



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 411 N. 1ST. STREET DATE: 5/29/15

OWNER'S NAME: LESTER JOHNSON / MAMA J'S TEL NO.: (804) 307-3383

AND ADDRESS: 415 N. 1<sup>ST</sup> ST. EMAIL: LJOHNSON@MAMAJ

CITY, STATE AND ZIPCODE: Richmond VA 23219 Kitchen.com

ARCHITECT/CONTRACTOR'S NAME: HimmelHume ARCH. TEL. NO. (804) 249-4717

AND ADDRESS: 3800 STILLMAN PKWY HOURKO EMAIL: RHimmel@HimmelHume.com

CITY, STATE AND ZIPCODE: Hourko, VA 23233

Would you like to receive your staff report via email? Yes  No

### REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

### DETAILED DESCRIPTION OF PROPOSED WORK (Required):

**STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Signature of Owner or Authorized Agent: X Robert Himmel  
Name of Owner or Authorized Agent (please print legibly): Robert Himmel

RECEIVED

(Space below for staff use only)

Received by Commission Secretary MAY 29 2015

DATE 5:15pm

APPLICATION NO. \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

# MAMA J'S CATERING

## RENOVATION

### CITY OF RICHMOND, VIRGINIA

#### OWNER

LESTER JOHNSON  
MAMA J'S  
411 N. 1ST STREET, RICHMOND, VA 23219  
(804) 307-3383

#### ARCHITECT

HIMMELHUME ARCHITECTURE  
3800 STILLMAN PARKWAY  
SUITE 203  
HENRICO, VA 23233  
CONTACT: ROBERT HIMMEL, AIA  
(804) 249-4717

#### STRUCTURAL ENGINEER

BECKER ENGINEERING  
3233 BOULEVARD  
SUITE C  
COLONIAL HEIGHTS, VA 23834  
CONTACT: PATRICK BECKER, PE  
(804) 301-6405

#### MEP ENGINEER

ONEIL ENGINEERING SERVICES  
2420 NEW DORSET TERRACE  
POWHATAN, VA 23139  
CONTACT: PATRICK O'NEIL, PE  
(804) 921-3589

COPYRIGHT © 2014  
COPYRIGHTED BY HIMMELHUME ARCHITECTURE, LLC. THESE PLANS ARE THE PROPERTY OF HIMMELHUME ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED, TRACED OR REPRODUCED BY ANYONE AND THEY ARE NOT TO BE USED OR REPRODUCED BY ANYONE FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM HIMMELHUME ARCHITECTURE, LLC.

#### REVISIONS

NO.	DESCRIPTION	DATE

#### ABBREVIATIONS

AB	Anchor Bolt	FLR	Floor	PLUMB	Plumbing
AFF	Above Finished Floor	FT	Foot	PLYWD	Plywood
ALUM	Aluminum	FTG	Footing	PSF	Pounds per Square Foot
ALT	Alternate	FV	Field Verify	PSI	Pounds per Square Inch
APPROX	Approximate	GA	Gauge	PT	Point
ARCH	Architectural	GALV	Galvanized	R	Riser
BD	Board	GB	Grade Beam	RAD	Radius
BL	Building Line	GEN	General	REINF	Reinforcing
BLDG	Building	GL	Glass	RELOC	Relocate/Relocated
BLKG	Blocking	GND	Ground	REQ'D	Required
BM	Beam	GR	Grade	RM	Room
BOT	Bottom	GYP BD	Gypsum Board	RO	Rough Opening
BRG	Bearing	HB	Hose Bib	SAB	Sound Attenuation Blanket
BSMT	Basement	HDW	Hardware	SBC	Standard Building Code
CEM	Cement	HDWD	Hardwood	SCHED	Schedule
CJ	Construction Joint	HM	Hollow Metal	SDL	Superimposed Dead Load
CL	Center Line	HOR	Horizontal	SECT	Section
CLG	Ceiling	HP	High Point	SHR	Shower
CLR	Clear	HT	Height	SHT	Sheet
CMU	Concrete Masonry Unit	ID	Inside Diameter	SHW	Shower
COL	Column	INSUL	Insulation	SIM	Similar
CONC	Concrete	INT	Interior	SO	Structural Opening
CONST	Construction	JT	Joint	SOG	Slab on Grade
CONT	Continuous	L	Angle	SP	Stand Pipe
CTR	Center	LAV	Lavatory	SPA	Space, Spacing
DET	Detail	LG	Long	SPEC	Specification
DIA	Diameter	LOC	Location	SQ	Square
DIM	Dimension	LP	Low Point	SS	Stainless Steel
DN	Down	LT	Light	STA	Station
DS	Down Spout	MAT'L	Material	STC	Sound Transmission Class
DWGS	Drawings	MAX	Maximum	STD	Standard
EA	Each	MECH	Mechanical	STIFF	Stiffener
EF	Each Face	MFG	Manufacturer	STIR	Stirrup
EJ	Expansion Joint	MIN	Minimum	STL	Steel
EL	Elevation	MISC	Miscellaneous	STRUC	Structural
EQ	Equal	MO	Masonry Opening	SYM	Symmetrical
EQUIP	Equipment	MOD	Modified	T	Tread
EW	Each Way	MTL	Metal	TEL	Telephone
EXIST	Existing	NA	Not Applicable	TEMP	Temperature
EXT	Exterior	NIC	Not in Contract	THK	Thick
FD	Floor Drain	NTS	Not to Scale	TYP	Typical
FDN	Foundation	OC	On Center	UNO	Unless Noted Otherwise
FE	Fire Extinguisher	OD	Outside Diam.	VERT	Vertical
FEC	Fire Extinguisher Cabinet	OPNG	Opening	WD	Wood
FF	Finish Floor	OPP	Opposite	WP	Work Point
FIN	Finish	PL	Property Line	WWF	Welded Wire Fabric
FIN FLR	Finish Floor	PL	Plate		

#### BUILDING CODE INFORMATION

PROJECT NAME: MAMA J'S COMMERCIAL KITCHEN  
ADDRESS: 411 N. 1ST STREET, RICHMOND, VA 23219  
PROPOSED USE: B COMMERCIAL KITCHEN W/ TAKE OUT (DOWNSTAIRS) B GEN. OFFICES (UPSTAIRS)  
OWNER-CONTACT PERSON: LESTER JOHNSON PHONE: (804) 307-3383

