



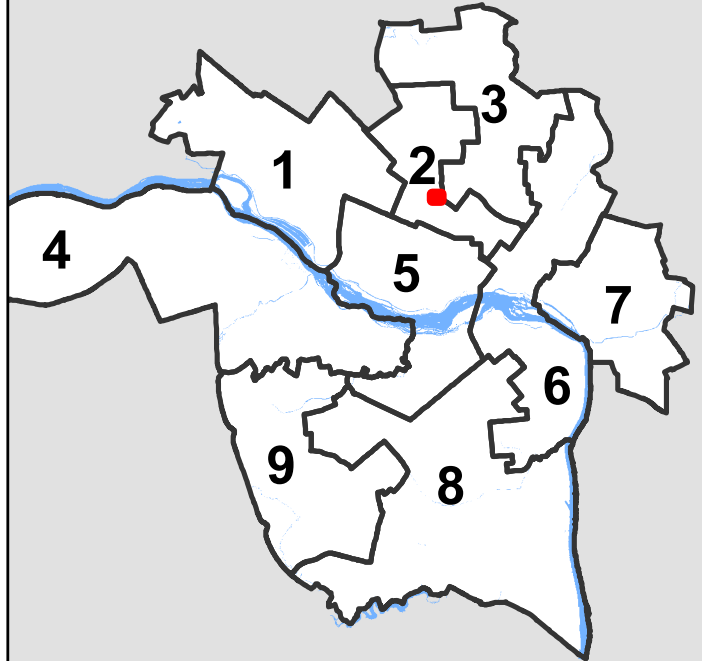
City of Richmond Department of Planning & Development Review

Encroachment

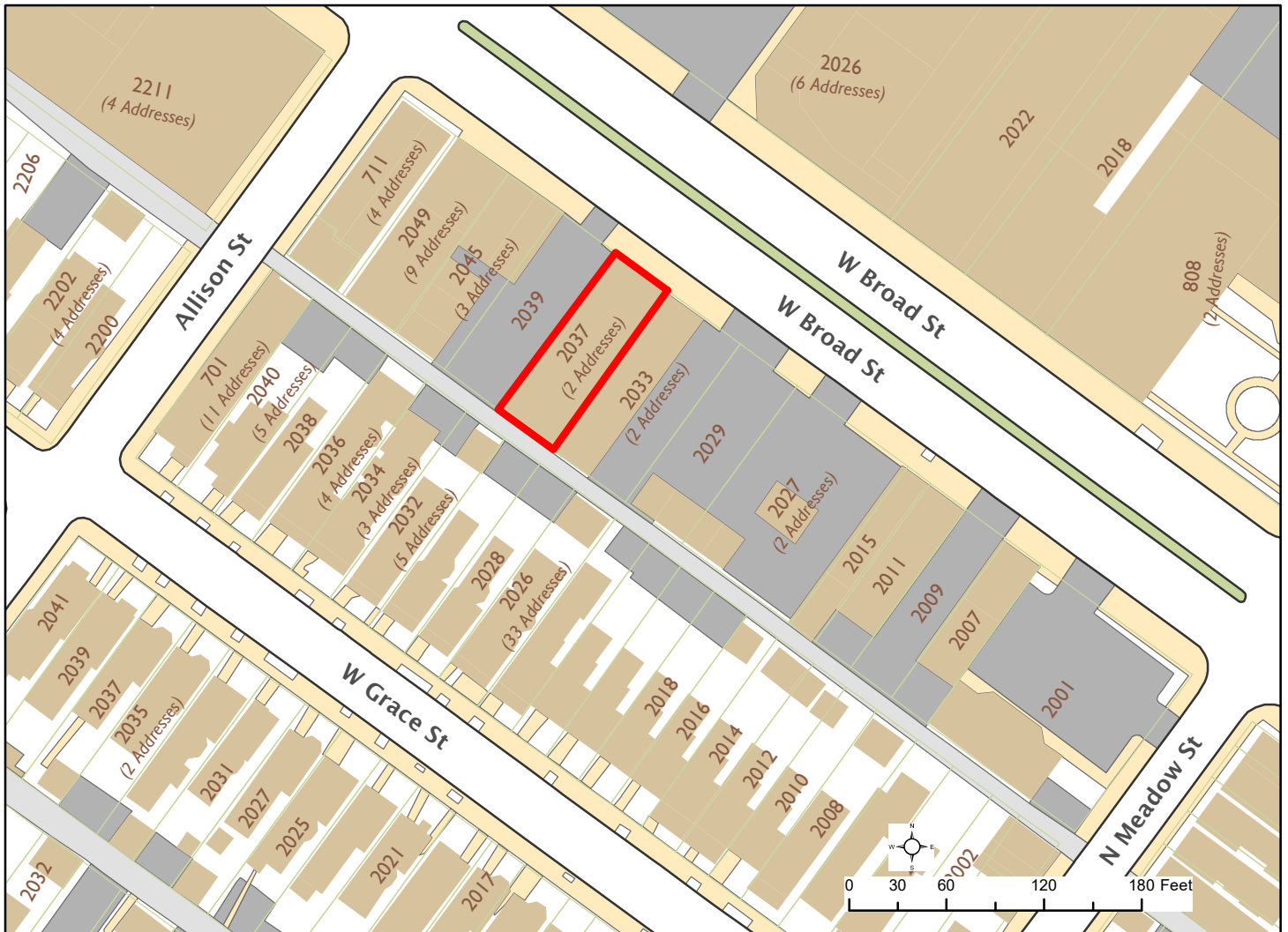
LOCATION: 2035 W. Broad St.

COUNCIL DISTRICT: 2

PROPOSAL: Review of encroachments associated with new outdoor dining and façade improvement structures.



For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com





Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
- New Construction
- Streetscape
- Site Amenity

- Encroachment
- Master Plan
- Sign
- Other

Review Type

- Conceptual
- Final

Project Name: Pies and Pints Restaurant

Project Address: 2035 W. Broad St.

Brief Project Description (this is not a replacement for the required detailed narrative): This application is for a planned outdoor dining area, multiple door swings, & (3) canopies with lighting. All proposed items are part of a planned new 1st floor restaurant buildout.

Local Owner's Representative:
Scott Gordon
The Yellow Room, Inc.
804-644-5202 email: sgordon@yellowrm.com

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Jonathan Martin Email: Jdmartin40@gmail.com

City Agency: Owner / Principal Phone: 703-869-8066

Address: 16571 Park Lane Drive, Los Angeles, CA 90049

Main Contact (if different from Applicant): _____

Company: 2035 Broad, LLC Phone: 703-869-8066

Email: Jdmartin40@gmail.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

2035 West Broad
Pies and Pints Restaurant Fitout
UDC Application Narrative

Summary/Project Background:

The purpose of the buildout at 2035 West Broad Street is to create a new location for a Pies and Pints Restaurant. This is a restaurant concept started in West Virginia, currently operating locations from Ohio to North Carolina. This is their first Virginia location. They will occupy all of the first floor, with the exception of the entry and stairs serving the 2nd floor. They will be serving a selection of gourmet pizza's, salads, and a large assortment of beers on tap.

The 2-story structure is built to the property line on all sides. It is composed of brick exterior bearing walls, steel beams, and wood floor joists and roof. It's street level facade has been modified many times over the years, but it still features it's original cornice above a series of double hung windows with transoms, serving the vacant 2nd floor space.

The restaurant design will feature (2) roll-up doors at the front storefront which will open the dining room up to outdoor sidewalk patio dining. The outdoor dining will be enclosed by a permanent painted metal fence and gate (see details, attached). Ample space is left remaining to accommodate pedestrians. (See attached plans). Two metal canopies will be installed over the dining area, and a third smaller canopy will be installed over the building entry doors. The canopies will feature built-in lights integrated into their ceilings, as well as spot lighting for each of (2) proposed blade signs and for the 'Pies and Pints' signage installed on the face of the building. The 'Pies and Pints' signage will be self-illuminated. (See attached shop drawings). One of the two blade signs is being allocated for the future, as yet undetermined, 2nd floor tenant. The restaurant kitchen is located in the rear portion of the space, along with a separate 'beer garden' smaller dining room.

Permit drawings have already been developed for the restaurant fitout, and a building permit has been secured. Mechanical, Electrical, and Plumbing trade permits have also been secured. Construction will start on approximately June 15, 2017 and is expected to last approximately 3-4 months.

Exterior Rehabilitation Work – Details:

The exterior rehabilitation work scope was specifically designed to preserve and enhance the historic character of the building. The building structure and key architectural features will be preserved, to the extent they had not been altered before the present. The great majority of exterior work that has been approved per the building permit on file will occur on the lower portion of the north façade (facing West Broad Street) including:

- Exterior masonry walls will be cleaned, patched / repaired as needed and painted in a new color scheme. At present, this façade is painted in a monotone color scheme that minimizes appreciation of architectural detail. The existing historic cornice and associated brackets will be painted white. The second story brick will be kept a lighter grey and the first story restaurant facade will be painted a dark grey.
- Large transom windows originally set above the lower level storefront had been covered up with corrugated metal by previous ownership. These transom windows will be uncovered and historically-appropriate storefront transoms with grids will be installed. These transoms will highlight the high ceilings and let a great amount of additional light into the space.

- An indoor / outdoor dining area will be created using a low post-and-cable barrier (see attached details). The metal storefront windows, which are not original to the building or historically significant, will be replaced by two glass and anodized aluminum roll-up doors to connect the indoor and outdoor dining spaces. These would be complemented by two out swinging glass single storefront doors in a matching clear anodized finish.
- Metal canopies with marquee lighting and fabric valances will be positioned above the lower level entrance and outdoor dining areas. The canopies will allow for more comfortable outdoor dining and, more importantly, will integrate the building with the street as it becomes a more pedestrian-friendly environment.
- Primary signage would consist of channel letters with individual lighting spelling the restaurant name, "Pies & Pints." This main sign would be complemented by a smaller blade sign with the restaurant logo (an elephant) cut out of a black painted steel plate and illuminated with strip lighting installed on canopy.

Exterior work not involving the primary north façade would be minimal and mostly functional. At the rear, South façade (facing the alley), an existing service door would be replaced with a commercial-grade metal door and the existing garage door would be replaced with out swinging double doors that match the service door. Several existing windows, including two transoms and one extra-tall double-hung window, would be replaced. New electrical panels would be installed to increase capacity for the restaurant's uses and new bollards would be installed for protection.

Please see attachments for additional detail:

1. Color rendering of front facade, facing West Broad Street.
2. Building Elevations
3. Building Plan - 1st floor restaurant fitout (no interior work proposed for 2nd floor at this time).
4. Sidewalk Cafe railing details
5. Canopy details/shop drawings
6. Exterior signage details/shop drawings



- ⊙ - BRICK NAIL FOUND
- ⊗ - LIGHT POLE
- Ⓢ - UTILITY MANHOLE
- - GAS VALVE
- ◆ - GAS METER
- JHO — OVERHEAD POWER
- JHO — OVERHEAD TELEPHONE
- ALVO — OVERHEAD CATV

N/F
BROAD & ALLISON
STREETS, LLC
PID: W0000911007
D.B. 2011-936

PAVED PARKING
LOT FOR #2049

0.110 ACRES
PID: W0000911009

N/F
LOUIE & CAROLYN
L. FAY WAH
PID: W0000911011
D.B. 45-1787

3 STORY BRICK
#2033

BUILDING ON
PROPERTY LINE

BUILDING ON
PROPERTY LINE

CONCRETE
SIDEWALK

FACE OF CURB
WEST BROAD STREET

* CURB SIDE
PARKING

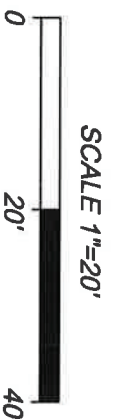
1.5' FROM BUILDING
BUILDING OVERHANG

161.37 FEET TO
THE E.L. OF
ALLISON STREET

This is to certify that on 2-19-15 to the best of my professional knowledge and belief, I made an accurate field survey of the premises shown hereon, that all improvements known or visible are shown hereon; that there are no visible encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon.

Based on graphic determination this property is in zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #5101290037D April 2, 2009.

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.



