

Rutter Mills Office Expansion

160 West Brambleton Avenue

SCOPE OF WORK:

THE SCOPE OF WORK FOR THE CONSTRUCTION OF A +/- 4,700 SQ. FT. ADDITION TO THE EXISTING OFFICE BUILDING IS TO BUILD THE ADDITION OVER THE EXISTING PARKING LOT AND HAVE THE WATER/SEWER/ELECTRICAL/GAS SERVICE ORIGINATE IN THE EXISTING BUILDING.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
2. ALL WORK PERFORMED TO BE OF ACCEPTED INDUSTRY STANDARDS AND PRACTICES GOVERNING THE HIGHEST QUALITY OF WORKMANSHIP.
3. ALL COSTS ASSOCIATED WITH REQUIRED SPECIAL INSPECTIONS ARE TO BE THE RESPONSIBILITY OF THE OWNER.
4. AIA DOCUMENTS A201, DATED 1997, SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT.
5. ALL WOOD IN CONTACT WITH CONCRETE SLABS AND/OR MASONRY TO BE PRESSURE TREATED.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE SHEATHING U.O.N. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD/FRAMING U.O.N.
7. ALL AREAS WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE UNCLEAR OR CONFLICTING ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
8. CONTRACTOR TO VERIFY LAYOUT AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND TO CONSULT WITH THE ARCHITECT REGARDING ALL DISCREPANCIES THAT EXIST WITHIN THESE CONSTRUCTION DOCUMENTS.
9. CONTRACTOR IS TO COORDINATE ALL WORK, STOCKING OF MATERIALS, REMOVAL OF DEBRIS, ETC. IN COMPLIANCE WITH LOCAL REQUIREMENTS. ALL STORAGE SHALL BE OFF SITE OR AS APPROVED BY THE OWNER.
10. CONTRACTOR SHALL COORDINATE INSTALLATIONS WITH ALL TRADES TO AVOID CONFLICTS.
11. THE CONTRACTOR SHALL PROVIDE ALL SUPERVISION, LABOR, MATERIAL, PLANT, EQUIPMENT, MACHINERY AND ALL OTHER ITEMS NECESSARY TO COMPLETE ALL DEMOLITION AND NEW WORK AS REQUIRED TO PROVIDE A COMPLETE JOB IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS.
12. EACH SUB CONTRACTOR IS TO THOROUGHLY REVIEW THESE DRAWINGS AND EVALUATE THE SCOPE OF WORK REQUIRED BY THEIR RESPECTIVE TRADE PRIOR TO THE START OF CONSTRUCTION.
13. DETAILS SHOWN ARE REPRESENTATIVE OF DESIGN CONCEPT. DETAILS MAY BE MODIFIED TO AFFECT EXISTING CONDITIONS, OR INDUSTRY STANDARDS, ETC. WITH THE APPROVAL OF THE ARCHITECT, HOWEVER, THE BASIC DESIGN AND STRUCTURAL INTENT IS TO BE MAINTAINED.
14. PROVIDE WOOD BLOCKING IN PARTITIONS AS REQUIRED FOR MOUNTING OF CABINETS, SHELVING, ETC.
15. ALL ABUTTING DISSIMILAR MATERIALS ARE TO BE CAULKED AND SEALED CONTINUOUS. COLOR TO MATCH ADJACENT MATERIALS.
16. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
17. ALL GLASS IN DOORS, WINDOWS AND BY STAIRS AND BATHROOM FIXTURES, WITHIN 18" OF WALKING SURFACES AND WITHIN 4'-0" OF A DOOR TO BE SAFETY GLAZING.

STRUCTURAL:

LYNCH MYKINS STRUCTURAL ENGINEERS, P.C.

400 GRANBY STREET, SUITE 401
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MECHANICAL, ELECTRICAL, PLUMBING:

PACE COLLABORATIVE
1277 PERIMETER PKWY,
VIRGINIA BEACH, VA 23454

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STRUCTURAL

S0.1	GENERAL NOTES
S0.2	GENERAL NOTES
S0.3	SPECIAL INSPECTIONS
S0.4	SPECIAL INSPECTIONS
S1.1	FOUNDATION PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	ROOF FRAMING PLAN
S3.1	SECTIONS
S3.2	SECTIONS
S3.3	SECTIONS
S3.4	SECTIONS
S5.1	TYPICAL DETAILS
S5.2	TYPICAL DETAILS
S5.3	TYPICAL DETAILS
S5.4	TYPICAL DETAILS
S5.5	TYPICAL DETAILS
S5.6	TYPICAL DETAILS

ARCHITECTURAL

A0.1	COVER SHEET
A0.2	CODE SUMMARY
A0.3	LIFE SAFETY PLAN
A0.4	DEMOLITION PLAN
A0.5	ARCHITECTURAL SITE PLAN
A1.0	FLOOR PLAN
A1.1	ROOF PLAN
A1.2	ENLARGED PLANS
A1.3	ENLARGED PLAN & ELEVATIONS
A1.4	ENLARGED PLAN & ELEVATION
A1.5	ENLARGED PLAN & ELEVATIONS
A1.6	REFLECTED CEILING PLAN
A1.7	ENLARGED PLAN & ELEVATION
A1.8	ENLARGED PLAN & ELEVATION
A1.9	ENLARGED PLAN & ELEVATION
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTION
A4.0	WALL SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTION
A4.3	WALL SECTIONS
A4.4	WALL SECTIONS
A5.0	SCHEDULE
A7.0	PRODUCT INFORMATION
A8.0	WALL TYPES & DETAILS
A9.0	RESTROOM INFORMATION

MECHANICAL

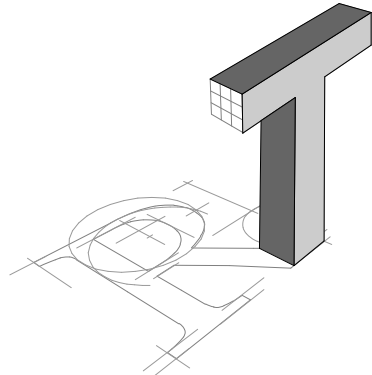
M001	LEGEND, NOTES AND ABBREVIATIONS
M101	FIRST FLOOR PLAN AND DUCTWORK
M102	SECOND FLOOR PLAN - DUCTWORK
M602	SCHEDULES
MC100	DEMO PLANS

ELECTRICAL

E001	GENERAL NOTES AND ABBREVIATIONS
E002	LEGEND
E101	FIRST FLOOR PLAN - LIGHTING
E102	SECOND FLOOR PLAN - LIGHTING
E202	SECOND FLOOR PLAN - POWER
E501	DETAILS
E502	DETAILS CONT.
E503	DETAILS CONT.
E601	PANELBOARD SCHEDULE AND RISER DIAGRAMS
E701	SPECIFICATIONS
ED101	SECOND FLOOR DEMOLITION PLAN

PLUMBING

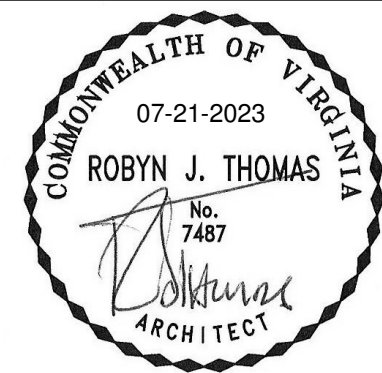
P001	LEGEND, NOTES AND ABBREATIONS
P002	FIXTURE PLATES
P004	SECOND FLOOR PLAN - PLUMBING (SAN)
P202	SECOND FLOOR - PLUMBING (DOWN)
P601	RISER DIAGRAM
P701	SPECIFICATIONS



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PERMIT SET

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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

COVER SHEET

Project number 21-065

Date 07-21-2023

Drawn by NL

A0.1

Scale 12" = 1'-0"

CODE COMPLIANCE INFORMATION		
ADMINISTRATION		
100	APPLICABLE CODE OR STANDARD	EDITION
	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)	2018
	PART 1 - VIRGINIA CONSTRUCTION CODE (VCC)	2018
	PART 2 - VIRGINIA REHABILITATION CODE (VRC)	N/A
	ADA STANDARDS FOR ACCESSIBLE DESIGN (ASAD) ANSI ICC A117.1	2010
	VIRGINIA STATEWIDE FIRE PREVENTION CODE	2018
	VIRGINIA MECHANICAL CODE	2018
	VIRGINIA PLUMBING CODE	2018
	VIRGINIA FUEL GAS CODE	2018
	VIRGINIA ENERGY CONSERVATION CODE	2018
	NFPA 70 NATIONAL ELECTRICAL CODE	2014
	NFPA 72 - FIRE/ SMOKE ALARM SYSTEM	2018

BUILDING DATA - CONSTRUCTION CLASSIFICATION (602)	
CONSTRUCTION TYPE:	2B
MIXED OCCUPANCY:	YES - B (OFFICE AT 1ST AND 2ND FLOOR) & S-2 (OPEN GARAGE AT 1ST FLOOR)
FULLY SPRINKLED:	NON SPRINKLERED

BUILDING OCCUPANCY CLASSIFICATION & USE GROUP (310)			
FLOOR	USE GROUP	CLASSIFICATION	AREA
FIRST FLOOR (EXISTING)	B	OFFICES - CONCENTRATED BUSINESS	9,270
SECOND FLOOR (EXISTING)	B	OFFICES - CONCENTRATED BUSINESS	6,750
FIRST FLOOR (ADDITION)	B	OFFICES - CONCENTRATED BUSINESS	146
SECOND FLOOR (ADDITION)	B	OFFICES - CONCENTRATED BUSINESS	4,691 (INDOOR + OUTDOOR)

DESIGN OCCUPANT LOAD (1004.1.2)				
FLOOR	USE GROUP	AREA (+/-)		ALLOWABLE OCCUPANT LOAD
FIRST FLOOR (EXISTING)	B (OFFICES - CONCENTRATED BUSINESS)	9,270	GROSS/ 150	62
SECOND FLOOR (EXISTING)	B (OFFICES - CONCENTRATED BUSINESS)	6,750		45
FIRST FLOOR (ADDITION)	B (STAIR WELL)	147	GROSS/ 50 CONCENTRATED BUSINESS	93
SECOND FLOOR (ADDITION)	B (INDOOR COMMON SPACE)	2,621		
	B (BRIDGE)	355		
		B (OUTDOOR COMMON SPACE)	1,690	
TOTAL ACTUAL OCCUPANTS IN THE BUILDING (EXISTING + ADDITION)				200

BUILDING HEIGHT AND AREA CALCULATIONS (503, 504, 506)						
BASED ON USE GROUP	ACTUAL			ALLOWABLE		
	BUILDING HEIGHT	BUILDING STORIES	BUILDING AREA	BUILDING HEIGHT	BUILDING STORIES	BUILDING AREA
B	+/- 31	2	12,246	55	3	23,000

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		
BUILDING ELEMENT	REQUIRED RATING	CODE REFERENCE
PRIMARY STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS TRUSSES)	0 HOUR	TABLE 601
BEARING WALLS - EXTERIOR - FIRE SEPARATION DISTANCE < 10'	0 HOUR	(TABLE 601,) TABLE 602, 704.10
BEARING WALLS - INTERIOR	0 HOUR	TABLE 601
NONBEARING WALLS AND PARTITIONS - EXTERIOR	0 HOUR	TABLE 601
NONBEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR	TABLE 601
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOUR	TABLE 601, TABLE 508.4
ROOF CONSTRUCTION (CLASS C - TABLE 1505.1) AND SECONDARY MEMBERS	0 HOUR	TABLE 601
SHAFT ENCLOSURES (LESS THAN 4 STORIES)	1 HOUR	708.4
SHAFT ENCLOSURES (4 OR MORE STORIES)	N/A	708.4
EXIT ENCLOSURES (LESS THAN 4 STORIES)	1 HOUR	1023.1
EXIT ENCLOSURES (4 OR MORE STORIES)	N/A	1023.1
CORRIDORS	1 HOUR	TABLE 1020.1
HORIZONTAL ASSEMBLIES	2 HOURS	420.3
FIRE WALLS	N/A	TABLE 706.4
FIRE BARRIERS	1 HOUR	707/ 404.6
FIRE PARTITIONS (708.3)	N/A	708 (420)
		709

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTUE			
FIRST FLOOR & SECOND FLOOR	PLUMBING FIXTURE COUNT	REQUIRED	PROVIDED
	WATERCLOSET	6	14
	LAVATORIES	4	9
	DRINKING FOUNTAIN	2	2
	SERVICE SINK	2	2

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	COMPLY
907.2.2 GROUP B. A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOW-ING CONDITIONS EXISTS: 2. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DIS-CHARGE.	

SECTION 906 PORTABLE FIRE EXTINGUISHERS	COMPLY
906.3 SIZE AND DISTRIBUTION. THE SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SEC-TIONS 906.3.1 THROUGH 906.3.4. 906.3.1 CLASS A FIRE HAZARDS. THE MINIMUM SIZES AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS FOR OCCUPANCIES THAT INVOLVE PRIMARILY CLASS A FIRE HAZARDS SHALL COMPLY WITH TABLE 906.3(1).	

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS) ^f																				
OCCUPANCY	A, E		I-1 ^a , I-3, I-4		I-2		R ^a		F-2, S-2 ^a , U		B ^a , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1 ^a , I-3, I-4			N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2					N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R ^a							N	N	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^a , U									N	N	1	2	NP	NP	3	4	2	3	2	NP
B ^a , F-1, M, S-1											N	N	NP	NP	2	3	1	2	1	NP
H-1													N	NP	NP	NP	NP	NP	NP	NP
H-2														N	NP	1	NP	1	NP	NP
H-3, H-4																1 ^a	NP	1	NP	NP
H-5																			N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not Permitted.
a. See Section 420.
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.
c. See Section 406.3.2.
d. Separation is not required between occupancies of the same classification.
e. See Section 422.2 for ambulatory care facilities.
f. Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 901.7.

[F] TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS			
	LIGHT (Low) HAZARD OCCUPANCY	ORDINARY (Moderate) HAZARD OCCUPANCY	EXTRA (High) HAZARD OCCUPANCY
Minimum-rated single extinguisher	2-A ^a	2-A	4-A ^a
Maximum floor area per unit of A	3,000 square feet	1,500 square feet	1,000 square feet
Maximum floor area for extinguisher ^b	11,250 square feet	11,250 square feet	11,250 square feet
Maximum distance of travel to extinguisher	75 feet	75 feet	75 feet

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 gallon = 3.785 L.
a. Two 2½-gallon water-type extinguishers shall be deemed the equivalent of one 4-A rated extinguisher.
b. Annex E.3.3 of NFPA 10 provides more details concerning application of the maximum floor area criteria.
c. Two water-type extinguishers each with a 1-A rating shall be deemed the equivalent of one 2-A rated extinguisher for Light (Low) Hazard Occupancies.

SECTION 1020 CORRIDORS	COMPLY
1020.1 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.	

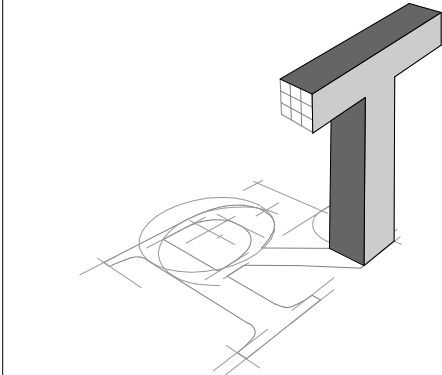
TABLE 1020.2 MINIMUM CORRIDOR WIDTH	
OCCUPANCY	MINIMUM WIDTH (Inches)
Any facility not listed in this table	44
Access to and utilization of mechanical, plumbing or electrical systems or equipment	24
With an occupant load of less than 50	36
Within a dwelling unit	36
In Group E with a corridor having an occupant load of 100 or more	72
In corridors and areas serving stretcher traffic in ambulatory care facilities	72
Group I-2 in areas where required for bed movement	96
In corridors of Group I-2 assisted living facilities licensed by the Virginia Department of Social Services serving areas with wheelchair, walker, and gurney traffic where residents are capable of self-preservation or where resident rooms have a means of egress door leading directly to the outside	44

WALL AND CEILING FINISHES AND INTERIOR FLOOR FINISHES	COMPLY
ALL INTERIOR FINISH MATERIAL SHALL COMPLY WITH VCC SECTION 803 AND 804	

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY ^a						
GROUP	SPRINKLERED ^c			NONSPRINKLERED		
	Interior exit stairways and ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces ^c	Interior exit stairways and ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces ^c
A-1 & A-2	B	B	C	A	A ^a	B ^a
A-3 ^a , A-4, A-5	B	B	C	A	A ^a	C
B, E, M, R-1	B	C ^m	C	A	B	C
R-4	B	C	C	A	B	B
F	C	C	C	B	C	C
H	B	B	C ^a	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B ^{a, i}	A	A	B
I-3	A	A ^j	C	A	A	B
I-4	B	B	B ^{a, j}	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.15.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based on spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered to be enclosing spaces and the rooms or spaces on both sides shall be considered to be one room or space. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall be not less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g. Class B material is required where the building exceeds two stories.
h. Class C interior finish materials shall be permitted in administrative spaces.
i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.
k. Finish materials as provided for in other sections of this code.
l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
m. Corridors in ambulatory care facilities shall be provided with Class A or B materials.

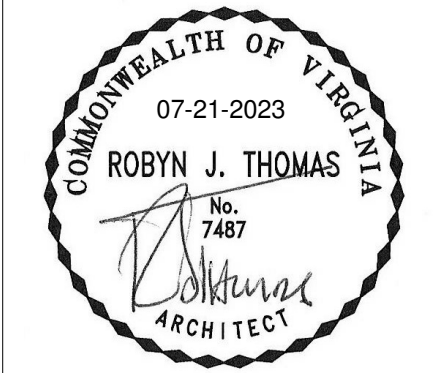
SECTION 806 DECORATIVE MATERIALS AND TRIM	COMPLY
806.1 GENERAL. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL OCCUPANCIES: 1. FURNISHINGS OR DECORATIVE MATERIALS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED. 2. FIRE-RETARDANT COATINGS IN EXISTING BUILDINGS SHALL BE MAINTAINED SO AS TO RETAIN THE EFFECTIVENESS OF THE TREAT-MENT UNDER SERVICE CONDITIONS ENCOUNTERED IN ACTUAL USE. 3. FURNISHINGS OR OTHER OBJECTS SHALL NOT BE PLACED TO OBSTRUCT EXITS, ACCESS THERETO, EGRESS THEREFROM OR VISIBILITY THEREOF. 4. THE PERMISSIBLE AMOUNT OF DECORATIVE VEGETATION AND NONCOMBUSTIBLE DECORATIVE MATERIALS SHALL NOT BE LIM-ITED.	
806.2 COMBUSTIBLE DECORATIVE MATERIALS. EXCEPTION : 4. IN GROUPS B AND M OCCUPANCIES, THE AMOUNT OF COMBUSTIBLE FABRIC PARTITIONS SUSPENDED FROM THE CEILING AND NOT SUPPORTED BY THE FLOOR SHALL COMPLY WITH SECTION 806.4 AND SHALL NOT BE LIMITED.	
806.3 OCCUPANCY-BASED REQUIREMENTS. OCCUPANCY-BASED REQUIREMENTS FOR COMBUSTIBLE DECORATIVE MATERIALS, OTHER THAN DECORATIVE VEGETATION, NOT COMPLYING WITH SECTION 806.4 SHALL COMPLY WITH SECTIONS 807.5.1 THROUGH 807.5.6 OF THE INTERNATIONAL FIRE CODE.	
806.4 ACCEPTANCE CRITERIA AND REPORTS. WHERE REQUIRED TO EXHIBIT IMPROVED FIRE PERFORMANCE, CURTAINS, DRAPERIES, FAB-RIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL BE TESTED BY AN APPROVED AGENCY AND MEET THE FLAME PROPAGATION PERFORM-MANCE CRITERIA OF TEST 1 OR 2, AS APPROPRIATE, OF NFPA 701, OR EXHIBIT A MAXIMUM HEAT RELEASE RATE OF 100 KW WHEN TESTED IN ACCORDANCE WITH NFPA 289, USING THE 20 KW IGNITION SOURCE. REPORTS OF TEST RESULTS SHALL BE PREPARED IN ACCORDANCE WITH THE TEST METHOD USED AND FURNISHED TO THE BUILDING OFFI-CIAL UPON REQUEST.	



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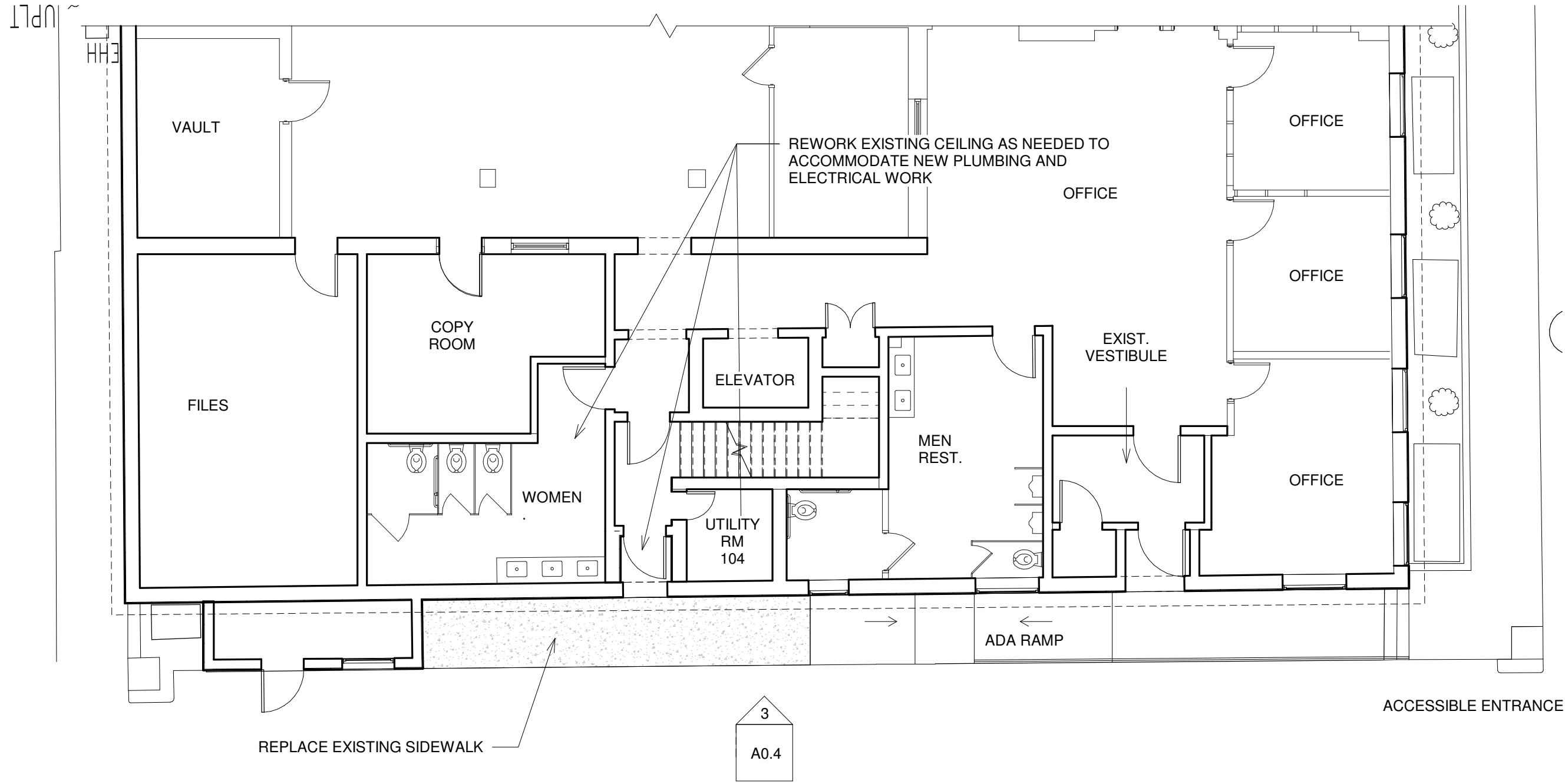


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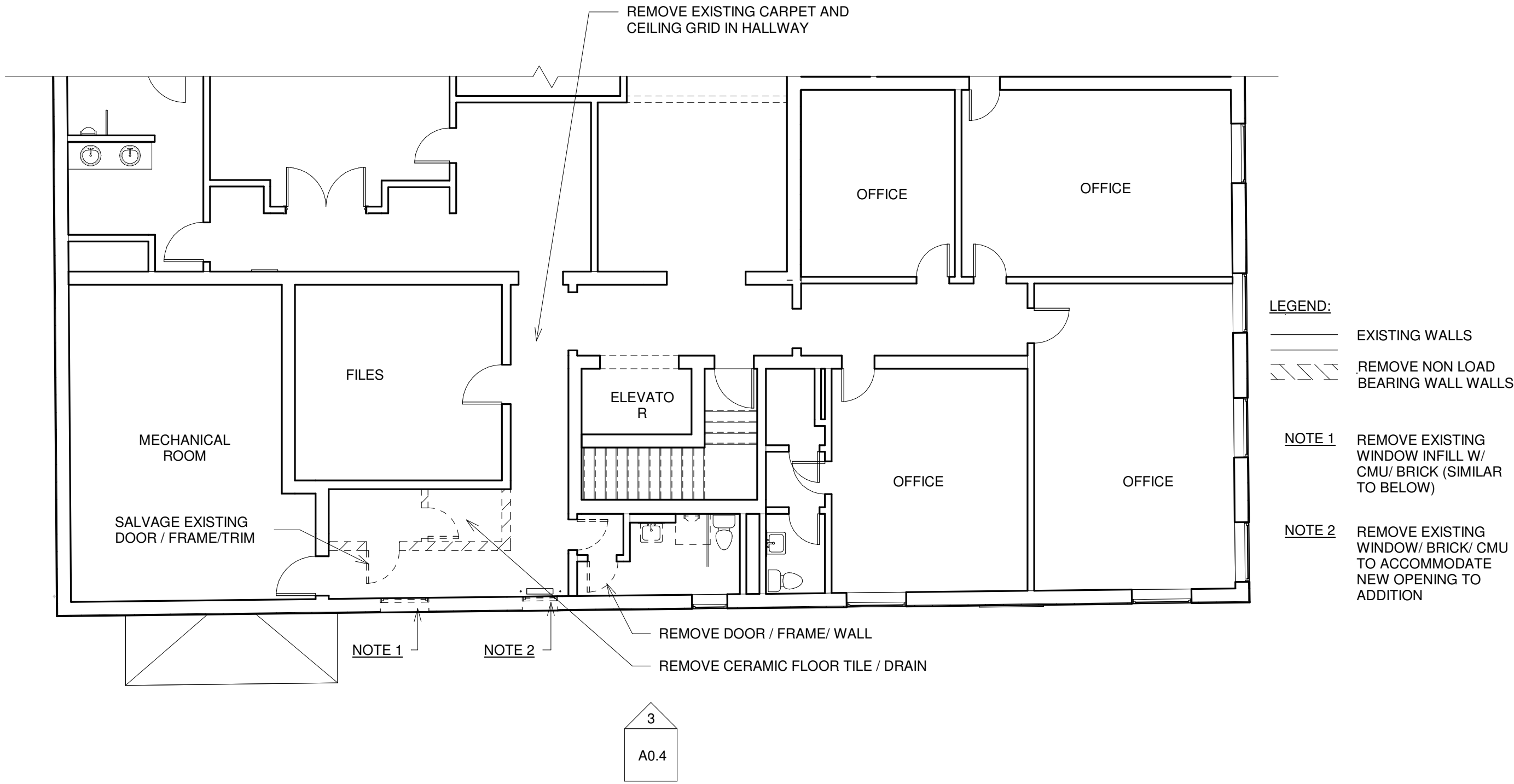
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REVISIONS		
No.	Date	Comments

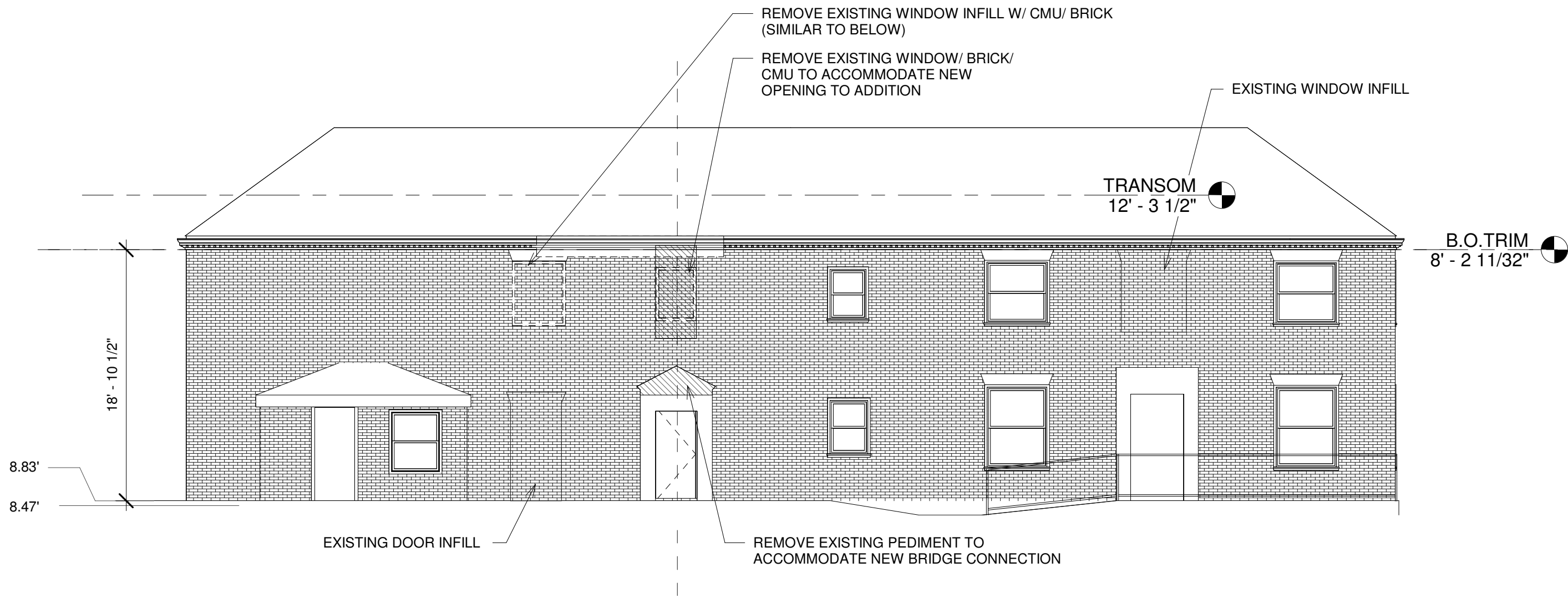
CODE SUMMARY	
Project number	21-065
Date	07-21-2023
Drawn by	NL
A0.2	
Scale	12" = 1'-0"



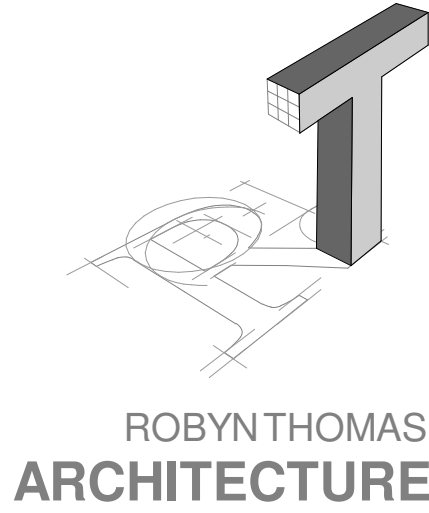
FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0" (EXISTING BUILDING)



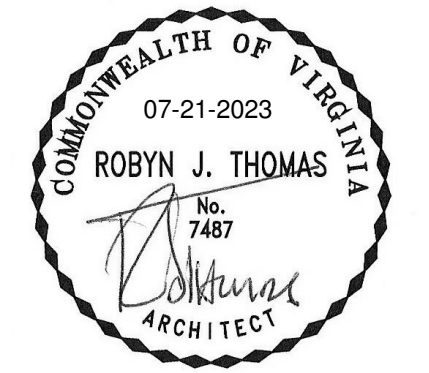
DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0" (EXISTING BUILDING)



3 EXTERIOR ELEVATION
A0.4/A0.4 1/8" = 1'-0" (EXISTING BUILDING)



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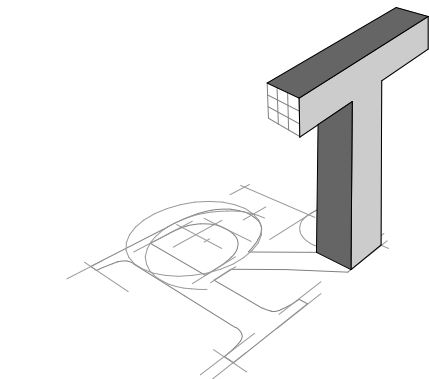


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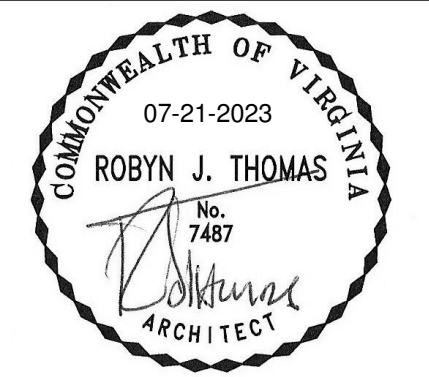
DEMOLITION PLAN	
Project number	21-065
Date	07-21-2023
Drawn by	NL
A0.4	
Scale	1/8" = 1'-0"



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ARCHITECTURAL
SITE PLAN

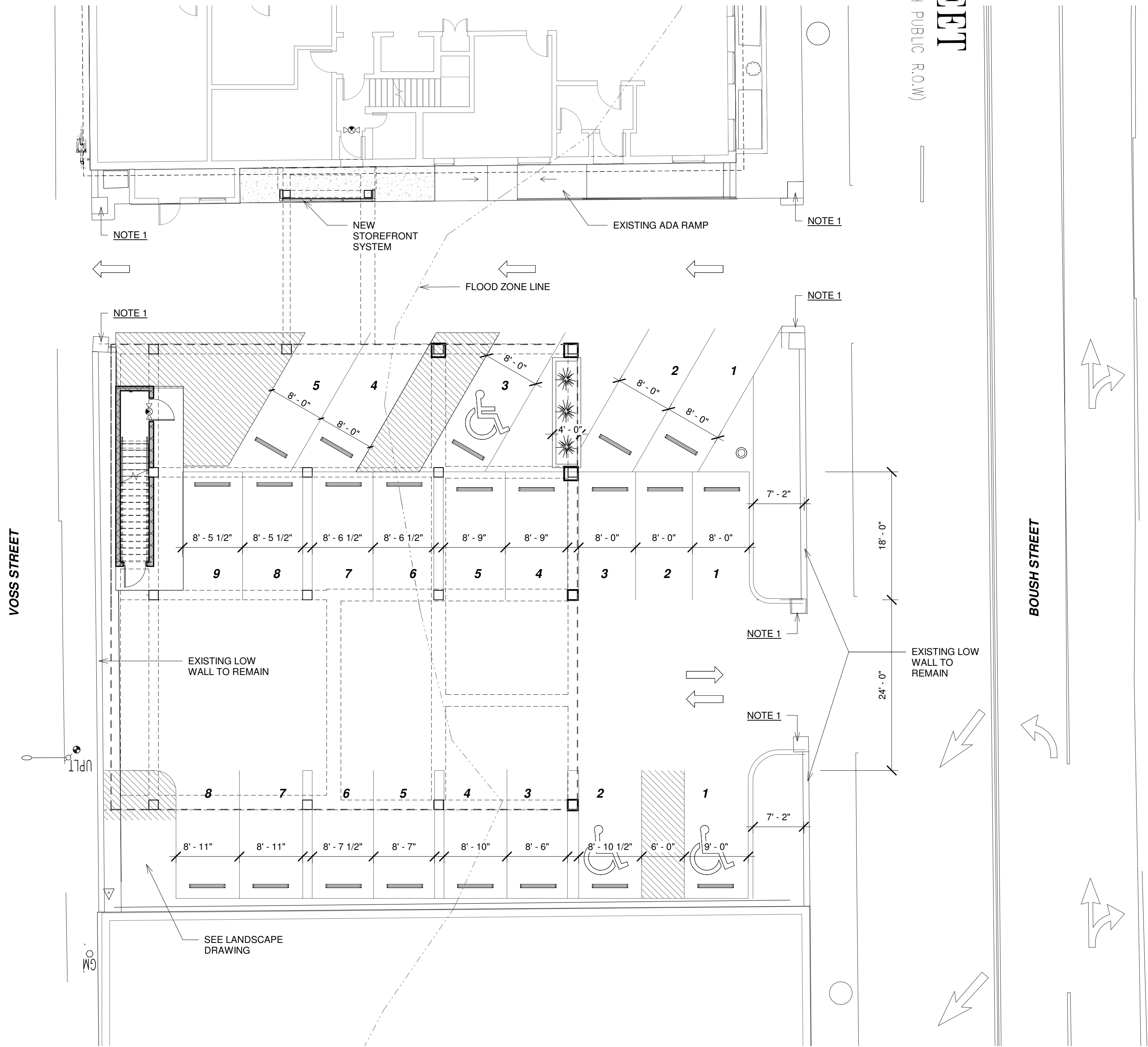
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Drawn by	NL