#### APPLICABLE CODES

-BUILDING CODE: 2012 VUSBC  
-MECHANICAL CODE: X  
-PLUMBING CODE: X  
-ELECTRICAL CODE: X  
-FIRE CODE: X  
-STATE/CITY AMENDMENTS: X  
-LIFE SAFETY CODE: X  
-ACCESSIBILITY CODE: X  
-ENERGY CODE: X  
-SIGN CODE: X  
-ANSI: X  
-FM INSURED: X

#### BUILDING PLANNING

OCCUPANCY: B, M  
MIXED OCCUPANCY? YES / (NO)  
REQUIRED FIRE SEPARATION: NONE (TABLE 508.4)

#### TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: IIIB (TABLE 601)

#### GENERAL BUILDING LIMITATIONS

-AREA OF BUILDING: (1ST FLOOR 2,371 GSF) (2ND FLOOR 2,371 GSF) (TOTAL 4,742 GSF)  
-ALLOWABLE FLOOR AREA: (B=19,000) (TABLE 503)  
-HEIGHT OF BUILDING: 24'-2" NUMBER OF STORIES: (2 EXISTING) (2 ALLOWED)

#### FIRE PROTECTION SYSTEMS

-BUILDING IS NOT SPRINKLERED

#### FIRE RESISTANT CONSTRUCTION / FIREPROOFING SCHEDULE

ITEM	REQ'D RATING	UL/FM #
-EXTERIOR WALLS: LOAD BEARING	2	EXISTING
NON-LOAD BEARING	0	X
-FIRE/PARTY WALLS	N/A (EXISTING)	X
-SHAFTS	X	X
-TENANT SEPARATION	X	X
-INTERIOR WALL: LOAD BEARING	0	X
NON-LOAD BEARING	0	X
-COLUMNS	0	X
-BEAMS	0	X
-FLOOR/CEILING	0	X
-ROOF/CEILING	0	X
-CORRIDOR	0	TABLE 1018.1

REQUIRED SEPARATION OF OCCUPANCIES: NON REQUIRED (TABLE 508.4)

#### FIRE PROOFING NOTES

- ALL FIRE RESISTIVE RATINGS ARE ASSUMED TO BE THERMALLY UNRESTRAINED.
- ALL BEAMS AND COLUMNS SHALL BE ADJUSTED USING W/D OR A/P RATIOS TO DETERMINE THE CORRECT FIREPROOFING THICKNESS.

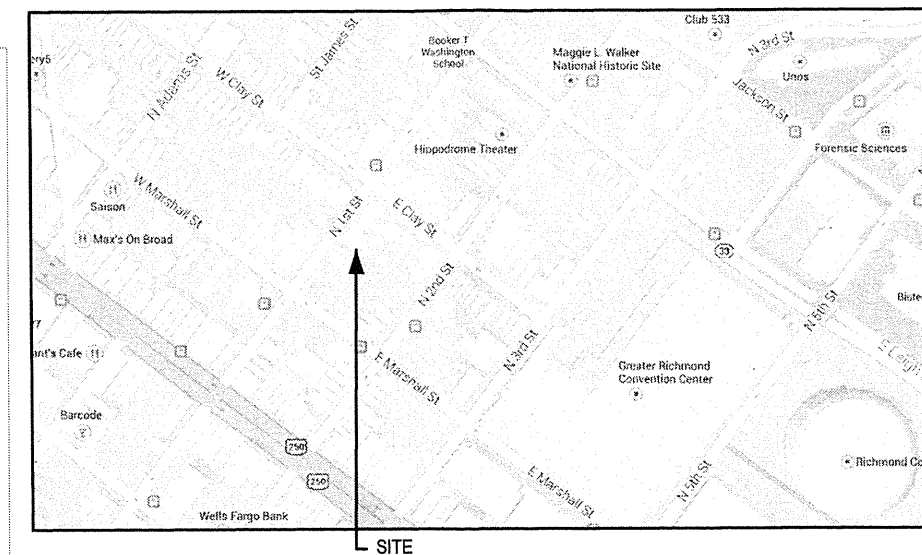
#### MEANS OF EGRESS

-OCCUPANT LOAD: UPSTAIRS: OFFICE B=100 GROSS (24 PEOPLE)  
DOWNSTAIRS: KITCHEN B=100 GROSS (8 PEOPLE)  
DOWNSTAIRS: SERVING B=100 GROSS (4 PEOPLE)  
DOWNSTAIRS: RETAIL A=5 NET (32 PEOPLE)

-NUMBER OF EXITS: 1 (1018.1)  
-REQUIRED EXIT WIDTH: N/A  
-TRAVEL DISTANCE: EXIT ACCESS TRAVEL DISTANCE (F1, M, B) 200'  
-DEAD ENDS: NOT LIMITED PER 1018.4  
-EXIT THRU KITCHEN: OK PER 1014.2.4.3  
-COMMON PATH OF TRAVEL (T1014.3) >30 OCCUPANT NON-SPRINKLERED: B=100' F=75'

#### TOILET FIXTURE COUNT

FIXTURE COUNT: UPSTAIRS: 2902.2 SEPARATE FACILITIES REQUIRED  
DOWNSTAIRS 1 REQUIRED - 2 PROVIDED  
1 SERVICE SINK AND 1 WATER FOUNTAIN REQUIRED AND PROVIDED FOR



#### LOCATION MAP

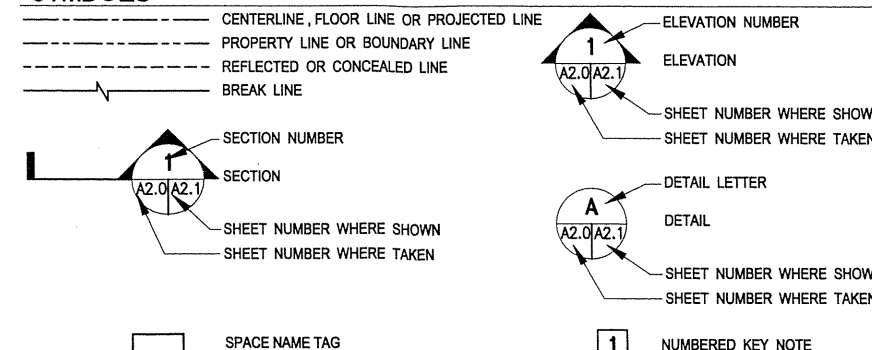
SCALE: NTS



#### INDEX OF DRAWINGS

- T1.0 COVER SHEET
- D1.0 DEMO PLANS
- A0.1 LIFE SAFETY PLANS
- A1.0 FLOOR PLANS
- A2.0 REFLECTED CEILING PLAN AND ELEVATIONS
- A3.0 SECTIONS AND DETAILS
- A4.0 COLOR SCHEME AND PHOTOS