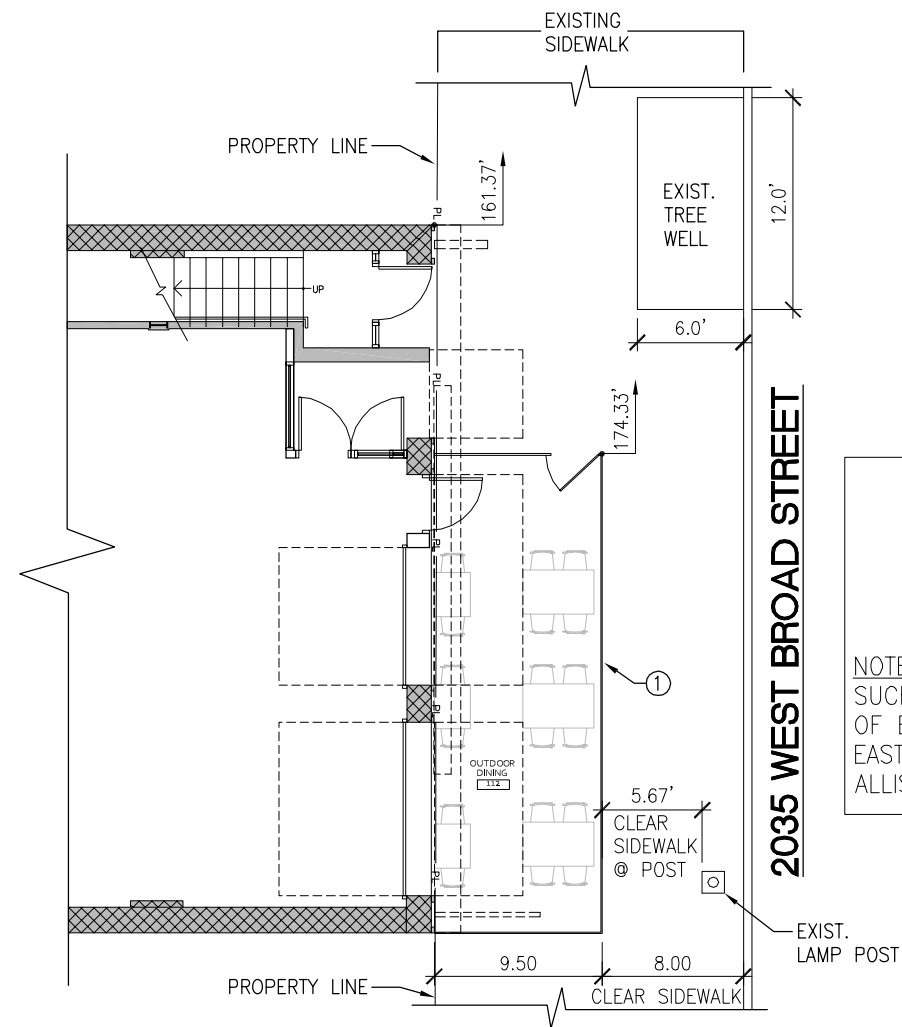
PLAT SHOWING A
PHYSICAL SURVEY OF
2035 WEST BROAD STREET
0.110 ACRES OF LAND
LOCATED ON THE SOUTH SIDE OF
WEST BROAD STREET
RICHMOND, VIRGINIA

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL. 804.541.6600 FAX 804.458.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

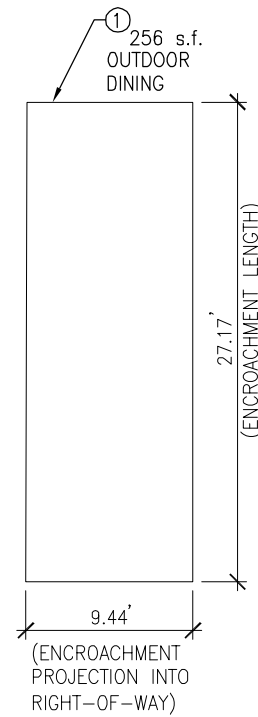
Date: Feb. 20, 2015	Scale: 1"=20'
Sheet 1 of 1	J.N.: 36442-903
Drawn by: JNL	Checked by: WMN

TIMMONS GROUP



1 PROPOSED PLAN - OUTDOOR DINING ENCROACHMENT
SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS INDICATED AS SUCH ARE TAKEN FROM WEST EDGE OF ENCROACHING ELEMENT TO THE EAST RIGHT-OF-WAY LINE OF ALLISON STREET.



3 OUTDOOR DINING ENCROACHMENT - DIMENSIONS OF LENGTHS, PROJECTIONS, & AREAS
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION - OUTDOOR DINING ENCROACHMENT
SCALE: 1/4" = 1'-0"

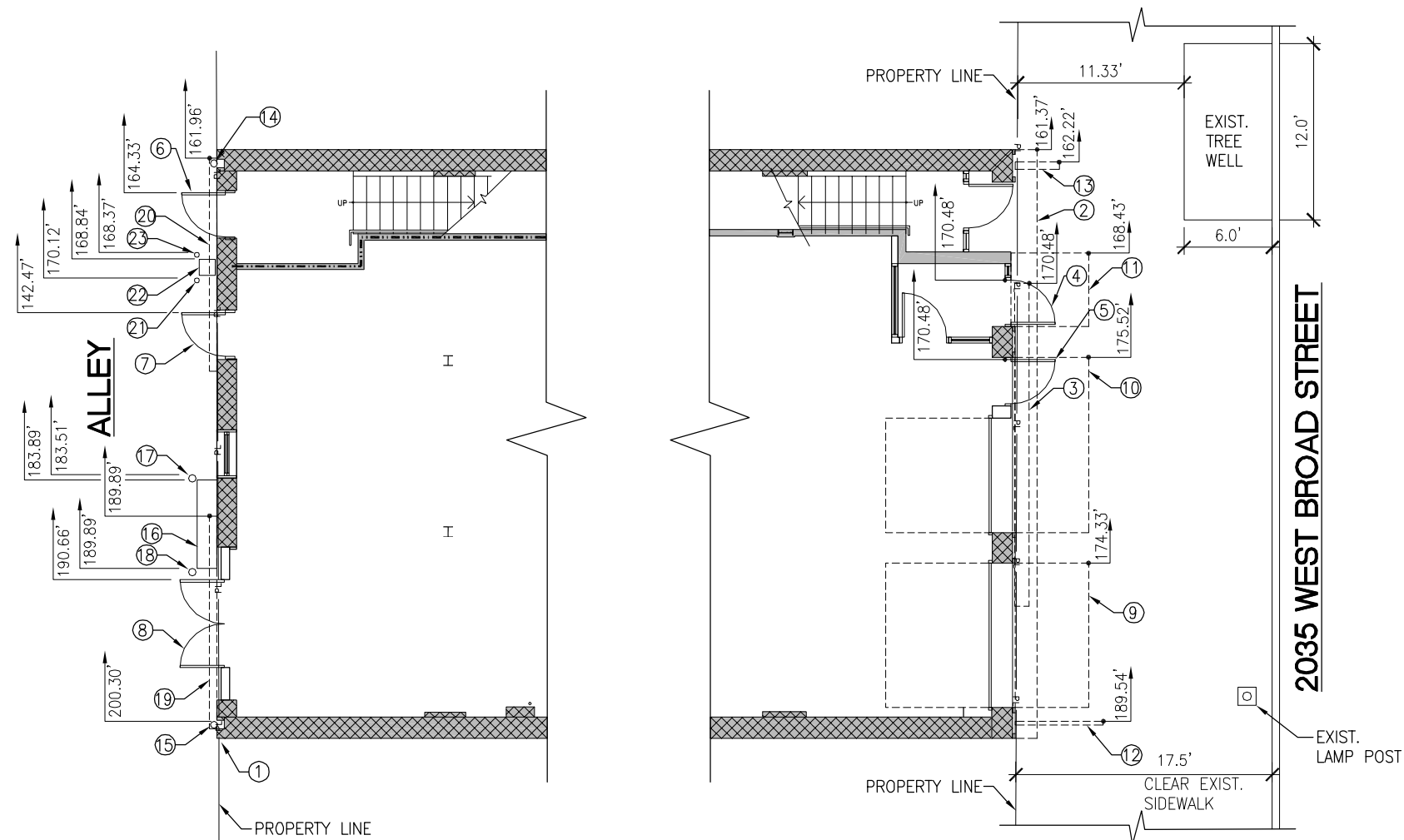
PIES AND PINTS RICHMOND

2035 W BROAD STREET
RICHMOND, VA 23220

OUTDOOR DINING ENCROACHMENT PLAN



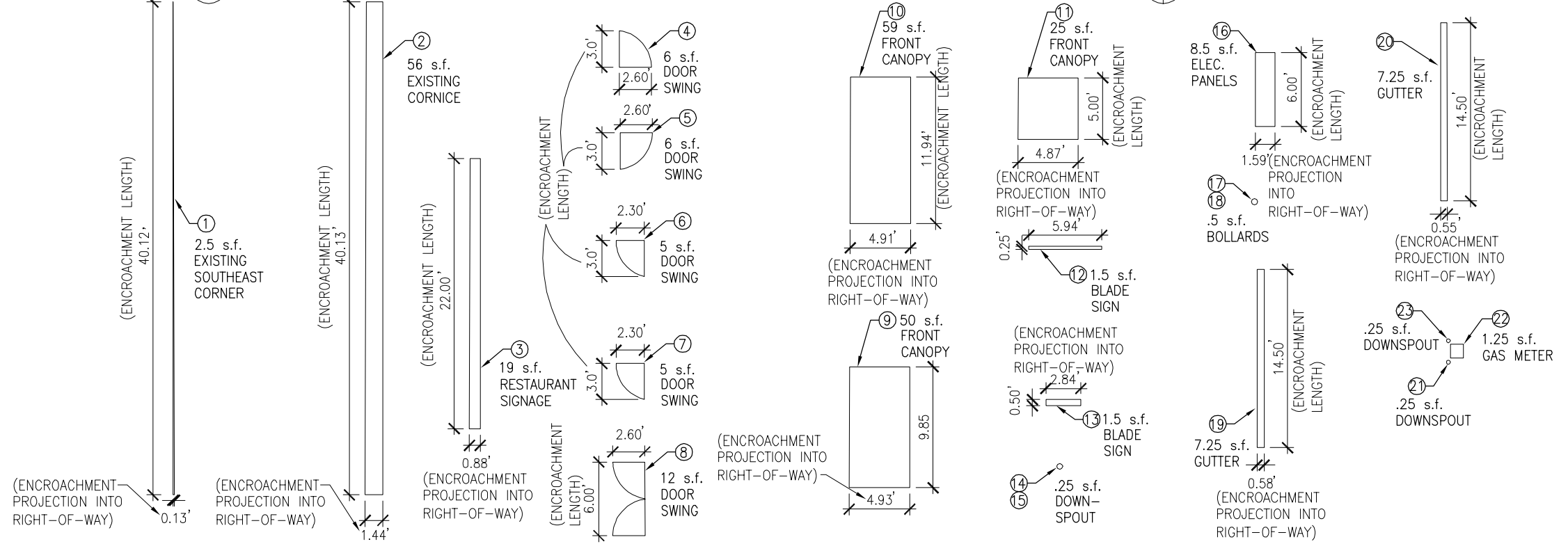
A-1.0



NOTE: DIMENSIONS INDICATED AS SUCH ARE TAKEN FROM WEST EDGE OF ENCROACHING ELEMENT TO THE EAST RIGHT-OF-WAY LINE OF ALLISON STREET.

1 PROPOSED PLAN - EXISTING AND PROPOSED ENCROACHMENTS

SCALE: 1/4" = 1'-0"



2 ENCROACHMENT ELEMENTS - DIMENSIONS OF LENGTHS, PROJECTIONS, & AREAS

SCALE: 1/4" = 1'-0"

