

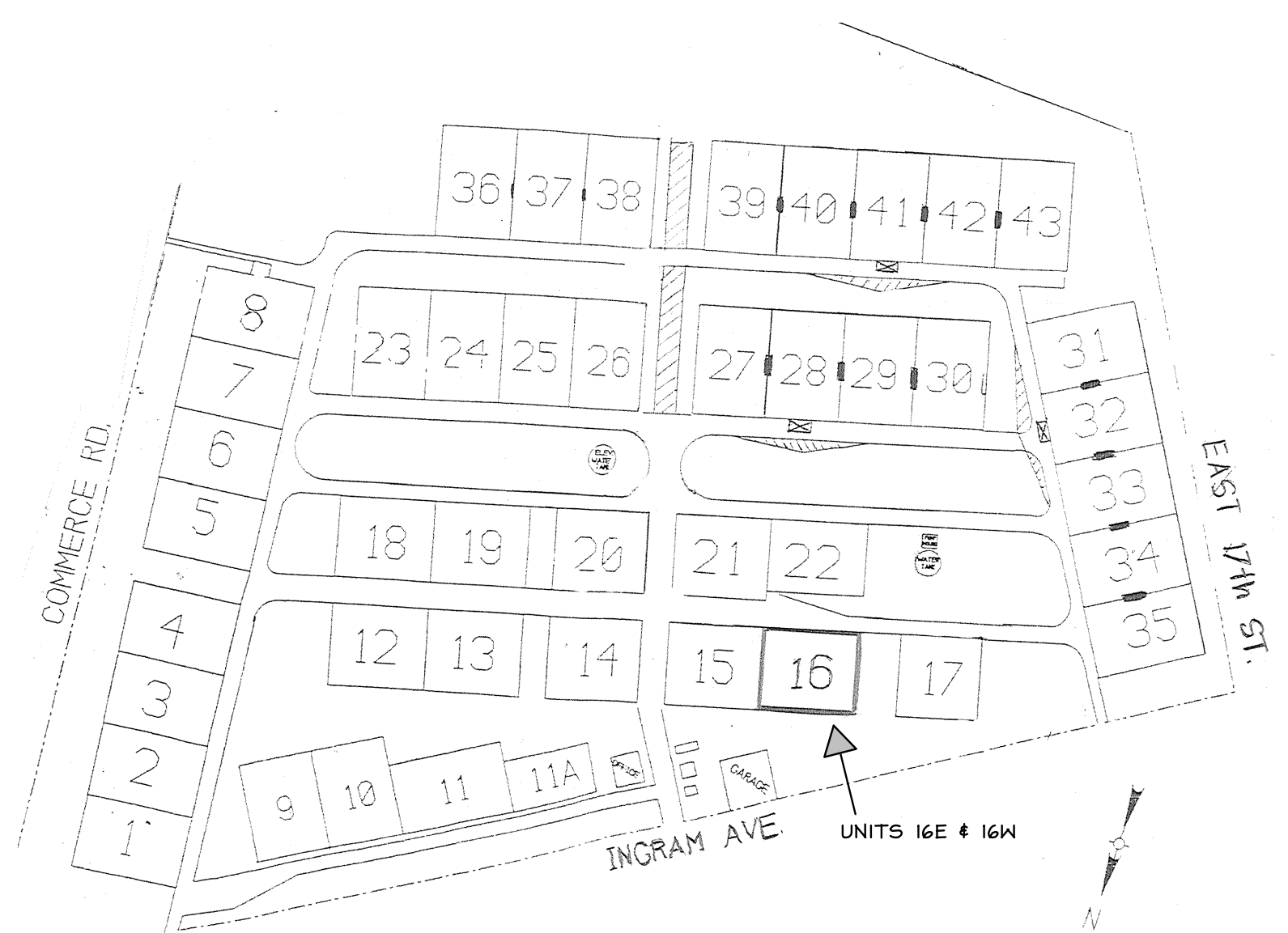
REVISION:	DATE:	DESCRIPTION:
NO.	3/8/16	PERMIT SET

UNIT #16 OFFICE EXPANSION FOR TRAFFORD CORPORATION CITY CENTRAL WAREHOUSE BUILDINGS COMMERCE ROAD & INGRAM STREET CITY OF RICHMOND, VIRGINIA	PROJECT NO: 1483
	COVER SHEET
DRAWN BY: RH / GT	CHECKED BY: RFN
SCALE: NO SCALE	DATE: 3 MARCH 2016

Proposed Unit #16 Office Expansion for: Trafford Corporation City Central Warehouse Buildings Commerce Road City of Richmond, Virginia

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH ALL LAWS, CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS OF THE REGULATORY AGENCY HAVING JURISDICTIONAL AUTHORITY IN THE LOCATION OF THIS SPECIFIC DEVELOPMENT. WHEN MORE THAN ONE REQUIREMENT FOR A CONDITION EXISTS, THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS PRIOR TO BEGINNING WORK. ACTUAL CONDITIONS NOT IN ACCORDANCE WITH THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO BEGINNING THE WORK.
- THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING WORKING CONDITIONS.
- ALL MATERIALS SHOWN, NOTED, AND SPECIFIED SHALL BE NEW, AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR SUCH THAT THE FINISHED WORK WILL BE COMPLETE IN ALL RESPECTS AND FULLY OPERATIONAL AND FUNCTIONAL, BASED ON INTENT OF THE CONTRACT DOCUMENTS AS DETERMINED BY THE ARCHITECT/ENGINEER.
- IN GENERAL FLOOR PLAN DIMENSIONS ARE TO, EDGE OF CONC, CENTERLINE OF COLUMNS, THE FACE OF MASONRY, OR CENTERLINE OF STUD UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL ROOMS, SPACES, PATHS OF TRAVEL, AND ITEMS REQUIRED TO BE ACCESSIBLE BY THE "AMERICANS WITH DISABILITIES ACT" (A.D.A.) SHALL COMPLY WITH THE A.D.A.
- ALL PLUMBING FIXTURES, GRAB BARS, & ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE A.D.A.
- PROVIDE ALL SIGNAGE REQUIRED BY AND IN ACCORDANCE WITH THE A.D.A.
- INTERIOR STUD WALL FRAMING SHALL EXTEND A MINIMUM OF 6" ABOVE THE HIGHEST ADJACENT FINISH CEILINGS UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS & DETAIL REQUIREMENTS.
- HOLES CUT THROUGH RATED CONSTRUCTION FOR INSTALLATION OF PIPING, DUCTWORK, OR OTHER PENETRATIONS SHALL BE KEPT TO A MINIMUM AND A MINIMUM SIZE. FILL VOIDS BETWEEN PIPES, DUCTS, AND CONSTRUCTION WITH THROUGH PENETRATION FIRESTOPS SYSTEMS COMPLYING WITH THE UL DIRECTORY.
- ALL DISSIMILAR METALS SHALL BE SEPARATED FROM EACH OTHER TO AVOID GALVANIC ACTION.
- FURNISH AND INSTALL WOOD BLOCKING AT ALL LOCATIONS WHERE REQUIRED FOR THE INSTALLATION OF APPLIED BUILDING FINISHES AND ACCESSORIES.
- NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED. NOTES APPEARING ON ANY SHEET SHALL BE UNDERSTOOD TO APPLY TO ALL RELATED DRAWINGS, SYSTEMS, AND DETAILS.
- METAL GUARD RAILS AND HANDRAILS SHALL BE WELDED, GROUND SMOOTH, AND SHOP PRIMED AND FINAL COAT PAINTED YELLOW OR APPROPRIATE COLOR AS SELECTED BY THE OWNER.
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1 - STRUCTURAL WELDING CODE, LATEST EDITION.
- SHEET METAL AND FLASHING SHALL BE IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL, LATEST EDITION.
- FLASHING AND SHEETMETAL SHALL BE OF SIZES AND SHAPES AS SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.



VICINITY MAP
NO SCALE

SYMBOL LEGEND

- PLAN NORTH
- DOOR NUMBER
- WINDOW TYPE
- PARTITION TYPE
- WORK OR DATUM POINT
- SECTION CALL-OUT SHEET WHERE SHOWN
- DETAIL CALL-OUT SAME SHEET
- DETAIL CALL-OUT SHEET WHERE SHOWN

BUILDING INFORMATION

BUILDING CODE: VIRGINIA REHABILITATION CODE (2012), VIRGINIA ENERGY CONSERVATION CODE (2012), ICC/ANSI A117.1 2009.