#### SYMBOLS



#### GENERAL PROJECT NOTES

- ALL WORK SHALL COMPLY WITH THE 2009 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) OR THE BUILDING CODE AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION
- THE CONTRACTOR SHALL PROCURE ALL APPLICABLE PERMITS AND PAY ALL FEES BEFORE BEGINNING CONSTRUCTION
- THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL SCOPE OF CONSTRUCTION AND MAY NOT SHOW ALL DETAILS AND INFORMATION REQUIRED FOR CONSTRUCTION. PROVIDE ALL MATERIALS AND LABOR TO COMPLETE THE WORK WHETHER OR NOT SPECIFICALLY INDICATED
- BEFORE BEGINNING CONSTRUCTION
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY OWNER OF ANY DISCREPANCIES
  - NOTIFY OWNER OF ANY HAZARDOUS CONDITIONS OR MATERIALS AFFECTING THE WORK AND THE SAFETY OF WORKERS AND OCCUPANTS
- DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED
- DO NOT OBSTRUCT PUBLIC SIDEWALKS, STREETS, ALLEYS WITHOUT PROPER PERMITS
- COMPLY WITH OWNER'S CONTRACT REQUIREMENTS, GENERAL AND SUPPLEMENTARY CONDITIONS (IF ANY) AND OTHER REQUIREMENTS OF THE OWNER/TENANT
- PROTECT ALL EXISTING CONSTRUCTION TO REMAIN DURING CONSTRUCTION. REPAIR ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITIES TO MATCH EXISTING
- VERIFY CONTINUITY OF VAPOR BARRIER UNDER ALL SLABS ON GRADE PRIOR TO PLACING CONCRETE. AVOID DAMAGE TO VAPOR BARRIER DURING CONCRETE PLACEMENT.
- REFER TO DOCUMENTS BY OTHERS FOR RELATED SITE WORK. COORDINATE THIS WORK WITH WORK BY OTHERS.

HIMMELHUME ARCHITECTURE  
HIMMELHUME ARCHITECTURE SUITE 203  
3800 STILLMAN PARKWAY  
HENRICO, VA 23233  
(804) 249-4717

411 N. 1ST STREET, RICHMOND, VA  
MAMA J'S CATERING  
DRAWN BY: RJH  
CHECKED BY: J. HUNE  
DWG. TITLE: COVER SHEET  
FILE NAME:  
DATE: 05/29/2015

SHEET No.  
**T1.0**

**DEMOLITION GENERAL NOTES**

1. DEMOLITION IS SHOWN GENERALLY. PROVIDE ALL DEMOLITION AND CUTTING AND PATCHING AS REQUIRED TO PERFORM THE WORK AND AS DIRECTED BY THE OWNER/TENANT. COORDINATE DEMOLITION WITH CONSTRUCTION AND ALL DISCIPLINES.
2. COORDINATE DEMOLITION WITH ALL NEW WORK INCLUDING MECHANICAL AND ELECTRICAL WORK
3. DEMOLITION AND CUTTING AND PATCHING FOR MECHANICAL AND ELECTRICAL WORK IS NOT INDICATED. COORDINATE THIS WITH GENERAL CONSTRUCTION
4. REMOVE ALL ITEMS COMPLETELY AND PREPARE ALL SURFACES TO RECEIVE NEW CONSTRUCTION
5. DO NOT CUT OR ALTER ANY STRUCTURAL OR BEARING COMPONENTS UNLESS SPECIFICALLY INDICATED. PROVIDE TEMPORARY SUPPORT AS REQUIRED UNTIL PERMANENT REPLACEMENT SUPPORTS ARE PROPERLY INSTALLED.
6. REMOVE EXISTING FINISHES WHERE INDICATED AND DIRECTED BY OWNER AND PREPARE SURFACES TO RECEIVE NEW FINISHES
7. COMPLETELY REMOVE ALL ABANDONED EQUIPMENT, WIRING, CONTROLS NOT BEING REUSED
8. REMOVE ALL ABANDONED WIRING BACK TO PANEL BOARD
9. REMOVE ALL ABANDONED PIPING BACK TO NEAREST BRANCH LINE
10. REPAIR DAMAGE TO CONSTRUCTION TO REMAIN AND PREPARE AS REQUIRED FOR NEW CONSTRUCTION AND FINISHES
11. DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH REGULATIONS
12. CAREFULLY REMOVE AND STORE ANY DEMOLITION ITEMS TO BE REUSED.
13. REMOVE TOILET ACCESSORIES AS REQUIRED FOR CONSTRUCTION. SALVAGE FOR REUSE AS DIRECTED BY OWNER.