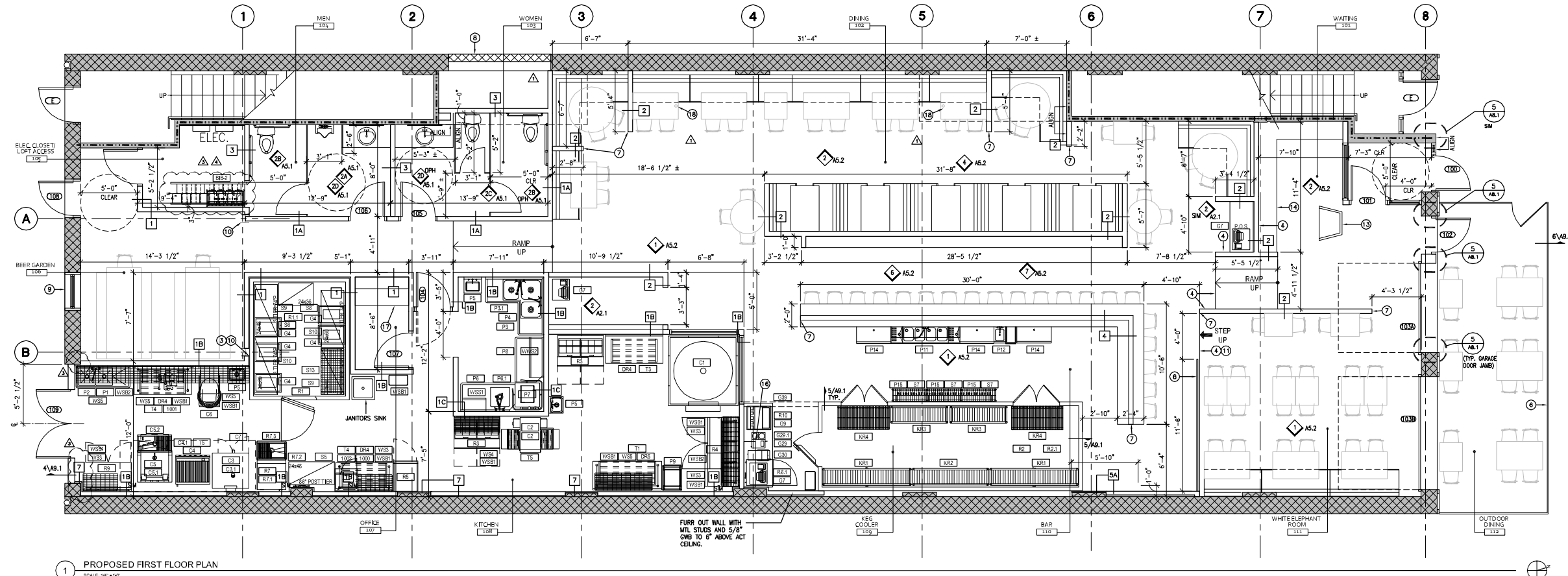
PIES AND PINTS RICHMOND

2035 W BROAD STREET
RICHMOND, VA 23220

ENCROACHMENT APPLICATION PLANS



A-1.1



△ PER PLAN REVIEW 10-27-2016
COMMENTS
▽ V.E. CHANGES 4-19-2017
△ CONST. KICK-OFF MTNG. 05-08-17

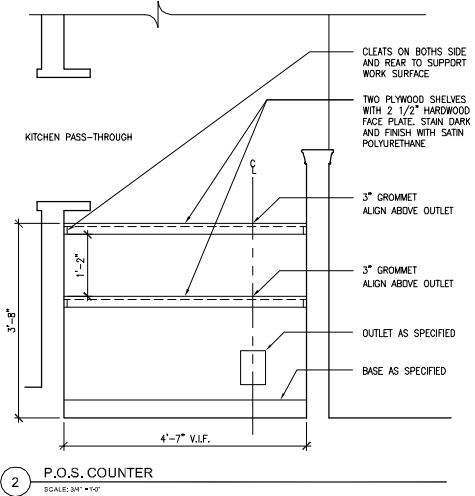
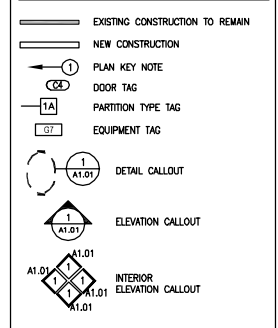
ARCHITECTURAL PLAN GENERAL NOTES

- DIMENSIONS & NOTES FOR A GIVEN DIMENSION ARE TYPICAL.
- DIMENSIONS NOTED AS "ALGN.", "HOLD.", "CLEAR" ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION.
- DOORS SHALL BE LOCATED 6" FROM ADJACENT PARTITION UNLESS OTHERWISE NOTED (HINSE SIDE).
- ALL PARTITIONS TO BE WALL TYPE 1 UNLESS OTHERWISE NOTED. SEE SHEET A8.1 FOR PARTITION TYPES.
- BEFORE ALL CONSTRUCTION BEGINS,
 - A - ALL PARTITIONS TO BE CHALKED & TAPED ON FLOOR.
 - B - DOOR SWINGS INDICATED.
 - C - THE OWNER/ARCHITECT IS TO APPROVE ALL ITEMS LISTED IN THE SECTIONS A & B.
 - D - THE OWNER/ARCHITECT IS TO APPROVE ALL ITEMS LISTED IN THE SECTIONS A & B.
- ALL CHANGES OF FLOORING SHALL OCCUR @ CENTER LINE OF DOOR OPENING, UNLESS OTHERWISE NOTED.
- USE 1/2" WATER RESISTANT GREENBOARD IN ALL BATHROOMS UNLESS OTHERWISE NOTED. USE CEMENT BACKBOARD @ ALL BATHROOM TILE LOCATIONS.
- HARDWOOD FLOORS AT SECOND FLOOR ARE TO REMAIN AS-IS AT AREAS N.L.C. GC TO PROVIDE PROTECTION OF SECOND FLOOR N.L.C. AREAS DURING OTHER 2ND FLOOR WORK.

ARCHITECTURAL PLAN KEY NOTES

- STUB IN PLUMBING FOR SINK/TOILET/DRINKING FOUNTAIN.
- STUB IN ELECTRICAL FOR CEILING LIGHTING/WATER HEATER ON SHELF/DRINKING FOUNTAIN.
- ALGN PARTITION TIGHT TO EXISTING STEEL COLUMN.
- EDGE OF EXISTING SLAB.
- NOT USED.
- INTERIOR: PAINTED 2-RAL PIPE RAIL. EXTERIOR: CABLE RAILING. SEE 6/A9.1
- PROVIDE AND INSTALL STEEL NETWORK MIDWALL OR EQ BRACKET SYSTEM TO PROVIDE LATERAL SUPPORT AT END OF WALL. AVAILABLE FROM: <http://www.steelnetwork.com/Product/NetWall>
- INFILL EXISTING OPENING WITH 6" CMU FLUSH WITH EXTERIOR FACE OF EXISTING BRICK. TC CMU INTO EXISTING BRICK AT 24" O.C. VERTICAL WITH 1/2" DIA S.S. DONNELS. EMBED 8" INTO EXISTING BRICK AND 8" INTO CMU. FASTEN TO BRICK WITH HLTI EPOXY SYSTEM.
- NEW WINDOW AND TRANSOM. SEE ELEVATIONS.
- LEAVE COLUMN UNFINISHED.
- METAL EDGE AT STEP. PAINT FLUORESCENT YELLOW. SEE DETAIL 7/A9.1.
- MECHANICAL VENT SHAFT. SEE 1/A8.1 AND PARTITION TYPE 6 ON A8.1 FOR SHAFT WALL. SEE 1/A9.1 FOR SECOND FLOOR FRAMING.
- HOSTESS STATION. REFER TO DETAIL 3/A5.1
- BENCH SEAT. SEE 3/A5.2.
- STOREFRONT VIEW-WINDOW TO PIZZA OVEN. GC TO COORD. EXACT SIZE WITH PIZZA OVEN.
- 48x12 PLYWOOD SHELF MOUNTED AT 6'-0" AFF.
- BUILT IN DESK WITH 2 SHELVES ABOVE. REFER TO DETAIL 4/A-5.1
- HANDICAP ACCESSIBLE TABLE WITH FIXED POST. TABLE TOP AT 34" AFF. MAX HEIGHT.