USE GROUP: B/SI (UNSEPARATED)

CONSTRUCTION TYPE: 4 HT (SPRINKLERED)

TOTAL EXISTING LEASE AREA: * 25,360± sqft
(UNIT 16E 12,706± sqft
UNIT 16W 12,662± sqft)

ALLOWABLE (TABULAR) AREA (SI): 25,500 sqft

* WITHIN AREA DEFINED BY EXISTING 3-HOUR FIRE WALL

OCCUPANCY COUNT

EXIST WAREHOUSE 16E: 12,706 sqft x 1/500= 25.4occ

MODIFIED WAREHOUSE 16W: 3,036 sqft x 1/500= 6.0occ

EXIST OFFICE AREA: 6,975 sqft x 1/100= 69.7occ

NEW OFFICE AREA: 2,638 sqft x 1/100= 26.3occ

TOTAL= 127.4occ

DRAWING INDEX

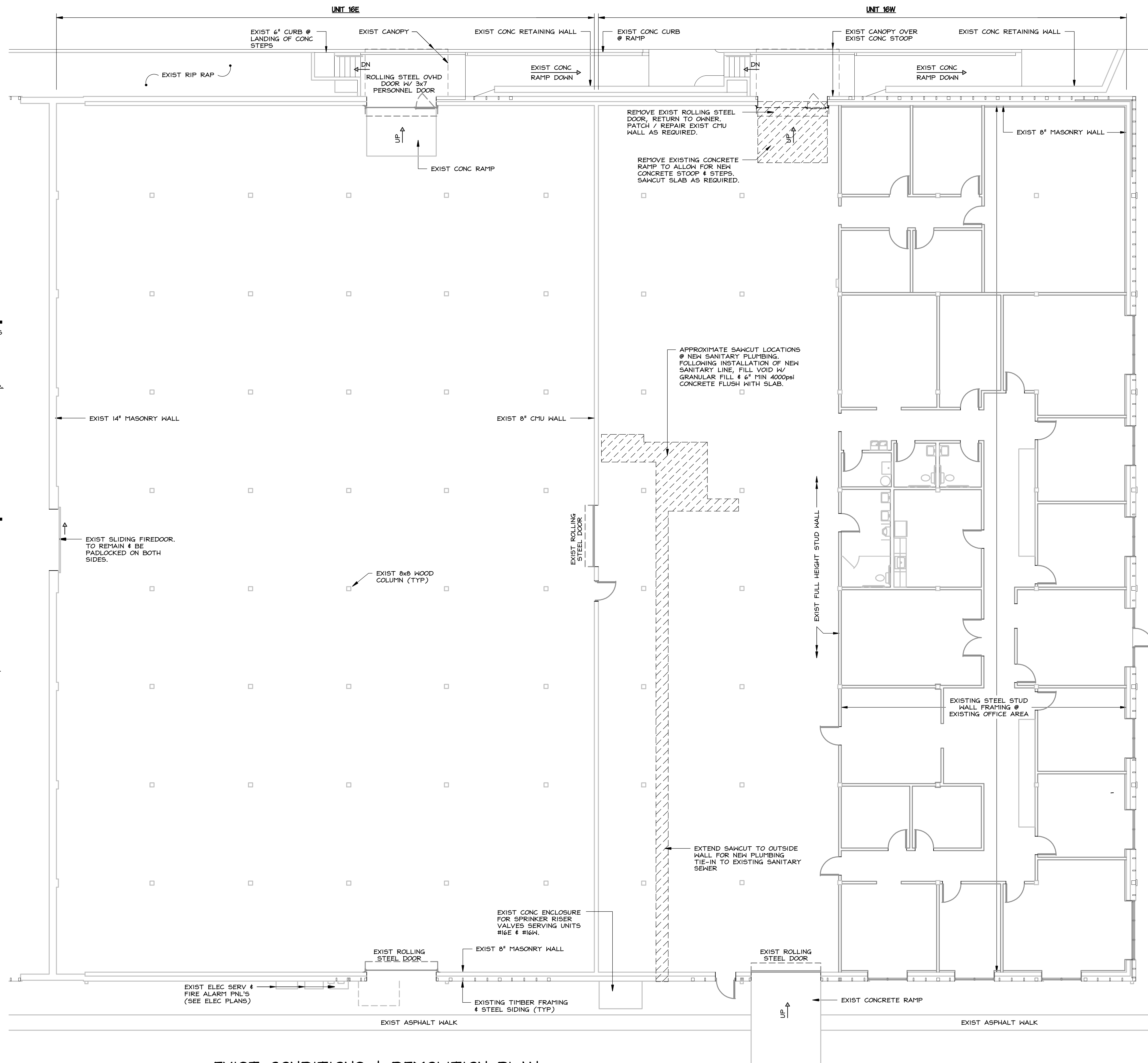
- BUILDING PLANS**
- COVER SHEET & GENERAL NOTES
 - EXIST CONDITIONS & DEMOLITION PLAN
 - FLOOR PLAN
 - LIFE SAFETY PLAN
 - SCHEDULES, NOTES & TOILETS PLAN
 - SECTIONS & DETAILS
 - REFLECTED CEILING PLAN

SAW CUTTING NOTES

1. CONTRACTOR TO DETERMINE SAWCUT LOCATIONS BASED ON NEW PLUMBING FIXTURES AND EXISTING CONCRETE RAMP LIMITS.
2. SAW CUT CONCRETE SLAB FULL DEPTH PRIOR TO THE REMOVAL OF THE CONCRETE IN DESIGNATED AREAS.
3. DO NOT DISTURB THE EXIST BUILDING FOOTINGS.
4. PROVIDE ADDITIONAL SAW CUT AS REQUIRED BEYOND BUILDING LIMITS FOR NEW SANITARY LINE TIE-IN TO EXISTING SANITARY LINE ALONG FRONT OF BUILDING.

DEMOLITION NOTES

1. DEMOLITION PLANS ARE BASED ON EXIST BUILDING PLANS AND SITE VISITS AND ARE INTENDED AS A REASONABLE REPRESENTATION OF EXIST CONDITIONS.
2. THE DEMOLITION NOTES MAY NOT BE COMPLETE IN IDENTIFYING ALL REMOVALS. VERIFY ACTUAL CONDITIONS AND COORDINATE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE THE PROPER DISPOSAL OF ALL MATERIALS REMOVED FROM THE BUILDING.
ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD.
4. SAW CUT CONCRETE SLAB A MINIMUM DEPTH OF 2" PRIOR TO THE REMOVAL OF THE CONCRETE IN DESIGNATED AREAS. THE AREAS OF CONCRETE TO BE REMOVED ARE APPROXIMATE IN SIZE AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONCRETE AS REQUIRED TO COMPLETE THE INTENDED WORK. COORDINATE & VERIFY ALL SAWCUT LOCATIONS WITH PLUMBING CONTRACTOR.



EXIST CONDITIONS & DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

BUILDING FRONT

DO NOT SCALE DRAWING FOR DIMENSIONS

EDA
ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

PROFESSIONAL ENGINEER
ROBERT E. NELSON, III
No. 8007
3/18/16
STATE OF VIRGINIA
HEALTH & SAFETY

REVISION:	DATE:	DESCRIPTION:
NO.	3/18/16	PERMIT SET

**UNIT #16 OFFICE EXPANSION
FOR TRAFFORD CORPORATION**
CITY, CENTRAL WAREHOUSE BUILDINGS
COMMERCE ROAD & INGRAM STREET . . . CITY OF RICHMOND . . . VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

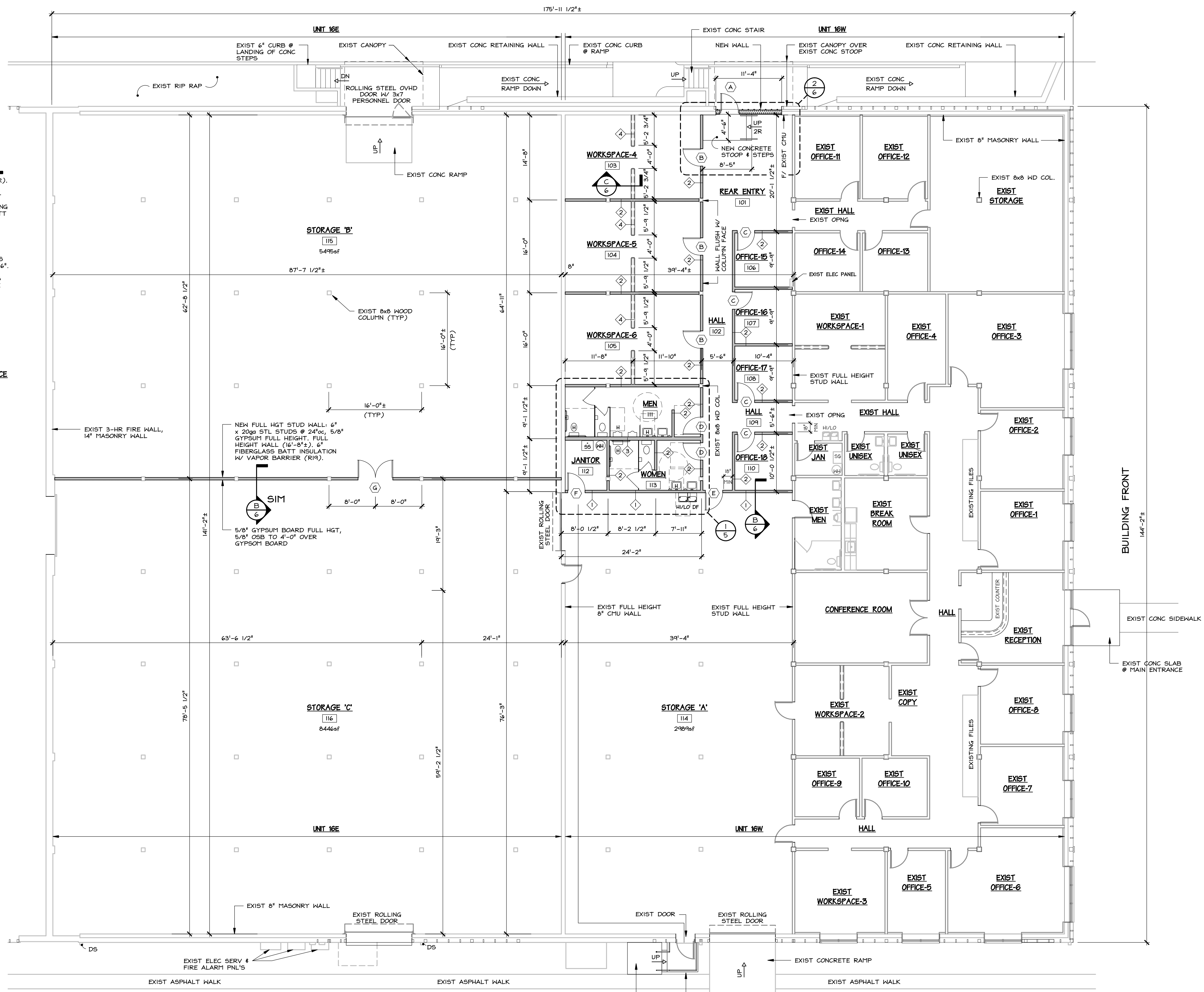
DRAWN BY: EH / OT
CHECKED BY: RFN
DATE: 3 MARCH 2016
SCALE: 1/8" = 1'-0"
PROJECT NO: 14123

