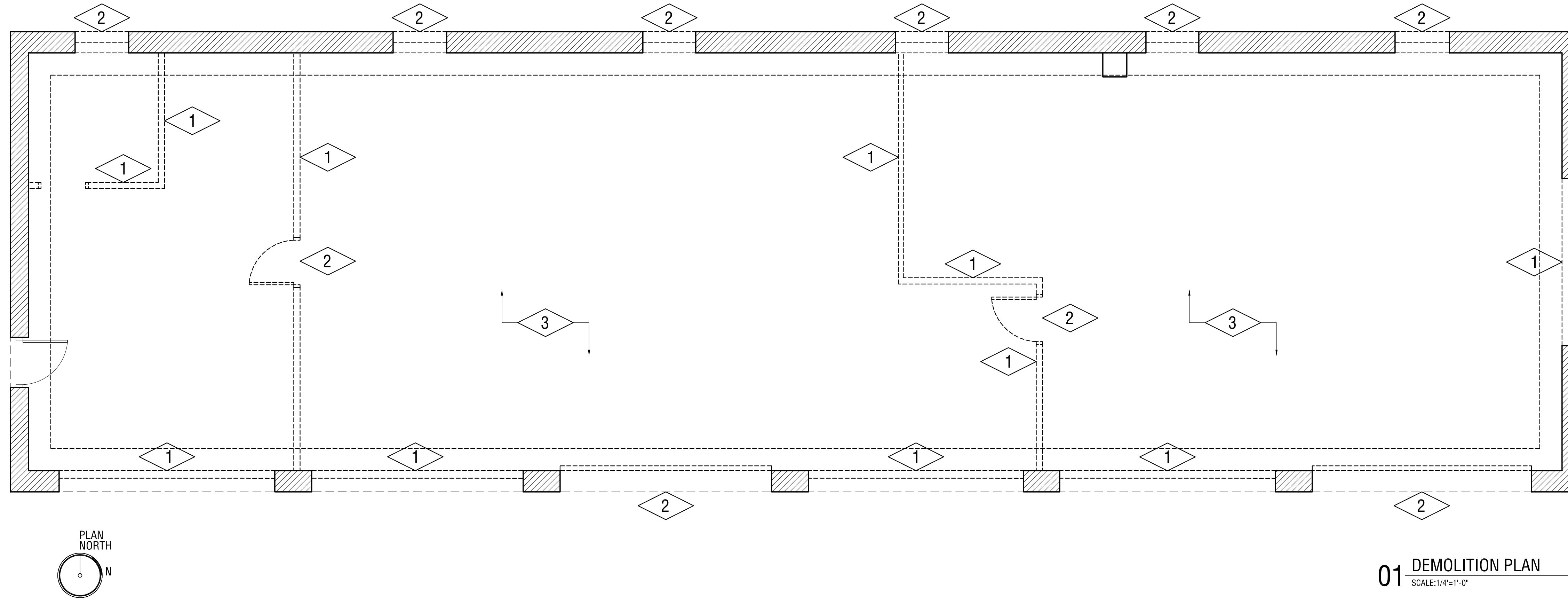


01 SITE IMPROVEMENTS  
SCALE:NTS

JOB NUMBER / 21604	DATE / 08 NOV 2016	SCALE / NTS	DRAWN / ADG	CHECKED / CPF	REVISIONS /
SHEET / <b>AS1.02</b>					<b>SITE IMPROVEMENTS</b>

# RENOVATIONS TO 500 W. MARSHALL STREET

500 W. MARSHALL ST, RICHMOND VA 23220



**01** DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

**DEMOLITION LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

**DEMOLITION PLAN NOTES**

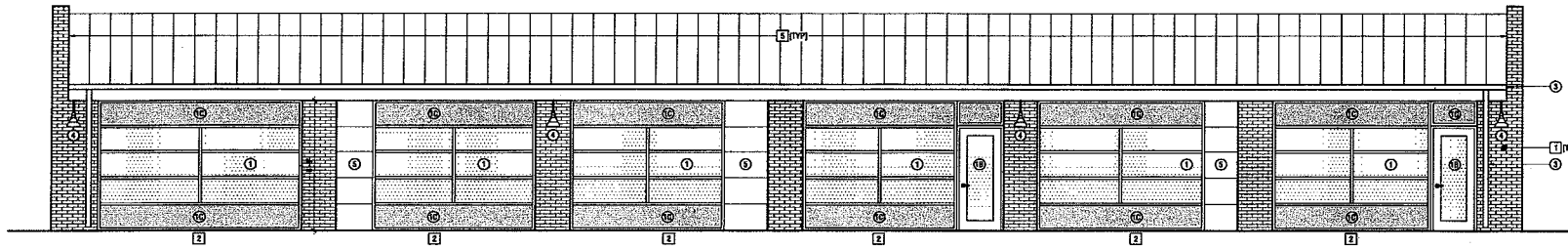
NOTE: SEE DEMOLITION GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