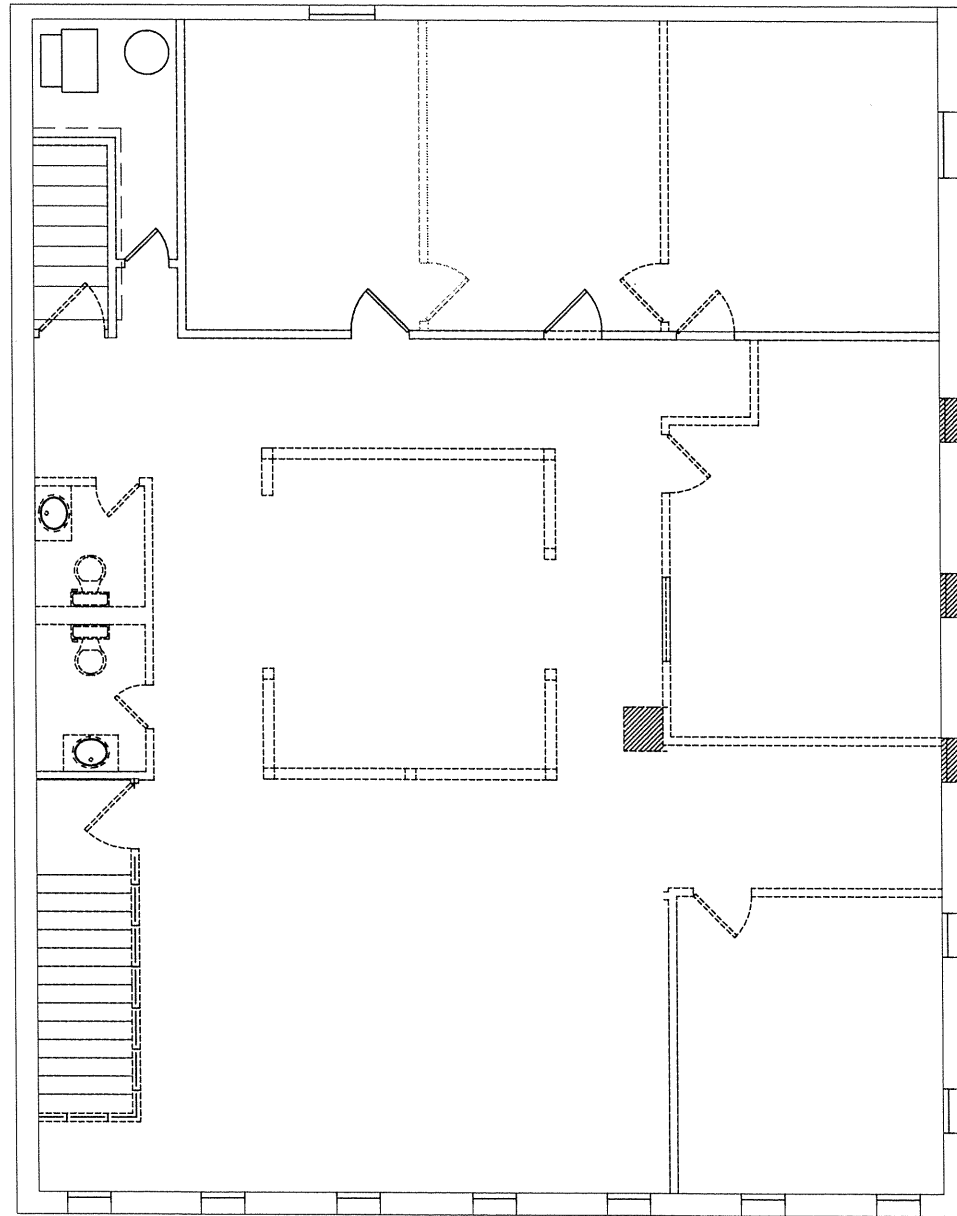
FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW DOOR
	EXISTING DOOR TO REMAIN
	DEMOLITION EXISTING DOOR
	DEMOLITION EXISTING WALL

COPYRIGHT © 2014  
 COPYRIGHTED BY HIMMELHUME ARCHITECTURE, LLC. THESE PLANS ARE THE PROPERTY OF HIMMELHUME ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED, TRACED OR REPRODUCED BY ANYONE, AND THEY ARE NOT TO BE USED OR REUSED BY ANYONE FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM HIMMELHUME ARCHITECTURE, LLC.