DRAWING NO: 2 of 7

WALL TYPE LEGEND

- ◻ EXISTING MASONRY WALL (W/ SIDING @ EXTERIOR).
- ◇ INTERIOR (OFFICE PERIMETER): 3 5/8" x 20ga STL STUDS @ 24"oc, 5/8" GYPSUM BD- FULL HEIGHT WALL (16'-8"±) FACING AWAY FROM OFFICE, CEILING HGT +6" FACING INTO OFFICE, 6" FIBERGLASS BATT INSULATION W/ VAPOR BARRIER (R19), FULL HEIGHT.
- ② INTERIOR: 3 5/8" x 20ga STL STUDS @ 24"oc, 5/8" GYP BD EA FACE, CEILING HGT +6".
- ③ INTERIOR (PLUMBING WALL): 6" x 20ga STL STUDS @ 24"oc W/ 5/8" GYP BD EA FACE, CEILING HGT +6".
- ④ INTERIOR: (60" HEIGHT) 3 5/8" x 20ga STL STUDS @ 24"oc W/ 5/8" GYP BD EA FACE, OAK CAP (SEE DETAIL).

ADJACENT WAREHOUSE SPACE
UNIT #15
(OCCUPIED)



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

DO NOT SCALE DRAWING FOR DIMENSIONS

EDA

ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

PROFESSIONAL ENGINEER
ROBERT A. NELSON, III
No. 8007
3/8/16

REVISION:	NO.	DATE:	DESCRIPTION:
	1	3/8/16	PERMIT SET

UNIT #16 OFFICE EXPANSION FOR TRAFFORD CORPORATION
CITY: CENTRAL WAREHOUSE BUILDINGS . CITY OF RICHMOND . VIRGINIA
COMMERCE ROAD & INGRAM STREET

FLOOR PLAN
DRAWN BY: EH / OT
CHECKED BY: RFN
DATE: 3 MARCH 2016
PROJECT NO: 14823
SCALE: 1/8" = 1'-0"

DRAWING NO: 3 of 7

LIFE SAFETY NOTES / REQUIREMENTS:
 CODE: VA REHABILITATION CODE 2012
 USE GROUP: S1 / B (NOT SEPARATED)
 BUILDING FULLY SPRINKLERED
 CONSTRUCTION TYPE: 4 HT

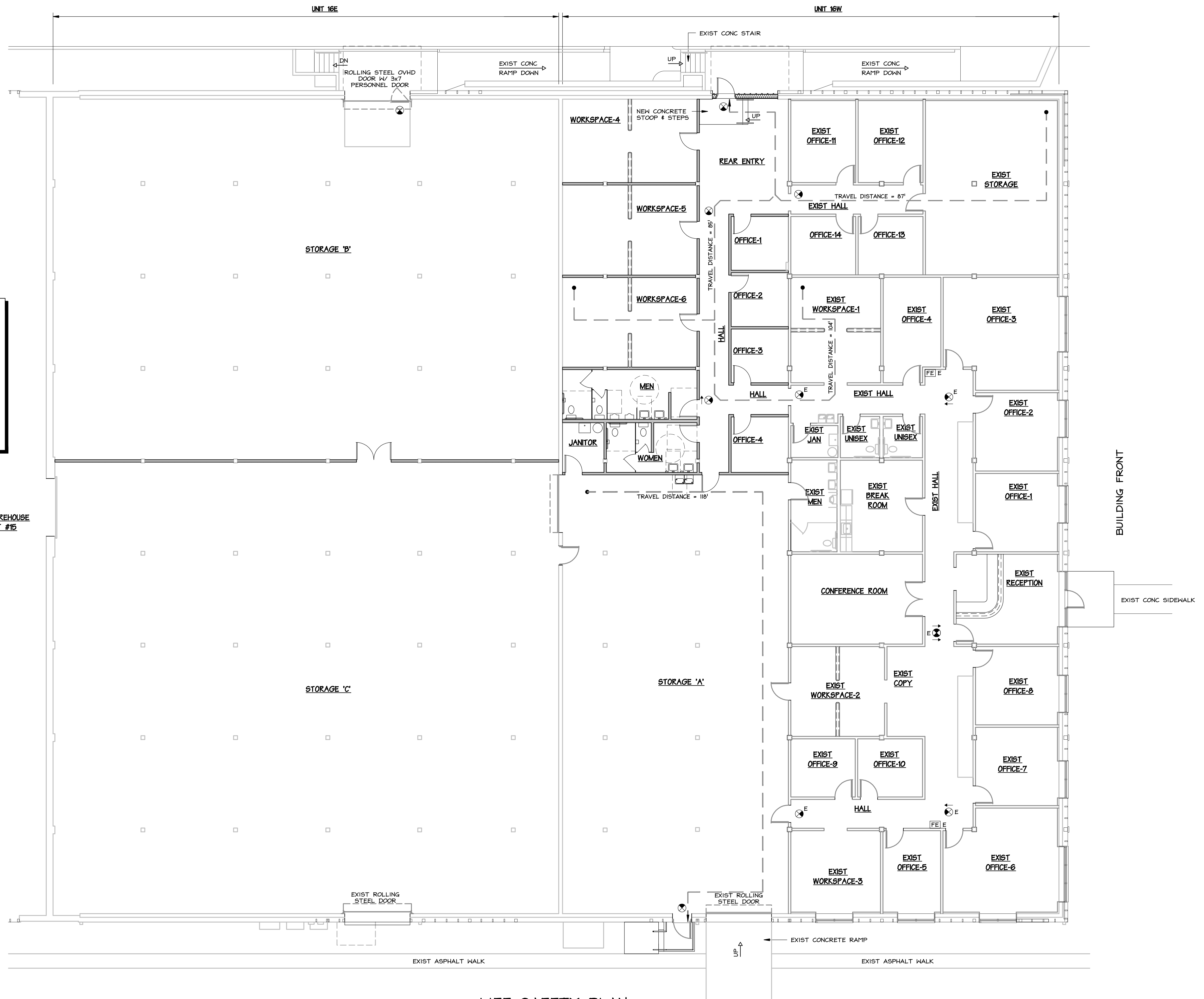
TRAVEL DISTANCE:
 WAREHOUSE (S1) = 300', OFFICE (B) = 250'
 100' MAX COMMON PATH OF EGRESS.

LOCATE FIRE EXTINGUISHERS AS DIRECTED
 BY FIRE MARSHAL'S OFFICE. PLACE FIRE
 EXTINGUISHERS IN SEMI RECESSED MOUNTED
 CABINETS WITH A 4" MAXIMUM PROTRUSION
 INTO WALKWAY.

EGRESS LIGHTING REQUIREMENTS AND FIRE
 ALARM SYSTEM DESIGN WITHIN MODIFIED
 AREA OF BUILDING BY OTHERS.

↑ ⊙ ↓ DENOTES EXIT LIGHT WITH
 DIRECTIONAL ARROW OPTION.

ADJACENT WAREHOUSE
 SPACE UNIT #15



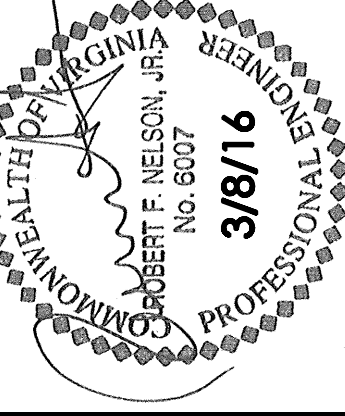
LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"

DO NOT SCALE DRAWING FOR DIMENSIONS

EDA
 ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
 RICHMOND, VIRGINIA 23231
 PHONE: 804-236-0190
 FAX: 804-236-0194

PO BOX 515
 WICOMICO CHURCH 22579
 PHONE: 804-580-2227
 FAX: 804-580-3334



REVISION:	NO.	DATE:	DESCRIPTION:
	1	3/8/16	PERMIT SET

**UNIT #16 OFFICE EXPANSION
 FOR TRAFFORD CORPORATION**
 CITY: CENTRAL WAREHOUSE BUILDINGS
 COMMERCE ROAD & INGRAM STREET . CITY OF RICHMOND . VIRGINIA
LIFE SAFETY PLAN
 DRAWN BY: EH / GT
 CHECKED BY: RPN
 SCALE: 1/8" = 1'-0"
 DATE: 3 MARCH 2016
 PROJECT NO: 14123

