6335 Jahnke Road

Tenant Upfit Plans

Owner

Lim Family Partnership C/O Harrison and Bates
6606 West Broad Street
Richmond, VA 23230

Tenant/ Permitee

James Washington
7368 Battalion Drive
Mechanicsville, VA 23116
240.701.1705
jlwservices@yahoo.com

Engineer

Charles R. Field P.E.
Obsidian Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

Property Information

Parcel ID	C005060307
Zoning	R-3
Use	B Community shopping center

Scope of Work

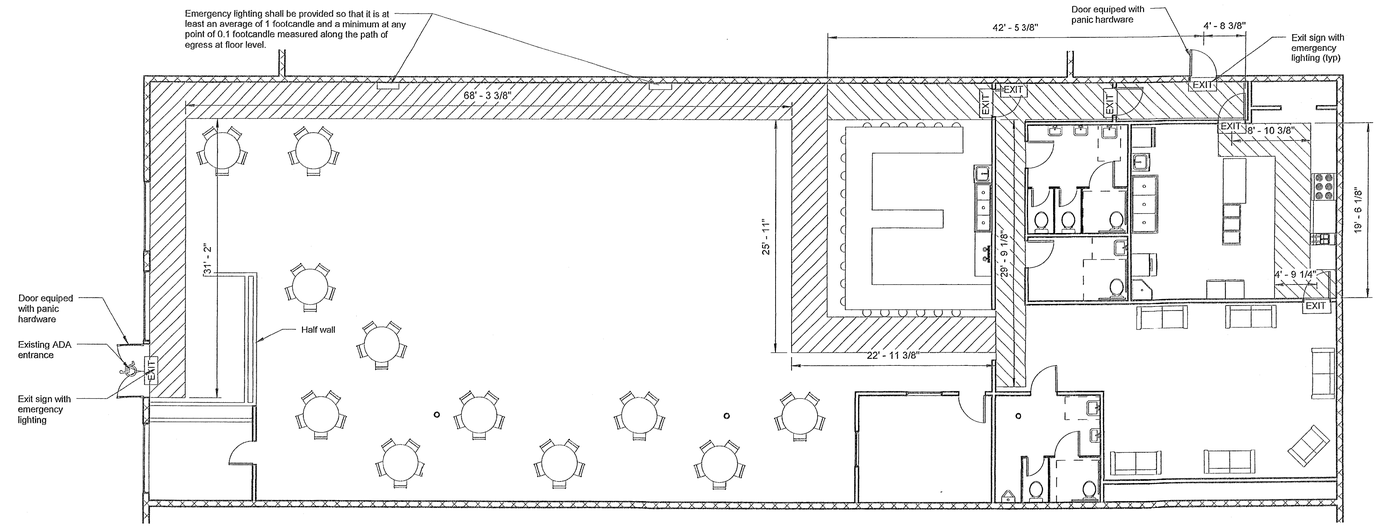
The scope of work generally consits of the interior renovation of an existing commercial space in accordance with these plans and the IBC, 2012.

General Notes

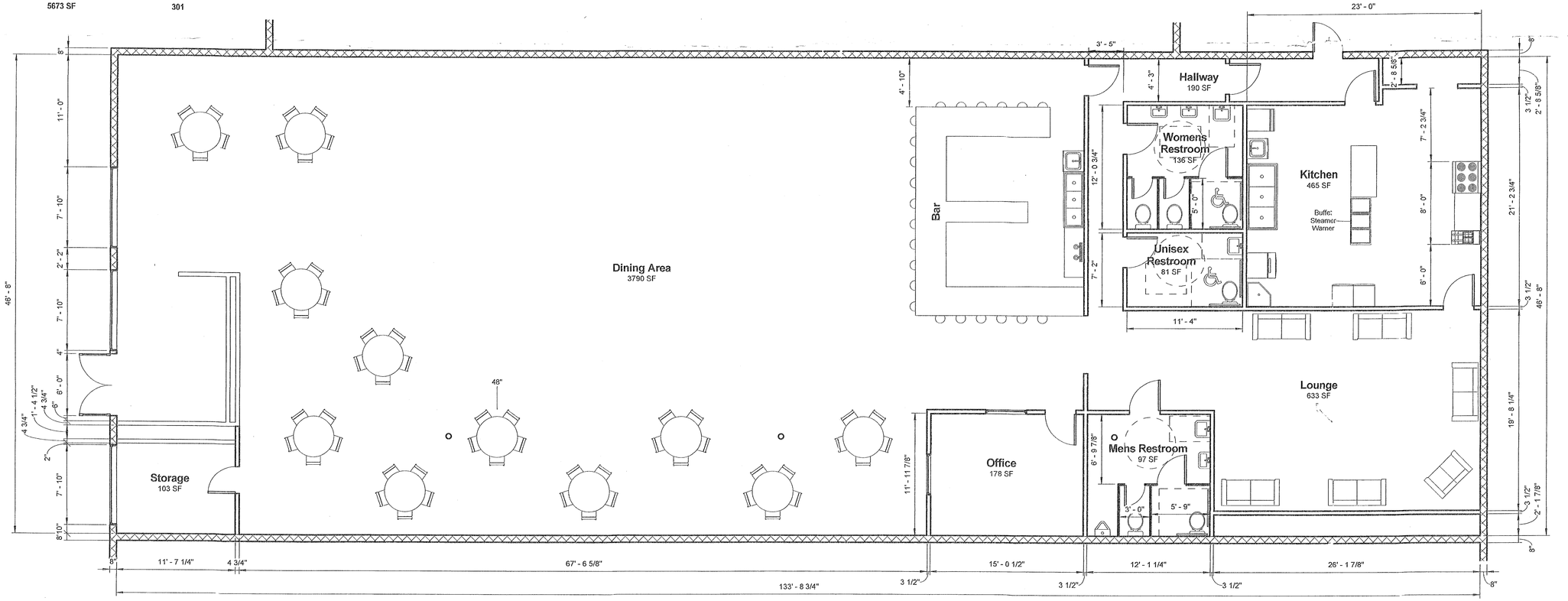
1. The structure will be renovated in accordance withe the 2012 edition of the "International Building Code", the Statewide Uniform Building Code, and the applicable City of Richmond ordinances.
2. The contractor is responsible for City, State and Federal job site safety requirements.
3. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
4. There will be a fire sprinkler system.
5. There is a proposed fire detection system or alarm.
6. There is 1 story.
7. The calculated occupancy is 301 people total, the requested occupancy is 300.
8. There are no proposed dwelling units.
9. The proposed use is A-2, Restaurant.

Room Schedule

Name	Area	Occupant Load Factor (Table 1004.1.2)	Occupancy
First Floor			
Dining Area	3790 SF	15	253
Lounge	633 SF	15	43
Office	178 SF	100	2
Womens Restroom	136 SF		
Unisex Restroom	81 SF		
Kitchen	465 SF	200	3
Hallway	190 SF		
Storage	103 SF		
Mens Restroom	97 SF		
	5673 SF		**301**



1 Egress Plan
1/8" = 1'-0"



2 Proposed Layout
3/16" = 1'-0"

G-1

Rev.	Date	Description

Title Sheet
6335 Jahnke Road - Tenant Upfit
James Washington
City of Richmond, Virginia
May 26, 2015

COMMONWEALTH OF VIRGINIA
Charles R. Field
Lic. No. 21973
5/26/2015
PROFESSIONAL ENGINEER

verify digital signature at:

Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589