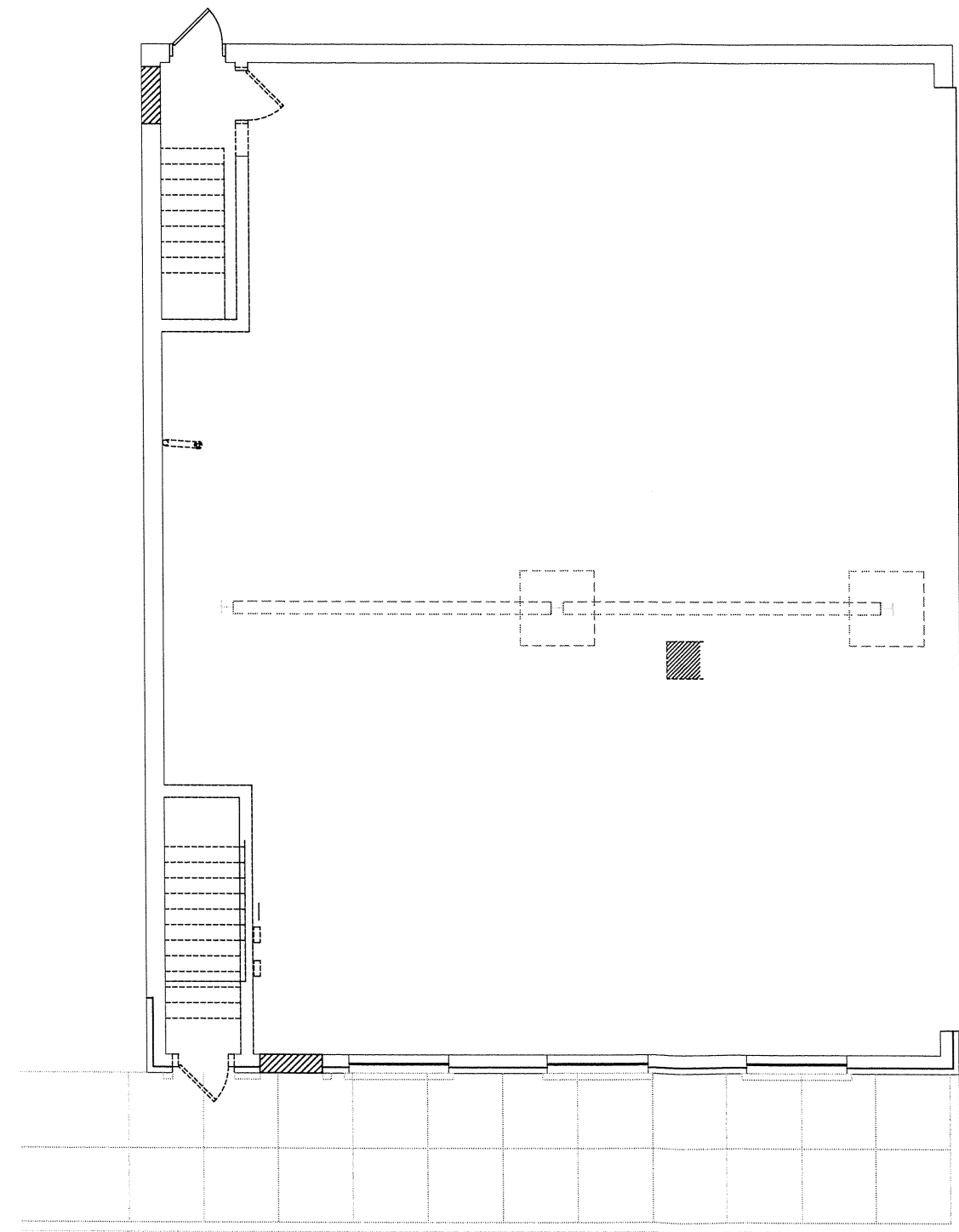
**REVISIONS**

DATE:	DESCRIPTION:

**HIMMELHUME ARCHITECTURE**  
 HIMMELHUME ARCHITECTURE  
 3000 STILLMAN PARKWAY, SUITE 203  
 RICHMOND, VA 23223  
 (804) 249-4777



**1 SECOND FLOOR DEMO PLAN**  
 SCALE: 1/4"=1'-0"  
 PLAN NORTH  
 ACTUAL NORTH



**2 FIRST FLOOR DEMO PLAN**  
 SCALE: 1/4"=1'-0"  
 PLAN NORTH  
 ACTUAL NORTH

**411 N. 1ST STREET, RICHMOND, VA**  
**MAMA J'S CATERING**  
 DWG. TITLE: DEMO PLANS  
 DRAWN BY: RJH  
 CHECKED BY: J. HUME  
 FILE NAME:  
 DATE: 05/29/2015

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW DOOR
	EXISTING DOOR TO REMAIN
	DEMOLITION EXISTING DOOR
	DEMOLITION EXISTING WALL

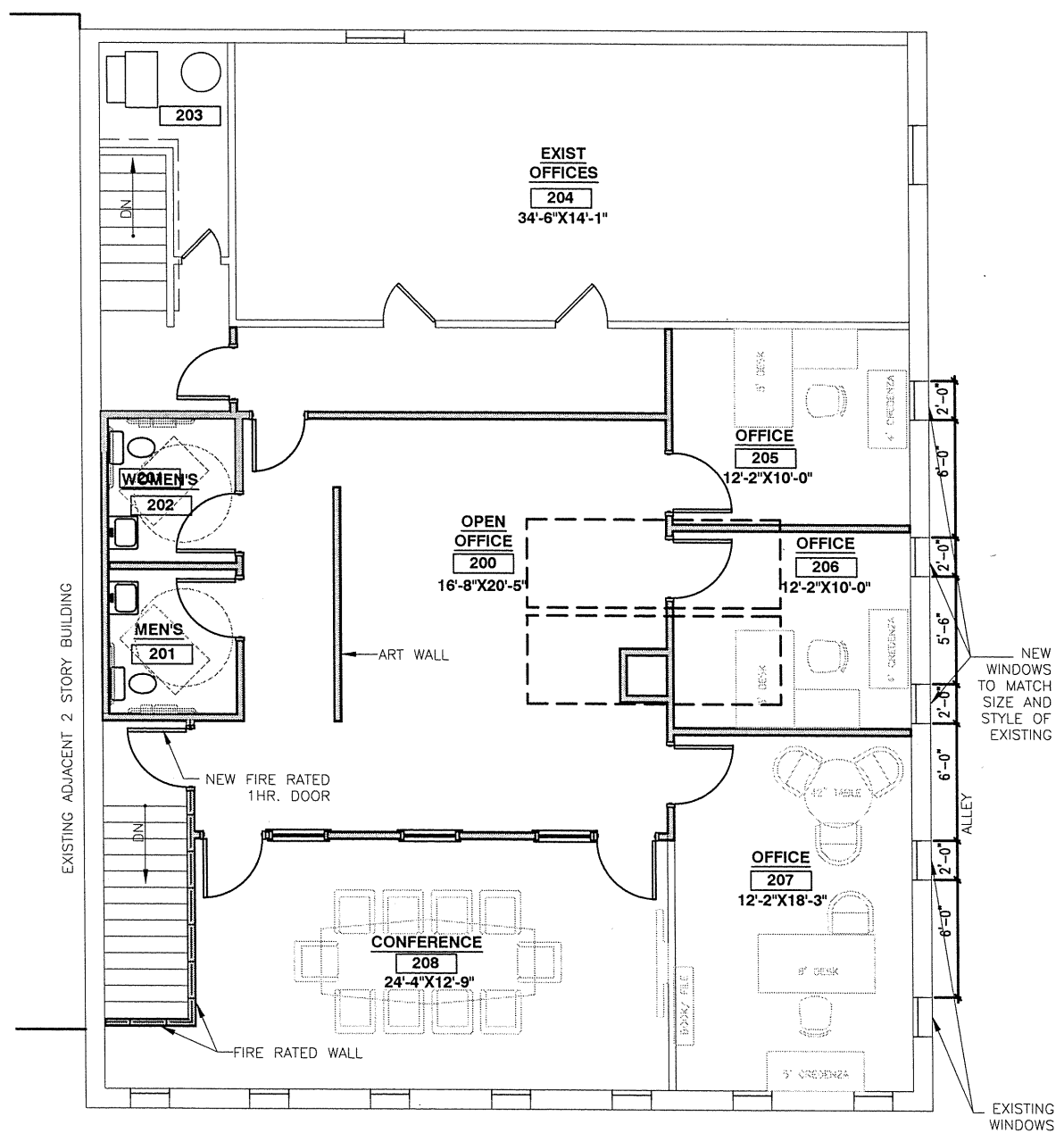
COPYRIGHT © 2014  
 COPYRIGHTED BY HIMMELHUME ARCHITECTURE, LLC. THESE PLANS ARE THE PROPERTY OF HIMMELHUME ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED, TRACED OR REPRODUCED BY ANYONE AND THEY ARE NOT TO BE USED OR REUSED BY ANYONE FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM HIMMELHUME ARCHITECTURE, LLC.