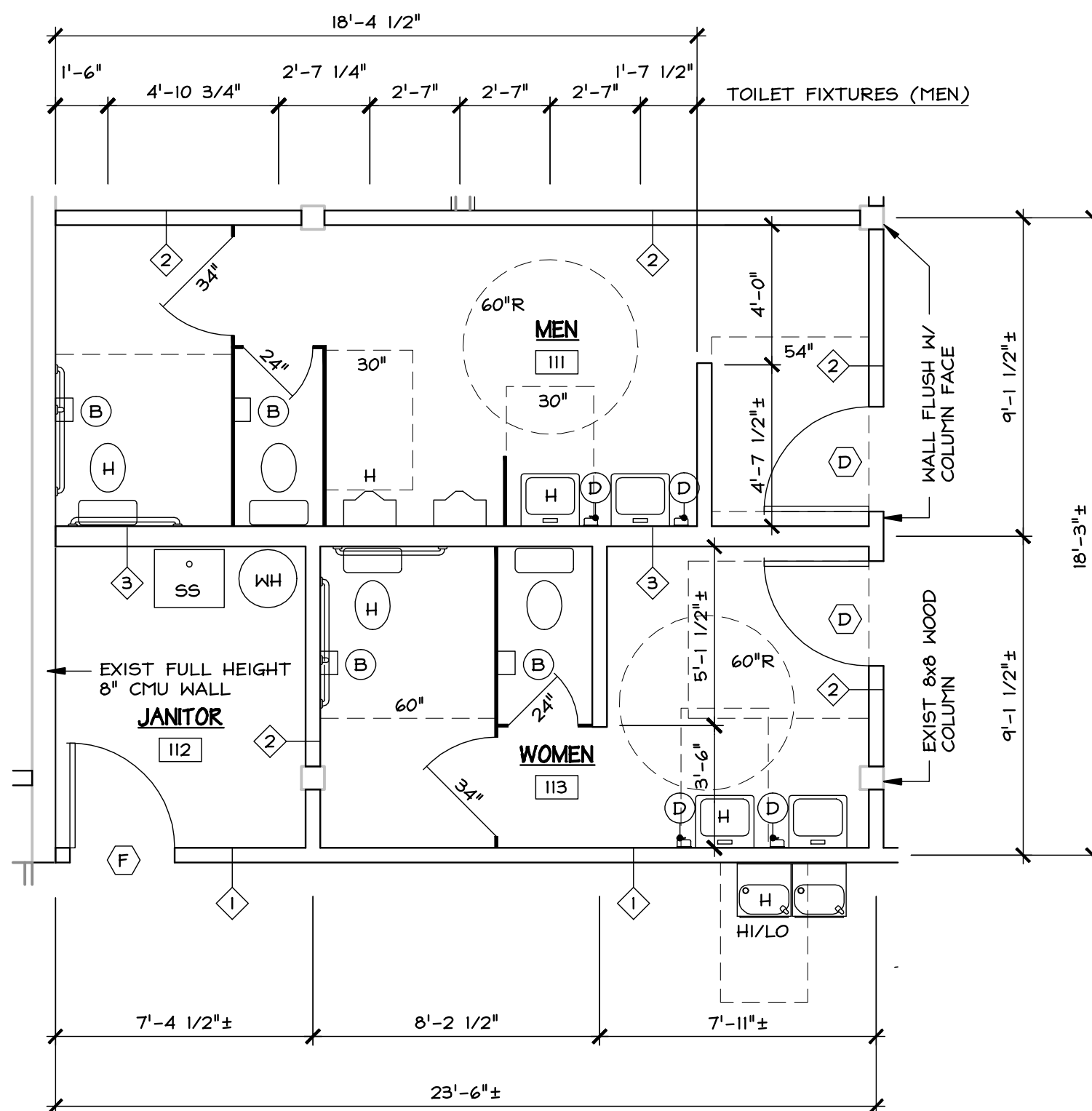
FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				→	↓	←	↑	MAT'L	HEIGHT	
101	REAR ENTRY	VCT	VINYL	EXIST	PI	PI	PI	2x4	8'-0"	* EXIST CMU WALL PAINTED WHITE
102	HALL	VCT	VINYL	PI	PI	PI	2x4	8'-0"		
103	WORKSPACE-4	VCT	VINYL	PI	PI	*	2x4	8'-0"	* EXIST CMU WALL PAINTED WHITE	
104	WORKSPACE-5	VCT	VINYL	PI	PI	*	2x4	8'-0"	* EXIST CMU WALL PAINTED WHITE	
105	WORKSPACE-6	VCT	VINYL	PI	PI	*	2x4	8'-0"	* EXIST CMU WALL PAINTED WHITE	
106	OFFICE-15	CPT	VINYL	EXIST	PI	PI	2x4	8'-0"		
107	OFFICE-16	CPT	VINYL	EXIST	PI	PI	2x4	8'-0"		
108	OFFICE-17	CPT	VINYL	EXIST	PI	PI	2x4	8'-0"		
109	HALL	VCT	VINYL	EXIST	PI	PI	2x4	8'-0"		
110	OFFICE-18	CPT	VINYL	EXIST	PI	PI	2x4	8'-0"		
111	MEN'S TOILET	VCT	VINYL	PI	PI	PI	2x4	8'-0"		
112	JANITOR	EXIST GNC	VINYL	PI	PI	PI	2x4	8'-0"		
113	WOMEN'S TOILET	EXIST GNC	VINYL	PI	PI	PI	2x4	8'-0"		
114	STORAGE 'A'	EXIST GNC		EXIST	EXIST	EXIST	PI	EXPOSED	VINYL BASE @ NEW STUD WALL	
115	STORAGE 'B'	EXIST GNC		EXIST	EXIST	EXIST	PI	EXPOSED		
116	STORAGE 'C'	EXIST GNC		EXIST	EXIST	EXIST	PI	EXPOSED		

FINISH SCHEDULE NOTES

- EXISTING MASONRY WALLS LISTED ABOVE AS FINISH 'P2' SHALL BE CLEANED / PREPARED TO RECEIVE PAINT. PAINT TO EXTEND TO NEW CEILING @ 8'-0".
- ALL FLOOR SURFACES WITHIN NEW OFFICE AREA SHALL BE CLEANED / PREPARED TO RECEIVE TILE OR CARPET.
- NEW CONCRETE STOOP & STEPS - SEALED CONCRETE.

NOTE: SEE FLOOR PLAN SHEET FOR WALL TYPE DESCRIPTIONS



NEW TOILET PLAN

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

1/5

FINISH NOTES

- THE MAXIMUM FLAME SPREAD RATINGS FOR INTERIOR FINISH MATERIALS:
BREAK ROOM (ENTRY): FLAME SPREAD- 0-25
ALL HALLWAYS, RECEPTION, & WAITING AREAS:
FLAME SPREAD= 26-75
ALL OTHER AREAS:
FLAME SPREAD= 76-200
- ALL GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOFS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
- CONCEAL ALL PIPING AND DUCTWORK IN WALLS AND CEILINGS. WALLS SHALL BE FURRED OUT TO CONCEAL PIPING AND DUCTWORK.
- ALL GYPSUM BD SHALL BE TAPED, FINISHED, AND SUITABLE FOR PAINTING OR WALLPAPERING.
- ALL GYPSUM BD USED IN THE TOILET ROOMS AND JANITOR'S CLOSET SHALL BE WATER RESISTANT.
- THE FOLLOWING SIGNS SHALL BE FURNISHED: a) ALL TOILETS SHALL BE FURNISHED WITH SIGNS FOR "MEN" AND "WOMEN", OR "TOILET" (@ UNISEX TOILETS). b) ALL HANDICAPPED ACCESSIBLE TOILETS SHALL BE FURNISHED WITH THE HANDICAP ACCESSIBLE SIGN. ALL REQUIRED SIGNAGE SHALL INCORPORATE THE INTERNATIONAL SIGN OF ACCESSIBILITY.
- PAINT SCHEDULE AS FOLLOWS:
GYPSUM BOARD- 1 COAT PRIMER, TWO COATS LATEX ENAMEL.
PRIMED STEEL (DOORS & FRAMES) TWO COATS LATEX ENAMEL.
EXPOSED MASONRY- 1 COAT BLOCK FILLER (PRIME) AND 2 COATS LATEX GLOSS ENAMEL.
- PAINT SHALL BE AS MANUFACTURED BY DURON OR AN APPROVED EQUAL (UNLESS NOTED OTHERWISE).
- ALL EXPOSED METAL SHALL BE PRIMED AND FINISH PAINTED UNLESS NOTED OTHERWISE.
- VINYL FLOOR COVERING WILL BE 12 x 12 x 1/8" AS MANUFACTURED BY ARMSTRONG (OR EQUAL).
- CARPET SHALL BE A 26 OUNCE, POLYPROPYLENE TUFTED LEVEL LOOP PILE. CARPET SHALL BE FULLY ADHERED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
- PROVIDE VINYL REDUCER STRIP WHERE FLOOR FINISH MATERIAL CHANGES, IE; CARPET, VCT, TILE, SEALED CONCRETE, ETC.
- FLOOR COLOR AND FINISH PATTERN SHALL BE AS SELECTED BY TENANT.
- WALL BASE SHALL BE 4" VINYL.
- SUSPENDED ACOUSTICAL CEILING SYSTEM SHALL BE AS MANUFACTURED BY USG INTERIORS, INC. OR AN APPROVED EQUAL. PANELS SHALL BE "F" FISSEDURE PANELS, 2' x 4' x 5/8", WHITE WITH A DOWN DX GRID.