A0.5

Scale 1" = 10'-0"

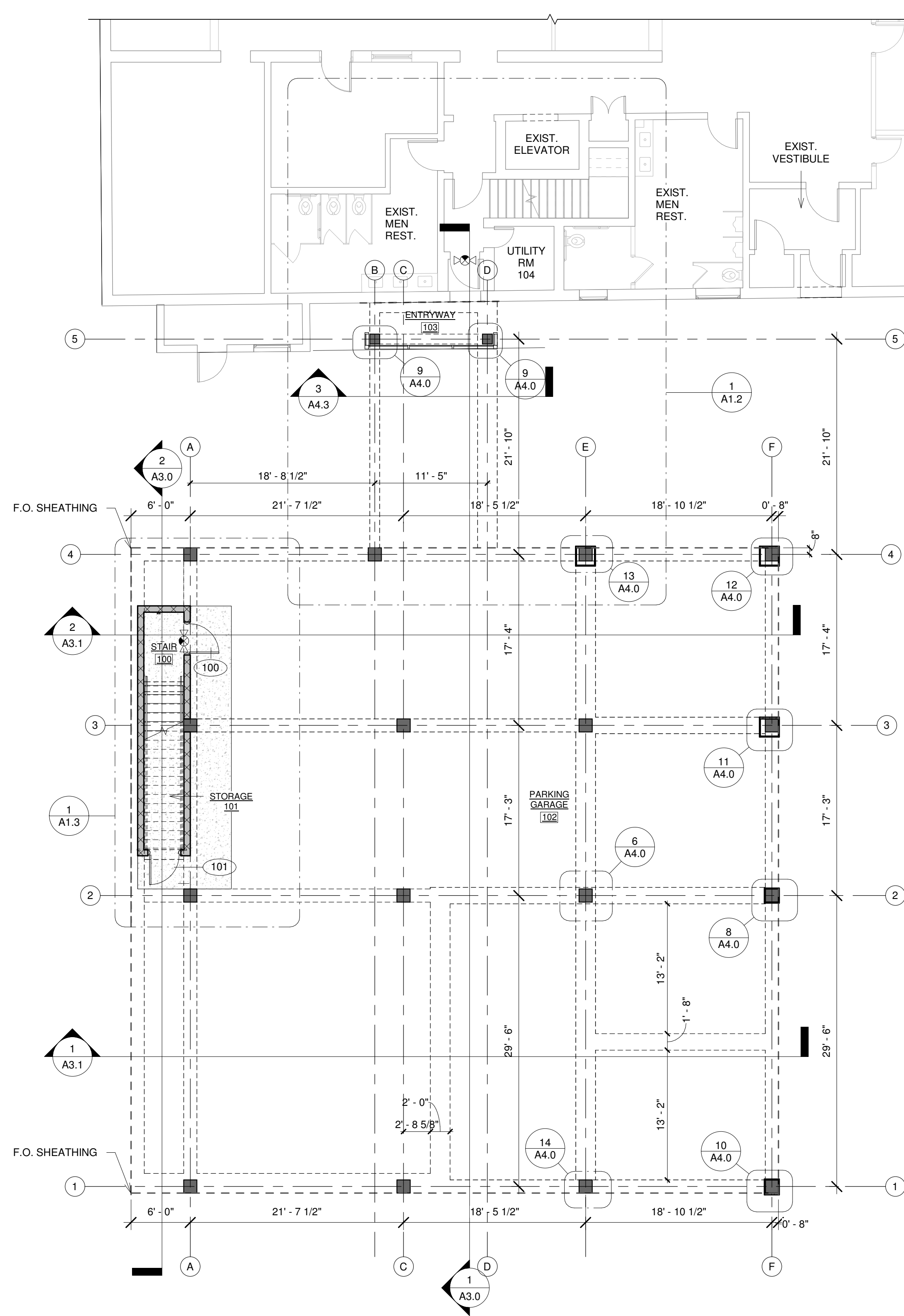
7/21/2023 3:27:17 PM

BOUSH STREET
(VARIABLE WIDTH PUBLIC R.O.W.)



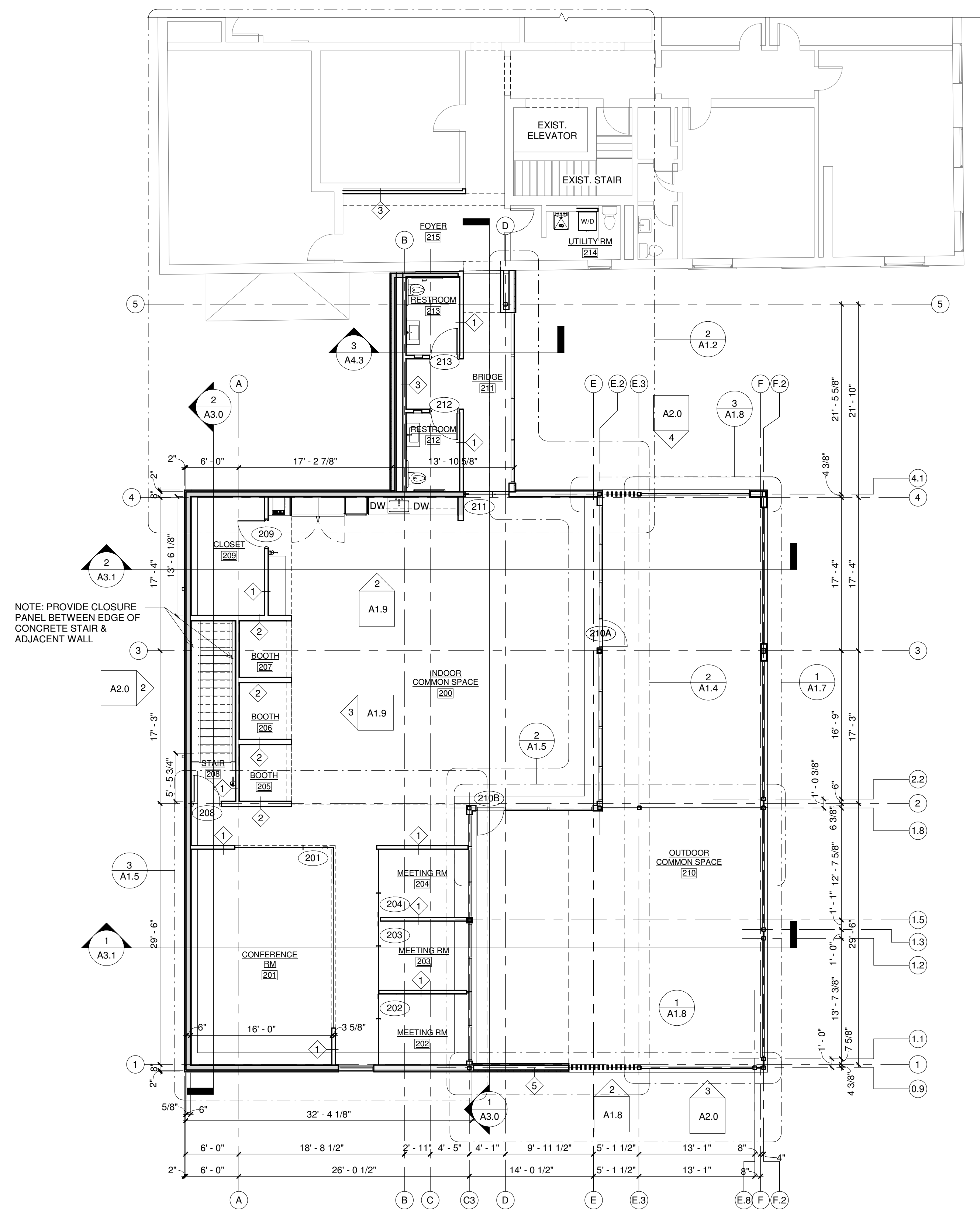
NOTE 1: PROVIDE \$2,000 ALLOWANCE TO
REPAIR EXISTING BRICK
COLUMNS/ CAPS, TYP. OF 6

ARCHITECTURAL SITE PLAN
1" = 10'-0"



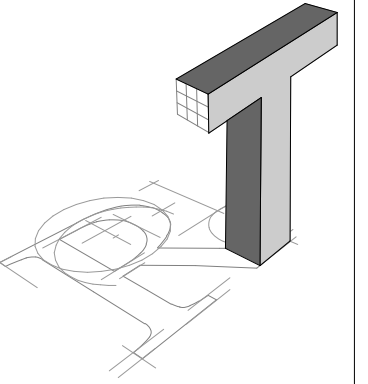
FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

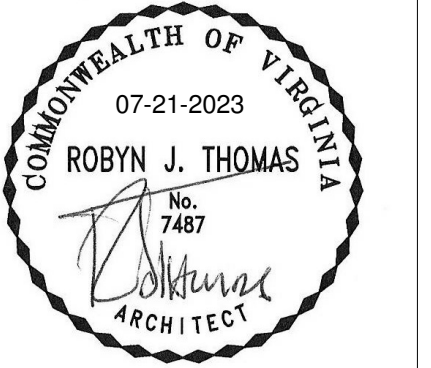
1/8" = 1'-0"



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Rutter Mills Office Expansion

160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

FLOOR PLAN

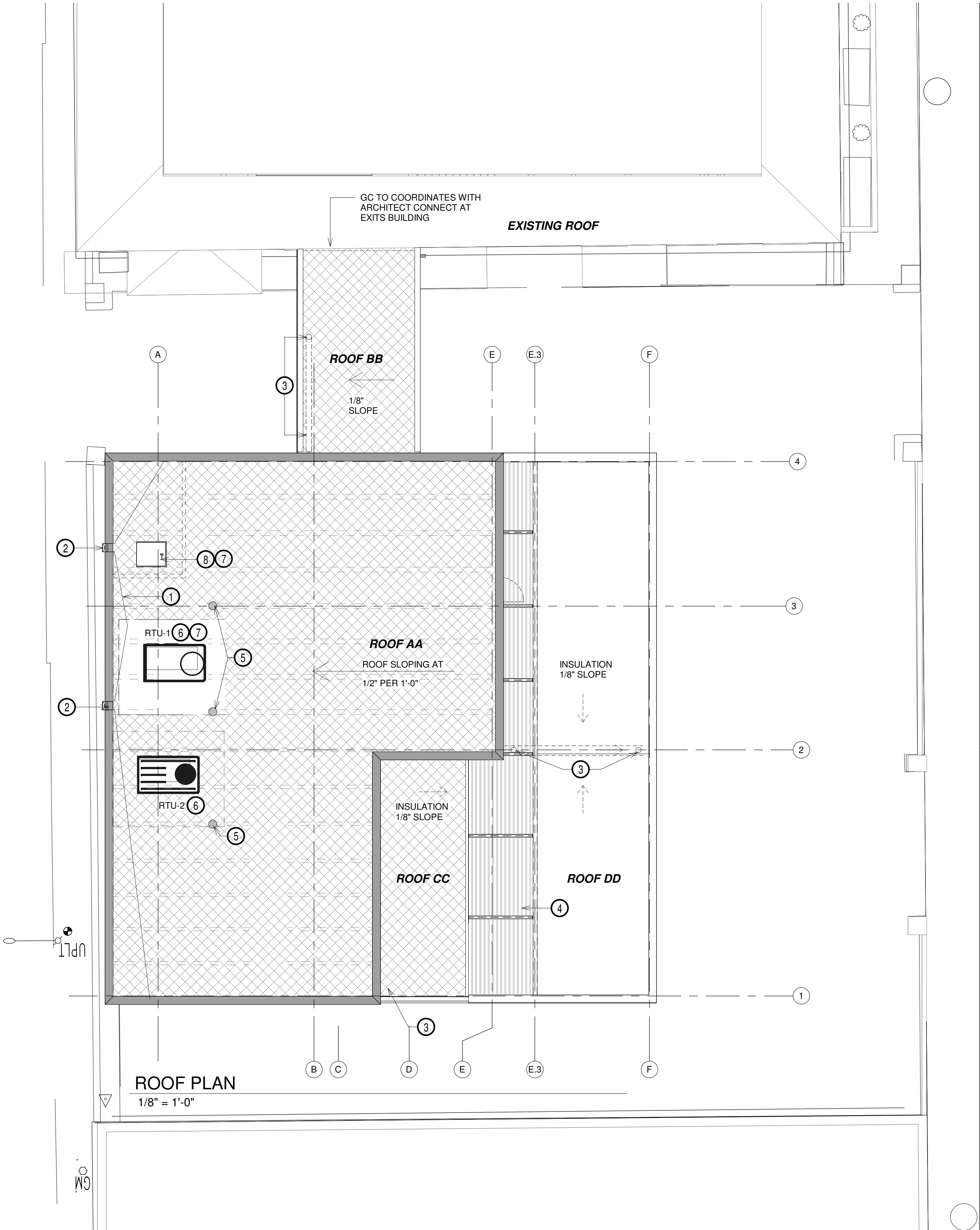
Project number 21-065

Date 07-21-2023

Drawn by NL

A1.0

Scale 1/8" = 1'-0"



ROOF NOTES:

- SEE ELEVATIONS & WALL SECTION FOR ROOF ELEMENTS NOT SHOWN ON THIS DRAWING.
- ROOF SUPPLIED MUST HAVE 20 YEAR WARRANTY
- ROOFING CONTRACTOR PROVIDE ALL METAL FLASHING INCLUDING AREAS SHOWN ONLY ON ELEVATIONS AND NOT ON ROOF PLAN
- METAL COPING ASSEMBLY TO BE 24 GAUGE PREFINISHED SENTRICLAD OR APPROVED EQUAL - SUBMIT SAMPLES PRIOR TO ORDER

ROOF (AA) SYSTEM:

.060 SINGLE PLY ADHERED TPO - COLOR GRAY EQUAL TO VERSICO ROOF SYSTEM
MIN 5.3" RIGID INSULATION (R-30)
22 GA. STRUCTURAL STEEL DECK

ROOF (BB) SYSTEM:

.060 SINGLE PLY ADHERED TPO - COLOR GRAY EQUAL TO VERSICO ROOF SYSTEM
MINIMUM RIGID INSULATION FOR 1/8" SLOPE (REMANING INSULATION BELOW DECK)
22 GA STRUCTURAL STEEL DECK

ROOF (CC) SYSTEM:

.060 SINGLE PLY ADHERED TPO - COLOR GRAY EQUAL TO VERSICO ROOF SYSTEM
MINIMUM RIGID INSULATION FOR 1/8" SLOPE
22 GA STRUCTURAL STEEL DECK

ROOF (DD) SYSTEM:

PORCELAIN PAVERS ON PEDESTAL ON .060 SINGLE PLY ADHRED TPO ROOFING ON COMPRESSED ISO BOARD ON 1/8" FT SLOPE RIGID TAPERED INSULATION EQUAL TO VERSICO BOARD/ SECURE SHIELD

ROOF PLAN KEYED NOTES:

- TAPERED INSULATION ROOF CRICKET - SLOPE 1/4" PER FOOT
- ROOF SCUPPERS AND DOWNSPOUTS
- ROOF DRAIN
- TRELLIS
- STANDARD ROOF ANCHOR - WELD ON BY SAFEGUARD OR EQUAL
- ROOF-TOP HVAC UNIT. SEE MECH. DWGS
- ROOF PADS TO BE PLACED AROUND ROOF- UNITS AND ROOF HATCH
- ROOF HATCH. COORDINATE BEAM SPACING TO LADDER LOCATION.

ROOF DRAINAGE CALCULATION:

AS PER 2018 INTERNATIONAL PLUMBING CODE:

FIGURE 1106.1: 100 YEAR 1 HOUR RAINFALL (INCHES) EASTERN UNITED STATES = 3.5"

BUILDING ROOF AREA = 6,027 SQUARE FT

3.5" (RAINFALL IN INCHES PER HR.) = .0364 G.P.M.

ROOF AA = 2,501 S.F. --- 2,501 X .0364 = 91 GALLONS PER MINUTE

PER TABLE 1106.3:
(1) 4" LEADER (CAPACITY = 192 G.P.M.)

REQUIRED: (1) 4" LEADER

PROVIDED: (2) 6x5 LEADERS W/ (2) 8x12 LEADER HEADS

ROOF BB = 320 S.F. - 320 X .0364 = 11.65 GALLONS PER MINUTE

PER TABLE 1106.3:
(1) 4" LEADER (CAPACITY = 192 G.P.M.)

REQUIRED: (1) 4" LEADER

PROVIDED: (1) 4" LEADER (CAPACITY = 192 G.P.M.)

ROOF CC = 385 S.F. - 385 X .0364 = 14.02 GALLONS PER MINUTE

PER TABLE 1106.3:
(1) 4" LEADER (CAPACITY = 192 G.P.M.)

REQUIRED: (1) 4" LEADER

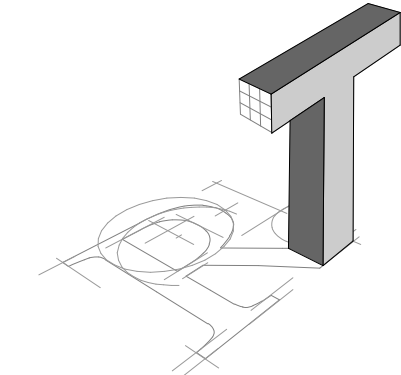
PROVIDED: 4x5 LEADER

ROOF DD = 1,337 S.F. - 1,337 X .0364 = 49 GALLONS PER MINUTE

PER TABLE 1106.3:
(1) 4" LEADER (CAPACITY = 192 G.P.M.)

REQUIRED: (1) 4" LEADER

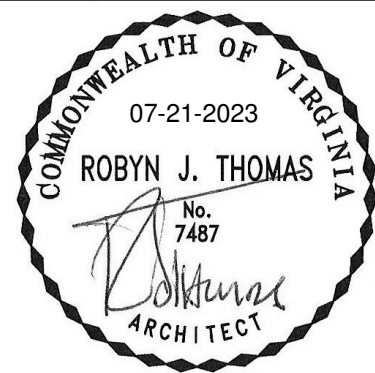
PROVIDED: (2) 4" LEADER



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

ROOF PLAN

Project number 21-065

Date 07-21-2023

Drawn by NL

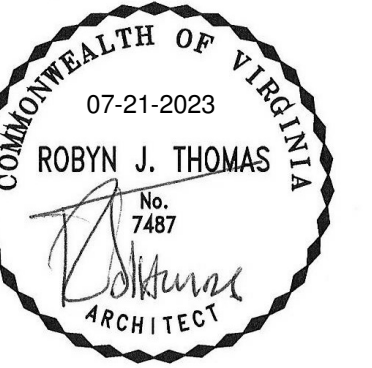
A1.1

Scale 1/8" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

[illegible]

ENLARGED PLANS

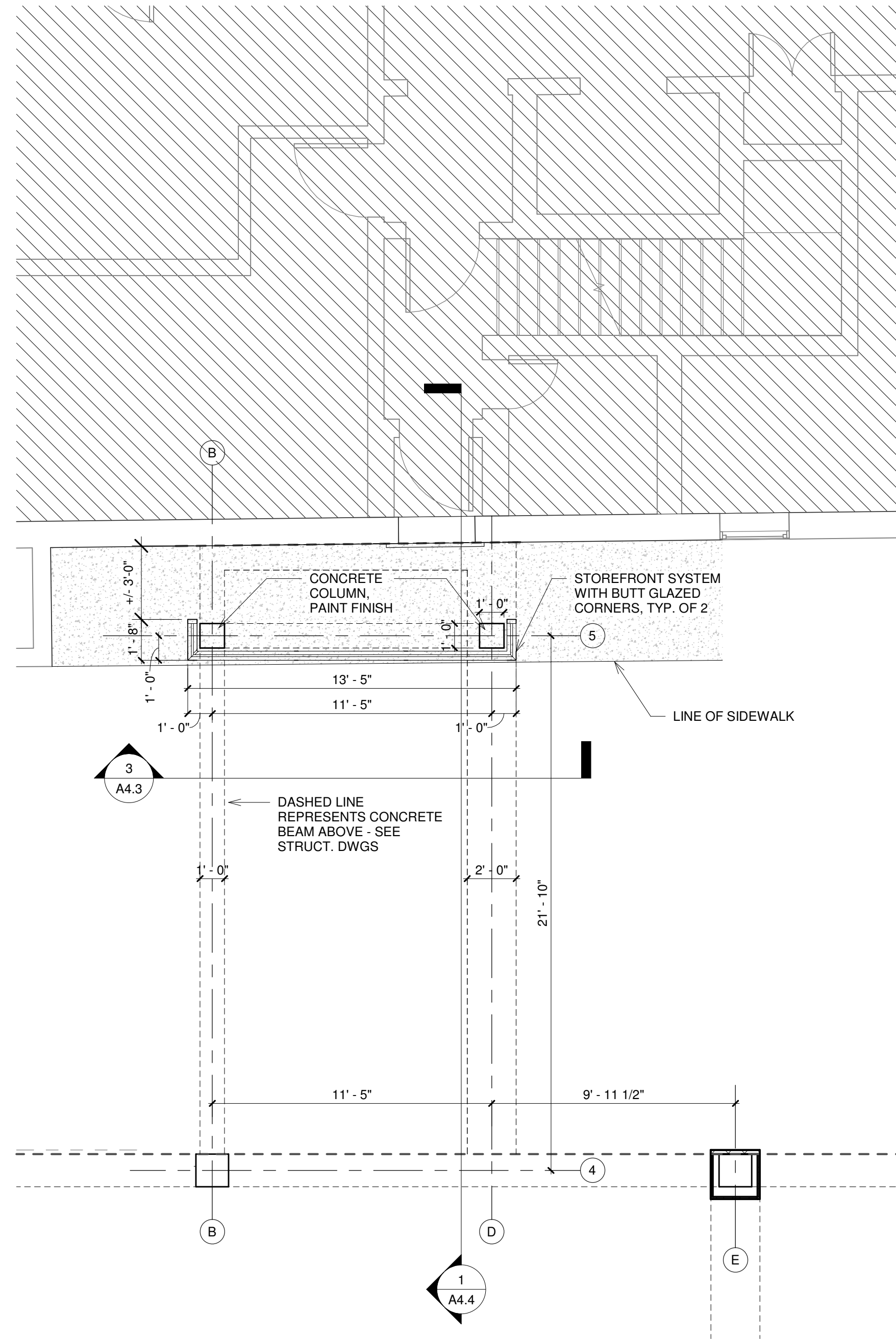
Project number	21-065
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Date	07-21-2023
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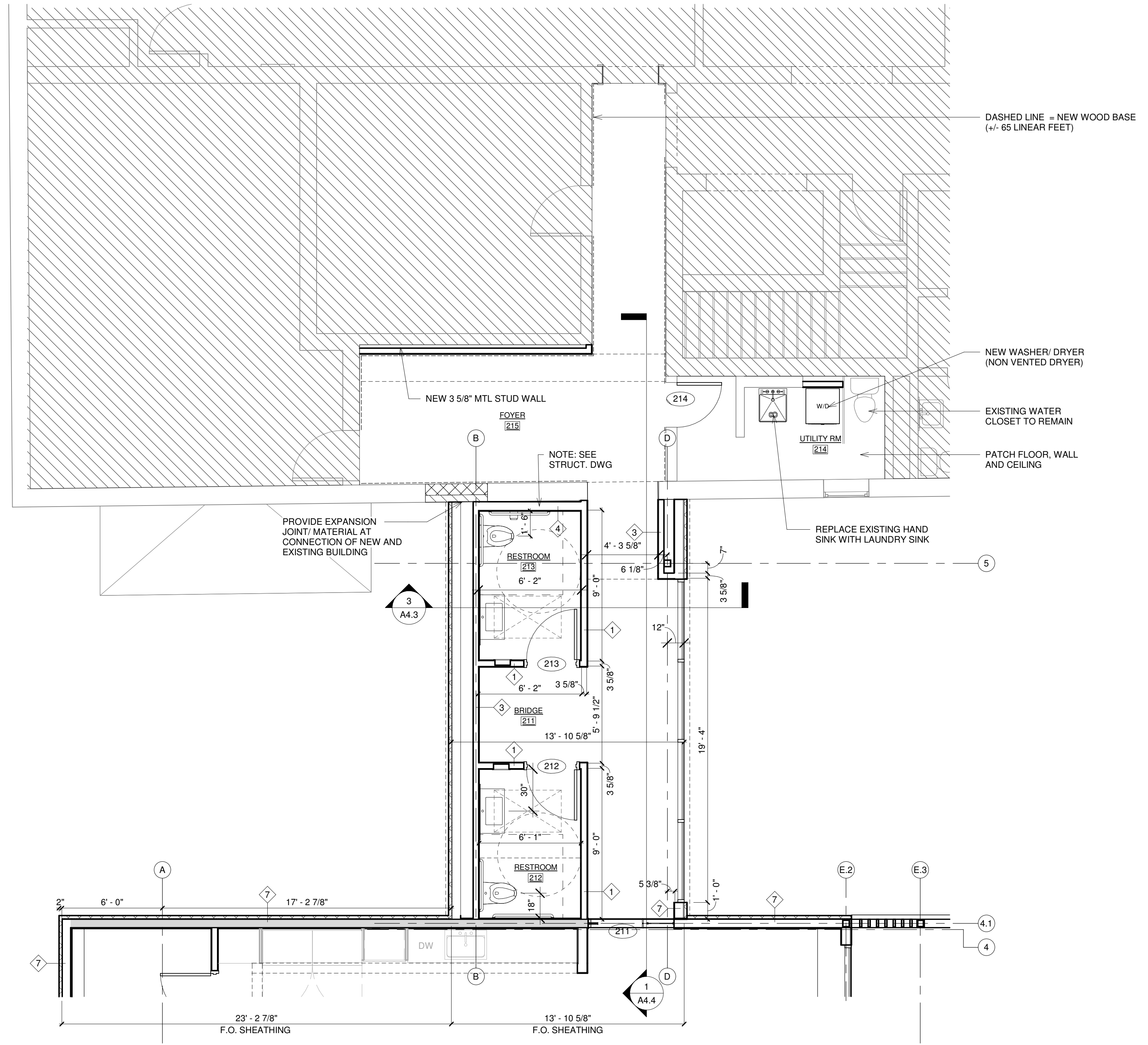
Drawn by	NL
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A1.2

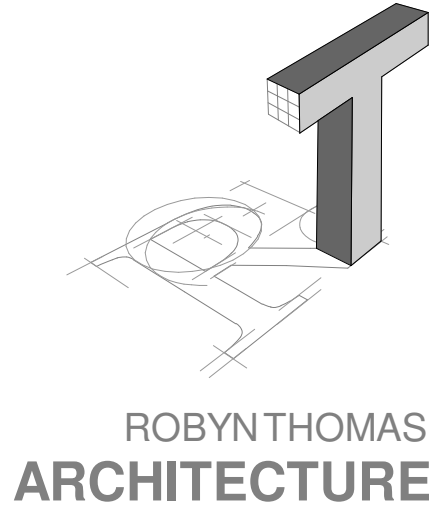
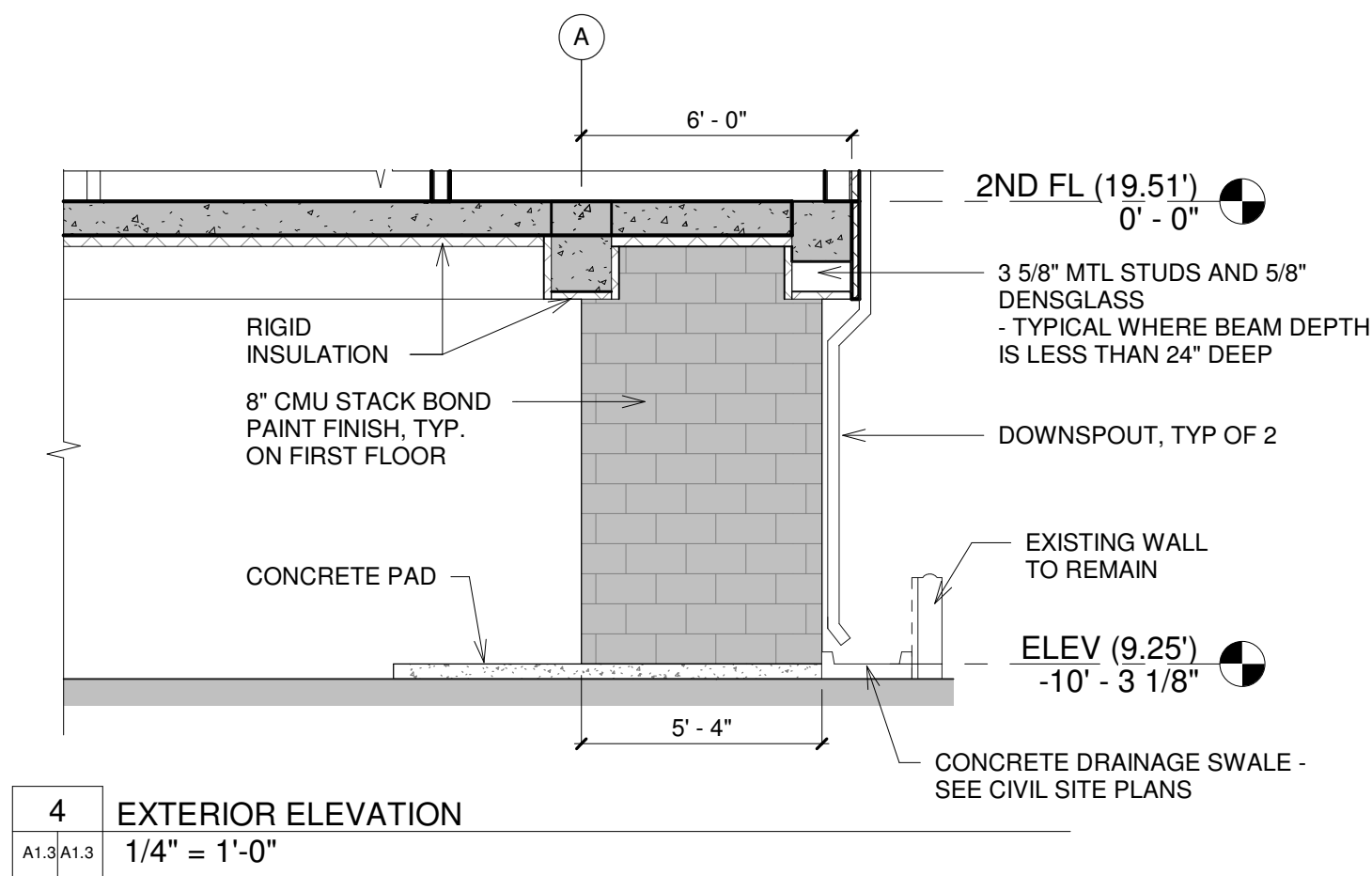
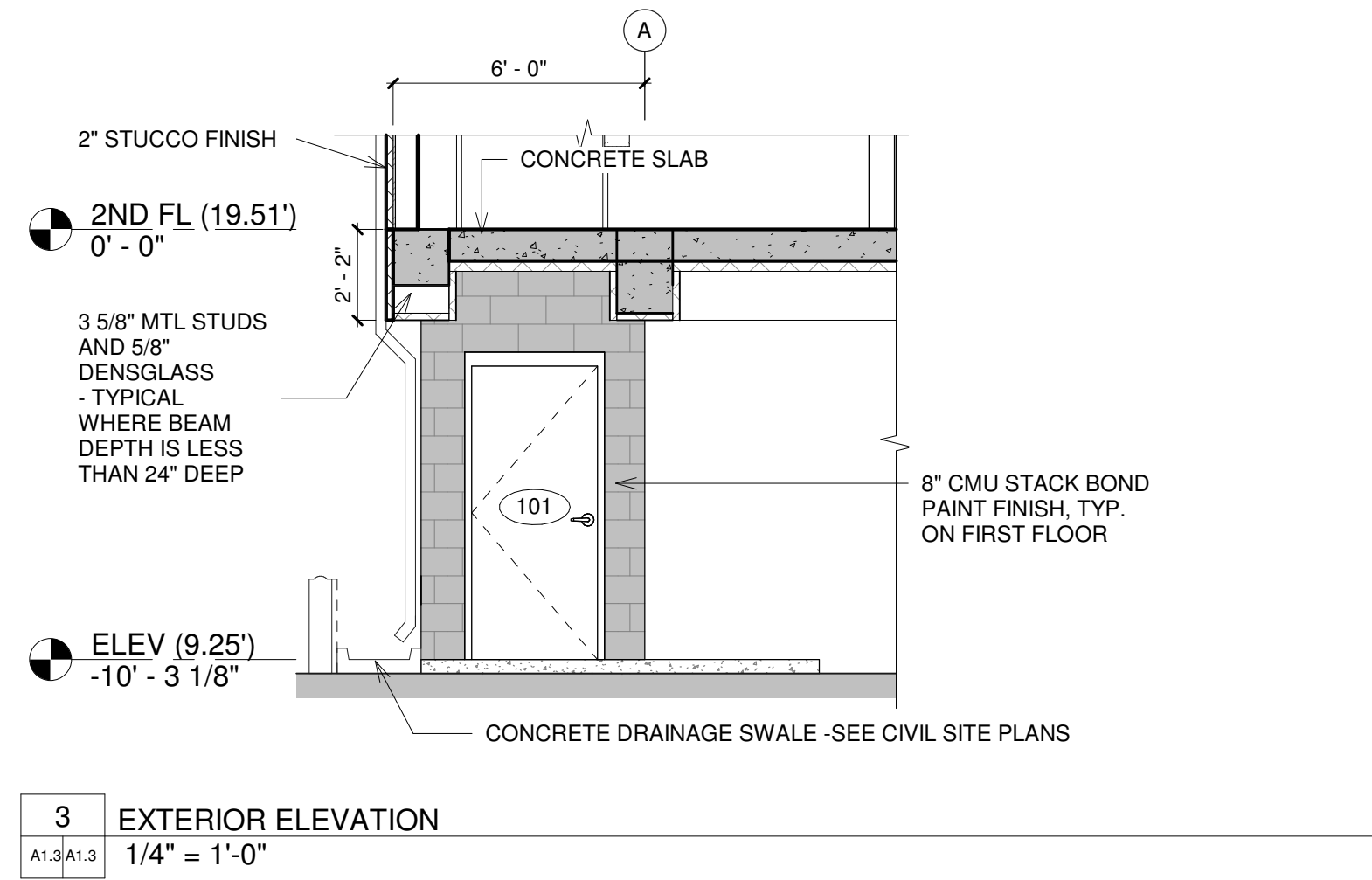
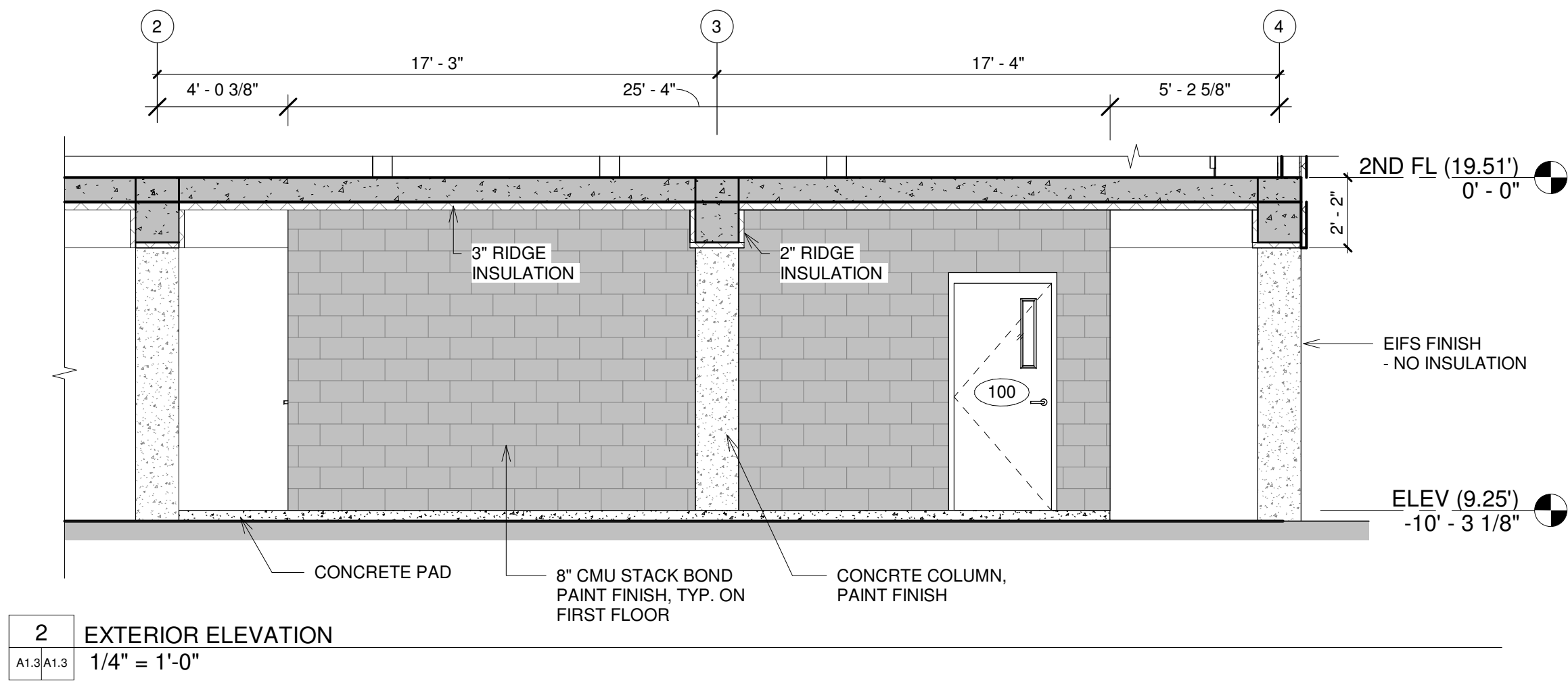
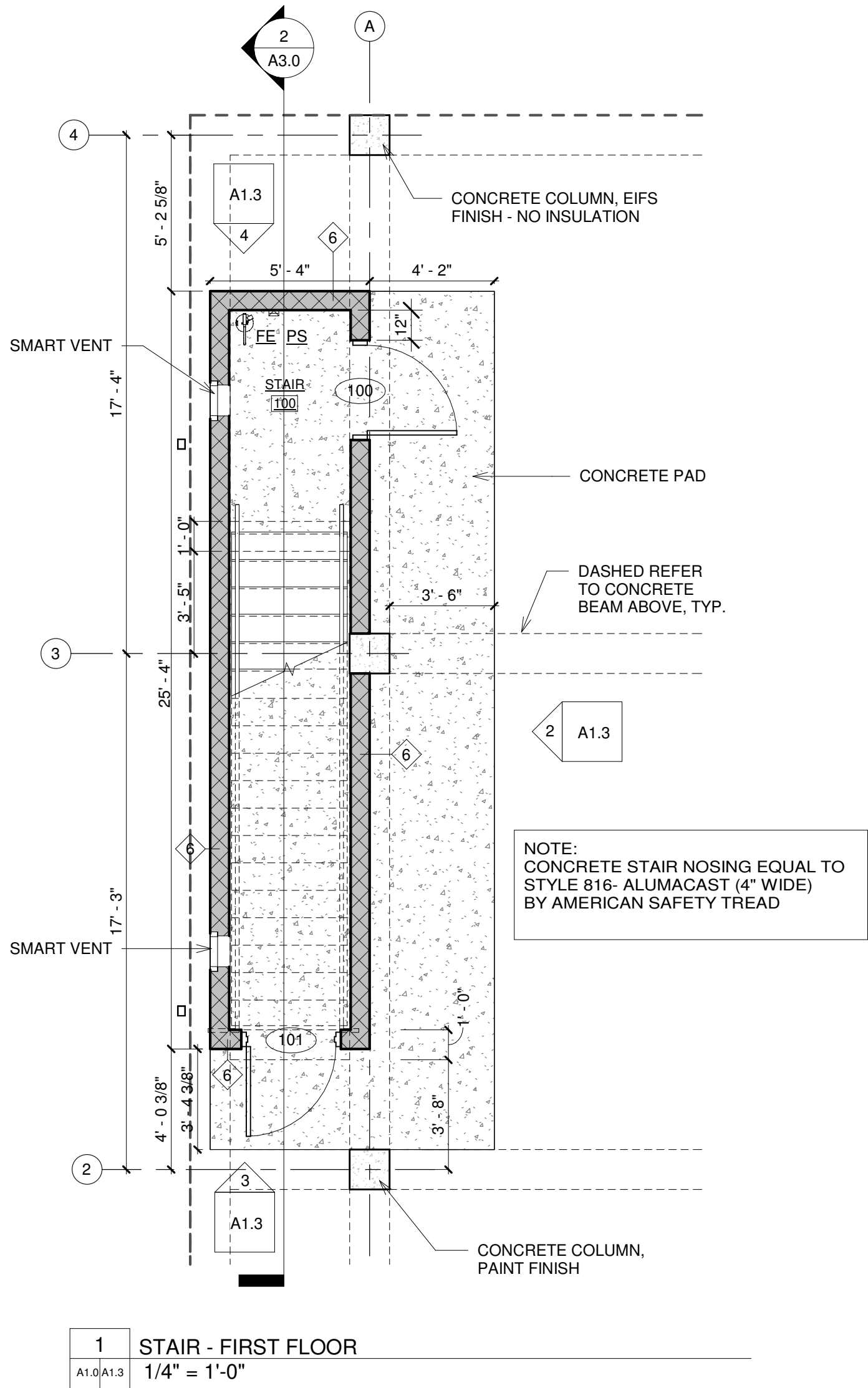
Scale $1/4" = 1'-0"$