REVISIONS	
DESCRIPTION	
DATE:	

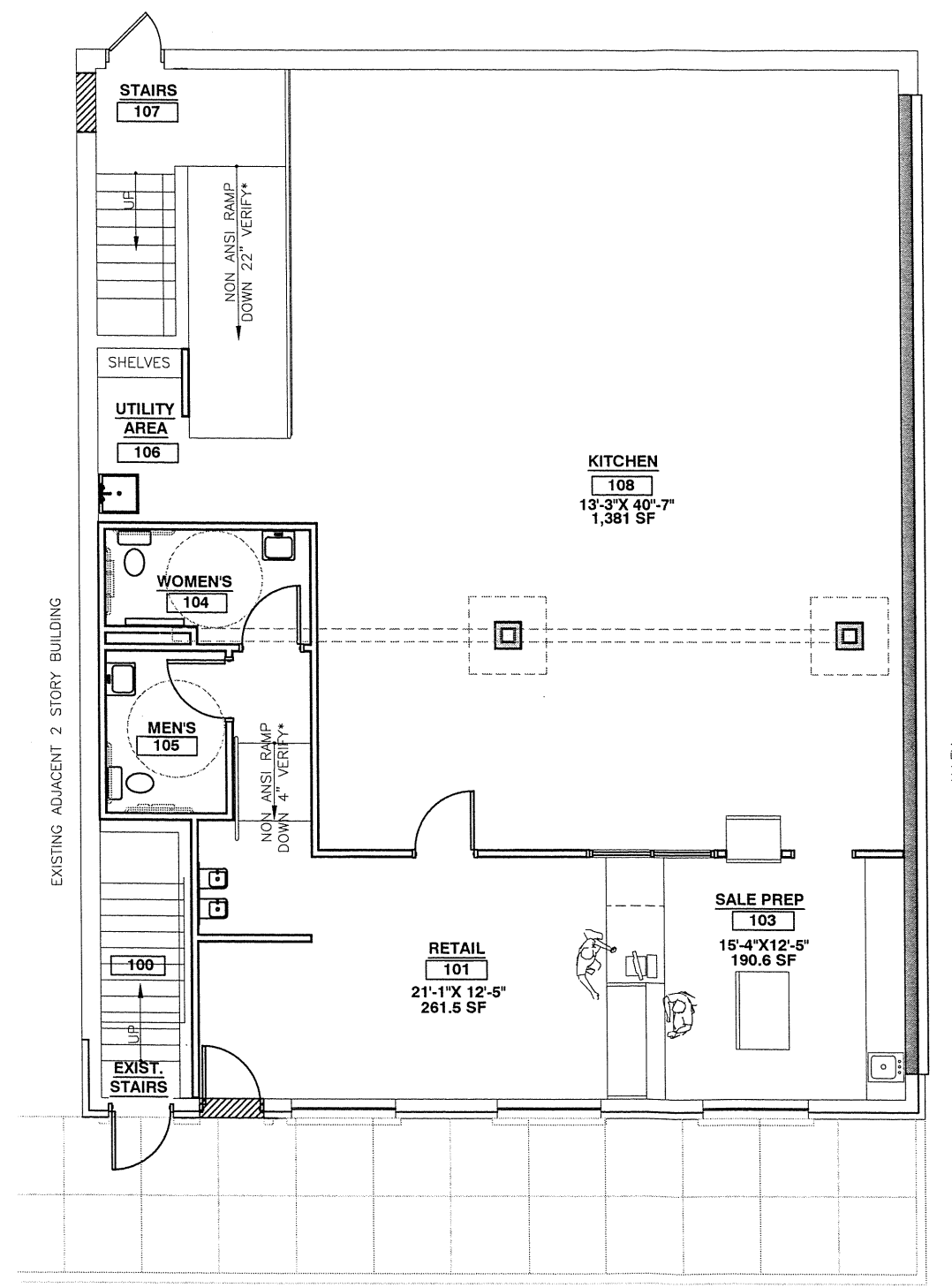
**HIMMELHUME ARCHITECTURE**  
 HIMMELHUME ARCHITECTURE, 203  
 3000 SICKMAN RD., RICHMOND, VA 23237  
 (804) 246-4717

411 N. 1ST STREET, RICHMOND, VA  
 MAMA J'S CATERING  
 DWG. TITLE: FLOOR PLANS  
 DRAWN BY: R.J.H.  
 CHECKED BY: J. HUME