ABBREVIATIONS

FLOOR
CPT CARPET
VCT VINYL COMPOSITION TILE

BASE
VINYL 4" VINYL COVERED BASE

WALL FINISH
P1 LATEX PAINT
P2 BLOCK FILLER W/ EPOXY PAINT

CEILING
EXP EXPOSED STRUCTURE
2x4 SUSP ACOUSTICAL CLG 2' x 4'
2x4*TR 2' x 4' MOISTURE RESISTANT

TOILET ACCESSORY LEGEND

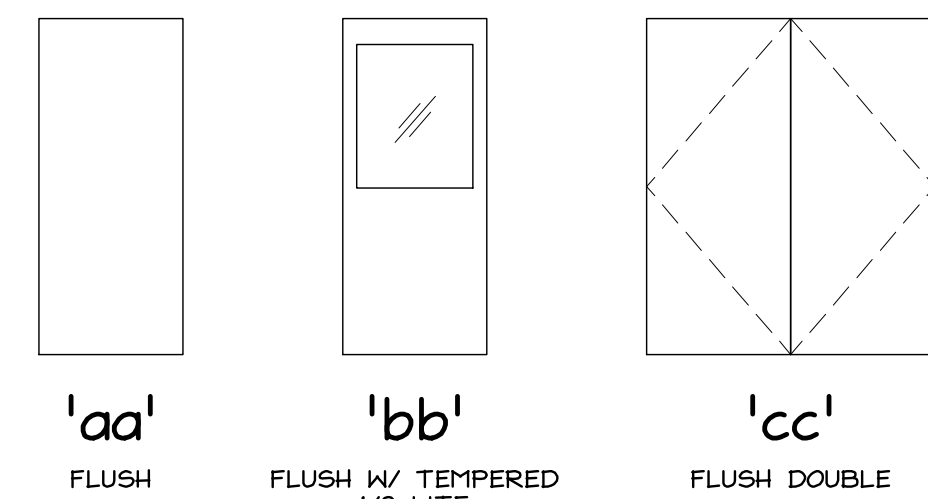
- A MIRROR 20" x 36" (NOT SHOWN ON PLAN)
- B TOILET TISSUE DISPENSER
- C FEMININE NAPKIN DISPOSAL
- D SOAP DISPENSER

TOILET NOTES

- ALL HOT WATER AND DRAIN PIPES EXPOSED UNDER ACCESSIBLE SINKS SHALL BE INSULATED WITH TRUEBRO HANDI LAV-GUARD FLEXIBLE PROTECTIVE PIPE COVERING (UNLESS OTHERWISE NOTED).
- ALL CONTROLS FOR ACCESSIBLE TOILETS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA (MAX HEIGHT= 44" AFF).
- TOILET PARTITIONS SHALL BE AS MANUFACTURED BY SCRANTON PRODUCTS OR AN APPROVED EQUAL. TOILET PARTITIONS SHALL BE FLOOR-MOUNTED, HEADRAIL-BRACED, 1" THICK HIGH DENSITY POLYETHYLENE RESIN. COLOR AS SELECTED BY THE OWNER.
- TOILET ACCESSORIES SHALL BE AS MANUFACTURED BY AMJ WASHROOM ACCESSORIES, OR AN APPROVED EQUAL. TOILET ACCESSORIES SHALL BE AS FOLLOWS:
FRAMED MIRRORS - ONE EACH LAVATORY 20" x 36", 1/4" GLASS, FRAMED.
TOILET PAPER HOLDER- ONE PER WATER CLOSET, SINGLE ROLL.
- TOILET PAPER AND SOAP DISPENSERS SHALL BE STAINLESS STEEL.

DOOR & WINDOW SCHEDULE

- (A) 3'-0" x 7'-0" x 1 3/4" INSULATION CORE FLUSH STEEL INSULATED CORE DOOR IN 16ga HM FRAME (4" HEAD). 1 1/2" PR BUTT HINGES. KEYPAD ENTRANCE LOCKSET. CLOSER, WEATHER STRIPPING, THRESHOLD, DOOR SWEEP. PTD DOOR & FRAME. DOOR TYPE 'aa'.
- (B) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH WOOD DOOR IN 16ga HM FRAME. 1 1/2" PR BUTT HINGES. PASSAGE LATCHSET. PAINT DOOR & FRAME. DOOR TYPE 'ad'.
- (C) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH WOOD DOOR IN 16ga HM FRAME. 1 1/2" PR BUTT HINGES. OFFICE LOCKSET. PAINT DOOR & FRAME. DOOR TYPE 'ad'.
- (D) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH WOOD DOOR IN 16ga HM FRAME. 1 1/2" PR BUTT HINGES. PASSAGE LATCHSET, CLOSER. PAINT DOOR & FRAME. DOOR TYPE 'ad'.
- (E) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH STEEL DOOR W/ HALF LITE IN 16ga HM FRAME. 1 1/2" PR BUTT HINGES. KEYPAD LOCKSET, CLOSER. WEATHER STRIPPING, THRESHOLD, DOOR SWEEP. PAINT DOOR & FRAME. DOOR TYPE 'bb'.
- (F) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH STEEL DOOR IN 16ga HM FRAME. 1 1/2" PR BUTT HINGES. KEYPAD LOCKSET. WEATHER STRIPPING, THRESHOLD, DOOR SWEEP. PAINT DOOR & FRAME. DOOR TYPE 'ad'.
- (G) DOUBLE DOOR (2) 3'-0" x 7'-0" x 1 3/4" HOLLOW CORE FLUSH STEEL DOOR IN 16ga HM FRAME. 3 PR HINGES, PROVIDE LOCKSET AS DIRECTED BY TENANT, HEAD & SILL BOLTS ON ONE LEAF. PTD DOOR & FRAME. DOOR TYPE 'cc'.