PLAN LEGEND

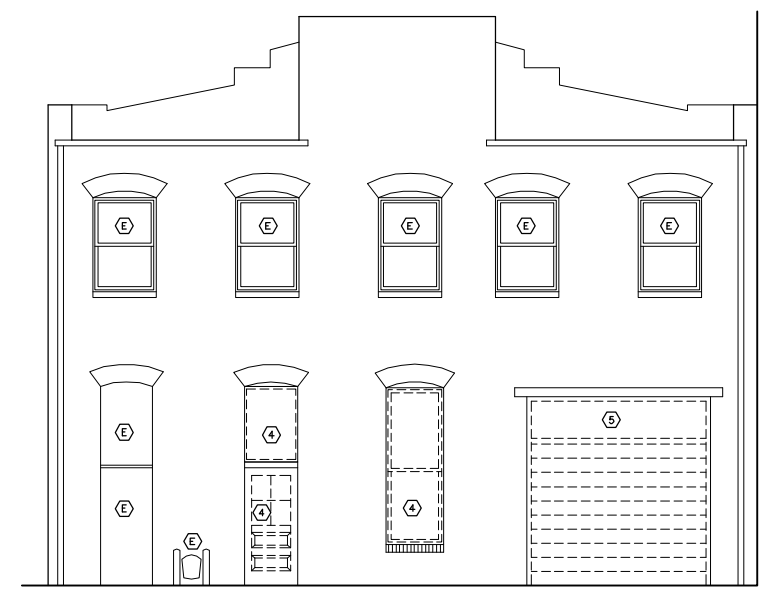


ITEM NO.	QTY	EQUIPMENT CATEGORY	ITEM NO.	ITEM NO.	QTY	EQUIPMENT CATEGORY	ITEM NO.
1000	1	OVER MICROWAVE	1000	1000	1	OVER MICROWAVE	1000
1001	1	SLICKER FLOOR	1001	1001	1	SLICKER FLOOR	1001
1002	1	SHIELD, SELF-CLEANING	1002	1002	1	SHIELD, SELF-CLEANING	1002
BB-2	1	BASIN SINK, RACK, 3H x 4W	BB-2	BB-2	1	BASIN SINK, RACK, 3H x 4W	BB-2
CB-1	1	PREP COUNTER	CB-1	CB-1	1	PREP COUNTER	CB-1
C2	1	OVER CONVEYOR COUNTERTOP ELECTRIC VENTLESS	C2	C2	1	OVER CONVEYOR COUNTERTOP ELECTRIC VENTLESS	C2
C3	1	OVER CONVEYOR COUNTERTOP ELECTRIC VENTLESS	C3	C3	1	OVER CONVEYOR COUNTERTOP ELECTRIC VENTLESS	C3
CA-1	1	GAS CONNECTOR SYSTEM	CA-1	CA-1	1	GAS CONNECTOR SYSTEM	CA-1
CA-2	1	GAS CONNECTOR SYSTEM	CA-2	CA-2	1	GAS CONNECTOR SYSTEM	CA-2
CA-3	1	GAS CONNECTOR SYSTEM	CA-3	CA-3	1	GAS CONNECTOR SYSTEM	CA-3
CA-4	1	GAS CONNECTOR SYSTEM	CA-4	CA-4	1	GAS CONNECTOR SYSTEM	CA-4
CA-5	1	GAS CONNECTOR SYSTEM	CA-5	CA-5	1	GAS CONNECTOR SYSTEM	CA-5
CB-2	1	FLOOR TROUGH	CB-2	CB-2	1	FLOOR TROUGH	CB-2
CB-3	1	MIXER, SPINNA	CB-3	CB-3	1	MIXER, SPINNA	CB-3
CB-4	1	EXHAUST HOOD	CB-4	CB-4	1	EXHAUST HOOD	CB-4
CB-5	1	RACK, DRAINAGE	CB-5	CB-5	1	RACK, DRAINAGE	CB-5
CB-6	1	RACK, DRAINAGE	CB-6	CB-6	1	RACK, DRAINAGE	CB-6
CB-7	1	DOLLY, BAZA DOUGH BOX	CB-7	CB-7	1	DOLLY, BAZA DOUGH BOX	CB-7
CB-8	1	P.O.S.	CB-8	CB-8	1	P.O.S.	CB-8
CB-9	1	SODA TOWER	CB-9	CB-9	1	SODA TOWER	CB-9
CB-10	1	COFFEE MAKER, AUTOMATIC	CB-10	CB-10	1	COFFEE MAKER, AUTOMATIC	CB-10
CB-11	1	FILTER SYSTEM, COFFEE MAKER	CB-11	CB-11	1	FILTER SYSTEM, COFFEE MAKER	CB-11
CB-12	1	ICE30 TEA BREWING	CB-12	CB-12	1	ICE30 TEA BREWING	CB-12
CB-13	1	WAITRESS COUNTER	CB-13	CB-13	1	WAITRESS COUNTER	CB-13
CB-14	1	SHELVING BEER NEGS	CB-14	CB-14	1	SHELVING BEER NEGS	CB-14
CB-15	1	SHELVING BEER NEGS	CB-15	CB-15	1	SHELVING BEER NEGS	CB-15
CB-16	1	SHELVING BEER NEGS	CB-16	CB-16	1	SHELVING BEER NEGS	CB-16
CB-17	1	SHELVING BEER NEGS	CB-17	CB-17	1	SHELVING BEER NEGS	CB-17
CB-18	1	SHELVING BEER NEGS	CB-18	CB-18	1	SHELVING BEER NEGS	CB-18
CB-19	1	SHELVING BEER NEGS	CB-19	CB-19	1	SHELVING BEER NEGS	CB-19
CB-20	1	SHELVING BEER NEGS	CB-20	CB-20	1	SHELVING BEER NEGS	CB-20
CB-21	1	SHELVING BEER NEGS	CB-21	CB-21	1	SHELVING BEER NEGS	CB-21
CB-22	1	SHELVING BEER NEGS	CB-22	CB-22	1	SHELVING BEER NEGS	CB-22
CB-23	1	SHELVING BEER NEGS	CB-23	CB-23	1	SHELVING BEER NEGS	CB-23
CB-24	1	SHELVING BEER NEGS	CB-24	CB-24	1	SHELVING BEER NEGS	CB-24
CB-25	1	SHELVING BEER NEGS	CB-25	CB-25	1	SHELVING BEER NEGS	CB-25
CB-26	1	SHELVING BEER NEGS	CB-26	CB-26	1	SHELVING BEER NEGS	CB-26
CB-27	1	SHELVING BEER NEGS	CB-27	CB-27	1	SHELVING BEER NEGS	CB-27
CB-28	1	SHELVING BEER NEGS	CB-28	CB-28	1	SHELVING BEER NEGS	CB-28
CB-29	1	SHELVING BEER NEGS	CB-29	CB-29	1	SHELVING BEER NEGS	CB-29
CB-30	1	SHELVING BEER NEGS	CB-30	CB-30	1	SHELVING BEER NEGS	CB-30
CB-31	1	SHELVING BEER NEGS	CB-31	CB-31	1	SHELVING BEER NEGS	CB-31
CB-32	1	SHELVING BEER NEGS	CB-32	CB-32	1	SHELVING BEER NEGS	CB-32
CB-33	1	SHELVING BEER NEGS	CB-33	CB-33	1	SHELVING BEER NEGS	CB-33
CB-34	1	SHELVING BEER NEGS	CB-34	CB-34	1	SHELVING BEER NEGS	CB-34
CB-35	1	SHELVING BEER NEGS	CB-35	CB-35	1	SHELVING BEER NEGS	CB-35
CB-36	1	SHELVING BEER NEGS	CB-36	CB-36	1	SHELVING BEER NEGS	CB-36
CB-37	1	SHELVING BEER NEGS	CB-37	CB-37	1	SHELVING BEER NEGS	CB-37
CB-38	1	SHELVING BEER NEGS	CB-38	CB-38	1	SHELVING BEER NEGS	CB-38
CB-39	1	SHELVING BEER NEGS	CB-39	CB-39	1	SHELVING BEER NEGS	CB-39
CB-40	1	SHELVING BEER NEGS	CB-40	CB-40	1	SHELVING BEER NEGS	CB-40
CB-41	1	SHELVING BEER NEGS	CB-41	CB-41	1	SHELVING BEER NEGS	CB-41
CB-42	1	SHELVING BEER NEGS	CB-42	CB-42	1	SHELVING BEER NEGS	CB-42
CB-43	1	SHELVING BEER NEGS	CB-43	CB-43	1	SHELVING BEER NEGS	CB-43
CB-44	1	SHELVING BEER NEGS	CB-44	CB-44	1	SHELVING BEER NEGS	CB-44
CB-45	1	SHELVING BEER NEGS	CB-45	CB-45	1	SHELVING BEER NEGS	CB-45
CB-46	1	SHELVING BEER NEGS	CB-46	CB-46	1	SHELVING BEER NEGS	CB-46
CB-47	1	SHELVING BEER NEGS	CB-47	CB-47	1	SHELVING BEER NEGS	CB-47
CB-48	1	SHELVING BEER NEGS	CB-48	CB-48	1	SHELVING BEER NEGS	CB-48
CB-49	1	SHELVING BEER NEGS	CB-49	CB-49	1	SHELVING BEER NEGS	CB-49
CB-50	1	SHELVING BEER NEGS	CB-50	CB-50	1	SHELVING BEER NEGS	CB-50
CB-51	1	SHELVING BEER NEGS	CB-51	CB-51	1	SHELVING BEER NEGS	CB-51
CB-52	1	SHELVING BEER NEGS	CB-52	CB-52	1	SHELVING BEER NEGS	CB-52
CB-53	1	SHELVING BEER NEGS	CB-53	CB-53	1	SHELVING BEER NEGS	CB-53
CB-54	1	SHELVING BEER NEGS	CB-54	CB-54	1	SHELVING BEER NEGS	CB-54
CB-55	1	SHELVING BEER NEGS	CB-55	CB-55	1	SHELVING BEER NEGS	CB-55
CB-56	1	SHELVING BEER NEGS	CB-56	CB-56	1	SHELVING BEER NEGS	CB-56
CB-57	1	SHELVING BEER NEGS	CB-57	CB-57	1	SHELVING BEER NEGS	CB-57
CB-58	1	SHELVING BEER NEGS	CB-58	CB-58	1	SHELVING BEER NEGS	CB-58
CB-59	1	SHELVING BEER NEGS	CB-59	CB-59	1	SHELVING BEER NEGS	CB-59
CB-60	1	SHELVING BEER NEGS	CB-60	CB-60	1	SHELVING BEER NEGS	CB-60
CB-61	1	SHELVING BEER NEGS	CB-61	CB-61	1	SHELVING BEER NEGS	CB-61
CB-62	1	SHELVING BEER NEGS	CB-62	CB-62	1	SHELVING BEER NEGS	CB-62
CB-63	1	SHELVING BEER NEGS	CB-63	CB-63	1	SHELVING BEER NEGS	CB-63
CB-64	1	SHELVING BEER NEGS	CB-64	CB-64	1	SHELVING BEER NEGS	CB-64
CB-65	1	SHELVING BEER NEGS	CB-65	CB-65	1	SHELVING BEER NEGS	CB-65
CB-66	1	SHELVING BEER NEGS	CB-66	CB-66	1	SHELVING BEER NEGS	CB-66
CB-67	1	SHELVING BEER NEGS	CB-67	CB-67	1	SHELVING BEER NEGS	CB-67
CB-68	1	SHELVING BEER NEGS	CB-68	CB-68	1	SHELVING BEER NEGS	CB-68
CB-69	1	SHELVING BEER NEGS	CB-69	CB-69	1	SHELVING BEER NEGS	CB-69
CB-70	1	SHELVING BEER NEGS	CB-70	CB-70	1	SHELVING BEER NEGS	CB-70
CB-71	1	SHELVING BEER NEGS	CB-71	CB-71	1	SHELVING BEER NEGS	CB-71
CB-72	1	SHELVING BEER NEGS	CB-72	CB-72	1	SHELVING BEER NEGS	CB-72
CB-73	1	SHELVING BEER NEGS	CB-73	CB-73	1	SHELVING BEER NEGS	CB-73
CB-74	1	SHELVING BEER NEGS	CB-74	CB-74	1	SHELVING BEER NEGS	CB-74
CB-75	1	SHELVING BEER NEGS	CB-75	CB-75	1	SHELVING BEER NEGS	CB-75
CB-76	1	SHELVING BEER NEGS	CB-76	CB-76	1	SHELVING BEER NEGS	CB-76
CB-77	1	SHELVING BEER NEGS	CB-77	CB-77	1	SHELVING BEER NEGS	CB-77
CB-78	1	SHELVING BEER NEGS	CB-78	CB-78	1	SHELVING BEER NEGS	CB-78
CB-79	1	SHELVING BEER NEGS	CB-79	CB-79	1	SHELVING BEER NEGS	CB-79
CB-80	1	SHELVING BEER NEGS	CB-80	CB-80	1	SHELVING BEER NEGS	CB-80
CB-81	1	SHELVING BEER NEGS	CB-81	CB-81	1	SHELVING BEER NEGS	CB-81
CB-82	1	SHELVING BEER NEGS	CB-82	CB-82	1	SHELVING BEER NEGS	CB-82
CB-83	1	SHELVING BEER NEGS	CB-83	CB-83	1	SHELVING BEER NEGS	CB-83
CB-84	1	SHELVING BEER NEGS	CB-84	CB-84	1	SHELVING BEER NEGS	CB-84
CB-85	1	SHELVING BEER NEGS	CB-85	CB-85	1	SHELVING BEER NEGS	CB-85
CB-86	1	SHELVING BEER NEGS	CB-86	CB-86	1	SHELVING BEER NEGS	CB-86
CB-87	1	SHELVING BEER NEGS	CB-87	CB-87	1	SHELVING BEER NEGS	CB-87
CB-88	1	SHELVING BEER NEGS	CB-88	CB-88	1	SHELVING BEER NEGS	CB-88
CB-89	1	SHELVING BEER NEGS	CB-89	CB-89	1	SHELVING BEER NEGS	CB-89
CB-90	1	SHELVING BEER NEGS	CB-90	CB-90	1	SHELVING BEER NEGS	CB-90
CB-91	1	SHELVING BEER NEGS	CB-91	CB-91	1	SHELVING BEER NEGS	CB-91
CB-92	1	SHELVING BEER NEGS	CB-92	CB-92	1	SHELVING BEER NEGS	CB-92
CB-93	1	SHELVING BEER NEGS	CB-93	CB-93	1	SHELVING BEER NEGS	CB-93
CB-94	1	SHELVING BEER NEGS	CB-94	CB-94	1	SHELVING BEER NEGS	CB-94
CB-95	1	SHELVING BEER NEGS	CB-95	CB-95	1	SHELVING BEER NEGS	CB-95
CB-96	1	SHELVING BEER NEGS	CB-96	CB-96	1	SHELVING BEER NEGS	CB-96
CB-97	1	SHELVING BEER NEGS	CB-97	CB-97	1	SHELVING BEER NEGS	CB-97
CB-98	1	SHELVING BEER NEGS	CB-98	CB-98	1	SHELVING BEER NEGS	CB-98
CB-99	1	SHELVING BEER NEGS	CB-99	CB-99	1	SHELVING BEER NEGS	CB-99
CB-100	1	SHELVING BEER NEGS	CB-100	CB-100	1	SHELVING BEER NEGS	CB-100

ITEM NO.	QTY	EQUIPMENT CATEGORY	ITEM NO.	ITEM NO.	QTY	EQUIPMENT CATEGORY	ITEM NO.
PS-1	1	PRE-RINSE FAUCET, WALL MOUNT	PS-1	PS-1	1	PRE-RINSE FAUCET, WALL MOUNT	PS-1
PS-2	1	HAND SINK, WALL MOUNT	PS-2	PS-2	1	HAND SINK, WALL MOUNT	PS-2
PS-3	1	HAND SINK, WALL MOUNT	PS-3	PS-3	1	HAND SINK, WALL MOUNT	PS-3
PS-4	1	HAND SINK, WALL MOUNT	PS-4	PS-4	1	HAND SINK, WALL MOUNT	PS-4
PS-5	1	HAND SINK, WALL MOUNT	PS-5	PS-5	1	HAND SINK, WALL MOUNT	PS-5
PS-6	1	HAND SINK, WALL MOUNT	PS-6	PS-6	1	HAND SINK, WALL MOUNT	PS-6
PS-7	1	HAND SINK, WALL MOUNT	PS-7	PS-7	1	HAND SINK, WALL MOUNT	PS-7
PS-8	1	HAND SINK, WALL MOUNT	PS-8	PS-8	1	HAND SINK, WALL MOUNT	PS-8
PS-9	1	HAND SINK, WALL MOUNT	PS-9	PS-9	1	HAND SINK, WALL MOUNT	PS-9
PS-10	1	HAND SINK, WALL MOUNT	PS-10	PS-10	1	HAND SINK, WALL MOUNT	PS-10
PS-11	1	HAND SINK, WALL MOUNT	PS-11	PS-11	1	HAND SINK, WALL MOUNT	PS-11
PS-12	1	HAND SINK, WALL MOUNT	PS-12	PS-12	1	HAND SINK, WALL MOUNT	PS-12



1 NORTH ELEVATION (STREET) - DEMOLITION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (ALLEY) - DEMOLITION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION (ALLEY) - PROPOSED
SCALE: 1/4" = 1'-0"

PREFINISHED METAL FLASHING FULL WIDTH OF EXIST. OPENING
NEW INFILL PARTITION WITH HARDE PANELS. SEE 4/A8.1.
HARDEPANEL, TYP.
HARDE BATTEN, TYP.

EXIST. BOLLARDS TO BE PREPPED, PRIMED, AND PAINTED YELLOW
NEW CONC. FILLED PIPE BOLLARD PAINTED YELLOW (TYP. OF 2)
NEW ELECTRICAL PANELS/SERVICE (SEE ELEC. DWGS.)

- DEMOLITION KEY NOTES**
- (E) EXISTING TO REMAIN.
 - (1) CUT EXISTING SLAB DOWN TO LEVEL OF SIDEWALK. SEE PLAN FOR EXTENTS.
 - (2) REMOVE ALL ALUMINUM PANELING.
 - (3) REMOVE EXISTING STOREFRONT AND STOREFRONT DOORS AS SHOWN.
 - (4) REMOVE EXISTING DOOR/WINDOW/TRANSOM AND PREPARE OPENING FOR NEW DOOR/WINDOW/TRANSOM.
 - (5) REMOVE EXISTING ROLL UP DOOR AND TRANSOM AND ALL ASSOCIATED TRACK. PREPARE OPENING FOR NEW INFILL PARTITION.