- 1 REMOVE EXISTING WALLS AS INDICATED, INCLUDING ALL ASSOCIATED RECEPTACLES, FIXTURES, SWITCHES, ETC. PATCH AND REPAIR OPENING AS REQUIRED.
- 2 REMOVE EXISTING DOOR/WINDOW, TRIM AND ALL ASSOCIATED HARDWARE.
- 3 REMOVE EXISTING CONCRETE SLAB.

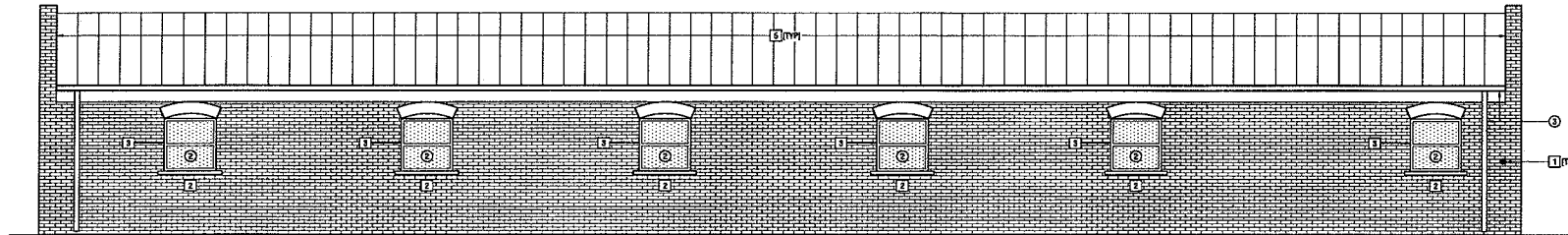
**DEMOLITION PLAN NOTES**

- 1 COORDINATE ALL CONSTRUCTION ACTIVITIES AND SCHEDULE WITH THE OWNER PRIOR TO DEMOLITION COMMENCEMENT.
- 2 THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
- 3 THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
- 4 THE CONTRACTOR SHALL REMOVE EXISTING WALLS, ASSOCIATED CONSTRUCTION, AND OTHER ITEMS AS INDICATED BY DASHED LINES AND NOTES.
- 5 VERIFY AND COORDINATE LOCATION AND EXTENT OF DEMOLITION WITH NEW CONSTRUCTION DRAWINGS. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN. ALL WORK WHICH IS TO REMAIN IN PLACE, SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED, SHALL BE REPAIRED AT NO COST TO THE OWNER.
- 6 FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS.
- 7 PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
- 8 PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC. WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
- 9 ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
- 10 ANY ROOF DEMOLITION SHALL BE MADE STRUCTURALLY SOUND, TEMPORARILY PATCHED, AND APPROPRIATELY WATERPROOFED FOR DURATION OF CONSTRUCTION UNTIL INSTALLATION OF NEW ROOF MEMBRANE AND ASSOCIATED WATERPROOFING DETAILS.
- 11 THE CONTRACTOR SHALL REMOVE ALL DEMOLISHED DEBRIS AND RUBBISH FROM SITE AS PRACTICAL UNLESS NOTED OTHERWISE. DO NOT ACCUMULATE DEBRIS AT THE SITE.

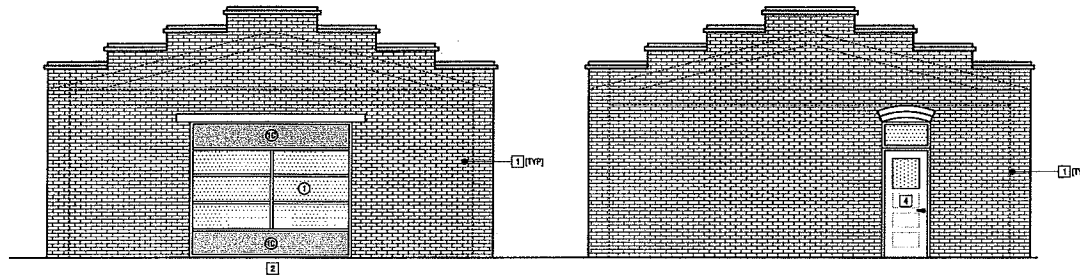
JOB NUMBER / 21604	DATE / 9 JUNE 2016	SCALE / 1/4"=1'-0"	ADG	REVISIONS /
			DRAWN / CHECKED /	ADG / CPF
SHEET / <b>AD1.01</b>			DEMOLITION PLAN	