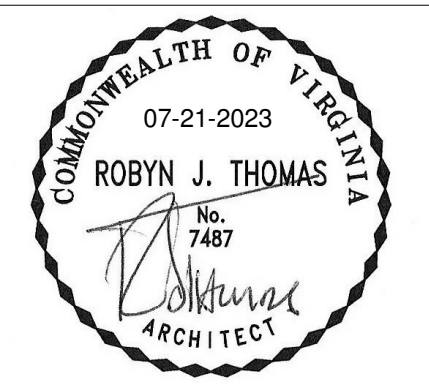
1	FIRST FL ENLARGED PLAN
A1.0/A1.2	1/4" = 1'-0"



2		BRIDGE SECOND FLOOR PLAN
A1.0	A1.2	1/4" = 1'-0"



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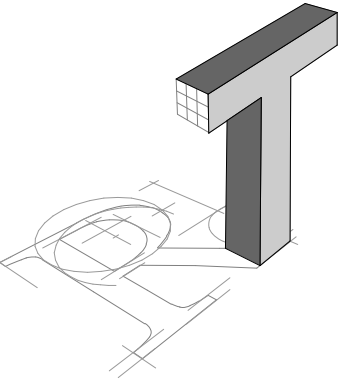


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Rutter Mills Office Expansion
160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS		
No.	Date	Comments

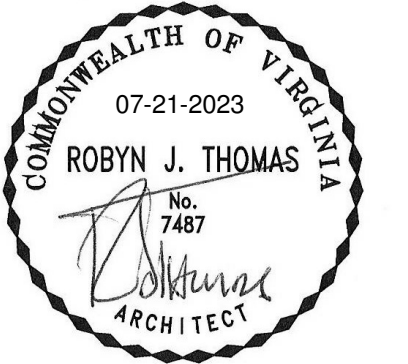
ENLARGED PLAN & ELEVATIONS	
Project number	21-065
Date	07-21-2023
Drawn by	NL
A1.3	
Scale	1/4" = 1'-0"



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160 WEST BRAMBLETON AVENUE
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REVISIONS

No.	Date	Comments

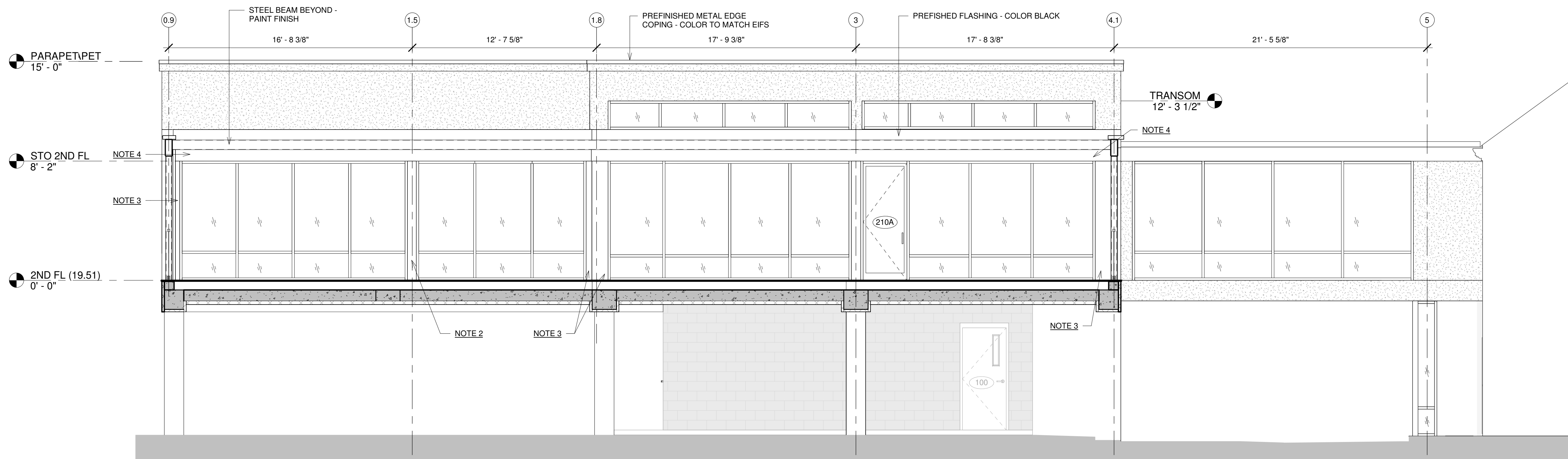
ENLARGED
PLAN &
ELEVATION

Project number 21-065
Date 07-21-2023
Drawn by NL

A1.4

Scale 1/4" = 1'-0"

7/21/2023 3:27:24 PM



1 BUILDING SECTION
1/4" = 1'-0"

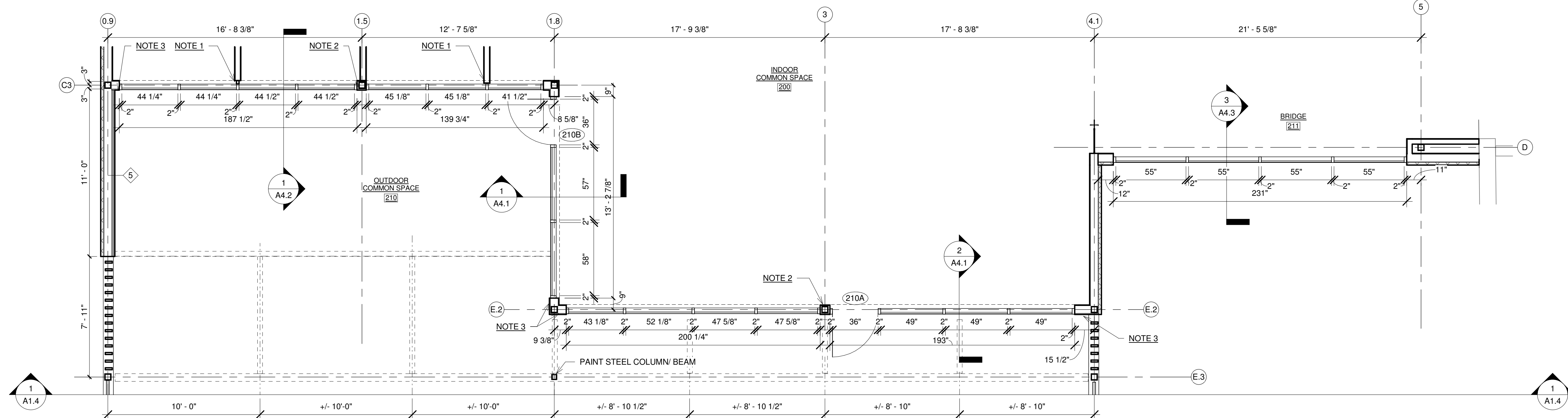
GENERAL NOTE: SHEET A2.0 FOR STOREFRONT SYSTEM NOTES

NOTE 1: PROVIDE BRAKE METAL INFILL ON GAP/ STOREFRONT INTERSECTION. COLOR SHALL MATCH STOREFRONT SYSTEM

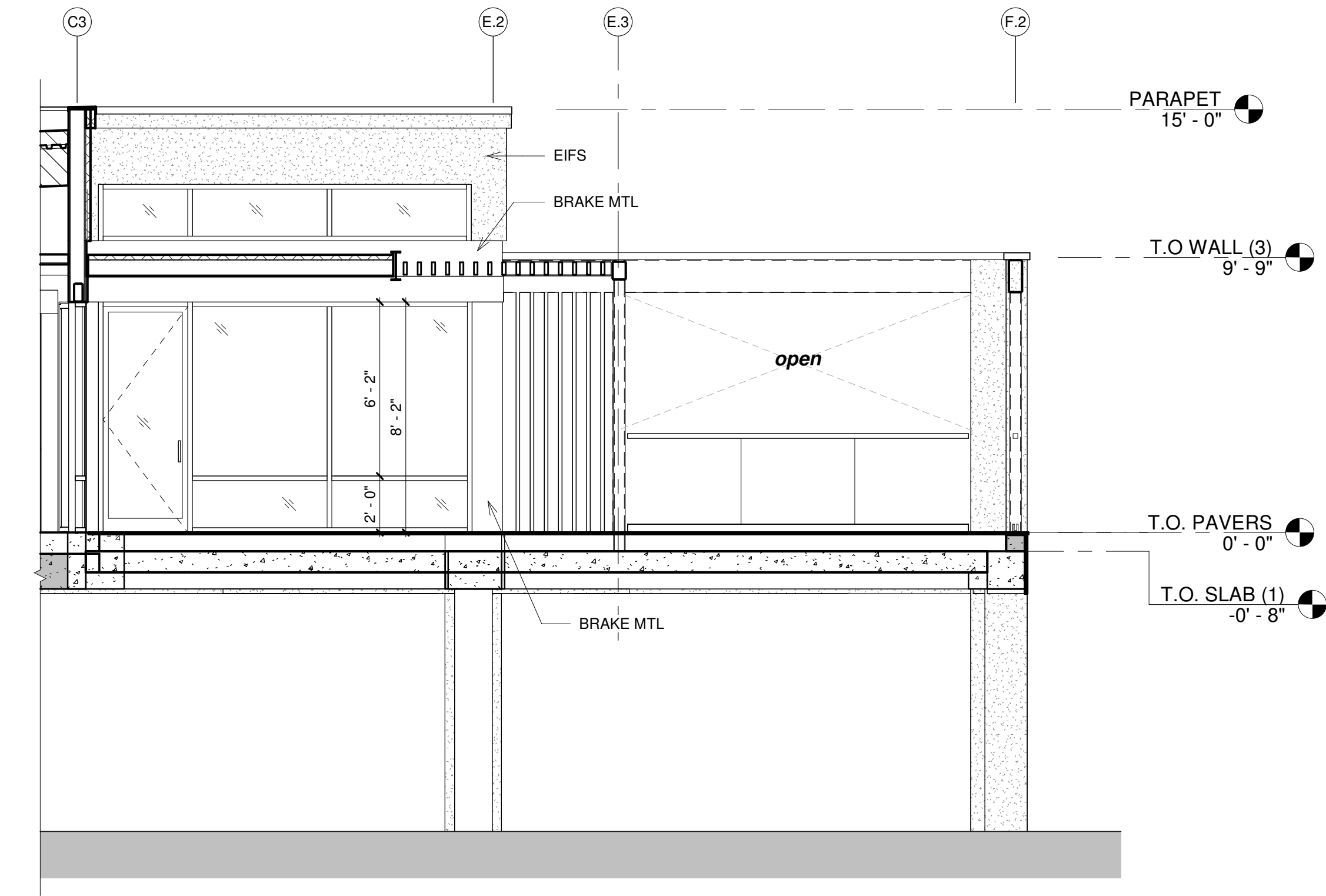
NOTE 2: WRAP STEEL COLUMN WITH BRAKE METAL. COLOR SHALL MATCH STOREFRONT SYSTEM

NOTE 3: PROVIDE BRAKE METAL CLADDING

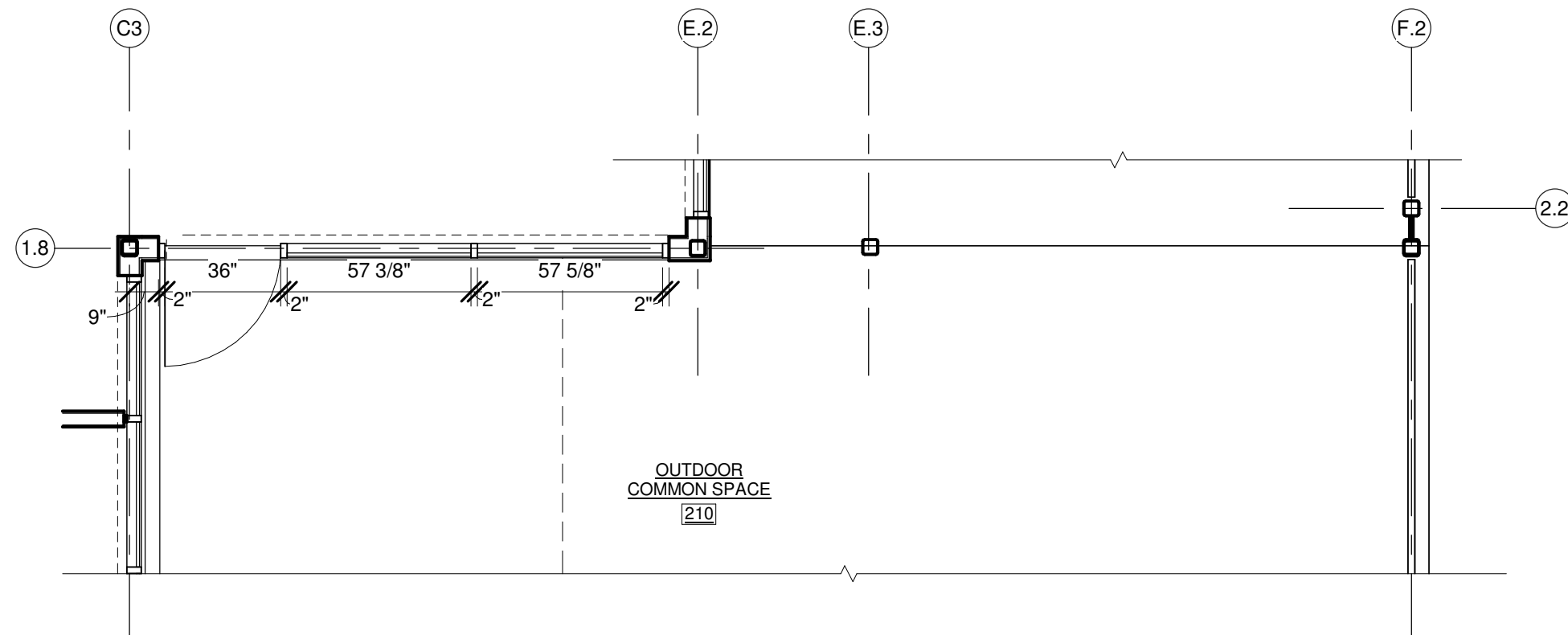
NOTE 4: FIBER CEMENT TRIM



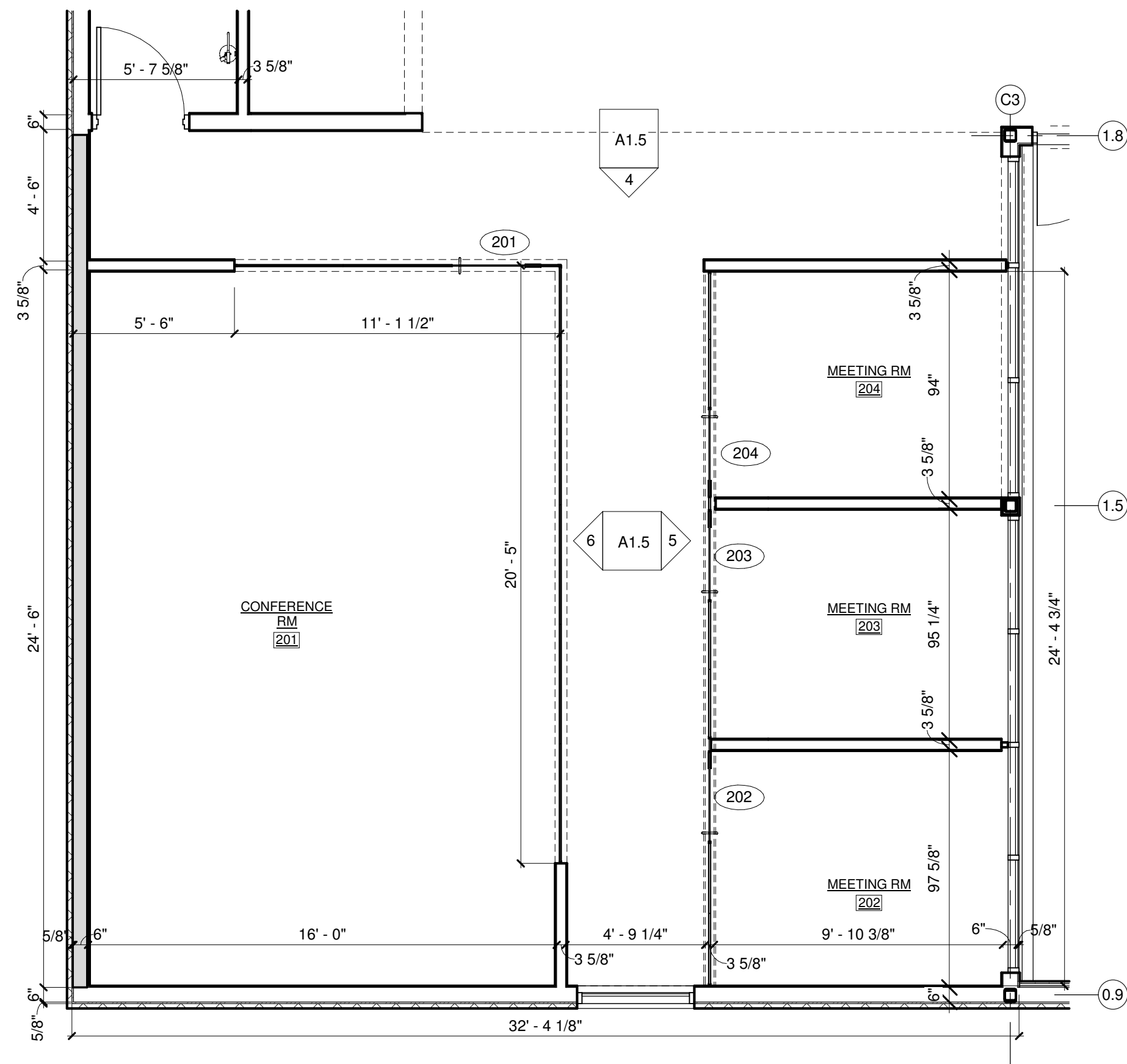
2 ENLARGED PLAN 2ND FL
1/4" = 1'-0"



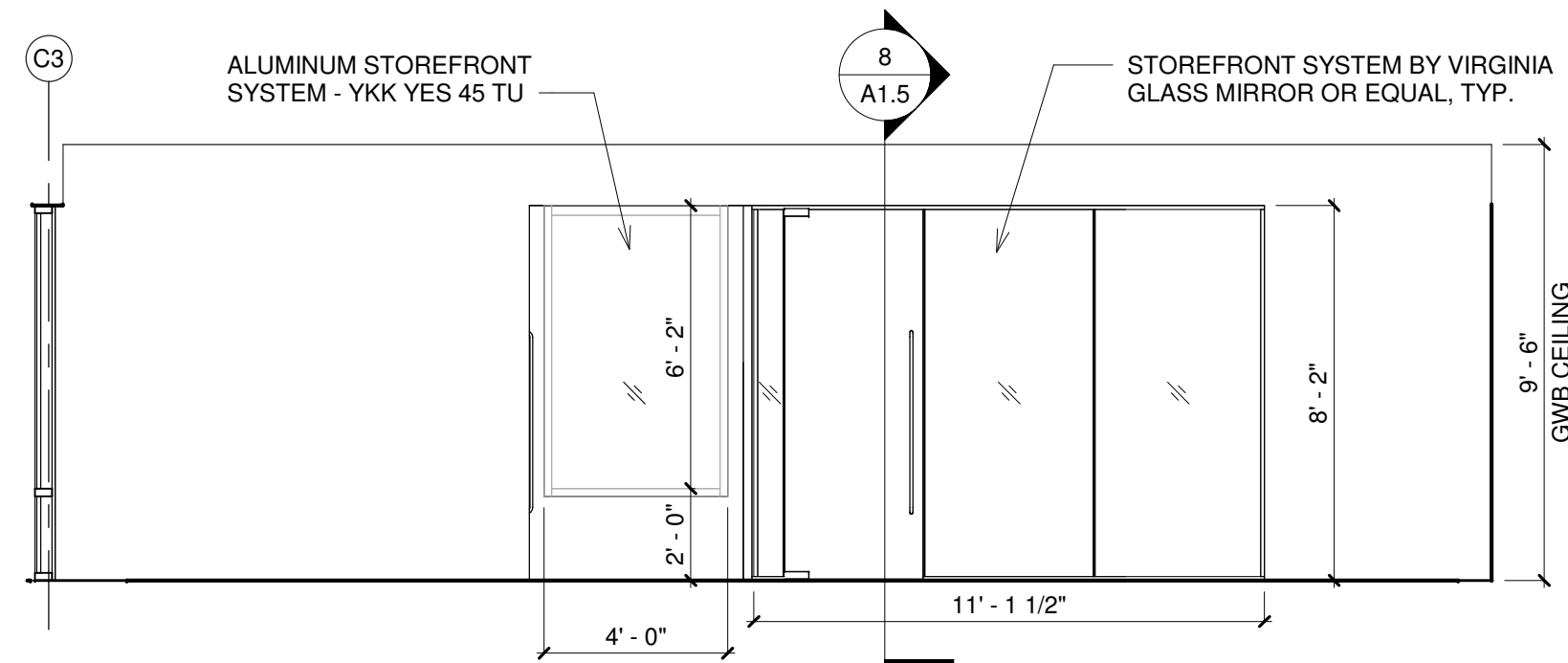
1 BUILDING SECTION
1/4" = 1'-0"



2 ENLARGED PLAN 2ND FL
1/4" = 1'-0"



3 ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"



4 INTERIOR ELEVATION
1/4" = 1'-0"

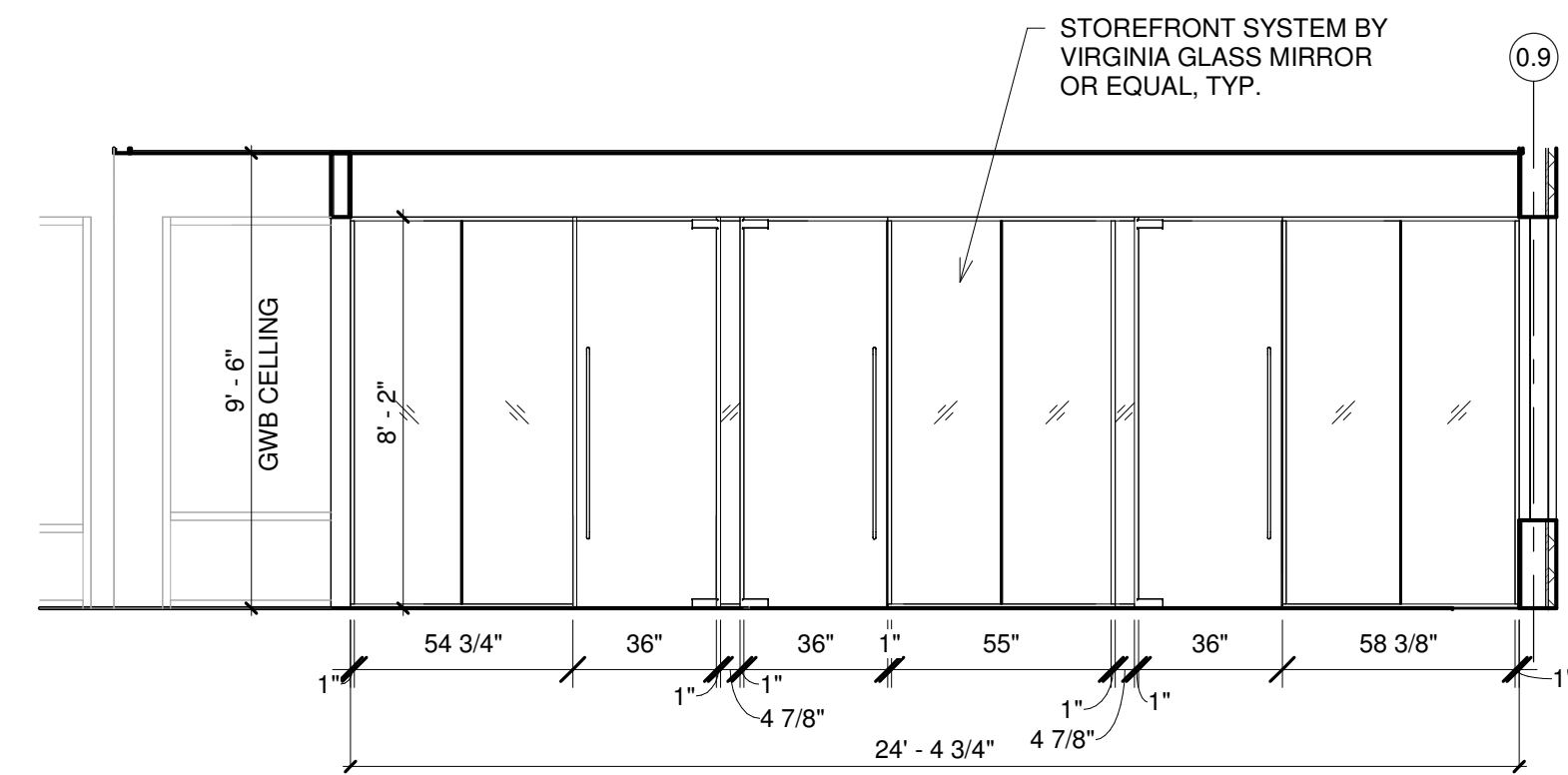
DEDUCT:

- MEETING ROOMS: 202, 203 & 204

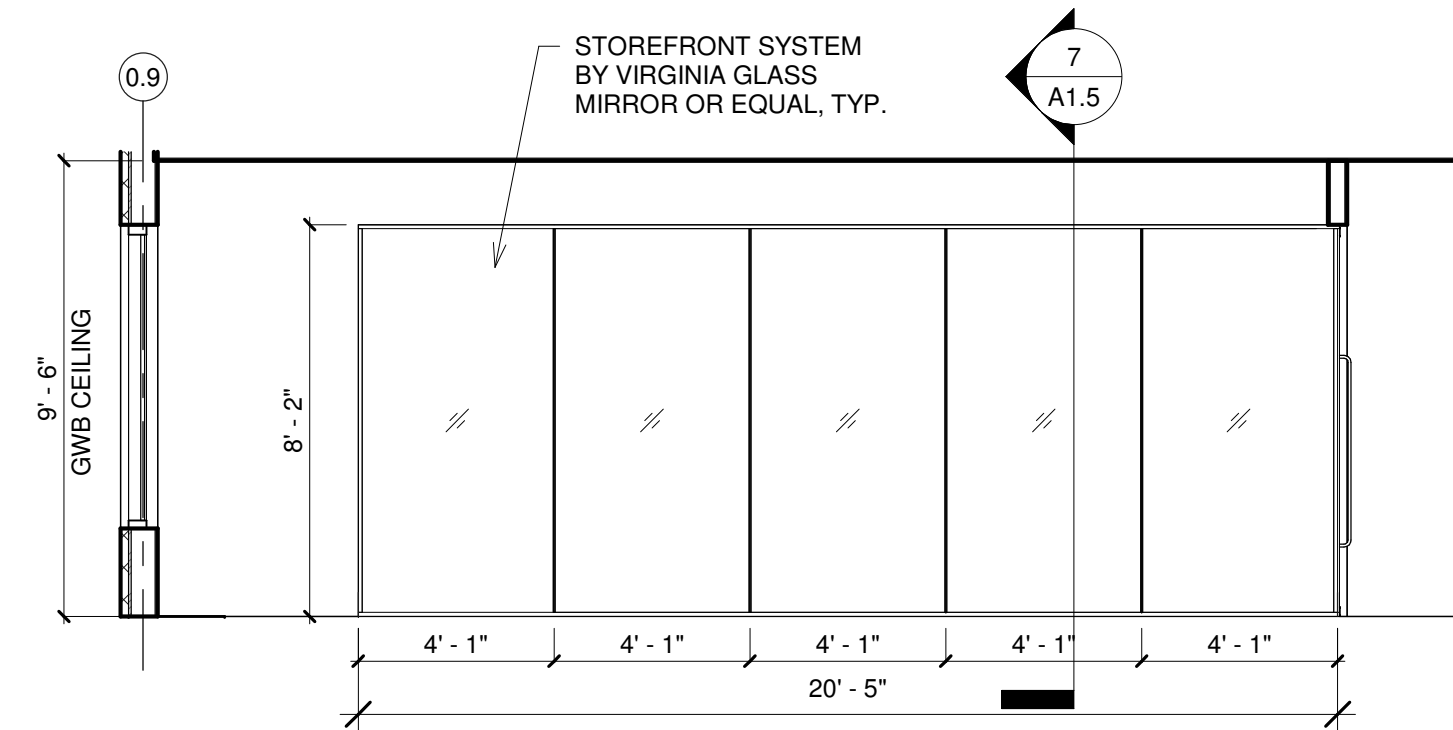
EXTEND WALL THROUGH - CAP W/ BRAKE METAL
USE YKK SINGLE PANE WITH SILICONE VERTICAL JOINTS &
STANDARD STOREFRONT DOOR W/ LATCHSET - NO CLOSER