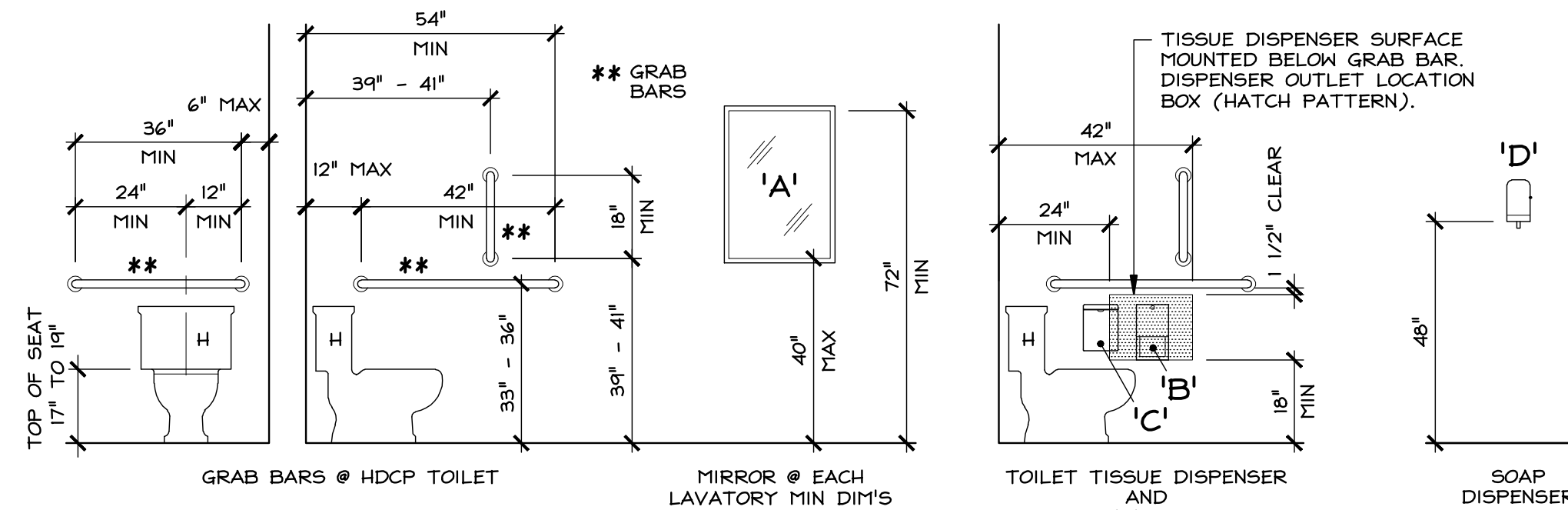


DOOR & WINDOW TYPES

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

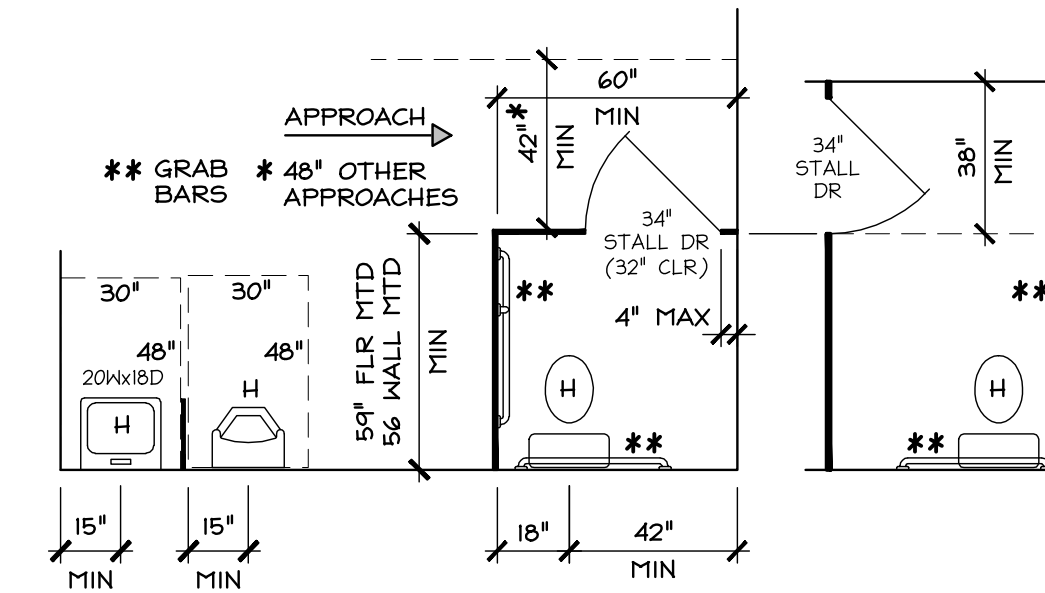
DOOR & WINDOW NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
- IF DOORS ARE NOT DIMENSIONALLY LOCATED ON THE PLAN, PROVIDE A MINIMUM OF 6" FROM THE DOOR JAMB (HINGE SIDE) TO THE ADJACENT FINISHED WALL SURFACE TYPICALLY, UNLESS FEASIBLY IMPOSSIBLE.
- PROVIDE SAFETY GLAZING AT ALL LOCATIONS WHERE REQUIRED BY CODE. GLAZING FOR INTERIOR DOORS SHALL BE 1/4" TEMPERED SAFETY GLASS.
- ALL METAL DOORS SHALL BE SEAMLESS.
- DOOR HARDWARE SHALL BE AS FOLLOWS:
A: DOOR LOCKS- CORBIN/RUSSWIN COMMERCIAL GRADE SERIES, WITH A SATIN STEEL FINISH.
B: HINGES- STANLEY FULL MORTISE STEEL HINGES.
C: CLOSERS- DORMA 7600 SERIES WITH STANDARD METAL COVER.
D: KICK PLATES- STANLEY SATIN STEEL, 12" HIGH WITH A SATIN STEEL FINISH.
E: DOOR STOPS- FLOOR MOUNTED SATIN STEEL FINISH, UNLESS OTHERWISE NOTED.
- FRAMES FOR INTERIOR DOORS SHALL BE 16 GAUGE, HOLLOW STEEL WRAP AROUND TYPE PRIMED TO ACCEPT PAINT FINISH.
- STEEL FRAMES SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE STEEL DOOR INSTITUTE, LATEST EDITION.
- ALL EXTERIOR DOOR HINGES SHALL HAVE BALL BEARING HINGES WITH NON REMOVABLE PINS.
- ALL PERSONNEL DOORS SHALL HAVE FLOOR MOUNTED DOOR STOPS UNLESS OTHERWISE NOTED.
- ALL PERSONNEL DOORS SHALL BE EQUIPPED WITH LEVER HANDLE HARDWARE.
- ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EXIT EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL ACCESSIBLE DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES. MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. ALL DOORWAYS ARE CONSIDERED ACCESSIBLE.
- DOOR CLOSING SPEED: FROM 90° CLOSING TO 12° SHALL BE 5 SECONDS MINIMUM.
- DOOR OPENING FORCE (DOES NOT APPLY TO FIRE DOORS); INTERIOR HINGED & ALL SLIDING OR FOLDING= 5.0 POUNDS.
- THRESHOLDS AT ALL ACCESSIBLE DOORWAYS SHALL NOT EXCEED 1/2". RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- ALL INGRESS AND EGRESS HARDWARE FOR ACCESSIBLE DOORS SHALL BE MOUNTED NO HIGHER THAN 40" AFF.
- TOILET ROOM DOORS: PROVIDE HANDICAP ACCESSIBLE ENTRY SIGNAGE PER APPLICABLE CODE. BRAILLE SIGNAGE INSTALLED ON THE WALL ADJACENT TO LATCH OUTSIDE OF DOOR. LOCATE SIGN CENTER AT 60" AFF.
- HOLLOW METAL FRAMES TO BE SHOP PRIMED AND FIELD PAINTED.
- HOLLOW METAL DOORS AND FRAMES TO BE SHOP PRIMED AND FIELD PAINTED.
- HOLLOW WOOD DOORS SHALL HAVE LUAN AWI TYPE I FACE BOTH SIDES.
- COLOR FOR DOOR & DOOR FRAMES AS DIRECTED BY TENANT.



ACCESSORY MOUNTING HEIGHT

SCALE: 3/8" = 1'-0"



HDCP TYP DIMENSIONAL STD'S

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

EDA ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

PROFESSIONAL ENGINEER
NO. 6007
3/18/16

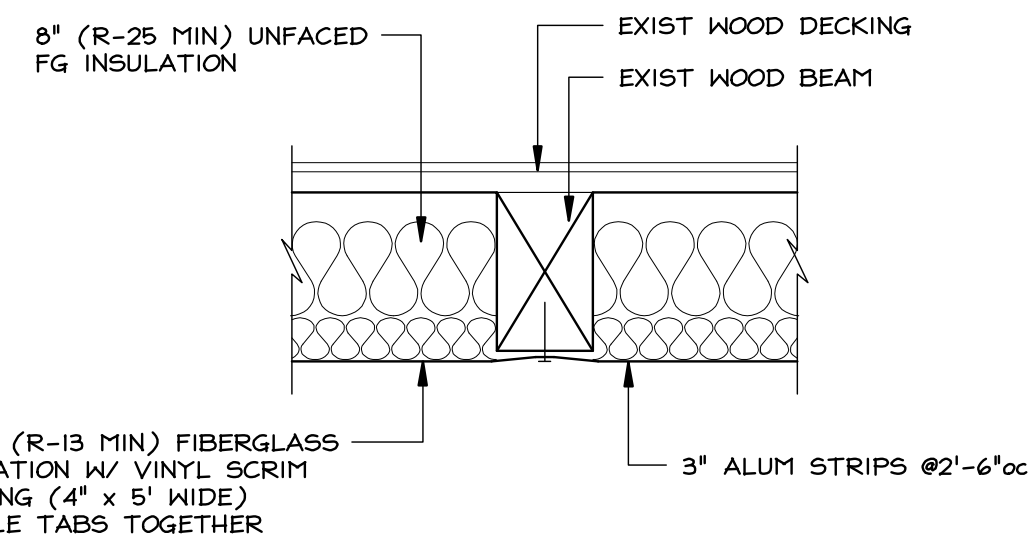
REVISION:	NO.	DATE:	DESCRIPTION:
		3/18/16	PERMIT SET

UNIT #16 OFFICE EXPANSION
FOR TRAFFORD CORPORATION
CITY, CENTRAL WAREHOUSE BUILDINGS
COMMERCE ROAD & INGRAM STREET . VIRGINIA

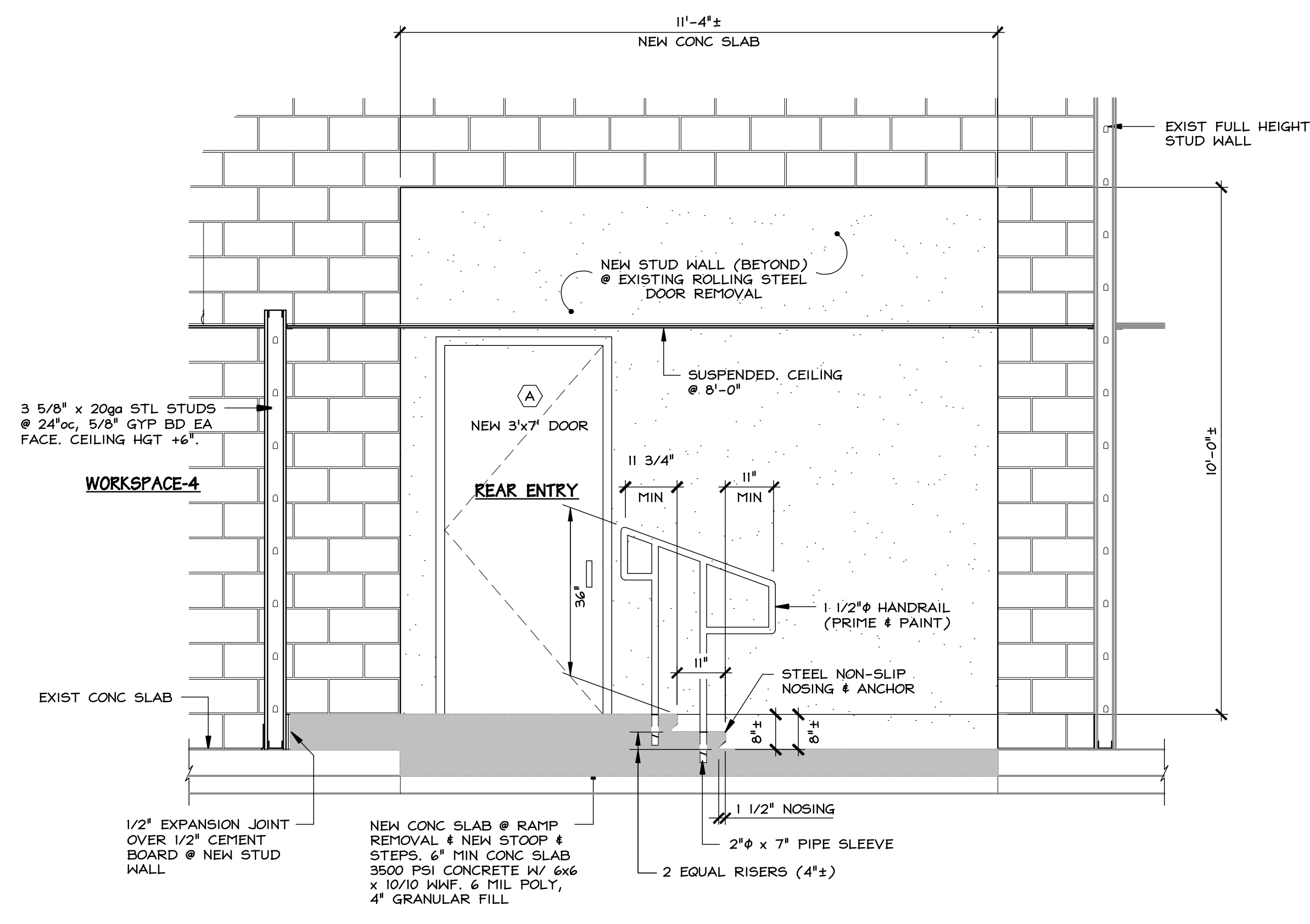
SCHEDULES, NOTES & TOILETS PLAN
DRAWN BY: EH / OT
CHECKED BY: RFN
SCALE: AS NOTED
DATE: 3 MARCH 2016
PROJECT NO: 14823