01 EXTERIOR ELEVATION  
SCALE:1/4"=1'-0"



02 EXTERIOR ELEVATION  
SCALE:1/4"=1'-0"



03 EXTERIOR ELEVATION  
SCALE:1/4"=1'-0"

04 EXTERIOR ELEVATION  
SCALE:1/4"=1'-0"

FACADE RESTORATION NOTES

- 1 MASONRY  
ALL EXISTING MASONRY WILL BE REPAIRED, RE-POINTED AND BRICK WILL BE REPLACED AS NECESSARY. REPLACEMENT BRICK SHALL MATCH EXISTING BRICK IN SIZE, STYLE AND COLOR. REPLACEMENT MORTAR JOINTS SHALL MATCH EXISTING IN CONSISTENCY AND SIZE.
- 2 WINDOWS  
(BLIND) SELECTED (PREVIOUSLY OPEN) BLIND WINDOWS & DOORS WILL BE REPAIRED AND GLAZED WITH CONTINGUOUS STOREFRONT GLAZING (SEE CONSTRUCTION PLANS AND WINDOW SCHEDULE FOR CLARIFICATION). REPAIR PER CITY OF RICHMOND, HISTORIC DISTRICT GUIDELINES.
- 3 (WOOD) EXISTING JAMBS, SILL & HEADS WILL BE SCRAPED AND REPAIRED. EXISTING BRICK JAMBS WILL BE REPAIRED AS NECESSARY. EXISTING SILLS WILL BE REPAIRED AS NECESSARY. CLEAN AND REPAIR WOODLANDS DOORS. ENTIRE ASSEMBLY WILL BE REPAIRED PER CITY OF RICHMOND, HISTORIC DISTRICT GUIDELINES.
- 4 DOORS  
ALL EXISTING WOOD DOORS WILL BE RETAINED, REPAIRED, AND RE-GLAZED AS REQUIRED. OPERABLE DOOR ASSEMBLIES WILL RECEIVE NEW HARDWARE COMPATIBLE WITH HISTORIC CHARACTER OF THE BUILDING. EXISTING JAMBS WILL BE REPAIRED AS NECESSARY. ALL DOOR ASSEMBLIES WILL BE REPAIRED PER CITY OF RICHMOND, HISTORIC DISTRICT GUIDELINES.
- 5 ROOF  
EXISTING METAL ROOF TO REMAIN. PATCH AND REPAIR AS NECESSARY.