- CONFERENCE ROOM: 201

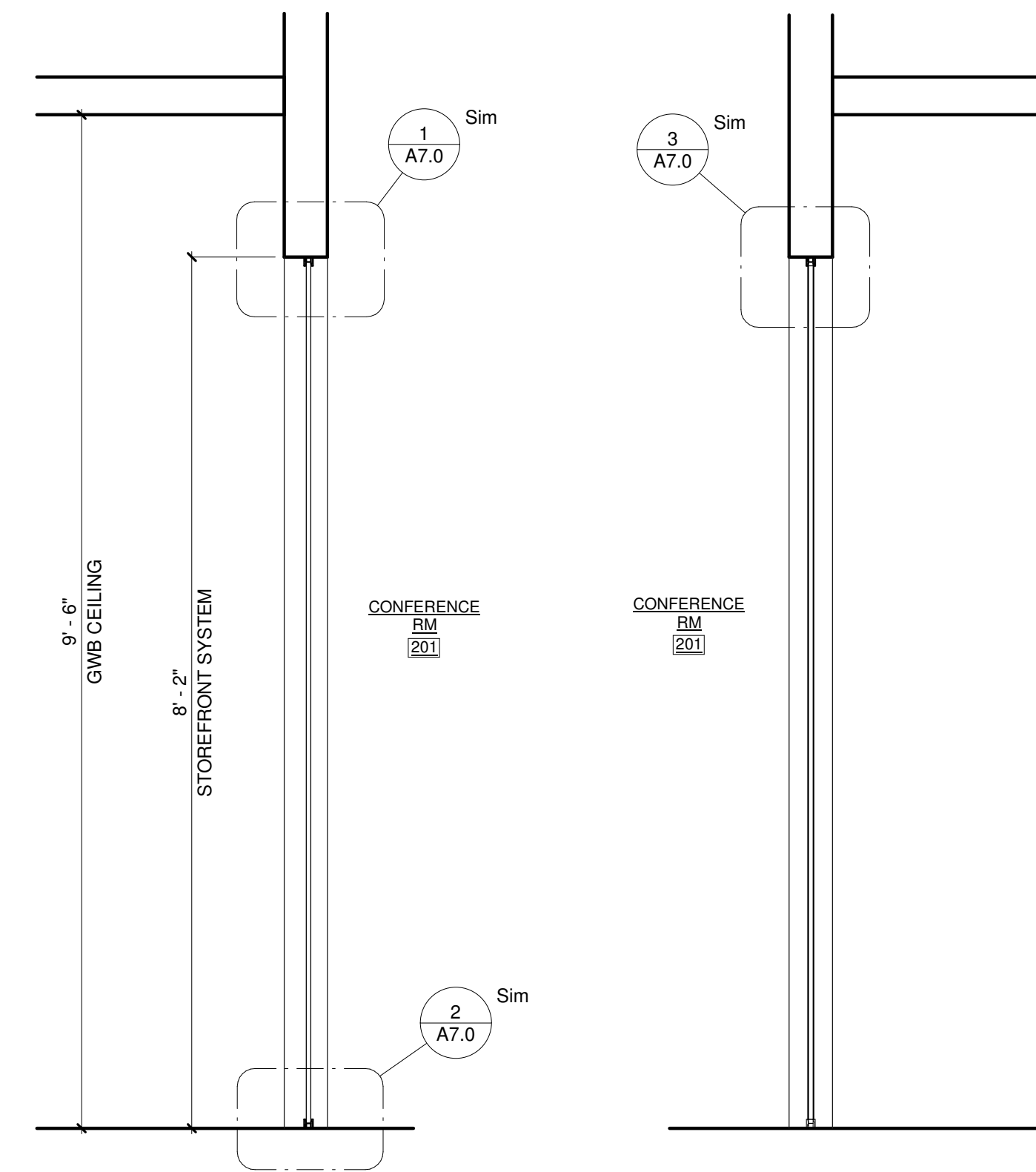
YKK SINGLE PANE W/ SILICONE VERTICAL JOINTS.
STANDARD STOREFRONT DOOR - NO CLOSER



5 INTERIOR ELEVATION
1/4" = 1'-0"

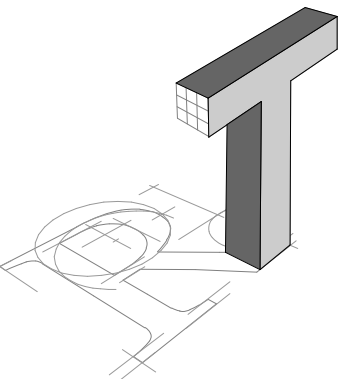


6 INTERIOR ELEVATION
1/4" = 1'-0"



7 SECTION @ STOREFRONT
3/4" = 1'-0"

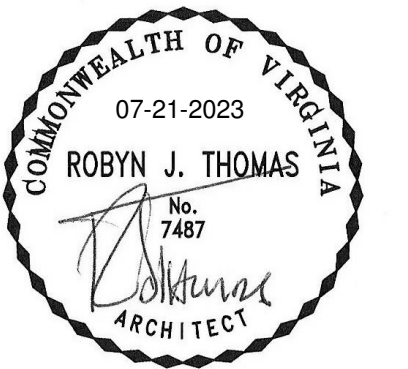
8 SECTION @ DOOR
3/4" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

ENLARGED
PLAN &
ELEVATIONS

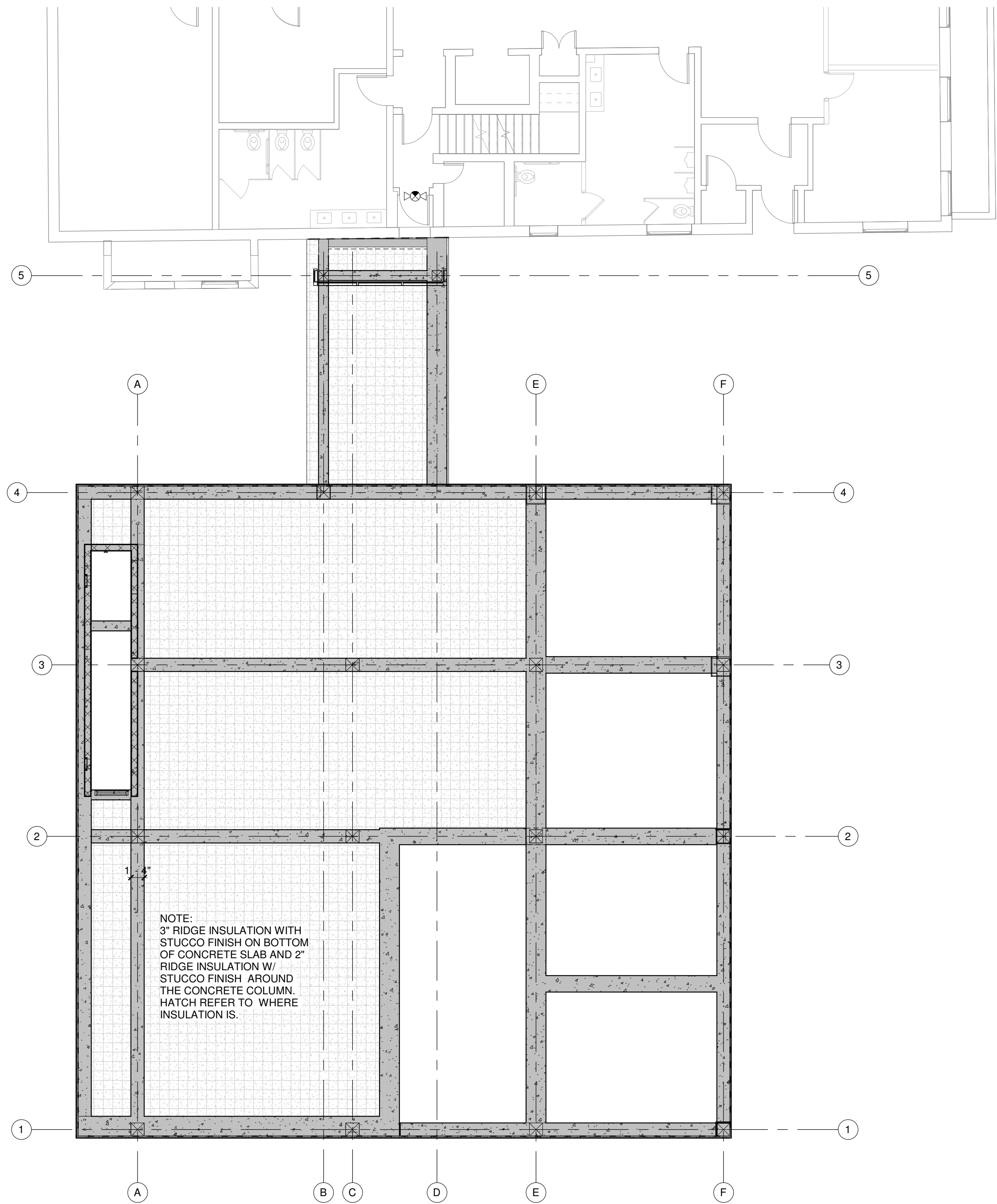
Project number 21-065

Date 07-21-2023

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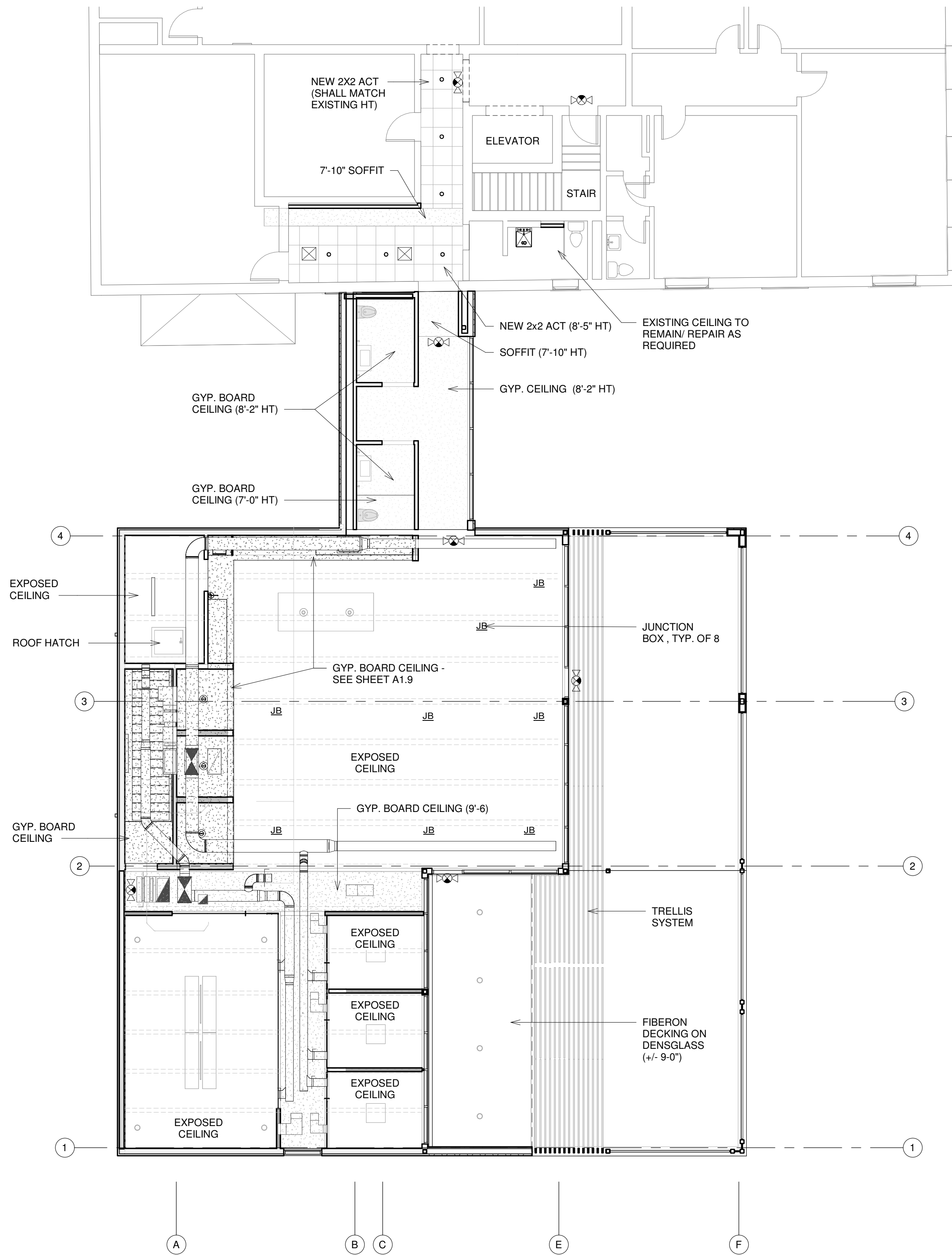
A1.5

Scale As indicated



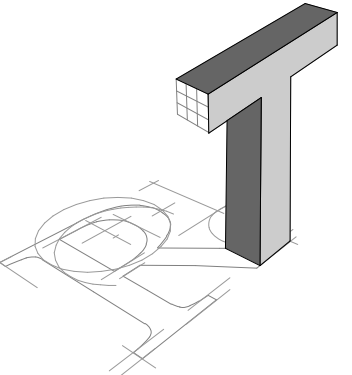
FIRST FLOOR CEILING PLAN

1/8" = 1'-0"



SECOND FLOOR CEILING PLAN

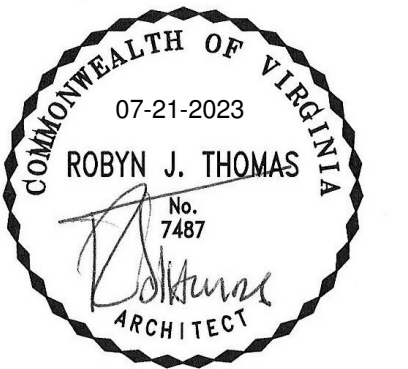
1/8" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

REFLECTED
CEILING PLAN

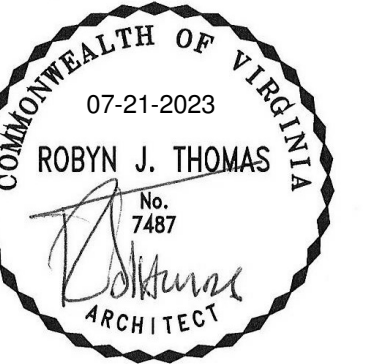
Project number 21-065
Date 07-21-2023
Drawn by NL

A1.6

Scale 1/8" = 1'-0"



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160 WEST BRAMBLETON AVENUE
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REVISIONS

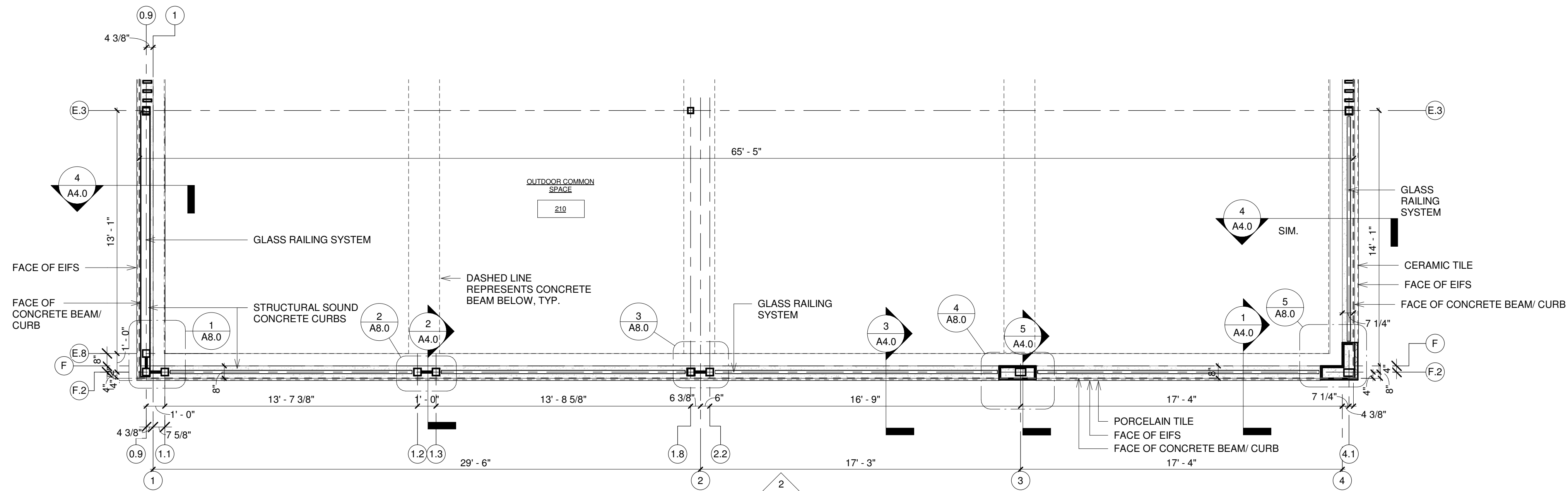
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ENLARGED
PLAN &
ELEVATION

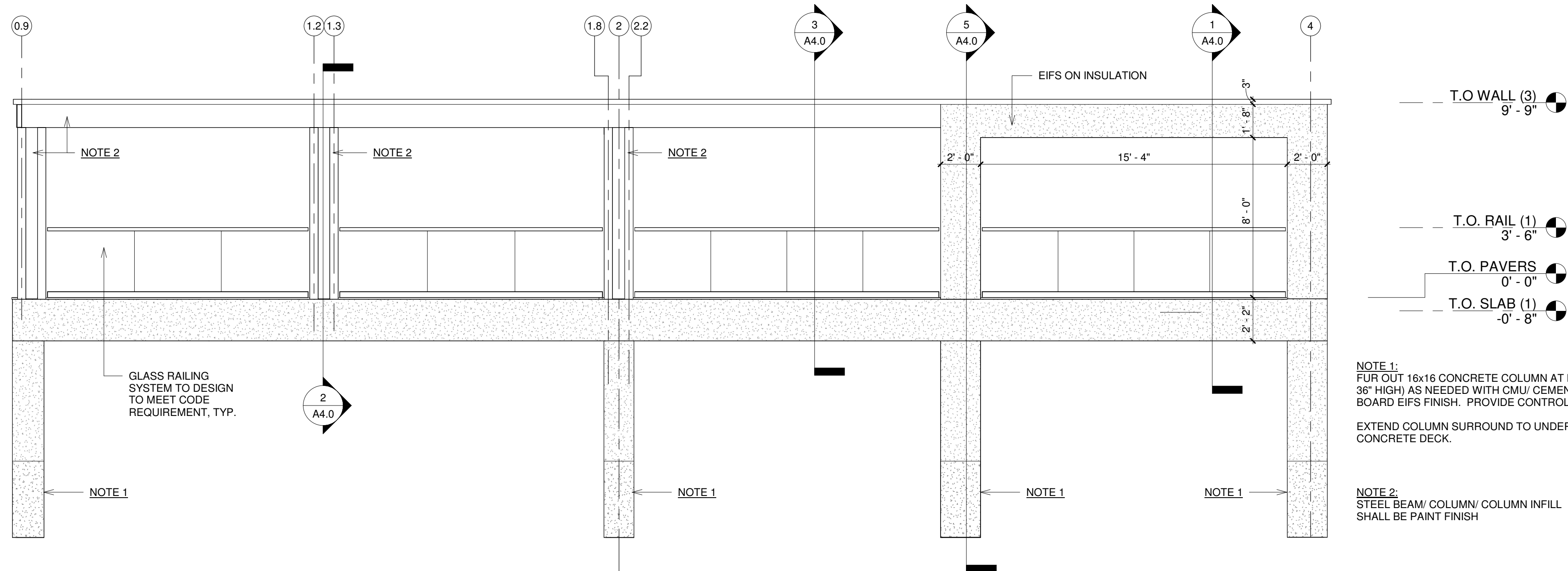
Drawn by NL

A1.7

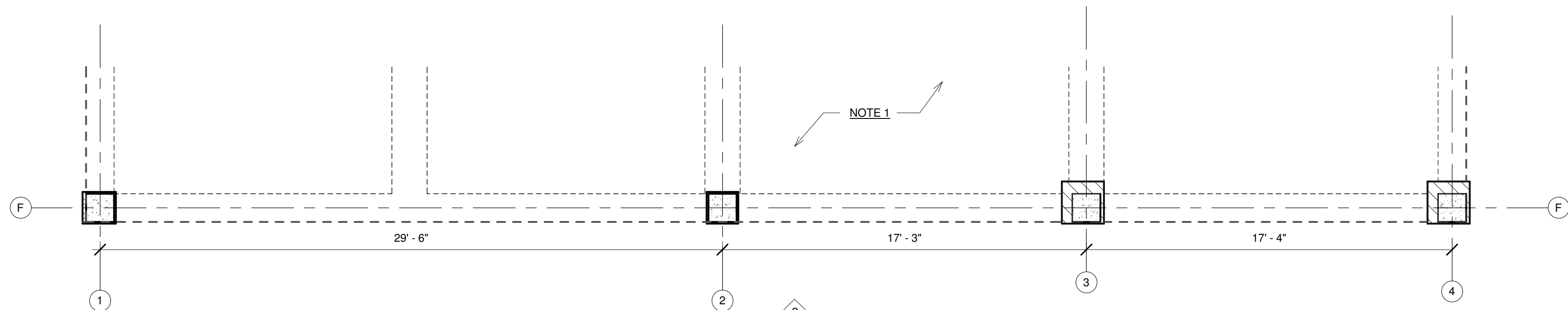
Scale $1/4" = 1'-0"$



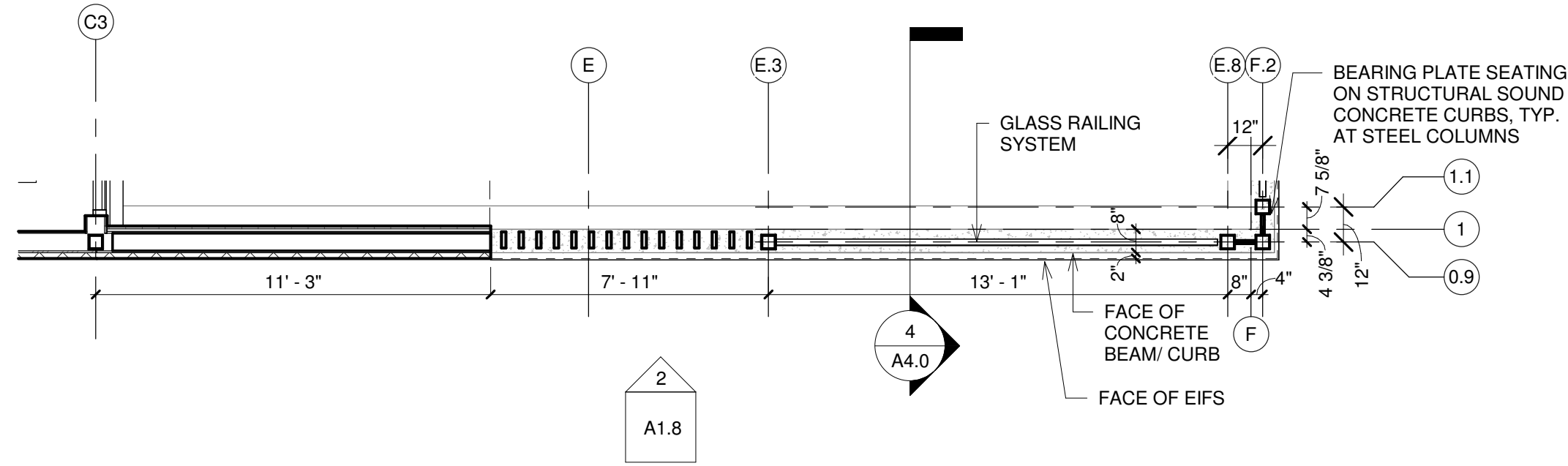
1		ENLARGED PLAN 2ND FL
A1.0	A1.7	1/4" = 1'-0"



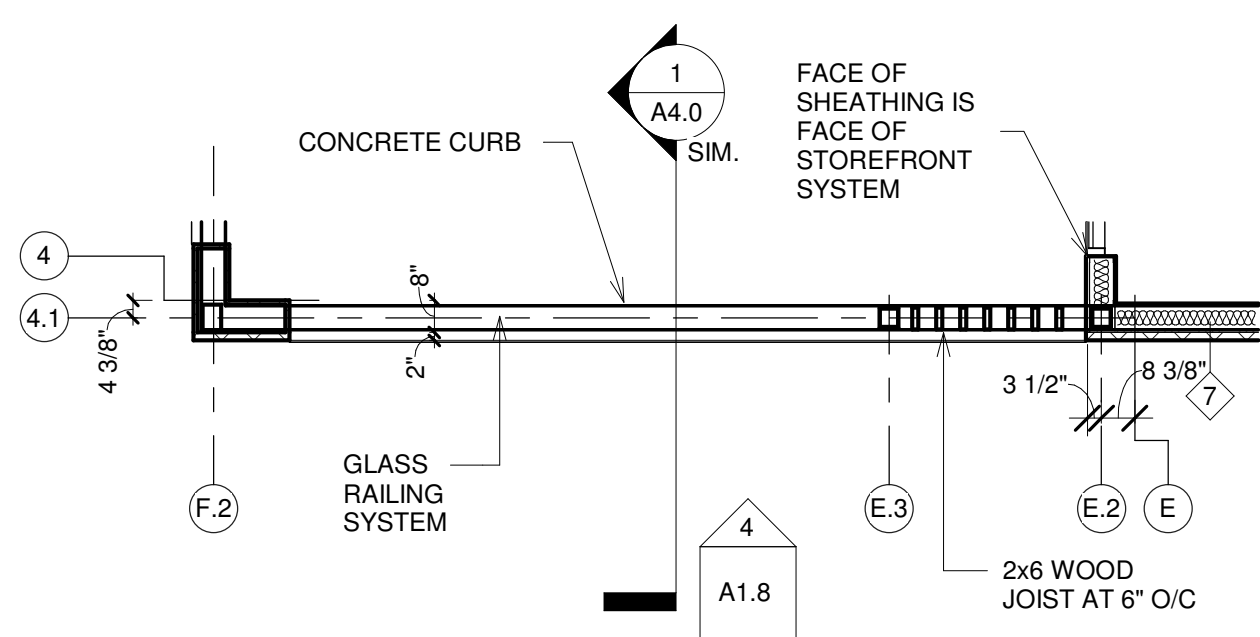
2		EXTERIOR ELEVATION
A1.7	A1.7	1/4" = 1'-0"



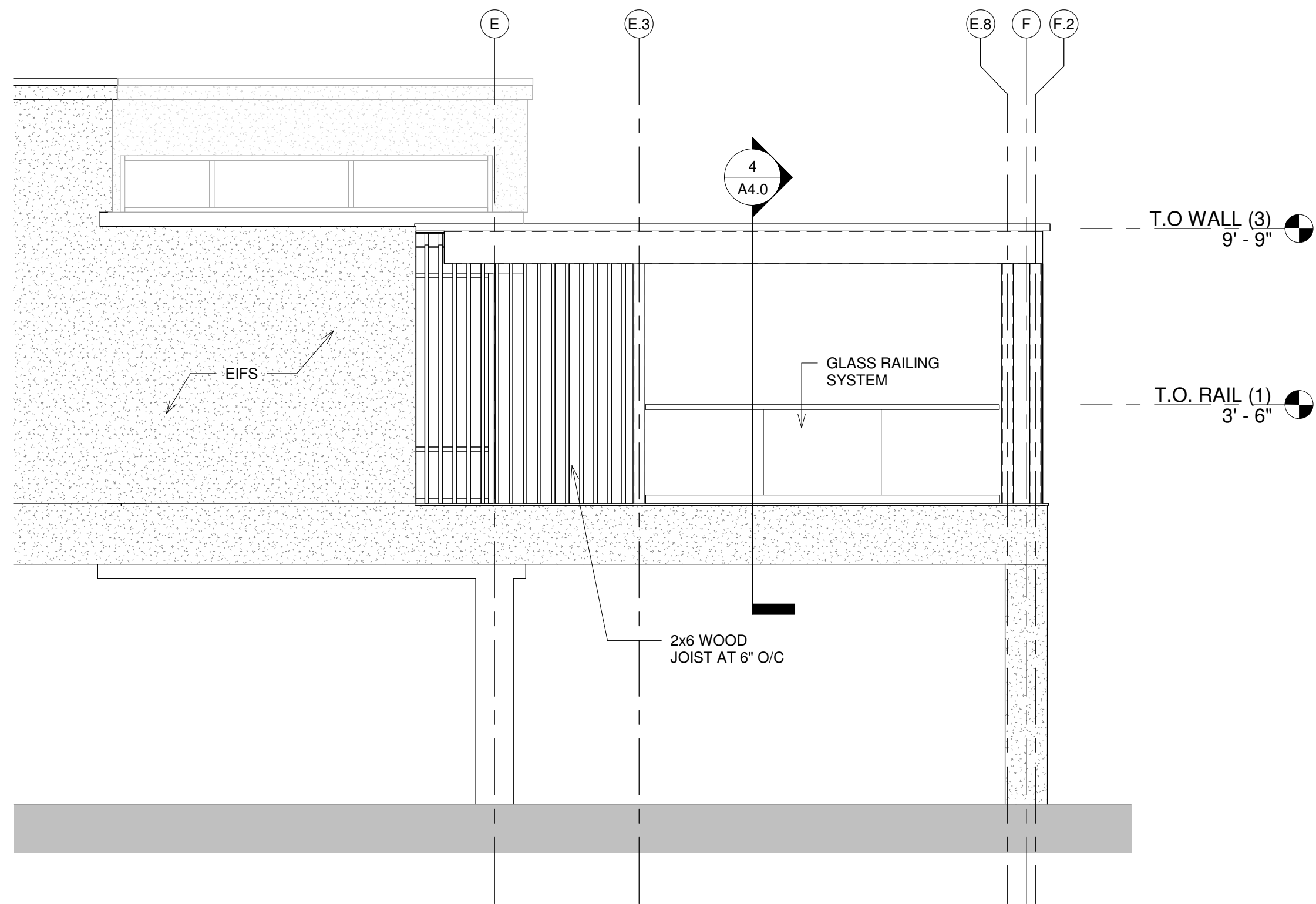
3	ENLARGED FIRST FLOOR PLAN	
	A1.7	1/4" = 1'-0"



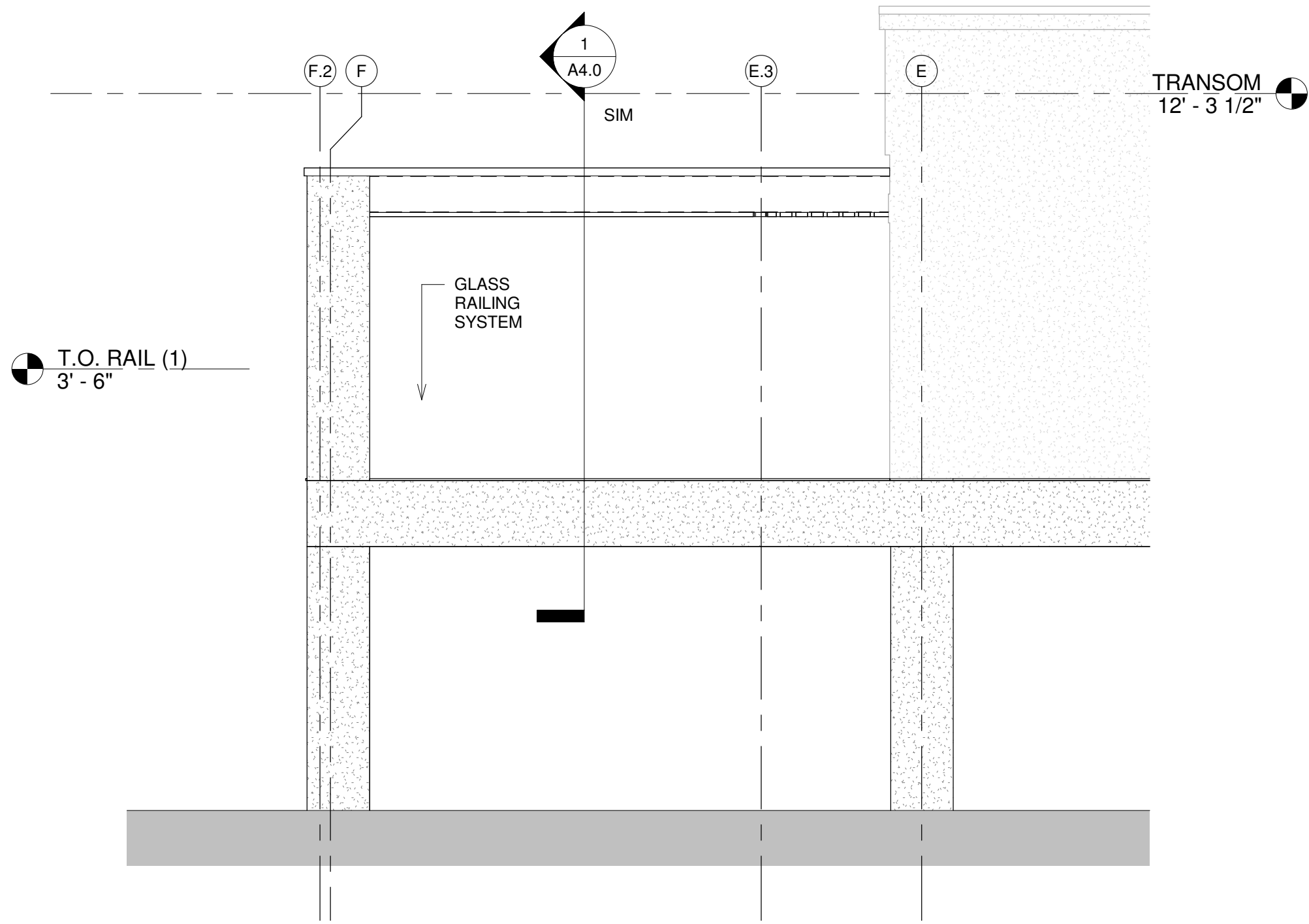
1 ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"



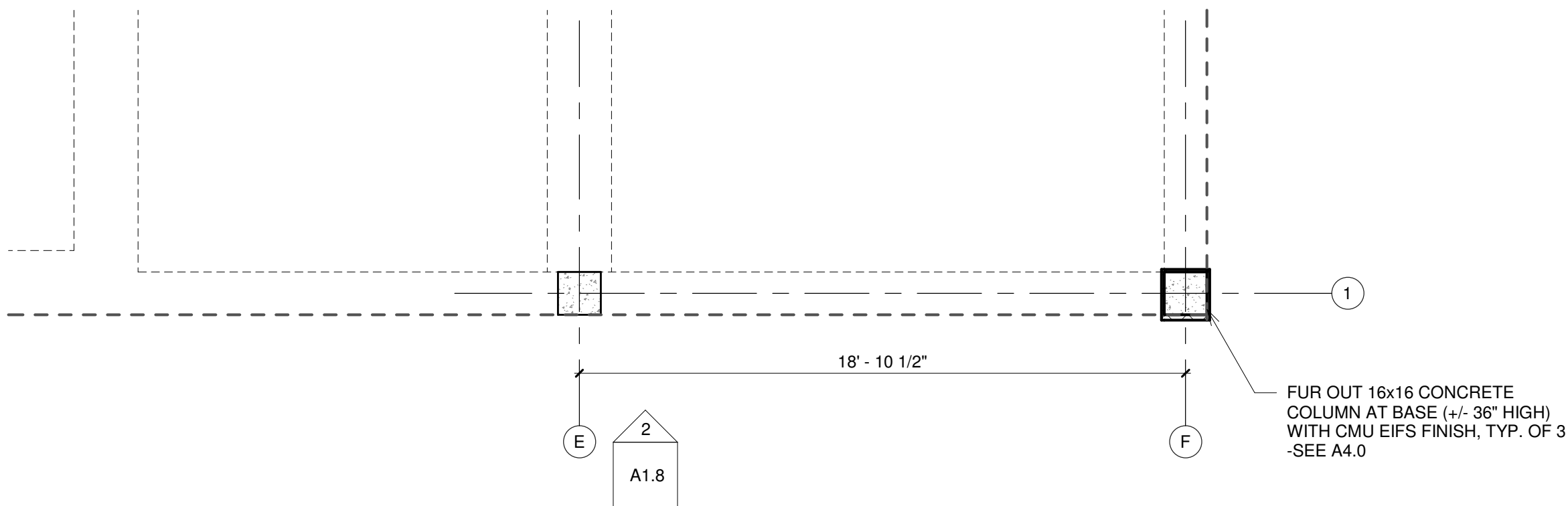
3 ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"