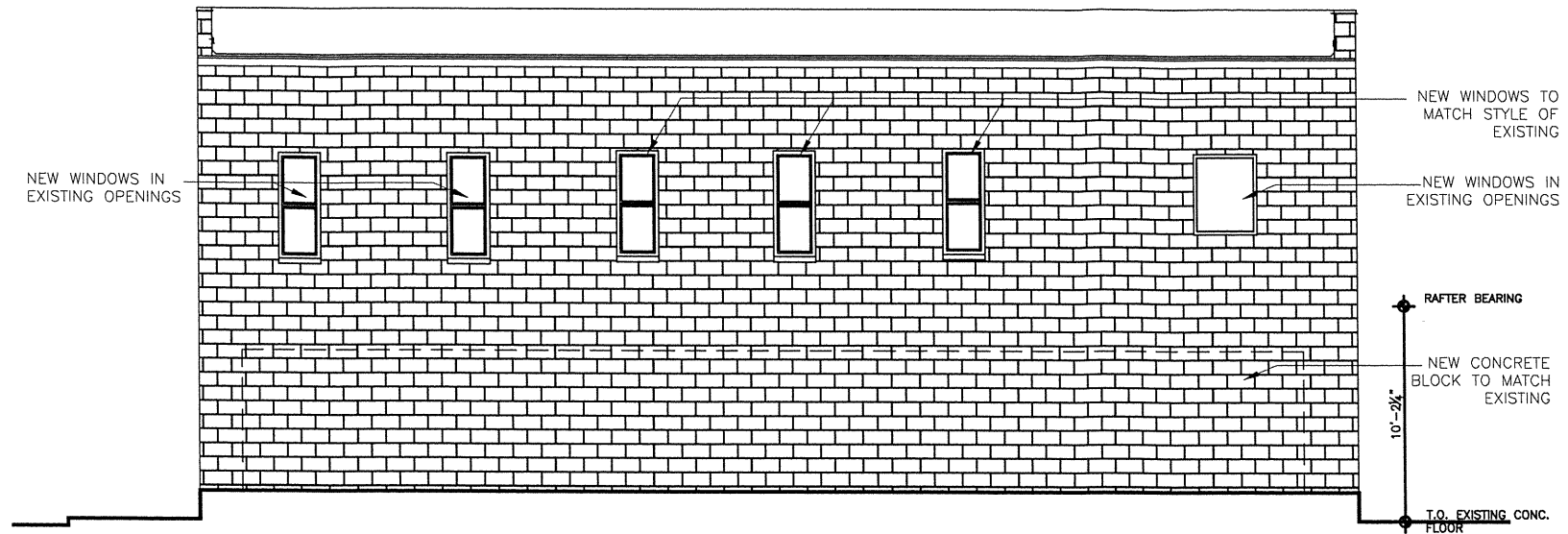
SHEET No. **A1.0**



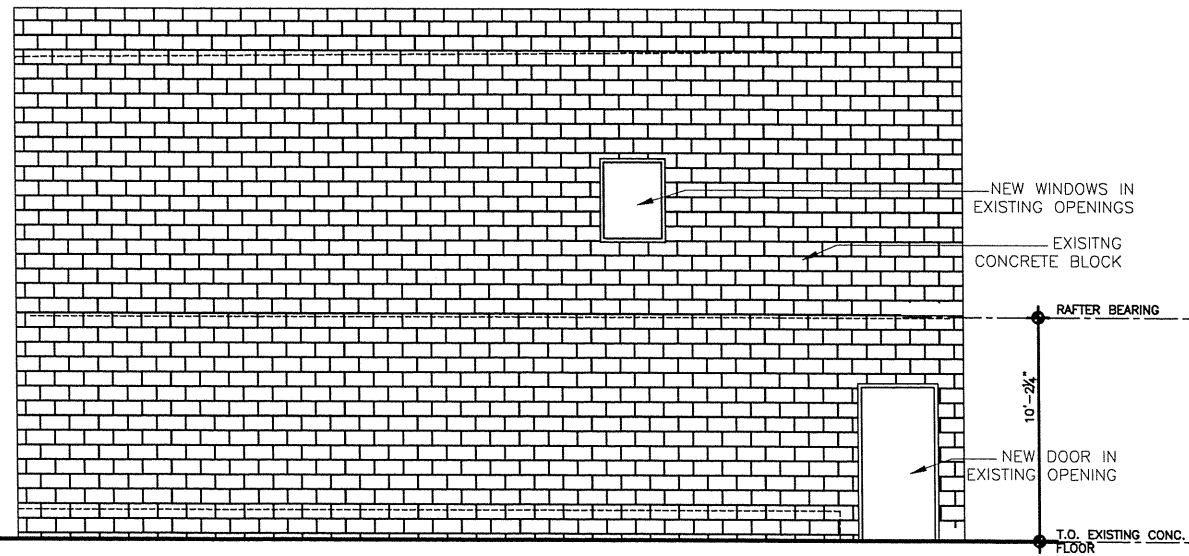
**1 SECOND FLOOR PLAN**  
 A1.0 SCALE: 1/4"=1'-0"  
 PLAN NORTH  
 ACTUAL NORTH



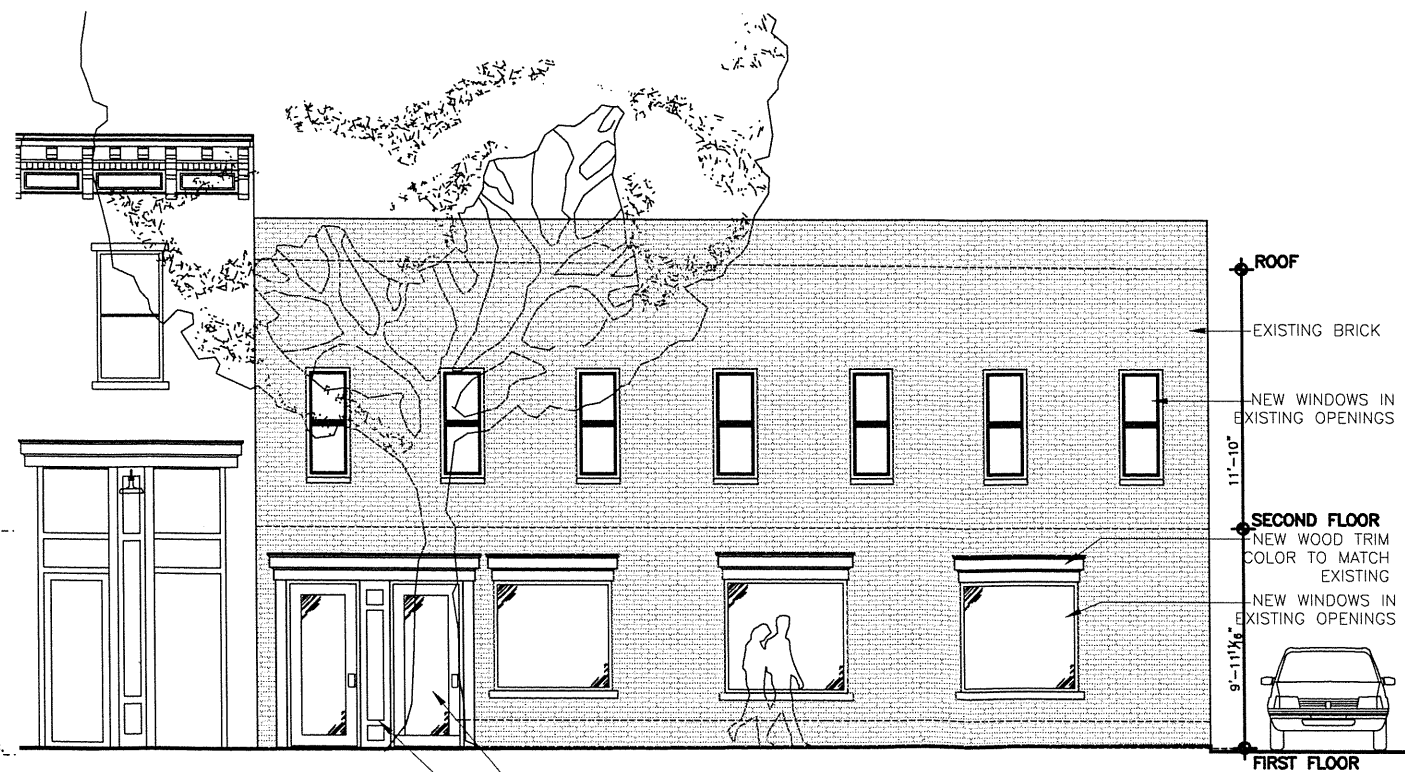
**2 FIRST FLOOR PLAN**  
 A1.0 SCALE: 1/4"=1'-0"  
 PLAN NORTH  
 ACTUAL NORTH