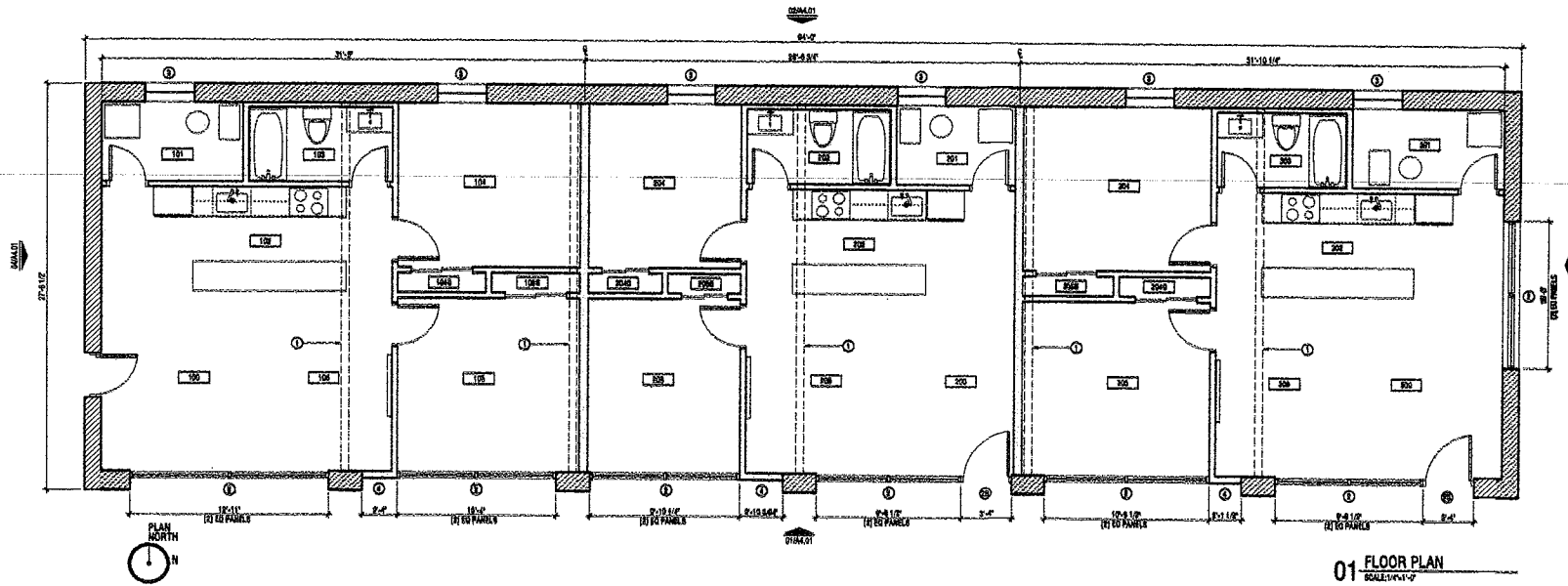


RENOVATIONS TO  
500 W. MARSHALL STREET  
500 W. MARSHALL ST., RICHMOND VA 23220

ELEVATION NOTES

- 1 METAL STOREFRONT SYSTEM
- 1B METAL STOREFRONT DOOR W/ GLASS PANEL
- 1C METAL STOREFRONT W/ OPABLE METAL PANEL
- 2 METAL DOUBLE HUNG WINDOW
- 3 NEW METAL GUTTER & DOWNSPOUT (COORDINATE COLOR W/ ARCHITECT)
- 4 NEW LIGHT FIXTURE (COORDINATE TYPE & STYLE OF FIXTURE W/ ARCHITECT)
- 5 FIBER CEMENT BOARD (COORDINATE PAINT W/ ARCHITECT)

DATE/ 22 APR 2016	DRAWN/ ADG	REVISIONS/ CPF
JOB NUMBER/ 21604	DATE/ 22 APR 2016	REVISIONS/ CPF
SHEET/ A4.01	EXTERIOR ELEVATIONS	



01 FLOOR PLAN  
SCALE: 1/4"=1'-0"

ROOM SCHEDULE

RM 100	DINING ROOM
RM 101	UTILITY CLOSET
RM 102	KITCHEN
RM 103	BATHROOM
RM 104	BEDROOM
RM 105	CLOSET
RM 106	BEDROOM
RM 107	CLOSET
RM 108	LIVING ROOM
RM 109	DINING ROOM
RM 110	UTILITY CLOSET
RM 111	KITCHEN
RM 112	BATHROOM
RM 113	BEDROOM
RM 114	CLOSET
RM 115	BEDROOM
RM 116	CLOSET
RM 117	LIVING ROOM
RM 118	DINING ROOM
RM 119	UTILITY CLOSET
RM 120	KITCHEN
RM 121	BATHROOM
RM 122	BEDROOM
RM 123	CLOSET
RM 124	BEDROOM
RM 125	CLOSET
RM 126	LIVING ROOM

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION
- BOUND BATT INSULATION

PLAN NOTES

- 1 EXISTING WOOD TRUSS ABOVE (P/ART)
- 2 METAL STUD/FRONT SYSTEM /
- 3 METAL STOREFRONT DOOR W/ GLASS PANEL
- 4 METAL DOUBLE HUNG WINDOW
- 5 FIBER CEMENT BOARD (P/ART)

SCHEDULE OF UNITS

UNIT	BEDROOMS	SQFT
101	2	700
102	2	700
103	2	700



RENOVATIONS TO  
500 W. MARSHALL STREET  
500 W. MARSHALL ST., RICHMOND VA 23220

JOB NUMBER/ 21604	DATE/ 22 APR 2016	SCALE/ 1/4"=1'-0"	DESIGNED/ CPF	CHECKED/ CPF	REVISIONS/
FLOOR PLAN					
A1.01					