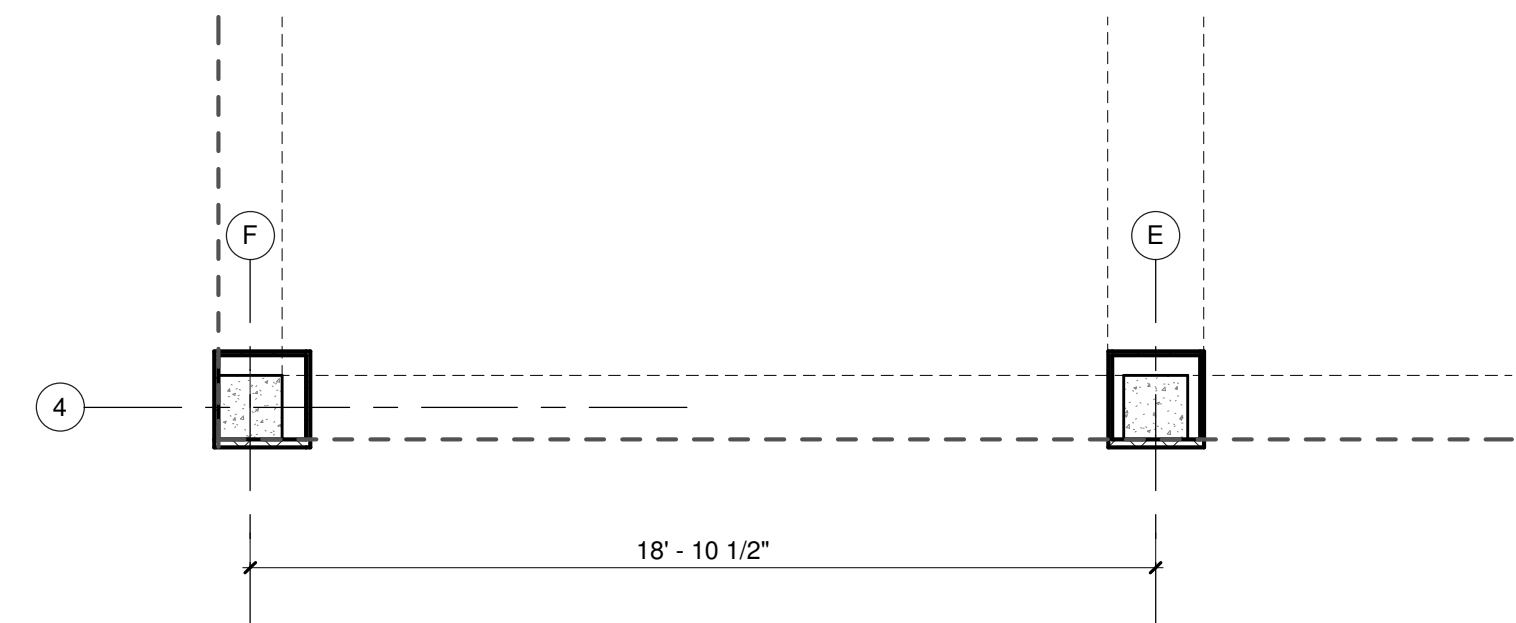
2 EXTERIOR ELEVATION
1/4" = 1'-0"



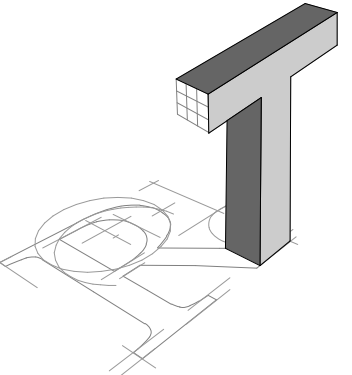
4 EXTERIOR ELEVATION
1/4" = 1'-0"



6 FIRST FLOOR PLAN
1/4" = 1'-0"



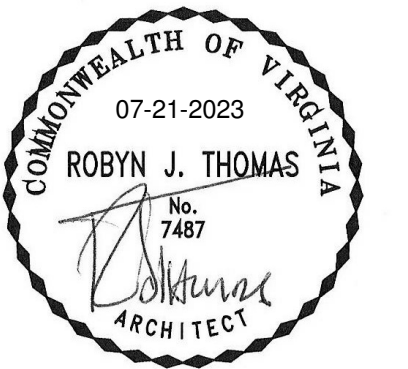
5 FIRST FLOOR PLAN
1/4" = 1'-0"



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REVISIONS

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ENLARGED
PLAN &
ELEVATION

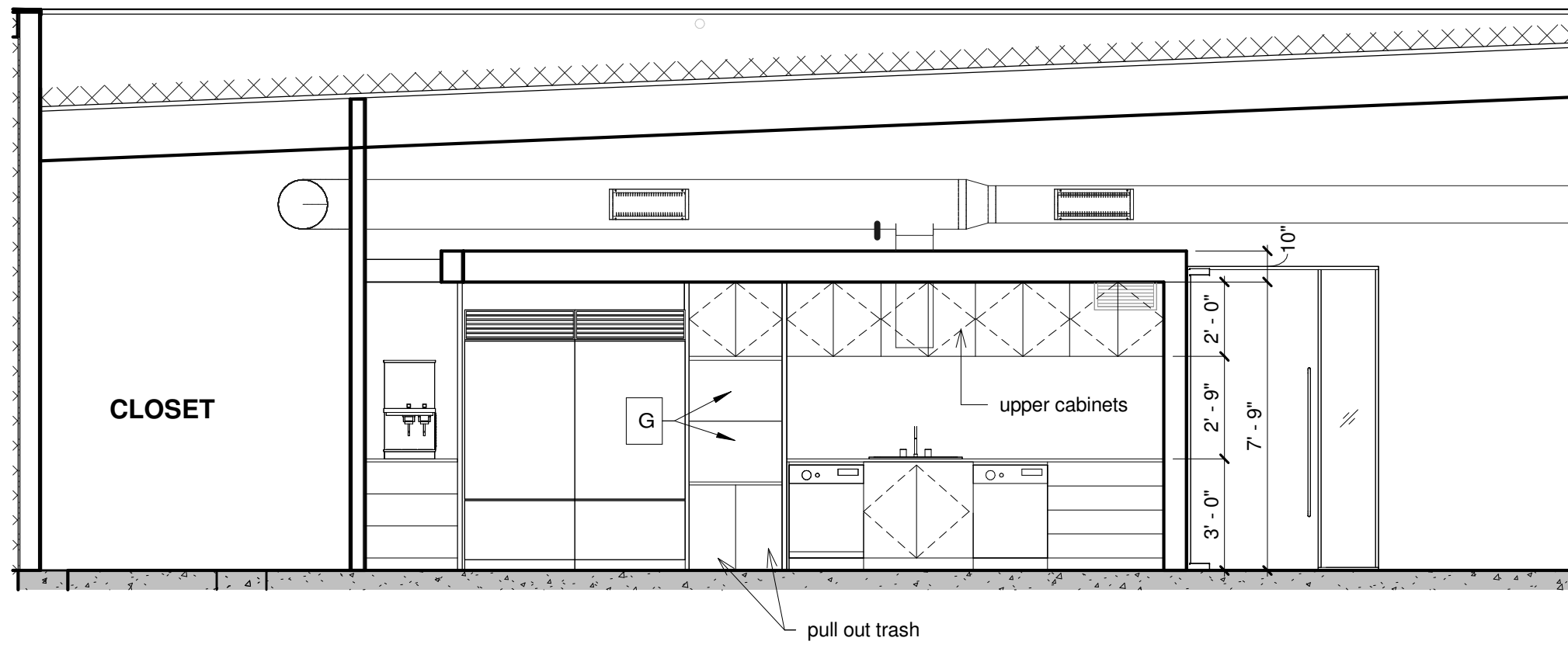
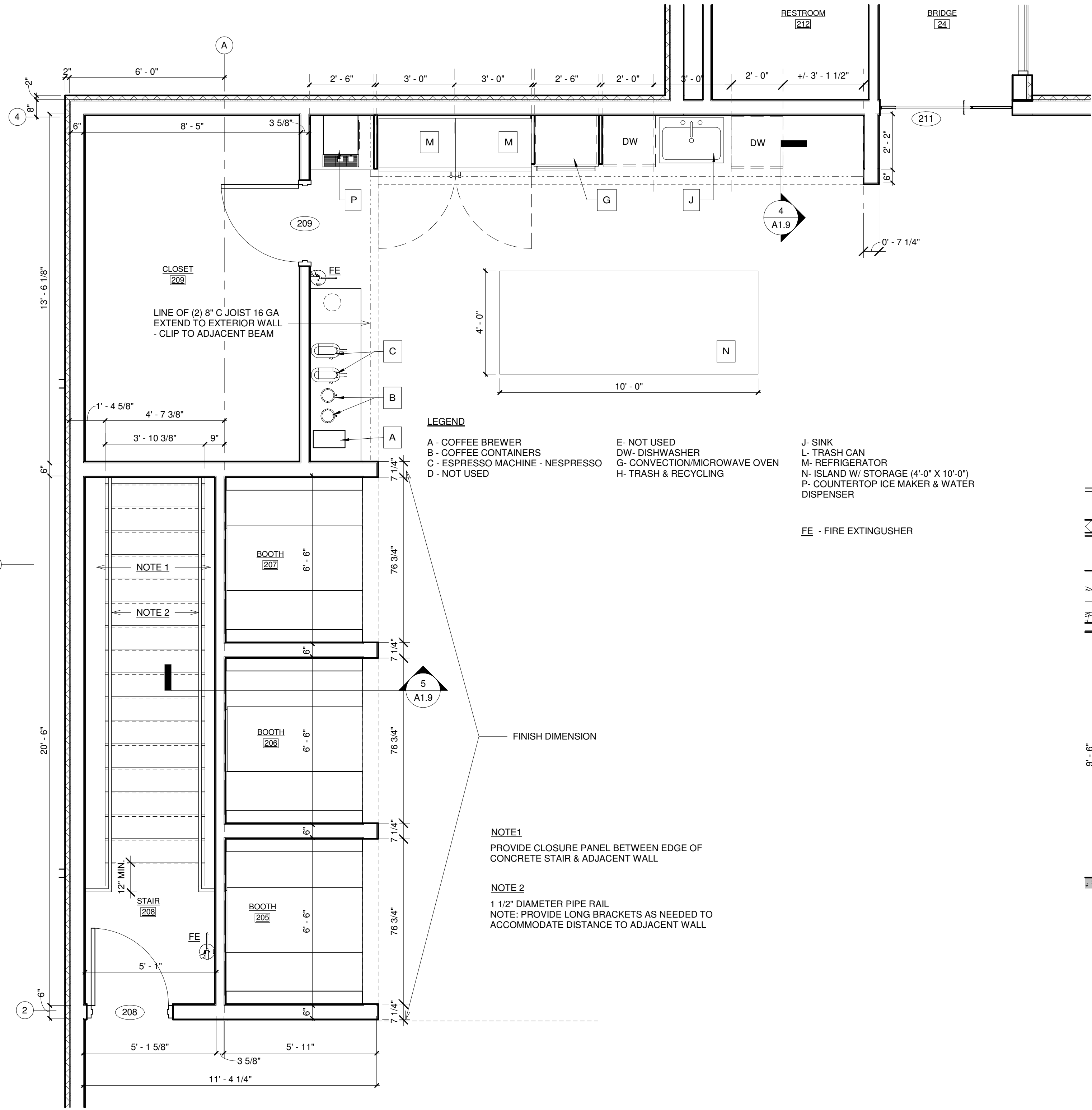
Project number 21-065

Date 07-21-2023

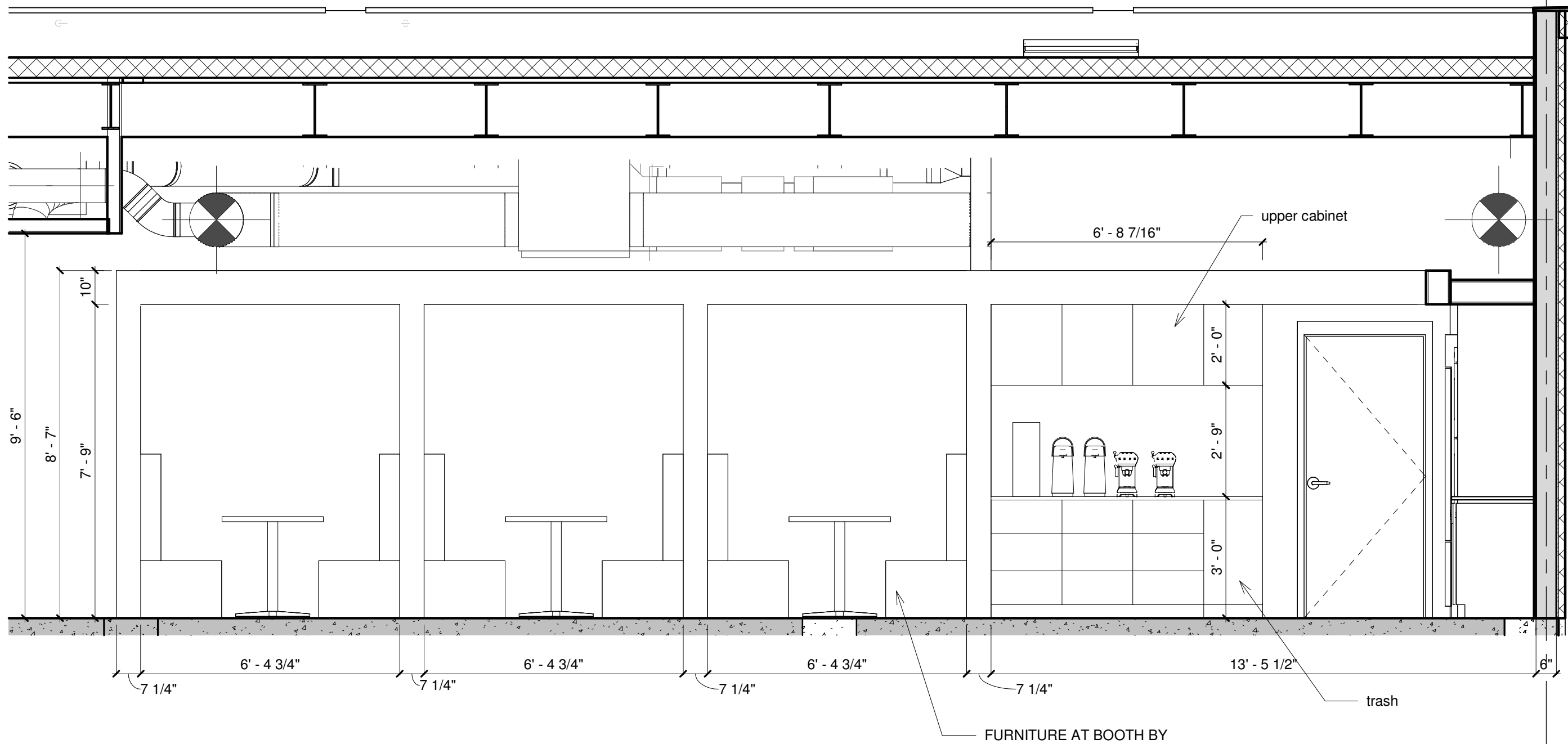
Drawn by NL

A1.8

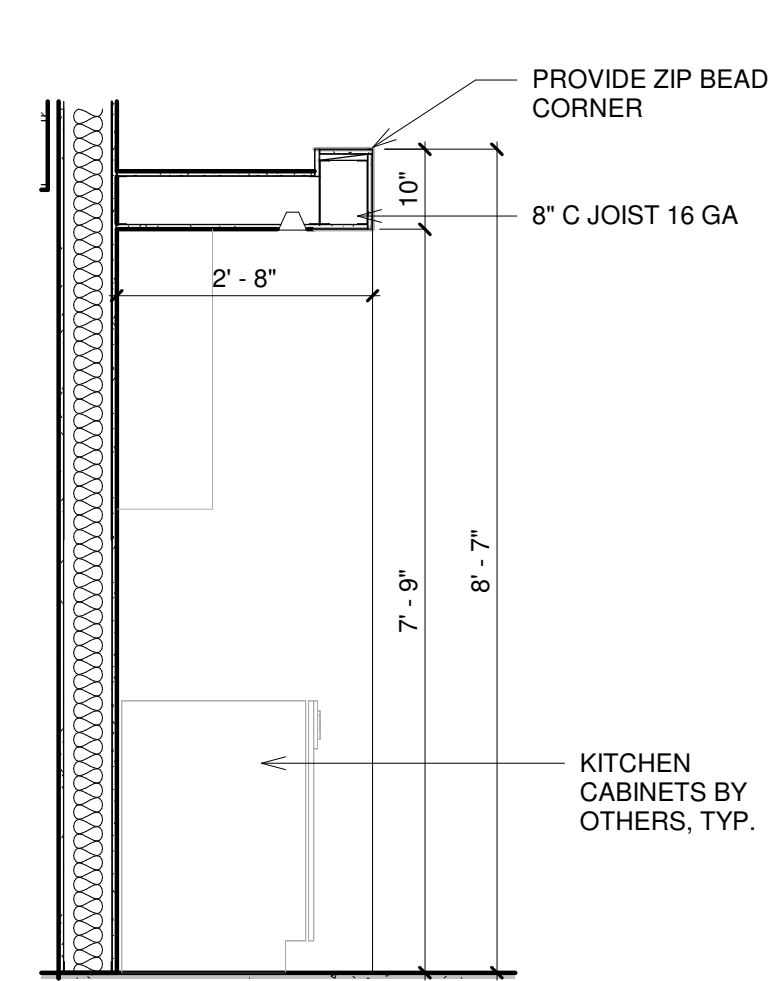
Scale 1/4" = 1'-0"



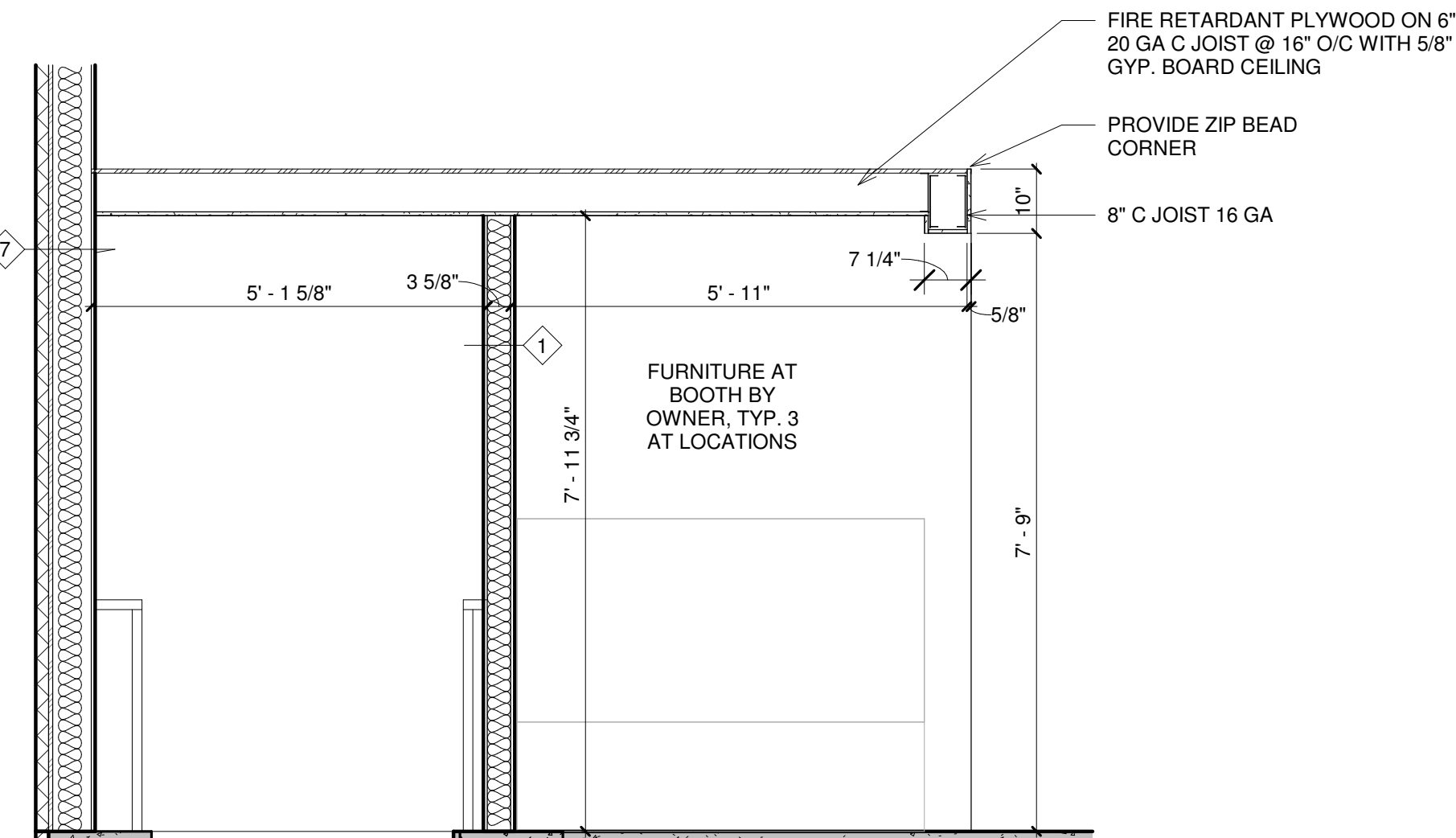
2 INTERIOR ELEVATION
1/4" = 1'-0"



3 INTERIOR ELEVATION
3/8" = 1'-0"

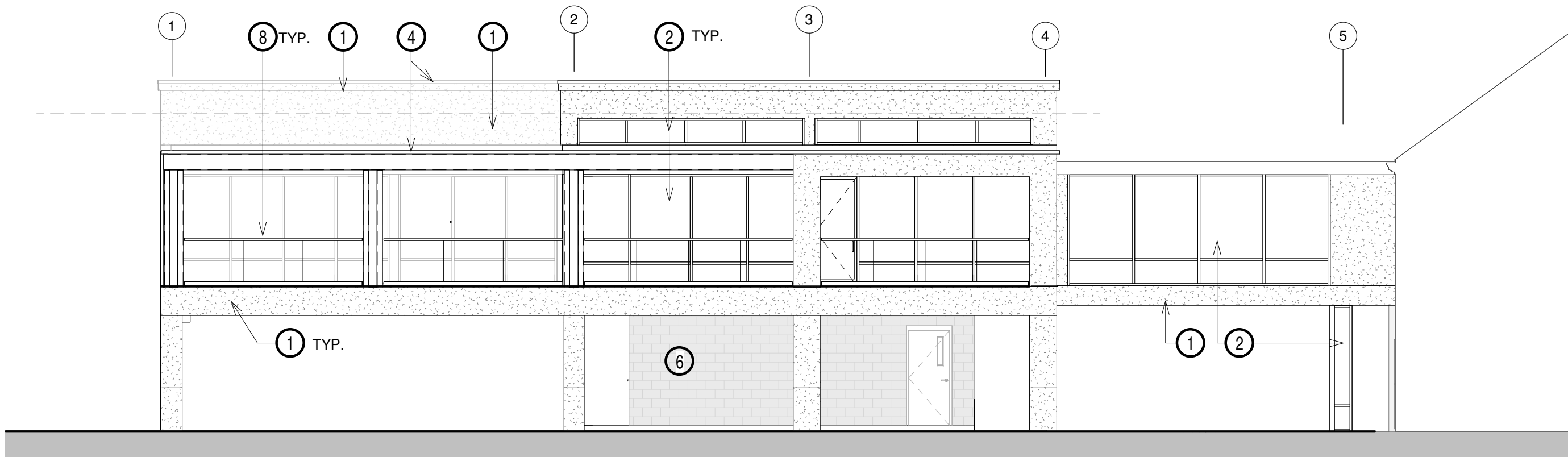


4 SECTION AT KITCHEN
1/2" = 1'-0"

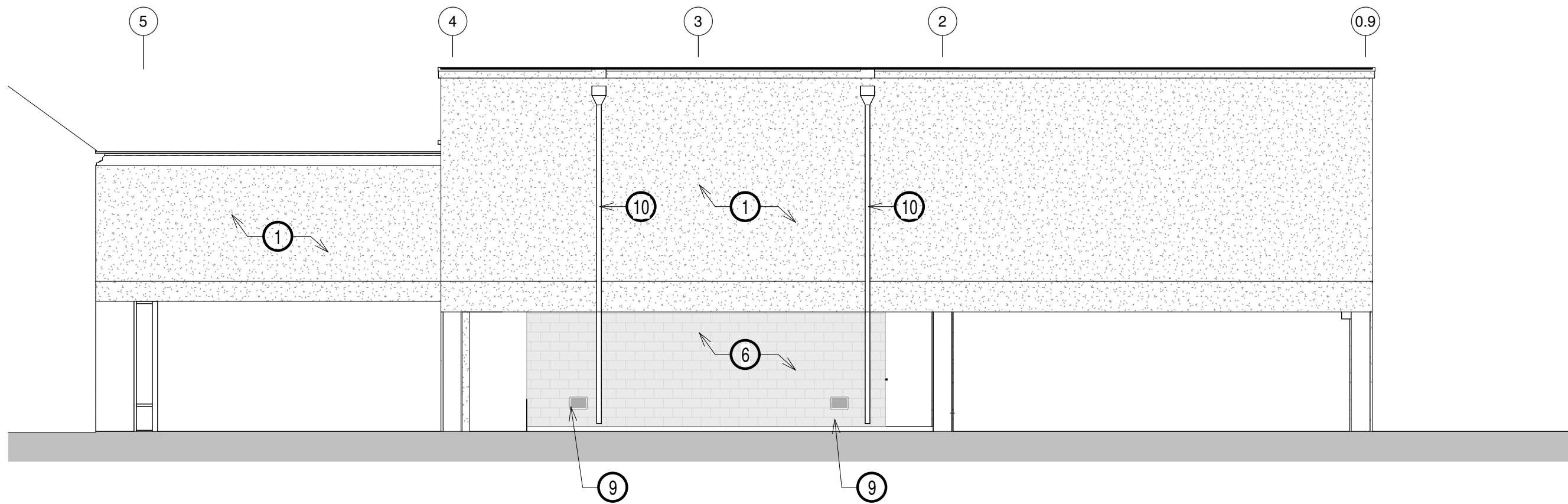


5 SECTION AT STAIR / BOOTH
1/2" = 1'-0"

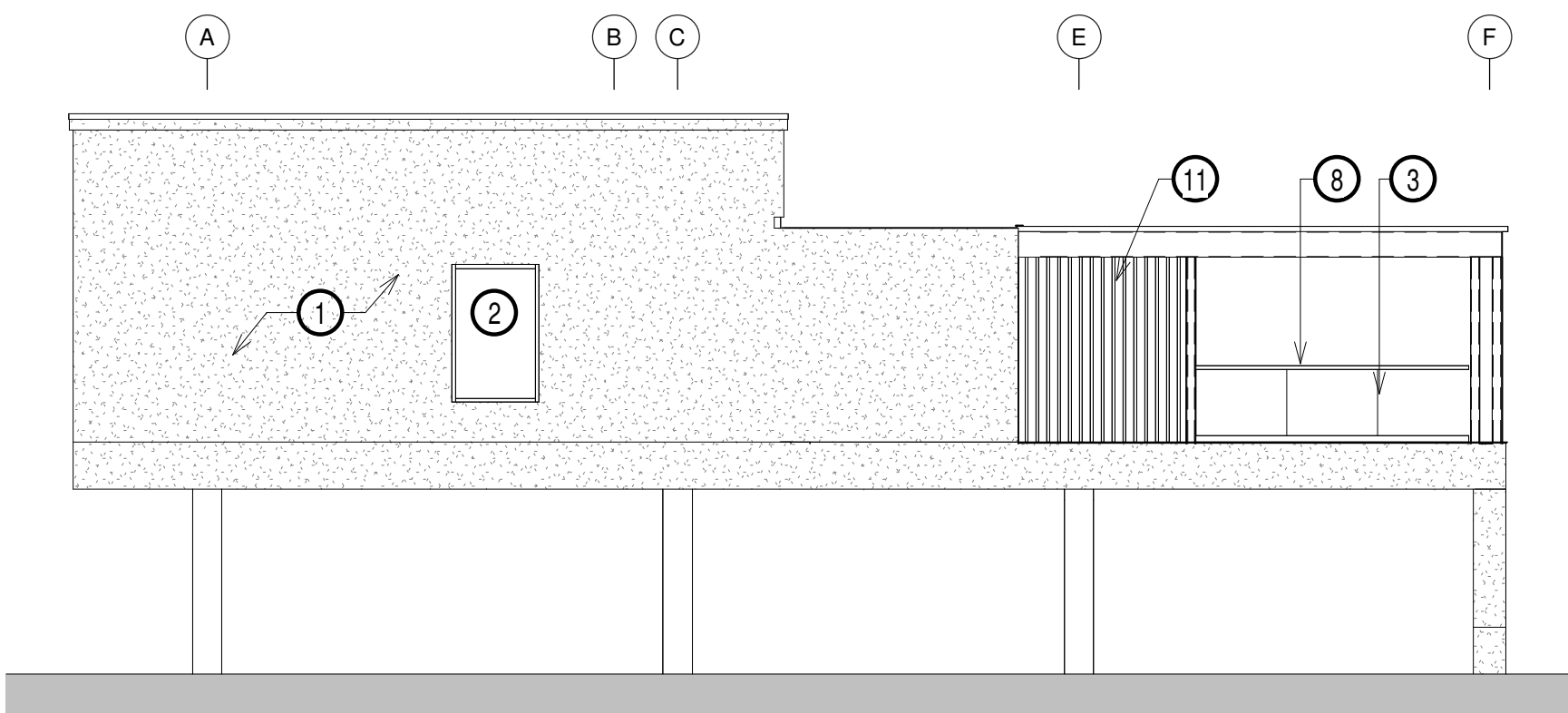
REVISIONS		
No.	Date	Comments



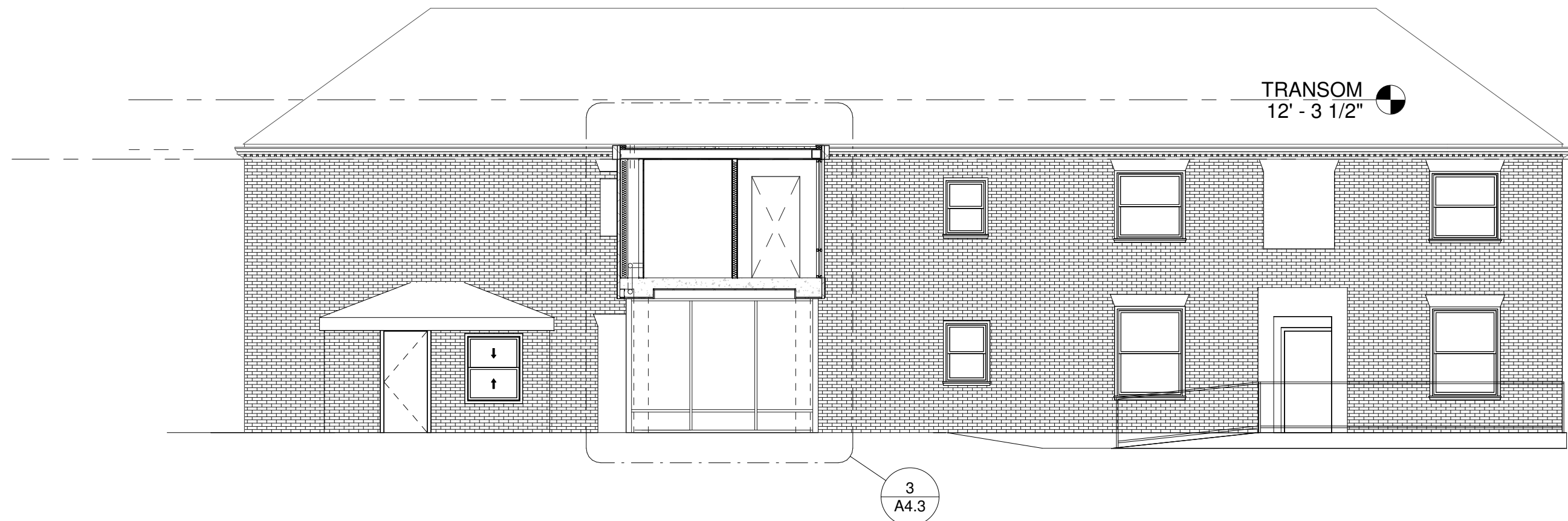
1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



5 EXISTING BUILDING - NEW
1/8" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES:

- EIFS EQUAL TO STO "SMOOTH " FINISH ON INSULATION (THICKNESS VARIOUS - SEE WALL SECTIONS)
- ALUMINUM STOREFRONT SYSTEM (EQUAL TO YKK YES 45TU) WITH SOLARBAN® 60 GLAZING
PROVIDE SAFETY GLAZING AS REQUIRED PER CODE - SEE NOTE 2
- NOT USED
- PREFINISHED ALUMINUM MTL COPING
- ALUMINUM STOREFRONT SYSTEM - EQUAL TO YKK YES 45TU.
- STACKED 8" CMU PAINT FINISH. FULL HEIGHT AT 1ST FLOOR
- ROOF SCUPPERS AND DOWNSPOUTS
- GLASS RAIL
- FLOOD VENTS EQUAL TO SMART VENT 1540-520 - COLOR WHITE
- ALUMINUM SCUPPER AND DOWNSPOUT
- TRELLIS
- OSHA RAIL (42" HT) - SEE ROOF PLAN

NOTE:

- PAINT ALL EXPOSED EXTERIOR PIPES TO MATCH ADJACENT SURFACE

- DOOR AND WINDOW SAFETY GLAZING REQUIREMENTS

NOTE: GLAZING THROUGHOUT SHALL COMPLY WITH WITH VCC 2018 SECTION 2406: LOCATIONS OF NEW GLAZING IN HAZARDOUS LOCATIONS

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATION SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES IN ACCORDANCE WITH VCC 2015 SECTION 2406.3

SAFETY GLAZING MATERIALS SHALL BE PROVIDED IN THE FOLLOWING HAZARDOUS LOCATIONS:

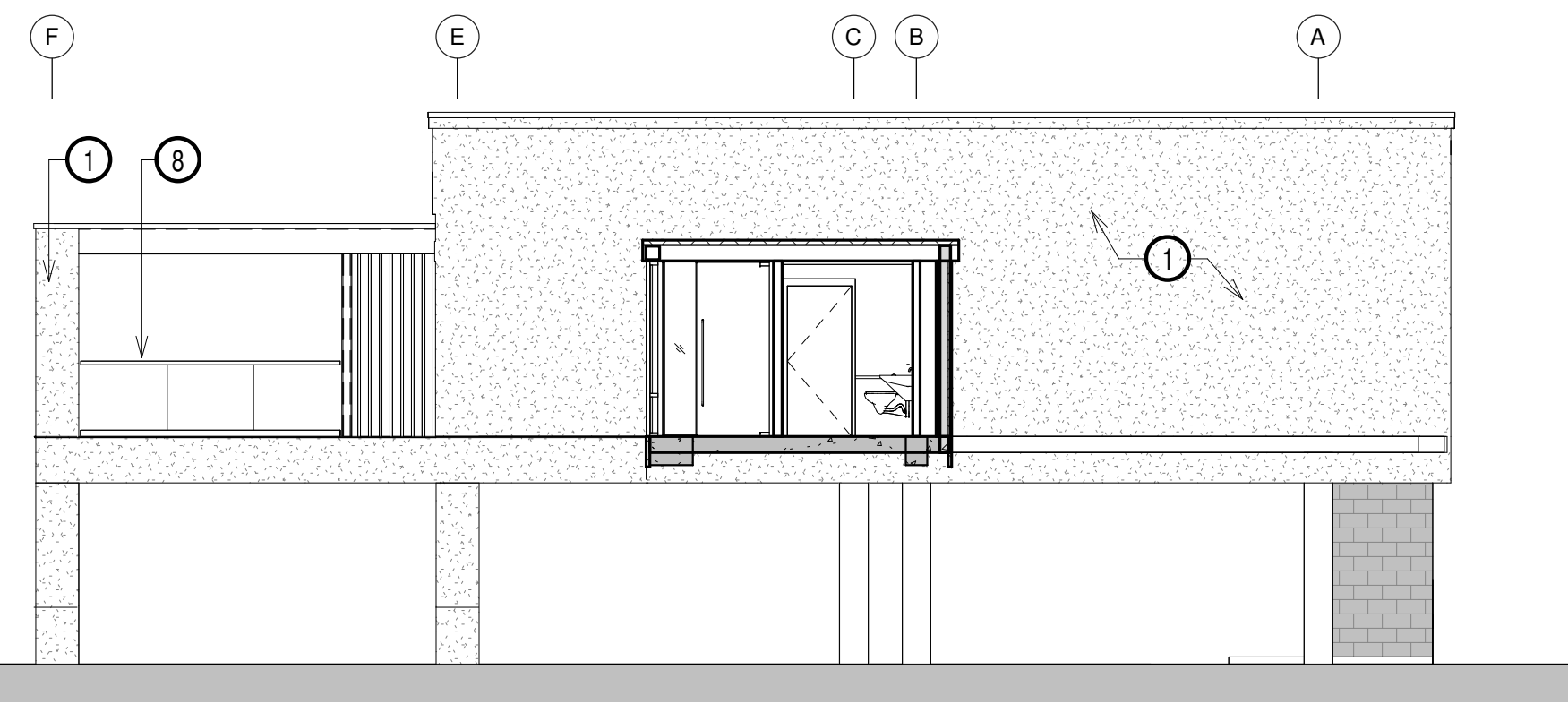
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE

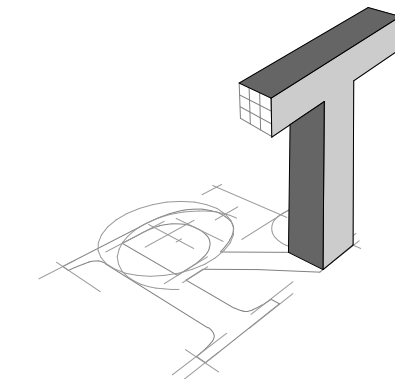
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOW THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET;
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
- THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
- ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS



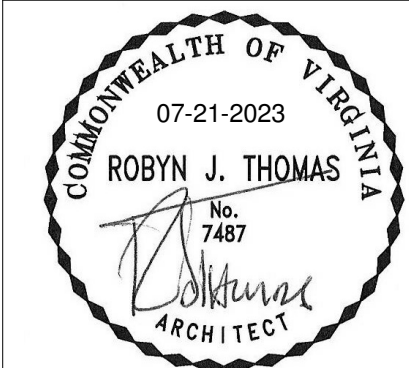
4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



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Rutter Mills Office Expansion

160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

EXTERIOR
ELEVATIONS

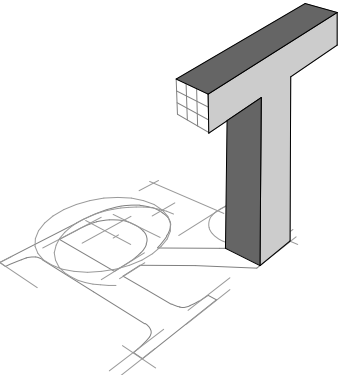
Project number 21-065

Date 07-21-2023

Drawn by NL

A2.0

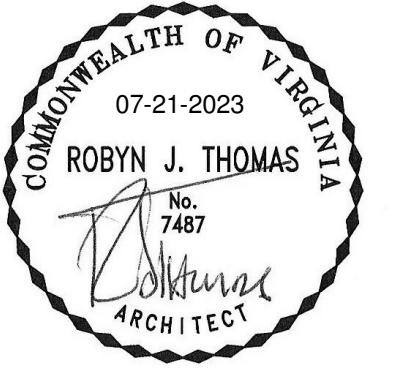
Scale 1/8" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

BUILDING
SECTIONS

Project number 21-065

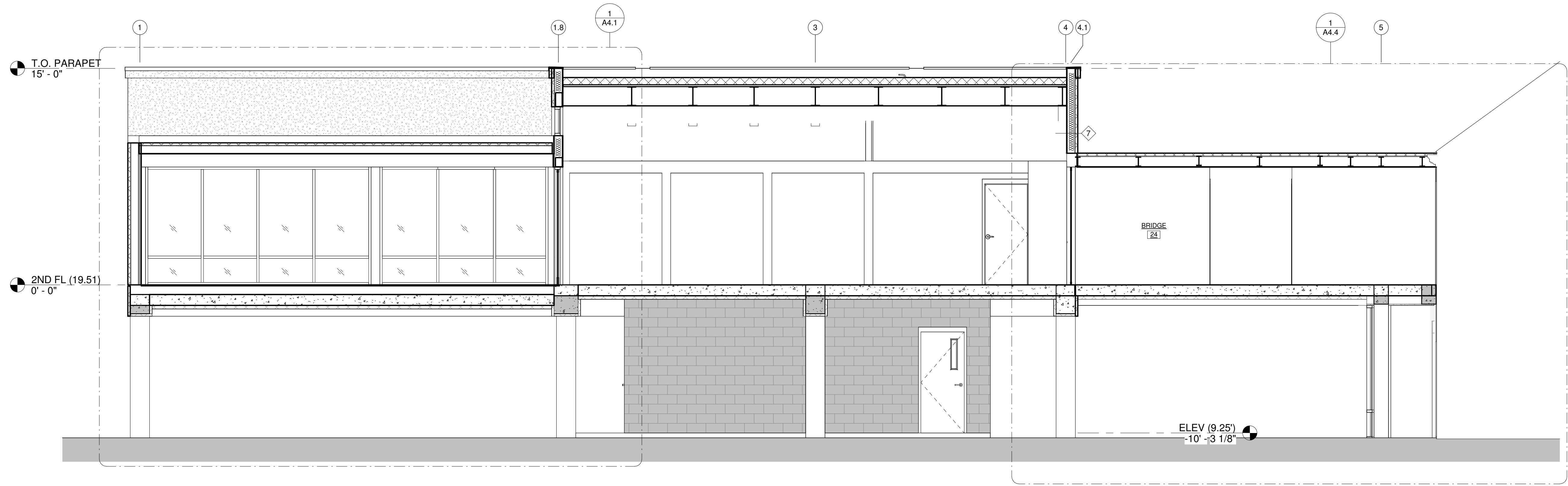
Date 07-21-2023

Drawn by NL

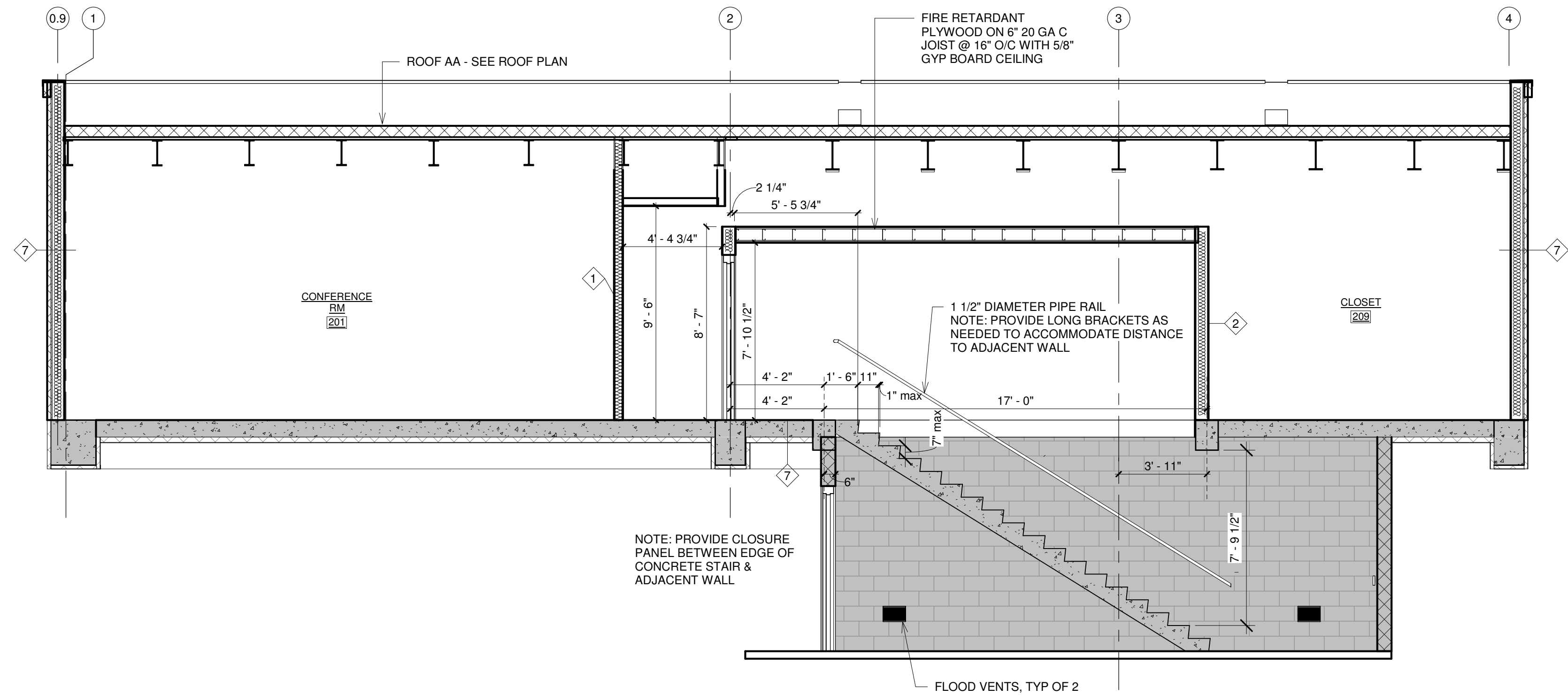
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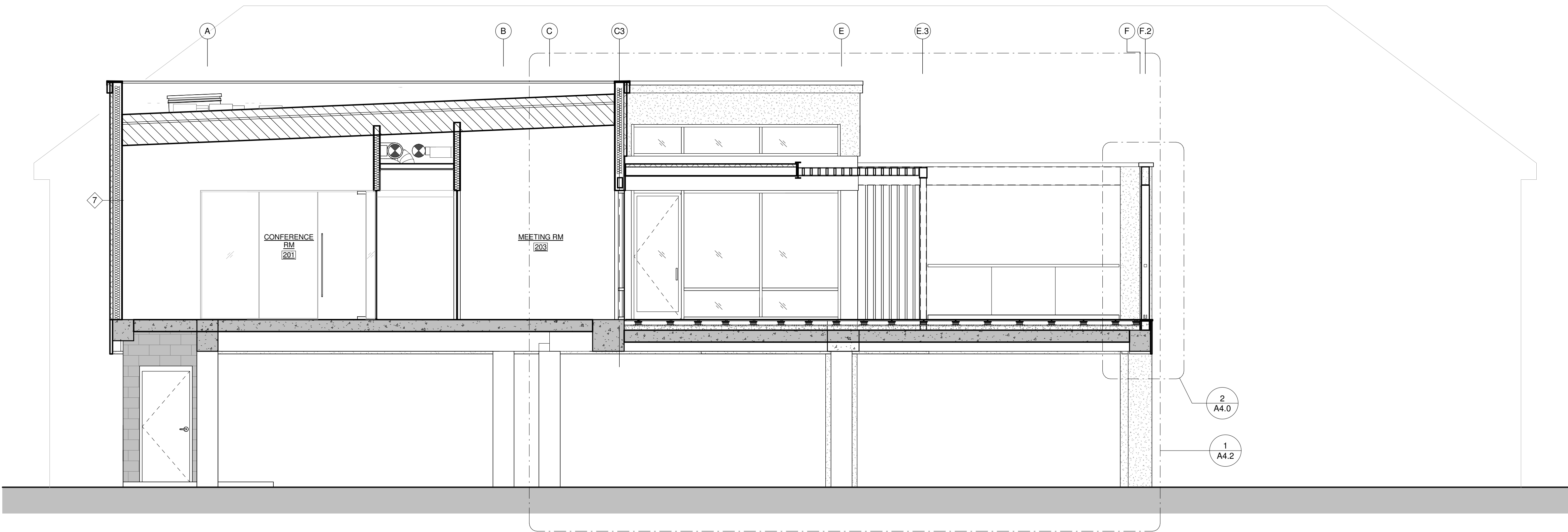
7/21/2023 3:27:38 PM



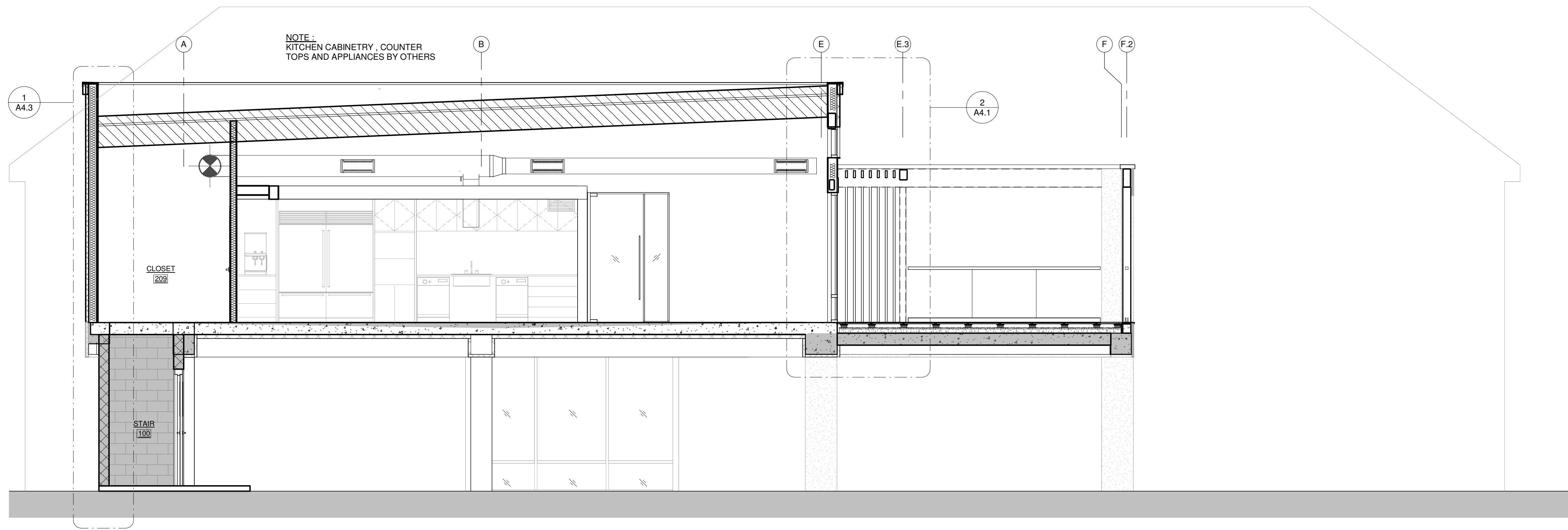
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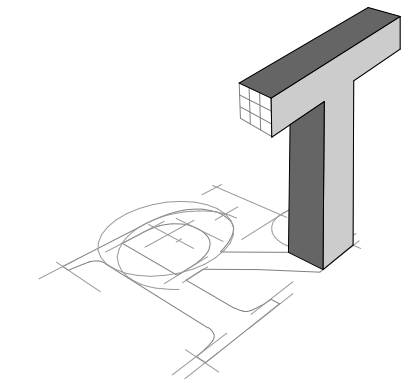
2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
A1.0 A3.1 1/4" = 1'-0"



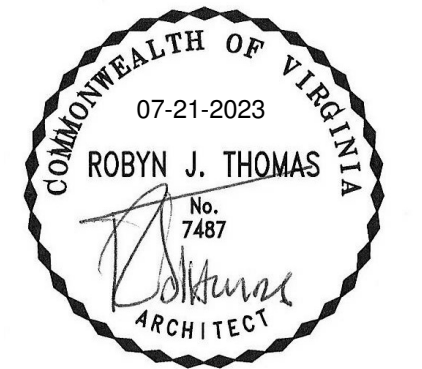
2 Section B1
A1.0 A3.1 1/4" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

BUILDING
SECTIONS

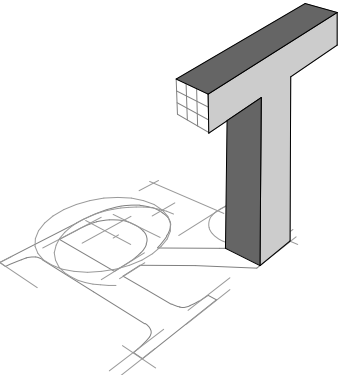
Project number 21-065

Date 07-21-2023

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A3.1

Scale 1/4" = 1'-0"



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NORFOLK, VIRGINIA

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BUILDING
SECTION

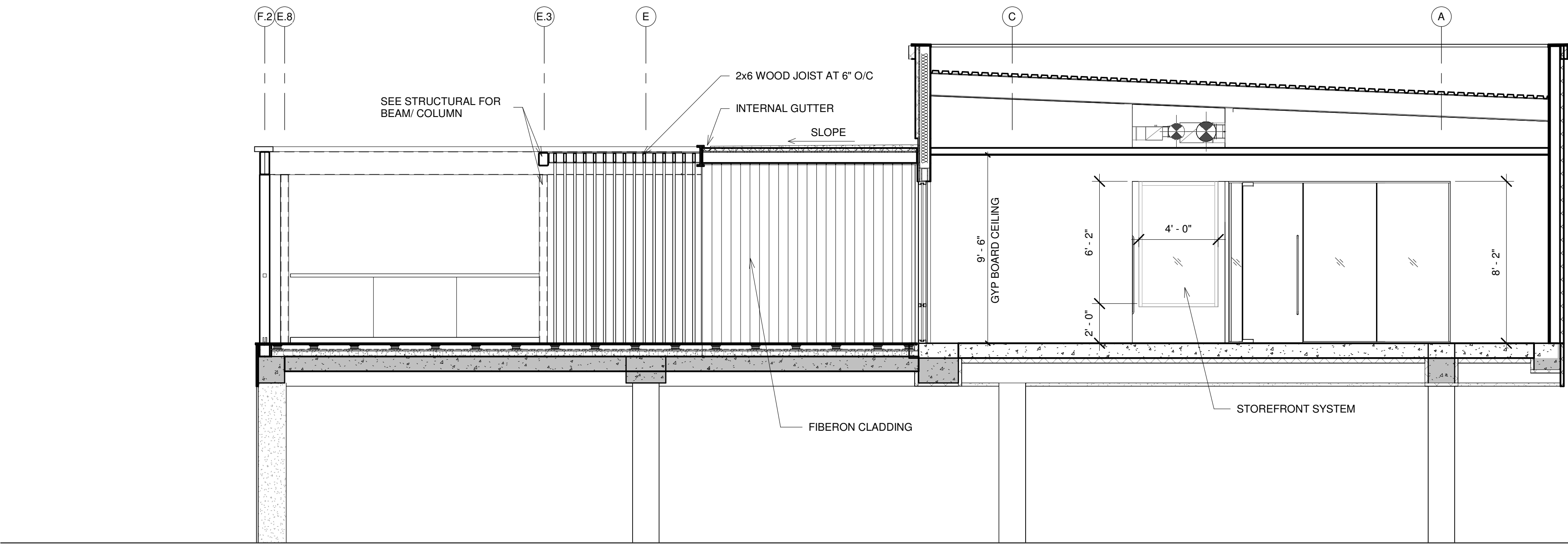
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Date 07-21-2023

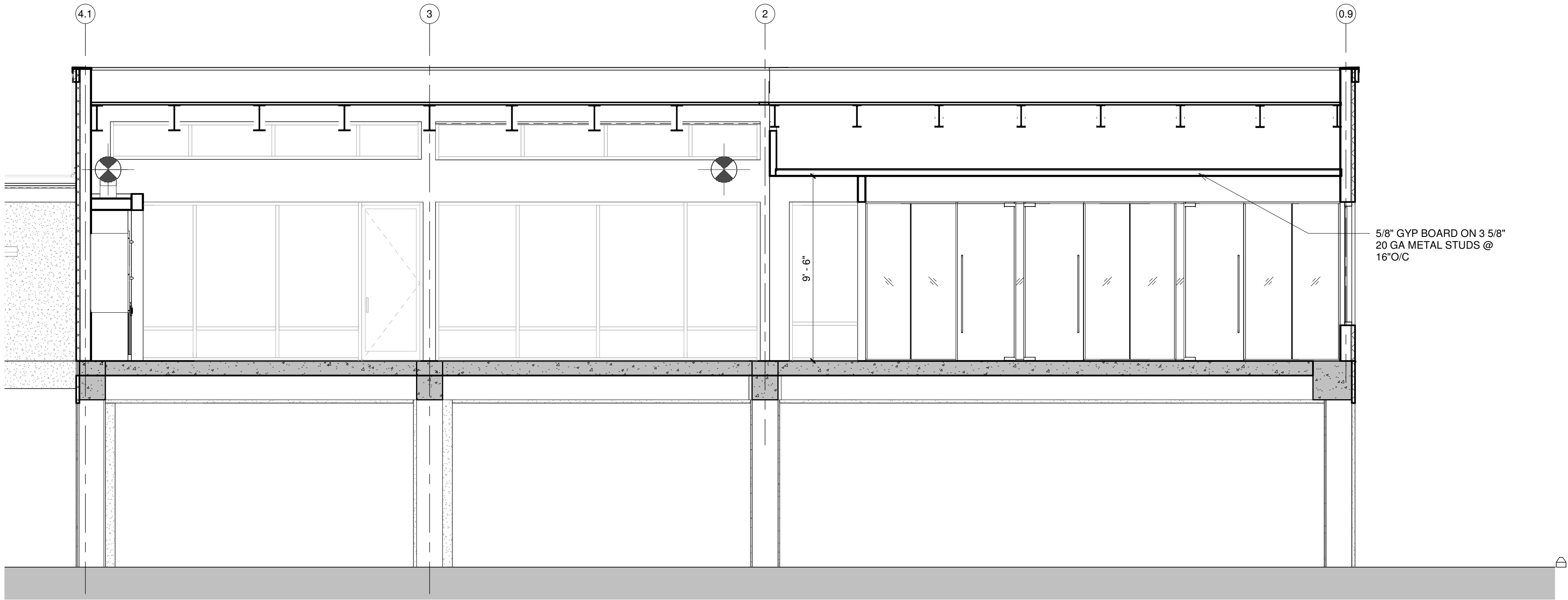
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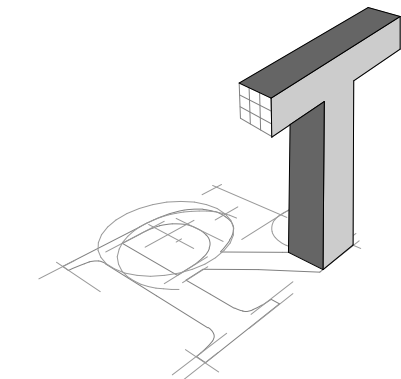
Scale 1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"



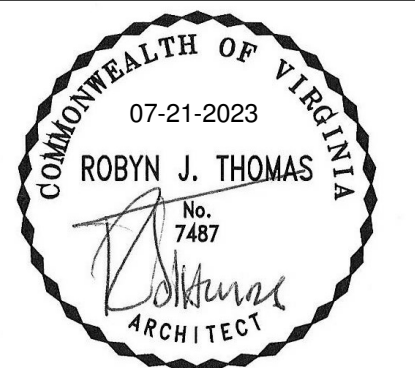
2 Section A3
1/4" = 1'-0"



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REVISIONS

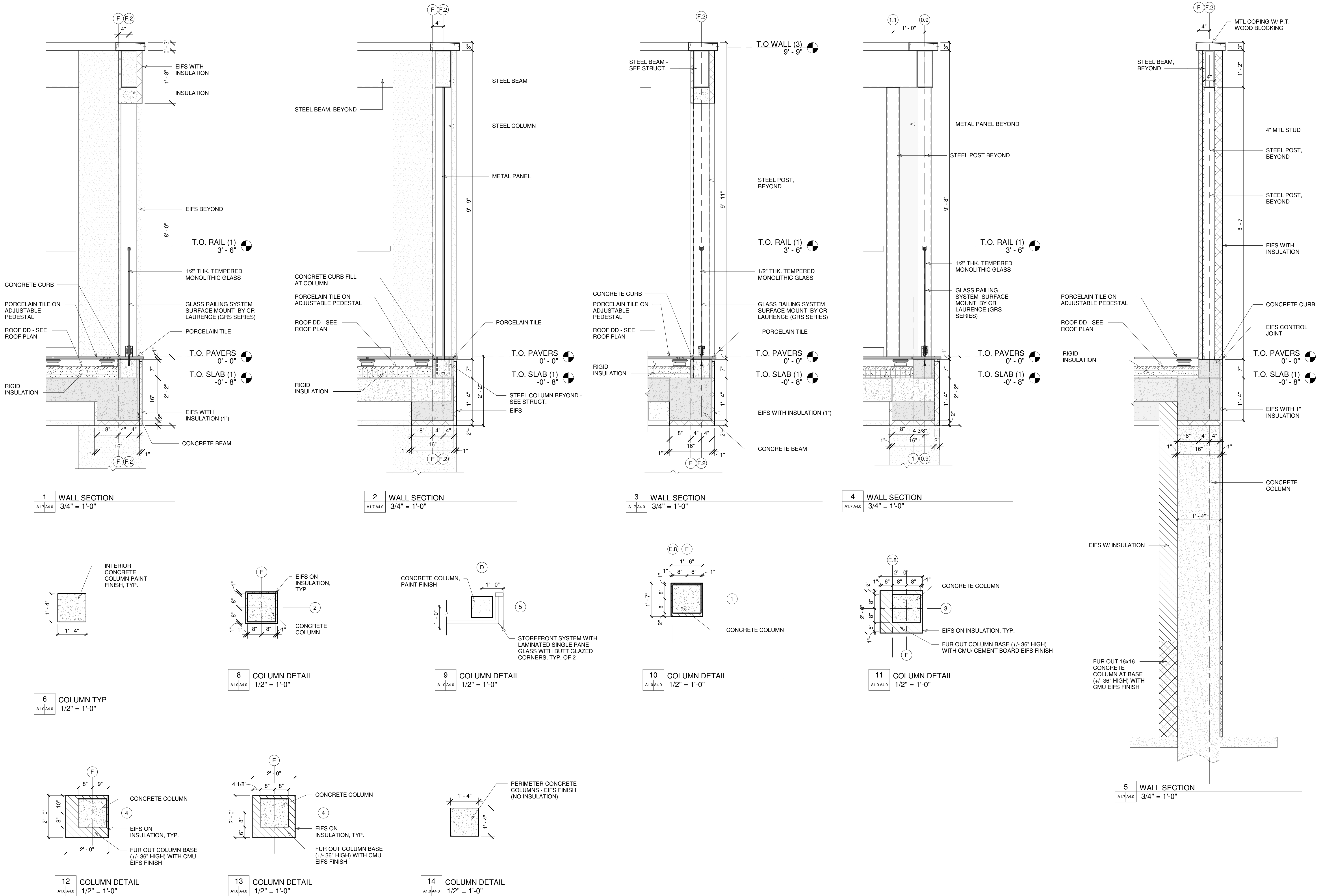
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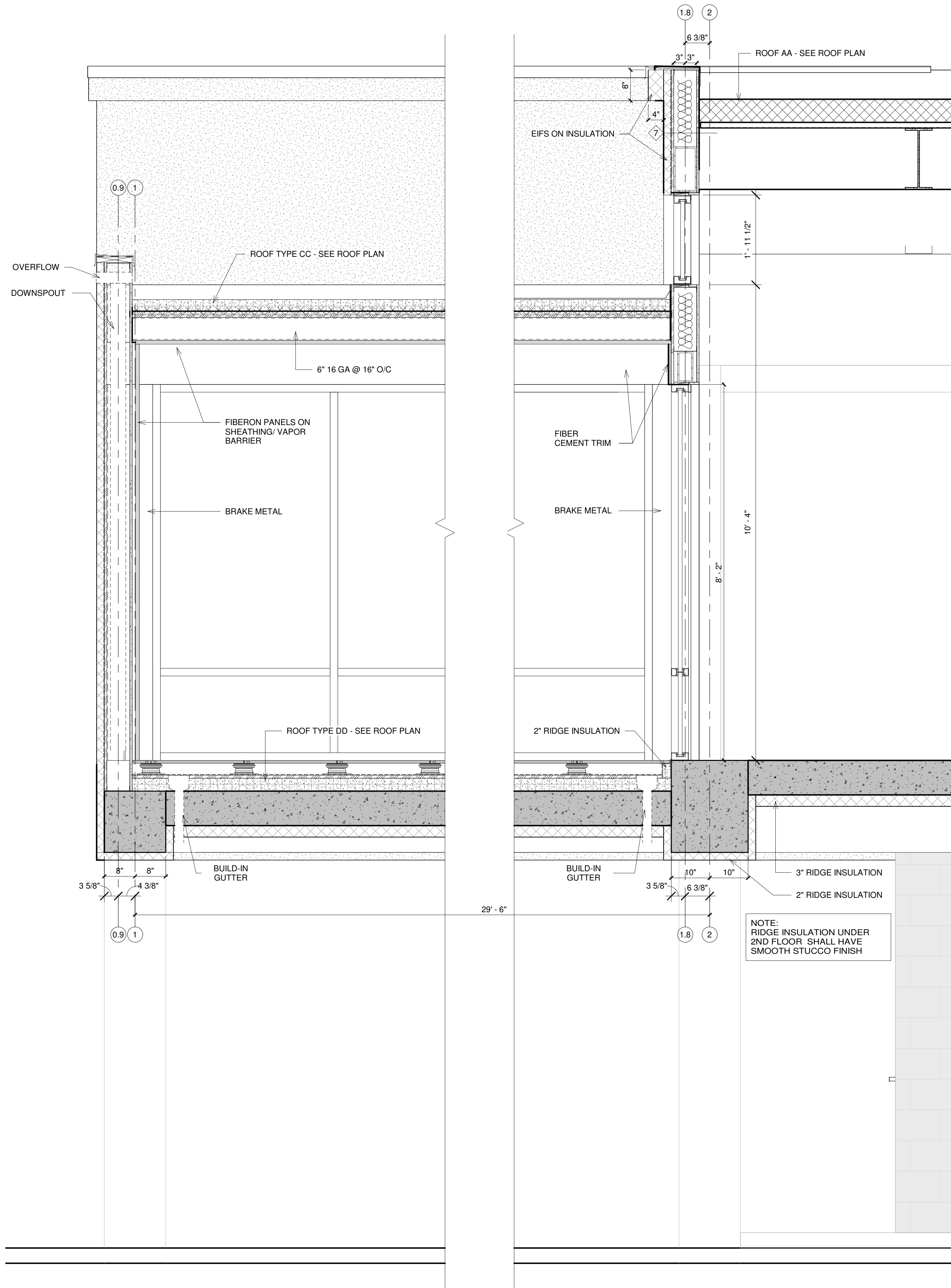
WALL
SECTIONS

Project number 21-065
Date 07-21-2023
Drawn by NL

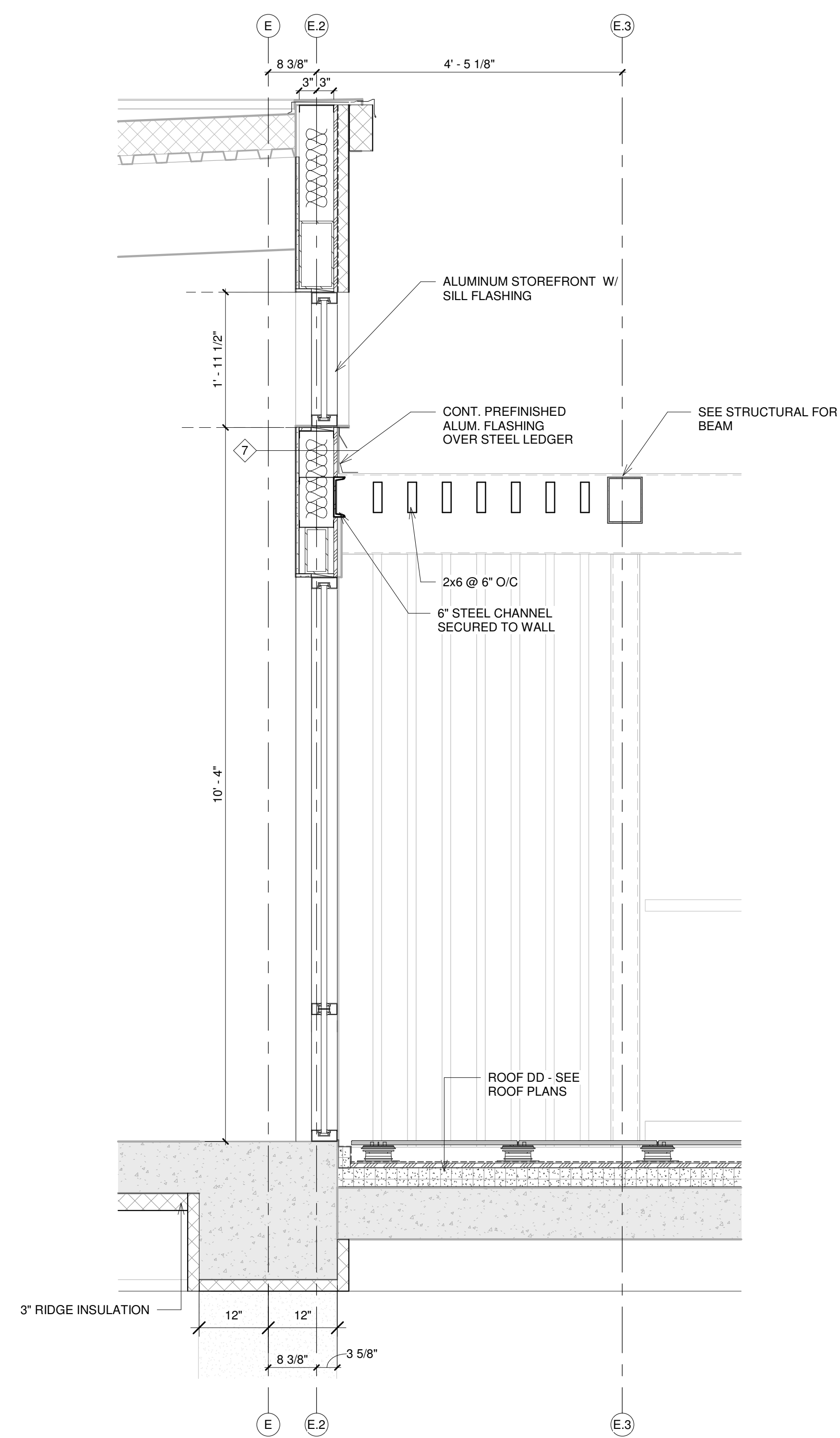
A4.0

Scale As indicated

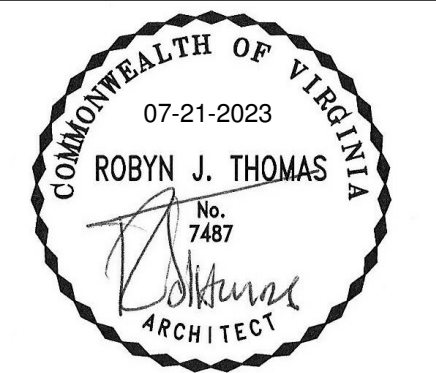




1 SECTION @ STOREFRONT
3/4" = 1'-0"



2 SECTION @ STOREFRONT
3/4" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

WALL
SECTIONS

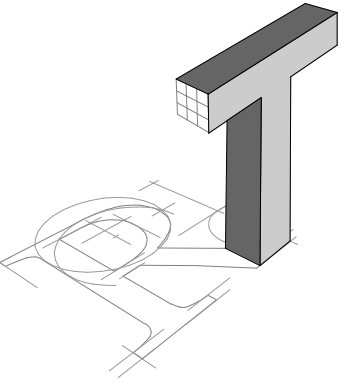
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Date 07-21-2023