4 NORTH ELEVATION (STREET) - PROPOSED
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION (STREET) - PROPOSED SIGNAGE & RAILING
SCALE: 1/4" = 1'-0"

PROPOSED SELF-LIT RESTAURANT SIGNAGE
PROPOSED STOREFRONT TRANSOMS
PROPOSED CANOPY SUPPORT ROD
PROPOSED BLADE SIGN LIGHTING MTD. ON TOP OF CANOPY
PROPOSED BLADE SIGN (SEE ATTACHED DETAILS)
PROPOSED PREFABRICATED CANOPY (SEE 6/A8.1.)
PROPOSED CANOPY LED BULB LIGHTING
NEW ROLL UP DOORS. SEE DOOR SCHEDULE
NEW STOREFRONT AND DOOR WITH TRANSOM. SEE DOOR SCHEDULE

G.C. TO INSPECT ALL FLASHING AT STUCCO BAND. REPAIR AS REQUIRED.
PROPOSED FUTURE BLADE SIGN (DESIGNED BY FUTURE TENANT, TBD)
WRAP FACE OF PARTITION WITH BREAK METAL TO MATCH TRANSOM FRAME
CLEAN, PATCH, PRIME, AND PAINT (2 COATS) NORTH FACADE. SCOPE AS SHOWN. COLOR TBD BY OWNER

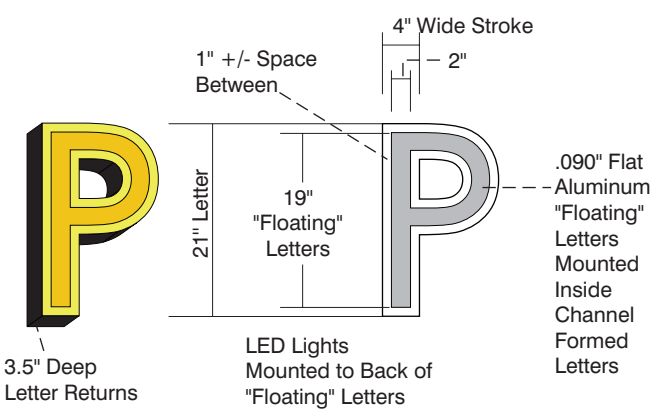
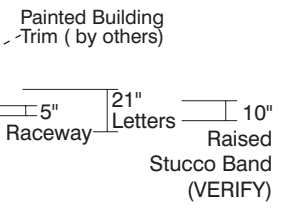
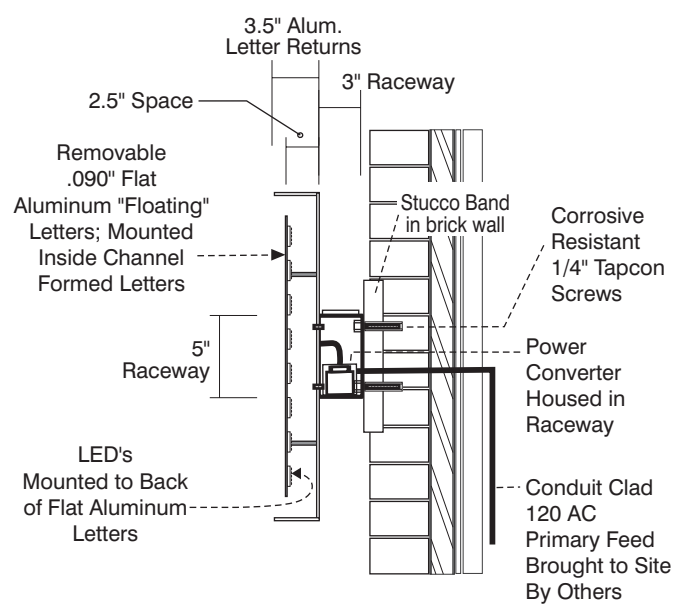
ILLUMINATED SIGNAGE/SIGN BAND. DESIGN AND INSTALLATION OF ALL FACADE SIGNAGE BY GC/SIGNAGE SUBCONTRACTOR

PIES AND PINTS RICHMOND
 2035 W BROAD STREET
 RICHMOND, VA 23220
DEMOLITION & PROPOSED ELEVATIONS

omni
 architects
 1545 Fairmont Avenue
 Fairmont, WV 26036
 toll free 855.367.1417
 OMNI11.COM



- COLORS----**
- CHANNEL FORMED LETTERS- PMS#122 YELLOW INSIDE.
 - OUTSIDE RETURNS - BLACK.
 - FLAT ALUMINUM "FLOATING" LETTERS - PAINTED PMS#122 YELLOW. BACKS PAINTED WHITE
 - ILLUMINATION - YELLOW PERIMETER LIGHTING INSIDE LETTER SHAPE.
 - RACEWAY - PMS#122 YELLOW



NORTH ELEVATION (STREET) SCALE 1/8" = 1' VERIFY ALL MATERIALS & CONDITIONS SHOWN

1 set - INTERNALLY ILLUMINATED, CHANNEL LETTERS ON RACEWAY

INDIVIDUALLY FABRICATED, OPEN FACE ALUMINUM CHANNEL LETTERS - 3.5" DEEP

HIGH OUTPUT LED LIGHT CLUSTERS ARE HOUSED INSIDE EACH SHAPE & EMIT LIGHT AROUND PERIMETER OF "FLOATING" LETTER SHAPES.

ALUMINUM RACEWAY MOUNTED FLUSH TO LETTER BACKS

RACEWAY WITH LETTERS MOUNTED STUCCO BAND IN BRICK WALL WITH 1/4" TAPCON MASONRY SCREWS; 1.75" MINIMUM DEPTH INTO BRICK BEHIND STUCCO (VERIFY) MOUNTING HARDWARE EVENLY SPACED AT APPROX. 30" OC - STAGGERED ALONG TOP & BOTTOM OF RACEWAY.

FLAT ALUMINUM "FLOATING" LETTER SHAPES ARE PRESSURE FIT & REMOVABLE WITH CONCEALED MOUNTING INSIDE CHANNEL FORMED SHAPES; LEAVING SPACE BETWEEN.

LED'S POWERED BY 120 AC FEED BROUGHT TO INSTALL SITE BY OTHERS

POWER CONVERSION UNIT & ALL WIRING CONTAINED INSIDE RACEWAY

VERIFY ALL MEASUREMENTS, MATERIALS & BUILDING SPECS SHOWN



CLIENT APPROVAL _____ DATE _____

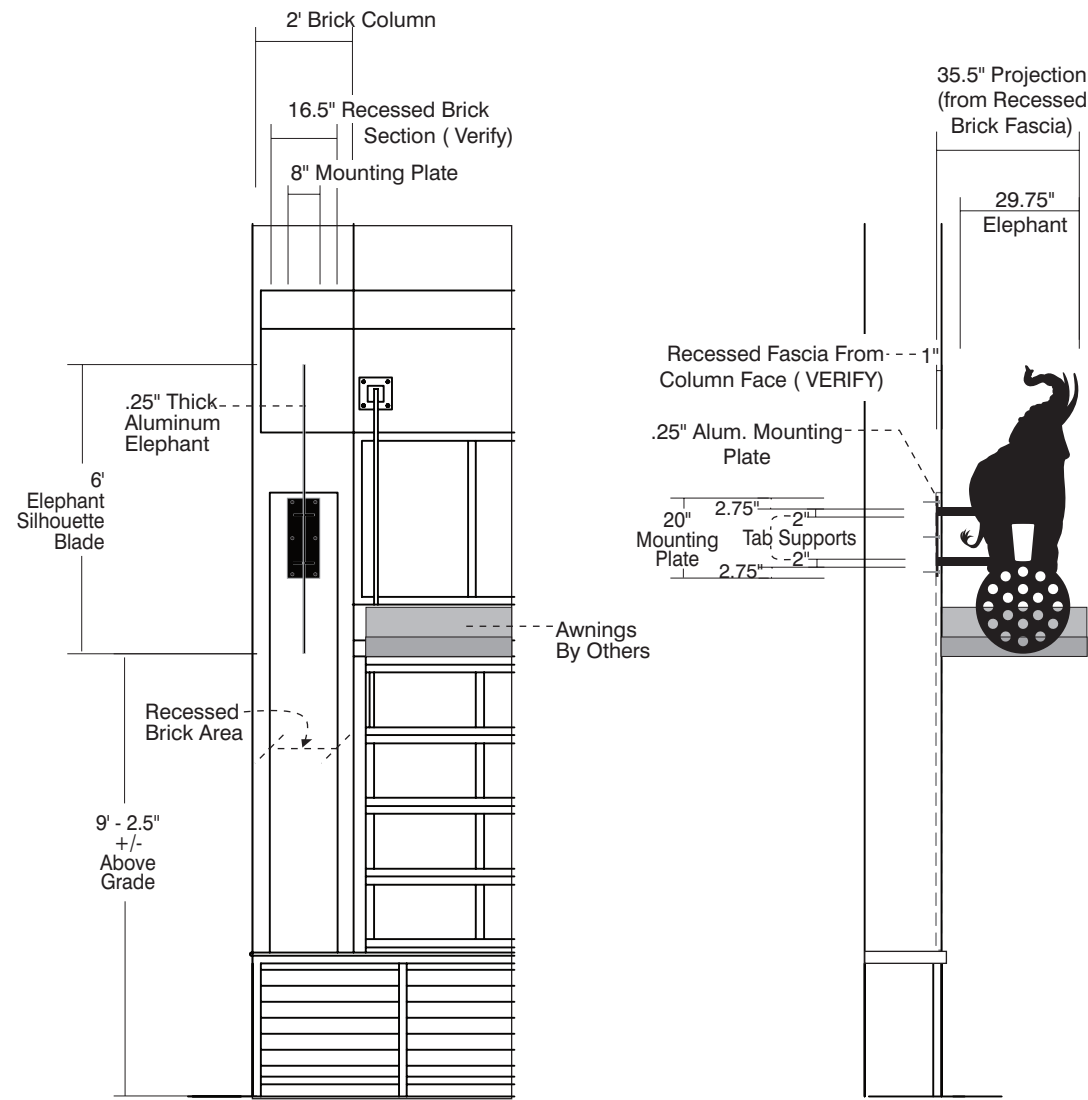
PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME PIES & PINTS
LOCATION 2035 W. BROAD ST.
CITY RICHMOND STATE VA

REVISION _____

SALES BMS
DESIGN KD
SIZE 14

DATE 5-25-17
SCALE Noted
PROJECT# 17285

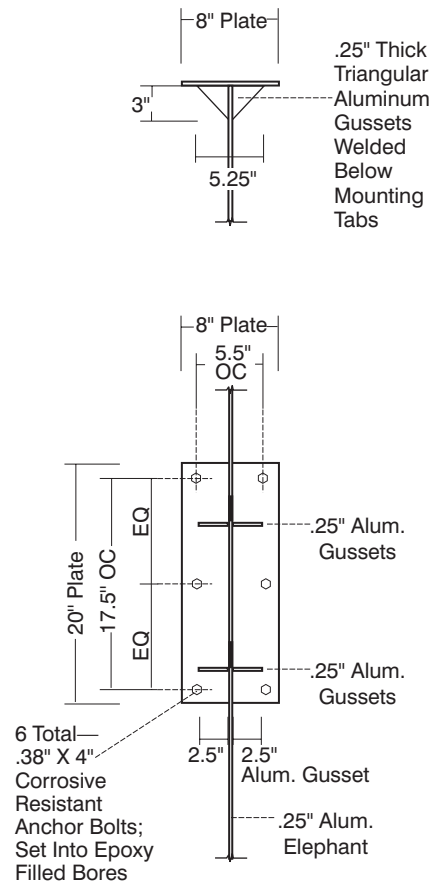


NORTH ELEVATION
SCALE 1/4" = 1'

SIDE VIEW
SCALE 1/4" = 1'

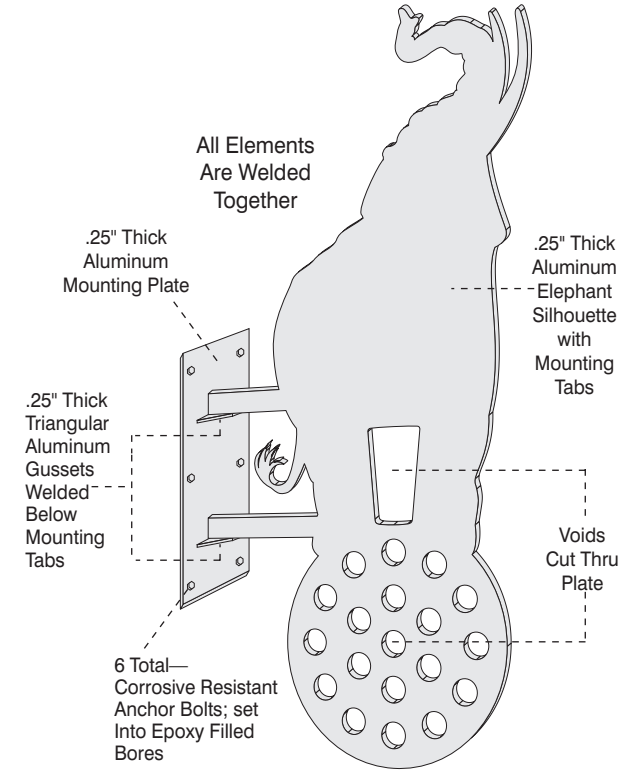
VERIFY ALL MEASUREMENTS, MATERIALS & BUILDING SPECS SHOWN