1 SOUTH ELEVATION  
A2.0 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A2.0 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
A2.0 SCALE: 1/4" = 1'-0"

COPYRIGHT © 2014  
 COPYRIGHTED BY HIMMELHUME ARCHITECTURE, LLC. THESE PLANS ARE THE PROPERTY OF HIMMELHUME ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED, TRACED OR REPRODUCED BY ANYONE, AND THEY ARE NOT TO BE USED OR REUSED BY ANYONE FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM HIMMELHUME ARCHITECTURE, LLC.

REVISIONS

DESCRIPTION	DATE:

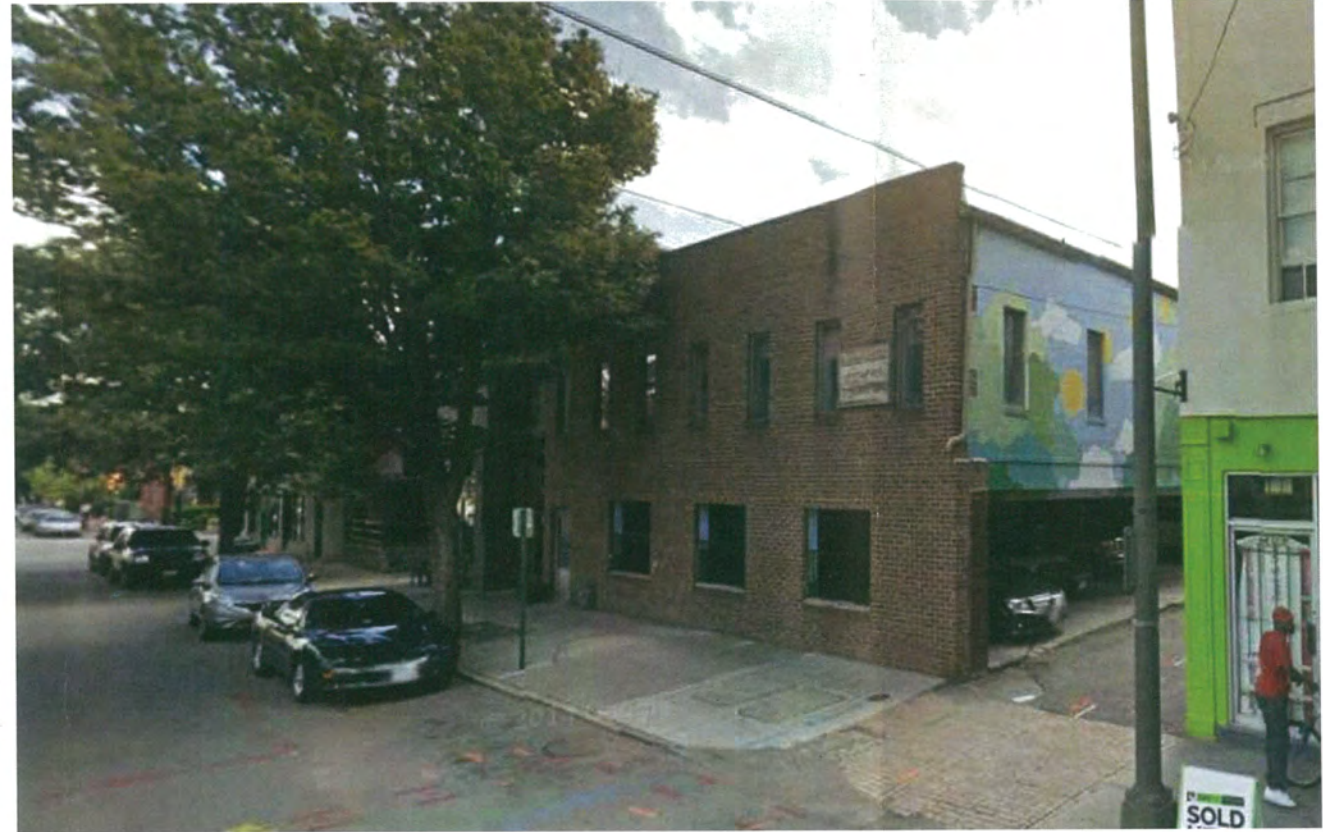
**HIMMELHUME ARCHITECTURE**  
 HIMMELHUME ARCHITECTURE  
 3800 STELLMAN PARKWAY, SUITE 203  
 RICHMOND, VA 23233  
 (804) 248-4777

411 N. 1ST STREET, RICHMOND, VA  
 MAMA J'S CATERING  
 ELEVATIONS

DWG. TITLE: ELEVATIONS  
 FILE NAME:   
 DATE: 05/28/2015

DRAWN BY: RJH  
 CHECKED BY: J. HUNE





COPYRIGHT © 2014

COPYRIGHTED BY HIMMELHUME ARCHITECTURE, LLC. THESE PLANS ARE THE PROPERTY OF HIMMELHUME ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED, TRADED OR REPRODUCED BY ANYONE, AND THEY ARE NOT TO BE USED OR REUSED BY ANYONE FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM HIMMELHUME ARCHITECTURE, LLC.

REVISIONS

DATE	DESCRIPTION

**HIMMELHUME ARCHITECTURE**  
 HIMMELHUME ARCHITECTURE  
 3800 STILLMAN PARKWAY, SUITE 203  
 RICHMOND, VA 23233  
 (804) 248-4777

411 N. 1ST STREET, RICHMOND, VA  
 MAMA J'S CATERING  
 COLOR SCHEME AND PHOTOS

FILE NAME:      DWG. TITLE:      DRAWN BY: R/JH  
 DATE: 05/29/2015      CHECKED BY: J. HUME