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A4.1

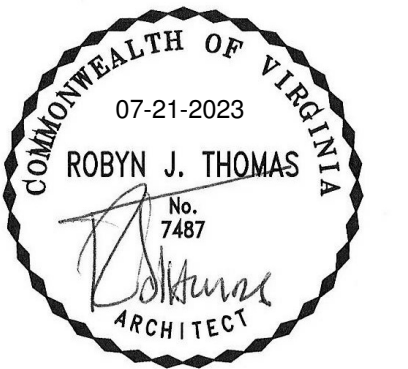
Scale 3/4" = 1'-0"



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NORFOLK, VIRGINIA

REVISIONS

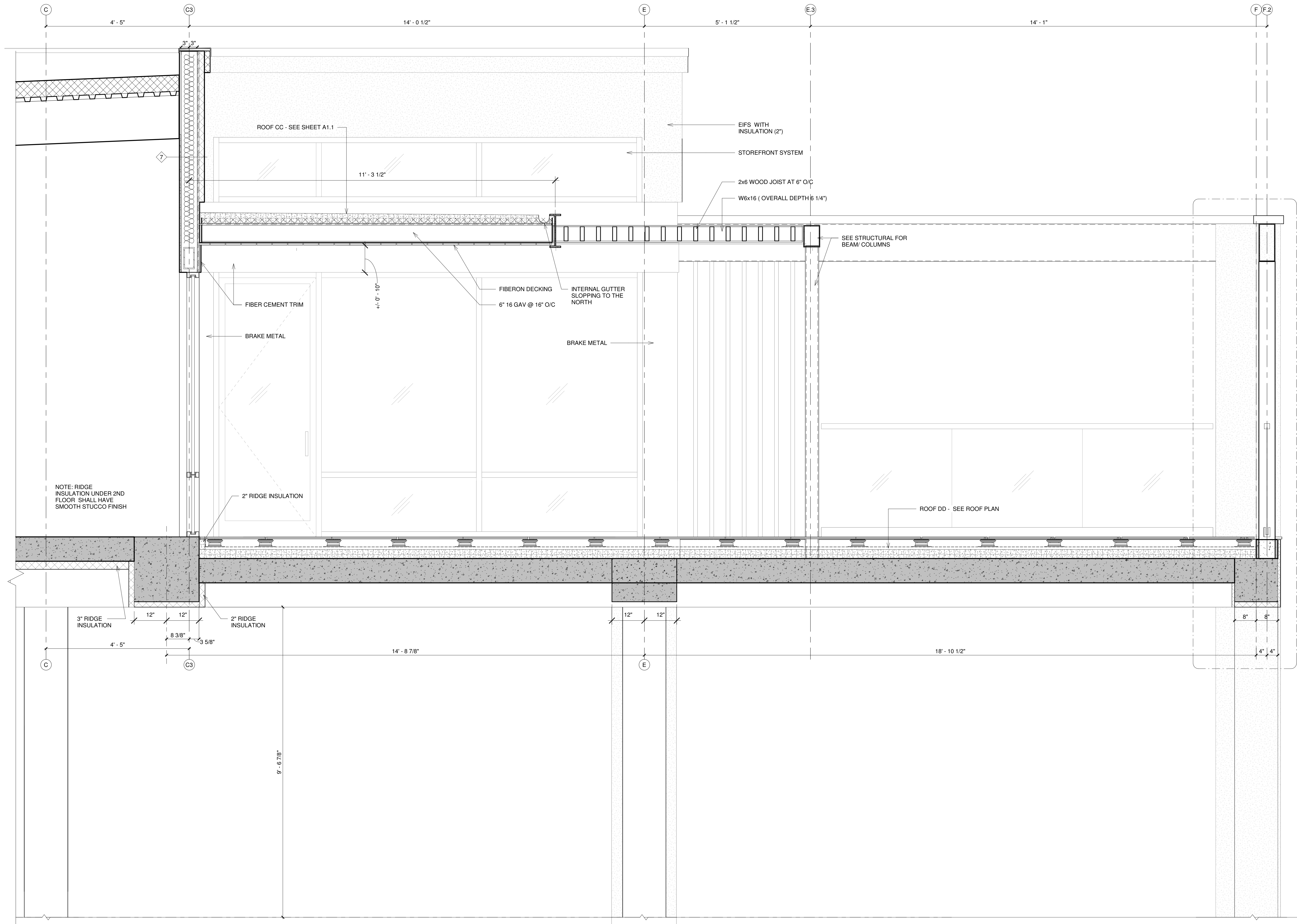
No.	Date	Comments

WALL SECTION

Project number 21-065
Date 07-21-2023
Drawn by NL

A4.2

Scale 3/4" = 1'-0"



1 WALL SECTION
3/4" = 1'-0"



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160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

REVISIONS

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WALL SECTIONS

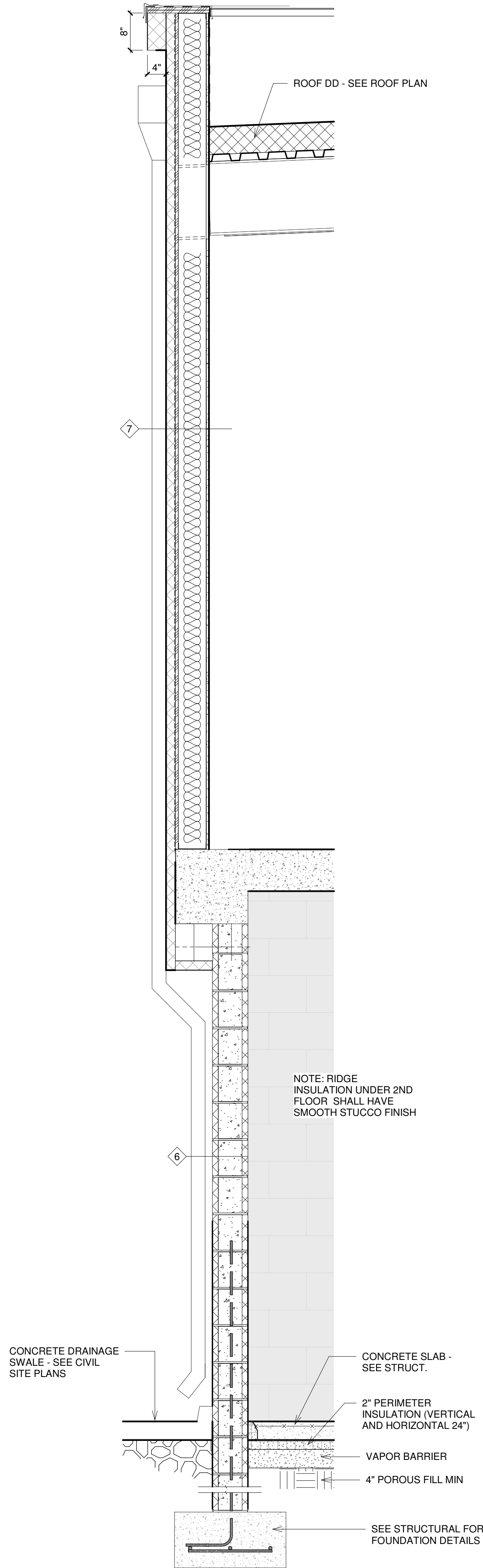
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Date 07-21-2023

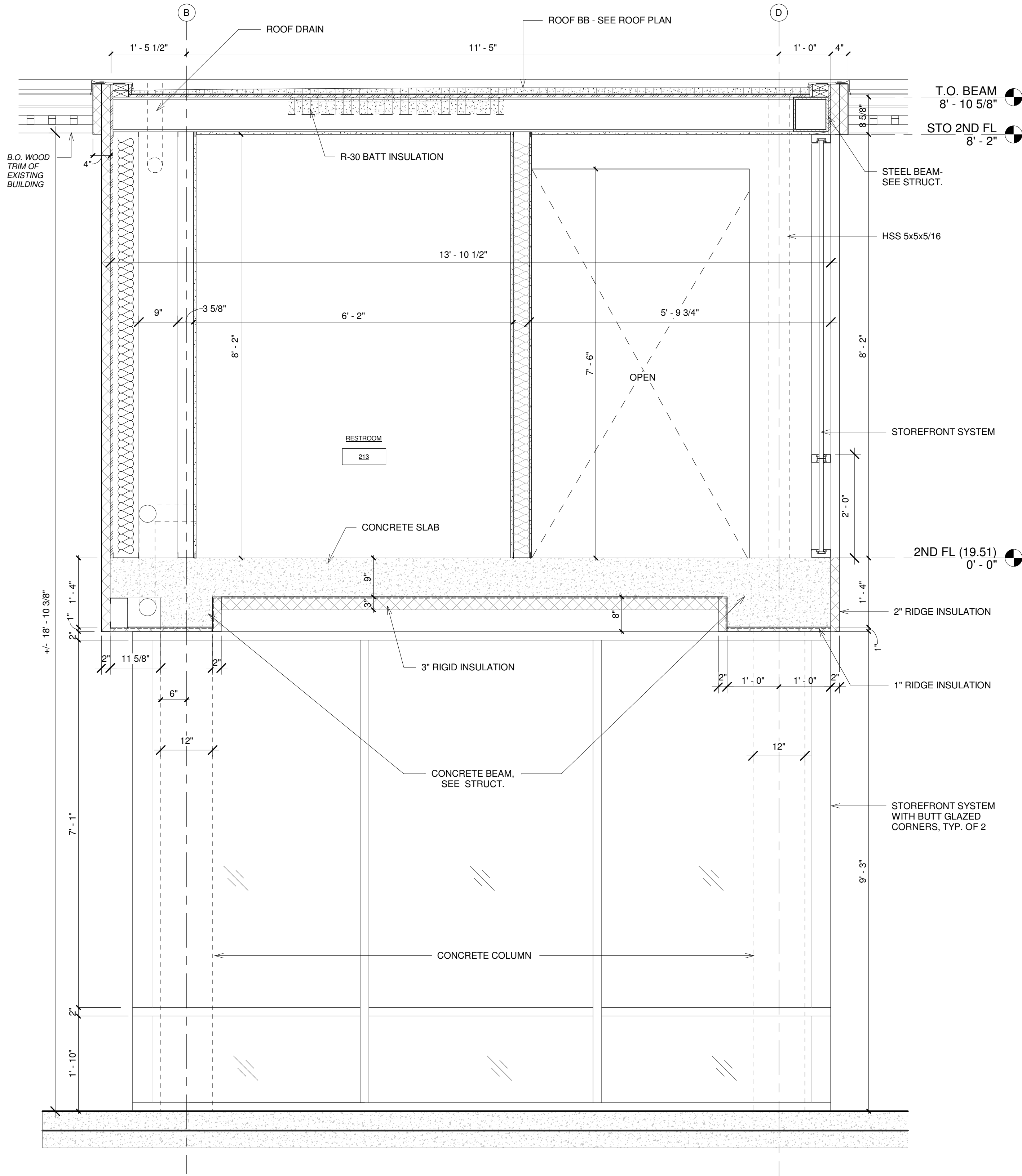
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A4.3

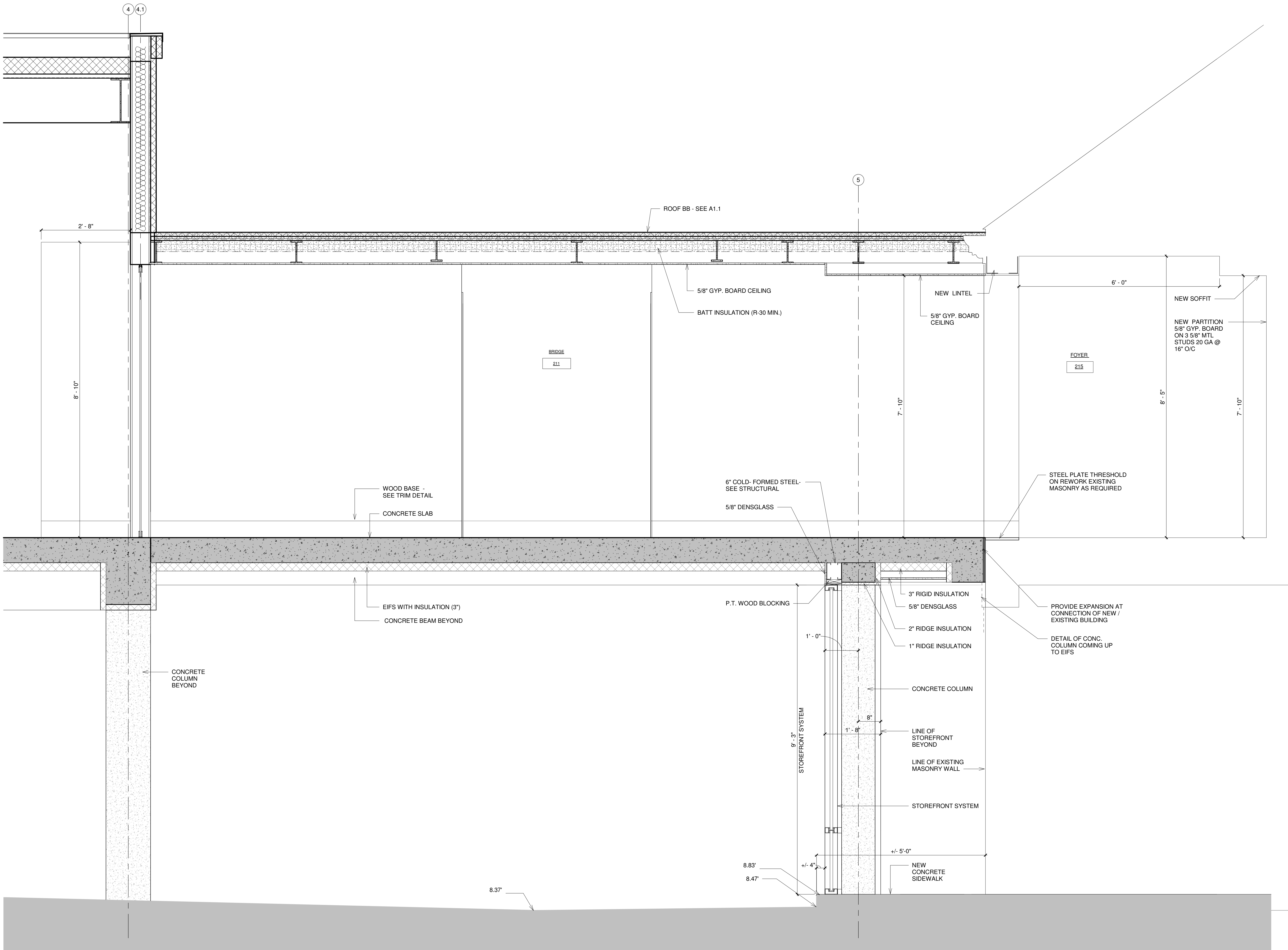
Scale $3/4" = 1'-0"$



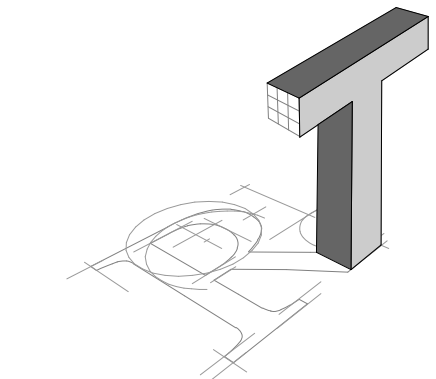
1	WALL SECTION	
A3.1	A4.3	3/4" = 1'-0"



3	SECTION @ BRIDGE
A1.0 A4.3	3/4" = 1'-0"



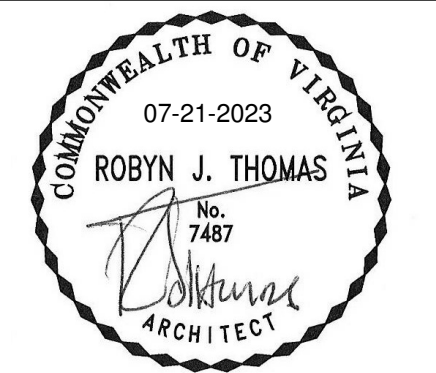
1 PARTIALBUILDING SECTION
3/4" = 1'-0"



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REVISIONS

No.	Date	Comments

WALL
SECTIONS

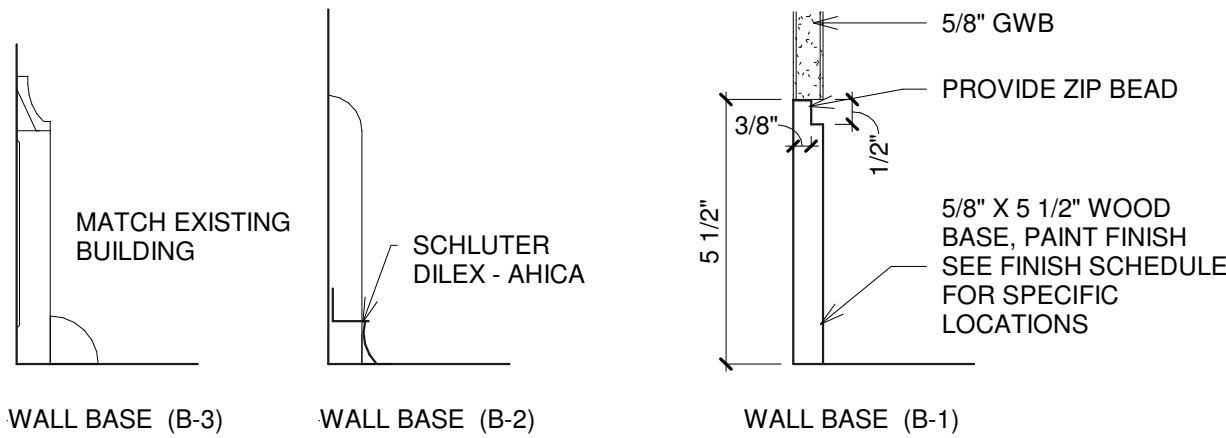
Project number 21-065
Date 07-21-2023
Drawn by NL

A4.4

Scale 3/4" = 1'-0"

FINISH SCHEDULE							
NO.	NAME	FLOOR	BASE	WALLS	WAINSCOT	CEILING	REMARKS
100	STAIR WELL	F-1	-	W-2	W-2	C-2	
101	STORAGE	F-2	-	W-2	W-2	C-5	
102	PARKING GARAGE	F-2	-	W-2	W-2	C-4 / C-5	SEE REFLECTED CEILING PLAN
103	ENTRYWAY	F-2 (NEW SIDEWALK)	-	-	-	C-4	ALUM STOREFRONT SINGLE PANE GLAZING - COLOR BLACK
104	UTILITY ROOM	-	-	-	-	C-7 (VINYL FACED)	
200	INDOOR COMMON SPACE/ HALLWAY	F-1	B-1	W-1		C-1	
201	CONFERENCE ROOM	F-3	B-1	W-1		C-1	OR CARPET
202	MEETING ROOM	F-3	B-1	W-1		C-1	OR CARPET
203	MEETING ROOM	F-3	B-1	W-1		C-1	OR CARPET
204	MEETING ROOM	F-3	B-1	W-1		C-1	OR CARPET
205	BOOTH	F-1	B-1 (MINOR)	W-1		C-2	BOOTH/ TABLE BY OTHERS
206	BOOTH	F-1	B-1 (MINOR)	W-1		C-2	BOOTH/ TABLE BY OTHERS
207	BOOTH	F-1	B-1 (MINOR)	W-1		C-2	BOOTH/ TABLE BY OTHERS
208	STAIR WELL	F-1	B-1 (MINOR)	W-1/ W-2		C-2	
209	CLOSET	F-1	B-1	W-1		C-1	
210	OUTDOOR COMMON SPACE	F-4		-		C-3	
211	BRIDGE	F-1	B-1	W-1		C-2	
212	RESTROOM	F-1	B-2	W-1		C-2	
213	RESTROOM	F-1	B-2	W-1		C-2	
214	UTILITY ROOM	F-5	B-4	W-4		C-6	EXISTING CERAMIC TILE WALLS TO REMAIN
215	FOYER	F-3	B-3	W-3		C-7	

MATERIALS		
FLOOR	MARK	DESCRIPTION
	F-1	CONCRETE - POLISHED WITH SEALER FINISH
	F-2	CONCRETE - STEEL TROWEL FINISH (BROOM FISH AT SIDEWALK)
	F-3	CARPET TILE - ALLOWANCE \$5 PER SQUARE FOOT (INSTALLED)
	F-4	PORCELAIN TILE/ SUPPORT SYSTEM. SAVANNA STONE OLD WORLD TABBY CONCRETE PAVER COLOR : OYSTER WHITE W-O/WT102 24" X 24" X 0.79" COMPLETE WITH HANOVER PEDESTAL SYSTEM
	F-5	MOSAIC TILE INFILL AS REQUIRED TO MATCH EXISTING
BASE	B-1	WOOD BASE PAINT FINISH SEMI GLOSS
	B-2	CERAMIC TILE BASE \$5 PER SQUARE FOOT W/ SCHLUTER JOLLY EDGE PROTECTION CAP + SCHLUTER DILEX- AHIKA ANODIZE ALUM. COVE SHAPED PROFILE
	B-3	WOOD BASE PAINT FINISH PROFILE TO MATCH EXISTING
	B-4	CERAMIC TILE INFILL AS REQUIRED TO MATCH EXISTING
WALL	W-1	GYP BOARD - PAINT FINISH - PRIMER/ SAND / 2 FINISH COATS (EGGSHELL)
	W-2	CMU - STACKED BOND - PAINT FINISH - BLOCK FILLER 2 FINISH COATS (EGGSHELL)
	W-3	EXISTING PLASTER/ NEW GYP. BOARD - PRIMER/ SAND/ 2 FINISH COATS EGG SHELL - SEE FLOOR PLAN FOR EXTENT OF INTERIOR PAINTING IN THE EXISTING BUILDING.
	W-4	GYP. BOARD - FRP BEHIND MOP SINK AND WASHER/ DRYER
CEILING	C-1	EXPOSED STEEL STRUCTURE - PAINT FINISH - MATTE - PRIMER AS REQUIRED + 2 FINISH COATS
	C-2	GYP. BOARD PAINT FINISH - PRIMER / SAND / 2 FINISH COATS (MATTE)
	C-3	COMPOSITE CLADDING - SEE SHEET A2.0 (EQUAL TO FIBERON) CLADDING COLOR TBD
	C-4	EIFS - EQUAL TO STO THERM ci - 158 STO SIGNATURE STONE 10 FINISH - SEE SHEET A1.6 AND A2.0
	C-5	EXPOSED CONCRETE (PROVIDE OPTION TO PAINT EXPOSED CONCRETE CEILING IN OPEN GARAGE)
	C-6	EXISTING PLASTER NEW PAINT FINISH
	C-7	2X2 SUSPENDED CEILING PANELS + GRID TO MATCH EXISTING (FOR PANELS USE : ARMSTRONG ULTIMA TEGULAR, COLOR WHITE) - SEE FLOOR PLAN FOR EXTENT OF WORK IN EXISTING BUILDING



WALL BASE (B-3)

WALL BASE (B-2)

WALL BASE (B-1)

DOOR SCHEDULE									
NO.	NAME	WIDTH	HEIGHT	THK.	TYPE	FRAME	HARDWARE	FIRE RATING	REMARKS
100	STAIR WELL (EXTERIOR)	36"	84"	1 3/4"	GS WITH 4" HEAD	GS	HS5	B LABEL	WITH VISION PANEL
101	STORAGE (EXTERIOR)	36"	84"	1 3/4"	GS WITH 4" HEAD	GS	HS6		
200	INDOOR COMMON SPACE	36"	96"		AL/ GLASS	AL	HS3		DOOR/ GLAZING SYSTEM WITH SIDELITE
201	CONFERENCE ROOM	36"	96"		AL/ GLASS	AL	HS3		
202	MEETING ROOM	36"	96"		AL/ GLASS	AL	HS3		
203	MEETING ROOM	36"	96"		AL/ GLASS	AL	HS3		
204	MEETING ROOM	36"	96"		AL/ GLASS	HM	HS3		
208	STAIR WELL	36"	80"	1 3/4"	SOLID CORE	HM	HS4	20 MIN.	
209	CLOSET	36"	80"	1 3/4"	SOLID CORE	HM	HS7		
210A	OUTDOOR COMMON SPACE	36"	96"	1 3/4"	AL/ GLASS	AL	HS1		
210B	OUTDOOR COMMON SPACE	36"	96"	1 3/4"	AL/ GLASS	AL	HS1		
211	BRIDGE	36"	96"	-	AL/ GLASS	AL	HS3		
212	RESTROOM	36"	80"	1 3/8"	SOLID CORE	HM	HS2		
213	RESTROOM	36"	80"	1 3/8"	SOLID CORE	HM	HS2		
214	UTILITY ROOM	32"	80"						EXISTING DOOR/ FRAME HARDWARE + TRIM

GENERAL DOOR NOTES:

- ALL LOCKSETS SHALL HAVE LEVER HANDLES AS REQUIRED TO MEET ANSI/ ADA REQUIREMENTS.
- PROVIDE CONT. "BRUSH TYPE" PERIMETER WEATHERSTRIPPING FOR ALL EXTERIOR DOORS.
- PROVIDE SILENCERS FOR ALL HM FRAMES.
- PROVIDE HARDWARE SUBMITTALS

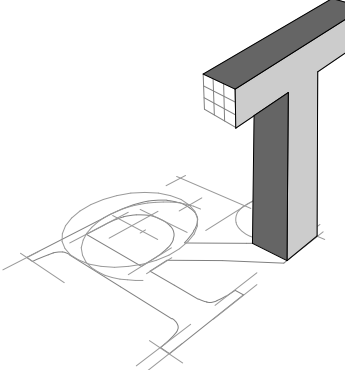
HARDWARE SCHEDULE:

HS1	STANDARD STOREFRONT ENTRY HARDWARE W/ CLOSER SINGLE CYLINDER DEADBOLT/ DOOR SWEEP- WEATHER STRIPPING THRESHOLD TUBULAR OFFSET HANDLES ON BOTH SIDES
HS2	PASSAGE LEVER HANDLE SET WITH OCCUPANCY INDICATOR/ MORTISE LATCH DOOR CLOSER, ADA SIGNAGE, WALL STOP, 1 1/2" PAIR BUTT HINGES
HS3	TUBULAR PULLS FOR FRAMELESS DOUBLE ACTING DOOR W/ PIVOT HINGES
HS4	PASSAGE LEVER STYLE LATCH SET WITH CLOSER / 1 1/2 PAIR BUTT HINGES AND DOOR STOP
HS5	PASSAGE LEVER STYLE LOCK SET WITH B LABEL RATED 1 1/2" PAIR BUTT HINGES WITH CLOSER ELECT. STRIKE (FOB READER BY JOHNS BROTHER) AND PANIC HARDWARE. THRESHOLD WEATHER STRIPPING
HS6	ENTRY LEVER STYLE LOCKSET 1 1/2 PAIR BUTT HINGES, THRESHOLD WETHER STRIPPING
HS7	PASSAGE LATCH SET 1 1/2 PAIR BUTT HINGES SINGLE CYLINDER DEADBOLT

NOTE: LOCKSETS EQUAL TO SCHLAGE ND SERIES LATITUDE SERIES.
FINISH: STAINLESS STEEL

ABBREVIATIONS:

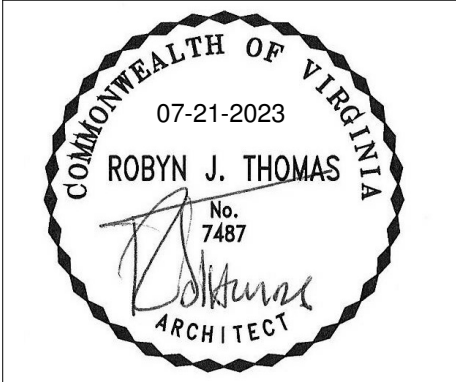
HM = HOLLOW METAL
AL = ALUMINUM
WD = WOOD
SM = SMOOTH MASONITE
GS = GALVANIZED STEEL



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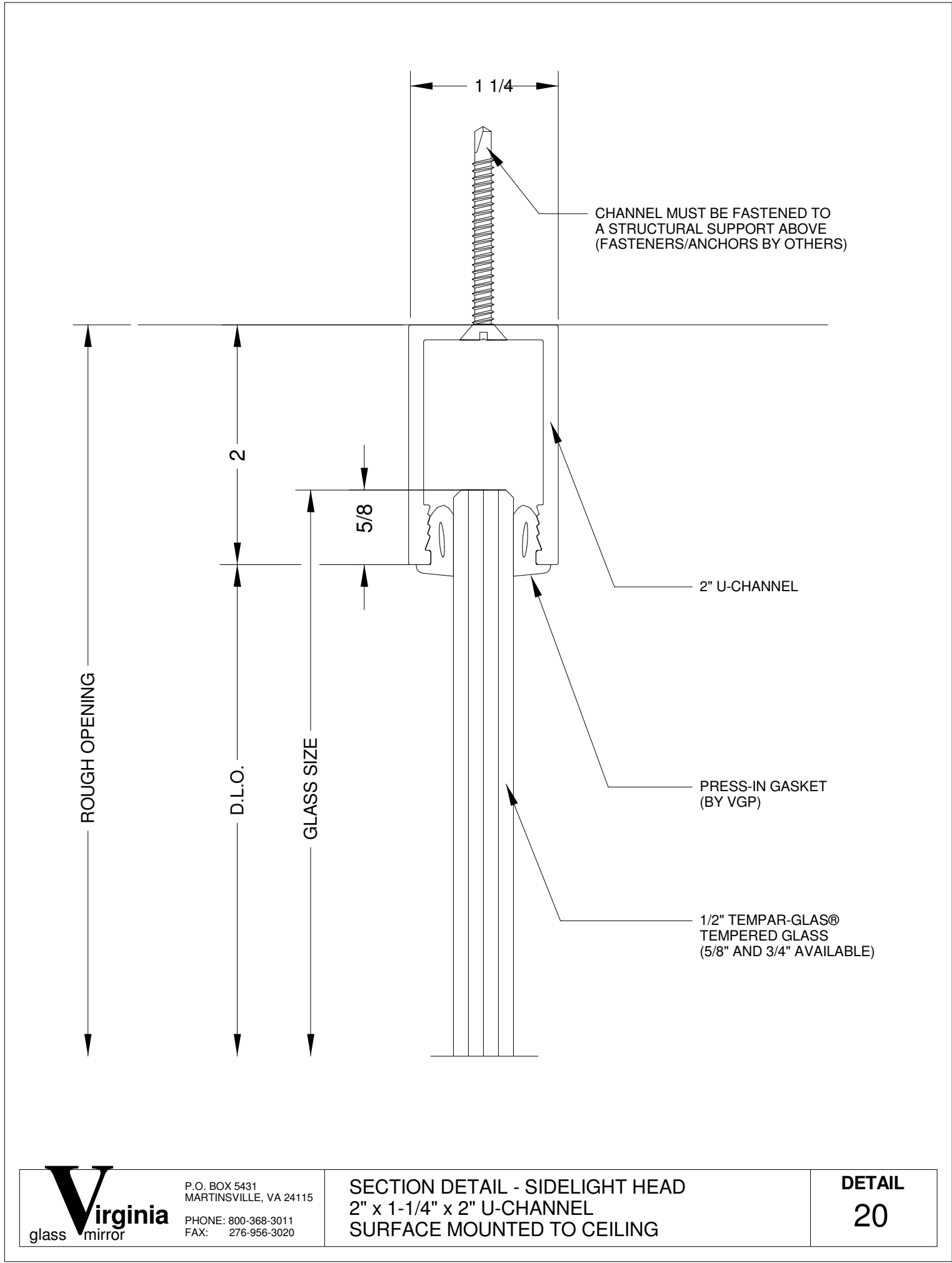
REVISIONS		
No.	Date	Comments