DRAWING NO: 5 of 7

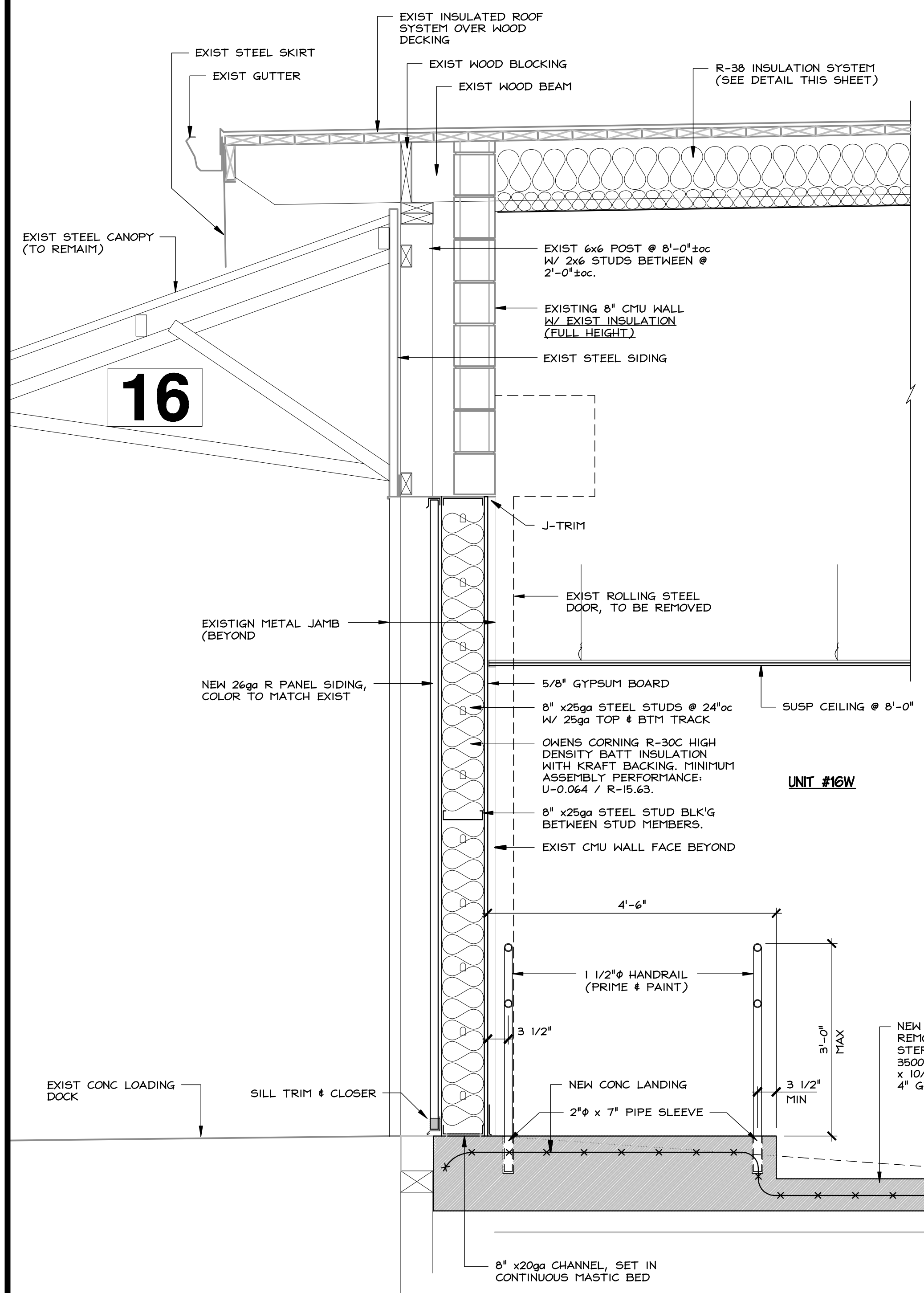
DO NOT SCALE DRAWING FOR DIMENSIONS



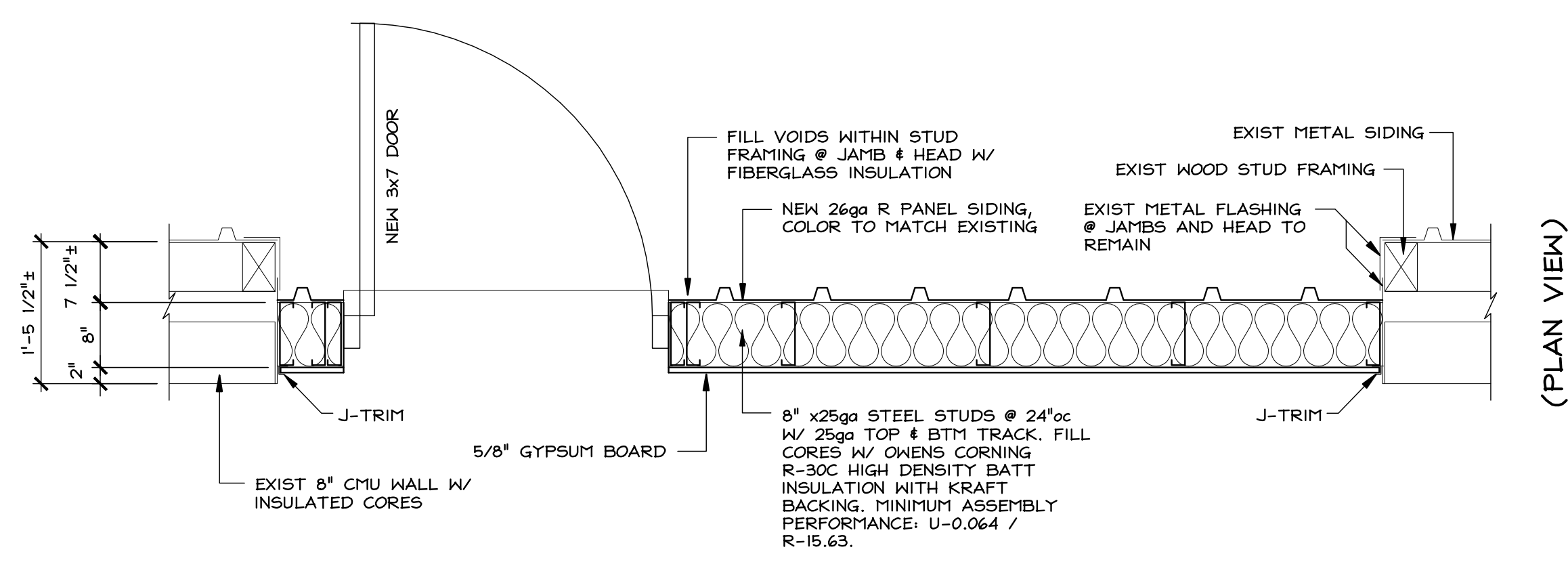
R-38 CEILING INSULATION DETAIL
R-38 INSULATION SYSTEM UTILITY SAVER SYSTEM BY JOHNS MANSFIELD OR EQUAL. LIMITS OF INSULATION SYSTEM ARE THE AREA ENCLOSED BY OFFICE EXPANSION.



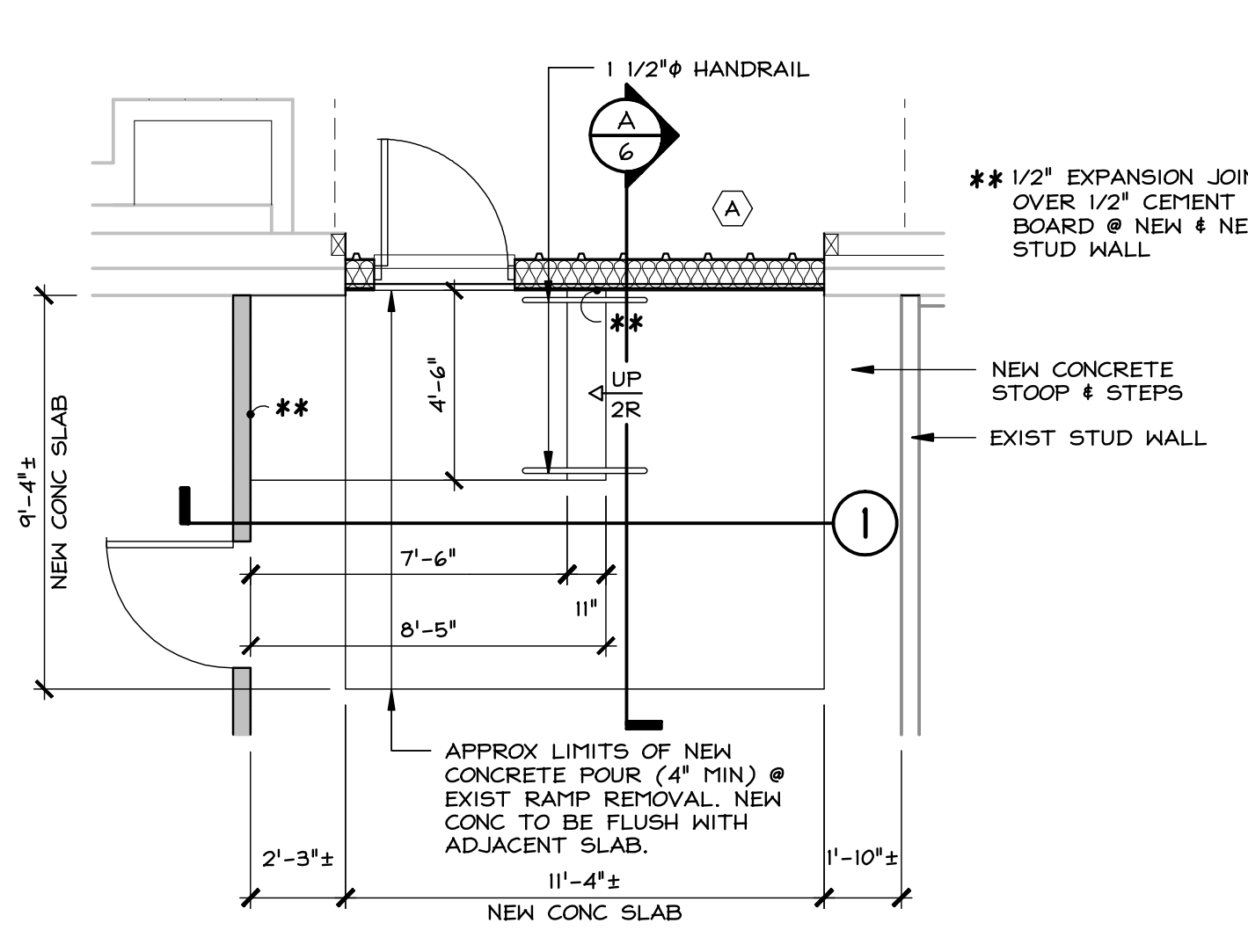
REAR WALL ELEVATION
SCALE: 1/2" = 1'-0"