ABOVE VIEW



.25" Thick Triangular Aluminum Gussets Welded Below Mounting Tabs

All Elements Are Welded Together



1 Total—
D.F. ALUMINUM BLADE SIGN

EXTERNAL LIGHT FIXTURES BY OTHERS
COLOR-----PAINTED BLACK OVERALL



CLIENT APPROVAL _____ DATE _____

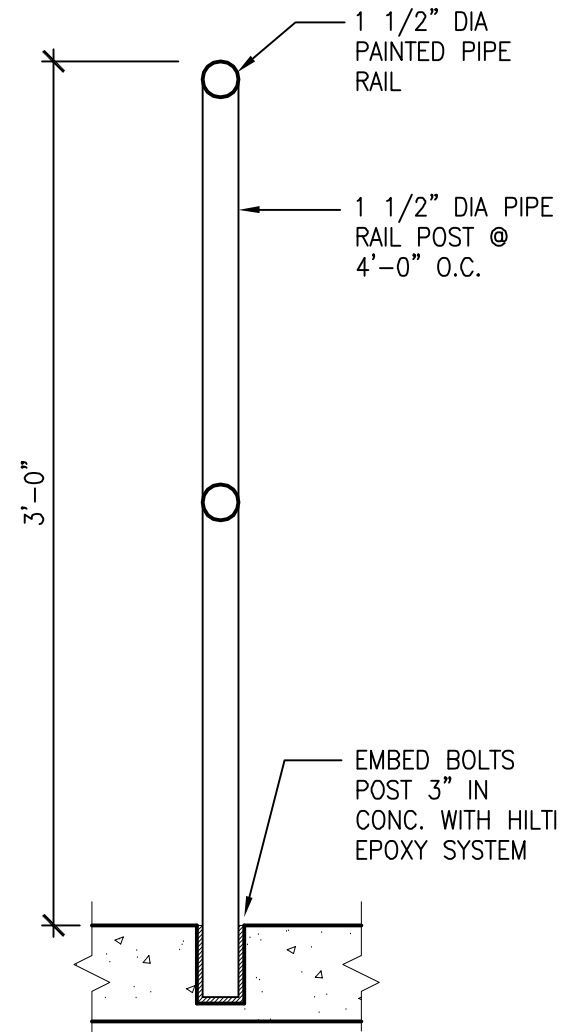
PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME PIES & PINTS
LOCATION 2035 W. BROAD ST.
CITY RICHMOND STATE VA

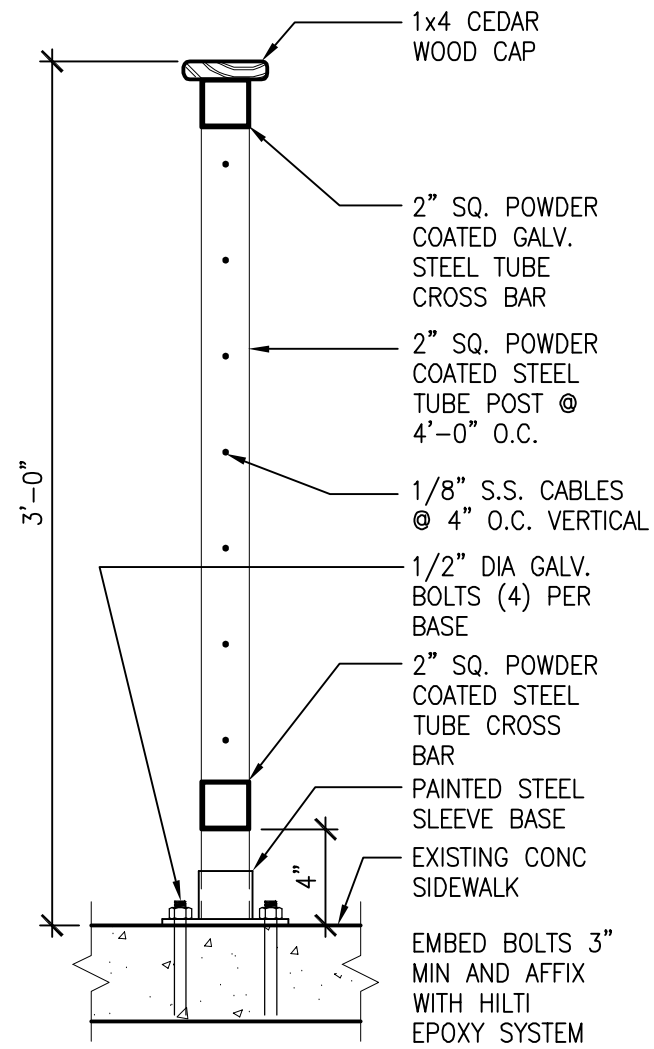
REVISION _____

SALES BMS
DESIGN KD
SIZE 14

DATE 5-25-17
SCALE Noted
PROJECT# 17285



INTERIOR RAILING



EXTERIOR RAILING

INDOOR & OUTDOOR DINING RAILING DETAILS

6

SCALE: 1 1/2" = 1'-0"

General Notes:

1. ALL FASTENER HOLES NOT OTHERWISE NOTED ARE TO BE FIELD DRILLED
2. ALL FASTENERS NOT OTHERWISE NOTED ARE STAINLESS STEEL OR ALUMINUM
3. ADEQUACY OF WALL AND BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDINGS ENGINEER OF RECORD
4. WALL SYSTEMS W/ EIFS, BRICK VENEER OR METAL PANEL EXTERIOR DESIGN TYPICALLY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, SUPPLIED BY MAPES
5. ADDITIONAL BLOCKING AND BRACING AT CANOPY CONNECTION POINTS TO ADEQUATELY HANDLE CANOPY LOADS TO BE SUPPLIED, FABRICATED & INSTALLED BY OTHERS
6. UNLESS OTHERWISE NOTED, ALL HANGER ROD ATTACHMENTS @ WALL ARE TO BE DESIGNED BY OTHERS
7. UNLESS OTHERWISE NOTED, ALL CANOPY ATTACHMENTS @ WALL ARE TO BE DESIGNED BY OTHERS

Project Notes:

1. SUPER LUMIDECK CANOPIES
2. 10'-4"X3'-0" PROJ (1), 10'-4"X5'-0" PROJ (1)
3. 1" HANGER PIPE
4. FLAT SOFFIT DECKING (PERP)
5. 10" FASCIA

Design Notes:

1. FINISH SHALL BE CUSTOM KYNAR
2. COLOR SHALL BE BLACK
3. COUNTER FLASHING AND SEALANT, BY CANOPY INSTALLER
4. SURROUND WALL ANCHORS WITH WATER TIGHT SEALANT
5. EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL
6. TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER

Drawing Schedule

Page #	Description
01	Cover
02	General Information
03	Canopy Plan - Entry "A" - A-1 - (R15)
04	Canopy Plan - Drive Thru - A-1 - (R16)
05	Section AA
06	Section BB
07	Section CC
08	Section DD
09	Section EE
10	Section FF
11	Section GG
12	Section HH
13	Anchor Layout - Entry "A" - A-1 - (R15)
14	Anchor Layout - Drive Thru - A-1 - (R16)

Canopy Type:

Architect:

Drawn:

**Mapes
Architectural
Canopies**

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:

()

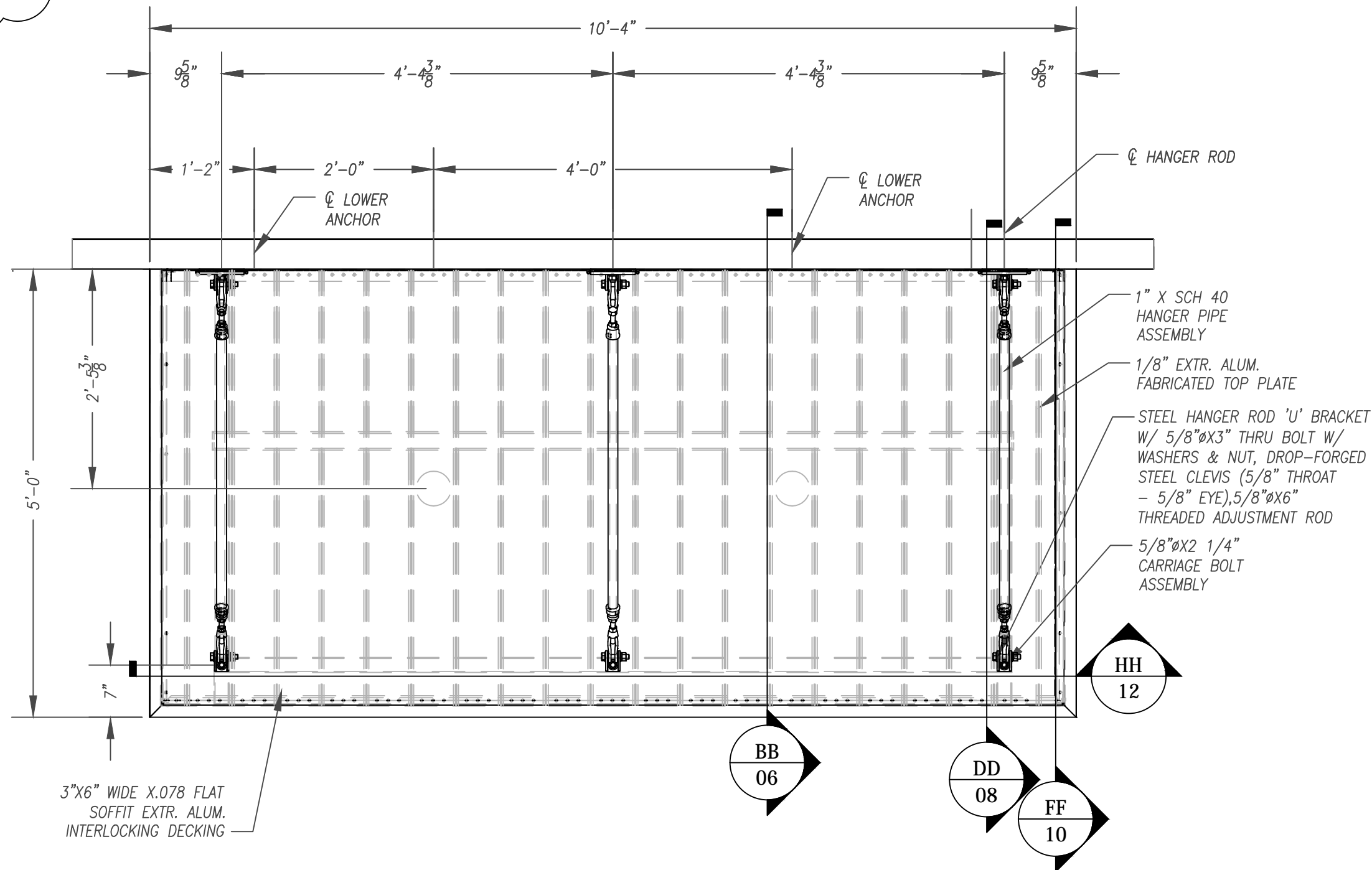
Job Name:
BIR - PROTOTYPE /

PO # dtd
MQ # Rep:

sheet:
02
of 14

Jun. 5, 15

ONE CANOPY
THUS



A-1 DRIVE THRU - CANOPY PLAN - R16
Scale: 3/4" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes Architectural Canopies

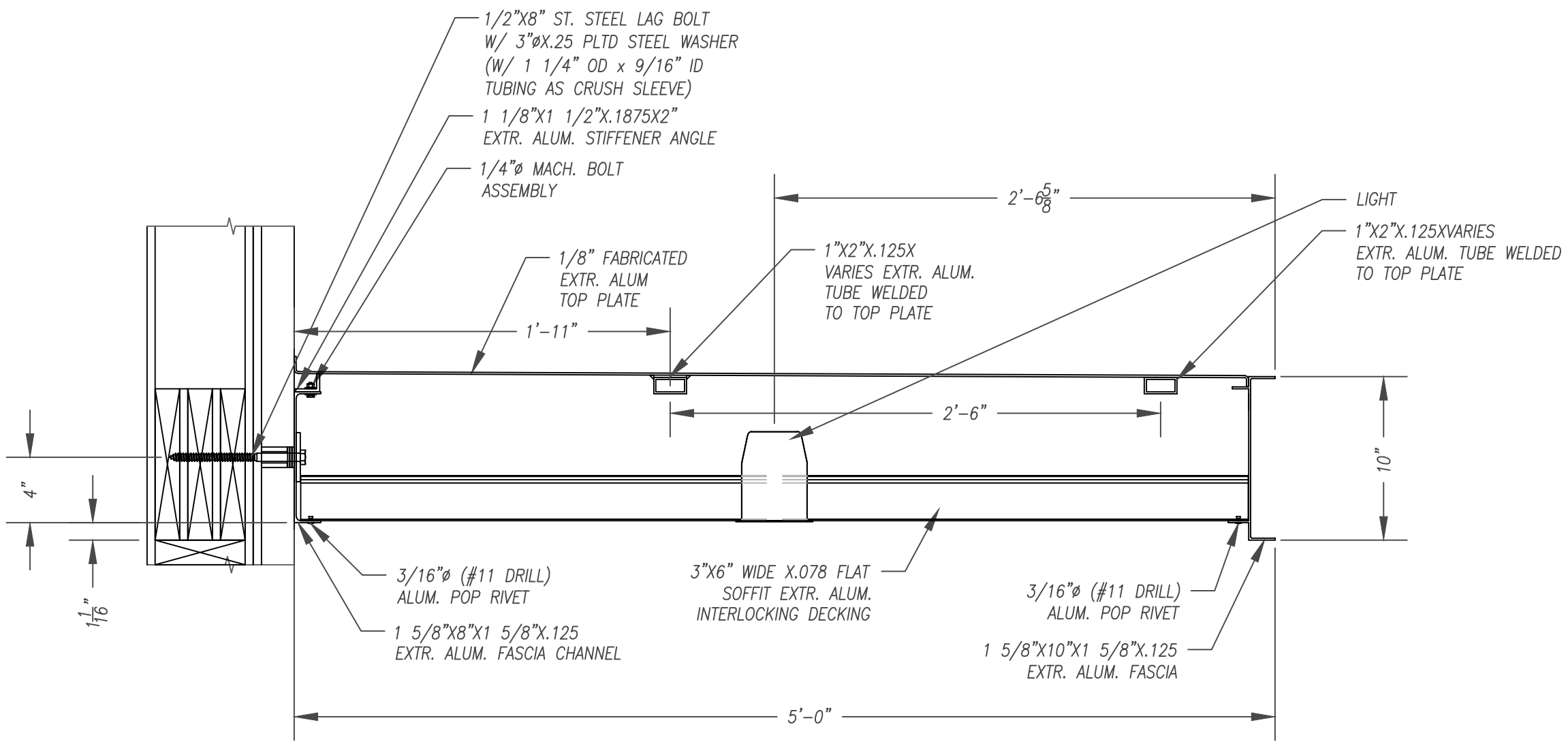
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
()