SCHEDULE

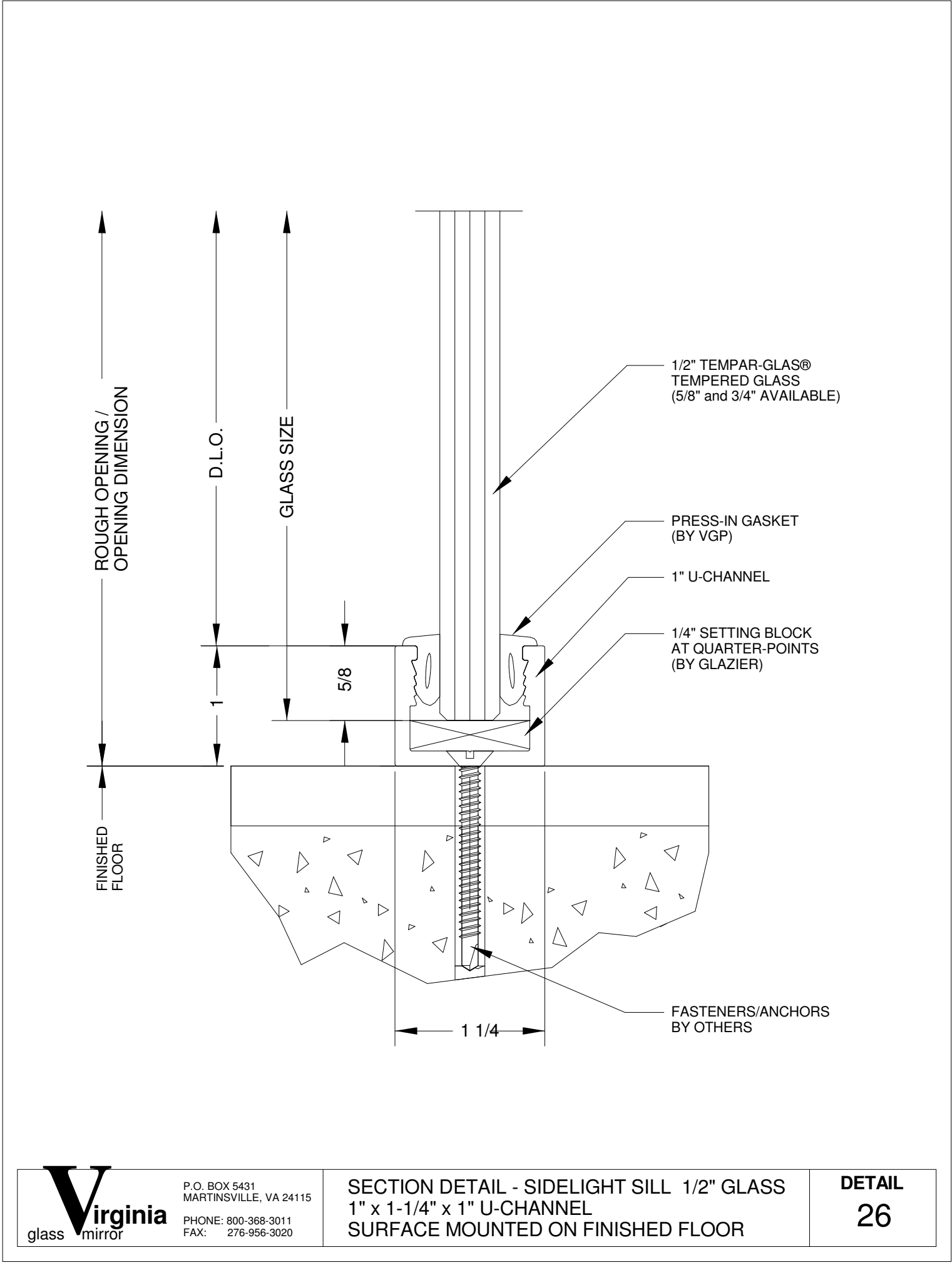
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Date 07-21-2023
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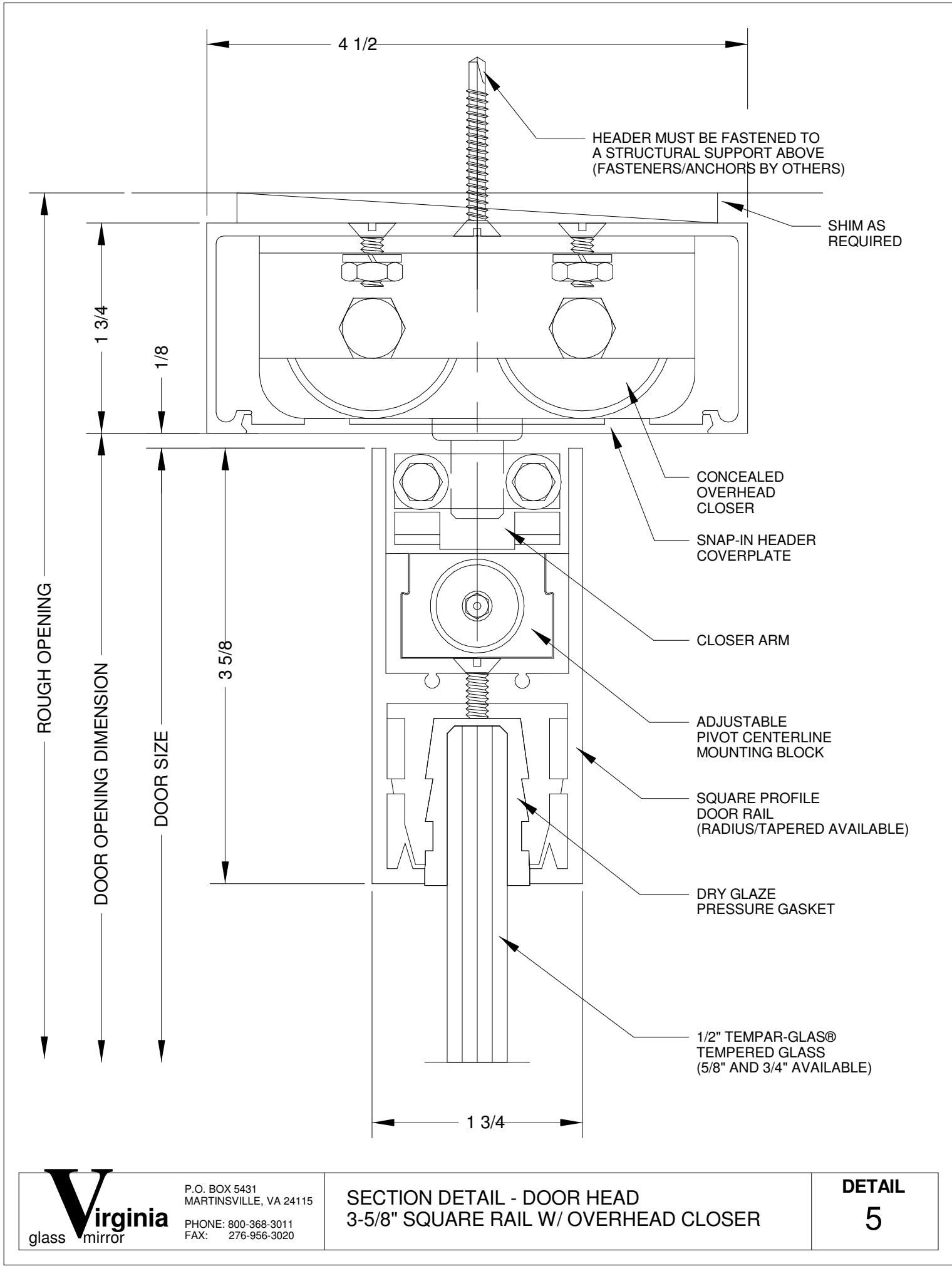
Scale As indicated



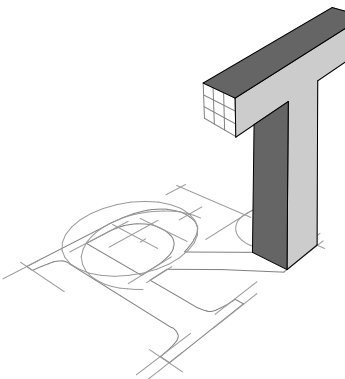
1 STOREFRONT DETAIL
12" = 1'-0"



2 STOREFRONT DTL 26
12" = 1'-0"



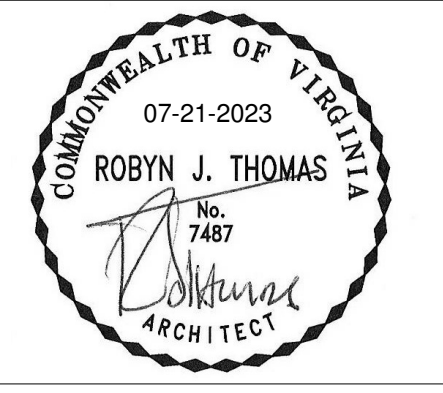
3 STROREFRONT DTL 5
12" = 1'-0"



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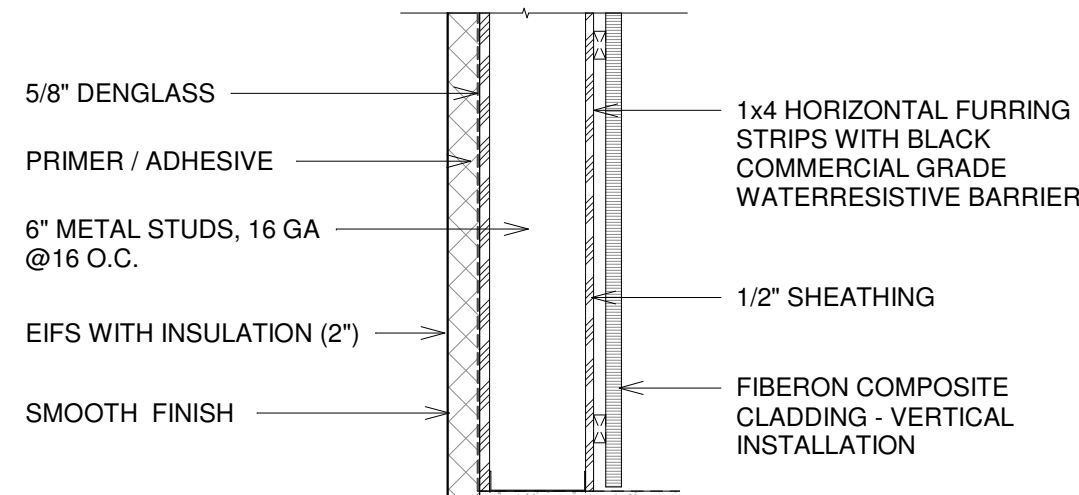
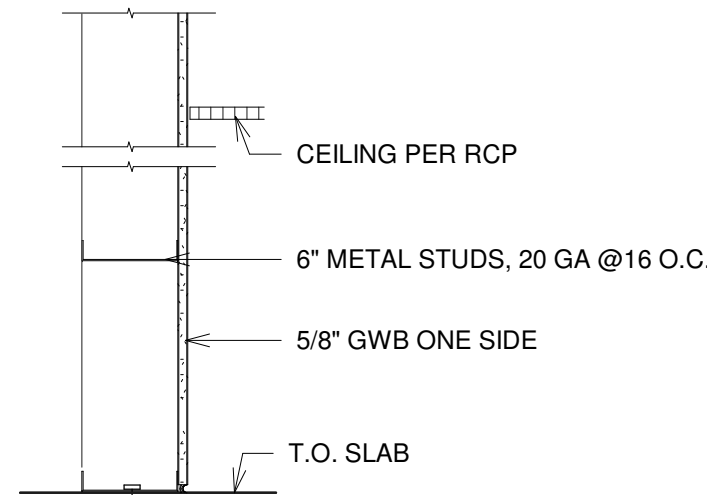
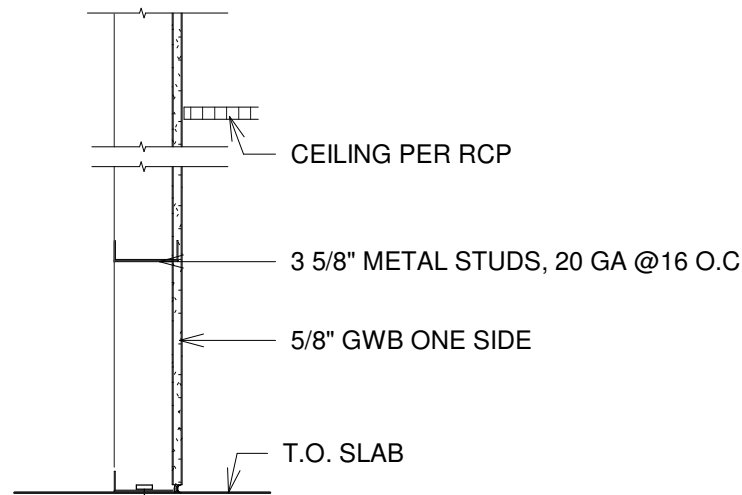
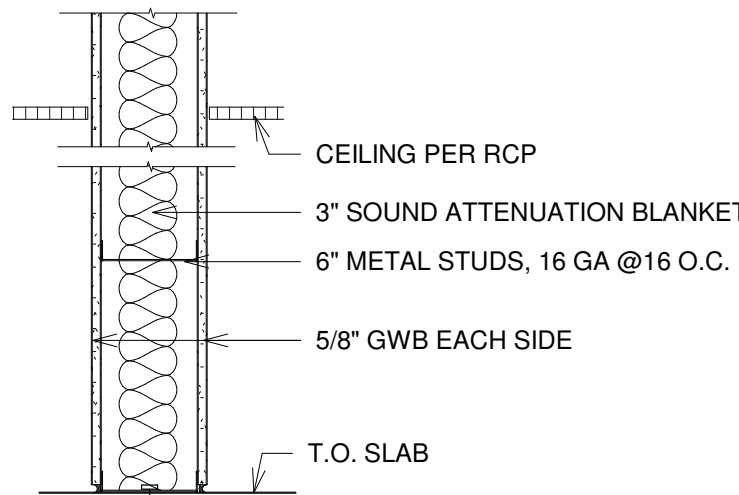
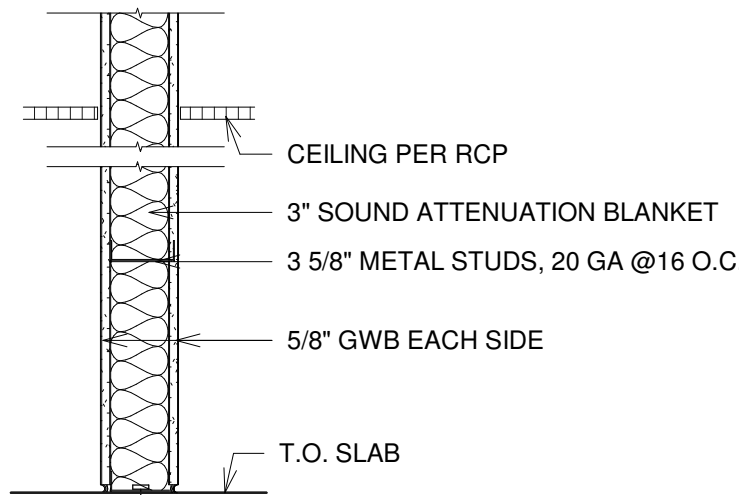
Rutter Mills Office Expansion

160 WEST BRAMBLETON AVENUE

NORFOLK, VIRGINIA

REVISIONS		
No.	Date	Comments

PRODUCT INFORMATION	
Project number	21-065
Date	07-21-2023
Drawn by	NL
A7.0	
Scale	12" = 1'-0"



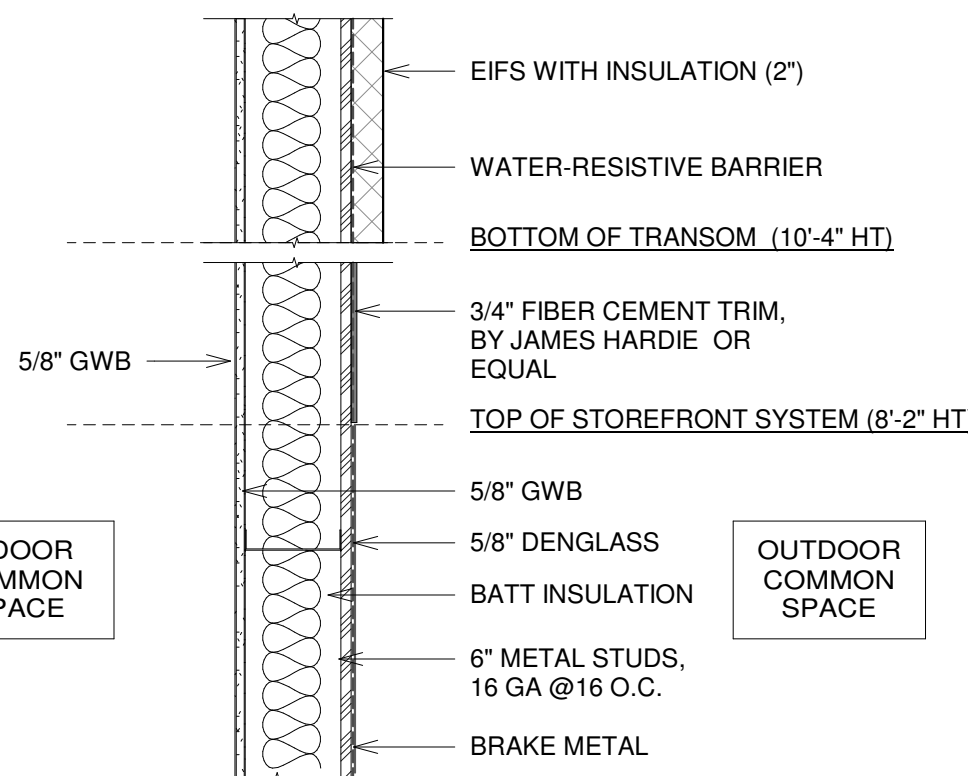
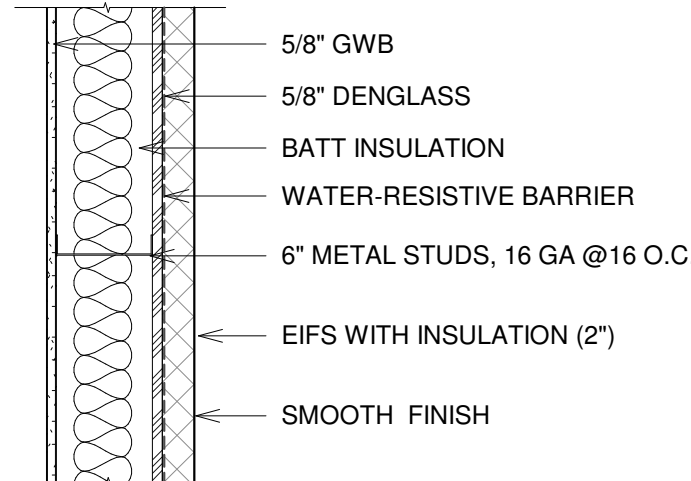
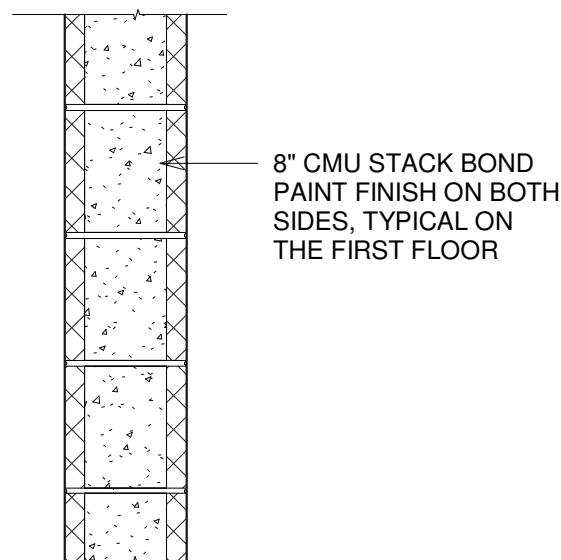
1 INTERIOR NON-LOAD BEARING WALLS

2 INTERIOR NON-LOAD BEARING WALLS

3 INTERIOR NON-LOAD BEARING WALLS

4 INTERIOR NON-LOAD BEARING WALLS

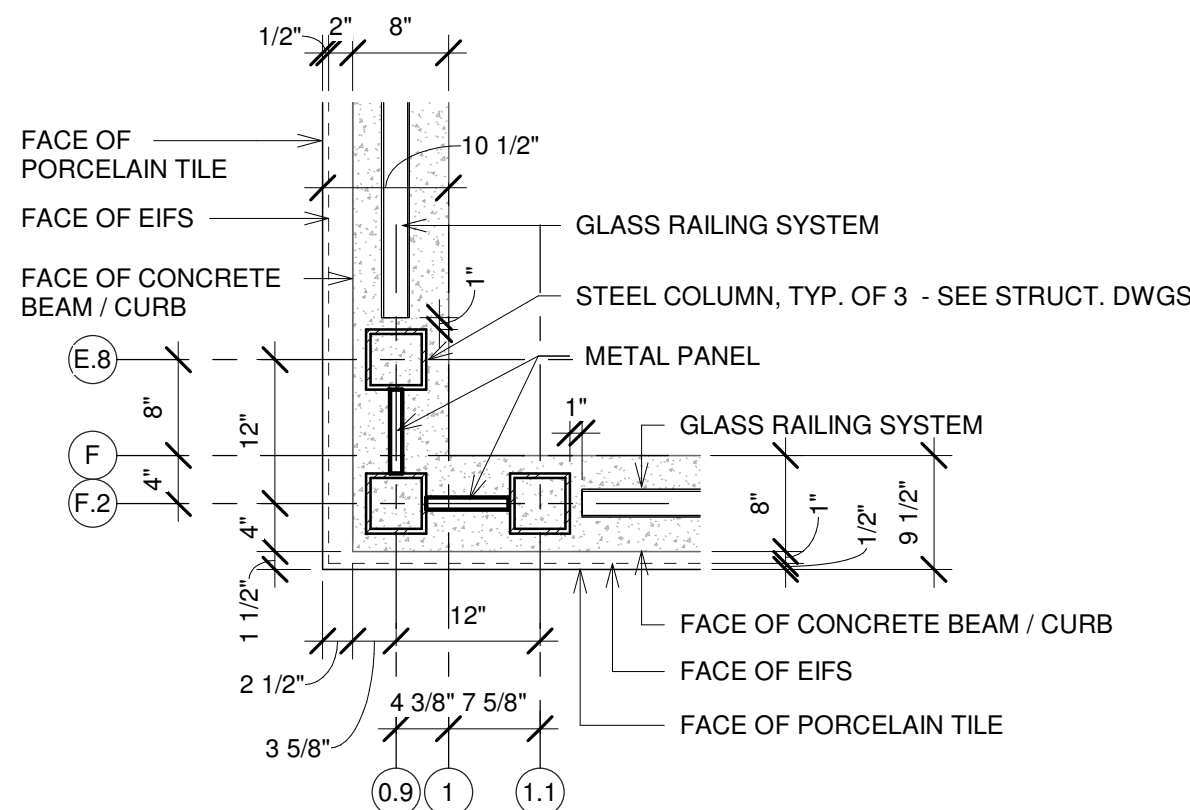
5 EXTERIOR WALL



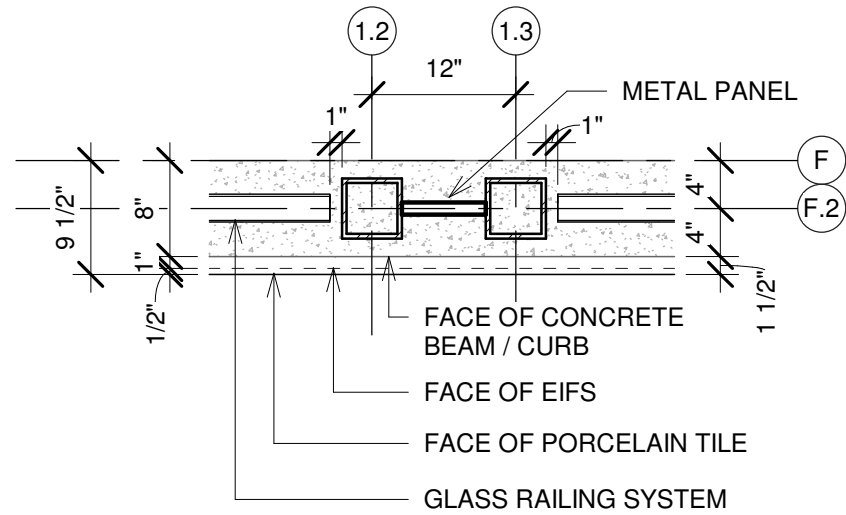
6 EXTERIOR WALL - FIRST FLOOR

7 EXTERIOR WALL

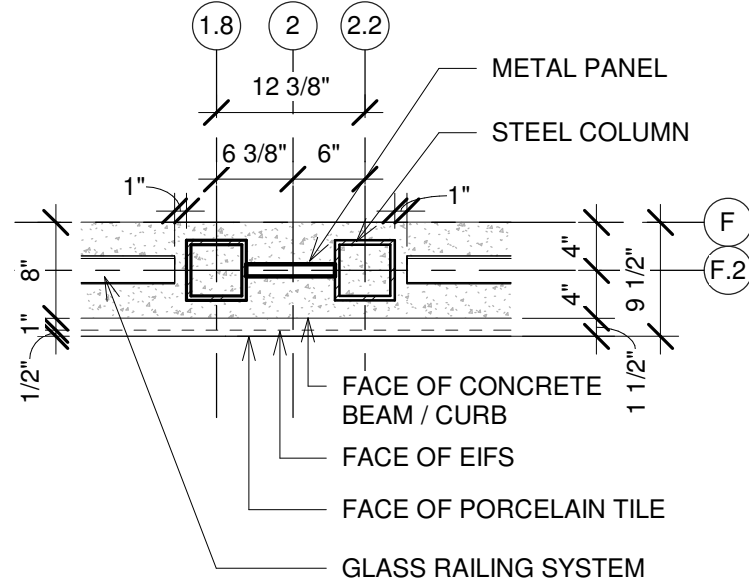
8 EXTERIOR WALL



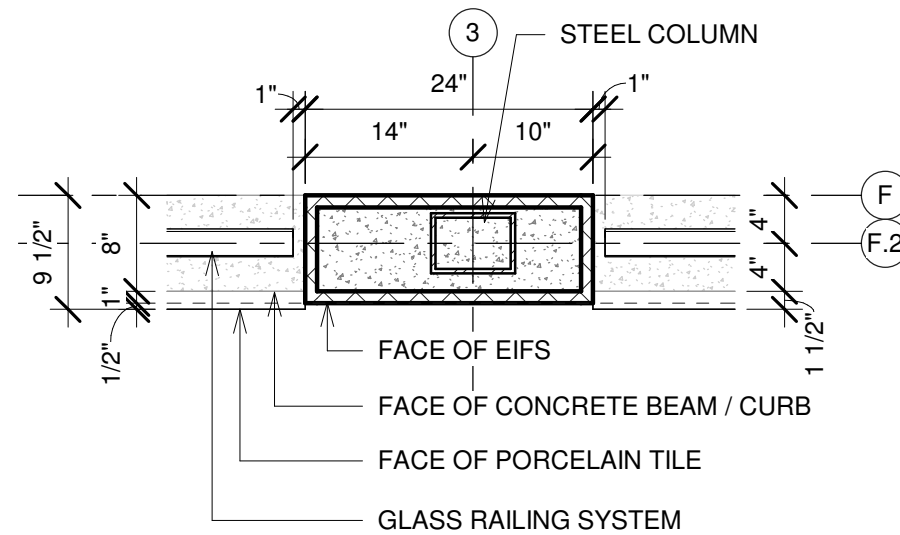
1 DETAIL
3/4" = 1'-0"



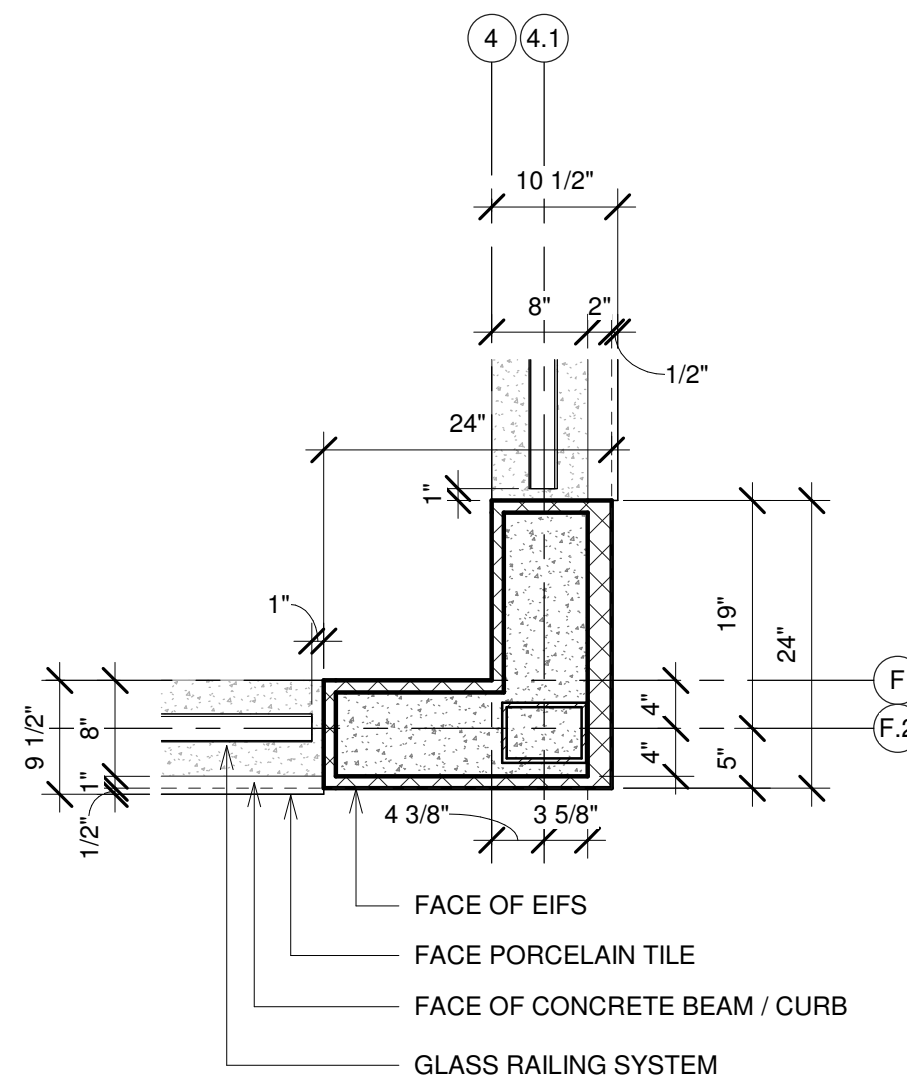
2 DETAIL
3/4" = 1'-0"



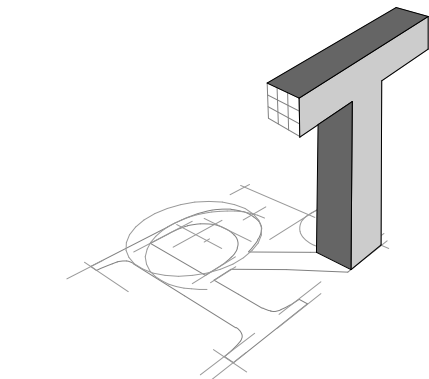
3 DETAIL
3/4" = 1'-0"



4 DETAIL
3/4" = 1'-0"



5 DETAIL
3/4" = 1'-0"



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PERMIT SET

Rutter Mills Office Expansion
160 WEST BRAMBLETON AVENUE
NORFOLK, VIRGINIA

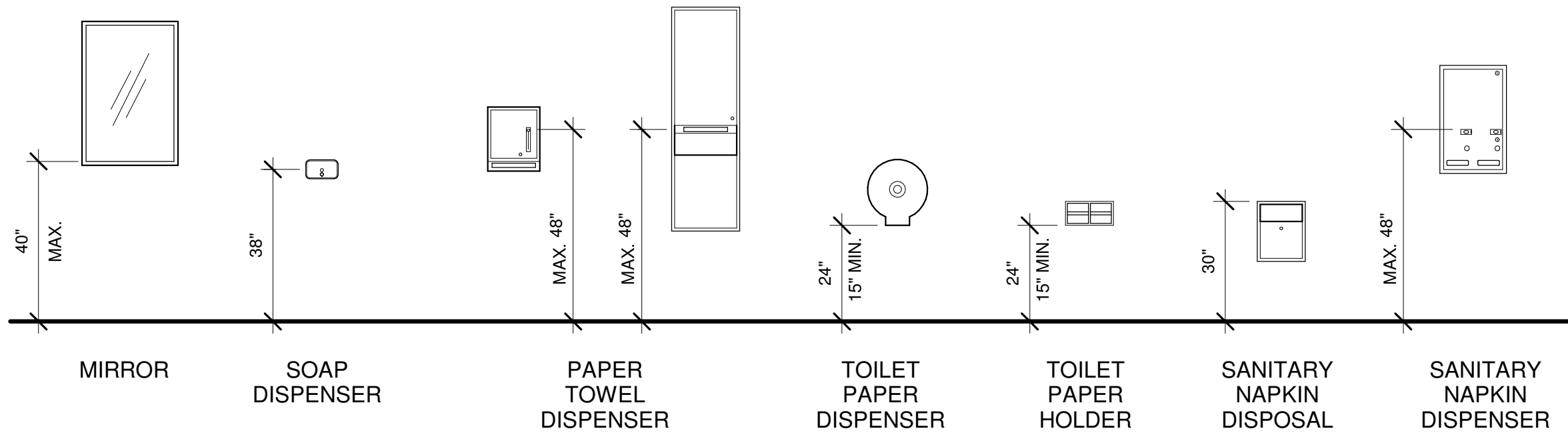
REVISIONS		
No.	Date	Comments

WALL TYPES &
DETAILS

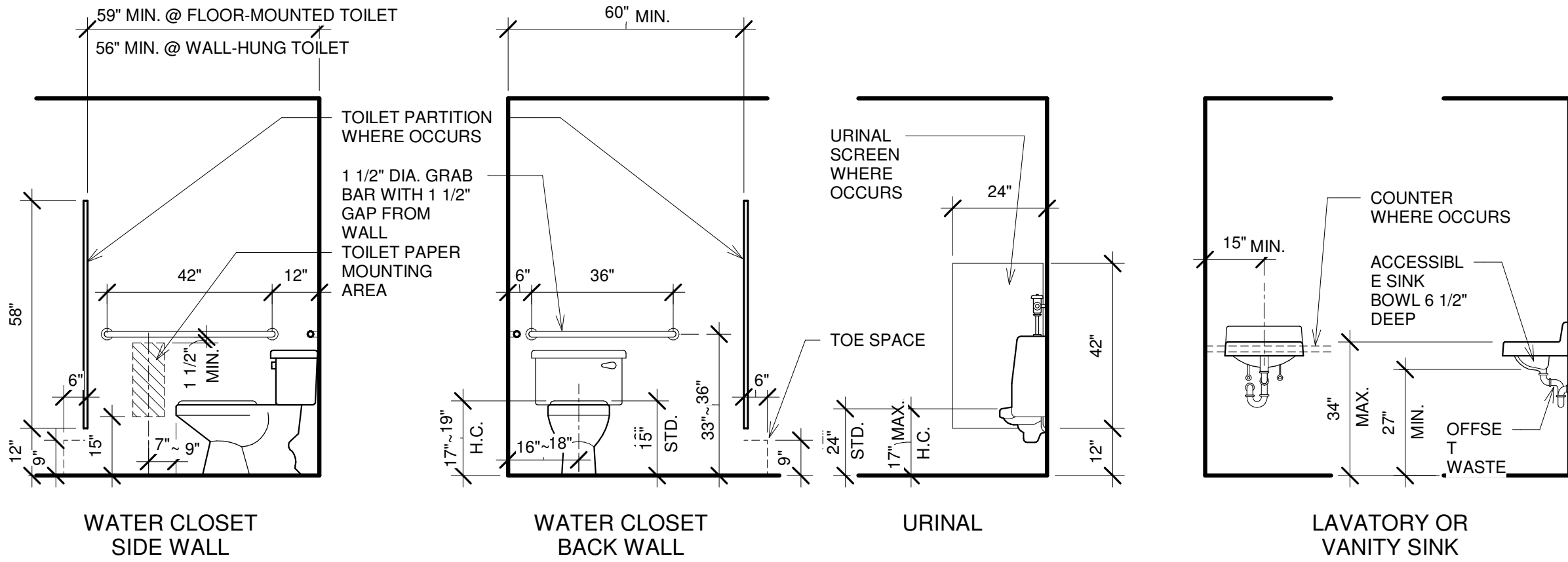
Project number 21-065
Date 07-21-2023
Drawn by NL

A8.0

Scale As indicated



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS

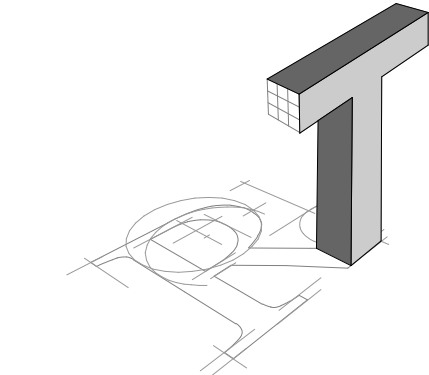
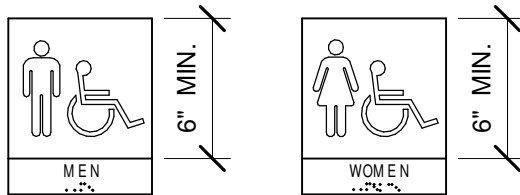
A. WHERE A SIGN CONTAIN RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL.

B. RAISED CHARACTERS SHALL BE SANS SERIF AND IN UPPERCASE. CHARACTERS SHALL BE RAISED 1/32" MIN. ABOVE THEIR BACKGROUND AND SHALL BE 5/8" MIN. TO 2" MAX. IN HEIGHT.

C. PICTOGRAMS SHALL HAVE A FIELD 6" MIN. IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL BE LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.

D. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.

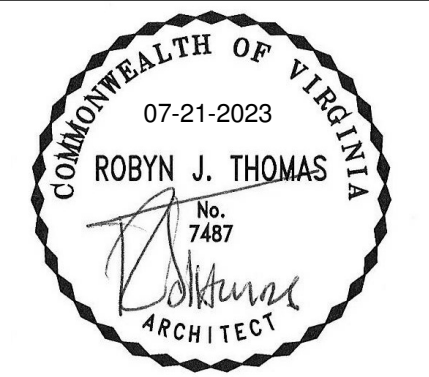
- E. LOCATIONS REQUIRING SIGNAGE INCLUDE:
1. ACCESSIBLE WOMEN'S AND MEN'S TOILET ROOMS
 2. PARKING WHEN MORE THAN 5 SPACES ARE PROVIDED
 3. SIGNAGE AS NOTED IN THE CONTRACT DOCUMENTS



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PERMIT SET

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NORFOLK, VIRGINIA

REVISIONS

No.	Date	Comments

RESTROOM
INFORMATION

Project number 21-065
Date 07-21-2023
Drawn by NL

A9.0

Scale As indicated