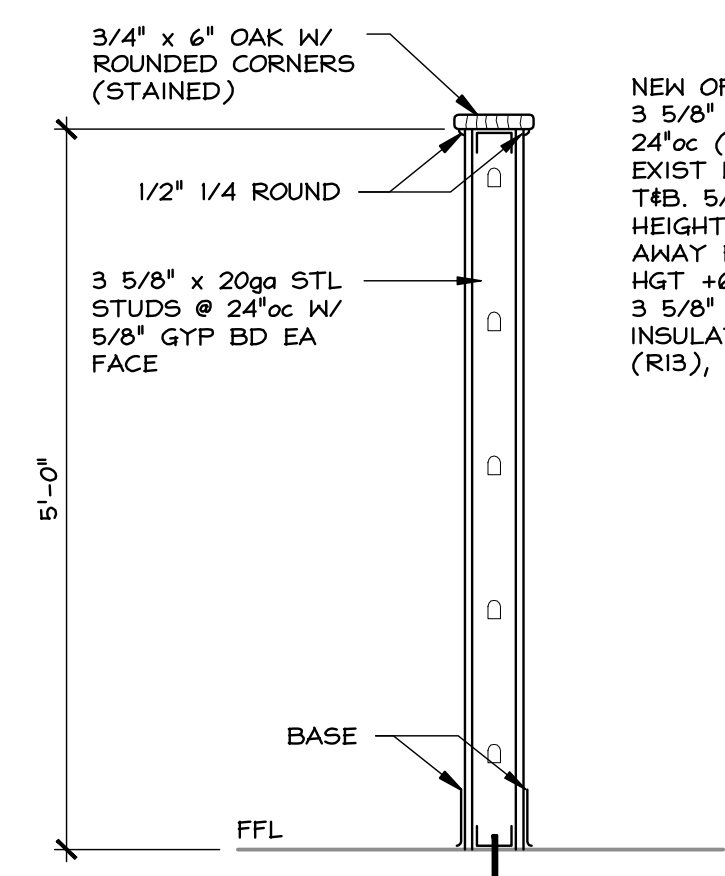
SECTION A-6
SCALE: 3/4" = 1'-0"



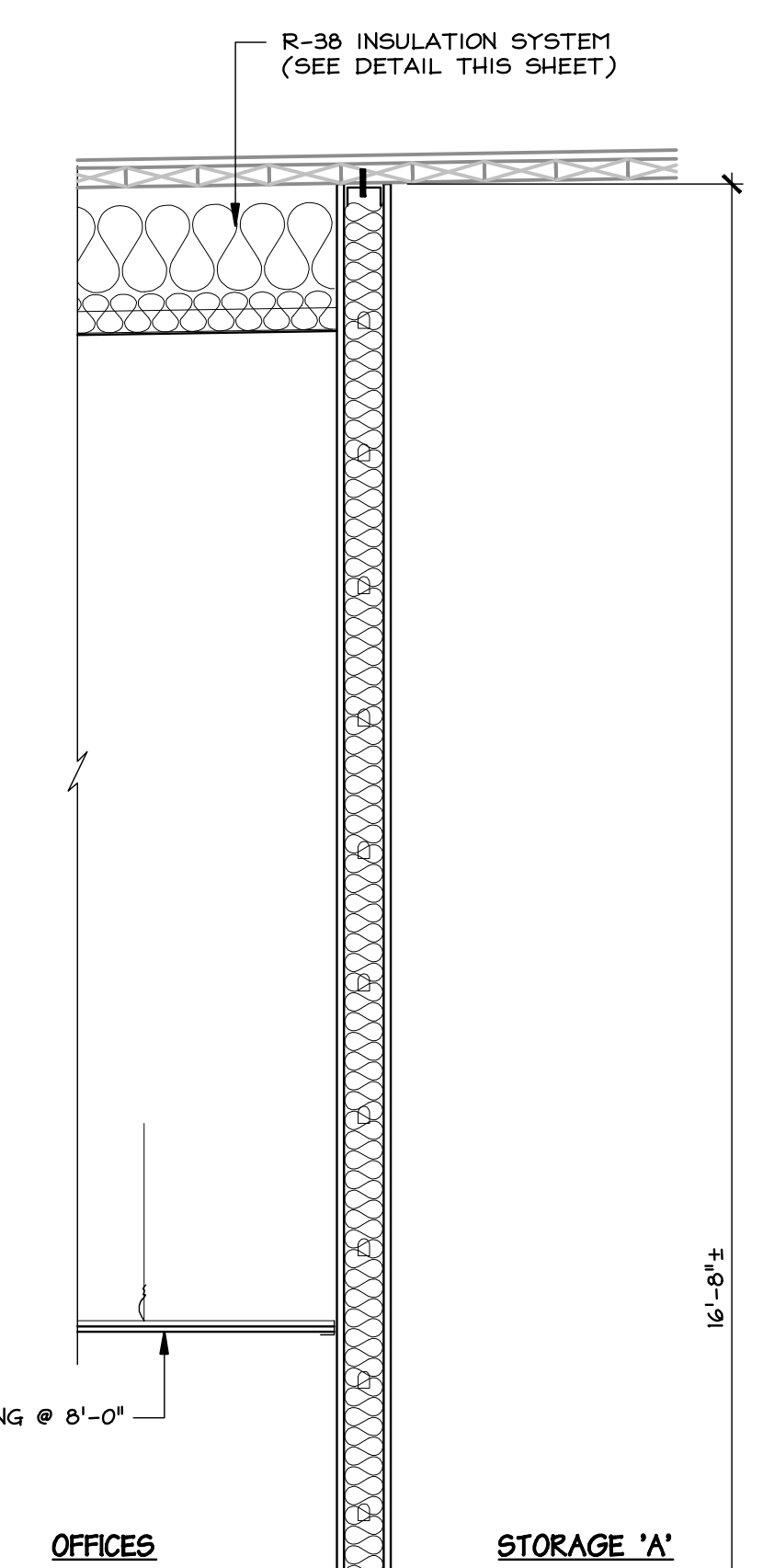
WALL FILL @ ROLLING STEEL DOOR REMOVAL
SCALE: 3/4" = 1'-0"



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



SECTION C
SCALE: 3/4" = 1'-0"



SECTION B
SCALE: 3/4" = 1'-0"

EDA
ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

PROFESSIONAL ENGINEER
ROBERT S. NELSON, III
NO. 8007
3/18/16

REVISION:	NO.	DATE:	DESCRIPTION:
	1	3/18/16	PERMIT SET

UNIT #16 OFFICE EXPANSION FOR TRAFFORD CORPORATION
CITY: CENTRAL WAREHOUSE BUILDINGS . CITY OF RICHMOND . VIRGINIA
COMMERCE ROAD & INGRAM STREET

SECTIONS AND DETAILS
DRAWN BY: EH / OT
CHECKED BY: RFN
SCALE: AS NOTED
DATE: 3 MARCH 2016
PROJECT NO: 14823

DRAWING NO: 6 of 7

DO NOT SCALE DRAWING FOR DIMENSIONS



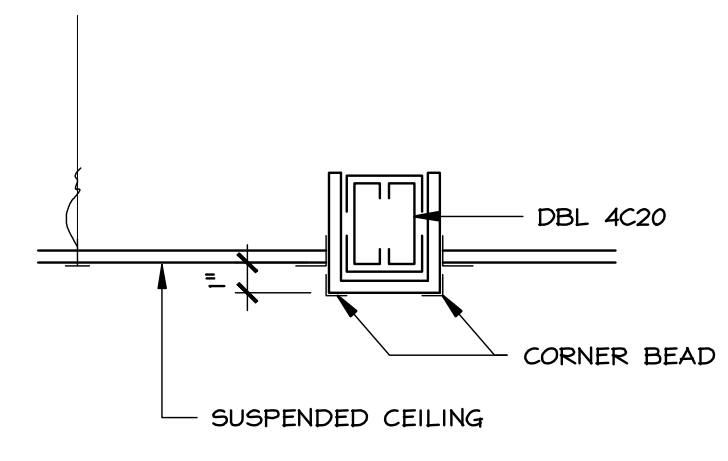
REVISION:		DATE:	DESCRIPTION:
NO.	3/18/16	PERMIT SET	

**UNIT #16 OFFICE EXPANSION
FOR TRAFFORD CORPORATION**
CITY, CENTRAL WAREHOUSE BUILDINGS
COMMERCE ROAD & INGRAM STREET . . . CITY OF RICHMOND . . . VIRGINIA

REFLECTED CEILING PLAN

DRAWN BY: EH / OT
CHECKED BY: REN
DATE: 3 MARCH 2016
PROJECT NO: 14823

DO NOT SCALE DRAWING FOR DIMENSIONS



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

CEILING SCHEDULE

- DENOTES 2' x 4' LAY-IN CEILING GRID
- DENOTES CEILING HEIGHT
- DENOTES ROOM NUMBER
- DENOTES EXIT LIGHT WITH DIRECTIONAL ARROW OPTION.

REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"