Job Name:
BIR - PROTOTYPE /

PO # dtd
MQ # Rep:

	sheet:
Jun. 5, 15	04
3/4" = 1'-0"	of 14



BB SECTION @ LIGHTS - DRIVE THRU

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes Architectural Canopies

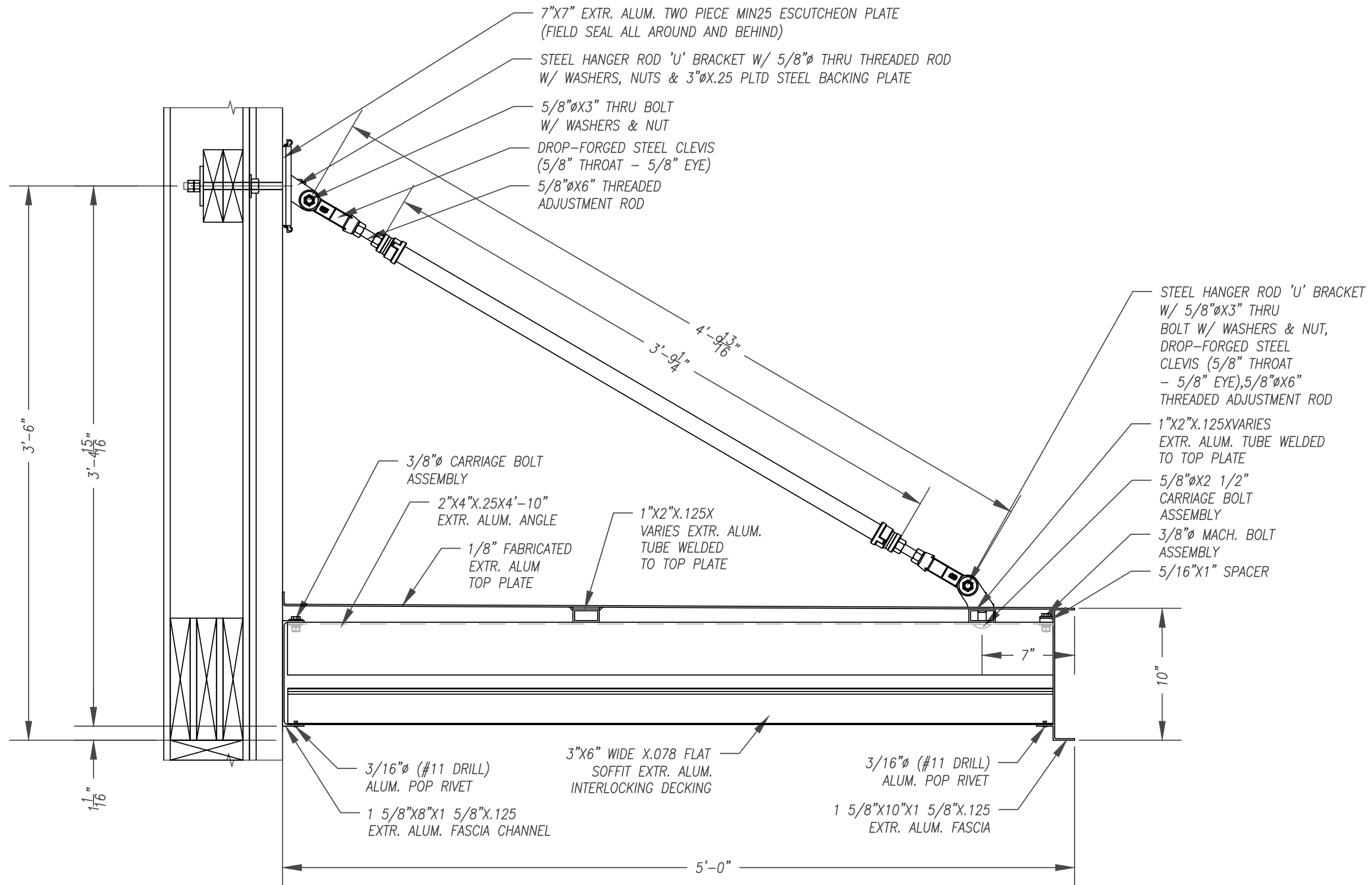
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
()

Job Name:
BIR - PROTOTYPE /

PO # dtd
MQ # Rep:

	sheet:
Jun. 5, 15	06
1 1/2" = 1'-0"	of 14



DD

SECTION @ HANGER ROD - DRIVE THRU

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:

()

Job Name:
BIR - PROTOTYPE /

PO # dtd
MQ #

Rep:

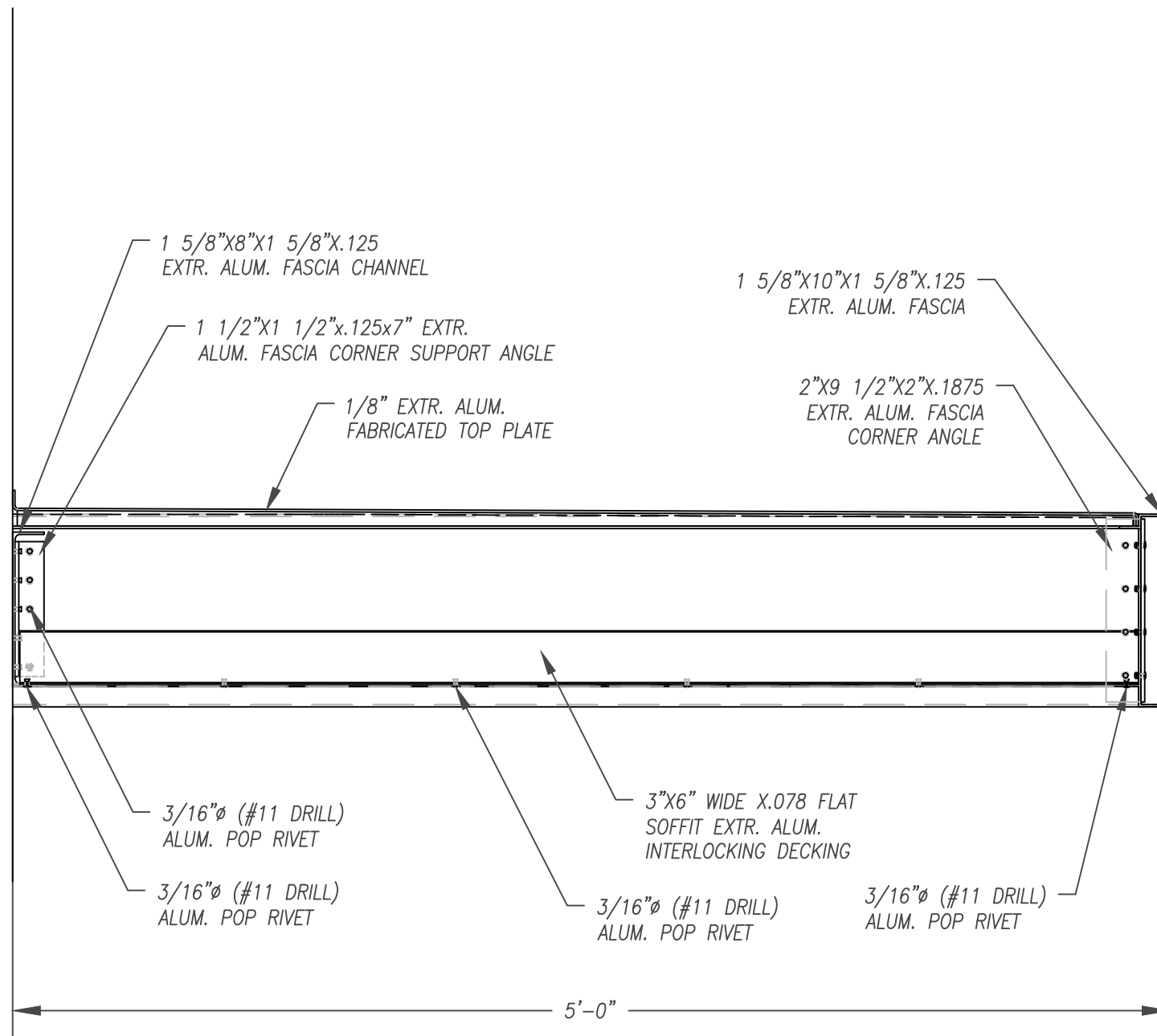
sheet:

08

Jun. 5, 15

1 1/2" = 1'-0"

of 14



FF

SECTION @ END CANOPY - DRIVE THRU

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:		

Mapes
Architectural
Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:

()

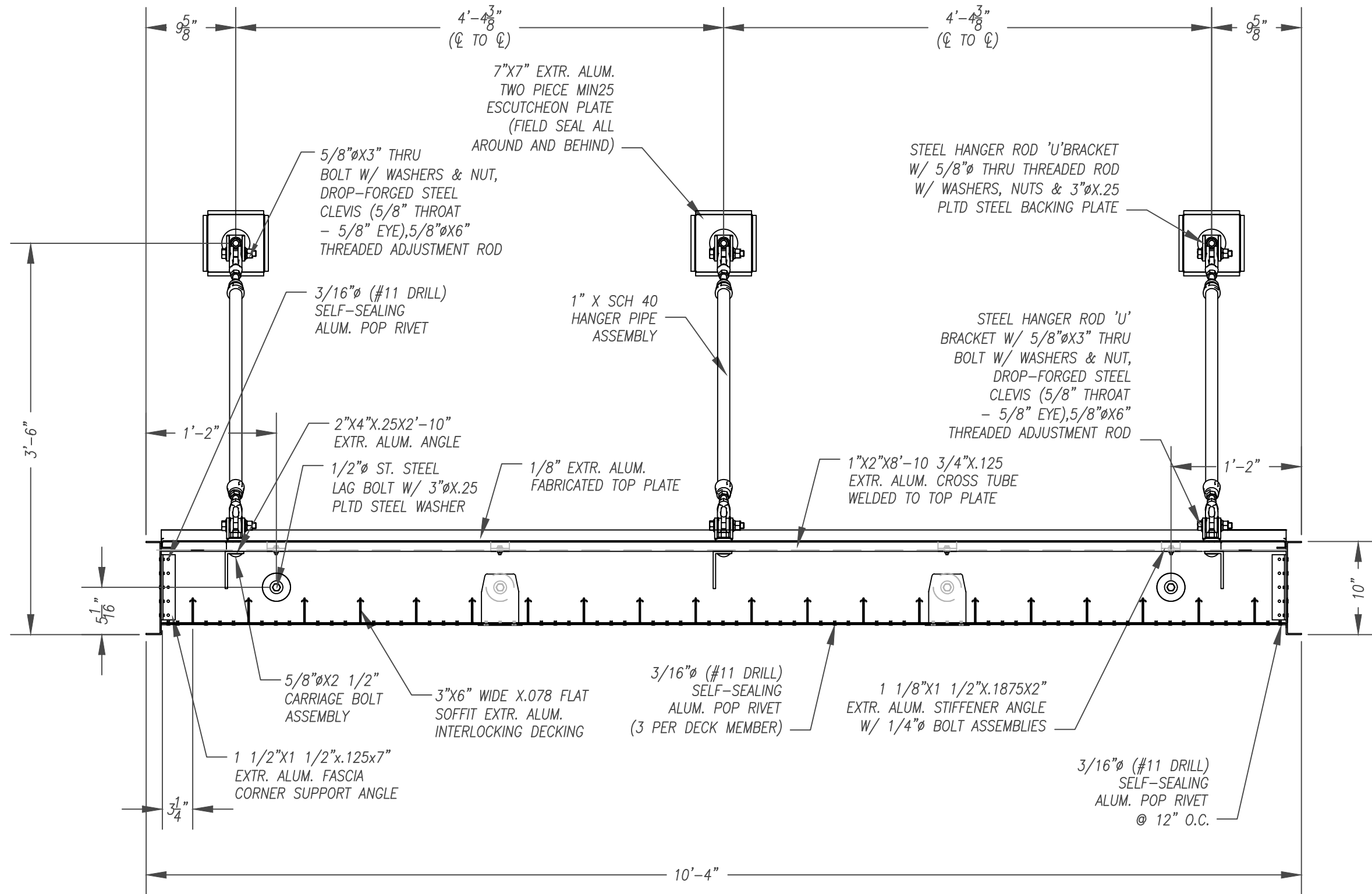
Job Name:

BIR - PROTOTYPE /

PO # dtd
MQ #

Rep:

	sheet:
	10
Jun. 5, 15	
1 1/2" = 1'-0"	of 14



GG

TRANSVERSE SECTION - ENTRY "A"

Scale: 1" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:

Job Name:
BIR - PROTOTYPE /

PO # dtd
MQ # Rep:

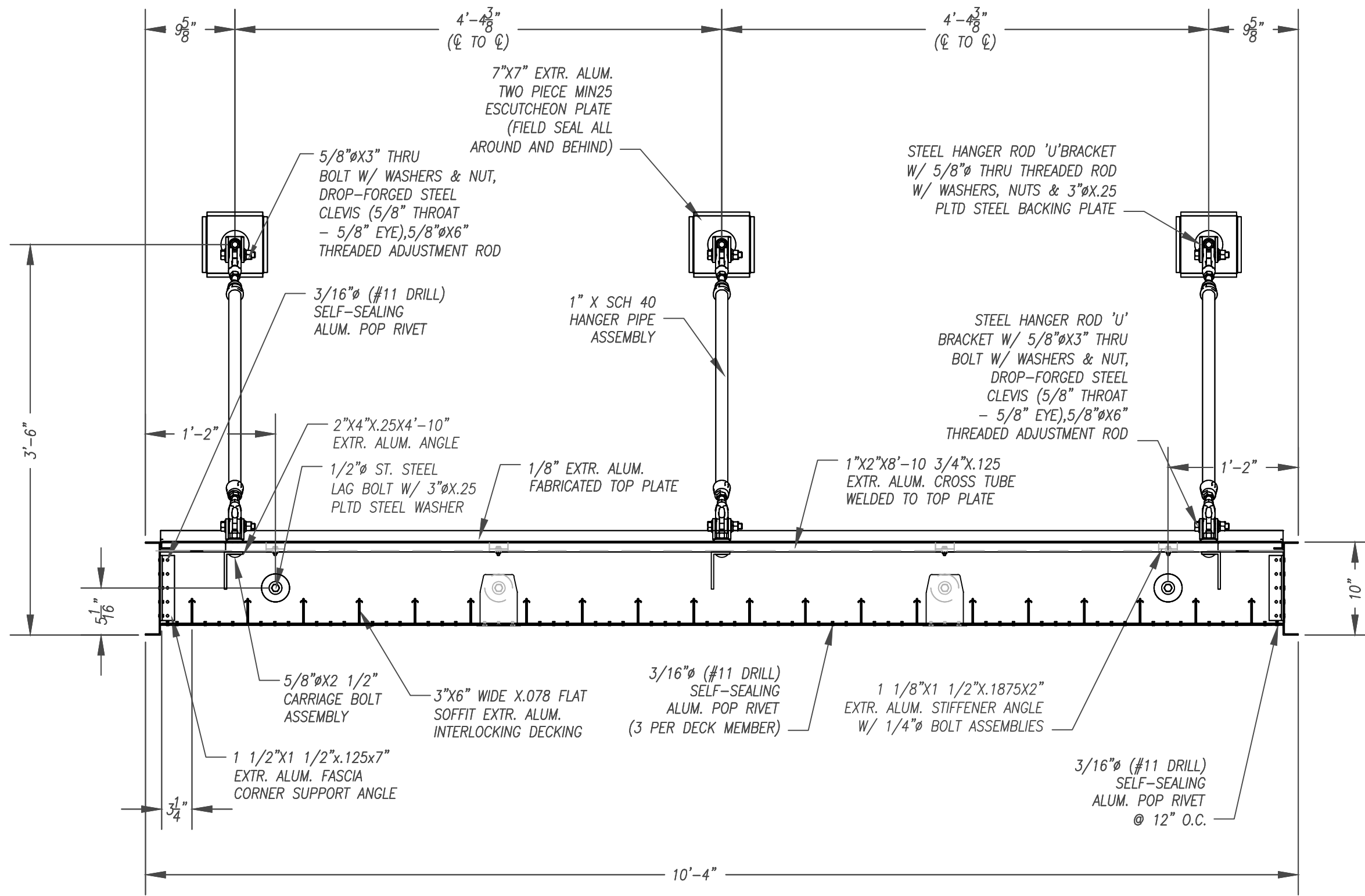
sheet:

11

Jun. 5, 15

1" = 1'-0"

of 14



TRANSVERSE SECTION - DRIVE THRU

Scale: 1" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes Architectural Canopies

7748 N. 56th St.
 Lincoln, NE. 68514-9724
 Ph: (888) 273-1132
 Fx: (877) 455-6572
 email: cad@mapes.com

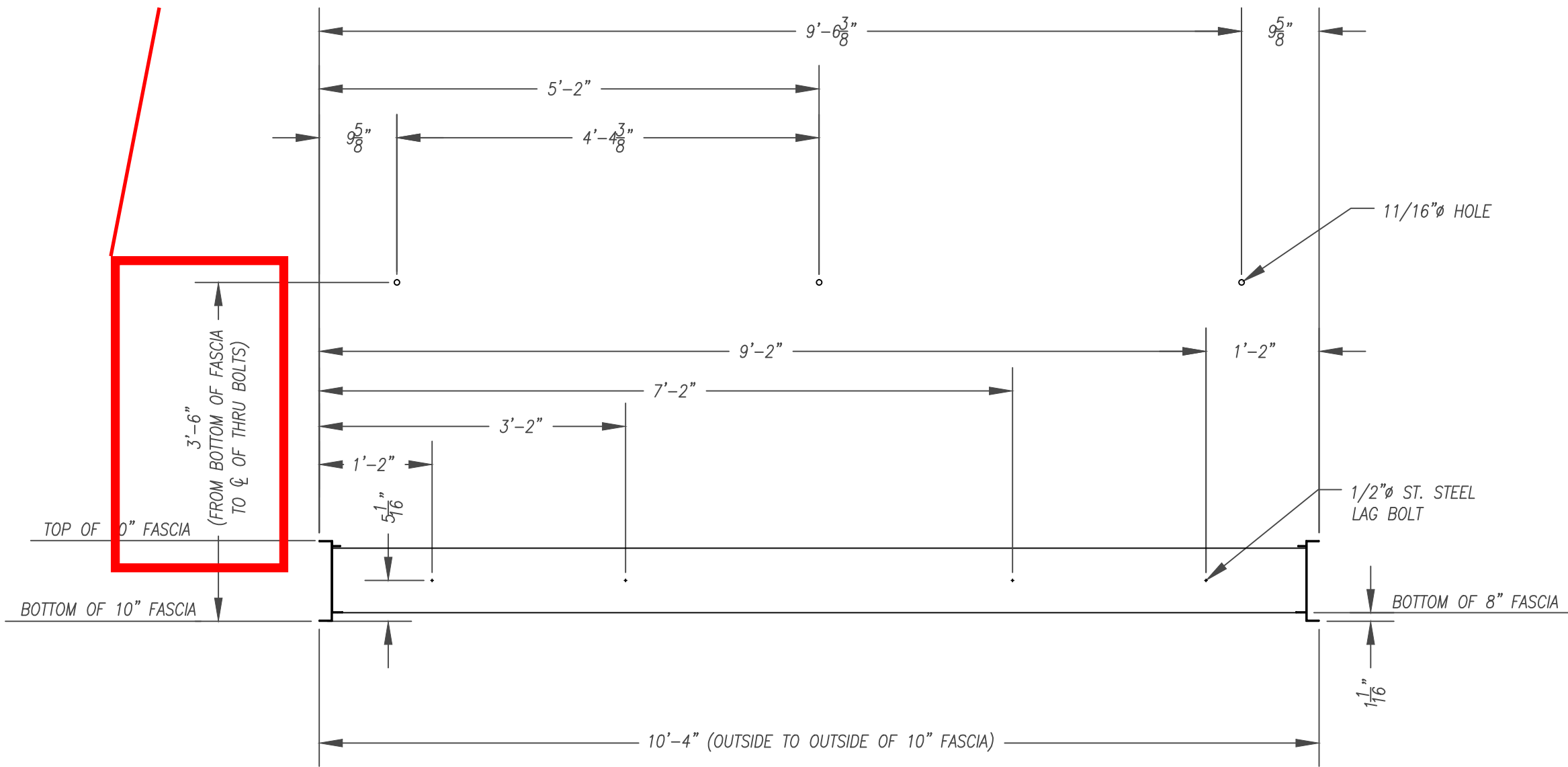
Proposed for:
 ()

Job Name:
 BIR - PROTOTYPE /

PO # dtd Rep:
 MQ #

	sheet:
Jun. 5, 15	12
1" = 1'-0"	of 14

CONFIRM ALL DIMS - V.I.F.



A-1 ANCHOR LAYOUT - ENTRY "A" - (R15)
 Scale: 3/4" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes Architectural Canopies

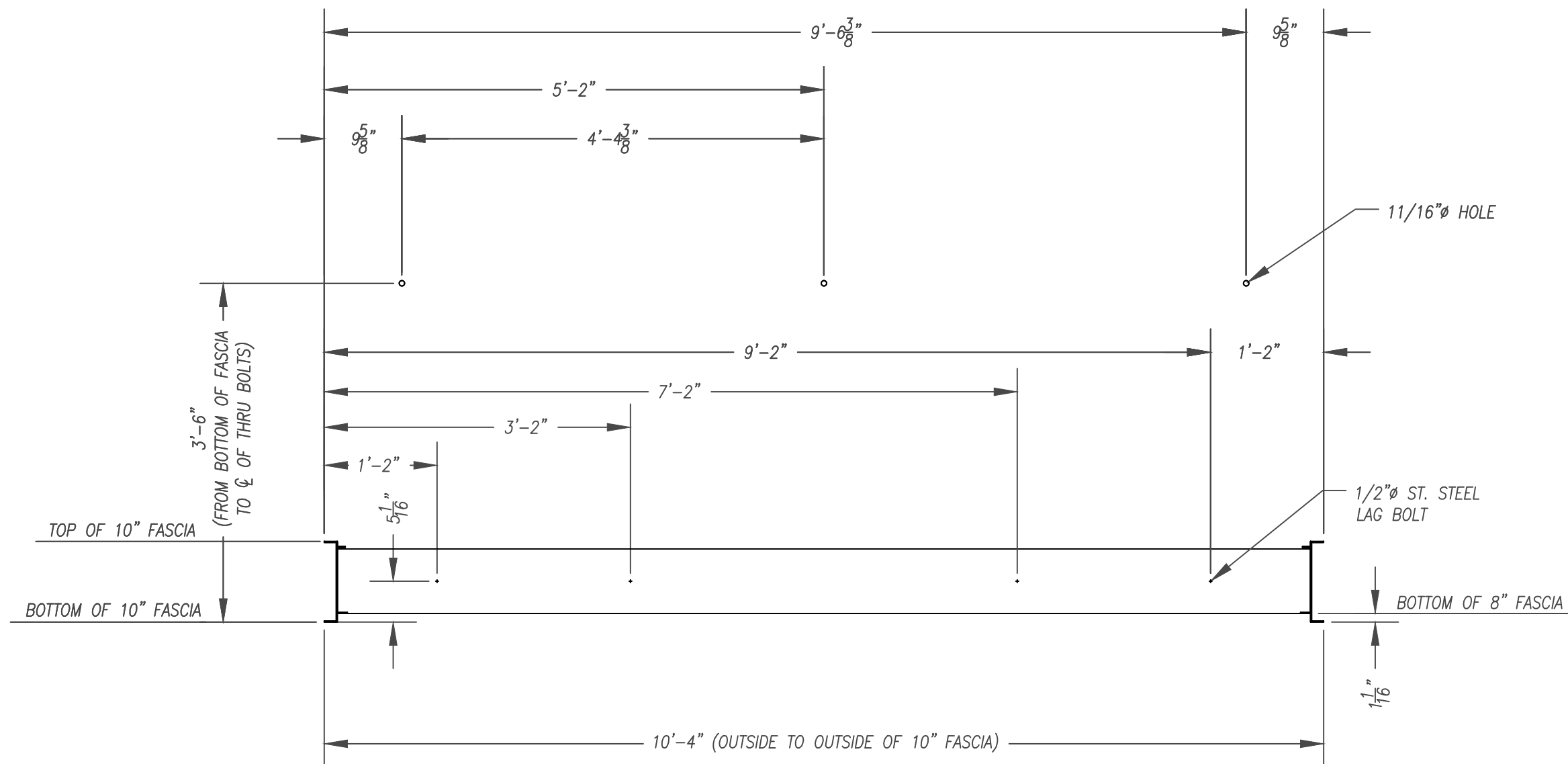
7748 N. 56th St.
 Lincoln, NE. 68514-9724
 Ph: (888) 273-1132
 Fx: (877) 455-6572
 email: cad@mapes.com

Proposed for:
 ()

Job Name:
 BIR - PROTOTYPE /

PO # dtd
 MQ # Rep:

	sheet:
	13
Jun. 5, 15	of 14
3/4" = 1'-0"	



A-1

ANCHOR LAYOUT - DRIVE THRU - (R16)

Scale: 3/4" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:

()

Job Name:

BIR - PROTOTYPE /

PO # dtd
MQ #

Rep:

sheet:

14

Jun. 5, 15

3/4" = 1'-0"

of 14