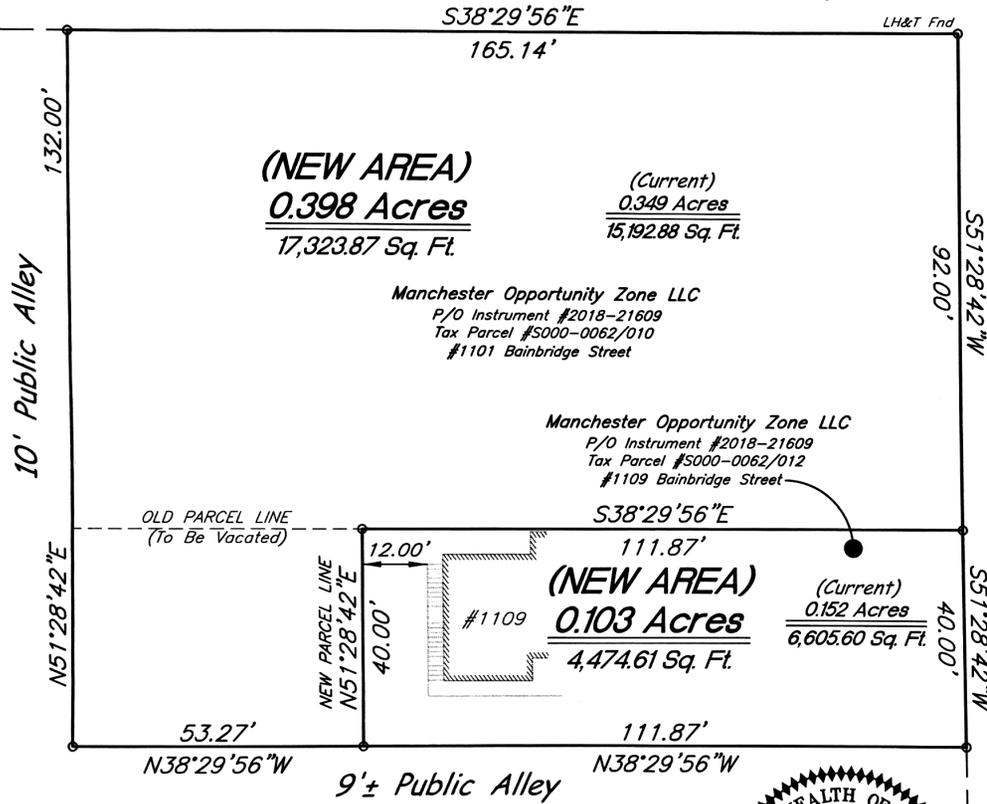
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EXTERIOR
ELEVATIONS

A4 02

PG0322 JUL 10 2019

West 11th Street (33± Public R/W)



THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX PARCELS S000-0062/010 AND S000-0062/012

Plat by William Henry Harris & Assoc., Inc. Dated July 16, 2019

- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Panel #510129-0039-E, effective date: July 16, 2014 (Zone X).
 2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: July 1, 2019.
 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.
 4. 5/8" Rods or PK Nail set at all corners unless otherwise shown hereon.

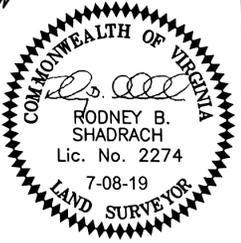
BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCELS S000-0062/010 AND S000-0062/012 CITY OF RICHMOND, VIRGINIA

DATE: JULY 8, 2019



Scale: 1" = 20'

I hereby certify that this boundary survey, to the best of my professional 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.



Shadrach & Associates, LLC

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